

# 2023 GROWTH MONITORING OVERVIEW

URBAN GROWTH | PLANNING & ENVIRONMENT SERVICES | URBAN PLANNING & ECONOMY

## THE CITY PLAN CONTEXT

The 2023 growth monitoring products report on growth trends under the direction of [The City Plan](#). This is the third year that the products have reflected the Plan's geographies and growth targets. The suite of products includes reports on:

- Approved Net New Dwellings
- Redeveloping Area Infill
- Low Density Residential Lot Servicing
- Low Density Residential Lot Absorption and Supply

In addition to the reports, visualizations showing urban growth trends can be accessed through the [Growth Analysis](#) webpage, including the recently updated [Residential Building Permit Activities](#) dashboard and the [Neighbourhood Profiles](#) based on the 2021 Federal Census.

The reports offer a means to monitor progress towards The City Plan's land use vision, by summarizing urban growth trends through analyses at various scales, including city-wide, development pattern areas, districts, nodes and corridors, and by neighbourhood. Lot registration and servicing analyses are also provided for Area Structure Plans and Neighbourhood Structure Plans. These annual reports enable Edmontonians and Council to evaluate the impacts of policies and investments aimed at shifting Edmonton's urban growth pattern in line with The City Plan vision.

For easy comparison, the statistics provided for [pre-2020 activities](#) have been aligned with the new geographies established by The City Plan. The 2023 reports also consider longer-term trends to facilitate analysis.

The products also support some of the strategic measures and reporting requirements outlined in The City Plan (Section IX: Measurement).

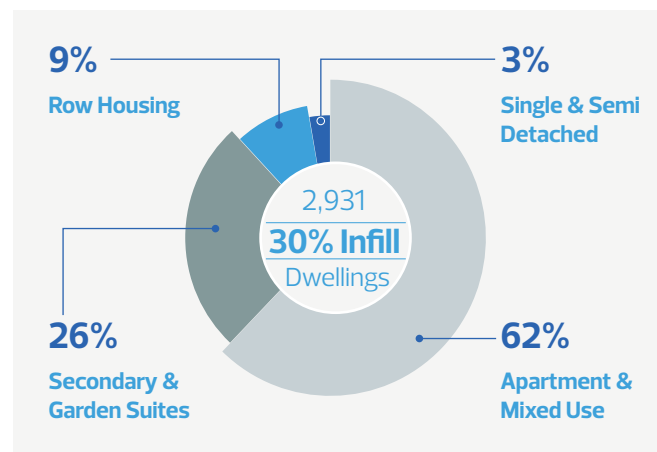
## URBAN GROWTH TRENDS

The [Approved Net New Dwellings](#) report focuses on net dwelling development in the developing and redeveloping areas, including tracking progress towards the infill target outlined in The City Plan.

**30**

The percentage of net new dwellings approved in the redeveloping area in 2023.

The [Redeveloping Area Infill](#) report provides additional details about the types and locations of small-scale, medium-scale, and large-scale infill development in the redeveloping area.



The [Low Density Residential Lot Absorption and Supply](#) and [Low Density Residential Lot Servicing](#) reports summarize these development indicators at the district level, with additional analysis for specific geographies. Information for smaller geographies, such as neighbourhoods is provided in the appendices.

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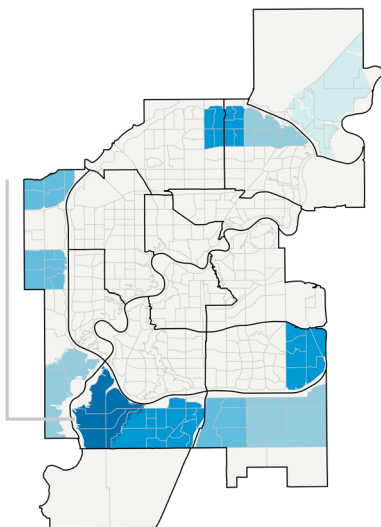
As of December 2023, the LDR potential lot supply available in approved ASPs and NSPs was **71,529**

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Windermere Area Structure Plan had the highest annual activity relative to all ASPs with

**842**

lots serviced



## REPORTING CONSIDERATIONS

Some proportional datasets may not add up to exactly 100 per cent due to rounding.

The City Plan redeveloping growth pattern area comprises the former core, mature, and established neighbourhoods from The Way We Grow Plan. The developing area comprises former planned and developing neighbourhoods.

### **Approved Net New Dwellings and Redeveloping Area Infill:**

Analyses conducted for the Redeveloping Area Infill and Approved Net New Dwellings reports are based on data sourced from building permits and home improvement permits approved in 2023. Data were collated and validated using both automated and manual data processing. This process differs from weekly, monthly, or quarterly [building permit](#) reporting and summaries which primarily highlight the volume of activities.

The City of Edmonton currently monitors dwelling unit approvals, not completions.

Housing types align with the former Edmonton Zoning Bylaw 12800, which was in effect for 2023. All future annual reporting will align to current Edmonton Zoning Bylaw 20001, which came into effect on January 1, 2024.

Analysis of lot splitting is not included in 2023 reporting as The City Plan goals and objectives focus on achieving larger scale infill, rather than adding single-detached dwellings.

Growth monitoring products include new, permitted secondary suites that meet the minimum criteria described by the [Secondary Suite Design Guide](#). The 2023 report and 2022 report consider secondary suites as separate units within row house developments, whereas the 2021 Redeveloping Area Infill Report counted secondary suites within row house developments as part of the total number

of units. As a result, Figure 4 in the 2021 report is not comparable to figures in 2022 and 2023 reports showing secondary suites analysis.

Historical values published in 2023 reports may differ very slightly from that of previous reports. These differences are not significant, and occur because of continuous improvements in the processing of building permits and home improvement permits.

### **Low Density Residential Lot Absorption and Supply and Low Density Residential Lot Servicing:**

These reports focus on developing area neighbourhoods, including those with repealed plans to support monitoring and reporting on low density residential (LDR) lot absorption and supply. The analysis will also support monitoring residential development in the developing area for the forthcoming substantial completion standard.

The total remaining potential LDR lot capacity fluctuates due to continual amendments to Plans in Effect.

The units counted in lot analysis are affected when lot registration applications are submitted in a different year than when approved.

Starting with the 2022 report and continuing on for the 2023 report, LDR lot absorption data includes lots in [Direct Development Control Provision \(DC1\)](#) and [Site Specific Development Control Provision \(DC2\)](#) zones defined by the Zoning Bylaw in effect to support the implementation of the Growth Management Framework and inform long-term lot absorption and supply forecasting. In order to capture the previously absorbed LDR lots in DC zones, the 2015 Lot Registration report was used as the baseline in addition to the number of LDR lots absorbed in DC zones between 2016 to 2022. This analysis process is conducted annually.