

# REDEVELOPING AREA INFILL

ROW HOUSING • APARTMENTS & MIXED USE • DETACHED & SEMI-DETACHED  
SECONDARY & GARDEN SUITES

## 2023 ANNUAL REPORT

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

### SUMMARY

Enabling ongoing residential infill in the redeveloping area helps increase the quantity and diversity of housing in Edmonton, supporting [The City Plan](#) and many of the sub-targets of the City's Housing Accelerator Fund Action Plan. The following information is a summary of residential infill activity, by housing type and scale, in the redeveloping area for 2023. Definitions for each housing type align to the former Edmonton [Zoning Bylaw 12800](#), which was in effect for all of the reporting period in 2023. Future reporting will align to Edmonton [Zoning Bylaw 20001](#), which came into effect on January 1, 2024.

In total, 2,931 net new housing units were approved in the redeveloping area, representing about 30 per cent of all citywide net new units in 2023 (Figure 1). Throughout the reporting period, apartments and mixed use (mix of residential and commercial) net new units made up the vast majority of housing supply growth in the redeveloping area. About 62 per cent of net new infill dwellings were apartments or mixed use.

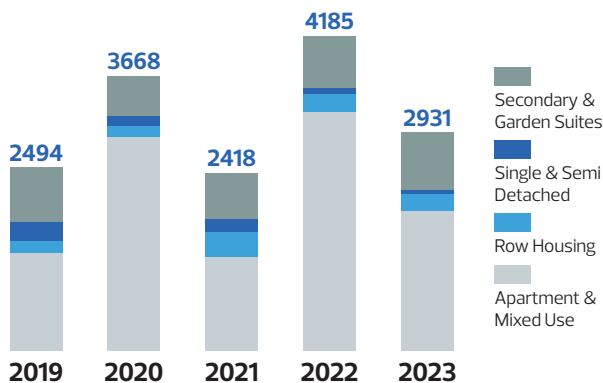


Figure 1. Redeveloping Infill, Annual Activities

Other housing forms also contributed to the diversity of new units. Twenty six (26%) per cent of all dwellings were secondary suites or garden suites; nine per cent were row housing; and three per cent were semi-detached, single detached, or duplexes. Row housing and some apartment types are considered [Missing Middle](#) housing. Demolitions that made way for infill housing included 387 single detached houses, 3 semi-detached units, 3 row housing units, and 131 apartment dwellings.

### ROW HOUSING

Row houses are ground-oriented residences containing three or more units, per building, joined by common sidewalls. Each unit typically has direct access to the street and may include some private open space at the front, back or side. In 2023, 249 net new row housing units were approved in the redeveloping area (Figure 2).

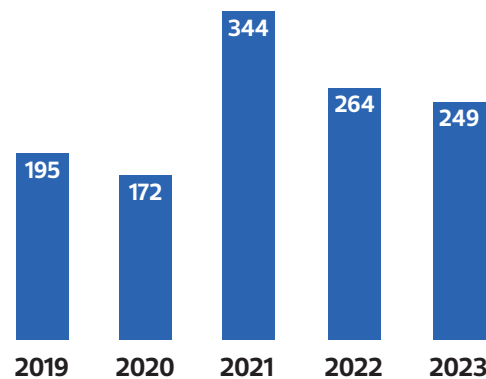


Figure 2. Annual Net New Row Housing Units

Over the past five years, an average of about 245 net new row houses were approved annually in the redeveloping area (for context, 1,432 annual average row houses citywide). In the three full years (2021 to 2023) after The City Plan approval (2020), about 9 per cent of net new units approved in the redeveloping area (16 per cent of units citywide) have been row houses.

Twenty-nine out of 204 redeveloping area neighbourhoods added row housing units in 2023. West Jasper Place led redeveloping neighbourhoods with the most net new row housing approvals, with 24 units across 6 buildings. Other top neighbourhoods were Michaels Park, Glenwood, Prince Charles and Forest Heights (Figure 3).

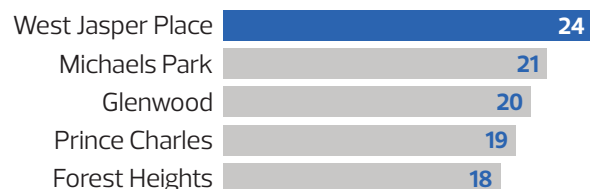
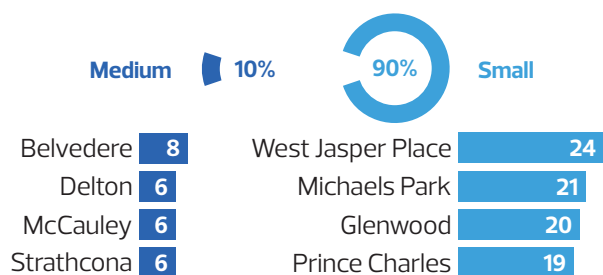


Figure 3. Top 5 Neighbourhoods for Net New Row Housing Units (2023)

About 80 per cent of net new row housing units approved have an associated secondary suite, which are counted as secondary suite dwellings in Figure 1, as opposed to counting as row housing units.

While the vast majority of new row houses were approved in zones intended for row housing (RF3, RF5, BRH, and DC1), 24 new row houses were also approved in RA7 and RA8 zones which permit larger-scale housing such as apartments and mixed use. Additionally, 21 units were approved in a community service zone (CS1).

Row houses of less than six primary units (excluding secondary suites) are considered small-scale residential infill, based on the [Residential Infill Guidelines](#). Row houses with six or more primary units are considered medium-scale residential infill. In 2023, about 90 per cent of all net new row housing units were small-scale. The predominant configuration permitted in 2023 (62 per cent) was four-unit row housing. Some notable exceptions included an 8-unit project in Belvedere; and 6-unit projects in Delton, Strathcona, and McCauley. These are examples of medium density redevelopment reflecting neighbourhood lifecycle changes that trigger medium to large-scale redevelopment (Figure 4).



**Figure 4.** Net New Row Housing Units by Scale (2023)

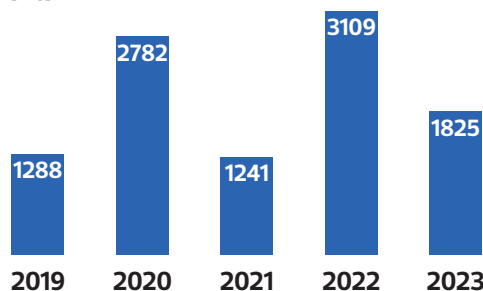
## APARTMENTS

As defined in [Edmonton Zoning Bylaw 12800](#), apartment housing contains multiple units within a structure arranged in any horizontal or vertical configuration. Generally, all units share a common entrance and hallway, but do not share living facilities. Apartments considered in this report may be market rental properties, condominiums, non-market housing, or cooperative housing. This report captures building permits issued for new apartment structures, new units that were approved within existing structures, and demolitions.

Across the redeveloping area, 1,825 net new apartment units were approved in 2023 (Figure 5), including 24 units that were part of non-residential to residential conversions. Thirty-nine new or existing buildings contributed to the net positive change in apartments.

Nineteen neighbourhoods experienced net apartment unit growth. Four neighbourhoods experienced net apartment decline, potentially related to demolitions in preparation for future redevelopments.

In total, over the past five years, a net average of about 2,049 apartment units were approved annually (representing 60% of citywide total). In the three years after The City Plan approval, the net annual average is 2,058 units. Since approval of The City Plan, about 65 per cent of net new units approved in the redeveloping area have been apartments.



**Figure 5.** Annual Net New Apartment Units in Redeveloping Areas

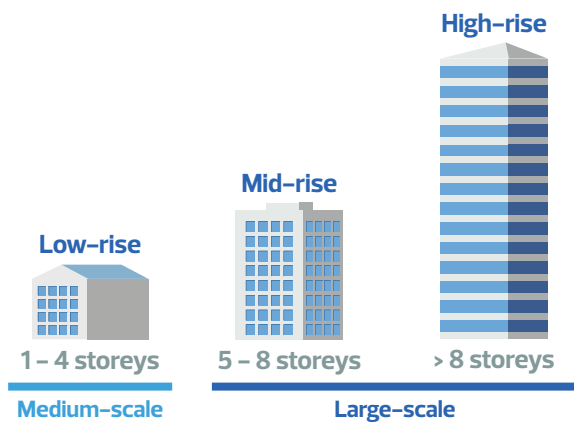
Neighbourhoods generally appear on the top neighbourhoods list due to individual projects that add large numbers of net new apartment units (Table 1). Notably, three of the the top five neighbourhoods (Downtown, Boyle Street, Inglewood) for 2023 include portions within a [Priority Growth Area](#). Downtown (614 units) and Boyle Street (208 units) had net new apartments in the portions within Priority Growth Areas. The other neighbourhoods did not have new apartments within their Priority Growth Area portions.

**Table 1.** Top Neighbourhoods by Net New Apartment Units (2023 and 2022)

Neighbourhood	2023	Neighbourhood	2022
Downtown	614	Garneau	824
Griesbach	514	Wihkwêntôwin (Oliver)	470
Boyle Street	237	Griesbach	463
Inglewood	102	Downtown	285
North Glenora	83	Ermineskin	278

Downtown and Griesbach appeared in the Top 5 neighbourhoods in both 2022 and 2023. Downtown had three new high-rise apartments (614 units). Griesbach had two low-rise apartments (305 units) and 1 mid-rise (209 units) approved. Boyle Street had two new mid-rise (229 units) apartments (one new building with 130 units, one new building with 99 units, and 8 units added to an existing building). Inglewood had one new low-rise (101 units) apartment. North Glenora had one mid-rise (35 units) and 1 low-rise (48 units) apartment approved.

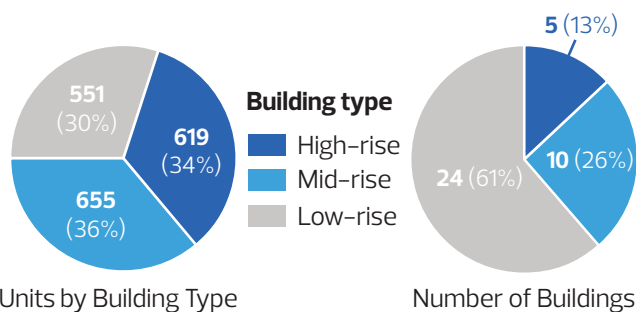
[Edmonton's Residential Infill Guidelines](#) provide examples of medium-scale and large-scale infill. Figure 6 shows how apartment building height relates to scale. Future housing form analysis will align to [District Policy and plans](#).



**Figure 6.** Apartment Scale Relative to Building Height

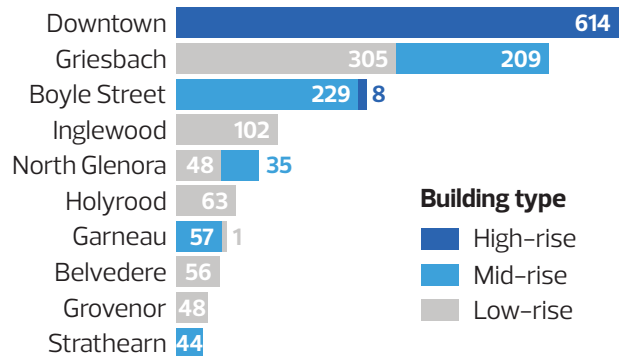
New apartment units were approved in a broad mix of buildings (low-rise, mid-rise, high-rise), with about 33 per cent of net new units in each building type. Almost all units in high-rises were approved in the only two new high-rise buildings (some new units were approved in existing high rise buildings). Most new or existing buildings with net new apartment units in 2023 were low-rise buildings (62 per cent).

Thirty nine apartment or mixed use buildings were affected by unit change. This includes two existing high-rise buildings that were permitted to add units through interior alterations (8 units) or conversion from non-residential use (11 units). Among mid-rise buildings, 7 were newly constructed (totaling 668 units), one (25 units) was demolished, and two were altered. Alterations included converting 1 unit from residential to retail on the main floor of one building, and adding 13 units by converting office space into residential on the second floor of another building. Among low-rise buildings, there were 13 new buildings approved (creating 647 new units), six buildings altered (creating 6 new units), and seven buildings (102 units) demolished.



**Figure 7.** Net New Apartment Units by Type, and Number of New or Existing Buildings (2023)

All Downtown net new apartments were approved in high-rise buildings. Apartments in Boyle Street and Garneau were primarily approved in mid-rise buildings. Apartments in Inglewood, Holyrood, Belvedere, and Grovenor were primarily approved in low-rise buildings. North Glenora and Griesbach net new apartments were approved in a mix of low and mid-rise buildings (Figure 8).



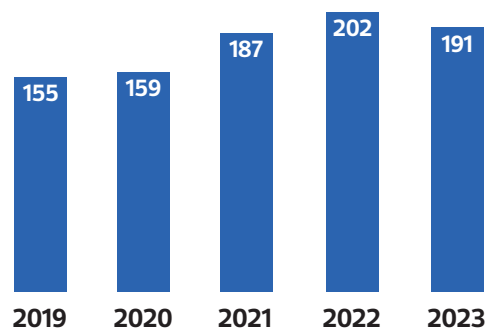
**Figure 8.** Net New Apartment Units by Building Type (2023)

Over half (53 per cent) of all new apartment units in the redeveloping area were approved in a Direct Control Zone, while 6 per cent were approved in non-residential or mixed use zones. The remaining apartment units were approved in residential zones.

### SEMI-DETACHED AND DETACHED HOUSING

Semi-detached housing units are two units with no more than one common vertical wall, with each unit having individual access to the street. Duplex units are one structure with units separated horizontally (i.e. stacked). In this report, semi-detached and duplex units are consolidated under the category of semi-detached.

In 2023, 191 net new semi-detached houses were approved in the redeveloping area (Figure 9), a small decrease of 5 per cent from 2022, but still above the five year average of 179 net new units. In the three full years since The City Plan was approved, the net new annual average is 193 houses.



**Figure 9.** Total Annual Net New Semi-Detached Housing Units

Thirty-eight neighbourhoods had a net increase in semi-detached housing units, compared to 41 neighbourhoods in 2022. About 44 per cent of all net new semi-detached dwellings were permitted in the top six neighbourhoods with the most activities.

**Table 2.** Top Neighbourhoods by Semi-Detached Housing (2023 and 2022)

Neighbourhood	2023	Neighbourhood	2022
Alberta Avenue	18	Alberta Avenue	28
McKernan	16	King Edward Park	26
Parkdale	14	Allendale	18
Ritchie	12	Forest Heights	10
King Edward Park	12	Beacon Heights	8
Bonnie Doon	12	Bonnie Doon	8

All net new semi-detached dwelling activity occurred in zones intended for such small-scale dwelling forms. About 62 per cent of net new semi-detached dwellings were permitted in the RF3 zone. Thirty per cent of net new semi-detached dwellings were permitted in the RF1 zone. The remaining eight per cent of net new semi-detached dwellings were permitted in RF2, BRH, and RF4 zones, which would have allowed larger scales of housing.

While 286 new single detached houses were built, 387 single detached houses were demolished, resulting in a net reduction of 101 units. This indicates that overall, other built forms are replacing demolished single detached houses. Furthermore, 89 per cent of the net reduction occurred in an RF3 zone. Twenty one per cent of net reduction occurred in an RA7 zone, and 8 per cent in an RA8 zone (rezoning may have occurred before demolition).

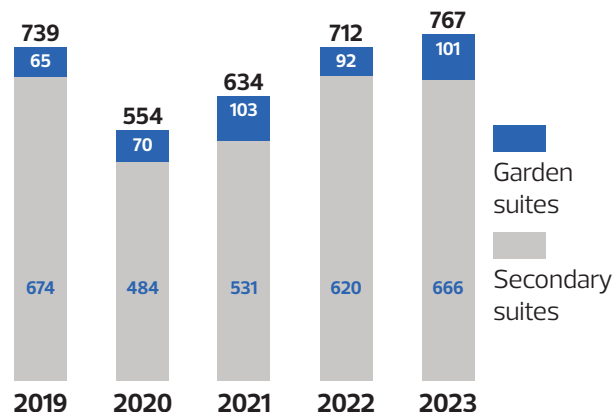
Sixty-seven (67) redeveloping area neighbourhoods experienced a net decrease in single-detached dwellings, while 25 redeveloping area neighbourhoods experienced a net increase in single-detached dwellings. This includes Griesbach (35 units) and predominantly low-density neighbourhoods such as Kirkness (9 units), Grandview Heights (7 units), Westmount (6 units), Laurier Heights (5 units), Capilano (4 units), and Bergman (4 units).

## SECONDARY AND GARDEN SUITES

Secondary suites and garden suites are small-scale forms of residential infill that were allowed as discretionary uses in most residential zones where the lot (and potentially the existing structure) met the minimum requirements.

[Secondary suites](#) are self-contained units within a principal dwelling. A suite has its own kitchen, sleeping area(s), bathroom(s), and an entrance separate from the principal unit's entrance.

[Garden suites](#) are stand-alone living spaces that have their own kitchen, bathroom(s), sleeping area(s), and living room. They may be in an entirely separate structure or connected to the principal unit's detached garage. In this report, the term "garden suites" includes both garden and garage suites, based on September 2017 updates to [Edmonton Zoning Bylaw 12800](#).



**Figure 10.** Net New Garden and Secondary Suites

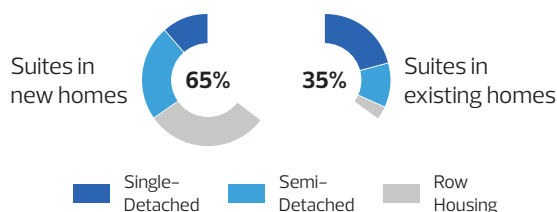
In 2023, 666 net new secondary suites and 101 net new garden suites were approved in the redeveloping area. The combined total (767 units) accounted for 26 per cent of all net new dwelling units in the redeveloping area, an increase from 17 per cent in 2022. 2023 saw the highest count of net new secondary suites in the past five years (Figure 10). Year-over-year comparisons indicate a rising trend since 2020.

One hundred and eleven (54 per cent) redeveloping neighbourhoods experienced a net increase in secondary suites. In 2023, one hundred and thirty-five such suites (about 20 percent of all net new secondary suites) were built in the top five neighbourhoods (Table 3). This is very similar to 2022, when 148 suites (about 24 per cent of all net new secondary suites) were built in the top five neighbourhoods. Notably, none of the top five neighbourhoods from 2022 appeared in the top five neighbourhoods of 2023.

**Table 3.** Top Neighbourhoods by Net New Secondary Suites (2023 and 2022)

Neighbourhood	2023	Neighbourhood	2022
West Jasper Place	32	King Edward Park	42
Inglewood	28	Allendale	29
Glenwood	26	Blatchford Area	29
Prince Charles	25	Bonnie Doon	24
Alberta Avenue	24	Eastwood	24

Of the net new secondary suites approved in 2023, about 65 per cent were in newly built homes and 35 per cent were in existing homes (Figure 11). Of the secondary suites added to existing homes, 60 per cent were added to single-detached houses.



**Figure 11.** Net New Secondary Suites by Primary Unit Type (2023)

There was a relatively even distribution of all net new secondary suites permitted in both new and existing dwellings between principal dwelling forms (i.e. row houses, semi-detached houses, and single detached houses), with about 220 secondary suites in each form. When analyzed by type, 90 per cent of all secondary suites approved in row housing and 68 per cent of secondary suites approved in semi-detached houses were in new builds.

In contrast to secondary suites, garden suites are not contained within the principal residence. In 2023, 101 net new garden suites were permitted in the redeveloping area. At least one garden suite was approved in 48 redeveloping area neighbourhoods (24 per cent of all area neighbourhoods), about the same number of neighbourhoods as 2022.

**Table 4.** Top Neighbourhoods by Net New Garden Suites (2023 and 2022)

Neighbourhood	2023	Neighbourhood	2022
Blatchford Area	11	Blatchford Area	14
Glenora	6	King Edward Park	6
Grovenor	5	Griesbach	5
Allendale	5	Ritchie	5
Alberta Avenue	5	Westmount	5

More than 32 per cent of net new garden suites in 2023 were approved in the top five neighbourhoods (similar to the 30 per cent seen in 2022). However, Blatchford is the only neighbourhood to appear on both years' lists. Eleven per cent of all net new garden suites, the neighbourhood's most common net new housing form (37 per cent of net new units), were approved in Blatchford Area (Table 4).