



INFILL IN EDMONTON APARTMENTS

Description

Apartment housing contains many dwelling units within a building arranged in any horizontal or vertical configuration. All dwelling units share a common entrance and hallway, but do not share any living facilities. Apartments may be built as rental or sold as condominium units.

Low rise apartment buildings (one to four storeys) are considered medium scale infill. Mid rise buildings (five to eight storeys) and high rise apartment buildings (nine or more storeys) are considered large scale infill.

This snapshot captures both building permits issued for new apartment buildings and units that are created within existing buildings (e.g. converting office space into residential units). For more information, see Edmonton's Zoning Bylaw (Edmonton.ca/ZoningBylaw).

Distribution (2018)

In 2018, building permits were issued for 1887 apartment units: 551 in Downtown, 750 in the Core neighbourhoods (excludes downtown), 537 in Mature neighbourhoods, and 49 in Established neighbourhoods.

All new high rise apartment building permits were issued in Core neighbourhoods: **Downtown** (491 units in three buildings), **Boyle Street** (199 units in one building), and **Oliver** (181 units in two buildings). These high rise units make up 871, or 46%, of all new apartment units in 2018 based on building permits issued.

New mid rise apartment building permits were issued in both Core and Mature neighbourhoods. The largest mid rise building was in **Kilkenny** (Londonderry mixed use development) at 7 storeys and with 240 units. With three new buildings adding 280 total units, **Queen Mary Park** had the most new mid rise apartment units. Other areas with new mid rise apartment building permits issued included: **Ritchie** (100 units), **Downtown** (60 units), and **Belvedere** (42 units).

Low rise apartments building permits were issued for new buildings in **Griesbach** (94 units), **Belvedere** (50 units), **Garneau** (50 units), **Pembina** (48 units), **Strathcona** (24 units), and **McCauley** (10 units). The remaining new units in low rise buildings were conversions from non-residential space to apartment units. Low rise apartments building permits were issued in Core, Mature, and Established neighbourhoods.

Building Permits Issued (2018)

Apartment Building Type Number of Units



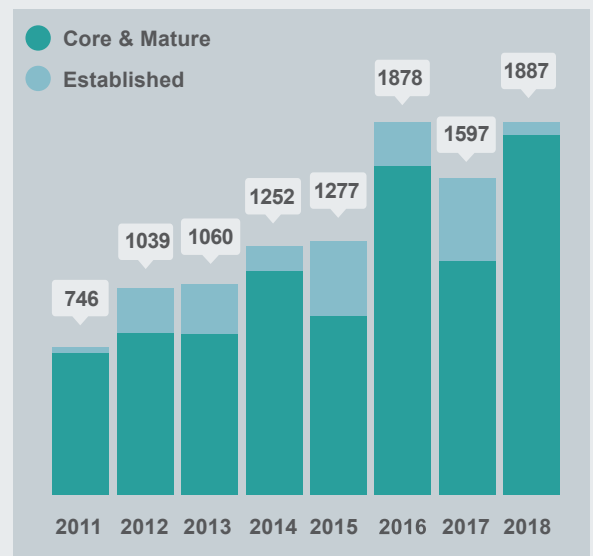
- **Low Rise Buildings**
25 Buildings (64%)
- **Mid Rise Buildings**
7 Buildings (18%)
- **High Rise Buildings**
7 Buildings (18%)



- **Units in Low Rise Buildings**
292 Units (15%)
- **Units in Mid Rise Buildings**
722 Units (38%)
- **Units in High Rise Buildings**
873 Units (46%)

Infill Apartment Units

2011 - 2018



Note: Analysis is restricted to building permits issued in Core, Mature, and Established neighbourhoods. Redevelopment neighbourhoods such as Griesbach and CPR Irvine are included in Mature neighbourhoods. For neighbourhood classification, see the Reinvestment Reports at www.edmonton.ca/growthanalysis. While a permit may be issued in one year, the building may not be completed until a future year.