

REDEVELOPING AREA INFILL

ROW HOUSES - APARTMENTS - LOT SPLITS - SECONDARY & GARDEN SUITES

Edmonton

2021 ANNUAL REPORT

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

ROW HOUSES

SUMMARY

The City Plan encourages residential infill in the redeveloping area. As one of the important low to medium density infill housing types, row houses help the City to meet its goal of increasing and diversifying Edmonton's housing supply. Row houses, including townhouses, are buildings containing three or more dwellings joined by common sidewalls. Each dwelling has direct access to the street and typically contains some private open space in the front and back. Row houses of less than six units are considered small-scale residential infill. Row houses of six or more units are considered medium-scale residential infill (see [Edmonton's Zoning Bylaw](#)).

DISTRIBUTION

In 2021, the City of Edmonton permitted 380 row housing units in the redeveloping area of the city, the highest number of approvals in the past five years — and more than double the 172 units approved in 2020 (Figure 1).

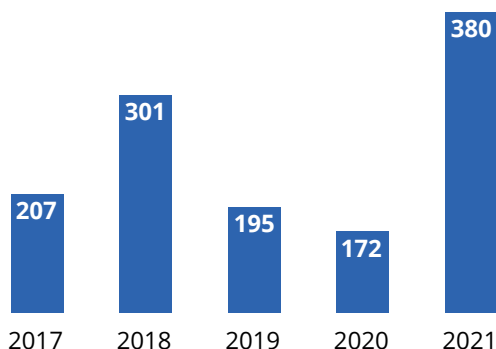


Figure 1. New Infill Row House Units

The 2021 units are divided among 72 approved projects located in 23 neighbourhoods. Neighbourhoods with more than 20 new row housing units approved in 2021 include Glenwood, Griesbach, Blatchford Area, Michaels Park and Beacon Heights (Figure 2).

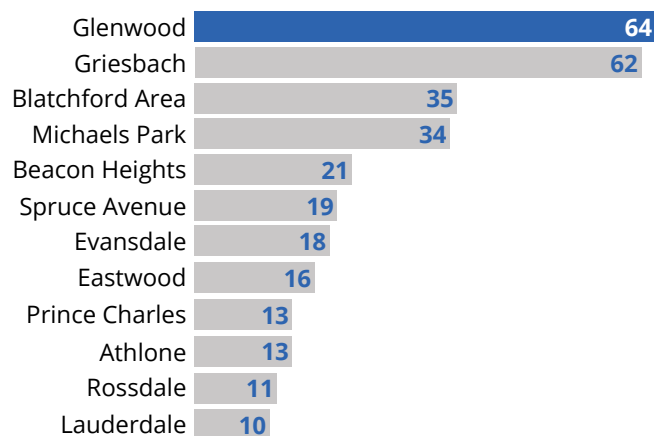


Figure 2. Top Neighbourhoods with the Most Net Row Housing Units in 2021

Over half of the building permits issued for row housing were for medium-scale residential (six or more units). Around 48 per cent of the building permits issued were for small-scale row housing infill (less than six units). Glenwood had the highest number of medium-scale row house units approved, while Griesbach topped the small-scale category (Figure 3).

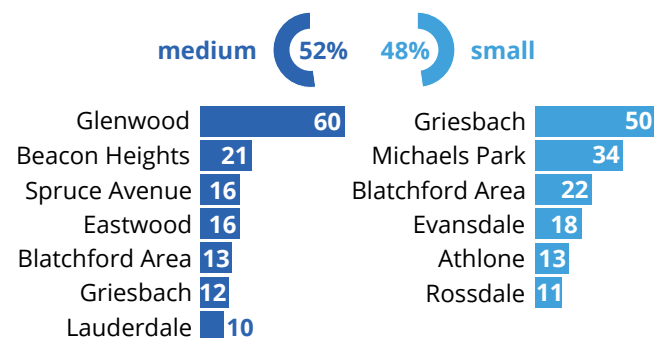


Figure 3. Row House Units Approved in 2021 by Scale of Infill

In 2021, seven market townhouse projects were approved in Blatchford Area and three medium-scale supportive housing projects, with 12 units each, were approved in Glenwood (see [Edmonton's Affordable and Supportive Housing](#)). This growing supply of row houses in Blatchford Area, Glenwood, Griesbach and other redeveloping area neighbourhoods contribute to an increasingly diverse housing stock near existing services and amenities.

APARTMENTS

SUMMARY

This report captures building permits issued for new apartment buildings and units that were created within existing buildings (e.g. converting office space into residential units) in the redeveloping area of the city.

As defined in the Edmonton Zoning Bylaw, apartment housing contains multiple dwelling units within a building arranged in any horizontal or vertical configuration. Generally, all dwelling units share a common entrance and hallway but do not share any living facilities. Apartments may be rental properties, condominium units, social housing or cooperative housing. 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.

DISTRIBUTION

In 2021, building permits were issued for 1,289 new apartment units in the redeveloping area (Figure 1). Forty-eight (48) units were demolished and nineteen (19) non-residential units were converted into residential units in the redeveloping area. The net new apartment units permitted in 2021 (1,241) were significantly lower than the 2,759 net new units approved in 2020.

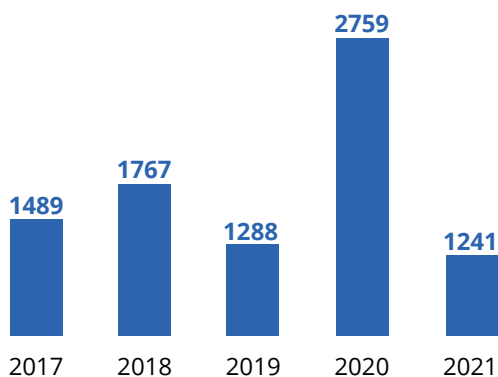


Figure 1. Net New Apartment Units by Year

In the redeveloping area, the neighbourhood of Oliver, Abbottsfield, Queen Mary Park and Lendrum Place had the most approved units (Table 1).

Of the newly-approved units, 16 per cent were in low-rise buildings, 59 per cent were in mid-rise buildings and 25 per cent were in high-rise buildings.

Table 1. Top Neighbourhoods by Net New Apartment Units (2021)

Neighbourhood	New Units
Oliver	474
Abbottsfield	248
Queen Mary Park	165
Lendrum Place	120

The 313 high-rise units were located in two towers, and the 727 mid-rise units were located in eight buildings (Figure 2).

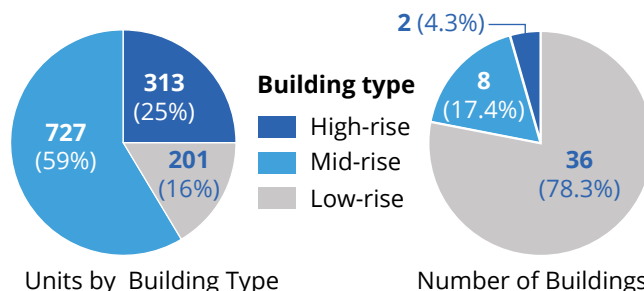


Figure 2. New Apartments by Type and Number of Buildings (2021)

As shown in Figure 3, all 313 new high-rise units were located in Oliver. The mid-rise units were mainly located in Oliver (in one building), Abbottsfield (in two buildings), Queen Mary Park (in two buildings), Lendrum Place (in two buildings) and Terrace Heights (in one building). The low-rise units were mainly located in Westmount, Inglewood, Strathcona, Lauderdale, Boyle Street and Queen Alexandra. Twelve new low-rise units were approved and 45 units were demolished in Downtown.

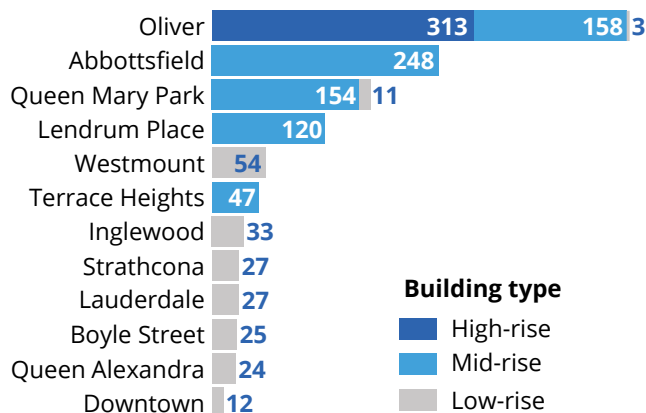


Figure 3. Net New Apartment Units by Building Type (2021)

The nodes and corridors that saw the most amount of building permit activity included the Centre City node with a net gain of 894 apartment units, the 118 Avenue corridor with a net gain of 302 apartment units and the 111 Avenue corridor with a net gain of 54 net apartment units.

LOT SPLITS

SUMMARY

Lot splits represent one increasingly visible type of subdivision in the redeveloping area. Lot splits provide opportunities for more households to live in single-detached or semi-detached housing close to existing amenities. When split, resulting lots must be at least 7.5 metres wide (25 feet) to adhere to the March 2013 revision to the existing Zoning Bylaw, which permits lots of this width in the RF2, RF3 and RF4 low-density residential zones to allow for single-detached and semi-detached homes to be built. In April 2015, the City also revised the site width requirement for the RF1 low-density residential zone to allow for lot splitting.

Most commonly, one large lot is subdivided into two lots. However, multiple lots can also be consolidated and then subdivided into parcels with smaller frontages for semi-detached, townhouse or row housing. Semi-detached houses are two dwellings joined on one side, with each unit having individual access to the street. Duplexes are one building with one dwelling horizontally separated over the other. The newly approved semi-detached housing can be built on split or consolidated lots, while new duplexes can be constructed on the existing lot.

DISTRIBUTION

In 2021, there were 137 lot subdivisions for single-family homes and 60 lot subdivisions for semi-detached housing in the redeveloping area, for a total of 197 lots. The top five neighbourhoods with the most lot-split activity were Glenwood, Inglewood, McKernan, Grovenor and Westmount (Table 1). Westmount and McKernan were also listed in the top five in 2020. When compared to 2020, the number of lot splits in Inglewood, Grovenor and Glenwood doubled in 2021.

Table 1. Lot Subdivisions, Top 5 Neighbourhoods (2021)

Neighbourhood	Lot Subdivisions
Inglewood	9
McKernan	9
Grovenor	9
Westmount	8
Glenwood	7

Sixty per cent (60%) of lot subdivisions in 2021 occurred in areas zoned as RF1 and 32 per cent in areas zoned as RF3 (Figure 1). Data shows lower density RF1 lots were split resulting in more efficient use of land.

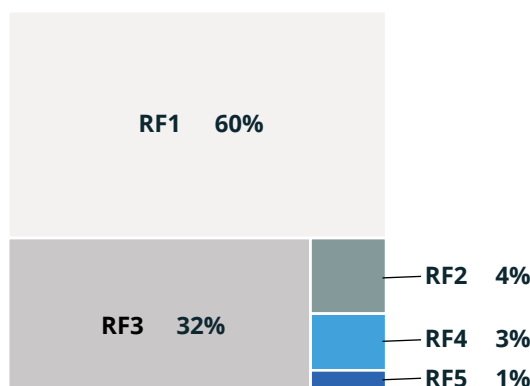


Figure 1. Lot Subdivisions by Residential Zone (2021)

In 2021, there were 187 new units of semi-detached or duplex infill housing. Neighbourhoods with the highest number of net new dwelling units approved for this housing type were Alberta Avenue, King Edward Park, Allendale, Calder, Westwood, McKernan and Inglewood (Table 2).

Table 2. Top Neighbourhoods, Semi-detached or Duplex Infill Housing (2021)

Neighbourhood	New Units	Neighbourhood	New Units
Alberta Avenue	28	McKernan	8
King Edward Park	18	Inglewood	7
Allendale	12	Queen Alexandra	6
Calder	10	Parkdale	6
Westwood	8	Montrose	6

Between 2019 to 2021, the approved number of net new semi-detached and duplex units rebounded to 187, having reached a low of 153 in 2019 (Figure 2).

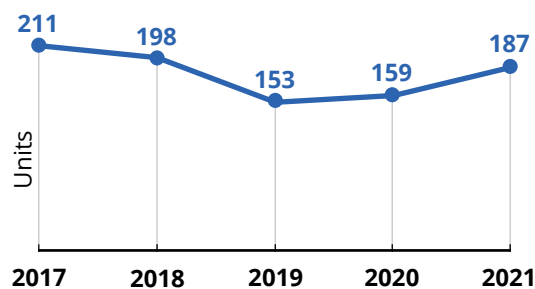


Figure 2. Total Units in the Form of Semi-Detached & Duplex Houses

SECONDARY & GARDEN SUITES

SUMMARY

Secondary suites and garden suites are an important, affordable small scale form of infill for residents. A [secondary suite](#) is a self-contained dwelling unit within a house. Each suite has its own kitchen, sleeping areas, bathroom facilities and an entrance separate from the principal dwelling's entrance. Until August 2018, secondary suites were permitted only in single-detached homes in most low-density residential zones and were discretionary in single detached homes in higher density residential zones. As of August 2018, secondary suites are now permitted in semi-detached, duplex and row housing.

Garden suites are stand-alone living spaces that have their own kitchen, bathroom, bedroom(s) and living room. They may be in a separate building or connected to the principal dwelling's detached garage. Edmonton began permitting garage suites in its Zoning Bylaw in December 2007 and garden suites in 2009. Until September 2017, garden suites located above a rear detached garage were classified as garage suites, while garden suites were considered suites located in a separate at-grade building. As of September 2017, the distinction between these two suite types was removed from the Zoning Bylaw. Garden suites are permitted for discretionary use in most residential zones where the lot meets the minimum requirements. In this report, the term "garden suites" includes both garden and garage suites.

DISTRIBUTION

In 2021, there were 531 new secondary suites and 101 new garden suites approved in the redeveloping area. The total of 632 net new units is the second-highest number since 2017 (Figure 1).

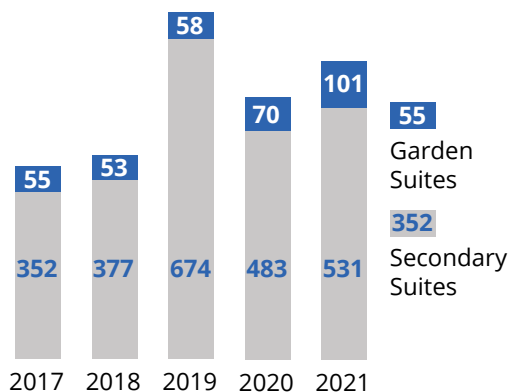


Figure 1. New Garden and Secondary Suites

The neighbourhoods with the most new secondary suites approved in 2021 include Alberta Avenue, King Edward Park and McKernan (Table 1). Approved secondary suites are spread across 120 neighbourhoods, making it the most widely approved infill housing type in the Redeveloping Area of the city.

Table 1. Top Neighbourhoods with New Secondary Suites (2021)

Neighbourhood	New Units	Neighbourhood	New Units
Alberta Avenue	26	Glenwood	15
King Edward Park	25	Prince Charles	14
McKernan	20	McCauley	12
Bonnie Doon	18	Forest Heights	12
Allendale	16	Calder	10

About 59 per cent of approved secondary suites were permitted in existing homes, and 41 per cent were permitted in new homes. Among the approved secondary suites in new homes, 42 per cent were on lots with single detached homes, and 58 per cent were on lots with semi-detached, duplex homes or row houses (Figure 2).

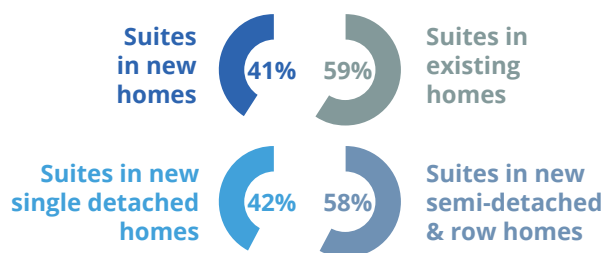


Figure 2. New Secondary Suites by Primary Dwelling Type (2021)

With 101 new garden suites approved in 2021, the number of net new garden suites reached a five-year high. The top neighbourhoods with new garden suites include Westmount, Highlands, Holyrood, King Edward Park and Griesbach (Table 2).

Table 2. Top Neighbourhoods with New Garden Suites (2021)

Neighbourhood	New Garden Suites
Westmount	8
King Edward Park	5
Holyrood	5
Highlands	5
Griesbach	4