# REDEVELOPING AREA INFILL

ROW HOUSING ▪ APARTMENTS ▪ LOT SPLITS ▪ SECONDARY & GARDEN SUITES

Edmonton

## 2022 ANNUAL REPORT

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

## SUMMARY

Enabling ongoing residential infill in the redeveloping area helps increase the amount and diversity of housing in Edmonton. The following information is a summary of residential infill activity, by housing type and scale, in the redeveloping area for 2022. Definitions for each housing type align to Edmonton's Zoning Bylaw 12800.

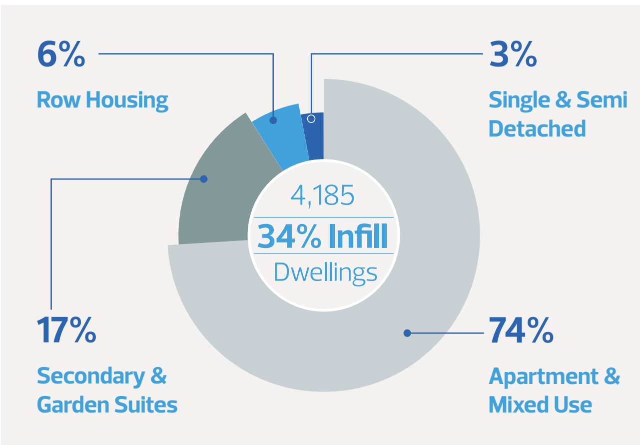


**Figure 1.** Approved Net New Infill Housing Units by Type (2022)

In total about 4,190 net new housing units were approved in the redeveloping area, representing 34 per cent of all citywide net new units in 2022 (Figure 1). This number includes the demolition of 102 single detached houses and 41 apartments units.

## 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 to the front, back or side. In 2022, 264 net new row houses were approved in the redeveloping area (Figure 2). Over the past five years, an average of about 260 net new row houses were approved annually in the redeveloping area. In the two years after The City Plan approval (2021 and 2022), about 10 per cent of net new units approved in the redeveloping area have been row houses.

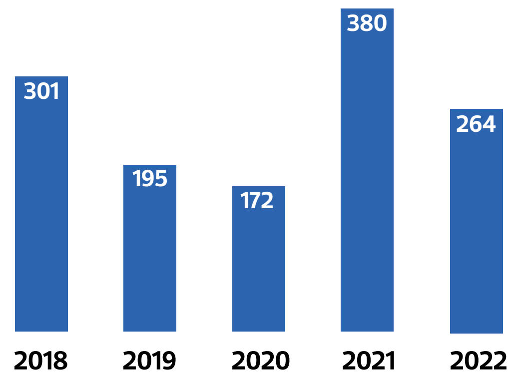


**Figure 2.** Annual Net New Row Housing Units

Twenty-two redeveloping area neighbourhoods added net new row house units in 2022. Blatchford Area led redeveloping neighbourhoods with the most net new row housing approvals in 2022 with an almost equal amount to 2021 (37 and 35 respectively). Unlike 2021, King Edward Park, Bonnie Doon, Inglewood, Garneau and Holyrood appear on the 2022 top neighbourhoods list (Figure 3).

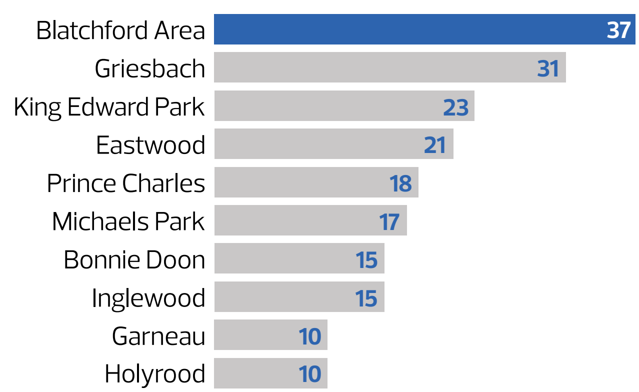


**Figure 3.** Top Neighbourhoods with the Most Net Row Housing Units (2022)

While the vast majority of net new row houses were approved in zones intended for row housing, 23 net new row house units were approved in zones that permit larger-scale housing than row houses, including RA7, which permits a variety of typologies including low-rise apartments up to 16m tall and mixed use.

Row houses of less than six units are considered small-scale residential infill, based on the Residential Infill Guidelines.

Row houses of six or more units are considered medium-scale residential infill (see also Edmonton's Zoning Bylaw). In 2022, 88 per cent of all net new row housing units were small-scale. The predominant configuration permitted in 2022 (56 per cent of all approved net new row houses) was four units of row housing. Some notable exceptions include a 10-unit project in Holyrood and a 16-unit project in North Glenora[1]. These are examples of medium density redevelopment reflecting neighbourhood lifecycle changes of not only redeveloping land with single-unit housing, but also land with multi-unit housing (Figure 4).

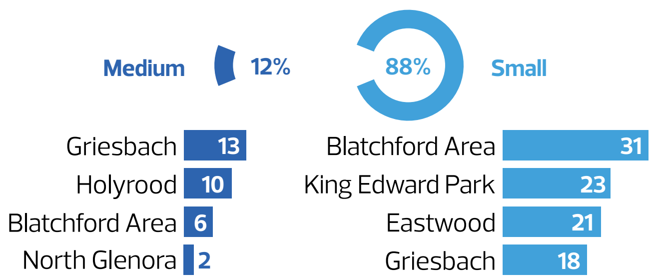


**Figure 4.** Net New Row Housing Units, Approved by Scale of Infill (2022)

## APARTMENTS

As defined in the Edmonton Zoning Bylaw, 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 any 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 as well as new units that were approved within existing structures. One way this can be achieved is converting commercial space into residential units.

Across the redeveloping area, 3,109 net new apartment units were approved in 2022 (Figure 5), including 37 units that were part of non-residential to residential conversions.

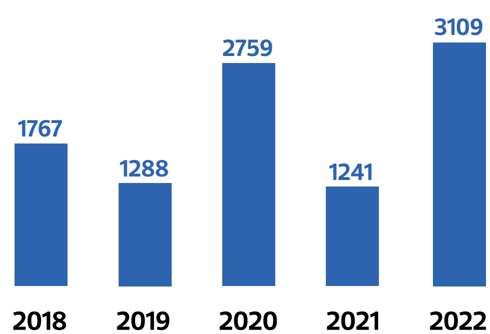


**Figure 5.** Annual Net New Apartment Units

Nineteen neighbourhoods experienced net apartment unit growth. Seven neighbourhoods experienced net apartment decline.

In total, over the past five years, an average of about 2,030 apartment units were approved annually. In the two years after The City Plan approval, about 66 per cent of net new units approved in the redeveloping area have been apartments.

Edmonton's Residential Infill Guidelines provide examples of medium-scale and large-scale infill. Figure 6 shows how apartment building height relates to scale. Neighbourhoods generally appear on the top neighbourhoods list due to individual projects adding large numbers of net new apartment units (Table 1). Oliver is the only neighbourhood that appears in the top neighbourhoods in both 2021 and 2022 due to new mid-rise apartments permitted in each year. Of note, the top neighbourhoods for both years are all adjacent to existing and planned mass transit citywide routes (see The City Plan, Map 7) providing residents with access to diverse mobility options.

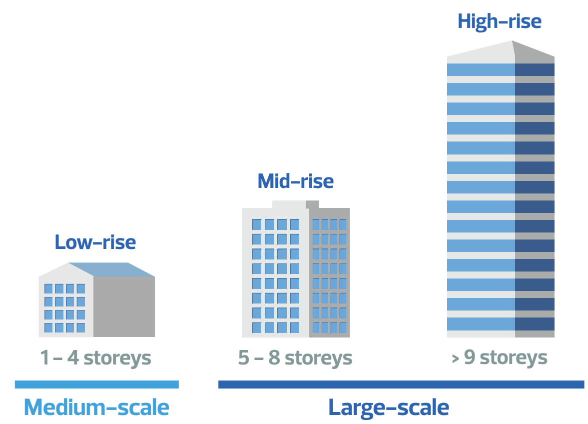


**Figure 6.** Apartment Scale Relative to Building Height

Garneau had the greatest number of net new apartment units (824) in 2022. This significant activity is mostly due to three new apartment building developments. It also led all redeveloping area neighbourhoods for approved net new units; this was driven by the number of apartment units, since almost all (97 per cent) of net new units permitted in Garneau in 2022 were apartments.

**Table 1.** Top Neighbourhoods by Net New Apartment Units (2021 and 2022)

| Neighbourhood | 2021 | Neighbourhood | 2022 |
|---|---|---|---|
| Oliver | 464 | Garneau | 824 |
| Abbottsfield | 248 | Oliver | 470 |
| Queen Mary Park | 165 | Griesbach | 463 |
| Lendrum Place | 120 | Downtown | 285 |
| Westmount | 54 | Ermineskin | 278 |

[1] The North Glenora project also involved the demolition of 14 units for a net gain of 2 units

The majority of net new apartment units in 2022 (88 per cent) were in new or existing (i.e. non-residential to residential conversions and internal retrofits) large-scale infill buildings (high-rise and mid-rise). Most new or existing buildings with net new units in 2022 were low-rise buildings (63 per cent) (Figure 7).

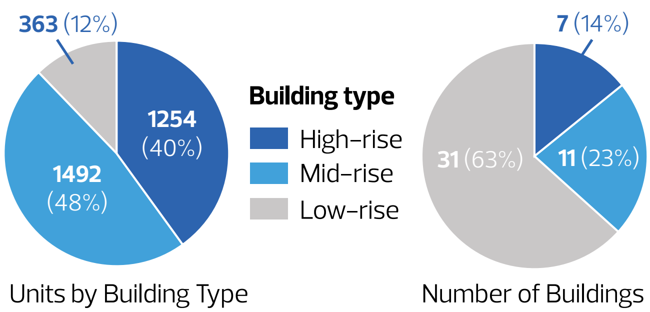


**Figure 7.** New Apartment Units by Type, and Number of New or Existing Buildings (2022)

About 53 per cent of all net new high-rise apartment units in the redeveloping area were approved in Garneau. About 32 per cent of all net new mid-rise apartment units were approved in Oliver. About 66 per cent of all net new low-rise apartment units were approved in Griesbach.

A single building type dominated net new apartment units in most top neighbourhoods. Garneau, Downtown, Westmount, and Windsor Park had the most net new high-rise building apartment permits. Garneau, Oliver, Griesbach, Ermineskin, McKernan, and Strathcona had the most new mid-rise building apartments. This includes units added to three existing mid-rise buildings in Oliver. In 2022, Oliver lost 13 existing apartment units (entirely from low-rise buildings), but gained 483 new units. About half of the net new apartment units in Griesbach were in low-rise buildings, while the other half were in mid-rise buildings (Figure 8).

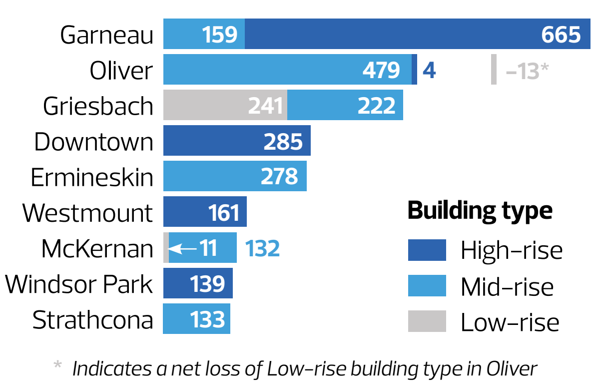


**Figure 8.** Net New Apartment Units by Building Type (2022)

Half (50 per cent) of all new apartment units in the redeveloping area were approved in a Direct Control Zone, while 29 per cent were approved in non-residential or mixed use zones (e.g. 163 new units approved on a parcel in a CB3 zone in Oliver). The remaining apartment units were approved in residential zones. This points to the diversity of zones in which apartment units are being approved.

## LOT SPLITS AND SEMI-DETACHED HOUSING

Approving two single detached housing units or one building containing two semi-detached units on a low density residential lot is a common form of small-scale infill in the redeveloping area. The process often involves splitting the single lot into two or more titled lots.

In 2022, there were 155 lot subdivisions for single detached homes, and 70 lot subdivisions for semi-detached homes in the redeveloping area. These subdivisions were permitted in 42 redeveloping neighbourhoods. There were 56 lot splits in the top five most active neighbourhoods, representing 25 per cent of all lot splits in the redeveloping area (Table 2).

**Table 2.** Lot Splits, Top 5 Neighbourhoods (2021 and 2022)

| Neighbourhood | 2021 | Neighbourhood | 2022 |
|---|---|---|---|
| Inglewood | 9 | King Edward Park | 15 |
| McKernan | 9 | Allendale | 11 |
| Grovenor | 9 | Westmount | 11 |
| Westmount | 8 | Inglewood | 10 |
| Glenwood | 7 | Pleasantview | 9 |

In 2022, there were lot splits in neighbourhoods with little to no experience with this form of infill. This includes neighbourhoods in Mill Woods and Meadows, Jasper Place, and Northeast districts (e.g. Weinlos, Bisset, Britannia Youngstown, and Balwin). While the number of lot splits in each neighbourhood was relatively low, this indicates a shift in the neighbourhood lifecycle from completion to revitalization.

Ninety-eight per cent of lot splits occurred in the RF1, RF2, RF3 and RF4 zones intended for small-scale infill development, such as semi-detached units and secondary suites (Figure 9). Thirty-three per cent of lot splits occurred in the RF3 zone, which allows for small-scale infill greater than two single or semi-detached homes, up to three-dwelling or mixed-use multi-unit housing.

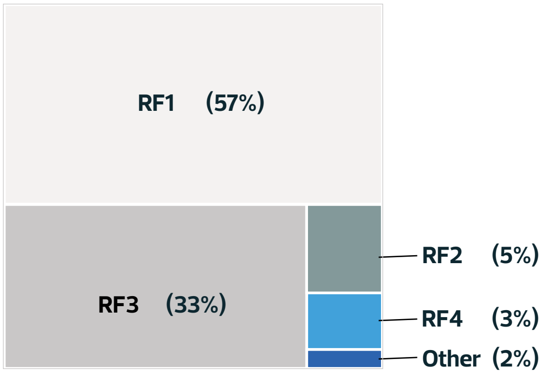


**Figure 9.** Lot Splits by Residential Zone (2022)

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). Total lot splits for semi-detached homes and total net new semi-detached homes may differ due to lot registration occurring in a different year from the building permitting development stage.

In 2022, 202 semi-detached and duplex housing units were approved in the redeveloping area (Figure 10), a continued increase in the number of permitted units of this type, exceeding the previous 2018 high.

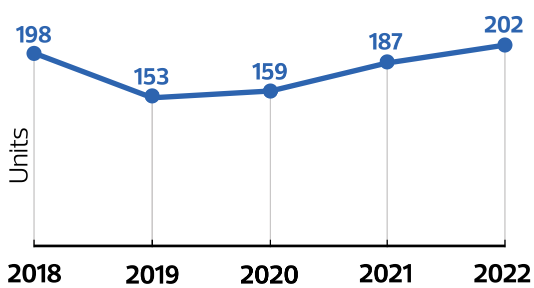


**Figure 10.** Total Annual Net New Semi-Detached & Duplex Housing Units

In 2022, there was an 18 per cent increase in net new semi-detached units and duplexes in the five neighbourhoods with the most activity, compared to the top five neighbourhoods from 2021 (Table 3).

**Table 3.** Top Neighbourhoods, Semi-Detached and Duplex Infill Housing (2021 and 2022)

| Neighbourhood | 2021 | Neighbourhood | 2022 |
|---|---|---|---|
| Alberta Avenue | 28 | Alberta Avenue | 28 |
| King Edward Park | 18 | King Edward Park | 26 |
| Allendale | 12 | Allendale | 18 |
| Calder | 10 | Forest Heights | 10 |
| Westwood | 8 | Beacon Heights | 8 |

## SECONDARY AND GARDEN SUITES

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

A secondary suite is a self-contained unit 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 a separate structure or connected to the principal unit's detached garage. In this report, the term "garden suites" includes both garden and garage suites, in keeping with September 2017 updates to the current Zoning Bylaw.

In 2022, 620 net new secondary suites and 92 net new garden suites were approved in the redeveloping area. When combined (712 units), there was a 13 per cent increase in the number of net new approvals of this small-scale infill type compared to 2021 (632 new units). 2022 saw the second highest count in the past five years (Figure 11). Year over year comparisons indicate a rising trend after the number dropped significantly in 2020.

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 were permitted in semi-detached, duplex, and row housing, increasing the number of unit types that could accommodate these suites. The annual number of approved net new suites rose sharply in 2019, and has been higher than the 2018 baseline every year since then.

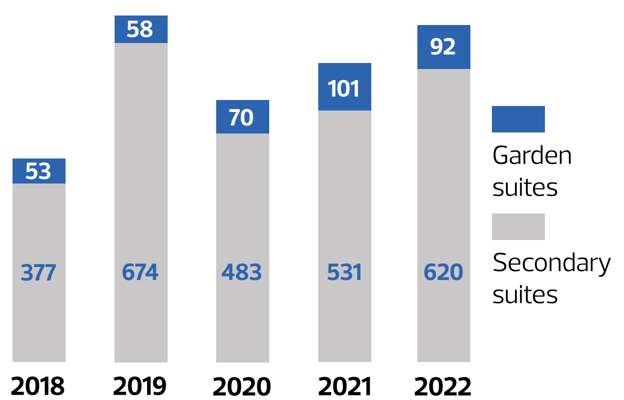


**Figure 11.** Net New Garden and Secondary Suites, by year

Fifty five per cent of redeveloping neighbourhoods experienced a net increase in secondary suites.

One hundred and forty-eight suites were built in the top five neighbourhoods in 2022. King Edward Park led all neighbourhoods due to new suites in row and semi-detached housing (Table 4).

**Table 4.** Top Neighbourhoods with Net New Secondary Suites (2021 and 2022)

| Neighbourhood | 2021 | Neighbourhood | 2022 |
|---|---|---|---|
| Alberta Avenue | 26 | King Edward Park | 42 |
| King Edward Park | 25 | Allendale | 29 |
| McKernan | 20 | Blatchford Area | 29 |
| Bonnie Doon | 18 | Bonnie Doon | 24 |
| Allendale | 16 | Eastwood | 24 |

Of the net new suites approved in 2022, 60 per cent were in new builds and 40 per cent were permitted in existing homes. Out of all secondary suites in new homes, 24 per cent were approved in new single detached homes and 74 per cent were approved in semi-detached or row houses (Figure 12).

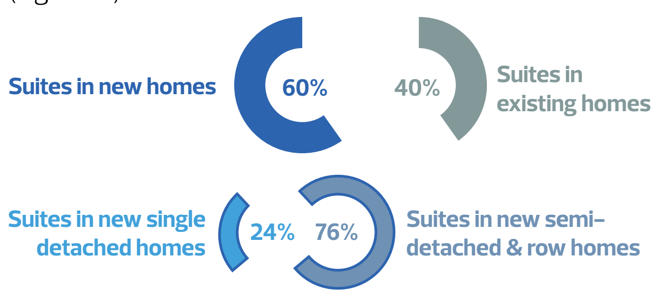


**Figure 12.** Net New Secondary Suites by Primary Unit Type (2022)

In 2022, about 2 per cent of all approved net new infill units were garden suites, which were approved in 23 per cent of redeveloping area neighbourhoods. More than 30 per cent of net new garden suites in 2022 were approved in the top redeveloping area neighbourhoods with the most such activity. Fifteen per cent of all net new garden suites were approved in Blatchford Area (Table 5), specifically the "Agrihood District" of the City Centre ARP. The garden suites are an associated housing form to the primary dwellings providing an opportunity for affordable housing for suite residents and an income source for suite owners.

**Table 5.** Top Neighbourhoods with Net New Garden Suites (2021 and 2022)

| Neighbourhood | 2021 | Neighbourhood | 2022 |
|---|---|---|---|
| Westmount | 8 | Blatchford Area | 14 |
| King Edward Park | 5 | King Edward Park | 6 |
| Holyrood | 5 | Griesbach | 5 |
| Highlands | 5 | Ritchie | 5 |
| Griesbach | 4 | Westmount | 5 |