



# 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 properties 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](http://Edmonton.ca/ZoningBylaw)).

### Distribution (2019)

In 2019, building permits were issued for 1432 apartment units: 442 in Downtown, 82 in Core neighbourhoods (excluding Downtown), 806 in Mature neighbourhoods, and 102 in Established neighbourhoods.

All new high rise apartment building permits were issued in Core and Mature neighbourhoods: **Downtown** (428 units in two buildings), **Westmount** (396 units in a 10 storey apartment building) and **Spruce Avenue** (18 units in one building). These high rise units make up 867, or 61%, of all new apartment units in 2019 based on the building permits issued.

In 2019, 149 (or 10%) new units were permitted in mid rise apartment buildings. A total of 3 mid rise apartment building permits were issued in Mature neighbourhoods: **Queen Alexandra** (98 units in one building) and **Laurier Heights** (50 units in one building as new additions).

Four hundred and sixteen new low rise apartment units were permitted in Core, Mature and Established neighborhoods: **Griesbach** (85 new units), **Baranow** (85 new units), **Belgravia** (68 units), **Queen Mary Park** (50 units), **Richie** (36 units as new additions), **Laurier Heights** (19 units as interior alterations), **Spruce Avenue** (16 new units), **Pollard Meadows** (15 new units), **Oliver** (8 units). The remaining new units in low rise buildings were conversions from non-residential space to apartment units or other interior alterations.

### Building Permits Issued (2019)

#### Number of Buildings



- **Low Rise Buildings**  
24 Buildings (50%)
- **Mid Rise Buildings**  
3 Buildings (6%)
- **High Rise Buildings**  
21 Buildings (44%)

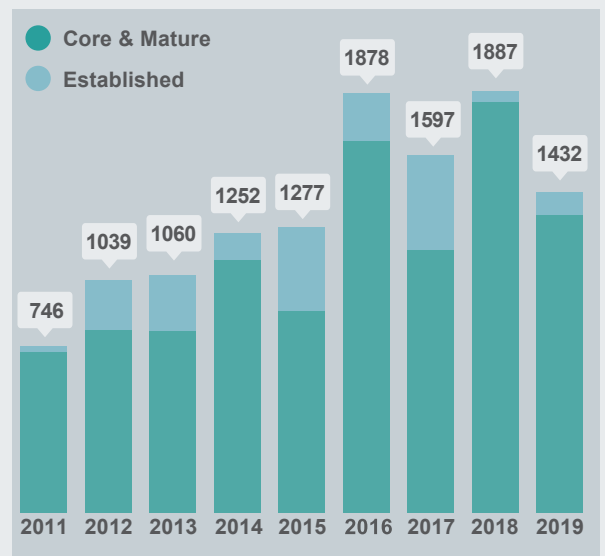
#### Units by Building Type



- **Units in Low Rise Buildings**  
416 Units (29%)
- **Units in Mid Rise Buildings**  
149 Units (10%)
- **Units in High Rise Buildings**  
867 Units (61%)

### Infill Apartment Units

2011 - 2019



*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](http://www.edmonton.ca/growthanalysis). While a permit may be issued in one year, the building may not be completed until a future year.*