



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).

Distribution (2020)

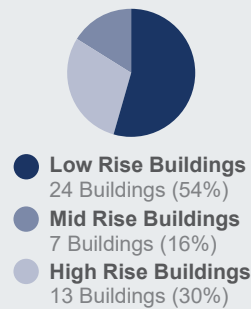
In 2020, building permits were issued for 2,779 apartment units: 141 in Downtown, 1,227 in Core neighbourhoods (excluding Downtown), 1,053 in Mature neighbourhoods, and 358 in Established neighbourhoods. The majority of the high rise apartment building permits were issued in Core and Mature neighbourhoods: **Downtown** (139 units in one building), **Oliver** (829 units in 3 buildings), **Boyle Street** (163 units in one building) and **Westmount** (290 units in one building). The high rise units made up 1,639, or 59%, of all new apartment units in 2020. Outside the central core, a 26-storey high rise tower (284 units) was approved in the **Holyrood** neighbourhood.

In 2020, 862 (or 31%) new units were permitted in mid rise apartment buildings. A total of 7 mid rise apartment building permits were issued in Mature neighbourhoods: **Ermineskin** (358 units in one six floor mixed-use apartment building), **Mckernan** (195 units in one six floor apartment building), **Oliver** (77 units in two buildings), **Queen Mary Park** (86 units in one building), **Boyle Street** (81 units in one building), and **Balwin** (65 units in one building).

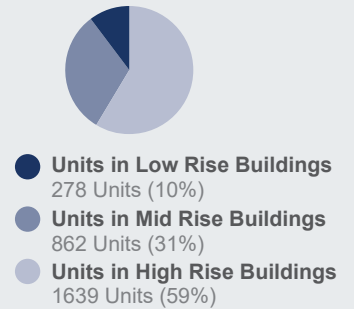
A total of 278 new low rise apartment units were permitted in Core, Mature and Established neighborhoods: **Holyrood** (89 new units), **Inglewood** (89 new units), **Queen Mary Park** (16 units), **McCauley** (16 units), and **Westwood** (16 units).

Building Permits Issued (2020)

Number of Buildings

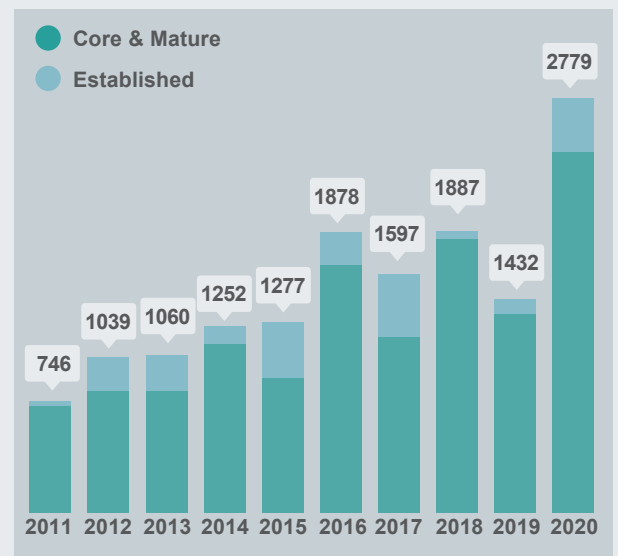


Units by Building Type



Infill Apartment Units

2011 - 2020



Note: * Infill proportion statistics are restricted to building permits issued in the Core and Mature neighbourhoods (include Griesbach and Blatchford).
 ** The City Plan (approved in December 2020) comprehensively replaces The Ways documents, including The Way We Grow, setting strategic direction for the way Edmonton grows to accommodate the next 1 million residents. The Plan's progress will be closely monitored, including infill growth, and the reporting format will be reviewed to align with the new City Plan policies and geographies.