



INFILL IN EDMONTON

MATURE AREA INFILL SUMMARY

Description

Residential infill is the development of new housing in established and mature neighbourhoods. To assist in long term community building, the City's Municipal Development Plan *The Way We Grow* (policy 4.2.1) established the target that a minimum of **25%** of family-oriented housing units should be built within the Mature Neighbourhood Overlay, setting the stage for ongoing reporting on infill metrics. Since 2010, the City has tracked and reported the proportion of infill development by counting the net new housing units in Core/Mature neighbourhoods and Established/Developing neighbourhoods. During the same period, infill types have become progressively diverse as the City's infill policies have expanded.

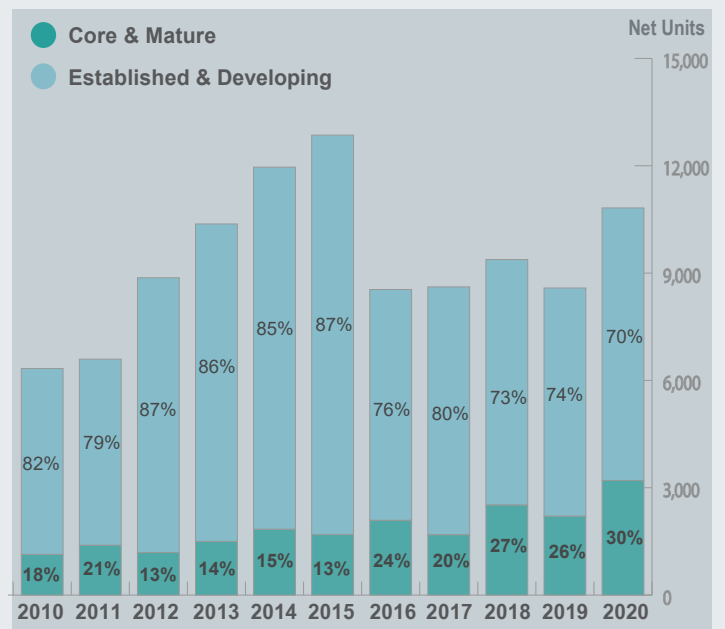
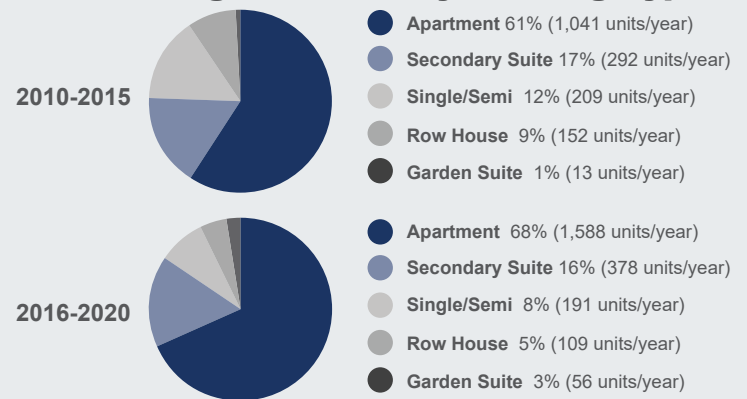
Mature Area Infill 2010 - 2020

Since the adoption of the residential infill policy C551, the Core & Mature area infill climbed from 18% (2010) to 30% (2020). The past five year average (25.4%) surpassed the 25% target. The average net dwelling unit gain in the Core & Mature area from 2016 to 2020 was 2,339 units/year. It is nearly 900 units higher than the 2010 to 2015 period (1,456 units/year).

The building permits issued for apartments in the Central Core area increased significantly in the 2016-2020 period (958 units/year) compared to the 2010-2015 period (622 units/year). This reflects the steady redevelopment and intensification of the Central Core during the past decade.

Even though the proportions of secondary and garden suites did not change substantially from the 2010-2015 (18%) to 2016-2020 period (19%), the net dwelling gains increased by 130 units/year.

Net Housing Unit Gain By Building Type



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