

NET RESIDENTIAL DENSITY

2025

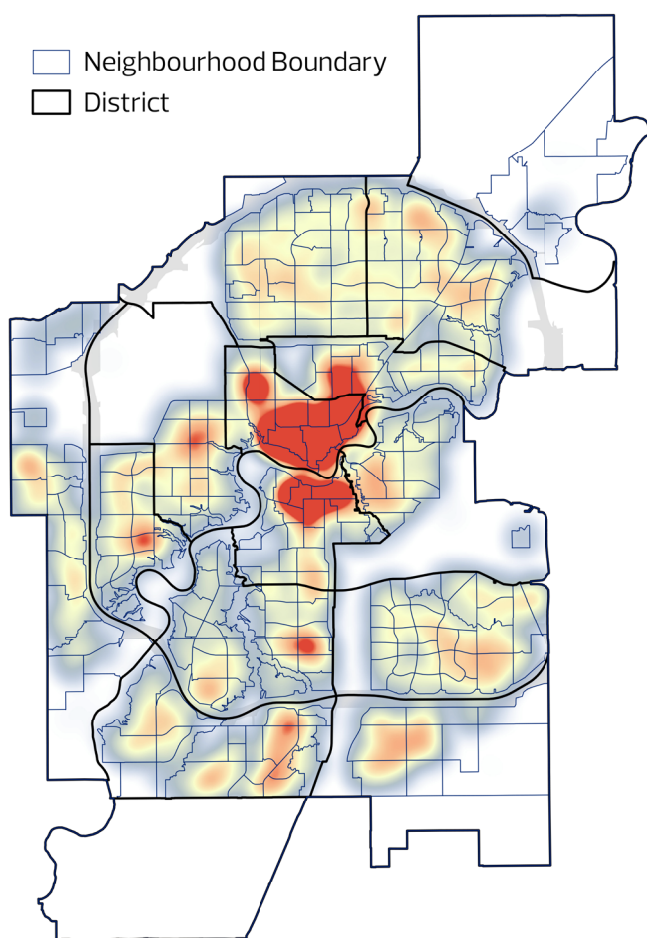
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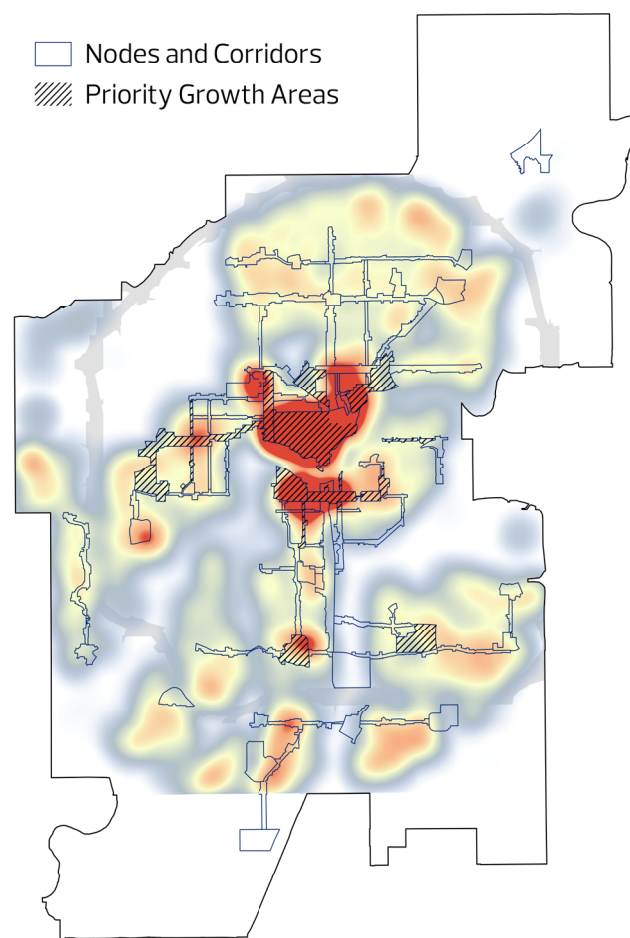
Net residential density refers to the concentration of dwellings within a specified area. Total net residential density is calculated by dividing the number of dwelling units in a specified area by the net residential land area that has been developed.^{1,2,3}

1. Citywide Net Residential Density

A. Districts / Neighbourhoods



B. Nodes and Corridors / Priority Growth Areas



Anthony Henday Drive Total Net Residential Density Lower Higher

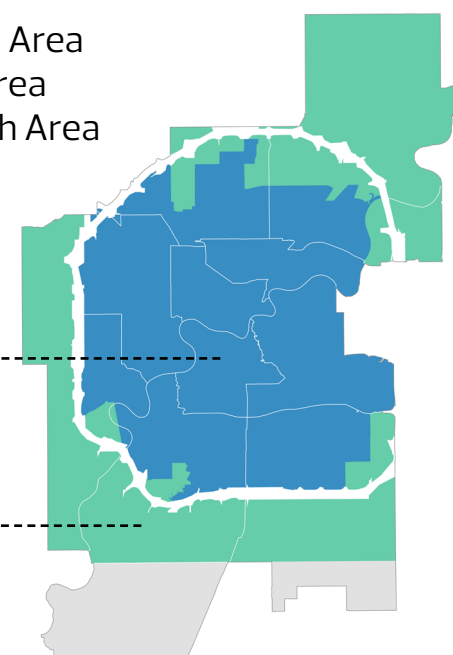


2. Development Pattern Areas

- **Redeveloping Area:** estimated **345K** dwelling units across **~11K** nrha of land as of 2025.
- **Developing Area:** estimated **160K** dwelling units across **~5K** nrha of land as of 2025.
 - **~4K** nrha of undeveloped land remaining.⁴
 - Between **2006** and **2025**, the total net residential density increased from **24 du/nrha** to **31 du/nrha**.⁵

Redeveloping Area
Developing Area
Future Growth Area

Citywide
32 du/nrha
Redeveloping Area
32 du/nrha
Developing Area
31 du/nrha



1 Net residential land area excludes rural residential parcels as well as parcels with non-residential land uses such as open spaces, road right-of-ways, commercial and institutional uses and undeveloped land.

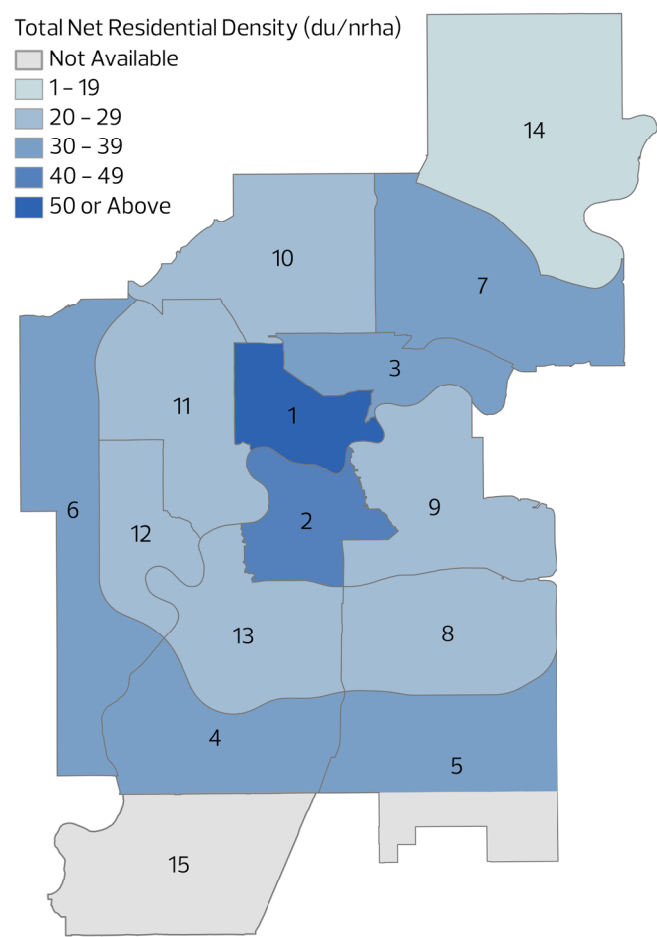
2 All statistics provided in this publication are approximations. They are also rounded for readability purposes.

3 Total net residential density is expressed in dwelling units per net residential hectare (du/nrha).

4 The undeveloped remaining land was calculated using the residential land use area as per approved statutory plans.

5 An equivalent analysis cannot be conducted for the Redeveloping Area. This is because adding dwelling units to existing parcels, through office-to-residential conversions and the addition of secondary or accessory dwelling units, is not accurately captured. All dwelling units on a parcel are assigned the built year of the original principal unit. This means newly-added accessory units and residential conversions appear in density calculations for past years, which in some cases is many decades earlier, inflating the calculated density for past years.

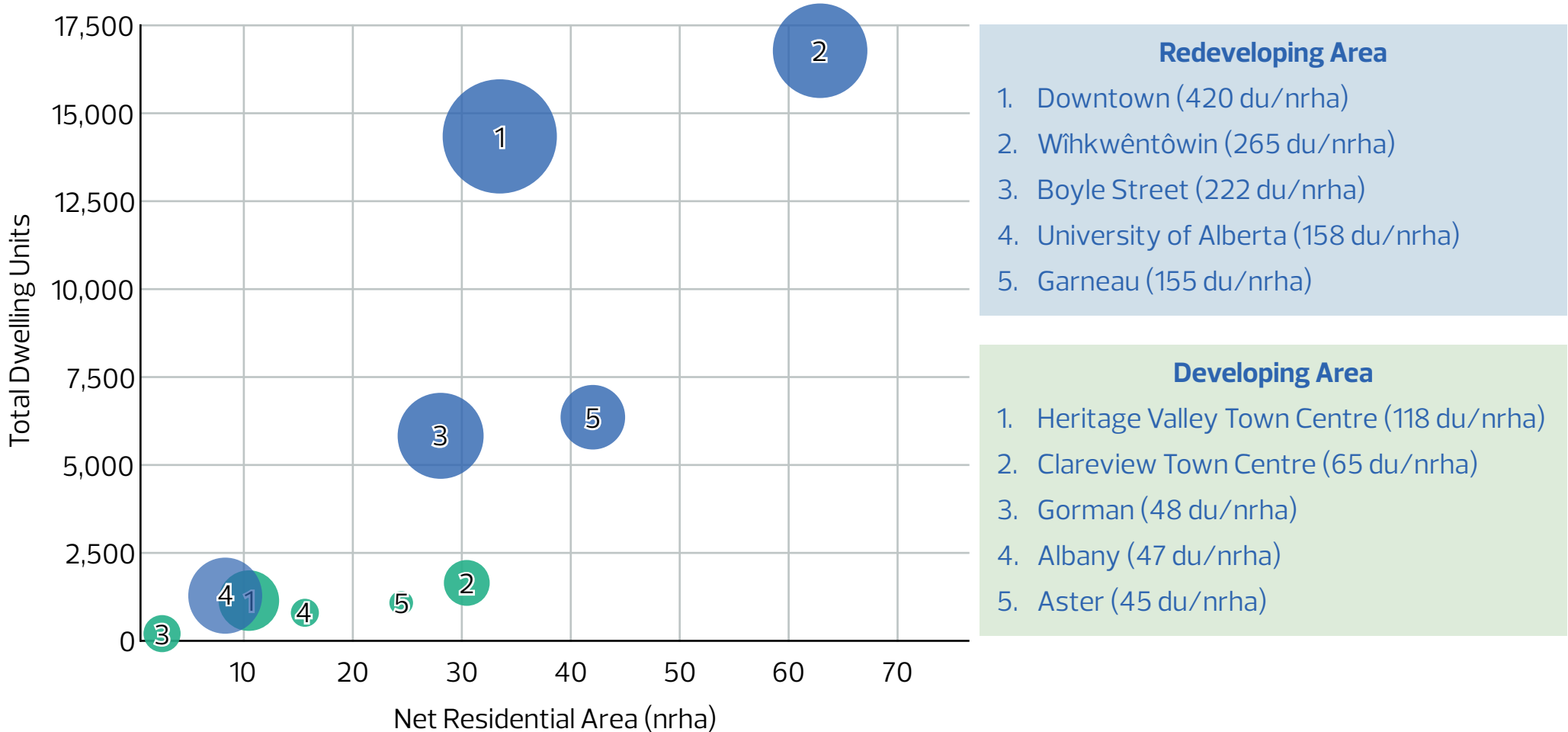
3. Planning Districts



	District	Net Residential Density (du/nrha)
1	Central	85
2	Scona	46
3	North Central	34
4	Southwest	34
5	Ellerslie ¹	33
6	West Henday	30
7	Northeast	30
8	Mill Woods and Meadows	27
9	Southeast	26
10	Northwest	26
11	Jasper Place	25
12	West Edmonton	25
13	Whitemud	24
14	Horse Hill	15
15	Rabbit Hill ¹	Not Available

4. Neighbourhoods

Top 5 Densest Neighbourhoods in Redeveloping and Developing Area (2025)



- * Bubble size represents relative neighbourhood density.

Density of **Redeveloping Area Neighbourhoods** ranged between **8 du/nrha** and **420 du/nrha**.

 - Downtown** records the highest density (**420 du/nrha**) with **~14k** dwelling units over **~34** nrha of land.
 - Quesnell Heights** records the lowest density (**8 du/nrha**) with **~120** dwelling units over **~16** nrha of land.
- Density of **Developing Area Neighbourhoods** ranged between **8 du/nrha** and **118 du/nrha**^{2,3}

 - Heritage Valley Town Center** records the highest density (**118 du/nrha**) with **~1200** dwelling units over **~10** nrha of land.
 - Quarry Ridge** records the lowest density (**8 du/nrha**) with **~290** dwelling units over **~36** nrha of land.

1 This data is applicable only to the portion of the Ellerslie District north of 41st Avenue SW. The portion of Ellerslie District and the Rabbit Hill District do not yet have approved Area Structure Plans (ASPs) or Neighbourhood Structure Plans (NSPs).

2 The density of the developing area neighbourhoods is impacted by the development stage of the neighbourhood. New neighbourhoods tend to have lower densities because single detached homes are typically developed first, followed by medium and high density residential developments. As such, the density of developing area neighbourhoods could be expected to increase as they near complete build-out.

3 This ranking only considers neighbourhoods that are actively developing or those that have completed development. Planned neighbourhoods (i.e. those without NSPs) or those where housing construction has not begun yet are excluded from this ranking.

5. Nodes and Corridors

Redeveloping Area

- All Redeveloping Area Nodes and Corridors combined cover an area of **~1,500** nrha and have an overall density of **~80** du/nrha.
- **Centre City Node¹** is the densest redeveloping area node or corridor at **249** du/nrha.

Developing Area

- All Developing Area Nodes and Corridors combined cover an area of **~260** nrha that is developed and have an overall density of **~64** du/nrha.
- **Charlesworth District Node** is the densest developing area node or corridor at **133** du/nrha.

The scatter plot displays the total net residential density (du/nrha) for five urban form types, comparing Developing Areas (green dots) and Redeveloping Areas (blue dots). The y-axis ranges from 0 to 250 du/nrha. The x-axis categories are Centre City, District Node, Major Node, Primary Corridor, and Secondary Corridor.

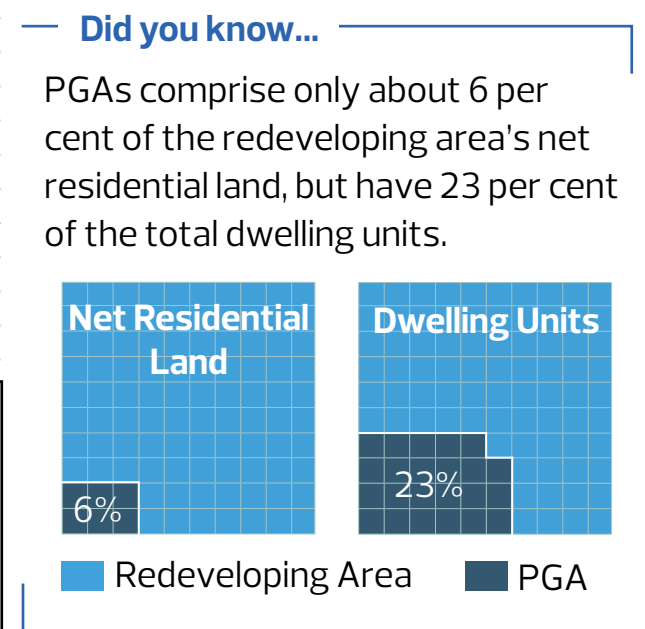
Urban Form Type	Developing Area (du/nrha)	Redeveloping Area (du/nrha)
Centre City	0	250
District Node	0, 58, 60, 62, 65, 68, 70, 85, 95, 100, 125, 130, 132, 145, 155	50, 65, 70, 75, 80, 95, 125, 130, 145, 155
Major Node	95, 118	42, 60, 65, 178
Primary Corridor	5, 58, 60, 62, 65, 68, 70, 85, 95	30, 35, 52, 55, 60, 62, 65, 80, 85, 88
Secondary Corridor	20, 25, 28, 30, 35, 40, 45, 55, 60, 65, 68, 70, 75, 80, 85, 90	18, 20, 22, 25, 28, 30, 35, 40, 45, 50, 55, 60, 65, 70, 75, 80, 85, 90, 102

- Major Node: **91** du/nrha
- District Node: **83** du/nrha
- Primary Corridor: **57** du/nrha
- Secondary Corridor: **44** du/nrha

- Major Node: **103** du/nrha
- District Node: **89** du/nrha
- Primary Corridor: **6** du/nrha
- Secondary Corridor: **56** du/nrha

6. Priority Growth Areas

Overall PGA density as of 2025: **125 du/nrha**



Top 5 Densest PGAs

1. Centre City – Downtown (403 du/nrha)¹
2. Centre City – Wihkwêntôwin (259 du/nrha)
3. Centre City – Quarters (240 du/nrha)
4. University – Garneau (177 du/nrha)
5. Centre City – North Edge (156 du/nrha)

- All PGAs combined cover an area of ~**620** nrha and have an over-all density of about **125** du/nrha.
- **Building Permits** issued in 2025 include an estimated **1,560** net new dwelling units within PGAs that are not yet captured in the density analysis. Once fully built out, the density may increase by approximately ~ **2.5** du/nrha once fully built out.

2 The methodology to analyze density is continuously refined to improve accuracy. Therefore, any reference to density in past years in this publication may be slightly different from the data reported in previous density reports.

7. Total Built Net Residential Density vs. Planned Density (2025)
| Developing Area Neighbourhoods

ID	Neighbourhood Name	Planned Density (du/nhra)	Total Built Net Residential Density ¹ (du/nrha)	Percentage of Net Residential Land Developed ² (%)	ID	Neighbourhood Name	Planned Density (du/nhra)	Total Built Net Residential Density ¹ (du/nrha)	Percentage of Net Residential Land Developed ² (%)
1	Albany	41	46	100%	47	Keswick	33	28	68%
2	Alces	39	24	15%	48	Kinglet Gardens	33	28	30%
3	Allard*	37	34	92%	49	Klarvatten	24	25	94%
4	Ambleside	38	37	72%	50	Laurel	31	31	89%
5	Aster	34	36	24%	51	Macewan*	30	44	100%
6	Belle Rive*	19	20	94%	52	Mactaggart*	39	30	95%
7	Blackmud Creek*	25	25	100%	53	Magrath Heights*	28	22	100%
8	Breckenridge Greens*	25	26	100%	54	Maple	35	35	92%
9	Brintnell*	30	26	100%	55	Marquis	39	32	4%
10	Callaghan*	49	31	88%	56	Matt Berry*	20	21	88%
11	Cameron Heights*	24	19	95%	57	Mattson	34	27	4%
12	Canossa	18	25	49%	58	Mayliewan*	20	18	99%
13	Carlton	21	24	96%	59	McConachie	33	35	90%
14	Cashman*	225	0	0%	60	Meltwater	46	0	0%
15	Cavanagh	36	33	76%	61	Oxford*	21	22	100%
16	Chambery*	24	22	99%	62	Ozerna*	20	20	96%
17	Chappelle	36	33	74%	63	Paisley	36	36	87%
18	Charlesworth	35	36	94%	64	Pintail Landing	39	0	0%
19	Clareview Town Centre	114	65	72%	65	Potter Greens	34	16	85%
20	Crystallina Nera East	39	29	45%	66	Quarry Ridge	36	18	9%
21	Crystallina Nera West	38	41	81%	67	Rapperswill	31	28	84%
22	Cumberland*	22	27	93%	68	Richford	86	27	73%
23	Cy Becker	34	27	83%	69	River's Edge	36	22	11%
24	Decoteau Area‡	34	0	0%	70	Rosenthal	36	32	59%
25	Desrochers Area	55	38	82%	71	Rural North East Horse Hill‡	21	0	0%
26	Donsdale*	20	18	95%	72	Rural North East Sturgeon‡			
27	Eaux Claires	51	34	75%	73	Rutherford*	38	35	98%
28	Ebbers*	42	32	92%	74	Schonsee	40	32	89%
29	Edgemont	36	34	55%	75	Secord	39	35	85%
30	Ellerslie	34	33	99%	76	South Terwillegar*	42	36	100%
31	Elsinore*	30	22	95%	77	Starling	33	27	60%
32	Fraser*	29	24	100%	78	Stewart Greens	38	28	46%
33	Glastonbury*	39	31	99%	79	Stillwater	36	37	16%
34	Glenridding Heights	37	29	99%	80	Suder Greens*	56	27	77%
35	Glenridding Ravine	41	28	66%	81	Summerside*	30	28	100%
36	Goodridge Corners	45	0	0%	82	Tamarack	35	43	64%
37	Gorman	105	23	5%	83	The Hamptons*	38	31	96%
38	Granville	37	24	69%	84	The Orchards At Ellerslie	32	32	57%
39	Graydon Hill*	35	32	96%	85	The Uplands	45	26	57%
40	Hawks Ridge	34	25	33%	86	Trumpeter Area	36	25	56%
41	Hays Ridge Area	39	16	40%	87	Walker	35	32	89%
42	Heritage Valley Area	67	0	0%	88	Webber Greens	32	27	100%
43	Heritage Valley Town Centre	168	116	25%	89	Wedgewood Heights*	15	14	96%
44	Hollick-Kenyon*	22	28	92%	90	White Birch‡	31	0	0%
45	Hudson	23	26	92%	91	Windermere	31	25	92%
46	Kendal	45	0	0%					

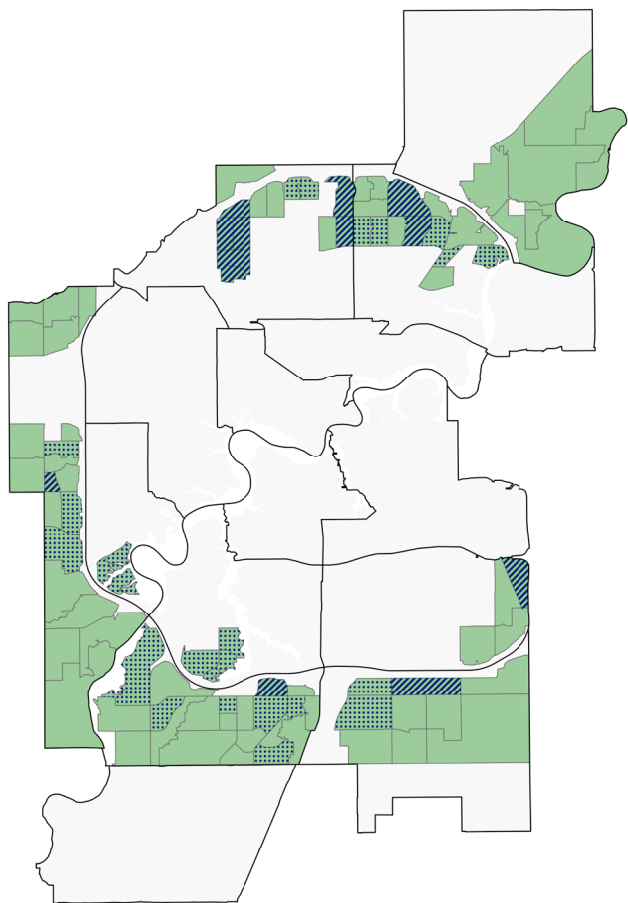
* Planned developing area neighbourhoods with repealed NSP/NASP

‡ Areas with ASPs but without approved NSP/NASP

1 This section exclude secondary suites and backyard houses. In addition, they exclude existing residential areas at the time of plan approval if those areas were excluded from the planned density calculations. They are not comparable to the neighbourhood density metrics in Section 4.

2 The data includes only land parcels with residential dwellings. It excludes mixed-use land without residential units.

7. Total Built Net Residential Density vs. Planned Density (2025)
| Developing Area Neighbourhoods Cont.



37 Developing Area Neighbourhoods have 90% or more of their planned net residential land developed.

- 35% of these neighbourhoods meet or exceed their planned density.

- Neighbourhoods with less than 90% of their planned net residential land developed
- Neighbourhoods with 90% or more of their planned net residential land developed and meet or exceed their planned density
- Neighbourhoods with 90% or more of their planned net residential land developed but are below their planned density

8. Average New-Build Net Residential Density by Housing Type
| Developing Area

Average new-build net residential density only examines the density of the new dwelling units built in a given time period. This metric is used to analyse density changes of new builds over time. It is calculated by dividing the total number of new dwelling units on a newly developed parcel by the area of the parcel, for all newly developed parcels across the five-year and 10-year intervals, and taking the average by housing type.

Housing Type		Average Parcel Density (du/nrha)			
		2016–2020 (5 Years)	2021–2025 (5 Years)	Trend	2016–2025 (10 Years)
Single/Semi	Including SS/BH*	30	36	▲	33
	Excluding SS/BH‡	27	29	▲	28
Row House	Including SS/BH*	49	66	▲	58
	Excluding SS/BH‡	49	65	▲	57
Apartment	4 Storeys or Below	107	101	▼	106
	5 – 8 Storeys	175	161	▼	166
	9 – 20 Storeys	332	No Development	–	No Development
	21 Storeys or Above	No Development	No Development	–	No Development

* Including SS/BH: Includes the principal dwelling units and their associated secondary suites (SS) and backyard houses (BH)
‡ Excluding SS/BH: Includes the principal dwelling units but excludes their associated secondary suites (SS) and backyard houses (BH)