REDEVELOPING AREA INFILL

APARTMENTS ▪ ROW HOUSES ▪ SEMI-DETACHED & SINGLE-DETACHED ▪ SECONDARY SUITES & BACKYARD HOUSES

2025 ANNUAL REPORT

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

INTRODUCTION

Edmonton is growing and changing. Residential infill development plays an important role in accommodating a growing population and meeting the diverse housing needs of both current and future residents. The City Plan, Edmonton's Municipal Development Plan and Transportation Master Plan, provides direction on how Edmonton should develop as we grow to a city of two million people. The City Plan's Rebuildable City target is for 50 per cent of total net new dwelling units to be added to the redeveloping area by the time Edmonton reaches a population of two million people.

This report uses residential building permit data from the redeveloping area to provide a snapshot of infill growth in 2025 and track progress towards the infill targets outlined in The City Plan (p. 168).[1]

KEY FINDINGS

- While 2025 saw the highest number of net new dwelling units in the redeveloping area since at least 2005, the housing types and their location relative to nodes and corridors and Priority Growth Areas (PGAs) have followed the same trend since 2020.
- Edmonton has met or is on track to meet the interim target cumulative infill rate of The City Plan's first population horizon.
- The increase in the proportion of lower density built forms (such as row houses, secondary suites and backyard houses), which are typically constructed outside nodes and corridors and PGAs, means that the growth pattern in the redeveloping area to date may be different than anticipated in the land use vision of The City Plan.
- Since 2020, some nodes and corridors and PGAs have seen significant clustering of net new dwelling unit growth (mainly medium and high density housing) compared to most of the redeveloping area. This indicates that these specific areas are growing differently compared to the rest of the redeveloping area. This is aligned with The City Plan land use concept. Not all PGAs or nodes and corridors are demonstrating this clustering of medium and high density housing.

REDEVELOPING AREA OVERVIEW

Infill in 2025

In 2025, 7,576 net new dwelling units were approved in the redeveloping area (Figure 1, Appendix 1), representing 43 per cent of citywide net new dwelling units. This is the highest number of net new dwelling units approved within the redeveloping area since the current approach to monitoring began in 2005 and is more than double the number of net new dwelling units approved in the redeveloping area in 2024. In addition, this is the highest annual infill rate since 2008.[2] Despite the high volume of net new dwelling units, this represents only a two per cent increase to the total housing stock of the redeveloping area.

Medium or higher density building types continue to slowly replace lower density building types (typically older single-detached houses). This is expected to continue. Refer to the Semi-detached and Single-detached section of this report for more information on demolitions.

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1 Going forward, monitoring on the implementation of The City Plan as part of Annual Growth Monitoring Reports will consider building permit data from January 1, 2020 onwards instead of the previously used start date of January 1, 2021. The main goal of The City Plan is to manage growth from when Edmonton had a population of one million to when its population reaches two million. However, it was approved in late 2020, approximately two years after the City reached a population of one million. Therefore, a start date in 2020 aligns with the approval of The City Plan and also better accounts for the duration it will take for Edmonton to grow by one million more people.

2 The redeveloping area was established in 2020 as part of The City Plan approval. Some neighbourhoods within the redeveloping area were still undergoing notable first generation development as recently as 2008.

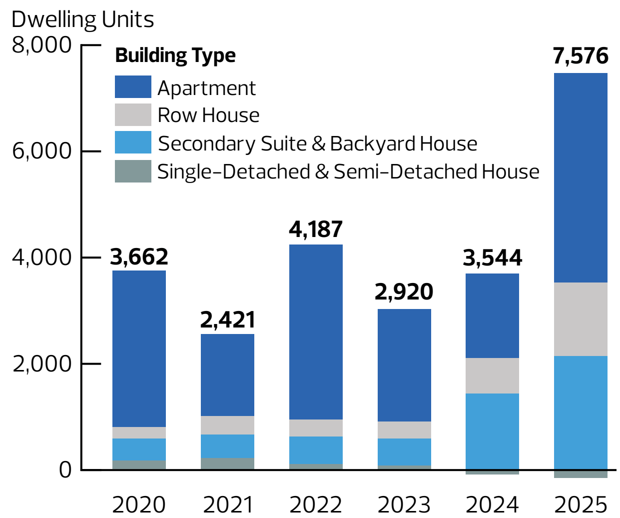


Figure 1. Annual Net New Redeveloping Area Dwelling Units by Building Type, 2020-2025

Progress Towards Infill Target

Recognizing that the rate of progress towards the Rebuildable City target will not be constant, The City Plan sets interim targets for each 250,000 person increase in population, also referred to as population horizons. The first interim target is associated with reaching a population of 1.25 million. By the time that population is reached, the interim infill target is for a cumulative 32 per cent of net new dwelling units to be approved in the redeveloping area.

From January 1, 2020, to December 31, 2025, a cumulative total of 32 per cent of the citywide net new dwelling units were approved within the redeveloping area. Edmonton's population is anticipated to reach 1.25 million between 2025 and 2026.[3] If the 1.25 million horizon was reached in 2025, Edmonton will have successfully met the interim cumulative infill target. If the population horizon is reached in 2026, an annual infill rate of at least 32 per cent in 2026 will be required to meet the interim target.

Infill Growth Compared to The City Plan Land Use Vision

Between 2020 and 2025, apartments were the primary driver of infill net new dwelling unit growth, but their share has been gradually decreasing. Although apartments approved in 2025 were mainly located within the nodes and corridors, particularly in PGAs, the declining share of apartments overall may be an early indication of deviations from The City Plan's vision of infill growth being concentrated in nodes and corridors.

Outside these strategic areas, dwelling unit growth was primarily in the form of new row houses with secondary suites and the addition of secondary suites and backyard houses to existing single-detached houses. More details on building types and growth in specific areas are provided in subsequent sections of the report as well as in Appendices 1, 2 and 3.

7% of all dwelling units in the redeveloping area were approved between 2020 and 2025.

On average, **4,052** dwelling units have been approved annually in the redeveloping area since 2020.

PRIORITY GROWTH AREAS AND NODES AND CORRIDORS

The City Plan envisions infill growth to be driven by increasing density along nodes and corridors and by enabling ongoing residential infill in the redeveloping area (The City Plan, p.134). PGAs further refine this strategy by acting as specific, high-intensity focal points within nodes and corridors where the City anticipates the highest volume of dwelling unit growth as the population reaches 1.25 million (District Policy, page 49).[4]

In 2025, **21%** (1,558 dwelling units) of the total net new dwelling units approved within the redeveloping area were located in PGAs.

Monitoring of PGAs since 2020 (see Figures 2 and 3) suggests the following growth patterns:

- PGAs comprise about 11 per cent of the entire redeveloping area land, but since 2020, 35 per cent of all net new dwelling units approved in the redeveloping area (8,510 dwelling units) have been in a PGA. This is because PGAs are experiencing more development of apartments than the rest of the redeveloping area. However, the share of net new dwelling units located in the PGAs has been fluctuating and overall declining.
- Some PGAs have seen significant clustering of net new dwelling unit growth compared to the rest of the redeveloping area. Portions of University-Garneau, Centre City - Downtown, Centre City - Wîhkwêntôwin, 124 Street, Stadium and Century Park PGAs are seeing more medium and high density new developments with higher unit counts and within walking distance

3 City of Edmonton, Spring 2026 Outlook Summary

4 PGA boundaries are defined in District Plans. These boundaries have been applied to building permit data from years prior to district plan approval so that changes in development activity in PGAs can be evaluated over time.

of each other compared to other locations across the redeveloping area.

- Some nodes and corridors that are not designated as PGAs also have clusters of net new dwelling units. For example, the Fort Road Secondary Corridor and Northgate–Northtown District Node are not PGAs but have recently begun to see clustering of new developments similar to the University–Garneau and Stadium PGAs.
- While the Centre City – Wîhkwêntôwin PGA has had the highest number of net new dwellings permitted, the annual number of net new units has decreased, due to project delays.
- Major increases occurred in 2020 in the Centre City – Wîhkwêntôwin PGA (six apartment buildings with 908 dwelling units), in 2022 in the University–Garneau PGA (four apartment buildings with 962 dwelling units) and in 2023 in the Centre City – Downtown PGA (three apartment buildings with 603 dwelling units).
- Since 2020, growth has gradually spread to more PGAs. PGA boundaries were officially approved in 2024 and a lag would be expected between the implementation and impact of new policies and initiatives.

Since 2020, about **94%** of approved net new dwelling units in PGAs were apartments.

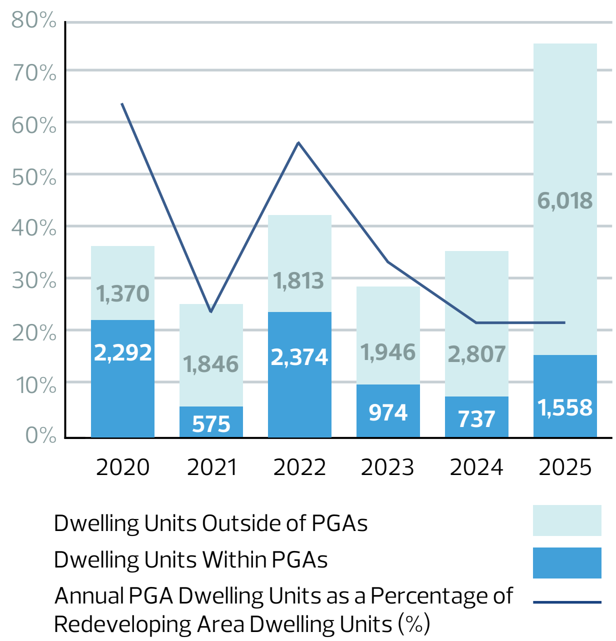


Figure 2. Redeveloping Area Net New Dwelling Units Approved Inside Versus Outside of PGAs, 2020 – 2025

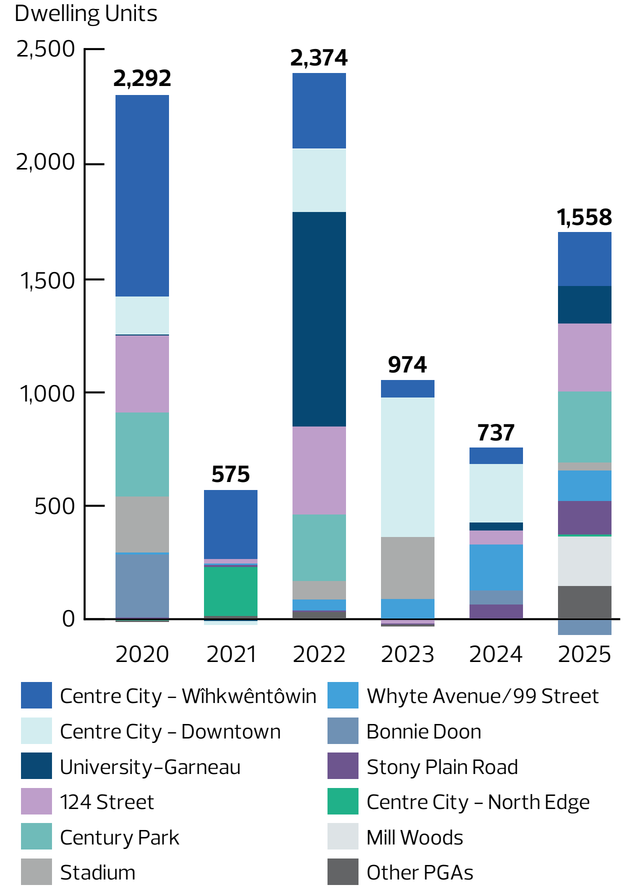


Figure 3. Number of Net New Dwelling Units in PGAs, 2020 – 2025

Refer to the maps in Appendices 2 and 3 for a visual comparison of growth in PGAs against all residential growth in the redeveloping area from 2020 to 2025.

APARTMENTS

In 2025, 4,115 net new apartment dwelling units were approved in the redeveloping area (Figure 4). This represents a 182 per cent increase from 2024 and is 70 per cent higher than the annual average net new apartment dwelling units approved in the redeveloping area since 2020 (2,419 dwelling units).

A similar number of apartment dwelling units were added to existing buildings in 2025 (101 net new dwelling units) compared to 2024 (113 net new dwelling units). This included existing buildings that were permitted to add dwelling units through either interior or exterior alterations (77 net new dwelling units), and conversion from non-residential use (24 net new dwelling units), most of which occurred in the Centre City node.

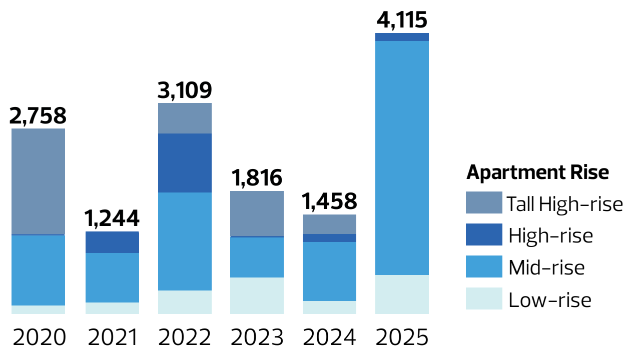


Figure 4. Annual Net New Redeveloping Area Apartment Dwelling Units By Rise, 2020-2025

Zoning

Almost half (47 per cent) of the net new apartment dwelling units in the redeveloping area were approved in a direct control zone in 2025, an increase from the 35 per cent share in 2024. Direct control zones are custom zones with site specific regulations that can account for the specific local context and sensitivity. The remaining were approved in standard zones.

High Growth Neighbourhoods

The 10 neighbourhoods with the highest number of apartment dwelling units approved in 2025 made up 72 per cent (2,947 units) of the net new apartment dwelling units in the redeveloping area (Figure 5). These neighbourhoods also accounted for 39 per cent of the total net new dwelling units in the redeveloping area in 2025.

Seven of the neighbourhoods were not part of the list of the top 10 neighbourhoods in 2024. Only Griesbach, Garneau and Downtown were on the list in both years.

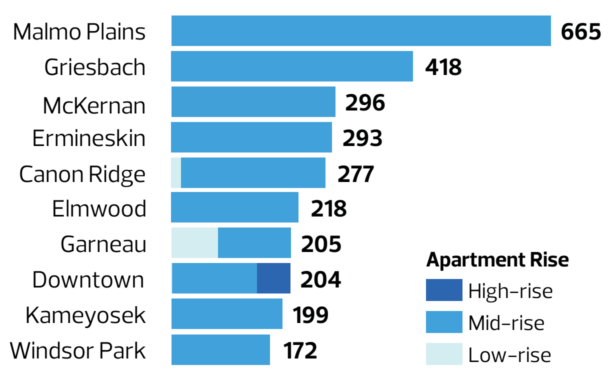


Figure 5. Top Ten Neighbourhoods for Net New Apartment Dwelling Units by Rise, 2025

Development Trend 2020 – 2025

The volume of net new apartment dwelling units is increasing, primarily within nodes and corridors and the PGAs. However, the overall share of apartments is decreasing because lower density housing forms outside these areas are growing at a faster pace. This may be an early indication of deviations from The City Plan's vision, which anticipated infill growth being driven by nodes and corridors.

In terms of growth hotspots, Downtown, Wîhkwêntôwin, McKernan and Garneau neighbourhoods saw significant clustering of net new apartment dwelling units compared to other areas in the redeveloping area during 2020 to 2025. Refer to Appendix 3 to see a spatial distribution of total net new apartment dwelling units across neighbourhoods over this period.

The development of apartments between 2020 and 2025 was highly volatile and also demonstrated a shift in the type of buildings approved. Volatility was caused by fluctuations in tall high-rise development. This building type dominated in 2020 with 1,468 dwelling units, but contributed no dwelling units in 2025. More consistent growth was driven by mid-rise buildings with low-rise buildings also growing (Figure 4).[5]

ROW HOUSES

Zoning

In 2025, 1,419 net new row house dwelling units were approved in the redeveloping area (Figure 6). This excludes secondary suites in row house developments. This represents a 94 per cent increase from 2024 and is 168 per cent higher than the annual average of net new row house dwelling units approved in the redeveloping area (530 dwelling units) since 2020. The increase in row houses contributes to increasing housing diversity in Edmonton. Zoning Bylaw 20001, which came into effect in January 2024, permits row houses on more residentially zoned lots compared to the previous Zoning Bylaw 12800. In 2025, the vast majority (97 per cent) of net new row houses in the redeveloping area were approved in the Small Scale (RS) Residential Zone.

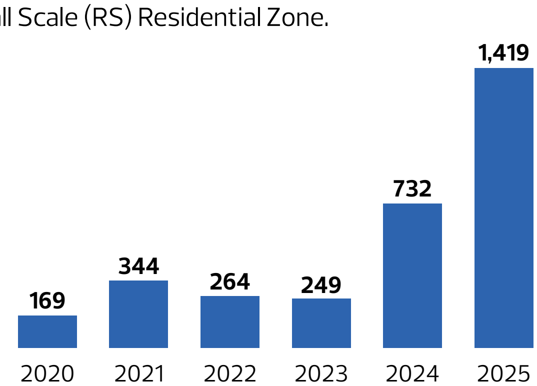


Figure 6. Annual Net New Redeveloping Area Row Houses, 2020-2025

Note: excludes associated secondary suites.

5 The classification of apartment buildings by rise (building height) is organized into the following categories: low-rise (1 to 4 storeys), mid-rise (5 to 8 storeys), high-rise (9 to 20 storeys) and tall high-rise (21 or more storeys).

Refer to Appendix 4 for analysis on eight-12 plex developments in 2025.

High Growth Neighbourhoods

The 10 neighbourhoods with the highest number of row house dwelling unit growth in 2025 made up 45 per cent (633 units) of net new row house dwelling units in the redeveloping area (Figure 7). These neighbourhoods also accounted for eight per cent of the total net new dwelling units in the redeveloping area in 2025.

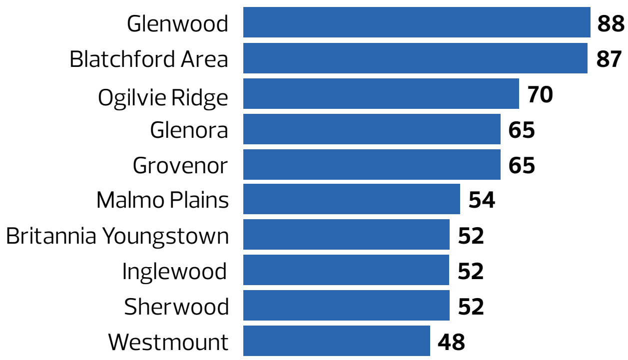


Figure 7. Top Ten Neighbourhoods by Net New Row House Dwelling Units, 2025

Development Trend 2020 – 2025

The number of row house dwelling units approved each year is increasing. From 2020 to 2025, a cumulative of 3,177 net new dwelling units were approved in the redeveloping area (Figure 6). Four years (2020-2023) of volatility and low approvals (under 350 dwelling units annually) were followed by two years of notably higher approvals.

Between 2020 and 2025, the Glenwood, Blatchford and Griesbach neighbourhoods saw significant clustering of row house net new dwelling units compared to the rest of the redeveloping area neighbourhoods. These areas are mainly outside PGAs and/or nodes and corridors, which is consistent with The City Plan vision of having higher density buildings in nodes, corridors and PGAs. Refer to Appendix 3 to see the spatial distribution of total net new row house dwelling units across neighbourhoods over this period.

SEMI-DETACHED AND SINGLE-DETACHED DWELLINGS

In 2025, 213 net new semi-detached dwelling units were approved (Figure 8), while there was a net reduction of 380 single-detached dwelling units (676 single-detached dwelling units were demolished and 296 single-detached dwelling units were approved).

The net new semi-detached dwelling units represent a four per cent reduction from 2024, but is nine per cent higher than the annual average of net new semi-detached dwelling units approved in the redeveloping area (196 dwelling units) since 2020.

Less than 0.5% of existing single-detached dwelling units in the redeveloping area were demolished in 2025.

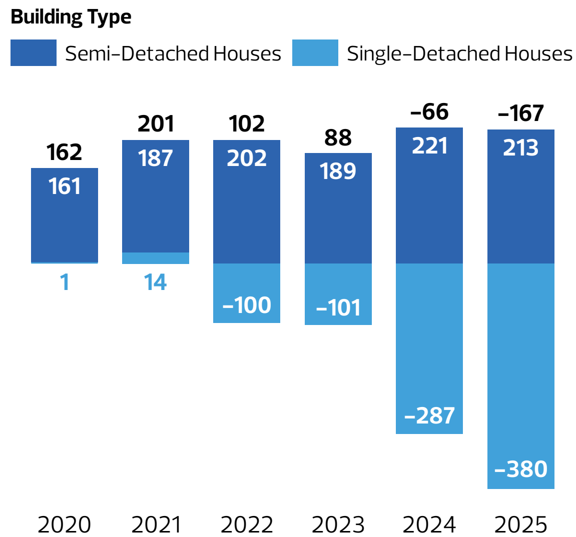


Figure 8. Annual Net New Redeveloping Area Semi-Detached and Single-Detached Houses, 2020-2025

Zoning

In 2025, almost all new semi-detached houses were approved in the RS Zone (225 dwelling units). As there were demolitions of semi-detached dwelling units in other zones, the net new dwelling count was lower than the total approved in the RS zone. Conversely, the Medium Scale Residential (RM) Zone experienced the largest net reduction of semi-detached dwelling units (24 dwelling units) due to demolitions, a change anticipated to pave the way for future higher density dwelling units.

Single-detached house demolitions were highest in the RS zone (342 dwelling units). Other zones with single-detached development activity were the Griesbach Low Density Residential Flex Zone (GLDF) (which added 47 dwelling units) and Small Scale Flex Residential (RSF) (which added one dwelling unit). The remaining demolitions of 86 dwelling units occurred in other zones.

High Growth Neighbourhoods

Figures 9 and 10 illustrate the 10 neighbourhoods with the most net new semi-detached dwelling units and single-detached dwelling units in 2025. These neighbourhoods collectively account for 52 per cent of all semi-detached houses and 22 per cent of all single-detached houses approved within the redeveloping area during 2025. Although situated within the redeveloping area, some of these neighbourhoods exhibit characteristics similar to those in developing areas. Specifically, some neighbourhoods possess a supply of undeveloped low density residential lots (e.g. Griesbach and Bergman neighbourhoods), which facilitates a development pace and type comparable to that observed in developing areas.

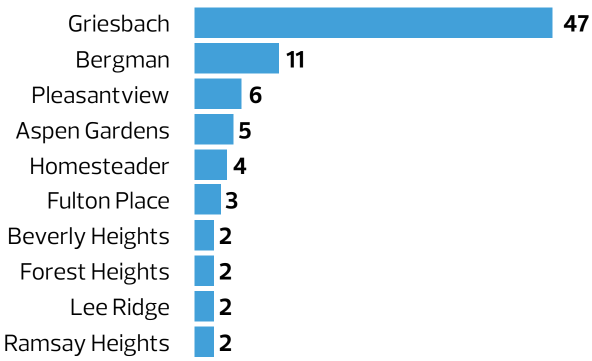


Figure 9. Top Ten Neighbourhoods by Net New Single-Detached Houses, 2025

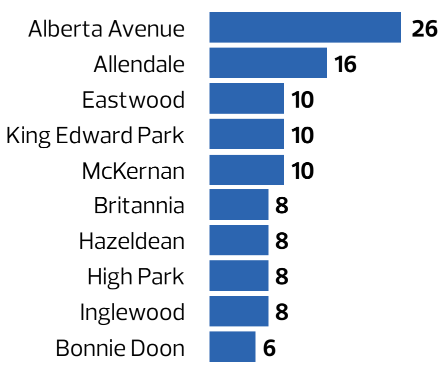


Figure 10. Top Ten Neighbourhoods by Net New Semi-Detached Houses, 2025

Note: includes net neighbourhood losses of single-detached houses.

Development Trend 2020 – 2025

Since 2020, single-detached demolitions have been gradually increasing. This aligns with the expected increase in single-detached demolitions as redeveloping neighbourhoods enter the revitalization lifecycle stage. The City Plan calls for a gradual increase in infill development. As the demolition of single-detached houses are typically followed by the construction of more dwelling units, single-detached demolitions are an early indicator of infill growth. Therefore, this trend is in alignment with The City Plan vision.

Even though the volume of single-detached demolitions is increasing, it represents a very small portion of single-detached units in the redeveloping area.

Estimated number of single-detached dwelling units existing in 2019: **157,000** dwelling units	Number of single-detached dwelling units demolished, 2020-2025: **2,966** dwelling units
Proportion of single-detached dwelling units demolished: **less than 2%**	Average age of single-detached dwelling units when demolished: **74** years

Some neighbourhoods in the redeveloping area (Kirkness, Bergman and Homesteader) have seen growth in single-detached and semi-detached dwelling units. In addition, the Griesbach and Alberta Avenue neighbourhoods experienced significant clustering of net new single-detached and semi-detached dwelling units from 2020 to 2025. Refer to Appendix 3 to see a spatial distribution of total net new semi-detached and single-detached dwelling units across neighbourhoods over this period.

SECONDARY SUITES AND BACKYARD HOUSES

In 2025, 1,912 secondary suites and 297 backyard houses were approved in the redeveloping area, for a total of 2,209 net new dwelling units (Figure 11). This combined total represents a 55 per cent increase from 2024 and is 110 per cent higher than the annual average of secondary suites and backyard houses approved in the redeveloping area (1050 dwelling units) since 2020.

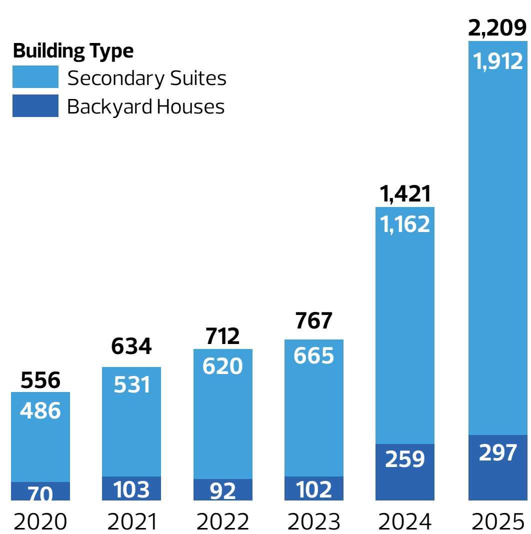


Figure 11. Annual Net New Redeveloping Area Backyard Houses and Secondary Suites, 2020-2025

In 2025, secondary suites were primarily added to new row houses (Figure 12), while backyard houses were most often paired with existing or new single-detached houses; a considerable share were also added to new semi-detached houses (Figure 13). Although multi-unit backyard houses account for a small share of total growth, they are becoming more common. In 2025, 55 per cent of backyard house dwelling units were located in buildings that were detached from the primary dwelling unit and contained two or more units, representing the highest proportion recorded to date.[6]

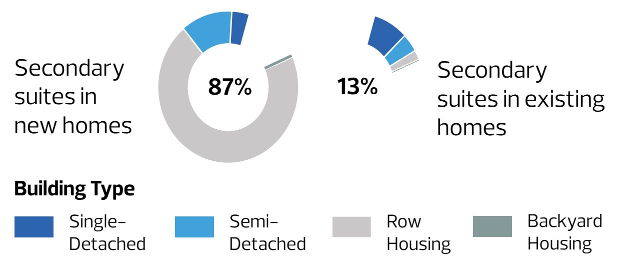


Figure 12. Net New Redeveloping Area Secondary Suites by Principal Dwelling Unit Type, 2025

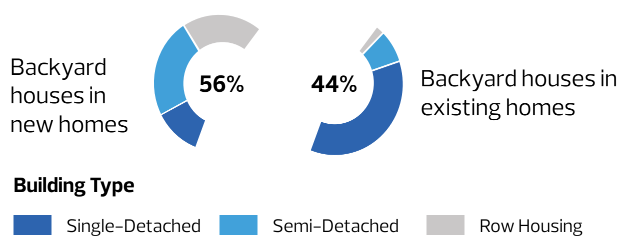


Figure 13. Net New Redeveloping Area Backyard Houses by Principal Dwelling Unit Type, 2025

Zoning

In 2025, most of the net new secondary suites and backyard houses were approved in the RS zone (88 per cent of secondary suites and 94 per cent of backyard houses). This is expected as these types of dwelling units are typically associated with row houses, semi-detached and single-detached dwelling units, which are typical in the RS zone.

High Growth Neighbourhoods

The 10 neighbourhoods in the redeveloping area with the highest number of net new secondary suites and backyard houses in 2025 only accounted for 31 per cent and 36 per cent of total approvals for these housing forms, respectively (Figures 14 and 15). This indicates that these types of dwellings are more widely dispersed than other types.

Secondary suites tend to be built in neighbourhoods with high row house development, while backyard houses are most common in neighbourhoods characterized by single-detached or semi-detached houses.

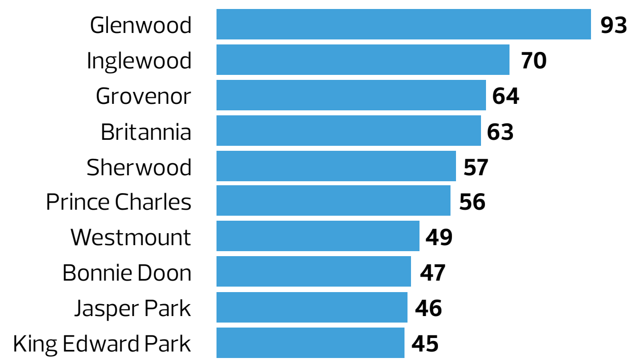


Figure 14. Top Ten Neighbourhoods by Net New Secondary Suites, 2025

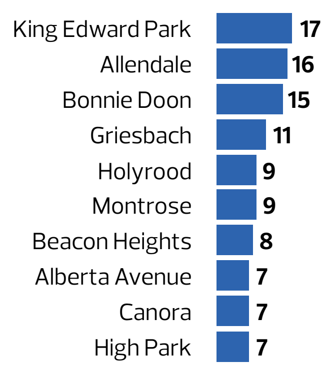


Figure 15. Top Ten Neighbourhoods by Net New Backyard Houses, 2025

Development Trend 2020 – 2025

Secondary suites and backyard houses are more prevalent outside of PGAs and nodes and corridors and tend to appear in neighbourhoods that have higher counts of low density net new dwelling units compared to other redeveloping area neighbourhoods. While this trend supports The City Plan's direction for greater housing diversity, it may be contributing to the decreasing overall proportion of net new dwelling units in PGAs or nodes and corridors. While PGAs and nodes and corridors are anticipated to have mostly apartment dwellings, secondary suites and backyard houses may appeal to a similar market segment. Refer to the [2025 Approved Net New Dwellings Report] for more information about growth trends in the nodes and corridors.

These housing types play a more significant role in the housing stock in the redeveloping area than in the city as a whole. Between 2020 and 2025, secondary suites and backyard houses made up about 26 per cent of all net new dwelling units approved in the redeveloping area, compared to 18 per cent on a citywide basis.

6 Multi-unit backyard houses refers to residential buildings that contain more than one self-contained dwelling unit and that is not attached to the primary dwelling unit on that property. An example of this could be a garage with two self-contained dwelling units above it.

Secondary suites in particular show significant clustering in neighbourhoods that are also experiencing significant clustering of row houses. This is not surprising, as row houses are often built with secondary suites. Some examples of these neighbourhoods include Glenwood, Britannia Youngstown, West Jasper Place, Sherwood, Canora, and Prince Charles. Refer to Appendix 3 to see a spatial distribution of total net new secondary suites and backyard house dwelling units across neighbourhoods over this period.

DATA NOTES

Building Type Definitions

The following building type categories are considered in this report. Note that none of the definitions consider tenure type (e.g. both rental and ownership units are included in the "apartments" category, there is no separate category for condominium units):

- **Apartments** are a type of multi-unit housing that are arranged in a horizontal or vertical configuration. They can also be found in mixed use buildings that have commercial and residential uses.

- **Row houses** are ground-oriented residences containing three or more dwelling units per building. Each dwelling unit has direct street access and may include some private open space. These building types may have one or more secondary suites/backyard houses; those dwelling units are counted separately in the secondary suites/backyard houses category.

- **Semi-detached houses** are buildings with two principal dwelling units that have direct, separate, and individual access to ground level. Although Zoning Bylaw 20001 classifies vertically stacked dwelling units as a duplex and side-by-side dwelling units as semi-detached, the two forms are grouped for analytical purposes to simplify reporting. These building types may have one or more secondary suites/backyard houses; those dwelling units are counted separately in the secondary suites/backyard houses category.

- **Single-detached houses** are buildings with one principal dwelling unit that has direct access to ground level. Single-detached houses may have one or more secondary suites/backyard houses; those dwelling units are counted separately in the secondary suites/backyard houses category.

- **Secondary suites** are subordinate to, and located within, a principal low density residential dwelling unit (i.e. row houses, semi-detached, duplex or single-detached houses) or a backyard house and have separate entrances from the principal dwelling unit.

- **Backyard houses** are separate buildings containing one or more dwelling units and are subordinate to the principal dwelling units. In this report, "backyard houses" includes garden and garage suites permitted up to the end of 2023 by former Edmonton Zoning Bylaw 12800.

Data Sources and Methodology

Building permits are used as a growth indicator because they are required for all new buildings and almost all changes to existing buildings (including demolitions) in the city. They are issued after development permit approval and provide more details on the type of development that is approved (e.g. more precise locations of buildings). Building permits are issued for some renovations, whether or not there is a net change in dwelling unit count. For this report, only building permits that resulted in at least one net new dwelling unit are considered.

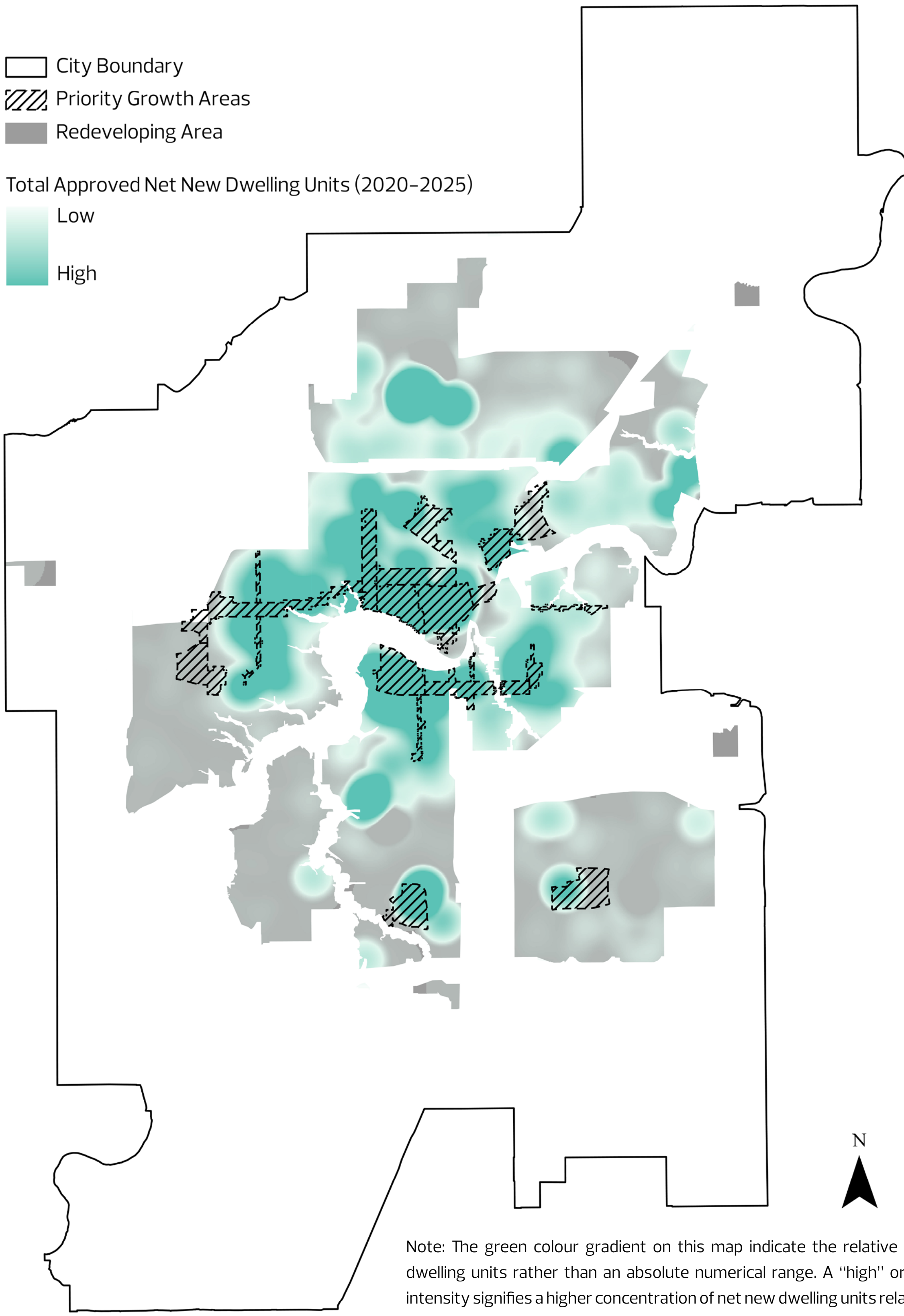
The methodology to analyze net new dwelling unit growth and distribution is continuously refined to improve accuracy. Therefore, any reference to net new dwelling units in past years in this report may be slightly different from the data reported in previous reports.

For a deeper dive into residential trends, the interactive building permit dashboard on the Monitoring and Analyzing Growth webpage allows for customized data visualization. This dynamic tool complements the static reports by enabling users to filter and analyze net new dwelling units data in real time.

APPENDIX 1: TOTAL APPROVED NET NEW DWELLING UNITS BY BUILDING TYPE IN EACH PGA (2025)

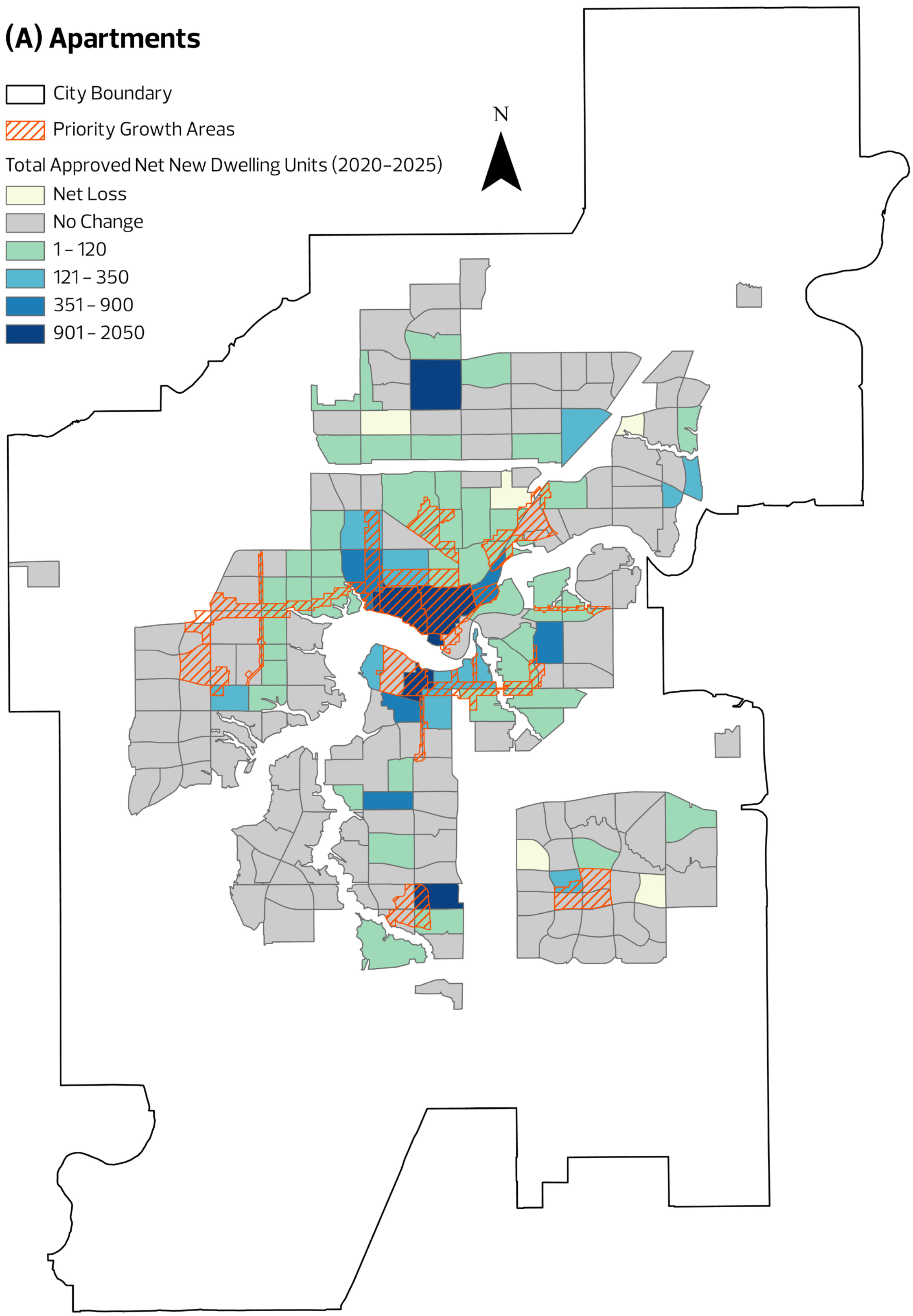
Geography (PGAs)	Single Detached	Semi-Detached	Row House	Secondary Suite	Backyard House	Low-rise (1–4 Storeys)	Mid-rise (5–8 Storeys)	High-rise (9–20 Storeys)	Grand Total
101 Avenue	–1	0	5	5	0	0	0	0	**9**
109 Street	–7	2	11	13	0	0	61	0	**80**
124 Street	–11	4	55	59	5	7	166	0	**285**
156 Street	–2	–2	8	7	0	42	0	0	**53**
Blatchford – NAIT – Kingsway	0	0	0	0	0	0	0	0	**0**
Bonnie Doon	0	0	–74	0	0	0	0	0	**–74**
Centre City – Downtown	0	0	0	0	0	1	152	51	**204**
Centre City – North Edge	–1	0	6	6	0	2	0	0	**13**
Centre City – Quarters	–1	0	0	0	0	0	0	0	**–1**
Centre City – Rossdale	0	0	0	0	0	0	0	0	**0**
Centre City– Wîhkwêntôwin	0	0	0	0	0	–2	0	0	**–2**
Century Park	0	0	0	0	0	0	293	0	**293**
Exhibition	–4	0	0	0	0	0	0	0	**–4**
Mill Woods	0	0	0	0	0	0	199	0	**199**
Stadium	–1	0	0	0	0	35	0	0	**34**
Stony Plain Road	–7	0	24	20	3	0	104	0	**144**
University – Garneau	–6	–2	7	6	0	86	58	0	**149**
WEM – Misericordia	0	0	0	0	0	0	0	0	**0**
Whyte Avenue /99 Street	–20	4	24	22	7	11	128	0	**176**
PGA Total	**–61**	**6**	**66**	**138**	**15**	**182**	**1161**	**51**	**1,558**
Redeveloping Area (Outside PGAs)	–319	207	1,353	1,774	282	469	2,252	0	**6,018**
Grand Total	**–380**	**213**	**1,419**	**1,912**	**297**	**651**	**3,413**	**51**	**7,576**

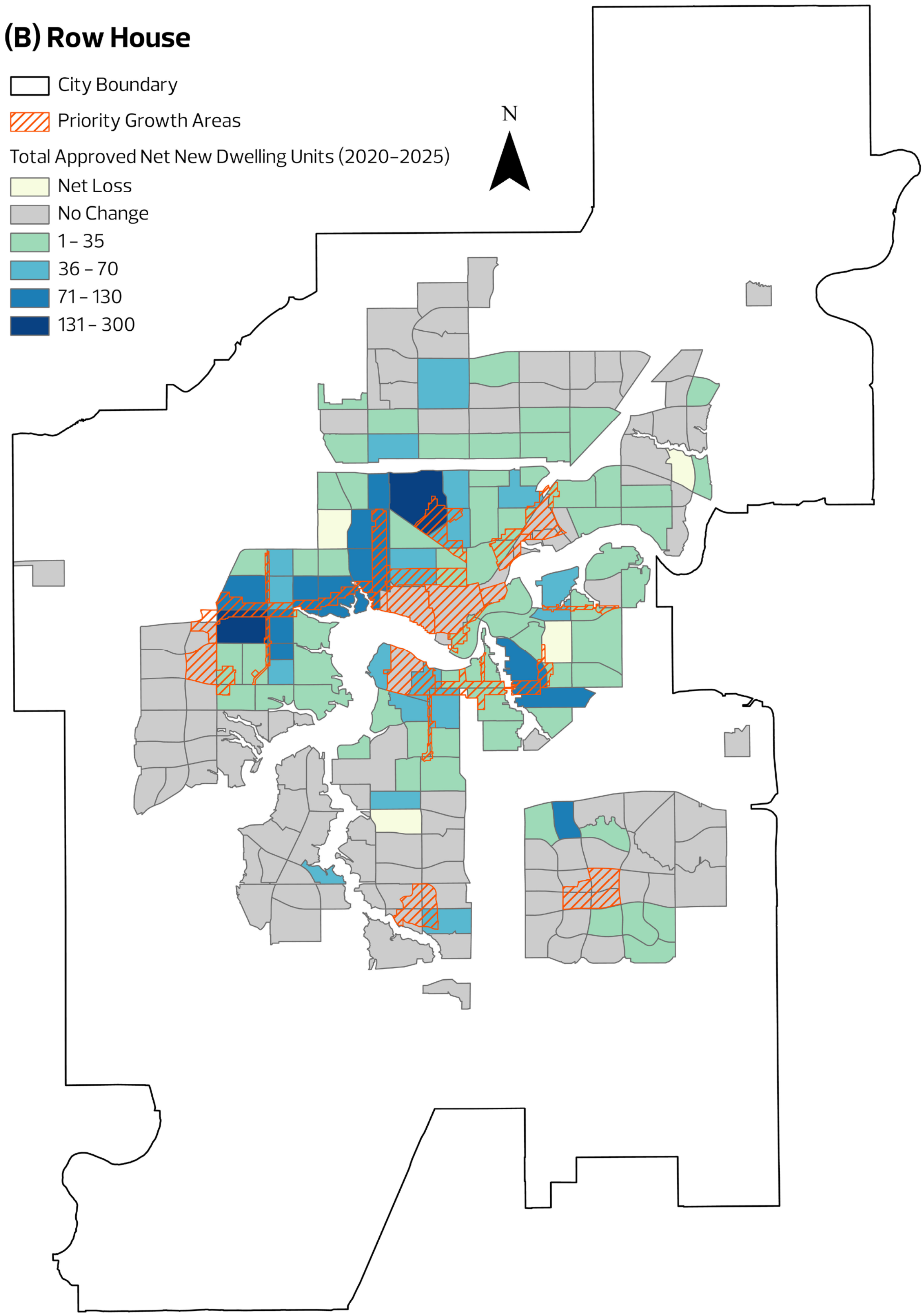
APPENDIX 2: TOTAL APPROVED NET NEW DWELLING UNITS IN REDEVELOPING AREA (2020–2025)



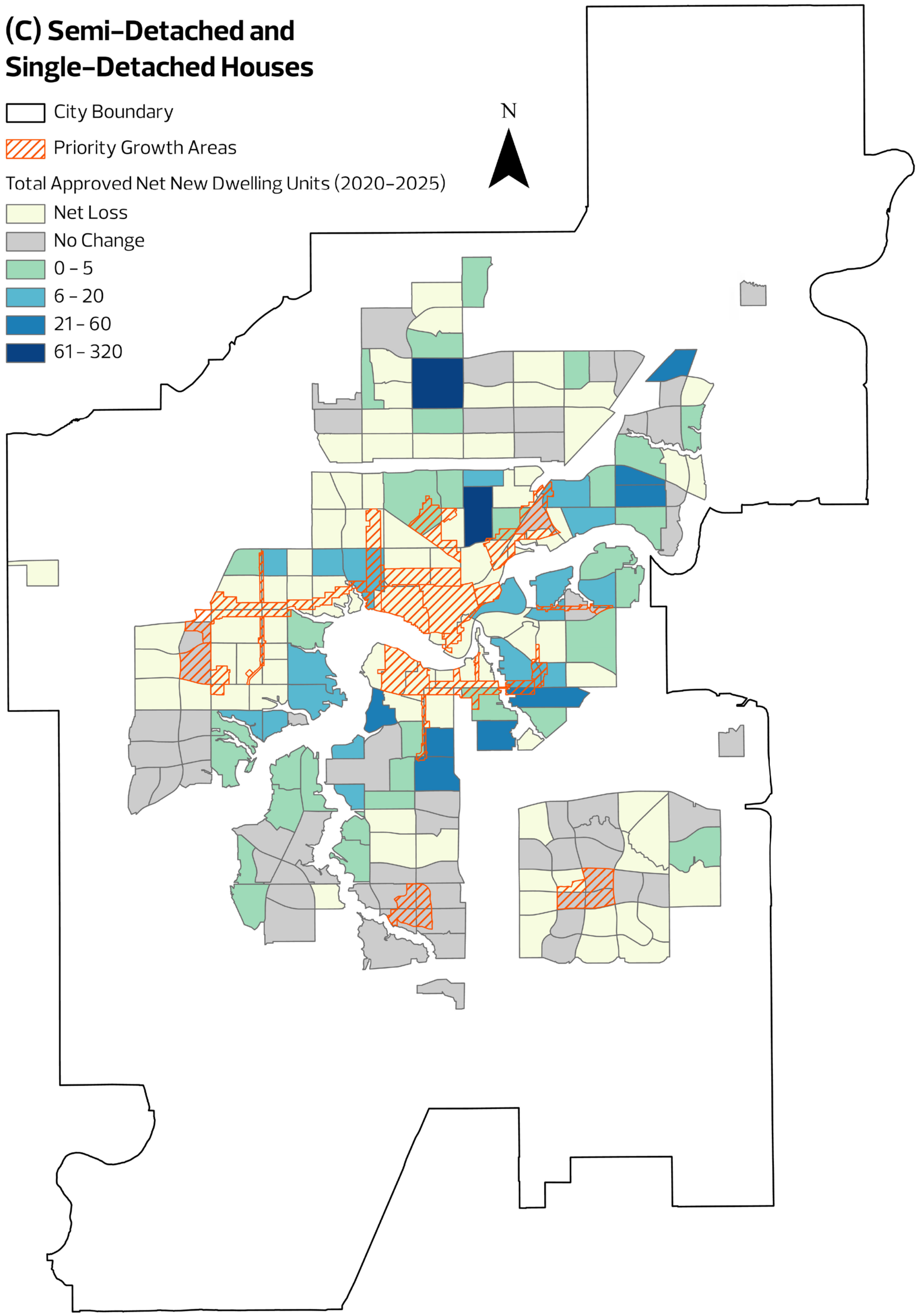
Note: The green colour gradient on this map indicate the relative intensity of net new dwelling units rather than an absolute numerical range. A "high" or darker green colour intensity signifies a higher concentration of net new dwelling units relative to the immediate surroundings, while a "low" or lighter green colour intensity suggests a lower relative concentration.

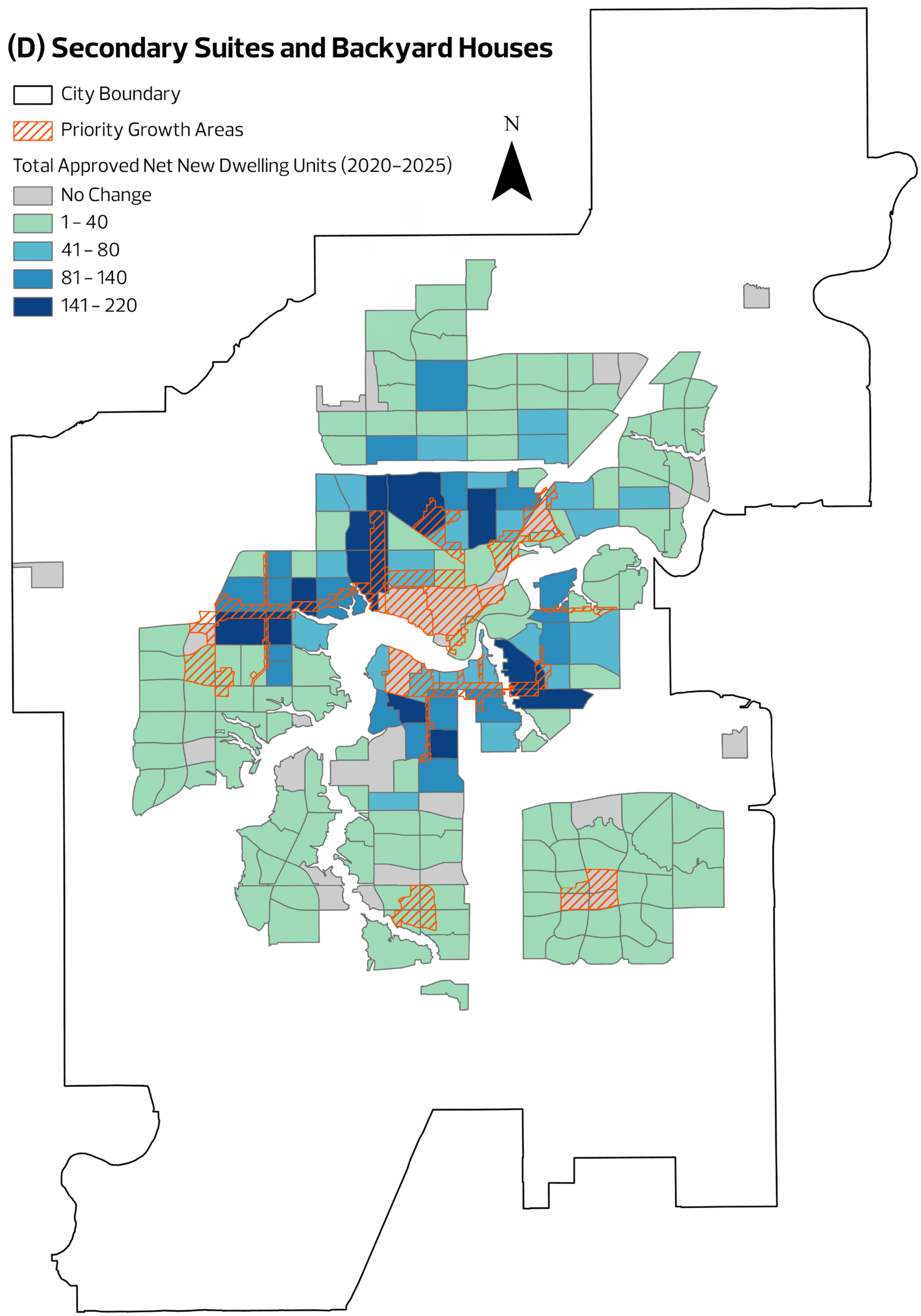
APPENDIX 3: TOTAL APPROVED NET NEW DWELLING UNITS BY BUILDING TYPE IN REDEVELOPING AREA (2020–2025)




(B) Row House
City Boundary
Priority Growth Areas
Total Approved Net New Dwelling Units (2020–2025)
Net Loss
No Change
1 – 35
36 – 70
71 – 130
131 – 300
N

(C) Semi-Detached and Single-Detached Houses




(D) Secondary Suites and Backyard Houses
City Boundary
Priority Growth Areas
Total Approved Net New Dwelling Units (2020-2025)
No Change
1 – 40
41 – 80
81 – 140
141 – 220
N

APPENDIX 4: IN FOCUS – EIGHT-12 PLEX (ROW HOUSES AND ASSOCIATED SECONDARY SUITES)

Definition: Eight-12 plex developments are typically constructed as row houses with four to six principal dwelling units and a corresponding number of secondary suites, resulting in a total of eight to 12 dwelling units within a single building.

Key Findings

- **Zoning and Location in relation to Nodes and Corridors:** These housing types were mainly approved outside nodes and corridors and in the RS zone (Table 1). In the RS zone, the average height is two storeys, while in the RSM zone (outside the nodes and corridors), the average height is three storeys (Figure 1). This indicates that they typically meet the intent of the zones (RSM for larger scale building types compared to those in the RS zone) and are also in alignment with The City Plan vision (prioritizing smaller scale housing types outside the nodes and corridors).

- **Growth Hotspots:** The 10 neighbourhoods with the highest number of eight-12 plex developments made up about 47 per cent of the total eight-12 plex developments approved in the redeveloping area (Figure 2). Glenwood had the highest proportion of eight-12 plex developments, accounting for eight per cent of all eight-12 plex developments across all the redeveloping area neighbourhoods.

Table 1: Eight-12 Plex Dwelling Units by Zone, 2025

Zoning	Inside Nodes and Corridors	Outside Nodes and Corridors	Grand Total
BRH	–	48	48
DC2	–	40	40
RM	84	88	172
RS	249	1,637	1,886
RSM	–	18	18
Grand Total	**333**	**1,831**	**2,164**

	RS Zone	**RSM** Zone
Inside Node or Corridor	2.0	-
Outside Node or Corridor	2.0	3.0

Figure 1. Average Number of Storeys per Building Permit for New Eight-12 Plex Developments, 2025

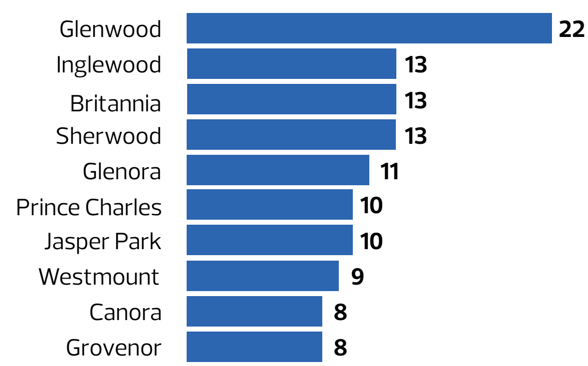


Figure 2. Top Ten Neighbourhoods by Eight-12 Plex Developments, 2025