

Accommodating Growth While Maintaining Neighbourhood Integrity

Presentation by: Debby Kronewitt Martin

Figure 43
City Housing Types

Unit Type	Acronym	Description	Household Size
Low Density	LDR	Single detached homes, semi-detached homes, duplex units.	2.8
Medium Density Row	MDR-R	Row housing, triplex units, collective residences.	2.8
Medium Density Apartment	MDR-A	Apartment-style housing with less than five stories.	1.8
High Density	HDR	Apartment-style housing with five or more stories.	1.5

Source: The City Plan - Economic, Demographic and Market Study, May 2019

Figure 44
City Housing Demands by Housing Type, Current and Future

Unit Type	Current Housing Demands	Future Housing Demands (2035-2065)
LDR	55%	50%
MDR-R	12%	13%
MDR-A	28%	29%
HDR	5%	8%

Source: The City Plan - Economic, Demographic and Market Study, May 2019

Baseline Market Scenario

Unit and Population Absorption by Unite Type, 2065

	LDR	MDR-R	MDR - A	HDR	Total
Units	173,500	50,000	100,600	24,800	348,900
Infill (% of units)	10%	14%	39%	26%	20%
No. of units % represents*	17,350	7,000	39,234	6,448	69,780
Population	485,700	140,100	181,000	37,200	844,000
Cumulative Population = 1,800,000					

Source: The City Plan - Economic Demographic and Market Study, May 2019

*No of units % represents was added to original table.

Full Population Scenario

Unit and Population Absorption by Unite Type, 2065

	LDR	MDR-R	MDR - A	HDR	Total
Units	220,900	55,800	124,800	31,900	433,400
Infill (% of units)	31%	27%	44%	21%	33%
No. of units % represents*	68,479	15,066	54,912	6,699	143,022
Population	618,500	156,200	224,600	47,900	1,050,000
Cumulative Population = 2,000,000					

Source: The City Plan - Economic Demographic and Market Study, May 2019

*No of units % represents was added to original table.

Comparison of Scenario Targets With City of Edmonton Infill Reports

	Baseline Scenario Targets Units Per Year	Full Population Scenario Targets Units Per Year	2015 - 2020 Infill Report Average Units per year	2021 Redeveloping Area Infill Annual Report Units	2022 Redeveloping Area Infill Annual Report Units
LDR	377	1489	625	819	812
MDR-R	152	328	109	380	264
MDR-A & HDR*	993	1339	1588	1241	3109
Total Units	1522	3156	2322	2440	4185

Source: Economic, Demographic and Market Study, City of Edmonton Redeveloping Area Infill Reports

* Note: Apartment heights were not provided in the Infill Reports. The MDR-A and HDR totals were combined to allow the comparison of total apartment units in both scenarios with the infill reports. Annual targets for each building type by scenario and by infill reports were calculated by dividing total infill units by the number of years to reach full build out in 2065.

Comparison of Scenario Targets With the City of Edmonton Infill Reports