

RS - Small Scale Residential Zone Development Permit Data Analysis

Summary of Findings

Administration assessed the development permit data for the RS - Small Scale Residential Zone in Zoning Bylaw 20001 for 2024. This data was compared with the last five years of development under former Zoning Bylaw 12800 (from 2019 to 2023) to better understand the mix of housing being approved in the small scale residential zones.

For the purpose of this report, the term 'multi-dwelling housing' means any new development that comprises more than one residential unit. This includes single detached housing built with backyard housing or secondary suites, semi-detached housing, duplexes, row housing and multi-unit housing. When discussing total dwelling unit counts, secondary suites and backyard houses have been included in the analysis as they represent units added to the site.

Three development trends emerged from the data analysis:

1. While single detached housing comprises 46 per cent of the total development permits approved in the RS Zone in 2024, it only comprises 15 per cent of the total dwelling units approved.
2. Redeveloping areas are seeing a greater proportion of new multi-dwelling housing units approved compared to developments on sites with only a single detached house.
3. There is a significant increase in the number of row housing developments approved in the redeveloping areas.

Development Permits in the RS Zone

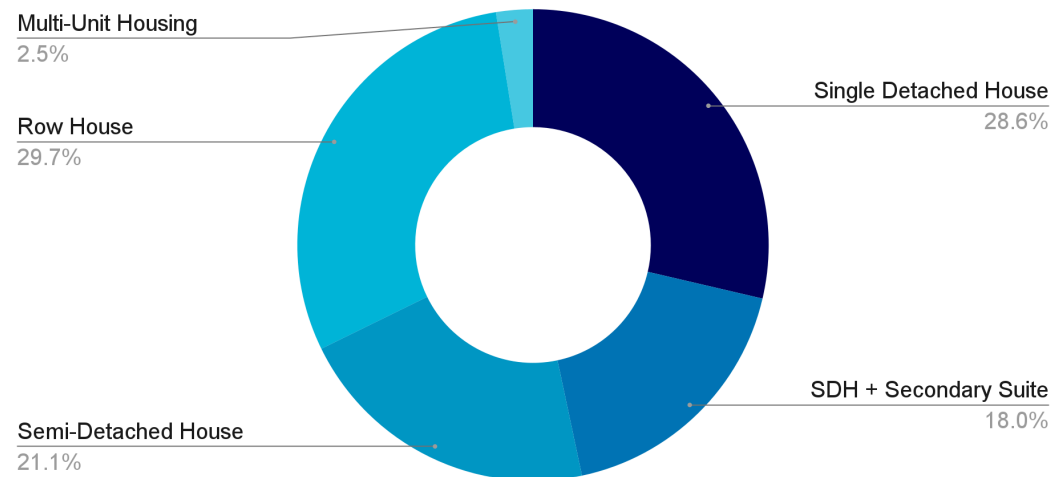
Residential Development Permits Approved in the RS Zone in 2024

In 2024, there were 555 development permits issued in the RS Zone for single detached housing, semi-detached housing, row housing and multi-unit housing buildings. While single detached housing was the most prominent housing type approved in the RS Zone in 2024, when compared to other forms of multi dwelling housing, it is less than half (46 per cent) of the total number of new residential development permits approved.

Table 1

Housing Type	Total Number of Approved Development Permits
Single Detached House only	159
Single Detached House (SDH) + Secondary Suite	100
Semi-Detached House and Duplex	117
Row House	165
Multi-unit Housing	14
Total	555

Graph 1 - Percentage of Approved Development Permits by Housing Type



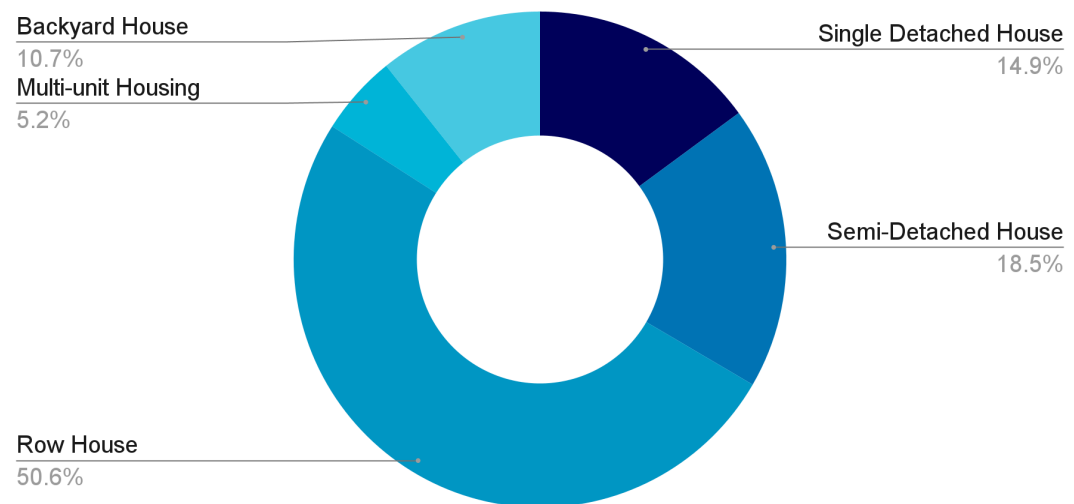
Dwelling Units Approved in the RS Zone in 2024

The 555 development permits issued in 2024 for single detached housing, semi-detached housing, row housing and multi-unit housing in the RS Zone resulted in 2,403 new residential dwelling unit approvals. More than half of the dwelling units approved in 2024 were for row housing. This is in part a result of more flexible zoning combined with Canada Mortgage and Housing Corporation (CMHC) funding availability, as indicated by stakeholders. A much smaller number of multi-unit housing dwelling units were approved in the RS Zone in 2024 compared to row housing. Stakeholders thought that this could be in part a result of more onerous building code requirements for multi-unit housing in the form of small scale apartments.

Table 2

Housing Type	Total Number of Dwelling Units Approved
Single Detached House	359
Semi-Detached House	444
Row House	1216
Multi-unit Housing	126
Backyard House	258
Total	2403

Graph 2 - Percentage of Development Units Approved by Housing Type

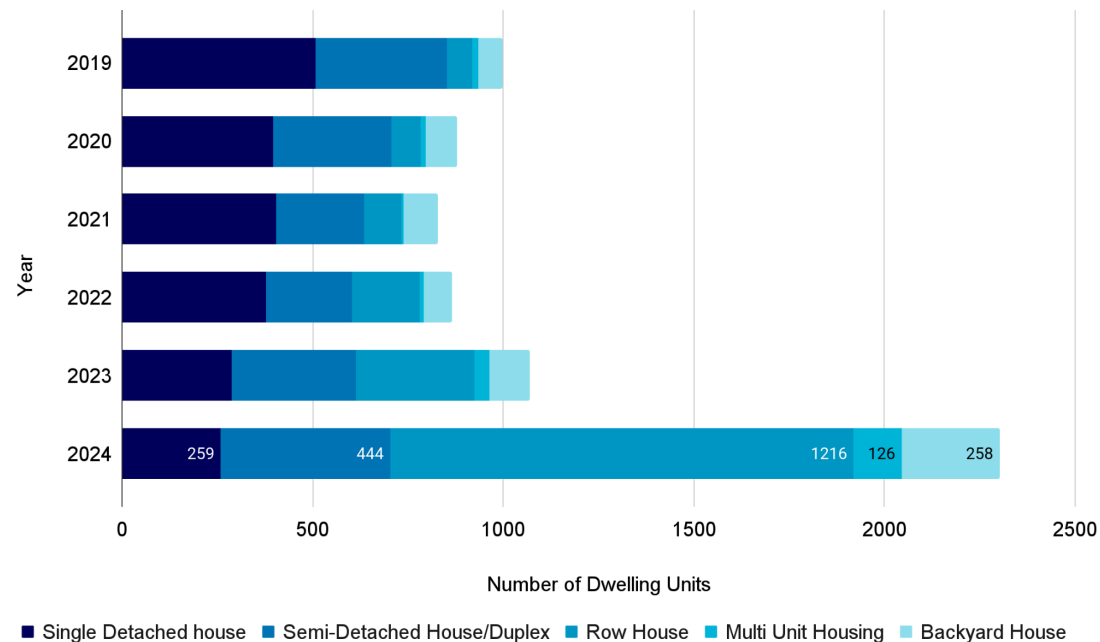


Historical Analysis of Residential Development by Dwelling Unit Count

Dwelling Units Approved from 2019 to 2024

2024 yielded a significantly higher number of dwelling unit approvals compared to the previous five years, driven primarily by the increased number of row housing developments. We also see increases in semi-detached housing, multi-unit housing and backyard housing being approved in the RS Zone, with a corresponding decrease in the number of units approved for a single detached house. This seems to indicate that the Zoning Bylaw is effective in enabling a greater variety of housing being approved in this zone compared to previous years.

Graph 3 - Number of Dwelling Units Approved from 2019 - 2024

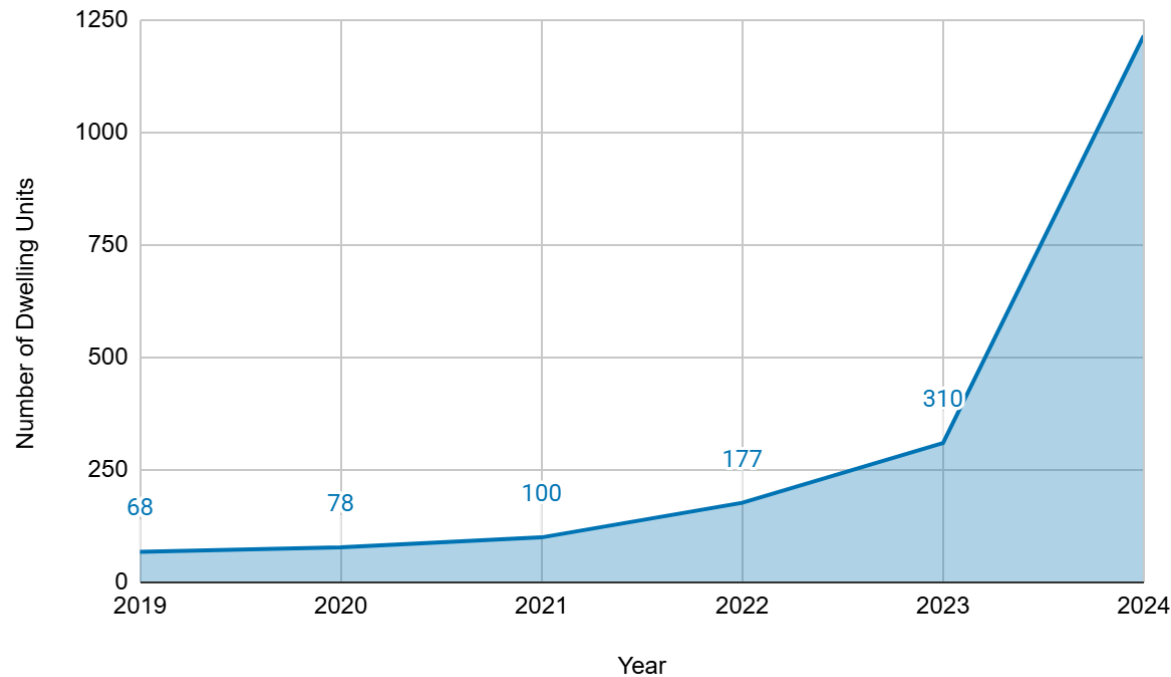


Note: 2019-2023 data includes the RF1, RF2, RF3 and RF4 Zones and 2024 data includes the RS Zone

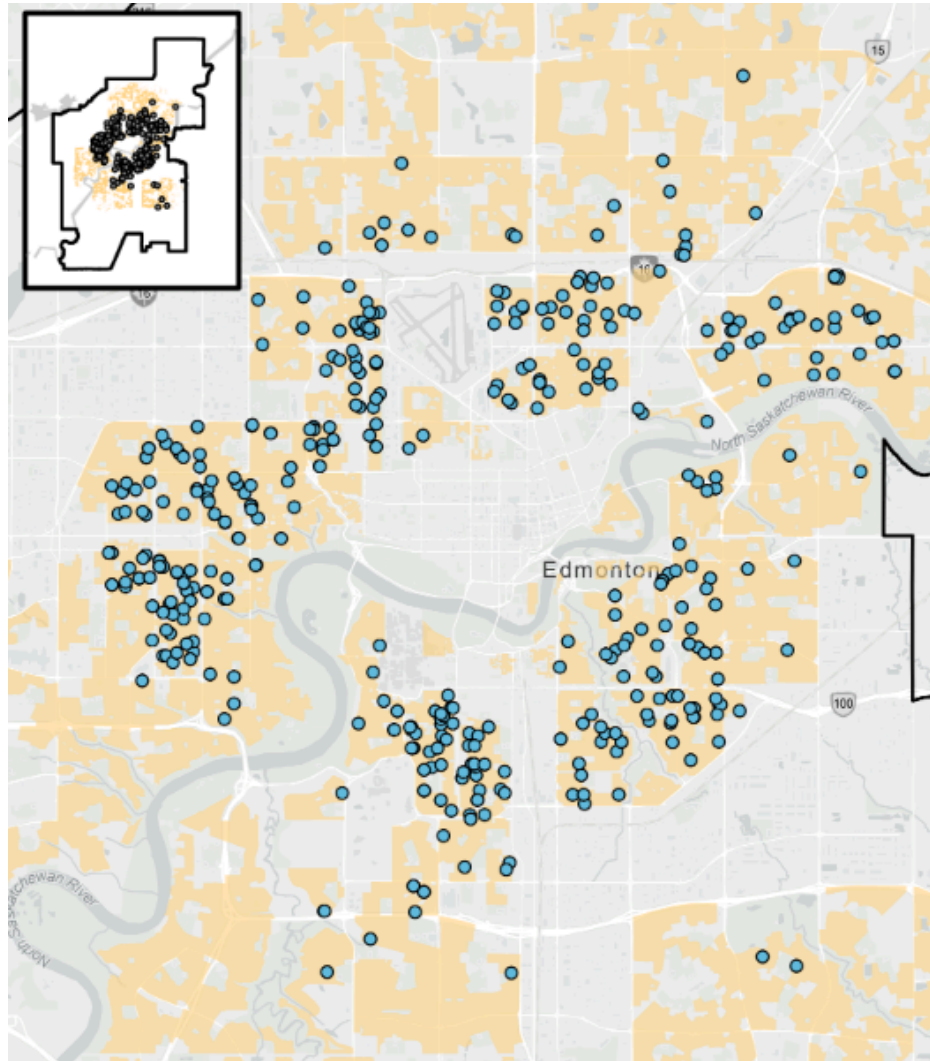
Increase in Row Housing

Since 2019, Edmonton has seen a steady increase in the number of row housing developments approved within the city. This reflects Zoning Bylaw amendments that have been made over time to remove zoning barriers to infill and missing middle housing. The greater flexibility of Zoning Bylaw 20001 to enable more forms of housing and improved financial support from other levels of government have resulted in greater interest in 2024 to build row housing in Edmonton, as seen in the number of dwelling units approved last year.

Graph 4 - Row Housing Dwelling Units Approved from 2019 to 2024






Note: 2019-2023 data includes the RF1, RF2, RF3 and RF4 Zones and 2024 data includes the RS Zone

Map 1: Multi-Dwelling Housing Approvals in the RS Zone in 2024

The geographic distribution of approved multi-dwelling housing illustrates that the RS zone is facilitating a greater variety of housing types of varying density across the redeveloping area.

Legend

-  Edmonton City Boundary
-  Small Scale Residential Zone (RS)
-  Multi-Dwelling Permit locations in 2024