

A large, stylized leaf graphic in a light green color, positioned on the right side of the page. It has a central vein and several curved, pointed lobes.

Residential Density Handbook

January 2018

INTRODUCTION

Purpose

The residential development examples within this handbook have been compiled to provide a visual context to residential density, based on the number of dwelling units per hectare. The examples have been sourced from St. Albert, Edmonton, and Calgary.

Calculating Density

The following methodology was used to calculate density:

1. The total area of the site or lots was determined from registered subdivision or condominium plans.
2. The total area was divided by the number of dwellings to calculate the dwelling units per hectare (du/ha).

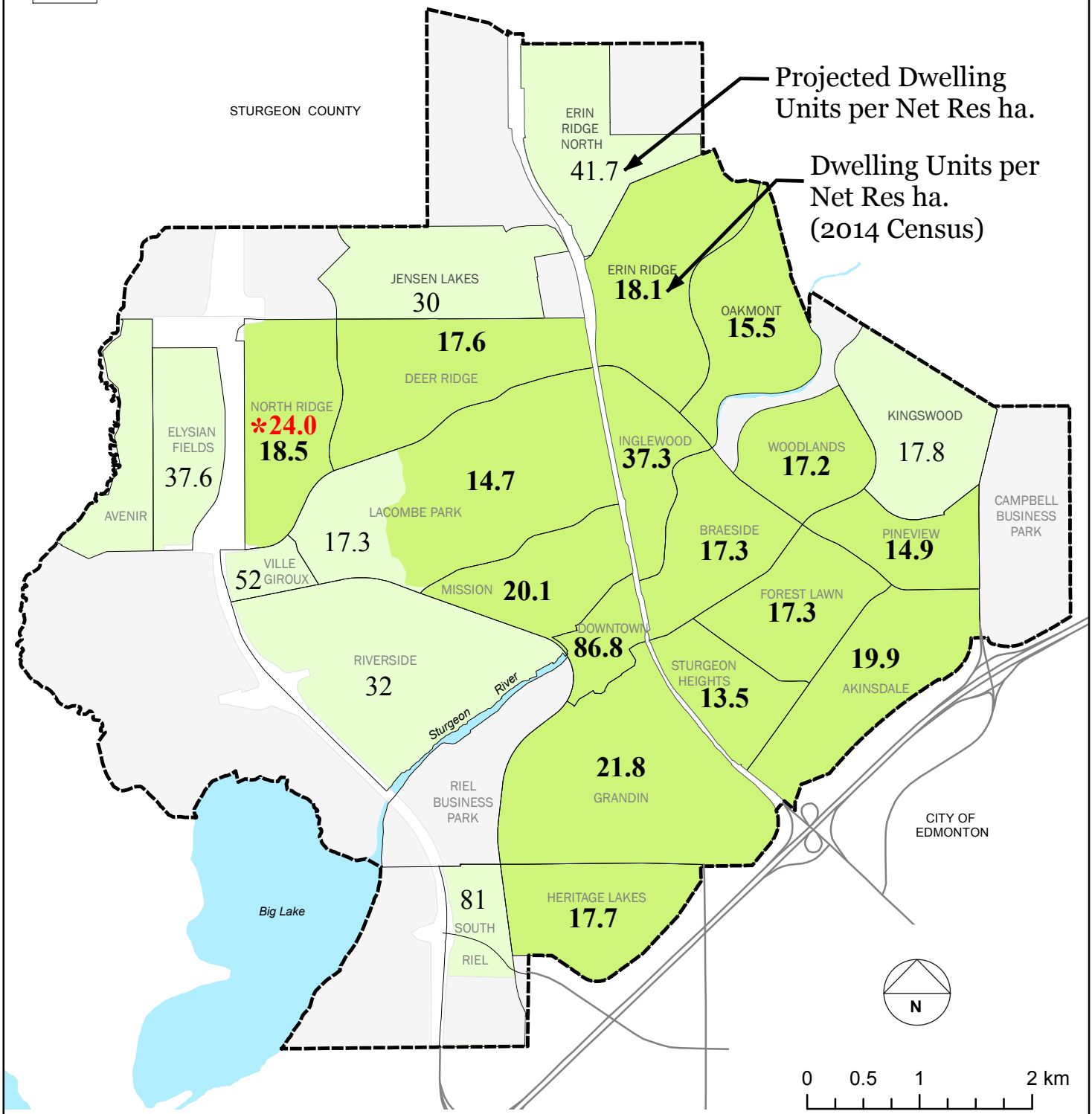
This calculation method is in alignment with the Edmonton Metropolitan Region Board method of calculating dwelling units per net residential hectare (du/nrha). The calculation includes areas used for residential development and excludes areas for parks and trails, school sites, walkways, storm water management areas, and roads.

Definitions

- **"single-detached dwelling"** means a development comprised of 1 dwelling unit on a site separated by open space from any development on an adjoining site;
- **"semi-detached dwelling"** means a single building containing two side-by-side dwelling units each with its own title and direct connection to finished grade.
- **"townhousing"** means a single building comprised of 3 or more dwelling units, each unit with a separate, direct entrance from the exterior; and includes stacked townhousing, back-to-back townhousing, and street-oriented townhousing.
- **"street-oriented townhousing"** means a single building comprised of a row of 3 or more dwelling units, with a separate direct entrance from the exterior.



- Developed Neighbourhood
(Density Based on 2014 Municipal Census)
- Partially Developed/ Planned Neighbourhood
(Projected Density Based on Area Structure Plans)
- Neighbourhood Boundaries



Housing Density - Single-Detached Dwellings

Page 2

Neighbourhood: North Ridge - Napoleon Crescent
Type of Units: Single-Detached with Front Drive Garages
Number of Housing Units: 37
Property Size: 1.6 ha (Typical Lot Size = 10.5 m wide x 33.9 m long)
Density: 23.1 du/ha

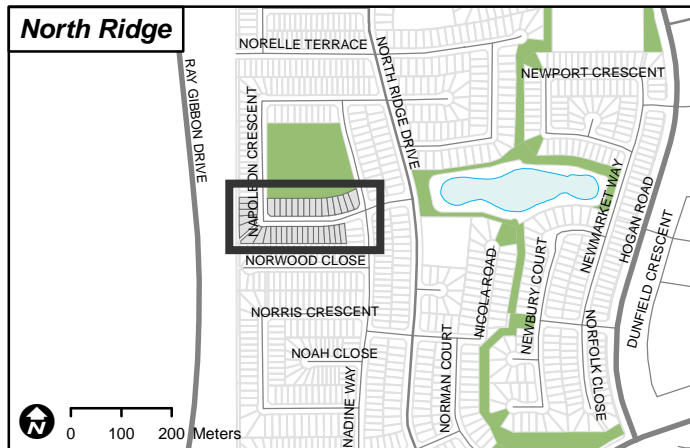
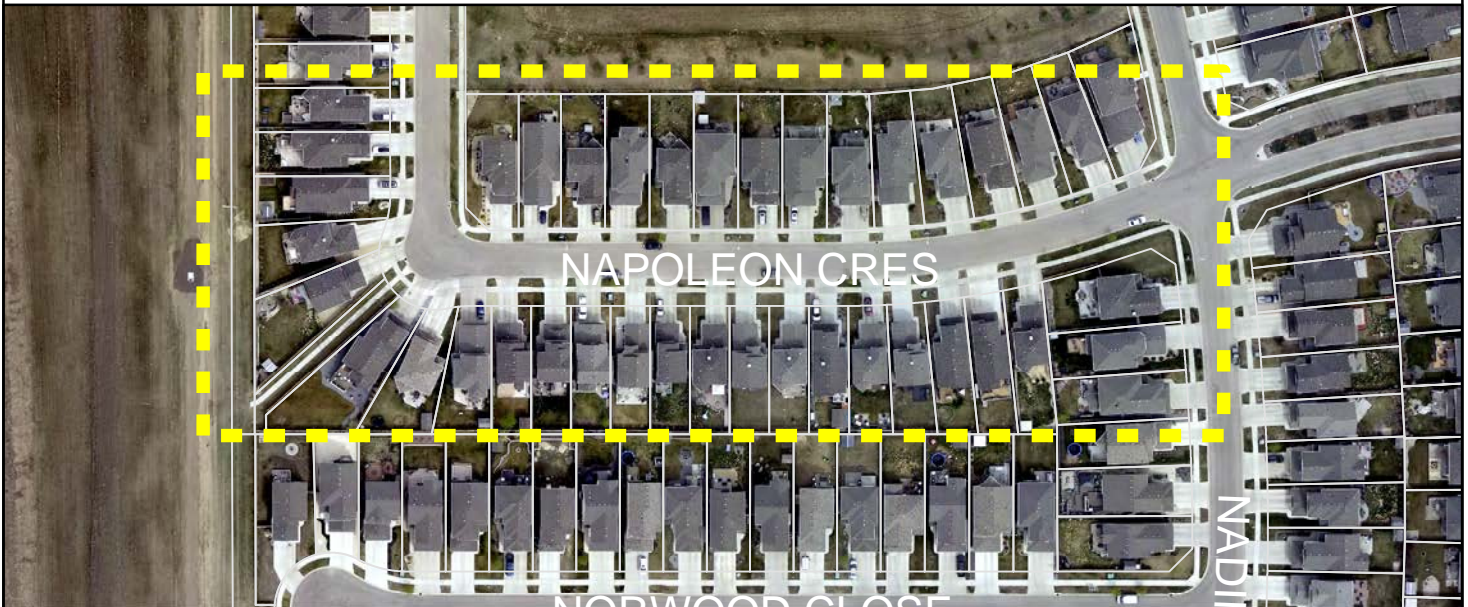


Photo Source: City of St. Albert Stock Photos, 2016

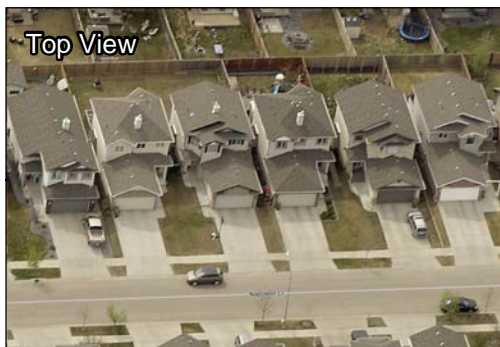


Photo Source: Pictometry Canada, 2016

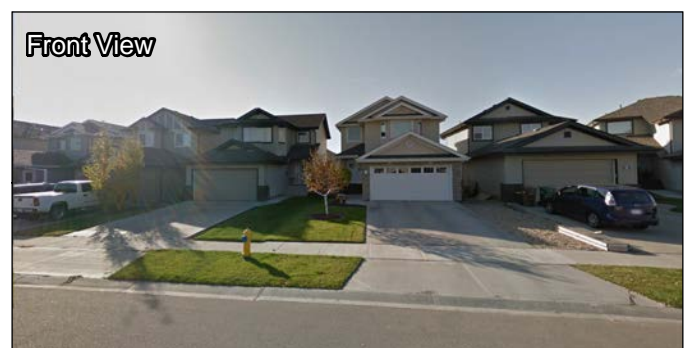


Photo Source: Google Maps - Street View, image captured Oct 2015

This map was prepared January 22, 2018 by the P&D Department

Housing Density - Single-Detached Dwellings

Page 3

Neighbourhood: Summerside - 7015 22 Avenue SW, Edmonton
Type of Units: Single-Detached Dwellings
Number of Housing Units: 48
Property Size: 1.60 ha (Typical Lot Size = 9.4 m wide x 35.7 m long)
Density: 30 du/ha



Photo Source: Google Maps - Street View, image captured Jun 2015



Photo Source: Pictometry Canada, 2016



Photo Source: Google Maps - Street View, image captured Jun 2015

This map was prepared January 22, 2018 by the P&D Department

Housing Density - Single-Detached Dwellings

Page 4

Neighbourhood: Currie Barracks - 17 Murmansk Way SW, Calgary
Type of Units: Single-Detached Dwellings (Lane)
Number of Housing Units: 6
Property Size: 0.214 ha (Typical Lot Size: 10.9 m wide x 33.4 m long)
Density: 28.0 du/ha



Photo Source: Google Maps, Imagery 2018

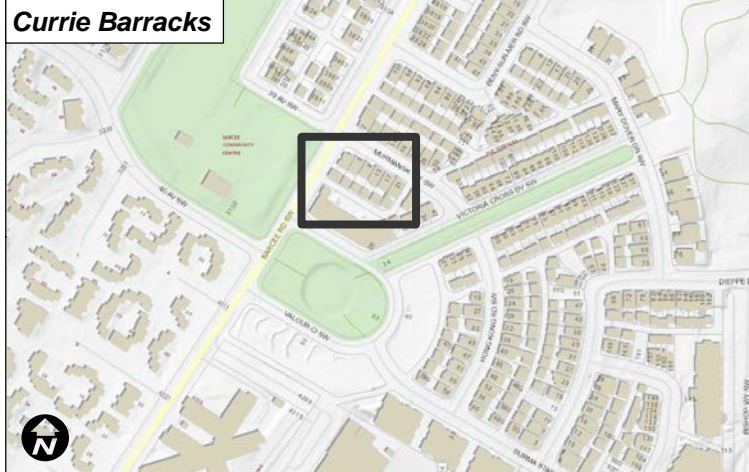


Photo Source: City of Calgary



Photo Source: Google Maps - Street View, image captured Oct 2012



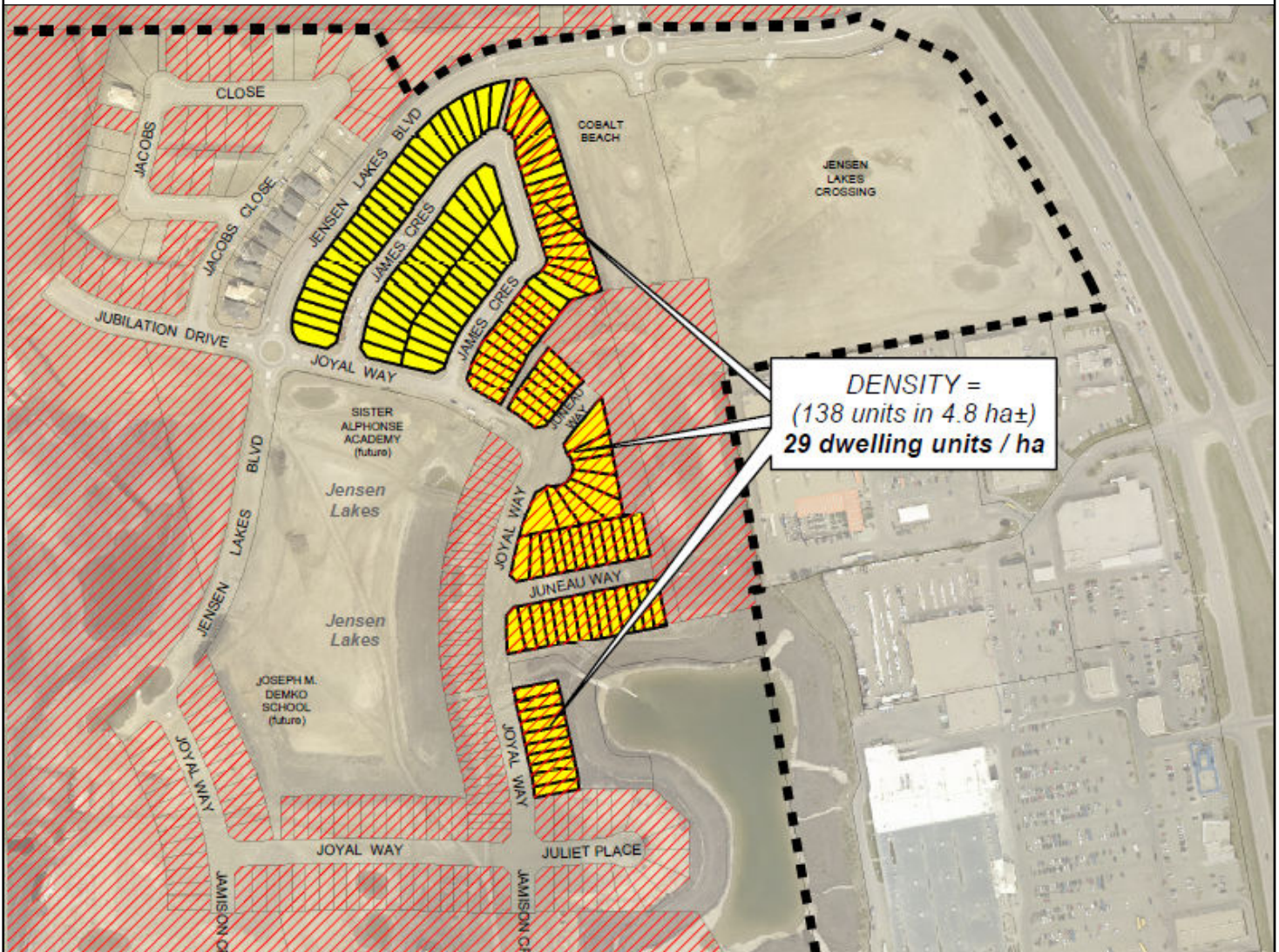
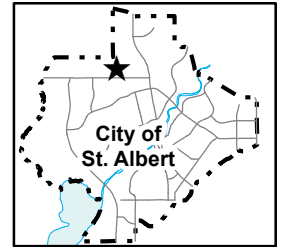
Photo Source: Google Maps - Street View, image captured Oct 2012

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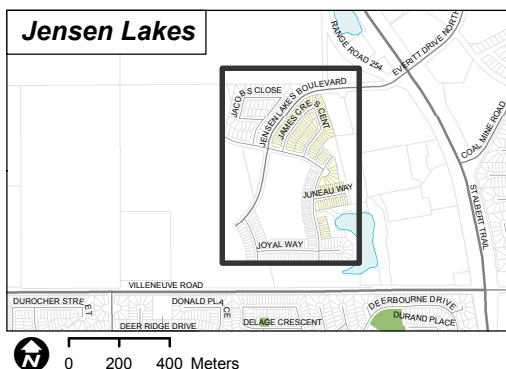
Housing Density - Semi-Detached Dwellings

Page 5

Neighbourhood: Jensen Lakes
Type of Units: Semi-Detached Dwellings
Number of Housing Units: 138
Property Size: 4.8 ha (Typical Lot Size = 9.4 m wide x 35.5 m long)
Density: 29 du/ha



Jensen Lakes



Jensen Lakes Neighbourhood



138 Parcels for Semi-Detached Housing



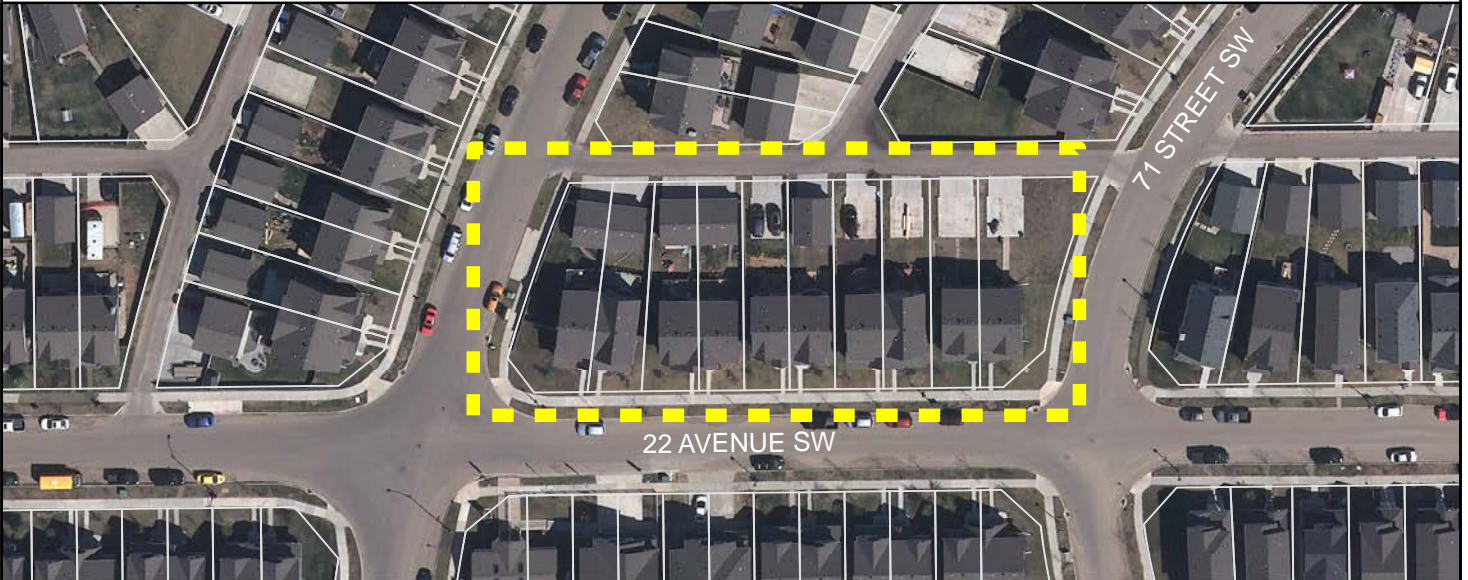
Undeveloped Parcels - as of Nov, 2017

This map was prepared January 22, 2018 by the P&D Department

Housing Density - Semi-Detached Dwellings

Page 6

Neighbourhood:	Summerside - 7117 22 Avenue SW, Edmonton
Type of Units:	Semi-Detached Dwellings with Detached Garages
Number of Housing Units:	10
Property Size:	0.30 ha (Typical Lot Size = 7.6 m wide x 34.5 m long)
Density:	33.3 du/ha



Front View



Photo Source: Google Maps - Street View, image captured Jun 2015

Top View



Photo Source: Pictometry Canada, 2016

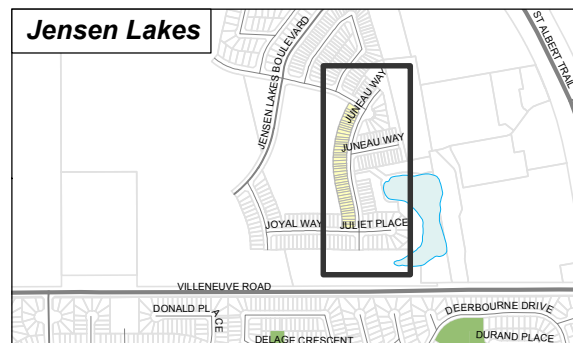
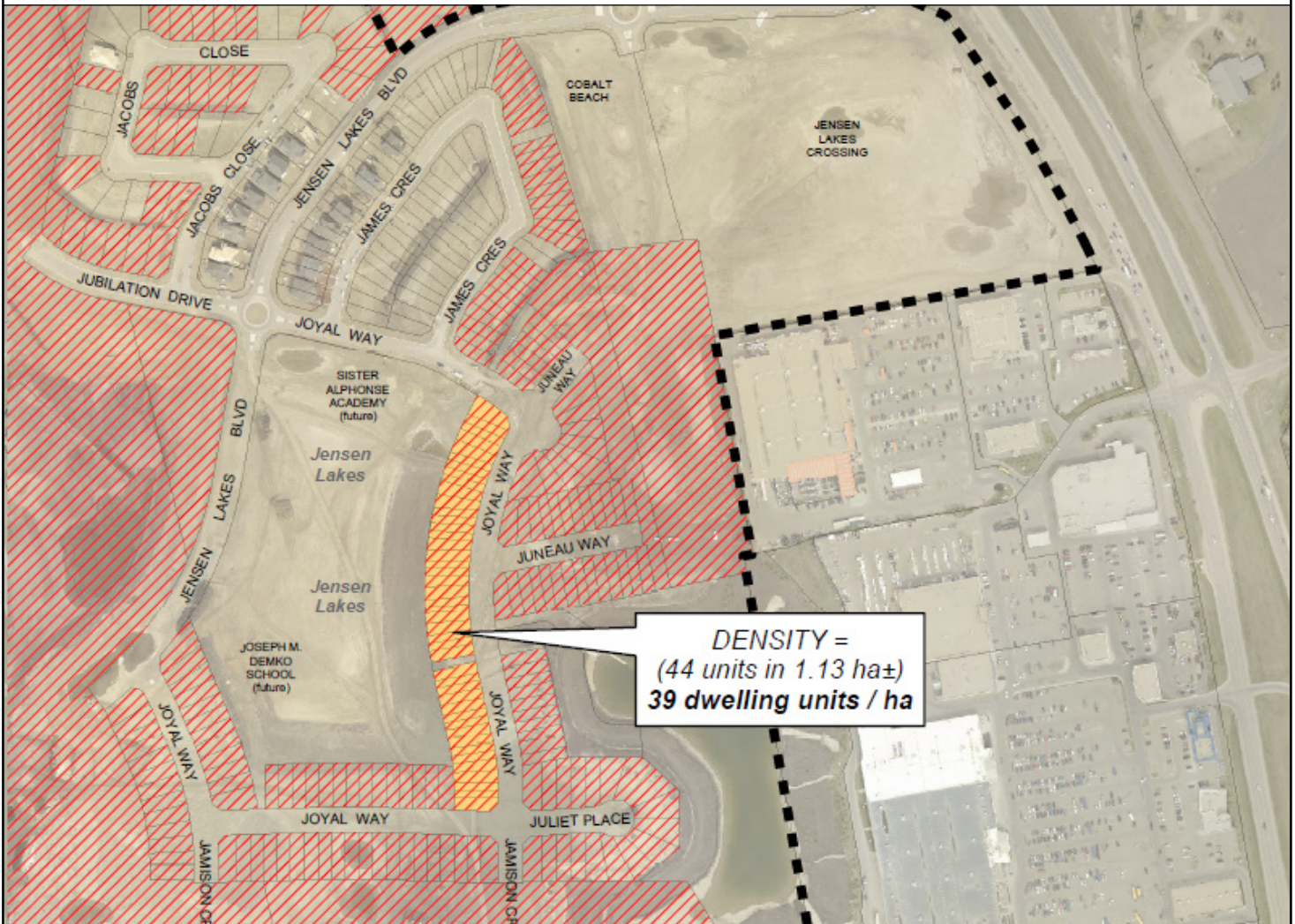
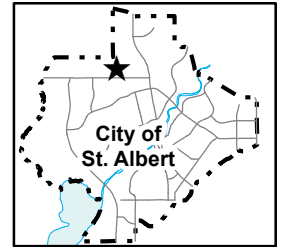
Street View






Photo Source: Google Maps - Street View, image captured Jun 2015

This map was prepared January 22, 2018 by the P&D Department

Neighbourhood: Jensen Lakes
Type of Units: Street-Oriented Townhousing (No Back Lanes)
Number of Housing Units: 44
Property Size: 1.13 ha (Typical Lot Size = 6.5 m wide x 35.0 m long)
Density: 39 du/ha



-  Jensen Lakes Neighbourhood
-  1.13 ha 44 Parcels for Street-Oriented Townhousing
-  Undeveloped Parcels - as of Nov, 2017

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Neighbourhood: Grandin - Garden Crescent, St. Albert
Type of Units: Townhousing with Rear Lane
Number of Housing Units: 66 Units - Built in 1960
Property Size: 1.56 ha (Typical Lot Size = 7.5 m wide x 36.2 m long)
Density: 42.3 du/ha

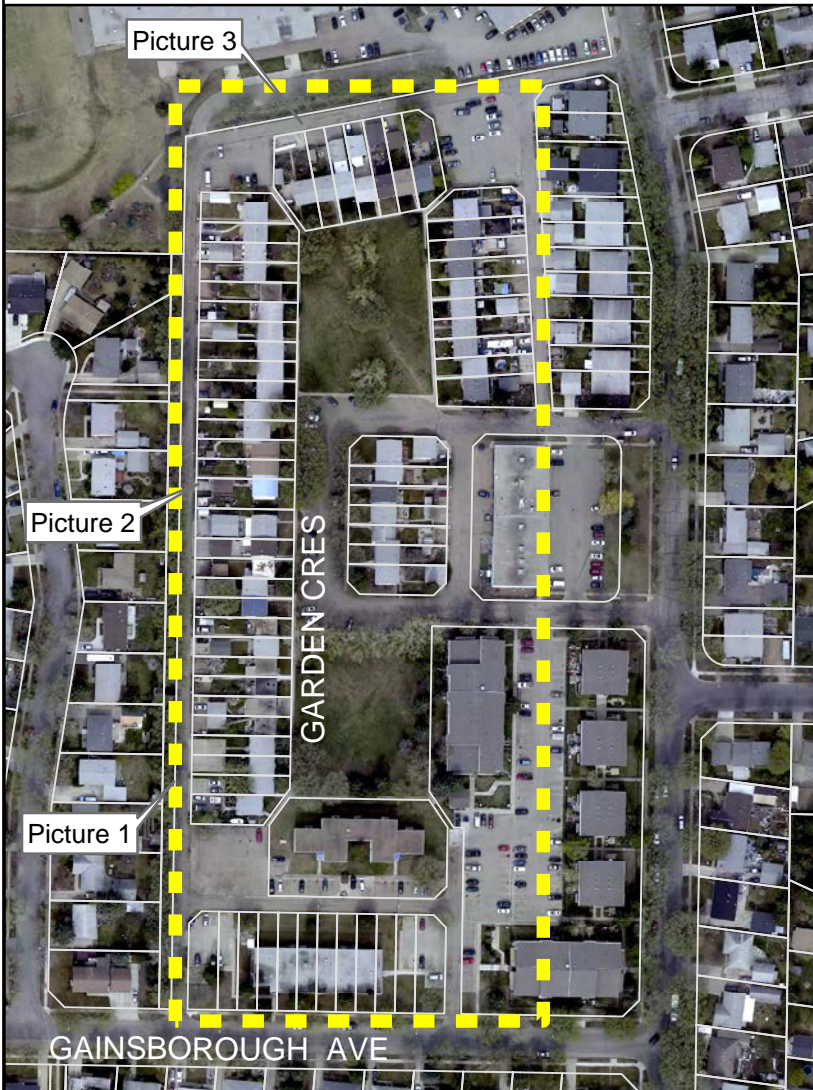
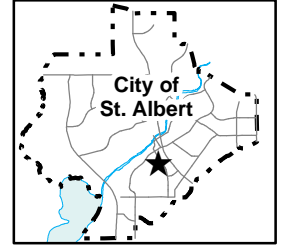


Photo Source: Google Maps - Street View, image captured Oct 2015



Photo Source: Google Maps - Street View, image captured Oct 2015



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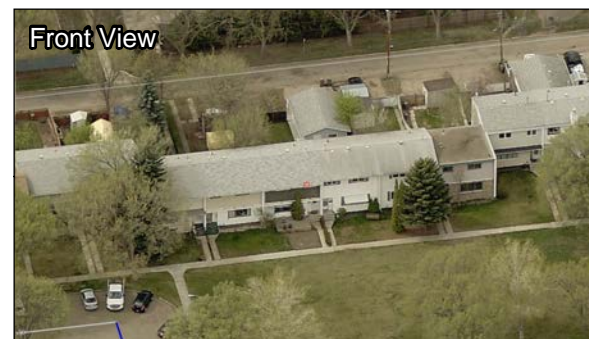
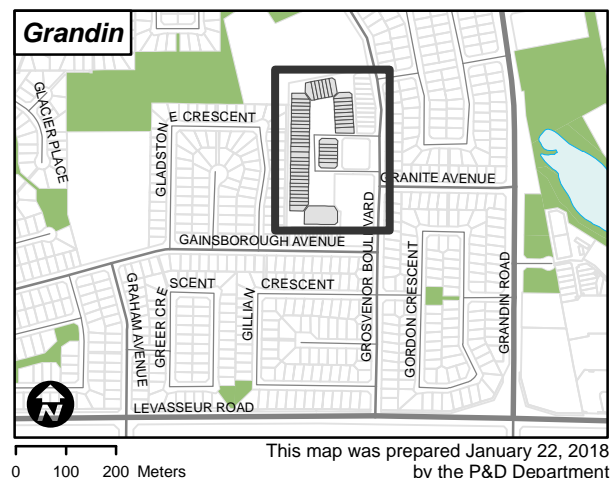


Photo Source: Pictometry Canada, 2016



This map was prepared January 22, 2018 by the P&D Department

Neighbourhood: Griesbach - 14420-98 St NW, Edmonton
Type of Units: 3-4 Plex Townhousing with Detached Garages (Lane)
Number of Housing Units: 10
Property Size: 0.234 ha
Density: 42.7 du/ha

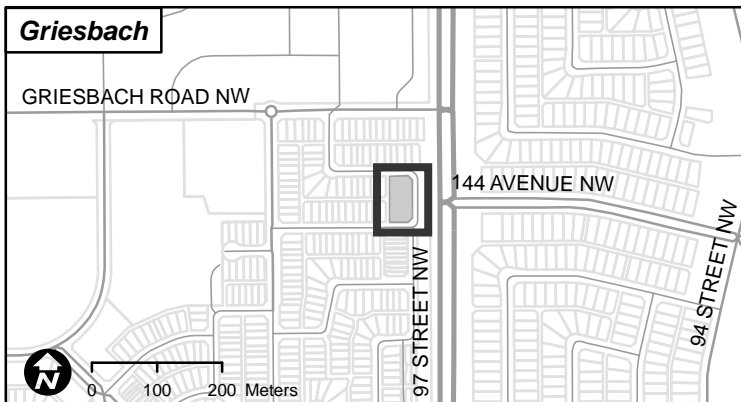
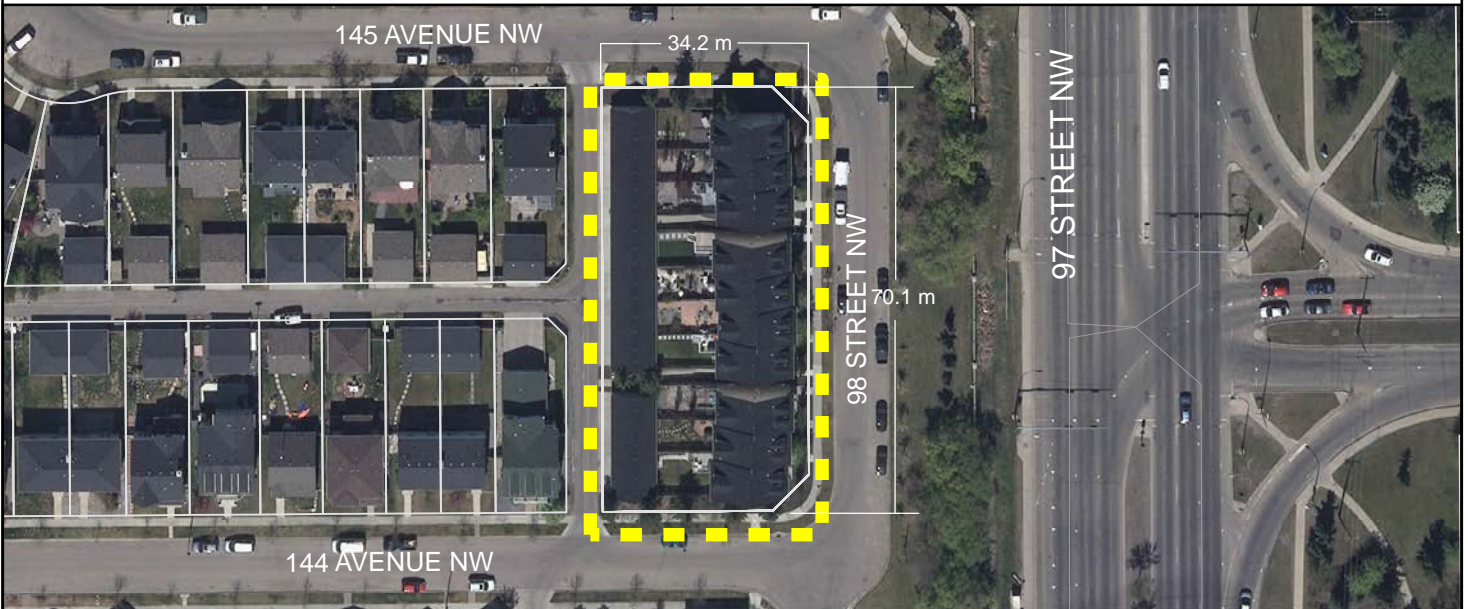


Photo Source: Google Maps - Street View, image captured Jun 2015



Photo Source: Pictometry Canada, 2016



Photo Source: Google Maps - Street View, image captured Jun 2015

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Neighbourhood: Garrison Woods - 1 Somme Blvd SW, Calgary
Type of Units: Townhousing with Detached Garage (Lane)
Number of Housing Units: 33
Property Size: 0.765 ha
Density: 43.1 du/ha



Photo Source: Google Maps - Street View, image captured Jul 2015

Photo Source: Google Maps, Imagery 2018

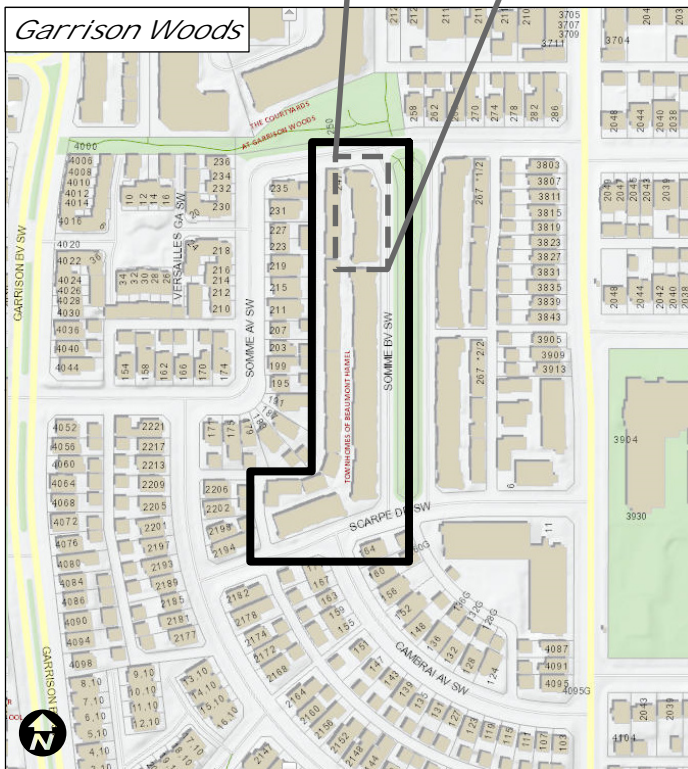


Photo Source: City of Calgary



Photo Source: Google Maps - Street View, image captured Jul 2015



Photo Source: Google Maps - Street View, image captured Jul 2015

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Neighbourhood: Garrison Green - 2623 Dallaire Ave SW, Calgary
Type of Units: Townhousing Developments with Detached Garages
Number of Housing Units: 12
Property Size: 0.284 ha (86.6 m wide x 34 m long)
Density: 42.2 du/ha

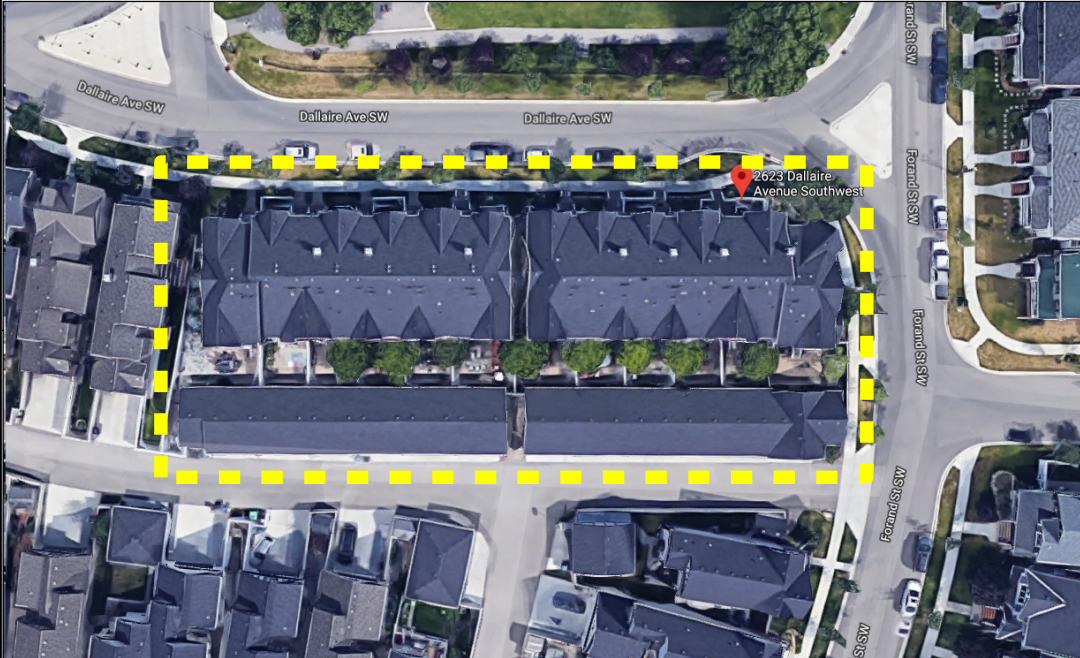


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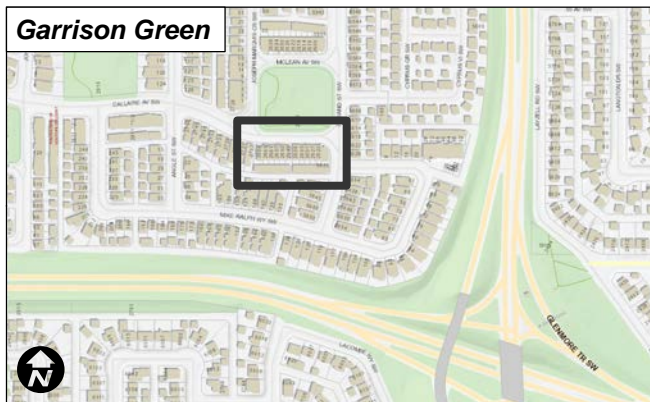


Photo Source: City of Calgary

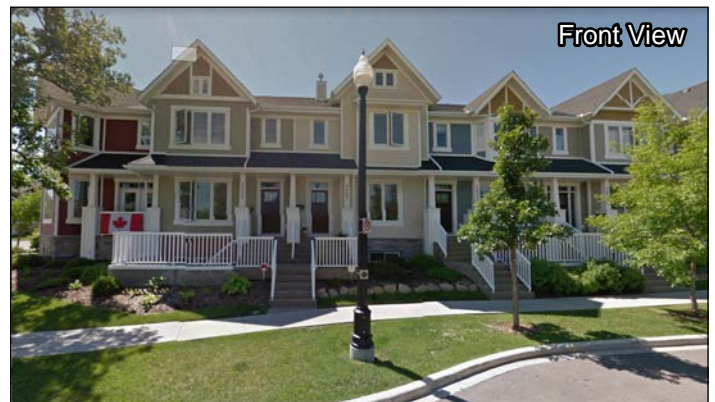


Photo Source: Google Maps - Street View, image captured Jul 2015



Photo Source: Google Maps - Street View, image captured Jul 2015



Photo Source: Google Maps - Street View, image captured Aug 2014

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Housing Density - Multi-Family Apartment

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Neighbourhood: Botanica - 200 Bellerose Drive, St. Albert
Type of Units: Multi-Family Apartment
Number of Housing Units: Building 1 - 130 units; Building 2 - 168 units
(6 Stories Facing Bellerose Dr./ 9 Stories Facing River)
Density: 191 du/ha (Size = 1.53 ha)
Building Status: **Under Construction**

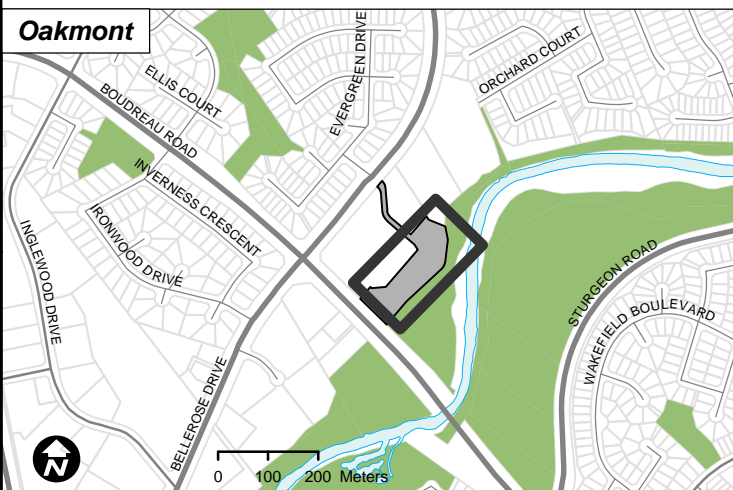
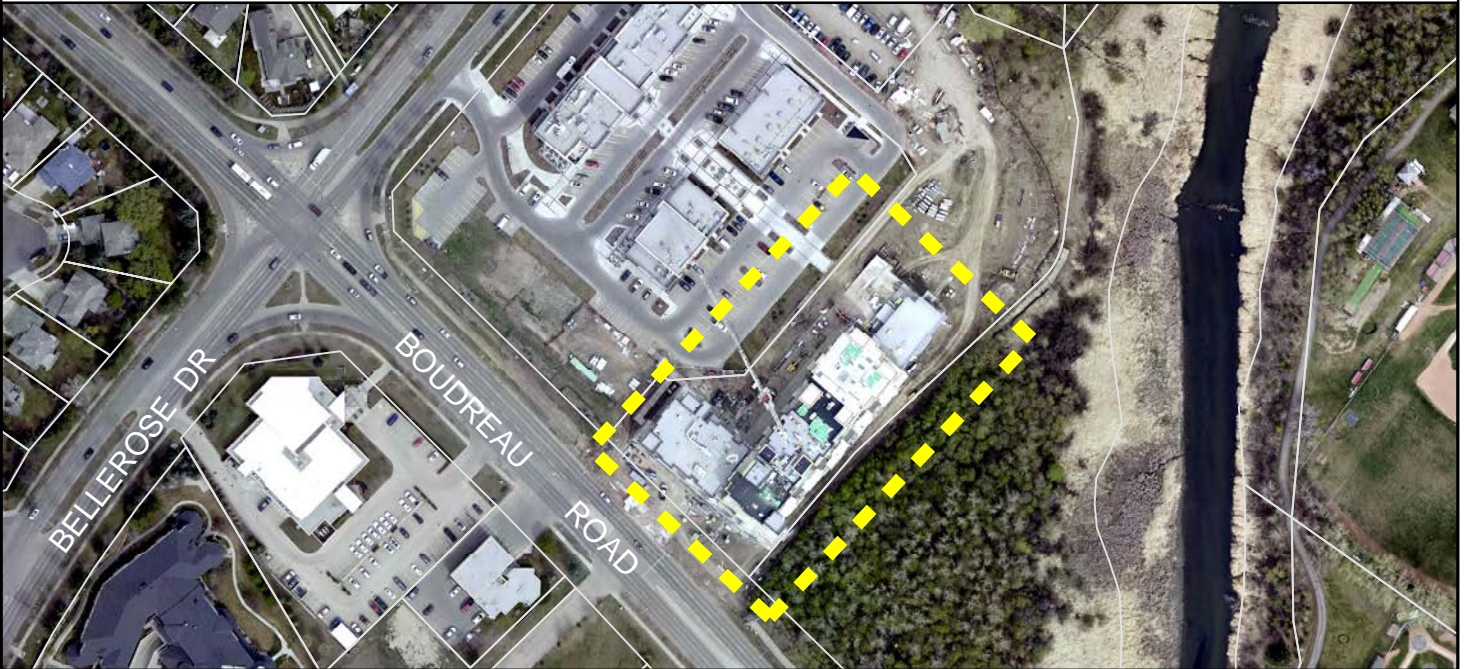
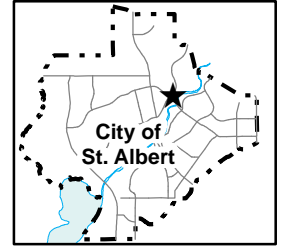


Photo Source: livebotanica.ca



Photo Source: bdltd.ca



Photo Source: buzzbuzzhome.com/ca/botanica

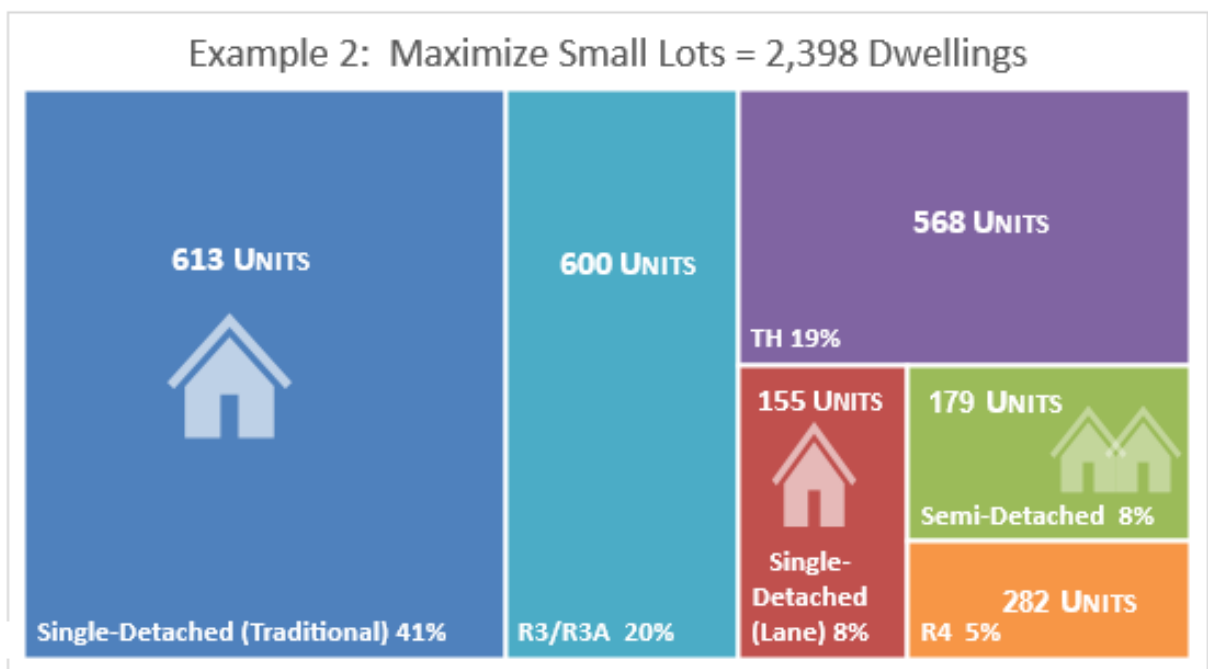
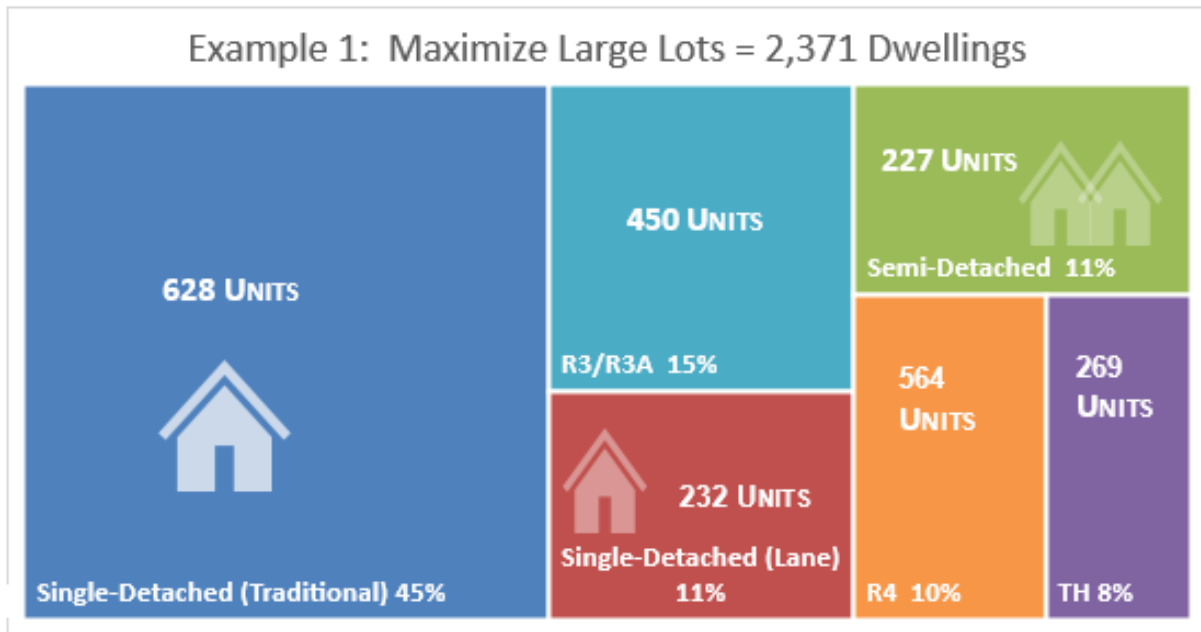
This map was prepared January 22, 2018 by the P&D Department

Administration is providing several hypothetical scenarios to illustrate the range of dwelling forms needed to achieve 40 du/ha within an imaginary neighbourhood. Refer to the City of St. Albert map on page 1 for densities of predominantly single-family neighbourhoods.

- Assumed Land Area = 100 ha, with 60 ha developed as residential housing. This area excludes public roads, walkways, school sites, parks, trails, and public utility lots.
- Assumed Lot depths = 33 m
- Net densities = 40 du/ha (all examples)

Assumed Multi-Family Densities:

- R3, R3A = 50 du/ha combined
- R4 = 94 du/ha



Assumptions:

- Assumed Land Area = 100 ha, with 60 ha developed as residential housing. This area excludes public roads, walkways, school sites, parks, trails, and public utility lots.
- Assumed Lot depths = 33 m
- Net densities = 40 du/ha (all examples)

Assumed Multi-Family Densities:

- R3, R3A = 50 du/ha combined
- R4 = 94 du/ha

