

LOW DENSITY RESIDENTIAL LOT ABSORPTION AND SUPPLY

2022 ANNUAL REPORT

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

SUMMARY

The objective of this report is to evaluate the location and rate at which residential lot absorption is occurring within Edmonton's developing area. This report provides insight about Low Density Residential (LDR) development at both the neighbourhood and district levels.

LDR development metrics are used to measure the rate of lot consumption and remaining potential lot supply. For the purpose of this analysis, LDR includes single- and semi-detached lots and excludes country residential. Once a low density lot is registered at Alberta Land Titles, it is legally available to be developed and therefore considered absorbed. Absorption is defined as the number of low density residential lots registered each year within the approved statutory plans.

Low density lot registrations are one indication of neighbourhood completion as a driver of infrastructure extension and lot servicing. Low density lot registrations are part of one metric for the proposed substantial completion standard in the developing area. It is expected substantial completion will also consider Medium Density Residential (MDR) and High Density Residential (HDR) approvals. Future reporting will align with the proposed substantial completion standard once adopted.

Potential lot supply refers to the estimated number of unregistered LDR lots within approved Area Structure Plans (ASPs), Neighbourhood Area Structure Plans (NASPs), Servicing Concept Design Briefs (SCDBs) or Neighbourhood Structure Plans (NSPs). Amendments to an approved NSP over the course of its implementation may increase or reduce potential lot capacity in the neighbourhood. These amendments are reflected in annual updates to this report.

LOT ABSORPTION BY DISTRICT

In 2022, there were about 4,610 lots absorbed across the developing area of the city (Figure 1). This exceeds lot absorption in 2018 (3,688 lots), 2019 (2,883 lots), and 2021 (4,065 lots). Over the past years, annual lot absorption decreased from 2017 to 2020, and then began increasing in 2021. For more details on the decreasing number and trend of annual lot absorption, see the [2021 report](#).

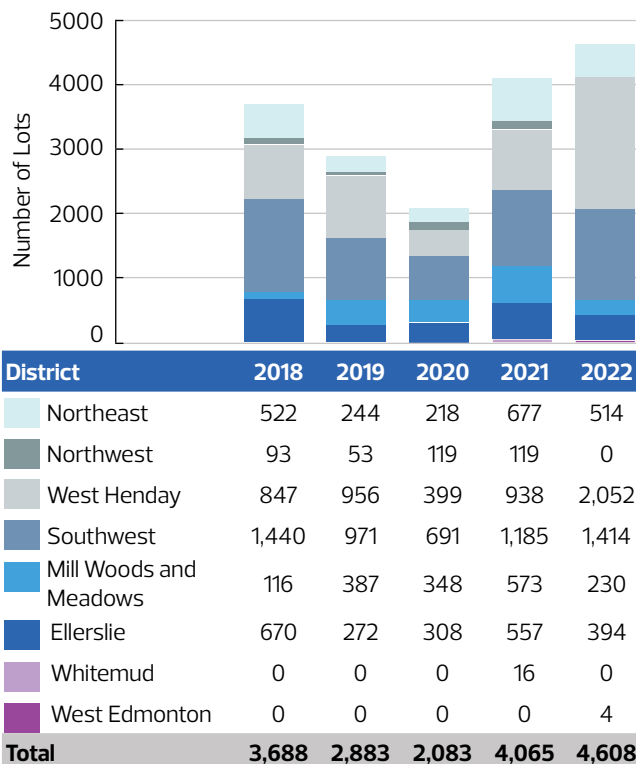


Figure 1. Annual LDR Lot Absorptions by District

The Southwest and the West Henday districts had the highest low density lot absorption over the past five years. The Whitemud and West Edmonton districts experienced very little lot absorption within the same five year period as absorption reached capacity based on existing plans in effect in these two districts (Map 1). The Mactaggart NASP, which is within the Whitemud district, was approved 18 years ago in 2005. It is the only plan in the Whitemud district with LDR lot capacity remaining based on planned capacity (Appendix 1). The Northwest district did not record any lot absorption in 2022 despite 1,490 potential lots remaining in the district and an average lot absorption of nearly 90 lots per year over the previous four years.

The West Henday, Southwest, Northeast, and Ellerslie districts had the highest volume of lot absorption (Map 1) in 2022.

Future LDR lot servicing activity (see [2022 Lot Servicing Report](#)) and residential development are likely to be concentrated within the developing area in the above districts, since they contain the greatest number of remaining potential LDR lots. See Appendices 1 and 2 for details of LDR lot absorption and supply at the neighbourhood level.

REMAINING POTENTIAL LOT SUPPLY

As of December 2022, there were about 74,600 remaining potential LDR lots in currently- approved ASPs and NSPs (Figure 2). The developing area neighbourhoods within the Horse Hill, Ellerslie and West Henday districts had the largest share of the remaining potential lot supply, accounting for over 58,000 lots. This supply represents about 78 per cent of the total remaining LDR lot supply. Over 50 per cent of Ellerslie and Horse Hill districts' remaining potential lot supply were within planned neighbourhoods with no approved NSPs. Most LDR lots in these districts will not be absorbed until neighbourhood plans are adopted.

74,604
 Number of potential LDR lots available in approved ASPs and NSPs, as of December 2022.

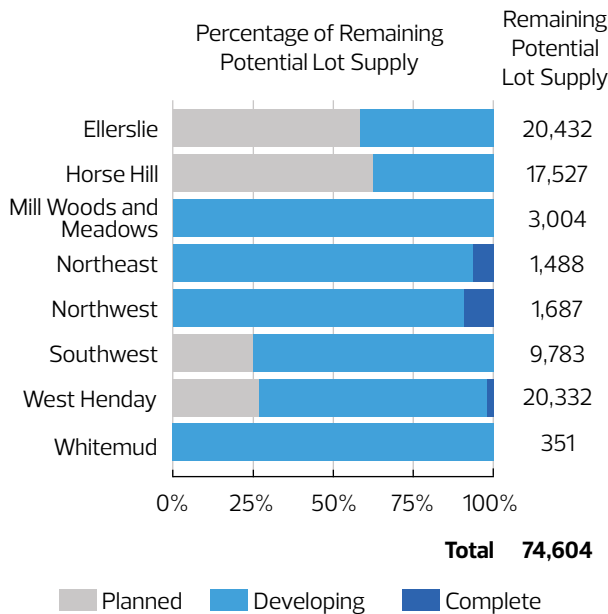


Figure 2. Potential LDR Lot Supply, by District (2022)

About 350 lots (0.5 per cent of the total 2022 supply) remain in the Whitemud district. Given the low availability of LDR lots, there are a few remaining lots to be absorbed in the district. LDR lot absorption in the West Edmonton district was limited to four additional lots beyond capacity (Figure 1) in the Donsdale neighbourhood (Figure 3). However, there was additional medium and high density

development activity in the district. This will be monitored as part of the substantial completion standard.

At least 30,940 lots (41 per cent of the remaining potential lot supply) are anticipated within planned neighbourhoods that do not yet have approved NSPs (Appendix 2). The remaining 43,670 lots (59 per cent), were within developing area neighbourhoods with approved NSPs (Appendix 1).

Sufficient LDR development capacity currently exists across the developing area. Shrinking average new lot sizes could further extend available lots for residential development.

LDR LOTS BEYOND CAPACITY

Some developing area neighbourhoods experience lot absorption that exceeds the capacity approved in plans currently in effect. In past reporting, excess LDR lots were excluded from the neighbourhood-level completion analysis since the prior definition of complete could be evaluated by considering the planned counts only. In 2022, there were 279 LDR lots absorbed beyond capacity across four districts (Figure 3). Neighbourhood Structure Plans for all neighbourhoods with low density lots beyond capacity included amendments to rezone lots from medium to low density or a direct control zone.

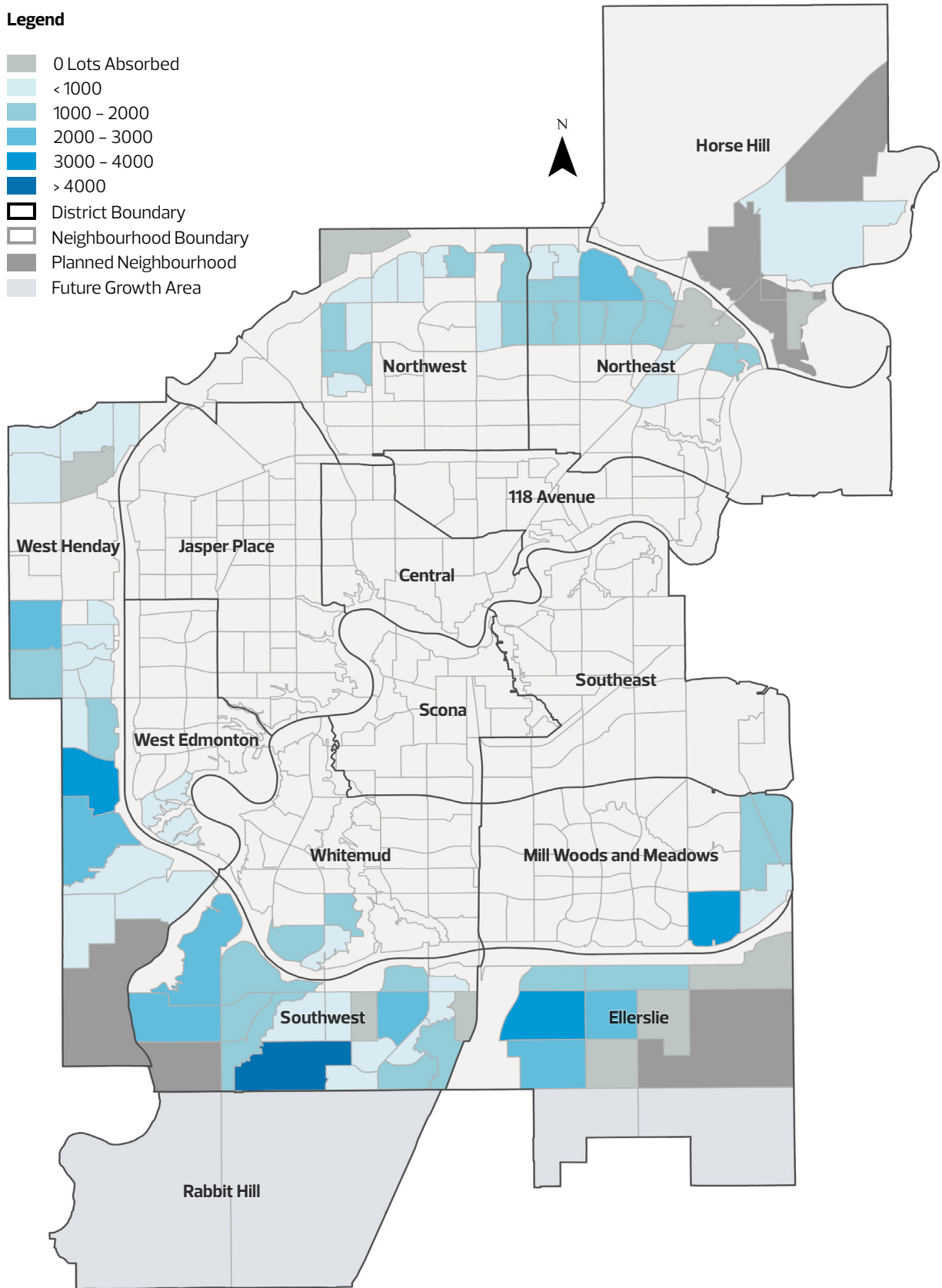
District	Neighbourhood	Beyond Capacity Lots
Ellerslie	Charlesworth	160
West Edmonton	Donsdale	4
Whitemud	Magrath Heights	16
Southwest	Paisley	74
	Glenridding Heights	23
	Richford	2

Figure 3. Absorbed LDR Lots Beyond Planned Capacity (as of December 2022)

Monitoring includes all lot absorptions, including those beyond capacity, to provide accurate analysis of residential development. When neighbourhoods develop beyond their LDR planned capacity, this may result in a difference between the plan's estimated residential capacity and the actual residential development due to zoning flexibility and changing housing preferences.

Legend

- 0 Lots Absorbed
- < 1000
- 1000 - 2000
- 2000 - 3000
- 3000 - 4000
- > 4000
- District Boundary
- Neighbourhood Boundary
- Planned Neighbourhood
- Future Growth Area



Map 1. Cumulative Low Density Residential Lot Absorption, by Neighbourhood (as of December 2022)

APPENDIX 1. DEVELOPING NEIGHBOURHOODS (NSP) LOW DENSITY RESIDENTIAL LOT ABSORPTION

Planning District	Area Structure Plan	Neighbourhood	Low Density Lot Capacity	Remaining Potential Lots (as of 2022)	Percent of Lots Absorbed	
Ellerslie	Decoteau	Alces	2,162	2,162	0%	
	Ellerslie	Meltwater	1,446	1,446	0%	
		Ellerslie	1,211	0	100%	
		Summerside*	4,584	751	84%	
		The Orchards At Ellerslie	4,332	1,806	58%	
	Southeast	Charlesworth	1,377	0	100%	
		Mattson	1,834	1,834	0%	
		Walker	3,018	445	85%	
Horse Hill	Horse Hill	Horse Hill Neighbourhood 1A	953	953	0%	
		Marquis	5,563	5,560	0%	
Mill Woods and Meadows	The Meadows	Aster	2,152	1,834	15%	
		Laurel	3,743	125	97%	
		Maple	1,524	118	92%	
		Tamarack	2,226	927	58%	
Northeast	Clareview Town Centre	Clareview Town Centre	303	33	89%	
		Ebbers	304	51	83%	
		Edmonton North	Crystallina Nera East	675	348	48%
			Crystallina Nera West	1,128	222	80%
			Ozerna*	1,193	0	100%
			Schonsee	1,340	176	87%
		Fraser	Fraser	1,523	0	100%
		Palisades	Mayliewan*	1,202	0	100%
		Pilot Sound	Brintnell*	1,560	0	100%
			Cy Becker	1,188	12	99%
			Gorman	558	558	0%
			Hollick-Kenyon	1,375	0	100%
			Matt Berry*	1,247	0	100%
			McConachie	2,880	88	97%
Northwest	Castle Downs Extension	Canossa	1,370	434	68%	
		Chambery*	708	0	100%	
		Elsinore*	1,083	1	100%	
		Rapperswill	1,048	56	95%	

* Neighbourhoods with repealed plans

**APPENDIX 1. DEVELOPING NEIGHBOURHOODS (NSP) LOW DENSITY RESIDENTIAL LOT ABSORPTION
(CONTINUED)**

Planning District	Area Structure Plan	Neighbourhood	Low Density Lot Capacity	Remaining Potential Lots (as of 2022)	Percent of Lots Absorbed
	Edmonton North	Albany	187	0	100%
		Belle Rive*	1,147	0	100%
		Carlton	1,163	0	100%
		Eaux Claires	875	25	97%
		Klarvatten	1,620	69	96%
	Goodridge Corners	Goodridge Corners	1,102	1,102	0%
	Palisades	Cumberland*	1,603	0	100%
		Hudson	548	0	100%
		Oxford*	927	0	100%
Southwest	Cashman	Cashman	0	0	0%
	Heritage Valley	Allard	1,931	119	94%
		Callaghan	905	275	70%
		Cavanagh	1,327	220	83%
		Chappelle	4,606	488	89%
		Desrochers Area	863	84	90%
		Graydon Hill	340	0	100%
		Hays Ridge Area	1,242	855	31%
		Heritage Valley Area	393	393	0%
		Heritage Valley Town Centre	264	241	9%
		Paisley	792	0	100%
		Richford	350	0	100%
		Rutherford	2,795	447	84%
		Heritage Valley SCDB	Blackmud Creek*	635	0
	MacEwan*		1,118	0	100%
	Windermere	Ambleside	2,117	605	71%
		Glenridding Heights	1,133	0	100%
		Glenridding Ravine	2,008	670	67%
Keswick		4,194	1,653	61%	
Windermere		4,176	1,283	69%	
West Edmonton	Cameron Heights	Cameron Heights	883	0	100%
	Wedgewood Heights	Wedgewood Heights*	453	0	100%
	West Jasper Place South	Donsdale	505	0	100%

* Neighbourhoods with repealed plans

**APPENDIX 1. DEVELOPING NEIGHBOURHOODS (NSP) LOW DENSITY RESIDENTIAL LOT ABSORPTION
(CONTINUED)**

Planning District	Area Structure Plan	Neighbourhood	Low Density Lot Capacity	Remaining Potential Lots (as of 2022)	Percent of Lots Absorbed	
West Henday	Big Lake	Hawks Ridge	1,408	1,107	21%	
		Kinglet Gardens	1,620	1,160	28%	
		Pintail Landing	861	861	0%	
		Starling	1,189	608	49%	
	Edgemont	Trumpeter Area	Trumpeter Area	1,552	589	62%
			Edgemont	3,882	1,627	58%
		Lewis Farms	Breckenridge Greens	427	0	100%
			Potter Greens	510	32	94%
			Rosenthal	2,946	1,381	53%
		Secord	Secord	3,075	139	95%
			Stewart Greens	669	244	64%
			Suder Greens	1,025	163	84%
			Webber Greens	750	0	100%
			Riverview	River's Edge	2,781	2,519
		Stillwater		2,985	2,554	14%
		The Uplands		2,013	1,019	49%
	The Grange	Glastonbury	1,818	364	80%	
		Granville	1,175	471	60%	
		The Hamptons	3,460	10	100%	
	Whitemud	Terwillegar Heights	Mactaggart	951	351	63%
Terwillegar Heights SCDB		Magrath Heights*	997	0	100%	
		South Terwillegar*	1,138	0	100%	
TOTAL			136,244	43,668		

* Neighbourhoods with repealed plans

APPENDIX 2. PLANNED NEIGHBOURHOODS POTENTIAL LOW DENSITY RESIDENTIAL LOT SUPPLY

Planning District	Area Structure Plan	Planned Neighbourhood	Low Density Lot Capacity
Ellerslie	Decoteau	Decoteau	2,761
		Kettle Lakes	5,706
		Snowberry	3,521
Horse Hill	Horse Hill	Horse Hill Neighbourhood 1B	1,743
		Horse Hill Neighbourhood 3	1,293
		Horse Hill Neighbourhood 4	2,873
		Horse Hill Neighbourhood 5	5,105
West Henday	Riverview	Grandisle Neighbourhood 4	1,444
		White Birch Neighbourhood 5	4,040
Southwest	Windermere	Windermere Neighbourhood 5	2,450
TOTAL			30,936