

# LOW DENSITY RESIDENTIAL LOT ABSORPTION AND SUPPLY

## 2023 ANNUAL REPORT

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

### SUMMARY

This report evaluates the spatial distribution and rate of low density residential (LDR) lot absorption occurring within Edmonton's developing area at both the neighbourhood and district levels.

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

Low density lot registrations is an indicator of neighbourhood completion as a driver of infrastructure extension and lot servicing. As per the Growth Management Framework, this forms part of the required metrics for the proposed Substantial Completion Standard in the developing area. Future reporting will align with the adopted substantial completion standard.

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 throughout 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

Overall, lot absorption decreased from 4,608 lots in 2022 to 3,347 lots in 2023, representing a 27 per cent reduction (1,261 lots) (Figure 1). The annual average from 2018 to 2022 was 3,465 lots (see the 2022 report), while the most recent five-year annual average (2019 to 2023) decreased to 3,397 lots. This decrease may be a response to an increased inflation rate affecting the cost of building and construction materials, the purchasing power of potential homebuyers, and actions by the City of Edmonton to permit higher density housing options citywide.

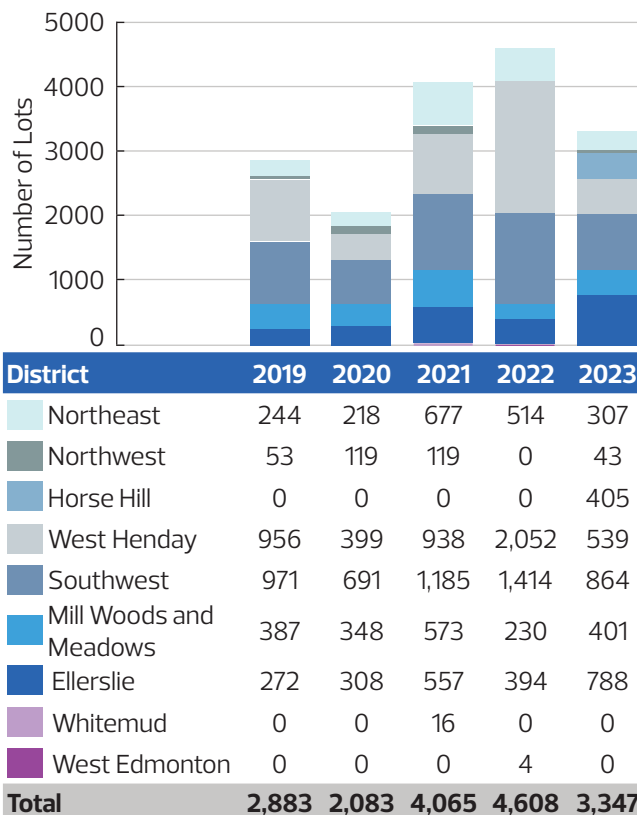


Figure 1. Annual LDR Lot Absorptions by District

Although no new NSPs were approved in 2023, the decreased absorption rate indicated that the supply of approved lots is currently sufficient to meet low density residential demand. Housing of other densities, such as medium and high density development, as well as existing housing also exist to meet demand.

The Southwest District had the highest LDR lot absorption with 864 lots, followed by the Ellerslie District with 788 lots (Figure 1 and Map 1). The Whitemud and West Edmonton districts have seen minimal absorption over the past five years, as the LDR development in most neighbourhoods within those districts is almost entirely built out as planned. One exception is the Mactaggart neighbourhood (Whitemud District), which has 351 LDR lots remaining, but has not had a new LDR lot registered since 2017.

In addition to Mactaggart, there are other neighbourhoods with remaining LDR capacity that have not seen recent lot registrations. These include Summerside (no lot absorption since 2018), Clareview Town Centre (no lot absorption since 2006), Ebbers (no lot absorption since 2018), Rapperswill (no lot absorption since 2015), Allard (no lot absorption since 2019), Rutherford (no lot absorption since 2013), and Potter Greens (no lot absorption since 2005). See Appendix 1 for further details. At least 20 per cent of the planned low density lots in these neighbourhoods have not yet been absorbed.

### REMAINING POTENTIAL LOT SUPPLY

As of the end of 2023, there were 71,529 remaining potential planned and developing LDR lots in approved ASPs and NSPs (Figure 2). Planned lot supply refers to capacity approved in an ASP without a corresponding approved NSP in effect. Developing lot supply refers to capacity in an approved NSP. West Henday, Ellerslie and Horse Hills are the districts with the largest share of the remaining potential lot supply, accounting for over 56,500 lots. In these three districts, there are 28,442 lots remaining in approved ASPs and 28,124 lots remaining in approved NSPs. This supply represents about 79 per cent of the total remaining LDR lot supply.

**71,529**  
Number of potential LDR lots available in approved ASPs and NSPs, as of December 2023.

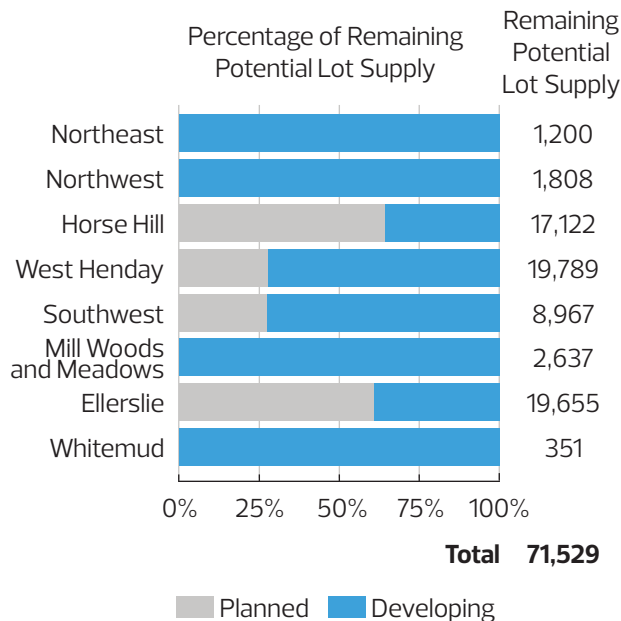


Figure 2. Potential LDR Lot Supply, by District (2023)

Of the remaining potential lot supply, at least 30,892 lots (43 per cent) are within neighbourhoods that have approved ASPs but that are still pending NSP approval (Appendix 2). The LDR lots within these neighbourhoods are not yet available for development. The remaining 40,637 lots (57 per cent) are within developing area neighbourhoods with approved NSPs (Appendix 1). Based on the recent 5 year average absorption activity, there is sufficient LDR development capacity available up to the 1.5 million City Plan population horizon. Shrinking average new LDR lot sizes may further extend the supply of LDR lots available for development, and an increasing proportion of medium and high density housing options in the developing and redeveloping areas may also extend the supply timeline.

### LDR LOTS BEYOND CAPACITY

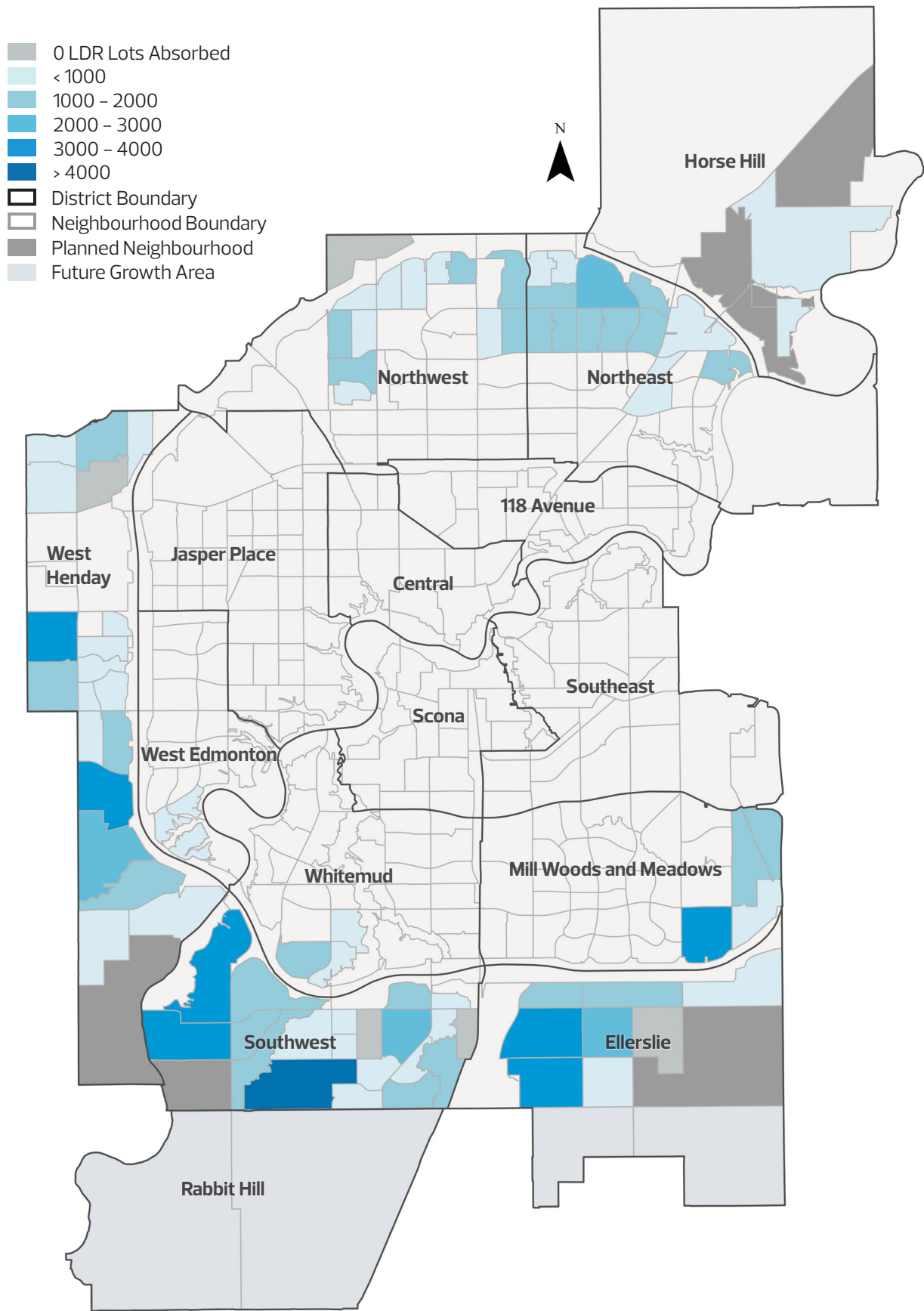
There are neighbourhoods that continue to have absorption activity despite having reached their approved LDR lot capacities, as illustrated in Figure 3. Neighbourhood Structure Plans for all neighbourhoods with low density lots beyond planned capacity included amendments to rezone lots from medium density to low density or a direct control zone that allows low density development.

In 2023, a total of 250 LDR lots were absorbed that were beyond the planned capacity of the neighbourhoods in which they are located. This happened in Southwest, Northwest and Northeast districts (Figure 3). The neighbourhoods were Cy Becker, Elsinore, Desrochers Area, and Glenridding Heights. This is the second consecutive year in which LDR lots beyond planned capacity were registered in Glenridding Heights.

District	Neighbourhood	Beyond Capacity Lots
Northeast	Cy Becker	19
Northwest	Elsinore	42
Southwest	Desrochers Area	77
Southwest	Glenridding Heights	112

Figure 3. Absorbed LDR Lots Beyond Planned Capacity (as of December 2023)

Incorporating all lot absorptions, including those beyond capacity, offers an accurate analysis of LDR development. This shows the difference between the initial approved development pattern and the final development pattern due to changing housing supply, feasibility, or zoning regulations.



**Map 1.** Cumulative Low Density Residential Lot Absorption, by Neighbourhood (as of December 2023)

## 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 2023)	Percent of Lots Absorbed
Ellerslie	Decoteau	Alces	2,162	1,823	16%
		Meltwater	1,500	1,500	0%
	Ellerslie	Ellerslie	1,211	0	100%
		Summerside*	4,584	751	84%
		The Orchards At Ellerslie	4,333	1,463	66%
	Southeast	Charlesworth	1,377	0	100%
		Mattson	1,834	1,729	6%
		Walker	3,018	445	85%
<b>Total</b>			<b>20,019</b>	<b>7,711</b>	
Horse Hill	Horse Hill	Horse Hill Neighbourhood 1A	953	843	12%
		Marquis	5,563	5,265	5%
<b>Total</b>			<b>6,516</b>	<b>6,108</b>	
Mill Woods and Meadows	The Meadows	Aster	2,186	1,566	28%
		Laurel	3,743	125	97%
		Maple	1,524	19	99%
		Tamarack	2,226	927	58%
<b>Total</b>			<b>9,679</b>	<b>2,637</b>	
Northeast	Clareview Town Centre	Clareview Town Centre	303	33	89%
	Ebbers	Ebbers	304	51	83%
	Edmonton North	Crystallina Nera East	675	173	74%
		Crystallina Nera West	1,128	222	80%
		Ozerna*	1,193	0	100%
		Schonsee	1,340	155	88%
	Fraser	Fraser	1,523	0	100%
	Palisades	Mayliewan*	1,202	0	100%
	Pilot Sound	Brintnell*	1,560	0	100%
		Cy Becker	1,188	0	100%
		Gorman	558	478	14%
		Hollick-Kenyon	1,375	0	100%
		Matt Berry*	1,247	0	100%
		McConachie	2,880	88	97%
<b>Total</b>			<b>16,476</b>	<b>1,200</b>	
Northwest	Castle Downs Extension	Canossa	1,370	434	68%
		Chambery*	708	0	100%
		Elsinore*	1,083	0	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 2023)	Percent of Lots Absorbed
	Edmonton North	Albany	187	0	100%
		Belle Rive*	1,147	0	100%
		Carlton	1,163	0	100%
		Eaux Claires	997	147	85%
		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%
<b>Total</b>			<b>13,503</b>	<b>1,808</b>	
Southwest	Cashman	Cashman	0	0	0%
	Heritage Valley	Allard	1,931	119	94%
		Callaghan	905	195	78%
		Cavanagh	1,327	219	83%
		Chappelle	4,556	209	95%
		Desrochers Area	865	0	100%
		Graydon Hill	340	0	100%
		Hays Ridge Area	1,242	855	31%
		Heritage Valley Area	393	393	0%
		Heritage Valley Town Centre	264	221	16%
		Paisley	792	0	100%
		Richford	350	0	100%
		Rutherford	2,795	447	84%
	Heritage Valley SCDB	Blackmud Creek*	635	0	100%
		MacEwan*	1,118	0	100%
	Windermere	Ambleside	2,117	605	71%
		Glenridding Heights	1,133	0	100%
		Glenridding Ravine	2,008	417	79%
		Keswick	4,201	1,561	63%
		Windermere	4,176	1,276	69%
<b>Total</b>			<b>31,148</b>	<b>6,517</b>	
West Edmonton	Cameron Heights	Cameron Heights	883	0	100%
	Wedgewood Heights	Wedgewood Heights*	453	0	100%
	West Jasper Place South	Donsdale	505	0	100%
<b>Total</b>			<b>1,841</b>	<b>0</b>	

\* 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 2023)	Percent of Lots Absorbed
West Henday	Big Lake	Hawks Ridge	1,408	1,107	21%
		Kinglet Gardens	1,620	1,141	30%
		Pintail Landing	861	861	0%
		Starling	1,189	608	49%
		Trumpeter Area	1,552	589	62%
	Edgemont	Edgemont	3,882	1,563	60%
	Lewis Farms	Breckenridge Greens	427	0	100%
		Potter Greens	510	32	94%
		Rosenthal	2,952	1,290	56%
		Secord	3,075	22	99%
		Stewart Greens	669	244	64%
		Suder Greens	1,025	163	84%
		Webber Greens	750	0	100%
	Riverview	River's Edge	2,781	2,448	12%
		Stillwater	2,985	2,554	14%
	The Uplands	2,003	893	55%	
The Grange	Glastonbury	1,818	364	80%	
	Granville	1,175	420	64%	
	The Hamptons	3,460	6	100%	
<b>Total</b>			<b>34,142</b>	<b>14,305</b>	
Whitemud	Terwillegar Heights	Mactaggart	951	351	63%
	Terwillegar Heights SCDB	Magrath Heights*	997	0	100%
		South Terwillegar*	1,138	0	100%
<b>Total</b>			<b>3,086</b>	<b>351</b>	
<b>TOTAL</b>			<b>136,410</b>	<b>40,637</b>	

\* 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	5,662
		Snowberry	3,521
<b>Total</b>			<b>11,944</b>
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
<b>Total</b>			<b>11,014</b>
West Henday	Riverview	Grandisle Neighbourhood 4	1,444
		White Birch Neighbourhood 5	4,040
<b>Total</b>			<b>5,484</b>
Southwest	Windermere	Kendal	2,450
<b>Total</b>			<b>2,450</b>
<b>TOTAL</b>			<b>30,892</b>