

# LOW DENSITY RESIDENTIAL LOT SERVICING

## 2023 ANNUAL REPORT

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

### SUMMARY

Low density residential (LDR) lot servicing activity refers to the number of lots for single and semi-detached units where complete underground servicing has been constructed, including storm and sanitary sewers, water mains, and shallow utilities (i.e. gas and power). The status of low density residential lot servicing activity provides information on the general direction and volume of activity that is expected to take place in approved developing neighbourhoods. It is also an indication of the extent of underground infrastructure service provided to support residential development within the developing area.

Tracking and reporting lot servicing aids in assessing the volume of residential development within the developing area of the city over time. Based on the [Land Development Process](#) (Figure 1), this stage occurs between lot subdivision and building permits.



Figure 1. Land Development Process

This report includes historic trend analysis of low density residential lot servicing activity for the past five years, and a summary of the 2023 low density residential servicing activity by neighbourhoods, Area Structure Plans (ASP) areas, and Districts in alignment with The City Plan's developing area geography.

Lot servicing activity decreased from 4,823 lots in 2022 to 3,689 lots in 2023 (Table 1). This represents a decrease of 24 per cent. This decrease occurred after an upward trend from 2020 to 2022. 2023 lot servicing activity was also below the five year (2019–2023) annual average of 4,062 lots. Based on the City's [Q4 2023 Economic Update](#), this reduction in lot servicing may be a reflection of elevated inflation and higher interest rates, which increases costs for land developers. The related low density residential [lot absorption](#) analysis shows a decrease in numbers from 2022 to 2023.

### LOT SERVICING ACTIVITY BY DISTRICT

The Southwest District recorded the highest lot servicing activity with 1,367 lots, followed by West Henday (610 lots), Ellerslie (586 lots), and Mill Woods and Meadows (574 lots).

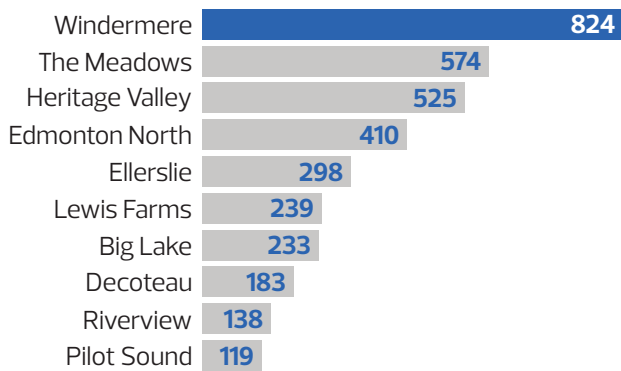
Table 1. Lot Servicing Activity by Year and District

District	2019	2020	2021	2022	2023
Ellerslie	159	323	669	493	586
Horse Hill	0	0	0	301	23
Mill Woods and Meadows	122	554	639	183	574
Northeast	1,013	132	690	627	383
Northwest	146	0	12	0	146
Southwest	1,400	894	1,449	1,442	1,367
West Henday	1,602	727	1,266	1,777	610
<b>Total</b>	<b>4,442</b>	<b>2,630</b>	<b>4,725</b>	<b>4,823</b>	<b>3,689</b>

Servicing activity dropped noticeably in the Horse Hill District from 301 lots in 2022 to 23 lots in 2023 (paralleled by the servicing activity for [industrial lands](#) in the Horse Hill District). Northwest had no servicing in 2022 but recorded 146 lots serviced in 2023. There has been little to no activity recorded in the Whitemud and West Edmonton districts for the past five years. This is because almost all the approved LDR lot capacity within the districts have already been absorbed (see [2023 Low Density Residential Lot Absorption and Supply](#) report).

### TOP 10 ASPs BY LOW DENSITY LOT SERVICING

The Windermere ASP in the Southwest District continues to be the ASP with the highest lot servicing activity with 842 lots, representing about 23 per cent of total servicing volume in 2023. The Meadows ASP in the Mill Woods and Meadows District, and the Heritage Valley ASP in the Southwest District have the next highest lot servicing activity with 574 lots and 525 lots respectively. The two ASPs together represent 30 per cent of the total lots serviced in 2023 (Figure 2), meaning that the top three ASPs together accounted for over 50 per cent of the lot servicing activity.



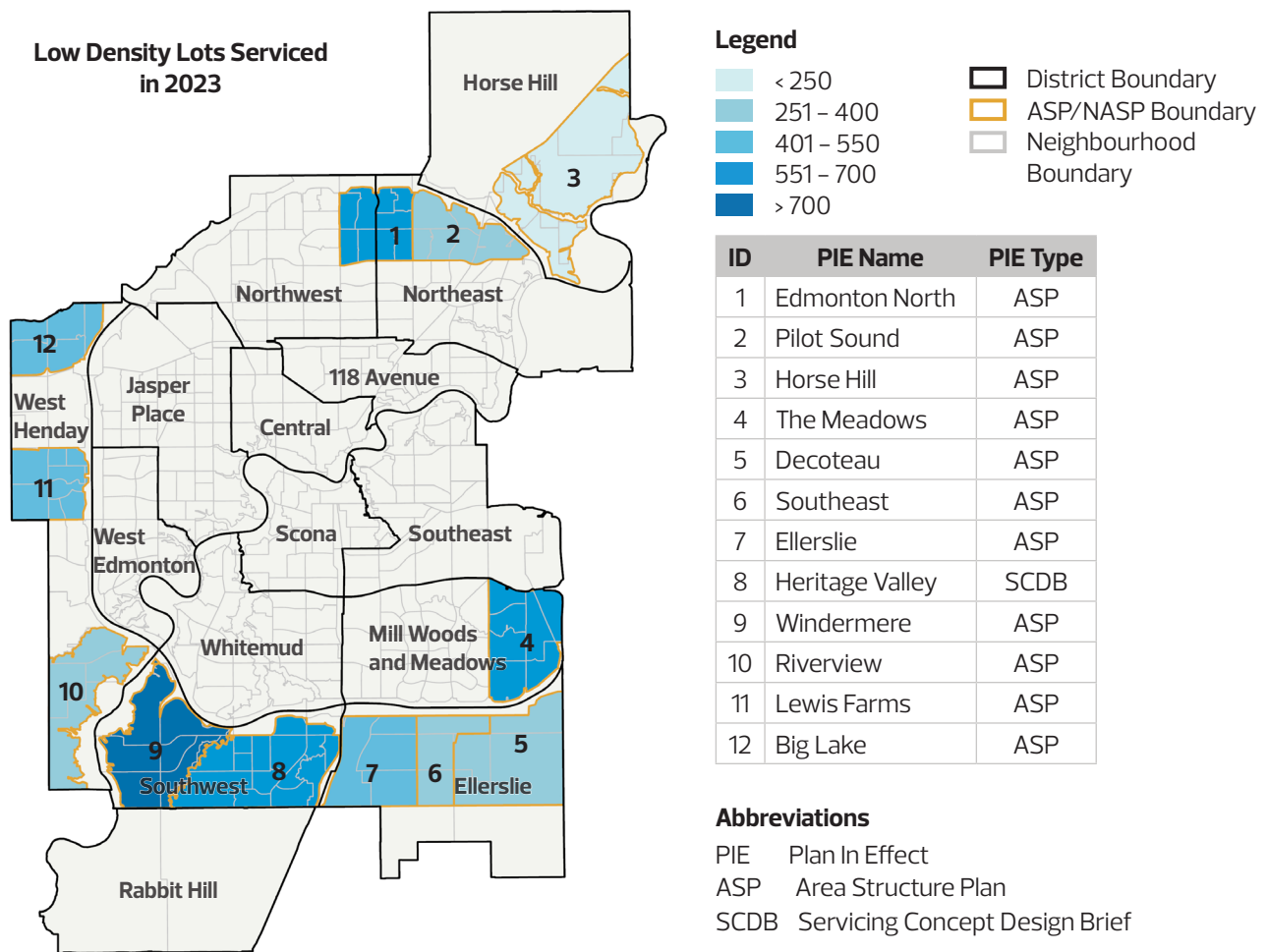
**Figure 2.** Top 10 ASPs for Low Density Lot Servicing Activity (2023)

The Pilot Sound ASP in the Northeast District had the lowest lot servicing activity of the Top 10 ASPs with 119 lots, representing about three per cent of the total lots serviced (Figure 2). Almost all LDR lots within this ASP, except in Gorman, have already been serviced.

## CONNECTION TO RESIDENTIAL DEVELOPMENT

This year there were notably lower volumes of lot servicing activity than anticipated, resulting in less installation of underground utility infrastructure to support low density residential development within the developing area. However, based on past years' higher low density residential lot absorption, there is a growing gap between lot servicing activity and low density residential development. The West Edmonton and Whitemud districts may continue to experience very little servicing activity in the future since most of the planned low density residential lots within the developing neighbourhoods in these districts have been absorbed ([2023 Low Density Residential Lot Absorption and Supply report](#)).

For detailed lot servicing volumes recorded in each district, ASP, and neighbourhood within the developing area of the city in 2023 and for the past five years, see Appendices 1 and 2.



**Figure 3.** Spatial Distribution of Low Density Residential Lot Servicing, by ASP (2023)

## APPENDIX 1. LOT SERVICING ACTIVITY BY DISTRICT AND AREA STRUCTURE PLANS

District	PIE Name	2019	2020	2021	2022	2023	Total
Ellerslie	Ellerslie	113		402	273	298	1,086
	Southeast	46	323	267	220	105	961
	Decoteau					183	183
<b>Total</b>		<b>159</b>	<b>323</b>	<b>669</b>	<b>493</b>	<b>586</b>	<b>2,230</b>
Horse Hill	Horse Hill				301	23	324
<b>Total</b>					<b>301</b>	<b>23</b>	<b>324</b>
Mill Woods and Meadows	The Meadows	122	554	639	183	574	2,072
<b>Total</b>		<b>122</b>	<b>554</b>	<b>639</b>	<b>183</b>	<b>574</b>	<b>2,072</b>
Northeast	Ebbers	48					48
	Edmonton North	25	84	351	220	264	944
	Fraser	147		80			227
	Pilot Sound	793	48	259	407	119	1,626
<b>Total</b>		<b>1,013</b>	<b>132</b>	<b>690</b>	<b>627</b>	<b>383</b>	<b>2,845</b>
Northwest	Edmonton North	146		12		146	304
<b>Total</b>		<b>146</b>		<b>12</b>		<b>146</b>	<b>304</b>
Southwest	Heritage Valley	512	436	731	618	525	2,822
	Windermere	888	458	718	824	842	3,730
<b>Total</b>		<b>1,400</b>	<b>894</b>	<b>1,449</b>	<b>1,442</b>	<b>1,367</b>	<b>6,552</b>
West Henday	Big Lake	114	231	63	356	223	997
	Edgemont	520	41	239	258		1,058
	Lewis Farms	795	242	64	631	239	1,971
	Riverview	173	213	858	532	138	1,914
	The Grange			42			42
<b>Total</b>		<b>1,602</b>	<b>727</b>	<b>1,266</b>	<b>1,777</b>	<b>610</b>	<b>5,982</b>
<b>Total</b>		<b>4,442</b>	<b>2,630</b>	<b>4,725</b>	<b>4,823</b>	<b>3,689</b>	<b>20,309</b>

## APPENDIX 2. LOT SERVICING ACTIVITY BY DISTRICT AND NEIGHBOURHOODS

District	Neighbourhood	2019	2020	2021	2022	2023	Total
Ellerslie	Alces					183	183
	Charlesworth	27	191	206	135		559
	Mattson					105	105
	The Orchards At Ellerslie	113		402	273	298	1,086
	Walker	19	132	61	85		297
<b>Total</b>		<b>159</b>	<b>323</b>	<b>669</b>	<b>493</b>	<b>586</b>	<b>2,230</b>
Horse Hill	Marquis				301	23	324
<b>Total</b>					<b>301</b>	<b>23</b>	<b>324</b>
Mill Woods and Meadows	Aster			354		362	716
	Laurel	122	394	187	111		814
	Maple		160	98	72	212	542
<b>Total</b>		<b>122</b>	<b>554</b>	<b>639</b>	<b>183</b>	<b>574</b>	<b>2,072</b>
Northeast	Crystallina Nera East		33	176	135	264	608
	Crystallina Nera West	25	51	175			251
	Cy Becker	163		178	295	21	657
	Ebbers	48					48
	Fraser	147		80			227
	Gorman					98	98
	McConachie	630	48	81	112		871
	Schonsee				85		85
<b>Total</b>		<b>1,013</b>	<b>132</b>	<b>690</b>	<b>627</b>	<b>383</b>	<b>2,845</b>
Northwest	Eaux Claires			12			12
	Klarvatten	146				146	292
<b>Total</b>		<b>146</b>		<b>12</b>		<b>146</b>	<b>304</b>
Southwest	Cavanagh	105	221	203	11		540
	Chappelle	143	102	256	274	338	1,113
	Desrochers Area	116	113	97	187	187	700
	Glenridding Heights					143	143
	Glenridding Ravine	434	222	216	447	187	1,506
	Hays Ridge Area	26		47	66		139
	Keswick	454	236	502	377	512	2,081
	Paisley	122		128	80		330
<b>Total</b>		<b>1,400</b>	<b>894</b>	<b>1,449</b>	<b>1,442</b>	<b>1,367</b>	<b>6,552</b>

**APPENDIX 2. LOT SERVICING ACTIVITY BY DISTRICT AND NEIGHBOURHOODS (CONTINUED)**

District	Neighbourhood	2019	2020	2021	2022	2023	Total
West Heday	Edgemont	520	41	239	258		1,058
	Glastonbury			42			42
	Hawks Ridge		91	25	24		140
	Kinglet Gardens		84	38	266	165	553
	River's Edge			228	128	71	427
	Rosenthal	119	64		223	170	576
	Secord	607	55	64	408	69	1,203
	Stewart Greens		123				123
	Stillwater	93	103	277	83		556
	The Uplands	80	110	353	321	67	931
	Trumpeter Area	114	56		66	68	304
	Webber Greens	69					69
<b>Total</b>		<b>1,602</b>	<b>727</b>	<b>1,266</b>	<b>1,777</b>	<b>610</b>	<b>5,982</b>
<b>Total</b>		<b>4,442</b>	<b>2,630</b>	<b>4,725</b>	<b>4,823</b>	<b>3,689</b>	<b>20,309</b>