LOW DENSITY RESIDENTIAL LOT SERVICING

2024 ANNUAL REPORT

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

SUMMARY

Low-density residential (LDR) lot servicing involves the construction of underground utilities for single and semi-detached homes, including sewers, water mains, and shallow utilities (gas, power). Low density residential lot servicing activity refers to the number of lots for single-detached and semi-detached dwellings that have had complete underground servicing constructed. The status of low density residential lot servicing activity is a leading indicator of the direction and volume of construction activity that is expected to take place in approved developing neighbourhoods.

Tracking and reporting lot servicing allows residential development activities within the city's developing neighbourhoods (outside Anthony Henday and north of 41 Avenue SW) to be evaluated over time. As depicted in the Land Development Process (Figure 1), lot servicing occurs after lot subdivision[1] and before the issuance of building permits.

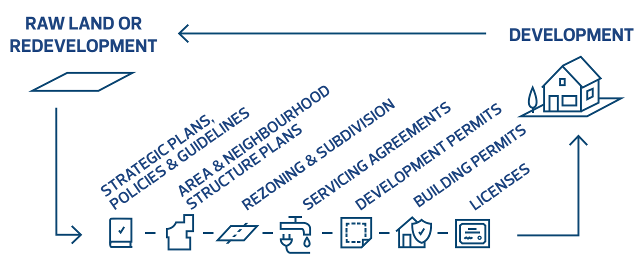


Figure 1. Land Development Process

This report includes historic trend analysis of low density residential lot servicing activity for the past five years and a summary of the 2024 low density residential servicing activity by neighbourhood, Area Structure Plan (ASP) and district, in alignment with the geographies defined by The City Plan.

Lot servicing activity decreased by 48 per cent in 2024 compared to 2023, with 1,912 lots serviced in 2024 compared to 3,689 lots in 2023 (Table 1). This difference follows the 24 per cent reduction observed between 2022 and 2023, and falls well below the five-year annual average of 3,600 lots recorded between 2020 and 2024. The 2023 and 2024 Lot Absorption and Supply reports also show a decrease in lot absorption during this same period. Despite a decline in LDR lot adsorption and servicing activity, the number of net new low density dwellings approved based on building permits saw a year-over-year increase of 54 per cent in 2024.

The City's Spring 2025 Economic Update anticipates a reduced population growth rate starting in 2025, as a result of reduced international migration. It also anticipates ongoing strong residential construction and a lower unemployment rate, which can result in lower servicing activity. The outlook for 2025-2026 expects moderated inflation, yet significant uncertainty remains due to potential trade conflicts and reduced international in-migration. Statistics Canada forecasts elevated inflation and construction costs during the same period, which can increase expenses for land developers.

The lot servicing interactive dashboard, available from City of Edmonton: Monitoring and Analyzing Growth webpage, provides additional data and analysis. While this report's scope is limited to a five-year trend of lot servicing, the dynamic dashboard allows for a more in-depth and customizable exploration of lot servicing trends and patterns within the city of Edmonton.

LOT SERVICING ACTIVITY BY DISTRICT

The Southwest District experienced the highest level of lot servicing activity, with a total of 781 lots serviced in 2024 (Table 1). Following closely was Ellerslie District, with 645 lots serviced. Northwest District saw less activity, with 195 lots serviced. Mill Woods and Meadows District had similar levels of activity, with 173 lots serviced. West Henday District had 109 lots serviced. Northeast District had the lowest lot activity, with only 9 lots serviced.

Table 1. Lot Servicing Activity by Year and District

District	2020	2021	2022	2023	2024
Ellerslie	323	669	493	586	645
Horse Hill	0	0	301	23	0
Mill Woods and Meadows	554	639	183	574	173
Northeast	132	690	627	383	9
Northwest	0	12	0	146	195
Southwest	894	1,449	1,442	1,367	781
West Henday	727	1,266	1,777	610	109
Total	**2,630**	**4,725**	**4,823**	**3,689**	**1,912**

1 As described in the Lot Absorption and Supply Report, lot absorption occurs as a result of subdivision. The term "absorption" refers to the registration of lots at Alberta Land Titles. Once lots are registered, they are legally available for development.

Note: *The annual data in Table 1 represents a year-end overview. Please note that the interactive dashboard is updated quarterly and is subject to change. This may lead to variations compared to the data presented in this report. The dashboard's historical numbers include database modifications resulting from cancelled servicing agreement applications (following the year of application) or delayed data input. This report uses numbers available in Q1 each year, and has not incorporated the subsequent modifications. Future reports will be updated to reflect the most up-to-date datasets on the dashboard.*

The Horse Hill District has experienced minimal development activity overall, with the exception of 2022. There was no servicing activity in the district in 2024.

While Whitemud and West Edmonton districts include neighbourhoods designated as developing area (outside Anthony Henday and north of 41 Avenue SW), nearly all approved LDR lots within their Neighbourhood Structure Plans (NSPs) have been absorbed. Therefore these districts have experienced minimal to no lot servicing activity over the past five years and are not shown in Table 1. The available lot supply for new LDR development in these districts remains limited (see 2024 Lot Absorption and Supply Report).

ASPs WITH LOW DENSITY LOT SERVICING ACTIVITY

In 2024, lot servicing activity occurred in eight ASPs (Figure 2). The Windermere ASP in the Southwest District continues to be the ASP with the highest lot servicing count, with 554 serviced lots. This represents about 29 per cent of the total servicing volume in 2024. The second highest is Decoteau ASP in the Ellerslie District with 359 serviced lots (19 per cent), followed by Heritage Valley Service Concept Design Brief in the Southwest District with 227 serviced lots (12 per cent), and Edmonton North ASP in the Northeast District with 204 serviced lots (11 per cent). The remaining four ASPs accounted for 30 per cent of the total serviced lots, including Ellerslie, The Meadows, Lewis Farms and Southeast.

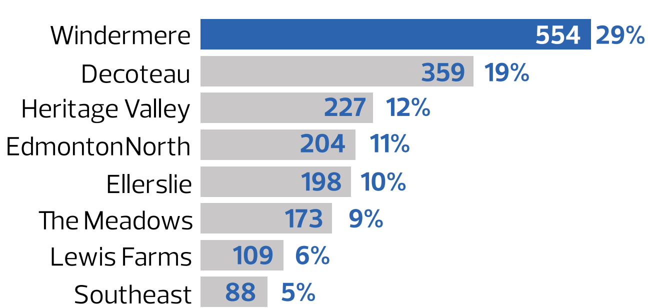


Figure 2. ASPs with Low Density Lot Servicing Activity (2024)

The Southeast ASP, located in the Ellerslie District, recorded the lowest lot servicing activity in 2024 among ASPs with any lots serviced, with 88 lots serviced. This accounts for approximately 5 per cent of the total serviced lots count in 2024. This means that over 2,000 LDR lots potentially remain unserviced within this ASP, specifically in the Mattson and Walker neighbourhoods (see 2024 Lot Absorption and Supply Report).

Cumulatively, 31,000 unabsorbed LDR lots remain in all the planned neighbourhoods within approved ASPs in the developing area (see 2024 Lot Absorption and Supply Report). This notable quantity of unabsorbed lots suggests considerable potential for future servicing within the developing area. In particular, the Southwest and Ellerslie districts may see corresponding increases in residential building permits in future years.

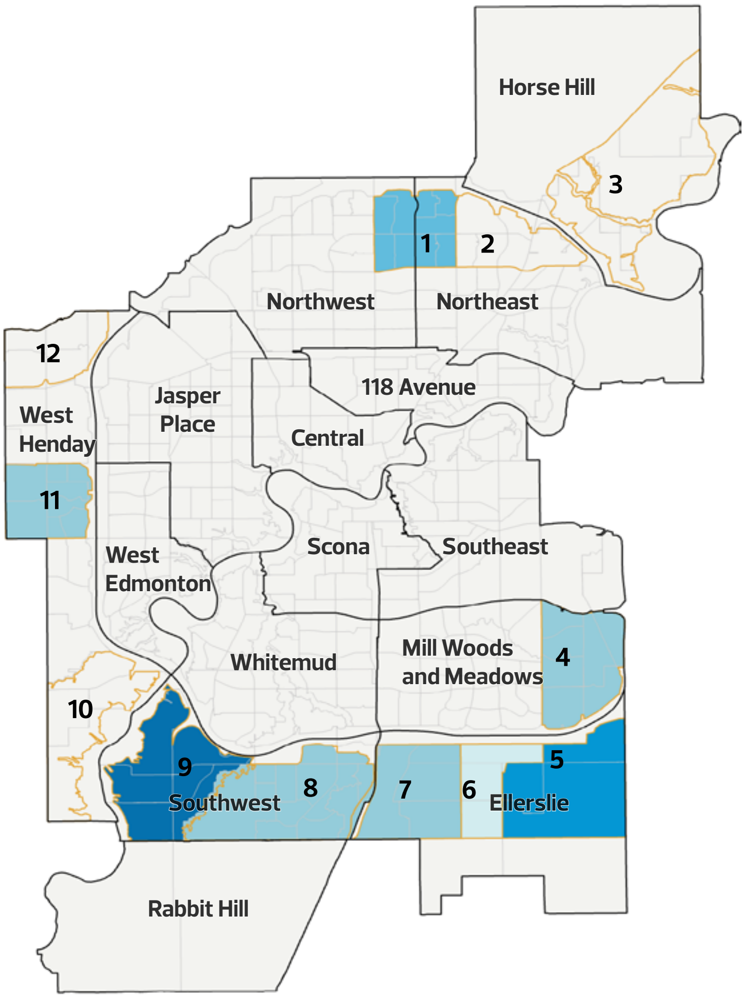
Figure 3 illustrates the spatial distribution of the annual lot servicing activity by ASP and Service Concept Design Brief.

CONNECTION TO RESIDENTIAL DEVELOPMENT

The 2024 Lot Absorption and Supply Report reveals a significant gap between lot absorption and servicing. While 3,056 lots were absorbed in 2024, only 1,912 were serviced, resulting in a difference of over 1,000 LDR lots. This difference is indicative of the number that will likely be serviced in the near future.

Historically, the five-year (2020 – 2024) average lot servicing activity is approximately 3,600 lots. 2024 activity is approximately 45 per cent below this average. Since The City Plan approval, the share of single-detached and semi-detached dwellings permitted each year has slightly decreased; low density dwellings are being replaced with other forms of housing. Servicing one multi-parcel may require a similar effort as servicing a low-density lot, but will result in a higher number of dwelling units. In 2024, the share of net new row houses, apartments and units in mixed use buildings reached its second highest in the developing area since this type of reporting began in 2005. An ongoing decline in low density lot servicing may continue, reflecting the shift in dwelling types to more medium and high density in line with the City Plan as we move to 2 million people.

Details on lot servicing volumes for each district, ASP, and neighbourhood within Edmonton's developing area are available in Appendices 1 and 2. The information covers 2024 and the preceding five-year period.



ID	Plans in Effect (PIE) Name
1	Edmonton North
2	Pilot Sound
3	Horse Hill
4	The Meadows
5	Decoteau
6	Southeast
7	Ellerslie
8	*Heritage Valley
9	Windermere
10	Riverview
11	Lewis Farms
12	Big Lake

Note: The above Table shows all the ASPs (Area Structure Plans) that had servicing activity with a corresponding number on the map except *Heritage Valley which is a Servicing Concept Design Brief.

Figure 3. Spatial Distribution of Low Density Residential Lot Servicing, by ASP (2024)

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

District	PIE Name	2020	2021	2022	2023	2024	Total
Ellerslie	Ellerslie		402	273	298	198	1,171
	Southeast	323	267	220	105	88	1,003
	Decoteau				183	359	542
Total		323	669	493	586	645	2,716
Horse Hill	Horse Hill			301	23		324
Total				301	23		324
Mill Woods and Meadows	The Meadows	554	639	183	574	173	2,123
Total		554	639	183	574	173	2,123
Northeast	EdmontonNorth	84	351	220	264	9	928
	Fraser		80				80
	Pilot Sound	48	259	407	119		833
Total		132	690	627	383	9	1,841
Northwest	EdmontonNorth		12		146	195	353
Total			12		146	195	353
Southwest	Heritage Valley	436	731	618	525	227	2,537
	Windermere	458	718	824	842	554	3,396
Total		894	1,449	1,442	1,367	781	5,933
West Henday	Big Lake	231	63	356	223		873
	Edgemont	41	239	258			538
	Lewis Farms	242	64	631	239	109	1,285
	Riverview	213	858	532	138		1,741
	The Grange		42				42
Total		727	1,266	1,777	610	109	4,489
Total		**2,630**	**4,725**	**4,823**	**3,689**	**1,912**	**17,779**

APPENDIX 2. LOT SERVICING ACTIVITY BY DISTRICT AND NEIGHBOURHOODS

District	Neighbourhood	2020	2021	2022	2023	2024	Total
Ellerslie	Alces				183	359	542
	Charlesworth	191	206	135			532
	Mattson				105	88	193
	The Orchards At Ellerslie		402	273	298	198	1,171
	Walker	132	61	85			278
Total		323	669	493	586	645	2,716
Horse Hill	Marquis			301	23		324
Total				301	23		324
Mill Woods and Meadows	Aster		354		362	173	889
	Laurel	394	187	111			692
	Maple	160	98	72	212		542
Total		554	639	183	574	173	2,123
Northeast	Crystallina Nera East	33	176	135	264		608
	Crystallina Nera West	51	175				226
	Cy Becker		178	295	21		494
	Fraser		80				80
	Gorman				98		98
	McConachie	48	81	112			241
	Schonsee			85		9	94
Total		132	690	627	383	9	1,841
Northwest	Eaux Claires		12				12
	Klarvatten				146	195	341
Total			12		146	195	353
Southwest	Cavanagh	221	203	11		50	485
	Chappelle	102	256	274	338	39	1,009
	Desrochers Area	113	97	187	187		584
	Glenridding Heights				143		143
	Glenridding Ravine	222	216	447	187	96	1,168
	Hays Ridge Area		47	66		57	170
	Keswick	236	502	377	512	458	2,085
	Paisley		128	80		81	289
Total		894	1,449	1,442	1,367	781	5,933

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

District	Neighbourhood	2020	2021	2022	2023	2024	Total
West Henday	Edgemont	41	239	258			538
	Glastonbury		42				42
	Hawks Ridge	91	25	24			140
	Kinglet Gardens	84	38	266	165		553
	River's Edge		228	128	71		427
	Rosenthal	64		223	170	65	522
	Secord	55	64	408	69	44	640
	Stewart Greens	123					123
	Stillwater	103	277	83			463
	The Uplands	110	353	321	67		851
	Trumpeter Area	56		66	68		190
Total		727	1,266	1,777	610	109	4,489
Total		**2,630**	**4,725**	**4,823**	**3,689**	**1,912**	**17,779**