

Edmonton's Developing Neighbourhoods: 2019 Low Density Residential Lot Registration Report



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1.0 INTRODUCTION

This report measures the absorption and supply of residential land in developing and planned neighbourhoods based on lot registrations. The number of lot registrations is an indication of the level of neighbourhood completion as identified by *Policy 3.1.1.4 of the Municipal Development Plan (MDP), The Way We Grow*. Land supply is measured by comparing the current absorption and potential capacity within approved Area Structure Plans (ASPs).

1.1 LOW DENSITY RESIDENTIAL LOT REGISTRATION

Low density residential (LDR) development is used as a consistent measure of the rate of development and land consumption. Low density residential development includes single and semi-detached lots, and excludes country residential. Once a low density lot has been registered at Land Titles, it is legally available to be built on and therefore considered absorbed. Potential lot supply refers to the estimated number of low density residential lots within approved Area Structure Plans or Servicing Concept Design Briefs that have not yet been registered. Amendments to an approved Neighbourhood Structure Plan may include: adding additional land to the neighbourhood, rezoning of parcels, or updating the plan to meet new density requirements.

The objective of this report is to show where current growth is taking place. This understanding is particularly relevant in terms of the Growth Coordination Strategy's policy to focus land development activity and infrastructure provision on approved and developing neighbourhoods to ensure their timely completion and the provision of the full range of services to their residents (*see Policy 3.1.1.3, 'The Way We Grow'*). For that reason, the remaining supply is provided for planned and developing neighbourhoods in approved Area Structure Plans.

As of December 2019 the potential low density residential lot supply that was available in approved ASPs was 88,604 (see *Table 1: Total Low Density Residential Supply by City Sector*) as per data downloaded from the [Lot Registration Dashboard](#). The Southeast sector had the highest residential lot supply potential at 28,132 representing 32% while the North had the lowest at 4,693 (representing 5%) in 2019. Future levels of economic activity and overall demand for housing and its affordability will affect the actual absorption of low density residential lots and lot supply.

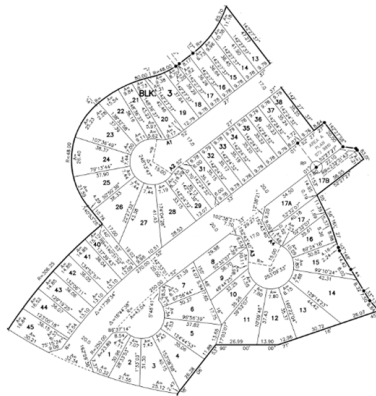


Table 1: Total LDR Lot Supply by City Sector as of December 2019

City Sector	Developing	Planned	95% Complete	Potential Lot Supply
North	4,584	0	109	4,693
Northeast	7,177	12,441	0	19,618
Northwest	3,930	861	0	4,791
West	13,858	5,484	55	19,397
Southeast	10,042	18,090	0	28,132
Southwest	11,973	0	0	11,973
Citywide	51,564	36,876	164	88,604

An **Area Structure Plan (ASP)** is a plan approved by City Council which, according to provincial legislation (see Section 633, *Municipal Government Act RSA 2000, ch. M-26*); must describe proposed land uses, sequence of development, density of proposed population, and general location of major transportation routes and public utilities for the neighbourhoods contained in the ASP. Individual neighbourhood plans within the approved Area Structure Plan must also be approved prior to commencement of development.

A **Servicing Concept Design Brief (SCDB)**, like an Area Structure Plan, is a Council-approved plan outlining municipal infrastructure, land use development and environmental requirements. Servicing Concept Design Briefs are non-statutory plans (e.g. not required by the *Municipal Government Act*), and tend to be more flexible than Area Structure Plans.

A **Neighbourhood Structure Plan (NSP)** is a subset of an Area Structure Plan, whereas a **Neighbourhood Area Structure Plan (NASP)** is essentially an ASP that applies to a single neighbourhood. Both plans serve the same function, by indicating various factors, including land use types, zoning, lot capacity, environmental requirements, thereby establishing framework for the future development of a specific neighbourhood.

Developing neighbourhoods have an approved Neighbourhood Structure Plan and are within an approved Area Structure Plan or Servicing Concept Design Brief. Low density residential development can range from 0% to 94% of lots registered.

When a developing neighbourhood has at least 95% of the low density residential lots registered, it is considered a **complete neighbourhood**.

Planned neighbourhoods do not have an approved Neighbourhood Structure Plan, and therefore land use development cannot begin.



Potential lot supply refers to the estimated future number of single or semi-detached housing lots within approved Area Structure Plans or Servicing Concept Design Briefs. Once a lot has been registered it is considered absorbed.

1.2 NEIGHBOURHOOD COMPLETION CITYWIDE

A total of 92 neighbourhoods (planned, developing, and complete) are in approved Area Structure Plans (ASP). Eighty (80) of the neighbourhoods have approved Neighbourhood Area Structure Plans (NASP) or Neighbourhood Structure Plans (NSP). Of these, a total of 53 neighbourhoods are currently available for residential construction, while 27 neighbourhoods are designated complete.

Tables 2, 3 and 4 detail the level of low density residential lot completion for developing and complete neighbourhoods by ASP/NASP or NSP and by City sectors.

As of December 2019 there were:

- 53 neighbourhoods under development
 - 7 neighbourhoods do not yet have any development registered
 - 5 neighbourhoods have commenced development. Each of which is less than 25% complete
 - 24 neighbourhoods are between 25-74% complete
 - 17 neighbourhoods are between 75-94% complete
- 27 neighbourhoods at the 95-100% complete stage, implying that most of the low density residential lots have been absorbed
- 12 neighbourhoods at the planned stage (no approved NSP or NASP)

Table 2: Developing Neighbourhoods in Approved NSP/NASP LDR Lot Potential as of December 2019

City Sector	Area Structure Plan	Neighbourhood	Year Approved	Low Density Lot Capacity	Remaining Potential Lots (after 2019)	Percent of Lots Completed
North	Castle Downs Extension	Canossa	1984	1,370	410	70%
		Elsinore	1985	1,083	398	63%
	Edmonton North	Crystallina Nera East	2011	731	731	0%
		Crystallina Nera West	2007	1,128	466	59%
		Eaux Claires	1983	875	98	89%
		Schonsee	2002	1,368	295	78%

Table 2 continued

City Sector	Area Structure Plan	Neighbourhood	Year Approved	Low Density Lot Capacity	Remaining Potential Lots (after 2019)	Percent of Lots Completed
North continued	Goodridge Corners NASP	Goodridge Corners	2014	1,102	1,102	0%
	Griesbach NASP	Griesbach	2002	2,283	1,084	53%
				9,940	4,584	
Northeast	Fraser NASP	Fraser	1984	1,523	808	47%
	Pilot Sound	Cy Becker	2012	1,205	525	56%
		Matt Berry	1988	1,247	98	92%
		McConachie	2006	2,854	412	86%
	Horse Hills	Marquis (NBHD 2)	2015	5,345	5,334	0%
				12,174	7,177	
Northwest	Big Lake	Hawks Ridge	2010	1,408	1,040	26%
		Starling	2010	1,189	606	49%
		Trumpeter	2008	1,593	717	55%
		Kinglet Gardens	2016	1,605	1,567	2%
				5,795	3,930	
West	Cameron Heights NASP	Cameron Heights	2001	883	126	86%
	Lewis Farms	Rosenthal	2009	2,988	1,882	37%
		Secord	2007	3,028	959	68%
		Stewart Greens	2007	669	290	57%
		Suder Greens	2002	1,025	127	88%
	The Grange	Granville	2007	1,175	506	57%
		The Hamptons	1998	3,460	419	88%
	West Jasper Place	Donsdale	1995	518	48	91%
	Edgemont NASP	Edgemont	2011	3,743	2,111	44%
	Riverview	Uplands(NBHD 1)	2015	2,052	1,827	11%
		River's Edge (NBHD 3)	2015	2,781	2,780	0%
		Stillwater	2016	2,990	2,783	7%
				25,312	13,858	

Table 2 continued

City Sector	Area Structure Plan	Neighbourhood	Year Approved	Low Density Lot Capacity	Remaining Potential Lots (after 2019)	Percent of Lots Completed
Southeast	Ellerslie	The Orchards at Ellerslie	2007	4,264	2,526	41%
		Summerside	1999	4,584	638	86%
	The Meadows	Laurel	2007	3,743	747	80%
		Maple	2010	1,505	497	67%
		Aster	2016	2,179	2,179	0%
		Tamarack	2006	2,226	918	59%
	Southeast	Walker	2007	2,964	357	88%
	Decoteau	Decoteau North	2018	2180	2180	0%
				23,645	10,042	
Southwest	Heritage Valley (SCDB)	Allard	2007	1,932	800	59%
		Callaghan	2005	905	168	81%
		Cavanagh	2013	1,187	752	37%
		Chappelle Area	2008	4,511	1,576	65%
		Desrochers Area	2010	790	195	75%
		Hays Ridge Area	2012	1,242	986	21%
		Heritage Valley Town Centre Area	2009	150	150	0%
		Richford	1999	352	226	36%
		Rutherford	2001	2,815	466	83%
		Paisley	2011	792	134	83%
	Terwillegar Heights (SCDB)	Mactaggart	2005	951	349	63%
		Magrath Heights	2003	997	107	89%
	Windermere	Ambleside	2005	2,117	640	70%
		Glenridding Ravine	2016	1,962	1,550	21%
		Keswick	2010	4,143	2,956	29%
		Windermere	2006	4,214	918	78%
				29,082	11,973	
Citywide				105,948	51,564	

Table 3: Planned Neighbourhoods (not yet approved) Lot Potential as of December 2019

City Sector	Area Structure Plan	Neighbourhood	Low Density Lot Capacity	Remaining Potential Lots (after 2019)
Northeast	Pilot Sound	Gorman	321	321
	Horse Hill	Rural Northeast South Sturgeon (NBHD 1)	2,849	2,849
		Rural Northeast Horse Hill (NBHDS 3,4,5)	1,293	1,293
			2,873	2,873
			5,105	5,105
			12,441	12,441
Northwest	Big Lake	Pintail Landing (NBHD 4)	861	861
			861	861
West	Riverview	Grandisle (NBHD 4)	1,444	1,444
		White Birch (NBHD 5)	4,040	4,040
			5,484	5,484
Southeast	Southeast	Mattson (NBHD 3)	3,393	3,393
	Decoteau	Northwest*	2,709	2,709
		Central*	2,761	2,761
		Southeast*	5,706	5,706
		Southwest*	3,521	3,521
			18,090	18,090
Southwest	Heritage Valley (SCBD)	Heritage Valley 14	0	0
			0	0
Citywide			36,876	36,876

*Neighbourhood names in the Decoteau ASP are not official.

1.3 LEVEL OF NEIGHBOURHOOD COMPLETION BY CITY SECTOR

A Neighbourhood Structure Plan must be approved before any development can occur in a given neighbourhood. Neighbourhood completion varies by City sector, as indicated in Map 2. Map 1 shows the various approved Area Structure Plan (ASP), Servicing Concept Design Brief (SCDB), or Neighbourhood Area Structure Plan (NASP) throughout the city.

North Sector (19 neighbourhoods):

- All the neighbourhoods in the North Sector have approved NSPs
- 11 neighbourhoods are 95-100% complete
- 2 neighbourhoods are within the 75-94% completion range
- 4 neighbourhoods range between 25-74% complete. One of which is Griesbach, with a completion level 53% in 2019. This is a former military base that is being redeveloped into residential lots
- Goodridge Corners and Crystallina Nera East have yet to experience any development

Northeast Sector (12 neighbourhoods):

- 4 neighbourhoods are 95%-100% complete
- 2 neighbourhoods are within the 75-94% development range for this sector
- 2 neighbourhoods range between 25-74% complete
- Marquis (0.2%) is the only neighbourhood between the 0-24% development range
- 3 neighbourhoods require NSP approval: Gorman, Rural North East Horse Hill and Rural North East South Sturgeon

Northwest Sector (5 neighbourhoods):

- 3 neighbourhoods fall within the 25%-74% range. Starling had the most development at 49% complete. Hawks Ridge and Trumpeter have development at 26% and 55% respectively
- Kinglet Gardens (2%) is the only neighbourhood with less than 25% development
- Pintail Landing neighbourhood requires NSP approval

West Sector (18 neighbourhoods):

- 4 neighbourhoods are 95-100% complete
- 4 neighbourhoods are between 75-94% complete
- 5 neighbourhoods are between 25-74% complete
- There has been no development in River's Edge to date
- Stillwater (7%) and the Uplands (11%) are in the 0-24% completion range.
- Grandisle and White Birch neighbourhoods in the Riverview ASP require NSP approval

Southeast Sector (15 neighbourhoods):

- Ellerslie and Charlesworth are 100% complete (with respect to LDR development)
- 3 neighbourhoods were 75-94% complete in 2019
- 3 neighbourhoods range between 25-74% complete
- Aster and Decoteau North (NSP approved on September 2018) neighbourhoods have not started LDR development yet
- 5 planned neighbourhoods require NSP approval; 4 of which are in the Decoteau ASP. The remaining neighbourhood, Mattson, is in the Southeast ASP

Southwest Sector (23 neighbourhoods):

- 6 neighbourhoods are 95%-100% complete. Cashman is included as a complete neighbourhood, however, there are no low density residential lots identified for development in the NASP.
- 6 neighbourhoods range between 75-94% complete
- 7 neighbourhoods were between the 25-74% completion stage
- Heritage Valley Town Centre is the only neighbourhood that has not begun development
- 2 neighbourhoods have low density residential development ranging between 0-24% complete
- 1 neighbourhood (Heritage Valley 14) requires NSP approval.

Table 4- Developing Neighbourhoods 95-100% Complete Lot Potential as of December 2019

City Sector	Area Structure Plan	Neighbourhood	Year Approved	Low Density Lots Capacity per Plan	Remaining Potential Lots (after 2019)	% of Lots Completed
North	Castle Downs Extension	Chambery	1985	708	0	100%
		Rapperswill	2010	1,048	0	100%
	Edmonton North	Belle Rive	1982	1,147	58	95%
		Klarvatten	1982	1,605	0	100%
		Mayliewan	1983	1,202	0	100%
		Ozerna	1981	1,193	51	96%

Table 4 continued

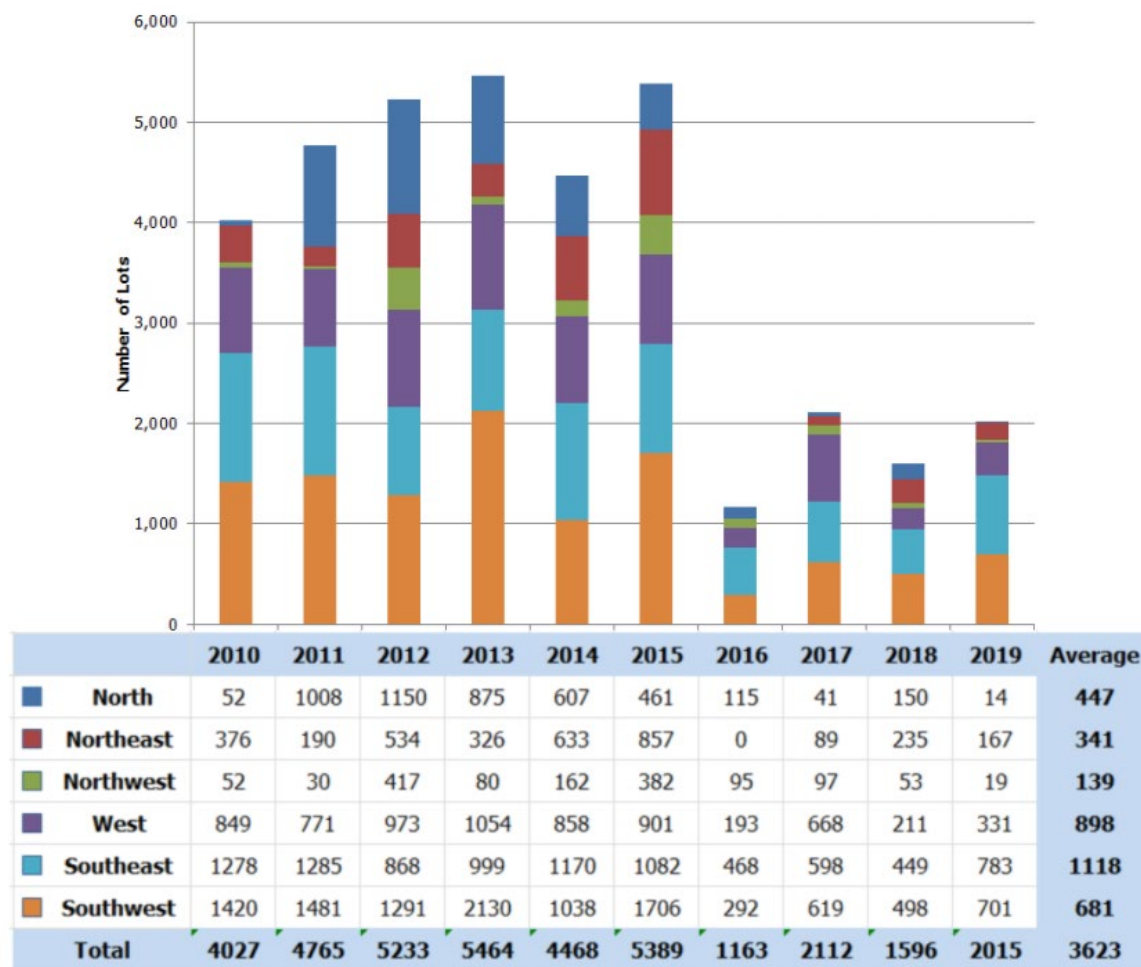
City Sector	Area Structure Plan	Neighbourhood	Year Approved	Low Density Lots Capacity per Plan	Remaining Potential Lots (after 2019)	% of Lots Completed
North continued	Palisades	Albany	2009	187	0	100%
		Carlton	1999	1,177	0	100%
		Cumberland	1984	1,603	0	100%
		Hudson	1997	548	0	100%
		Oxford	1985	927	0	100%
				11,345	109	
Northeast	Clareview (OP)	Clareview Town Centre	1980	303	0	99%
	Pilot Sound	Brintnell	2001	1,560	0	100%
		Hollick Kenyon	1991	1,375	0	100%
	Ebbers NASP	Ebbers	2006	304	0	100%
				3,542	0	
West	Lewis Farms	Breckenridge Greens	1991	427	0	100%
		Potter Greens	1990	510	0	100%
		Webber Greens	2000	750	0	100%
	The Grange	Glastonbury	1998	1,454	55	96%
				3,141	55	
Southeast	Ellerslie	Ellerslie	2001	1,218	0	100%
	Southeast	Charlesworth	2005	1377	0	100%
				2,595	0	
Southwest	Heritage Valley (SCDB)	Blackmud Creek	1998	635	0	100%
		MacEwan	2001	1,118	0	100%
		Graydon Hill	2013	340	0	100%
	Terwillegar Heights (SCDB)	South Terwillegar	2003	1,138	0	100%
	Windermere	Glenridding Heights	2011	1069	0	100%
	Cashman NASP	Cashman	2012	0	0	100%
				4,300	0	
Citywide				24,923	164	

Note: Neighbourhoods classified as "Established" neighbourhoods and forming part of an Area Structure Plan have been excluded from the above Table, since they are already 100% complete.

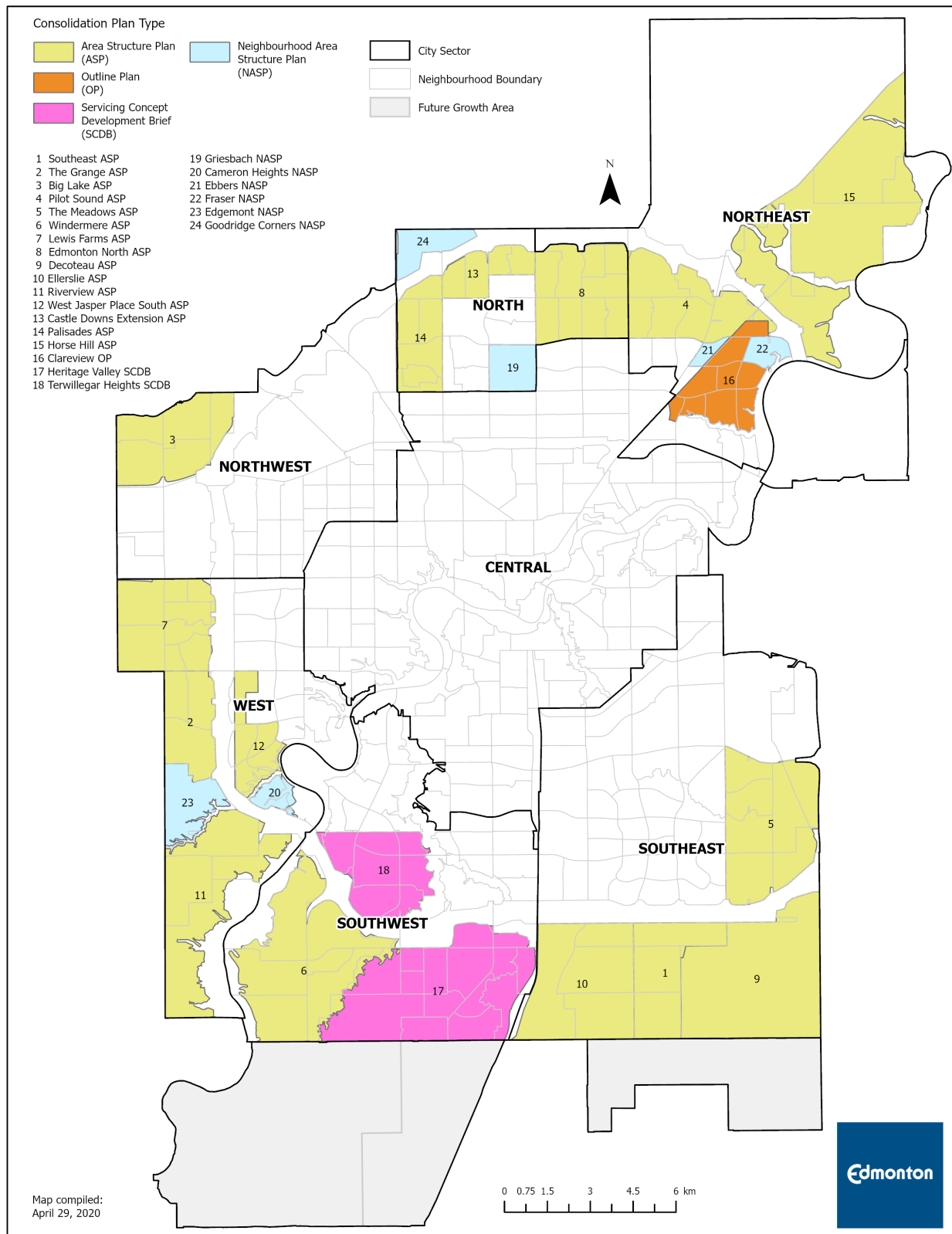
1.4 ANNUAL LOW DENSITY RESIDENTIAL ABSORPTION

Absorption is defined as the number of low density residential lots registered each year within the approved Area Structure Plans. Figure 1 shows the annual absorptions from 2010-2019 by City Sector. Lot absorption rates in 2019 varied significantly from one sector of the city to another. The Southeast had the highest low density residential absorption with 783 units. The North Sector recorded the lowest low density residential absorption with 14 units. The total lot absorption decreased from 1,596 in 2018 to 2,015 in 2019. The past decade has had an average absorption rate of 3,499 units per year. Future levels of economic activity and overall demand for housing and its affordability will affect the actual absorption of low density residential lots and lot supply.

Figure 1: Annual Absorptions by City Sector as of December 2019



Map 1: Edmonton City Sectors and Approved ASP/NASP Boundaries



Map 2: Status of Low Density Residential Development

