

LOW DENSITY RESIDENTIAL LOT SERVICING

2021 ANNUAL REPORT

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

INTRODUCTION

This report summarizes the low density residential servicing activity within Area Structure Plans (ASPs) and the districts within The City Plan's developing area geography. The number of low density residential lots serviced is an indication of the extent of underground infrastructure service provided to support residential development.

Measuring lot servicing helps planners evaluate the development volume within the developing area of the city over time.

LOT SERVICING ACTIVITY BY DISTRICT

In 2021, 4,725 low density residential lots were serviced within the developing area, in addition to 21,024 lots serviced between 2017 and 2021, representing an average of 4,205 lots per year (Table 1). Lot servicing activity followed an upward trend, increasing from 3,628 lots serviced in 2017 to 4,725 lots serviced in 2021, representing a five-year increase of 30 per cent. The highest amount of lot servicing activity was recorded in 2018 (5,778 lots).

At the district level, the Southwest and West Henday districts had the highest level of lot servicing activity, with 1,449 lots and 1,266 lots respectively in 2021, representing 31 per cent and 27 per cent of all low density lots serviced. Northwest and Whitemud districts had very few low density lots serviced over the five-year period, with 12 lots and zero lots serviced in 2021, respectively. Most of the potential lot capacity (supply) of the neighbourhoods within those districts has already been serviced or absorbed (see [2021 Low Density Residential Lot Registration report](#)).

The COVID-19 pandemic and drop in energy prices in early 2020 may have impacted the housing market, despite low mortgage interest rates over this period. This impact became evident in lower-than-normal lot servicing activity; total low density lots serviced dropped more than 50 per cent from 4,442 lots in 2019 to 2,630 lots by the end of 2020 (Table 1).

Table 1. Lot Servicing Activity By District

| District | 2017 | 2018 | 2019 | 2020 | 2021 |
|------------------------|--------------|--------------|--------------|--------------|--------------|
| Ellerslie | 839 | 682 | 159 | 323 | 669 |
| Mill Woods and Meadows | 609 | 622 | 122 | 554 | 639 |
| Northeast | 312 | 209 | 1,013 | 132 | 690 |
| Northwest | | | 146 | | 12 |
| Southwest | 1,247 | 2,239 | 1,400 | 894 | 1,449 |
| West Henday | 442 | 2,015 | 1,602 | 727 | 1,266 |
| Whitemud | | 11 | | | |
| Total | 3,449 | 5,778 | 4,442 | 2,630 | 4,725 |

Servicing levels then rebounded by a similar margin, with more than 50 per cent of lots (4,725) serviced in 2021. It is uncertain how demand for residential development will affect future low density residential lot servicing activity in the long term due to the pandemic.

TOP 10 ASPs LOW DENSITY LOT SERVICING ACTIVITY

The ten ASPs with the highest count of serviced low density lots are listed in Figure 1. The Riverview ASP in the West Henday district, the second ranked district as shown in Table 1 above, experienced the most low density lot servicing activity with 858 lots, representing 18 per cent of the low density lots serviced in 2021.

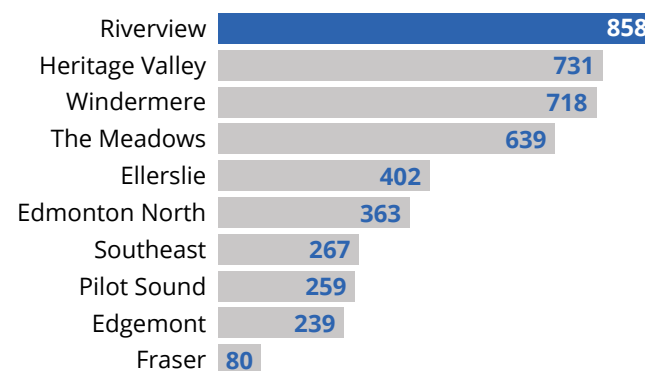


Figure 1. Top 10 ASPs for Low Density Lot Servicing Activity (2021)

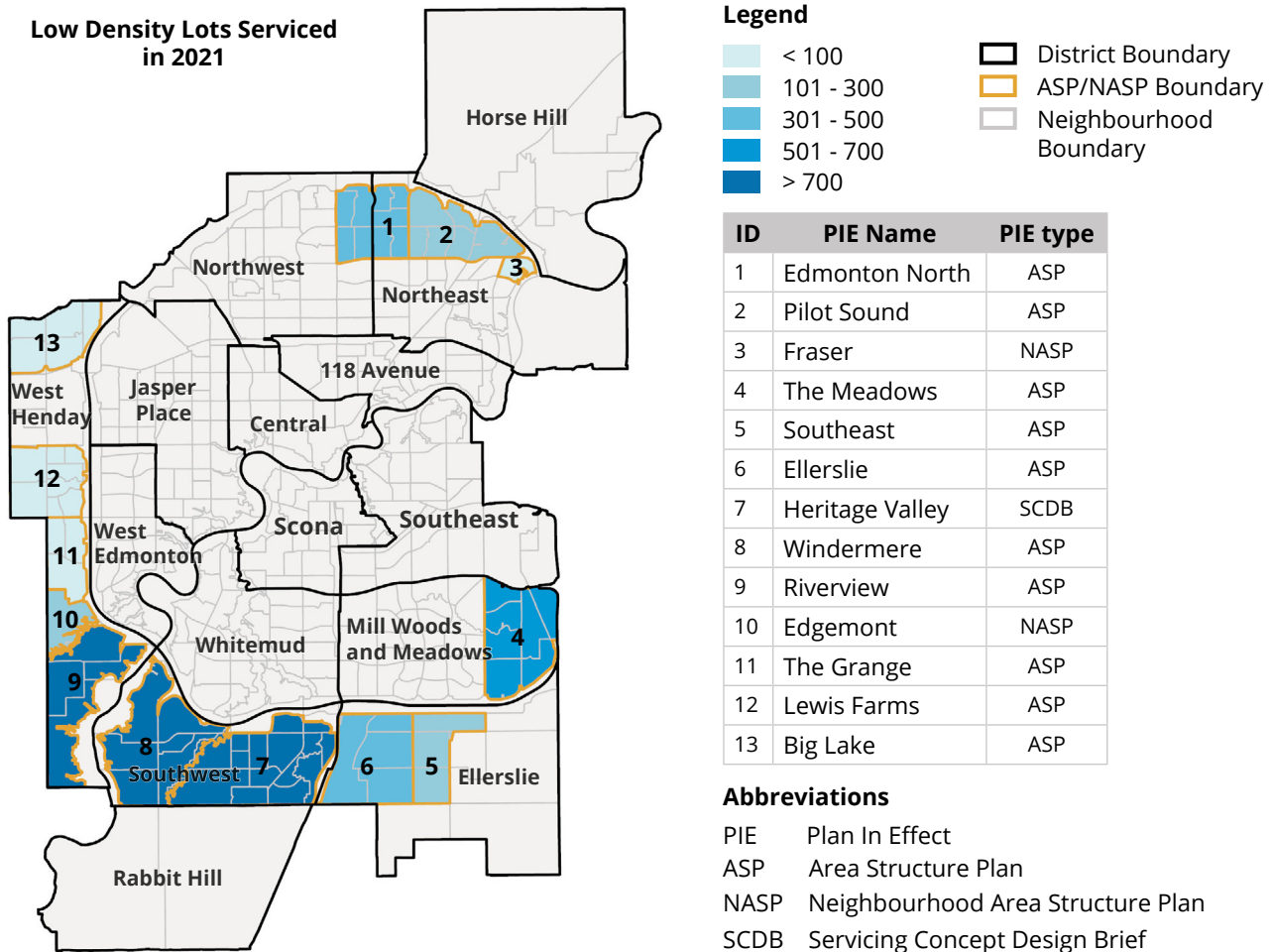
The Fraser ASP in the Northeast District had the lowest lot servicing activity with 80 lots, representing 2 per cent of the total lots serviced in the same year.

Map 1 shows the spatial distribution of low density residential lots serviced across all seven districts within The City Plan’s developing area. Most lot servicing activity in 2021 happened in the Southwest and West Henday districts, as the areas with most underground infrastructure services (e.g. water mains) were prepared to facilitate low density residential development. See Appendix 1 for combined detailed information of lot servicing activity by district and ASPs.

CONCLUSION

The lot servicing activity showed a faster rate of new potential housing development in the Southwest and West Henday district. The Southwest district had the highest lot servicing activity with 7,229 lots serviced between 2017 and 2021, a share of 34 per cent of city-wide lots over that time. Southwest was followed by the West Henday district with 6,052 serviced lots, 29 per cent of the city-wide total.

The remainder of low density lots serviced in 2021 were distributed between Ellerslie (13 per cent), Mill Woods and Meadows (12 per cent) and Northeast (11 per cent) districts. This measure informs progress made on The City Plan’s growth targets through new low density residential development, in alignment with the City’s Zoning Bylaw.



Map 1. Spatial Distribution of Low Density Residential Lot Servicing Activity By ASPs (2021)