

LOW DENSITY RESIDENTIAL LOT SERVICING

2022 ANNUAL REPORT

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

SUMMARY

This report summarizes the low density residential servicing activity within neighbourhoods, Area Structure Plans (ASPs) and 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. For the purposes of this report, a serviced lot refers to single family residential lots for which underground servicing has been constructed, including storm and sanitary sewers, water mains and shallow utilities (i.e. gas and power). Low density residential servicing typically occurs prior to non-residential and medium/high density residential development in a neighbourhood.

Monitoring lot servicing helps planners evaluate the development volume within the developing area of the city over time. This step typically occurs between lot subdivision and building permits based on the [Land Development Process](#) (Figure 1).



Figure 1. Land Development Process

Servicing levels in the developing area neighbourhoods continued to increase in 2022 (4,823 lots) towards the 2018 servicing volume high (5,788 lots), following a 54 per cent drop in the number of lots serviced in 2020 (2,630 lots). This suggests a return to pre-COVID-19 pandemic development demand and City resourcing to address servicing.

LOT SERVICING ACTIVITY BY DISTRICT

West Henday and Southwest districts continued to have the highest lot servicing activity in 2022 with 1,780 lots and 1,440 lots respectively. Together they represented about 67 per cent of the lots serviced in 2022. The Northwest and Whitemud districts had zero low density lots serviced in 2022.

In 2022, lot servicing occurred in the Horse Hill district (301 lots) for the first time since Neighbourhood Structure Plans (NSPs) were adopted in 2015. The Northwest lot servicing activity has been sporadic, with 146 lots in 2019 and 12 lots in 2021 during the last five years (Table 1); 2018 was the last year that the Whitemud district recorded lot servicing activity (11 lots).

Table 1. Lot Servicing Activity by Year and District

District	2018	2019	2020	2021	2022
Ellerslie	682	159	323	669	493
Horse Hill	0	0	0	0	301
Mill Woods and Meadows	622	122	554	639	183
Northeast	209	1,013	132	690	627
Northwest	0	146	0	12	0
Southwest	2,239	1,400	894	1,449	1,442
West Henday	2,015	1,602	727	1,266	1,777
Whitemud	11	0	0	0	0
Total	5,778	4,442	2,630	4,725	4,823

TOP 10 ASPs BY LOW DENSITY LOT SERVICING

The Windermere ASP in the Southwest district had the highest lot servicing activity in 2022, representing about 17 per cent of total 2022 servicing volumes. This is followed by the Lewis Farms ASP in the West Henday district with 631 lots, accounting for about 13 per cent of total lots serviced (Figure 2).

Windermere	824
Lewis Farms	631
Heritage Valley	618
Riverview	532
Pilot Sound	407
Big Lake	356
Horse Hill	301
Ellerslie	273
Edgemont	258
Edmonton North	220

Figure 2. Top 10 ASPs for Low Density Lot Servicing Activity (2022)

The Edmonton North ASP in the Northeast district had the lowest lot servicing activity of the top 10 ASPs with 220 lots, representing about five per cent of the total lots serviced in the same year (Figure 3).

See Appendix 1 for combined detailed information on lot servicing activity by district and ASP, and Appendix 2 for detailed servicing activity at the neighbourhood level.

servicing activity is expected in the Horse Hill district in subsequent years. The Mill Woods and Meadows and Whitemud districts will experience very little low density lot servicing activity in the future since most of the planned low density residential lot capacity within neighbourhoods in these districts has been absorbed (see [2021 Low Density Residential Lot Registration](#) report).

CONNECTION TO RESIDENTIAL DEVELOPMENT

High volumes of lot servicing activity mean that underground utility infrastructure is available to facilitate additional residential development. With the 2021 approval of Horse Hill Neighbourhood A1 NSP (the second of five NSPs to be adopted in the Horse Hill ASP), more lot

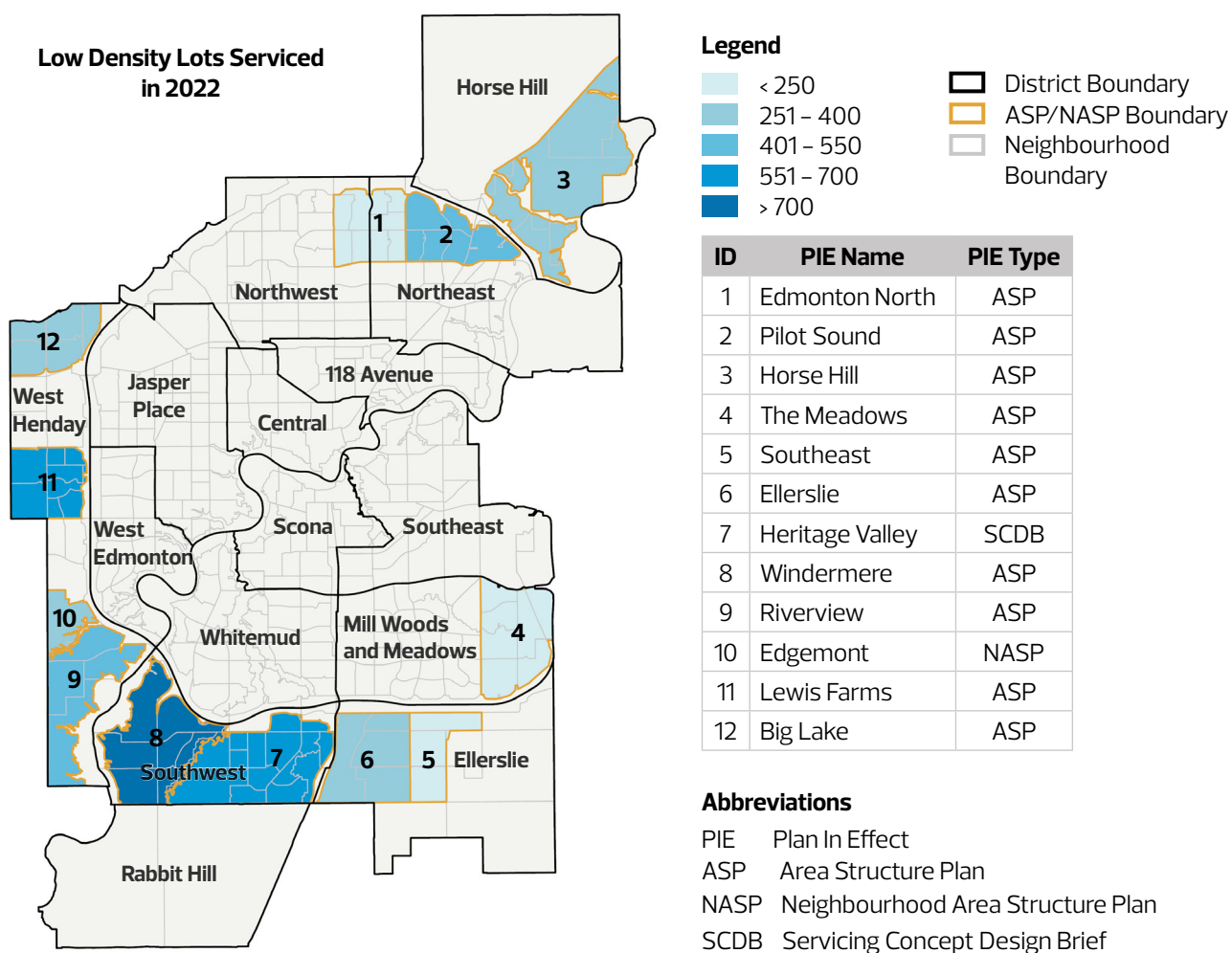


Figure 3. Spatial Distribution of Low Density Residential Lot Servicing, by ASP (2022)

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

District	PIE Name	2018	2019	2020	2021	2022	Total
Ellerslie	Ellerslie	475	113		402	273	1,263
	Southeast	207	46	323	267	220	1,063
Ellerslie Total		682	159	323	669	493	2,326
Horse Hill	Horse Hill					301	301
Horse Hill Total						301	301
Mill Woods and Meadows	The Meadows	622	122	554	639	183	2,120
Mill Woods and Meadows Total		622	122	554	639	183	2,120
Northeast	Ebbers	16	48				64
	Edmonton North	102	25	84	351	220	782
	Fraser		147		80		227
	Pilot Sound	91	793	48	259	407	1,598
Northeast Total		209	1,013	132	690	627	2,671
Northwest	Edmonton North		146		12		158
Northwest Total			146		12		158
Southwest	Heritage Valley	1,869	512	436	731	618	4,166
	Windermere	370	888	458	718	824	3,258
Southwest Total		2,239	1,400	894	1,449	1,442	7,424
West Henday	Big Lake	186	114	231	63	356	950
	Edgemont	447	520	41	239	258	1,505
	Lewis Farms	832	795	242	64	631	2,564
	Riverview	550	173	213	858	532	2,326
	The Grange				42		42
West Henday Total		2,015	1,602	727	1,266	1,777	7,387
Whitemud	Terwillegar Heights	11					11
Whitemud Total		11					11
Total		5,778	4,442	2,630	4,725	4,823	22,398

APPENDIX 2. LOT SERVICING ACTIVITY BY DISTRICT AND NEIGHBOURHOODS

District	Neighbourhood	2018	2019	2020	2021	2022	Total
Ellerslie	Charlesworth	96	27	191	206	135	655
	Summerside	45					45
	The Orchards At Ellerslie	430	113		402	273	1,218
	Walker	111	19	132	61	85	408
Ellerslie Total		682	159	323	669	493	2,326
Horse Hill	Marquis					301	301
Horse Hill Total						301	301
Mill Woods and Meadows	Aster				354		354
	Laurel	250	122	394	187	111	1,064
	Maple	372		160	98	72	702
	Tamarack			0			0
Mill Woods and Meadows Total		622	122	554	639	183	2,120
Northeast	Crystallina Nera East			33	176	135	344
	Crystallina Nera West	102	25	51	175		353
	Cy Becker		163		178	295	636
	Ebbers	16	48				64
	Fraser		147		80		227
	McConachie	91	630	48	81	112	962
	Schonsee					85	85
Northeast Total		209	1,013	132	690	627	2,671
Northwest	Eaux Claires				12		12
	Klarvatten		146				146
Northwest Total			146		12		158
Southwest	Allard	409					409
	Cavanagh	203	105	221	203	11	743
	Chappelle	760	143	102	256	274	1,535
	Desrochers Area	186	116	113	97	187	699
	Glenridding Heights	0					0
	Glenridding Ravine	120	434	222	216	447	1,439
	Graydon Hill	221					221
	Hays Ridge Area		26		47	66	139
	Keswick	250	454	236	502	377	1,819
	Paisley	90	122		128	80	420
	Richford	0					0
Southwest Total		2,239	1,400	894	1,449	1,442	7,424

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

District	Neighbourhood	2018	2019	2020	2021	2022	Total
West Henday	Edgemont	447	520	41	239	258	1,505
	Glastonbury				42		42
	Hawks Ridge	159		91	25	24	299
	Kinglet Gardens			84	38	266	388
	River's Edge				228	128	356
	Rosenthal	273	119	64		223	679
	Secord	381	607	55	64	408	1,515
	Stewart Greens	68		123			191
	Stillwater	225	93	103	277	83	781
	The Uplands	325	80	110	353	321	1,189
	Trumpeter Area	27	114	56		66	263
	Webber Greens	110	69				179
	West Henday Total		2,015	1,602	727	1,266	1,777
Whitemud	South Terwillegar	11					11
Whitemud Total		11					11
Total		5,778	4,442	2,630	4,725	4,823	22,398