

Edmonton Developing and Planned Neighbourhoods 2011



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Edmonton

Developing and Planned Neighbourhoods, 2011

Summary

This report measures the demand and supply of residential land in developing and planned neighbourhoods including the potential lot supply remaining based on low density residential development. The numbers provided here show the level of completion of neighbourhoods as directed in Section 3.1.1.4 of the Municipal Development Plan (MDP), *The Way We Grow*. They measure the land supply compared to current and potential capacity under the approved Area Structure Plans (ASPs).

The objective is to show where current growth is taking place and when new land is needed for future growth. This is especially 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 Section 3.1.1.3, MDP). For that reason, remaining supply is provided for both approved and developing neighbourhoods, as well as projected numbers for planned but not yet approved neighbourhoods in approved ASPs.

As of December 2011, the potential low density residential lot supply that is available in approved ASPs is slightly less than 63,000. Based on current absorption rates, Edmonton has an average of 17 years of remaining land supply (see the Table 4: *Total Low Density Residential Supply by Sector*). Future levels of economic activity and overall demand for housing and its affordability will affect the actual absorption of low density lots and lot supply.

Land supply remaining in the approved Area Structure Plans ranges from a high of 18 years in the West sector to a low of 10 years in the Northeast sector. The overall City average is 17 years. The Northeast sector had the lowest average absorption rate at 373 lots per year and the Southwest had the highest absorption rate at 1,218 lots per year. An absorption rate for the Northwest sector is not calculated as this sector was recently created in 2011 and there has been only one year of development.

Definition and Assumptions

Low density residential 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. Once a low density lot has been registered at Land Titles it is legally available to be built on and therefore considered to be absorbed. Potential lot supply means the estimated number of low density residential lots within approved Area Structure Plans or Servicing Concept Design Briefs that have not been registered.

Absorption is the number of low density lots registered each year within the approved Area Structure Plans. The average absorption rate is calculated over a ten year period. The ten-year running average is reflective of market variations and economic cycles which occur over a decade of growth. Lot absorption rates vary significantly from one sector of the city to another. By dividing the potential lot supply by the ten average absorption rates within each City sector, the number of years of land supply for future low density residential development can be estimated. Once a neighbourhood has 95 percent or more of its low density residential lots registered, it is considered to be complete for the purposes of this report. This recognizes that there may be ownership or other barriers to 100% completion.

Neighbourhood Completion Citywide

A total of 86 Neighbourhood Area Structure Plans (NSPs) are in approved Area Structure Plans within Edmonton's developing areas. As of December 2011 there were:

- 44 neighbourhoods under development,
- 13 neighbourhoods at the planned stage (no approved NSP), and
- 29 neighbourhoods with 95-100% of the low density residential completed.

Of the 44 developing neighbourhoods:

- 13 neighbourhoods had no development started,
- 6 neighbourhoods were less than 25% complete,
- 14 neighbourhoods were between 25-75% complete, and
- 11 neighbourhoods were 76 to 94 % complete.

Completion of Approved Neighbourhoods by Sector

Neighbourhood completion varies by city sector. See maps for each approved Area Structure Plan, SCBD, or NASP in Appendix 1.

North Sector (20 neighbourhoods):

- Two of 12 developing neighbourhoods have yet to experience any development
- Seven neighbourhoods are more than 95 percent complete
- One neighbourhood is being planned; a Neighbourhood Structure Plan must be approved before any development can occur

Northeast Sector (9 neighbourhoods):

- One of four developing neighbourhoods have no development
- Three are complete and two require Neighbourhood Structure Plan approval

Northwest Sector (5 neighbourhoods):

- Two of three developing neighbourhoods have no development started
- Two neighbourhoods need Neighbourhood Structure Plan approval

West Sector (12 neighbourhoods):

- Three neighbourhoods have no development
- Another five are at various stages of development
- Four neighbourhoods are complete

Southeast Sector (14 neighbourhoods):

- One has no development
- Six neighbourhoods range from 13 to 91 percent of the low density residential being complete
- Neighbourhood Structure Plans are needed for three planned neighbourhoods
- Four neighbourhoods are complete

Southwest Sector (26 neighbourhoods):

- Southwest Edmonton has the most developing and planned neighbourhoods
- Four neighbourhoods have no development
- Six neighbourhoods have low density residential ranging between 13 – 79% complete
- 11 neighbourhoods have more than 95 percent of the low density residential complete
- Five neighbourhoods in the Southwest are in the planning process

Prepared by the Growth Analysis Unit, Sustainable Development
For more information, contact the City of Edmonton at:
311 (in Edmonton) or 780-442-5311

Table 1
Developing (Approved) Neighbourhood Structure Plans
Low Density Residential Lot Potential as of December 2011*

Sector	ASP	Neighbourhood	Year Approved	Low Density Lots Projected	Remaining Potential Lots	Percent of Lots Completed
North	Castle Downs Extension	Canossa	1984	1,370	377	72
		Elsinore	1985	894	56	94
		Rapperswill	2010	1,091	923	15
	Edmonton North	Crystallina Nera	2007	1,128	1,128	0
		Crystallina Nera East	2011	870	870	0
		Eaux Claires	1983	666	57	91
		Klarvatten	1982	1,605	232	86
		Schonsee	2002	1,368	832	39
	Palisades	Albany	2009	187	115	39
		Hudson	1997	628	136	78
		Oxford	1985	927	178	81
				10,734	4,904	
Northeast	Fraser NASP	Fraser	1984	1,138	337	70
	Ebbers NASP	Ebbers	2006	208	208	0
	Pilot Sound	Brintnell	2001	1,728	154	91
		McConachie	2006	2,082	1,448	30
				5,156	2,147	
Northwest	Big Lake	Hawks Ridge	2010	1,396	1,396	0
		Starling	2010	1,118	1,118	0
		Trumpeter	2008	969	701	28
				3,483	3,215	
West	Cameron Heights NASP	Cameron Heights	2001	883	125	87
	Lewis Farms	Rosenthal	2009	2,905	2,905	0
		Secord	2007	2,339	1,785	24
		Stewart Greens	2007	592	592	0
		Webber Greens	2000	750	293	61
	The Grange	Granville	2007	1,149	844	27
		The Hamptons	1998	3,520	315	91
	Edgemont NASP	Edgemont	2011	3,844	3,844	0
				15,982	10,703	

Note: Low density residential lots includes single detached and semi-detached, and excludes country residential.

Table 1 (con't)
Developing (Approved) Neighbourhood Structure Plans
Low Density Residential Lot Potential as of December 2011*

Sector	ASP	Neighbourhood	Year Approved	Low Density Lots Projected	Remaining Potential Lots	Percent of Lots Completed
Southeast	Ellerslie	Orchards at Ellerslie	2007	2,505	2,170	13
		Summerside	1999	3,589	631	82
	The Meadows	Laurel	2007	3,491	2,456	30
		Maple	2010	1,527	1,527	0
		Tamarack	2006	1,824	934	49
	Southeast	Charlesworth	2005	1,299	120	91
		Walker	2007	2,786	2,068	26
				17,021	9,906	
Southwest	Heritage Valley	Allard	2007	1,993	1,576	21
		Chappelle	2008	4,042	3,425	15
		Desrochers	2010	1,092	1,092	0
		H. V. Town Centre	2009	150	150	0
		H. V. Nbhd 12	2011	774	774	0
	Terwillegar Heights	Magrath Heights	2003	997	211	79
	Windermere	Ambleside	2005	2,023	1,171	42
		Glenridding Heights	2011	1,247	1,089	13
		Keswick	2010	3,987	3,987	0
		Windermere	2006	4,243	2,523	41
				20,548	15,998	

Note: Low density residential lots includes single detached and semi-detached, and excludes country residential.



Table 2
Planned Neighbourhoods (Not yet approved)
Low Density Residential Potential as of December 2011*

Sector	ASP	Neighbourhood	Low Density Lots Projected	Remaining Potential Lots
North	Goodridge Corners NASP	Goodridge Corners	987	987
				987
Northeast	Pilot Sound	Cy Becker	1,207	1,207
		Gorman	320	320
				1,527
Northwest	Big Lake	Neighbourhood 4	1,441	1,441
		Neighbourhood 5	1,564	1,564
				3,005
Southeast	Southeast	Neighbourhood 3	2,666	2,666
	Ellerslie	Neighbourhood 4	1,089	1,089
	The Meadows	Neighbourhood 5	2,000 (est)	2,000 (est)
				5,755
Southwest	Heritage Valley	Hays Ridge	1,148	1,148
		Heritage Valley 13	0	0
		Heritage Valley 14	0	0
	Windermere	Glenridding Ravine	1,210	1,210
		Neighbourhood 5	2,450	2,450
				4,808

Note: Low density residential lots includes single detached and semi-detached, and excludes country residential.

An Area Structure Plan (ASP) is a plan approved by City Council which, according to provincial legislation, must describe proposed land uses, sequence of development, density of proposed population, and general location of major transportation routes and public utilities for a number of neighbourhoods. Once an Area Structure Plan is approved by City Council, individual neighbourhood plans within the approved Area Structure Plan must also be approved prior to commencement of development.

Table 3
Neighbourhood Structure Plans 95 - 100% Complete
Low Density Residential as of December 2011*

Sector	ASP	Neighbourhood	Year Approved	Low Density Lots Projected	Remaining Potential Lots	% of Lots Completed
North	Castle Downs Extension	Chambery	1985	708	0	100
	Edmonton North	Belle Rive	1982	1,147	0	100
		Lago Lindo	1980	1,255	0	100
		Mayliewan	1983	1,202	0	100
		Ozerna	1981	1,193	0	100
	Palisades	Carlton	1999	1,177	61	95
		Cumberland	1984	1603	9	99
					70	
Northeast	Clareview	Clareview Town Centre	1980	271	0	100
	Pilot Sound	Hollick Kenyon	1991	1,375	0	100
		Matt Berry	1988	1,247	0	100
					0	
West	Lewis Farms	Breckenridge Greens	1991	427	0	100
		Potter Greens	1990	510	0	100
		Suder Greens	2002	1,025	0	100
	The Grange	Glastonbury	1998	1,454	0	100
					0	
Southeast	Ellerslie	Ellerslie	2001	1,218	0	100
	The Meadows	Larkspur	1987	1,213	0	100
		Silver Berry	1994	1,286	0	100
		Wild Rose	1998	2,478	0	100
					0	
Southwest	Heritage Valley	Blackmud Creek	1998	635	0	100
		Callaghan	2005	905	0	100
		MacEwan	2001	1,118	16	99
		Richford	1999	327	0	100
		Rutherford	2001	2,815	0	100
	Terwillegar Heights	Haddow	1993	895	0	100
		Hodgson	1995	731	0	100
		Leger	1995	848	0	100
		Mactaggart	2005	948	0	100
		South Terwillegar	2003	1,885	0	100
		Terwillegar Towne	1995	2082	0	100
					16	

Table 4
Total Low Density Residential Supply by Sector

Neighbourhood	City Sector						City
	North	Northeast	Northwest	West	Southeast	Southwest	
Developing	4,904	2,147	3,215	10,703	9,906	15,998	46,873
Planned	987	1,527	3,005	0	5,755	4,808	16,082
95% Complete	70	0	0	0	0	16	86
Potential Lot Supply	5,961	3,674	6,220	10,703	15,661	20,822	63,041
Average Absorption*	592	373	3	606	936	1,218	3,729
Year Supply	10	10	n/a**	18	17	17	17

*Based on a ten year running average 2002-2011

**Northwest Sector was separated out in 2011

ANNUAL ABSORPTIONS (ten year running average)											
SECTOR	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	AVERAGE
NORTH	1,428	868	928	546	458	481	142	76	121	876	592
NORTHEAST	332	627	522	751	546	75	231	91	373	179	373
NORTHWEST	0	0	0	0	0	0	0	0	0	30	3
WEST	725	699	572	732	671	513	659	241	798	452	606
SOUTHEAST	1,046	943	767	802	941	1,531	356	700	1,270	1,007	936
SOUTHWEST	1,747	1,210	1,198	1,523	1,371	1,415	708	357	1,266	1,388	1,218
TOTAL	5,278	4,347	3,987	4,354	3,987	4,015	2,096	1,465	3,828	3,932	3,729

Note: **Potential Lot Supply** means the estimated future number of single or semi family (low density) lots within approved Area Structure Plans or Servicing Concept Design Briefs. Once a lot has been registered it is considered absorbed. **Absorption** means the number of low density lots registered each year within the approved Area Structure Plans. The average absorption rate is calculated over a ten year period.

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 1 to 94 percent. **Planned neighbourhoods** require a Neighbourhood Structure Plan before development can start. When a developing neighbourhood has more than 95% of the low density residential registered it is considered to be a **complete neighbourhood**.

Appendix 1

Developing and Planned Neighbourhood Maps

City Sector Map

Status of Suburban Single Family Development Map

North Sector Maps

- Castle Downs Extension ASP
- Edmonton North ASP
- Goodridge Corners NASP
- Palisades ASP

Northeast Sector Maps

- Ebbers NASP
- Fraser NASP
- Pilot Sound ASP

Northwest Sector

- Big Lake ASP

West Sector Maps

- Cameron Heights NASP
- Edgemont NASP
- Lewis Farms ASP
- The Grange ASP

Southeast Sector Maps

- Ellerslie ASP
- Southeast ASP
- The Meadows ASP

Southwest Sector Maps

- Heritage Valley SCDB
- Terwillegar Heights SCDB
- Windermere ASP

City of Edmonton

City Sector



City Sector

West

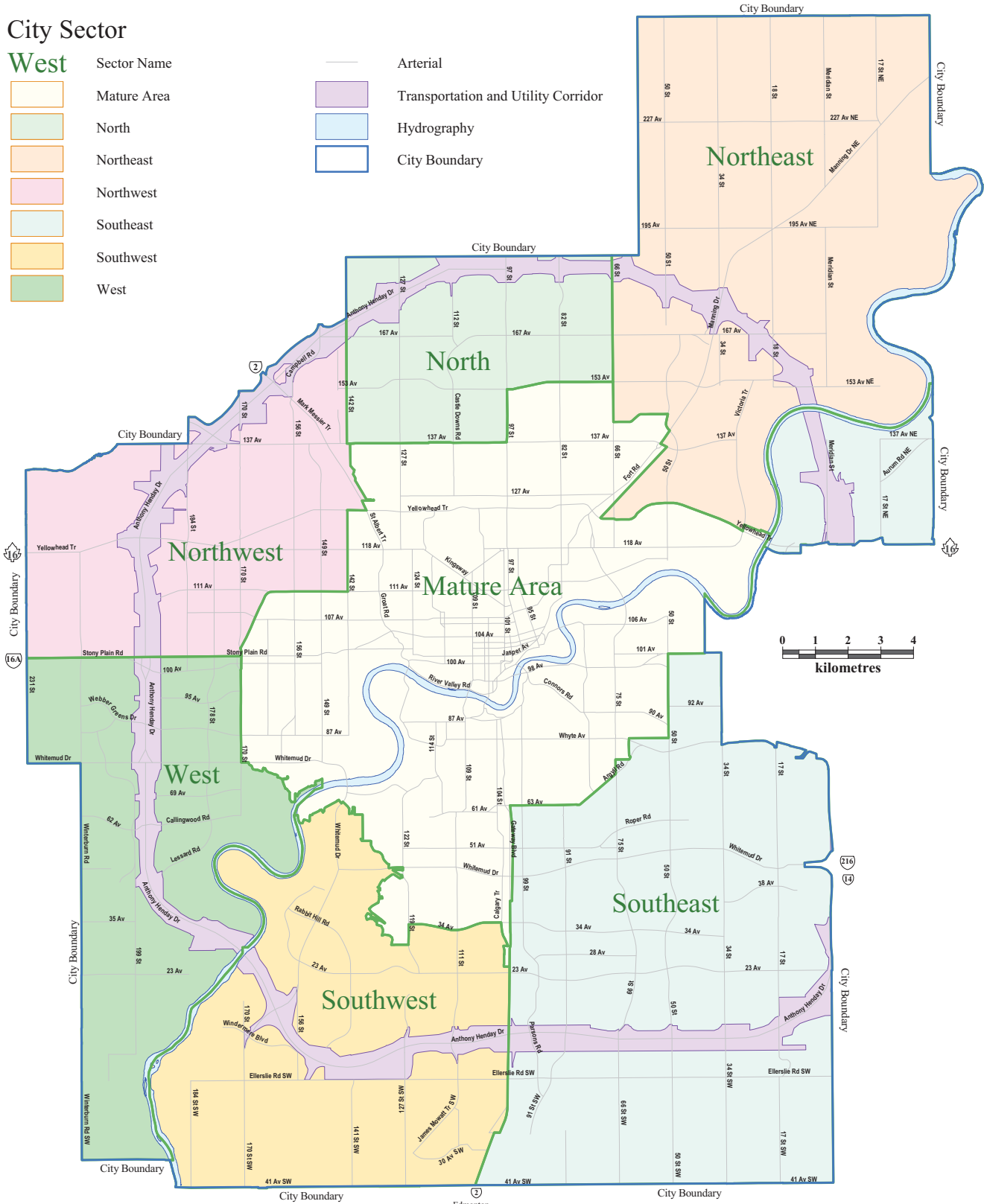
- Sector Name
- Mature Area
- North
- Northeast
- Northwest
- Southeast
- Southwest
- West

Arterial

Transportation and Utility Corridor

Hydrography

City Boundary



City of Edmonton

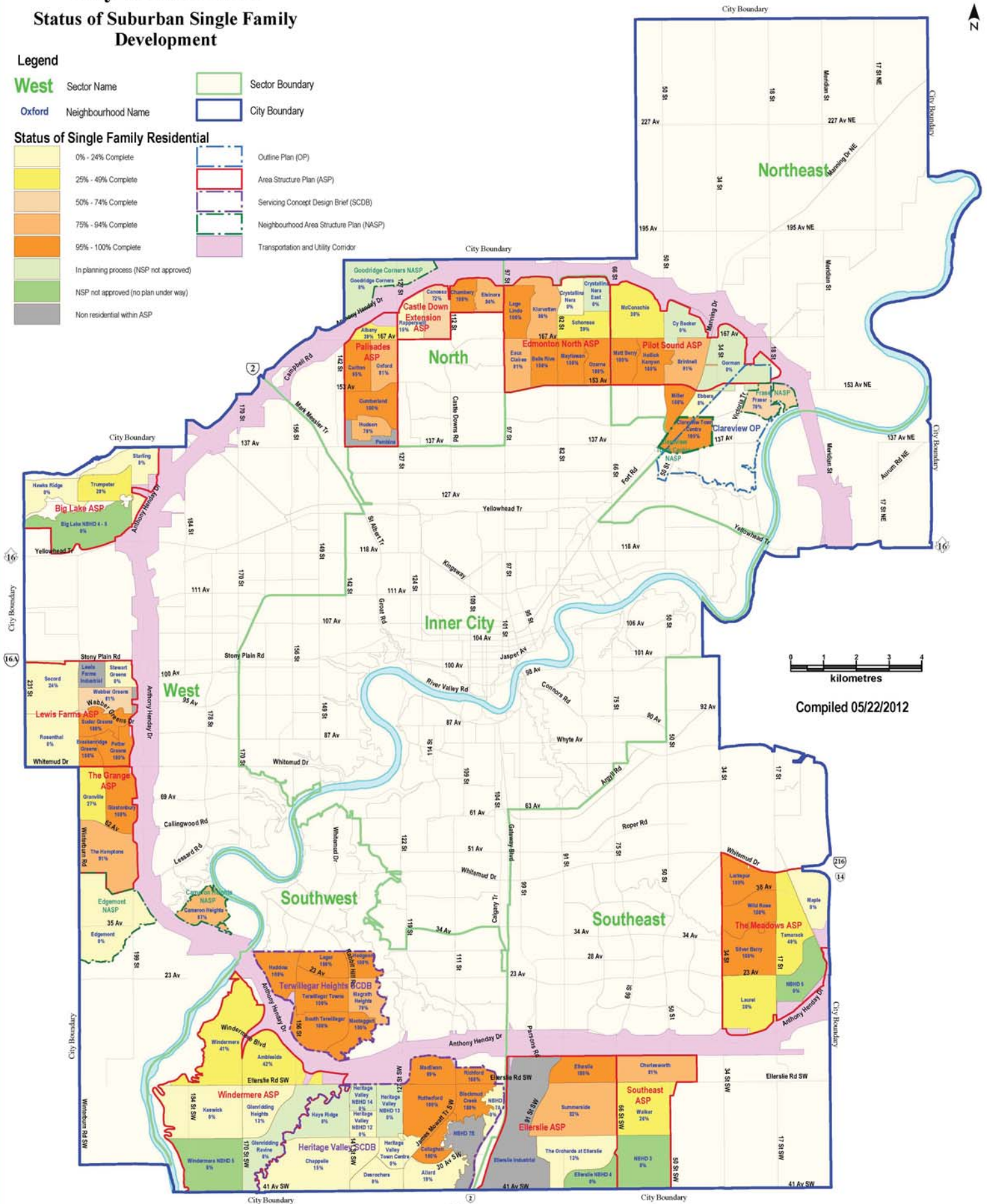
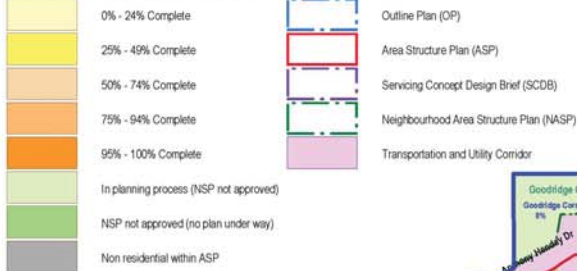
Status of Suburban Single Family Development

Legend

West Sector Name
Oxford Neighbourhood Name

Sector Boundary
 City Boundary

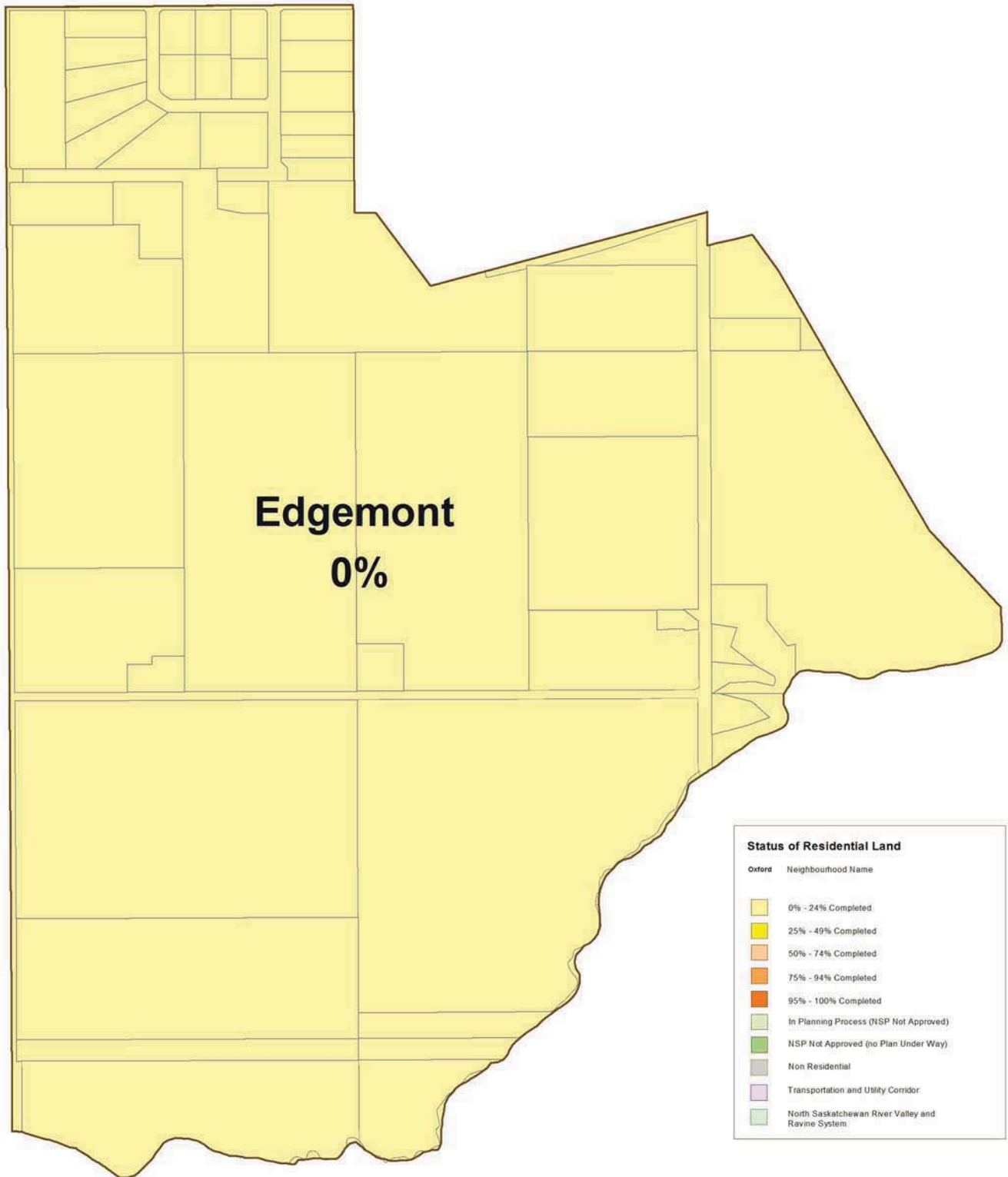
Status of Single Family Residential



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kilometres

Compiled 05/22/2012

Edgemont NASP

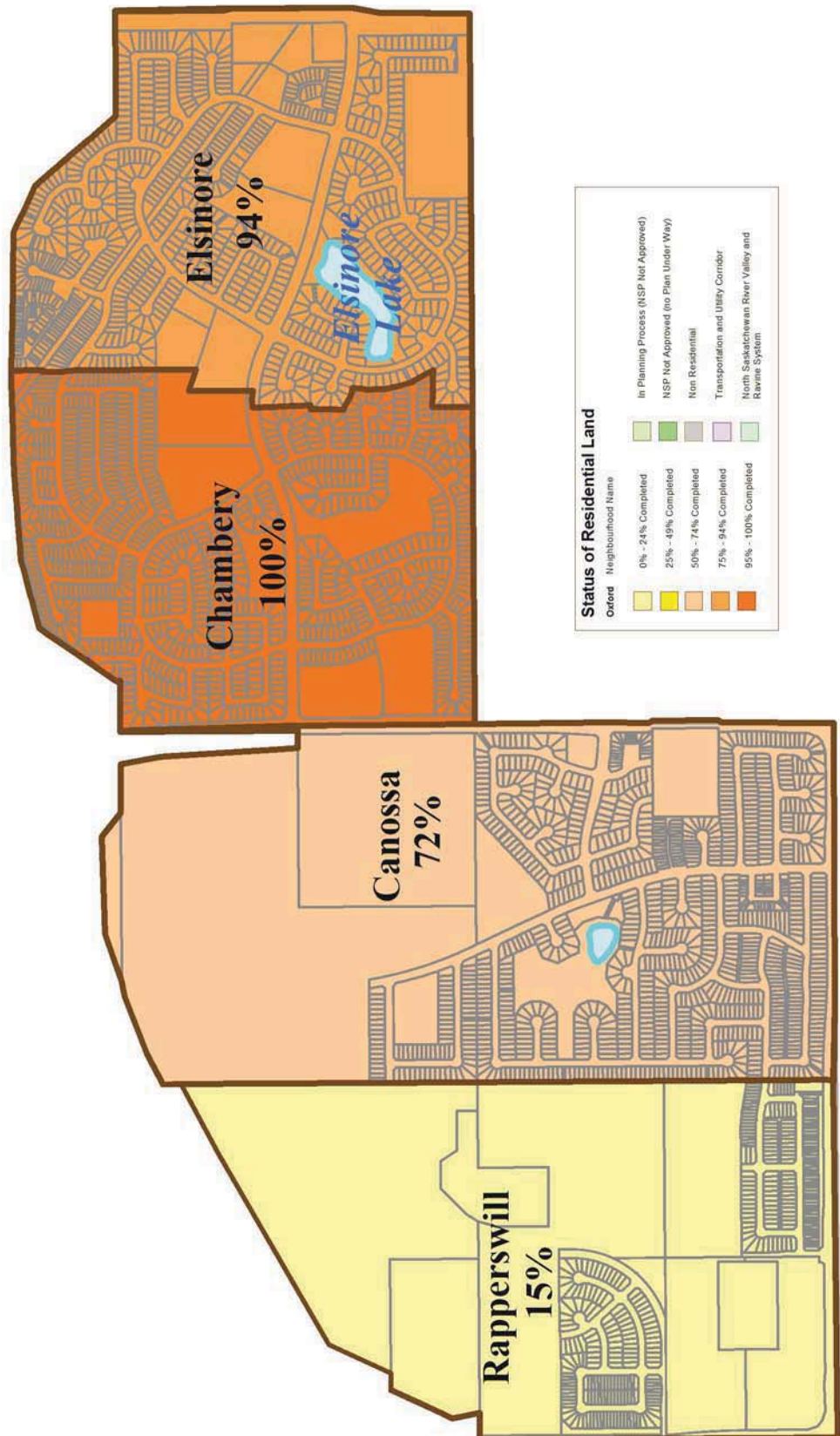


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Status of Residential Land

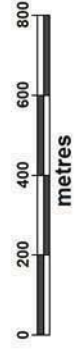
Oxford	Neighbourhood Name
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	25% - 49% Completed
	50% - 74% Completed
	75% - 94% Completed
	95% - 100% Completed
	In Planning Process (NSP Not Approved)
	NSP Not Approved (no Plan Under Way)
	Non Residential
	Transportation and Utility Corridor
	North Saskatchewan River Valley and Ravine System

Castle Downs Extention ASP



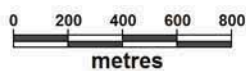
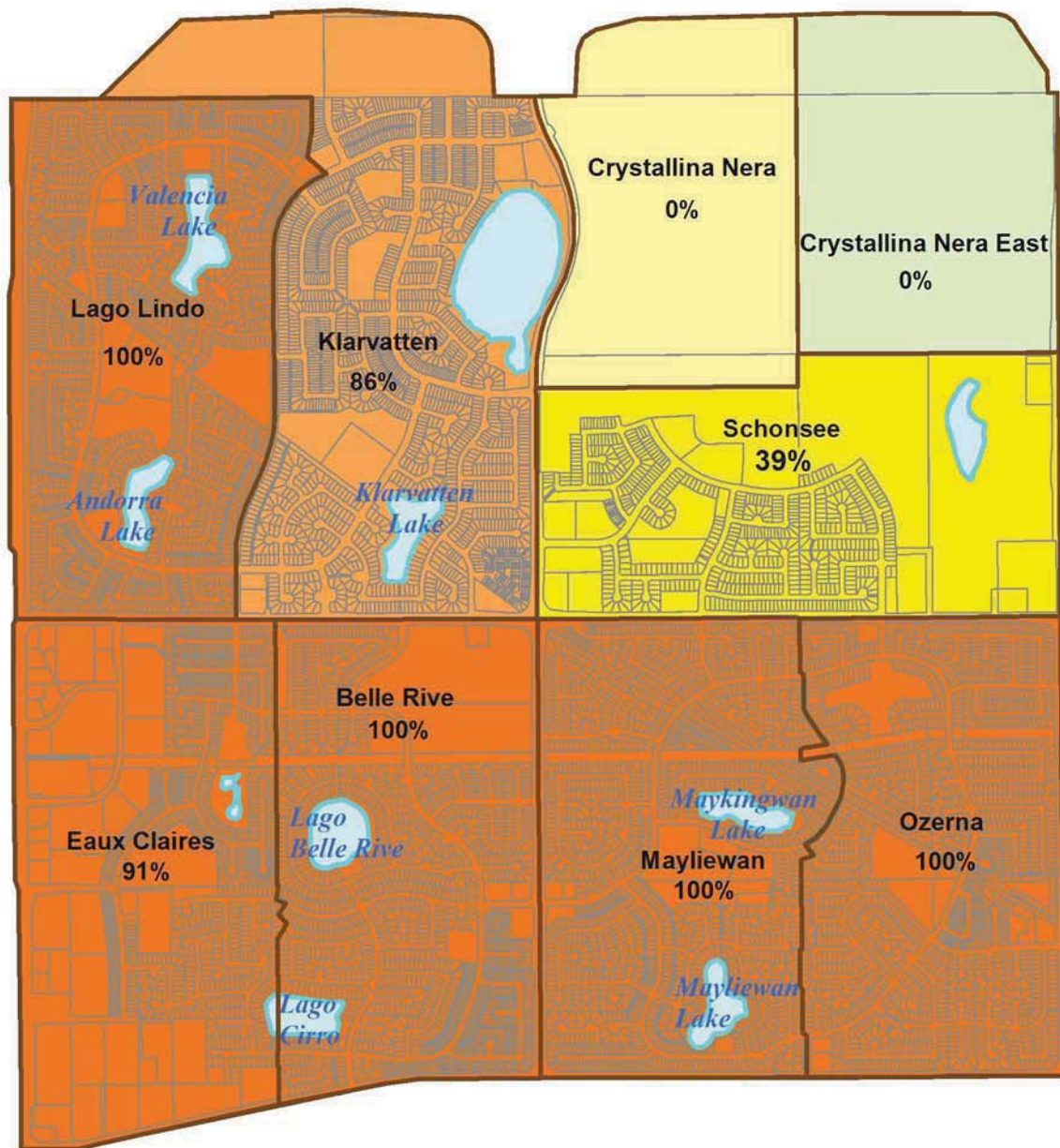
Status of Residential Land

Oxford	Neighbourhood Name	Status
Light Yellow	0% - 24% Completed	In Planning Process (NSP Not Approved)
Yellow	25% - 49% Completed	NSP Not Approved (no Plan Under Way)
Orange	50% - 74% Completed	Non Residential
Dark Orange	75% - 94% Completed	Transportation and Utility Corridor
Dark Red	95% - 100% Completed	North Saskatchewan River Valley and Ravine System



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Edmonton North ASP



Status of Residential Land

Oxford Neighbourhood Name

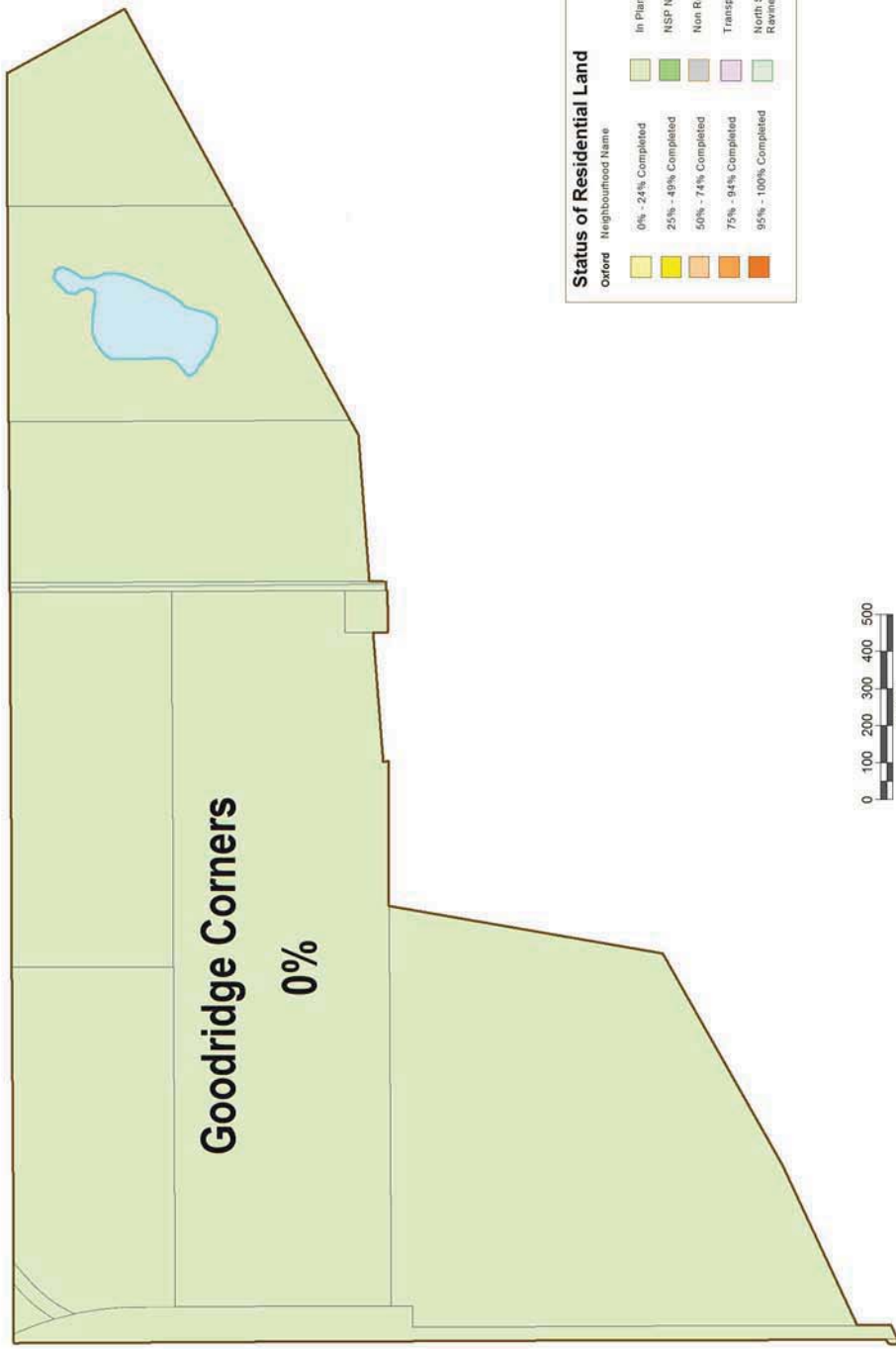
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	50% - 74% Completed		Non Residential
	75% - 94% Completed		Transportation and Utility Corridor
	95% - 100% Completed		North Saskatchewan River Valley and Ravine System

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Goodridge Corners NASP

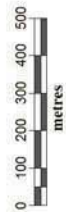


City Boundary



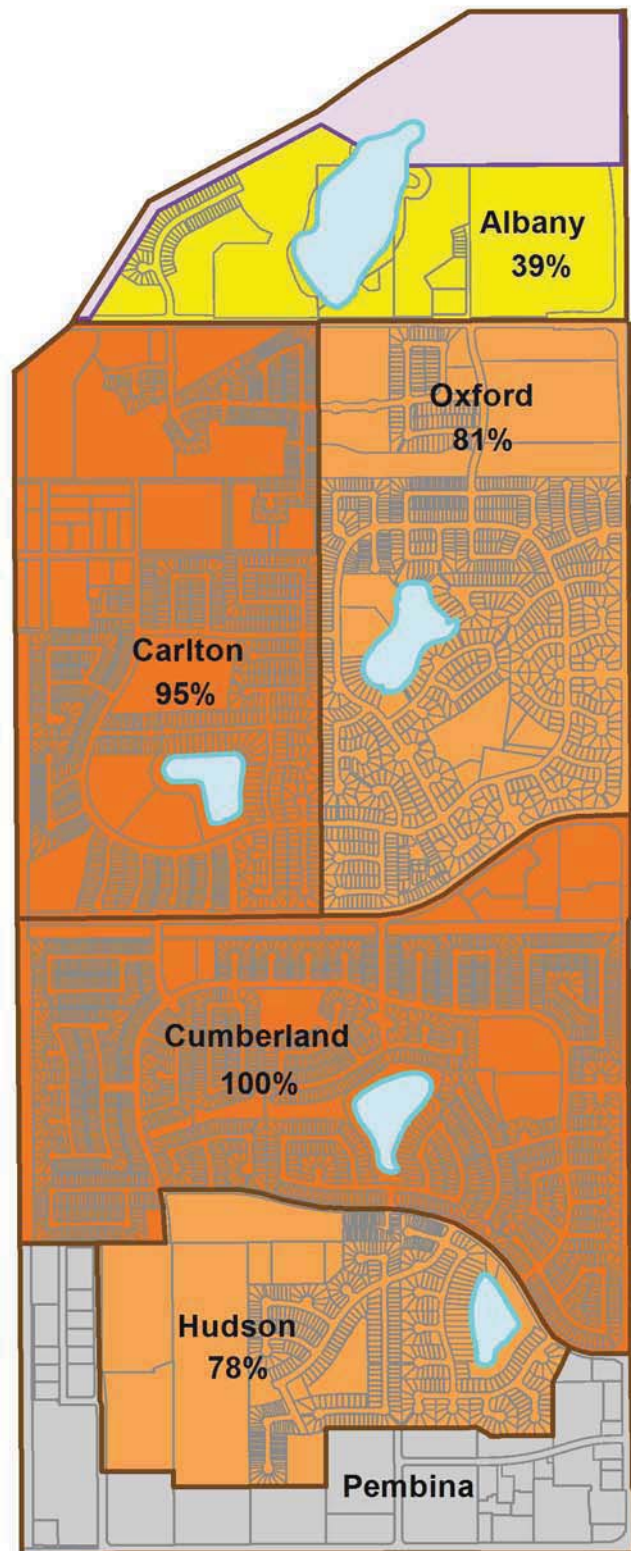
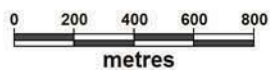
Status of Residential Land

Oxford Neighbourhood Name	
0% - 24% Completed	In Planning Process (NSP Not Approved)
25% - 49% Completed	NSP Not Approved (no Plan Under Way)
50% - 74% Completed	Non Residential
75% - 94% Completed	Transportation and Utility Corridor
95% - 100% Completed	North Saskatchewan River Valley and Ravine System

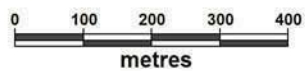
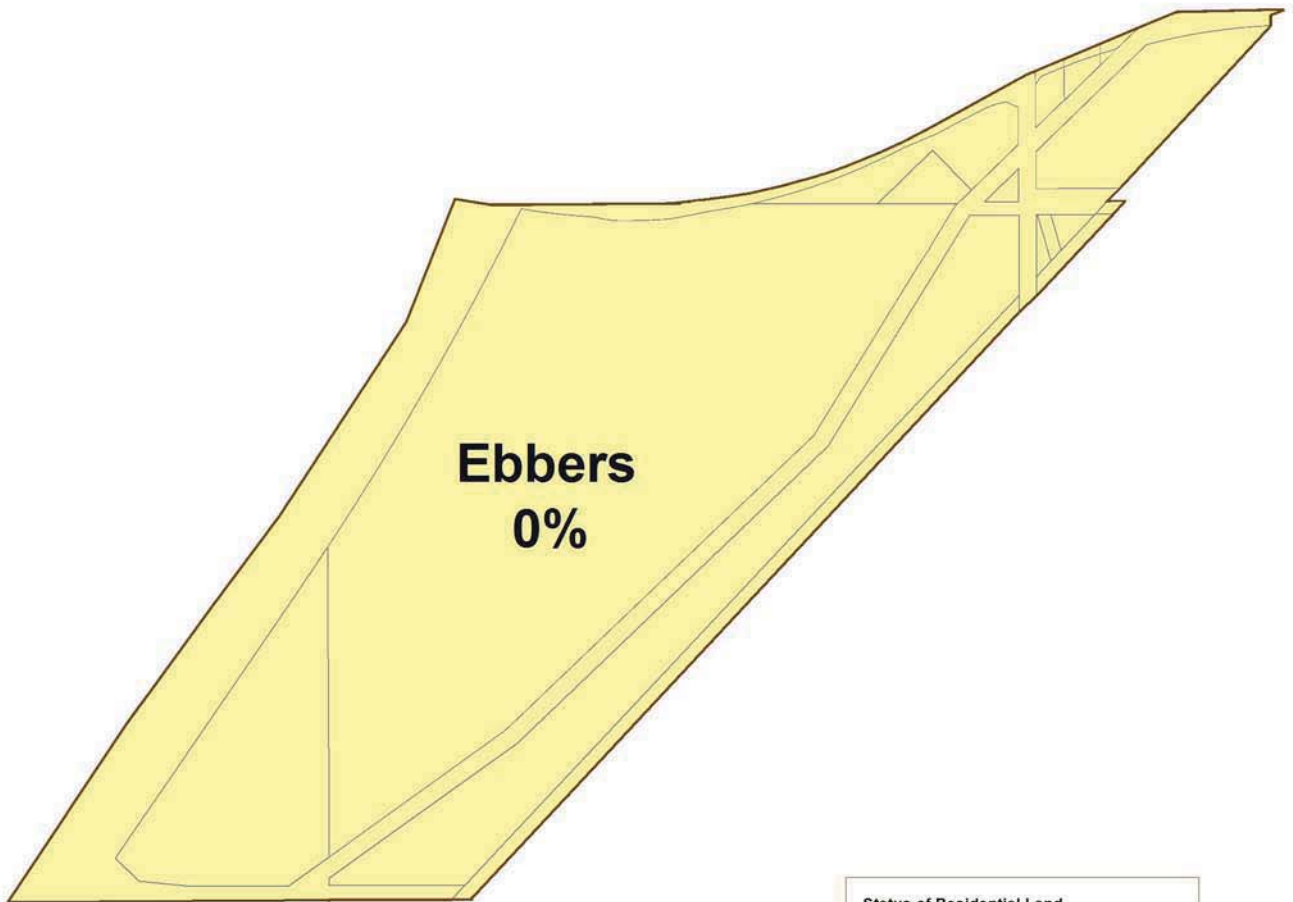


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Palisades ASP

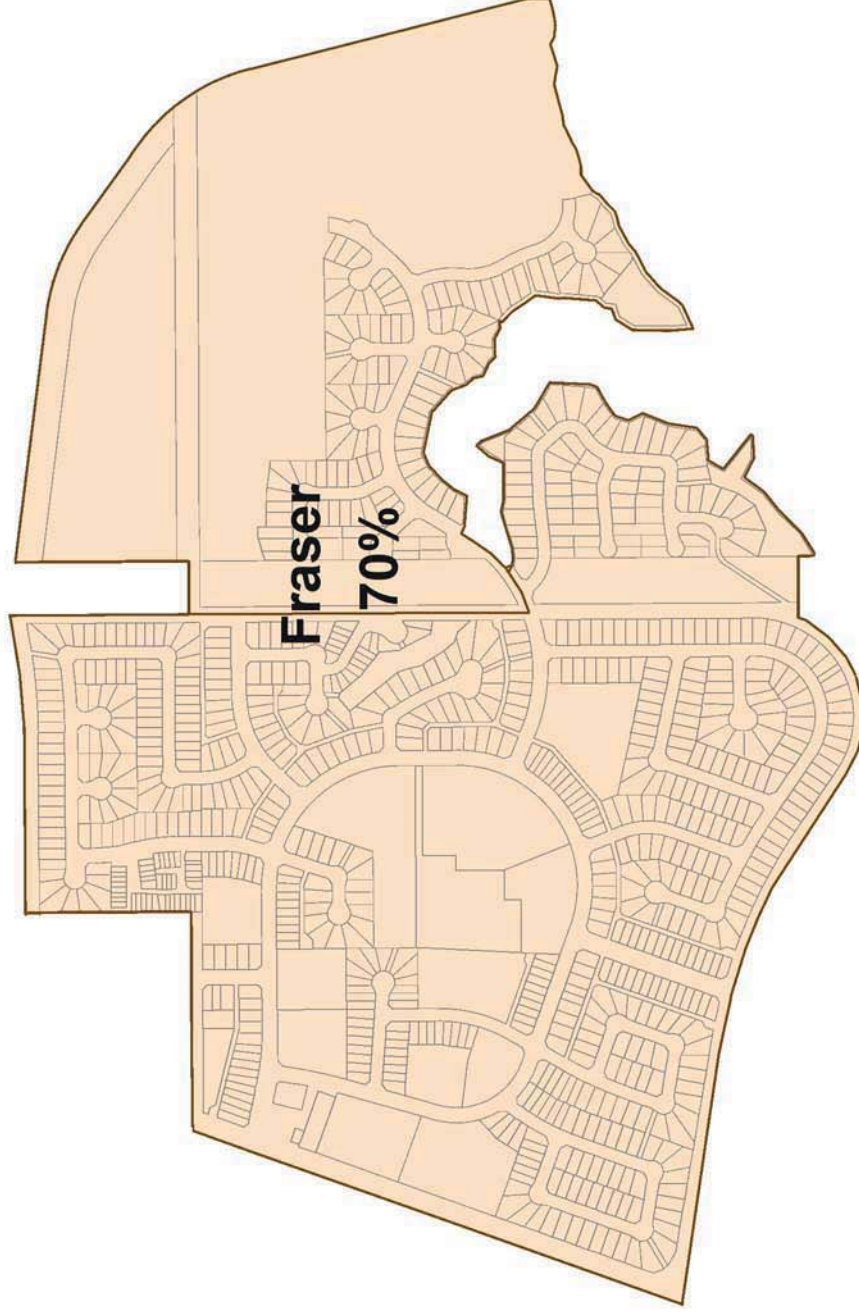


Ebbers NASP



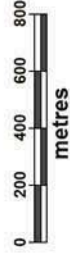
Oxford	Neighbourhood Name
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	25% - 49% Completed
	50% - 74% Completed
	75% - 94% Completed
	95% - 100% Completed
	In Planning Process (NSP Not Approved)
	NSP Not Approved (no Plan Under Way)
	Non Residential
	Transportation and Utility Corridor
	North Saskatchewan River Valley and Ravine System

Fraser NASP

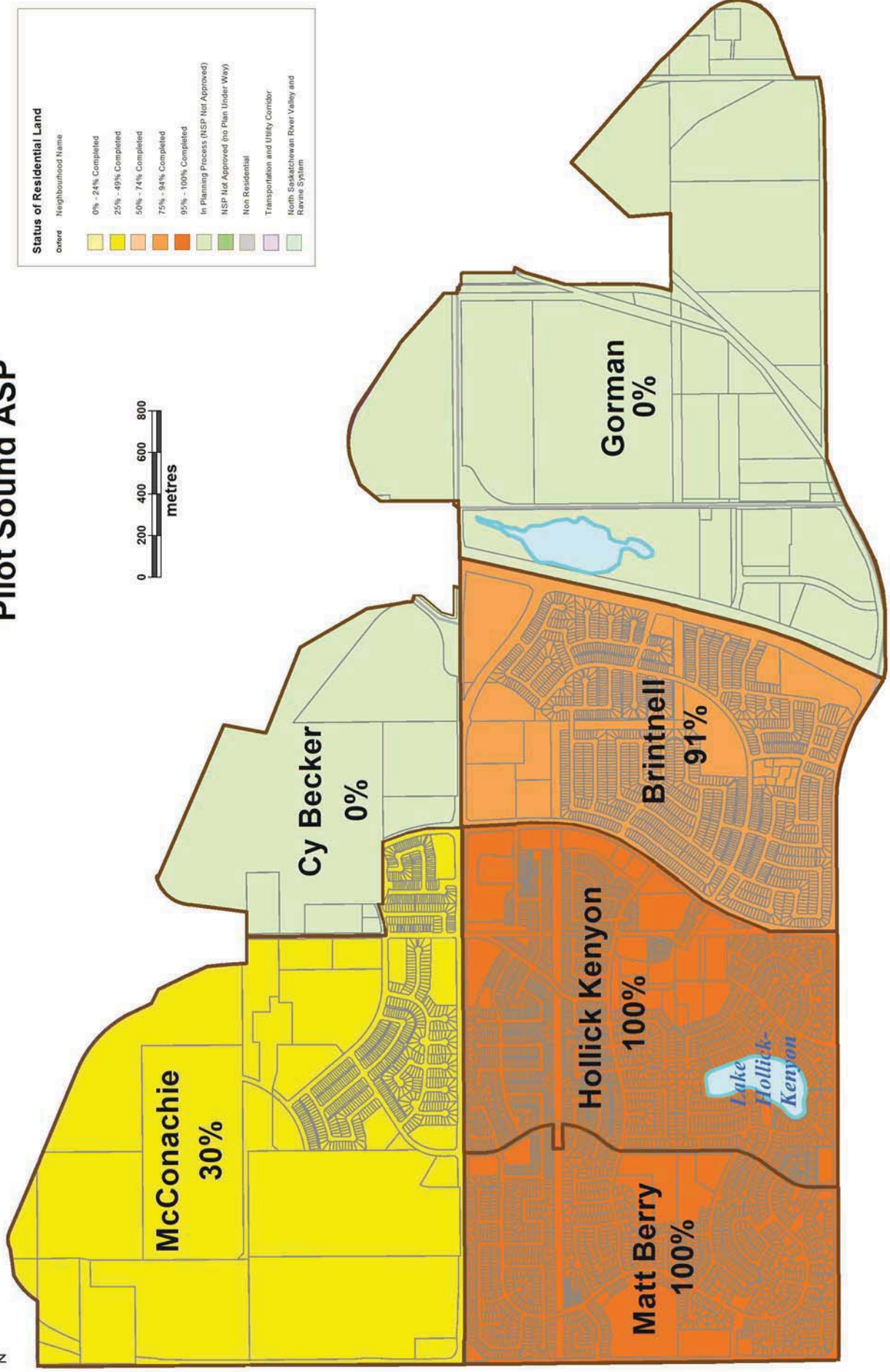


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Pilot Sound ASP

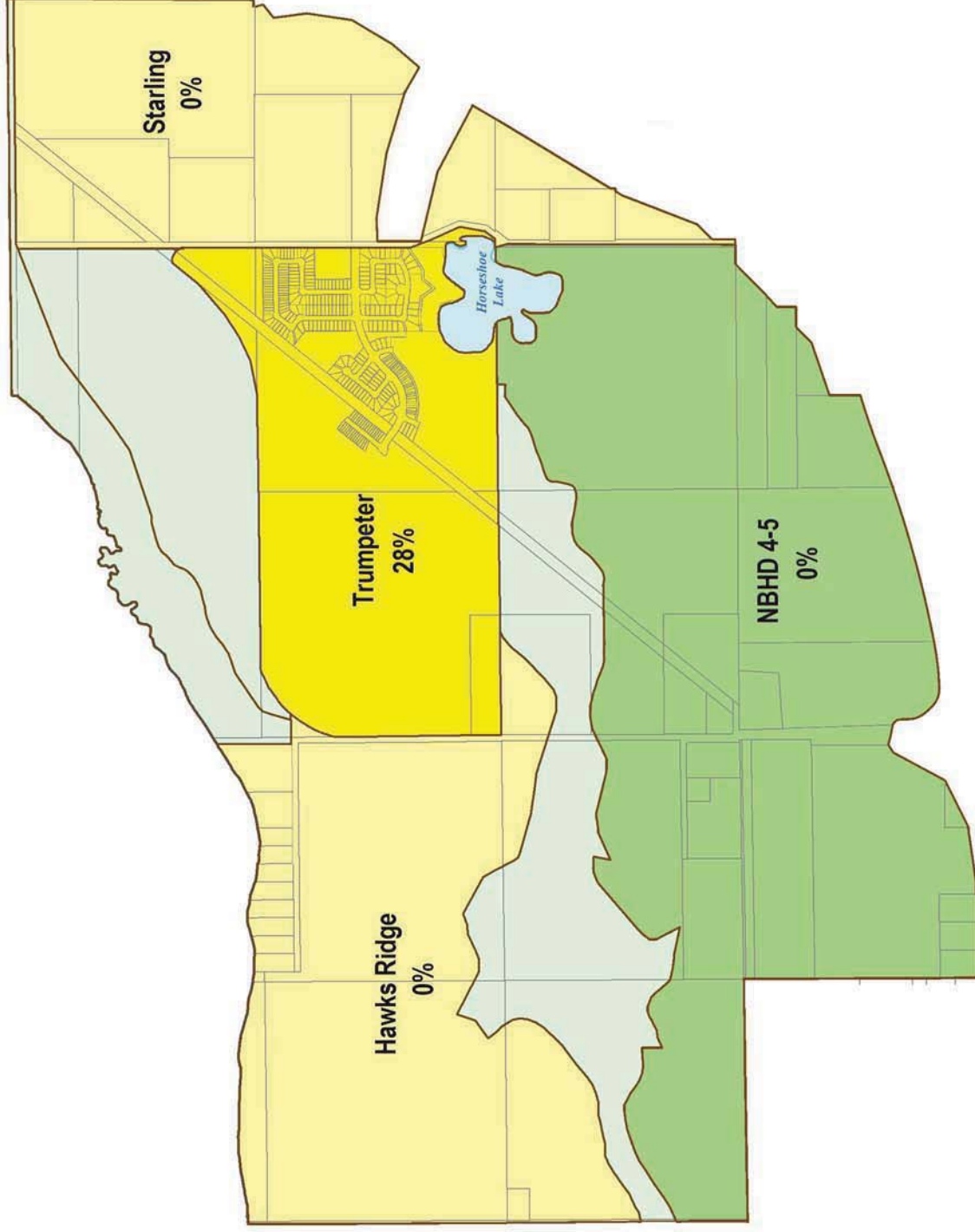


Status of Residential Land	
Colour	Neighbourhood Name
Light Yellow	0% - 24% Completed
Yellow	25% - 49% Completed
Orange	50% - 74% Completed
Dark Orange	75% - 94% Completed
Red	95% - 100% Completed
Light Green	In Planning Process (NSP Not Approved)
Dark Green	NSP Not Approved (No Plan Under Way)
Grey	Non Residential
Purple	Transportation and Utility Corridor
Light Blue	North Saskatchewan River Valley and Ravine System



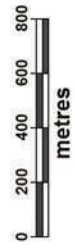
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Big Lake ASP



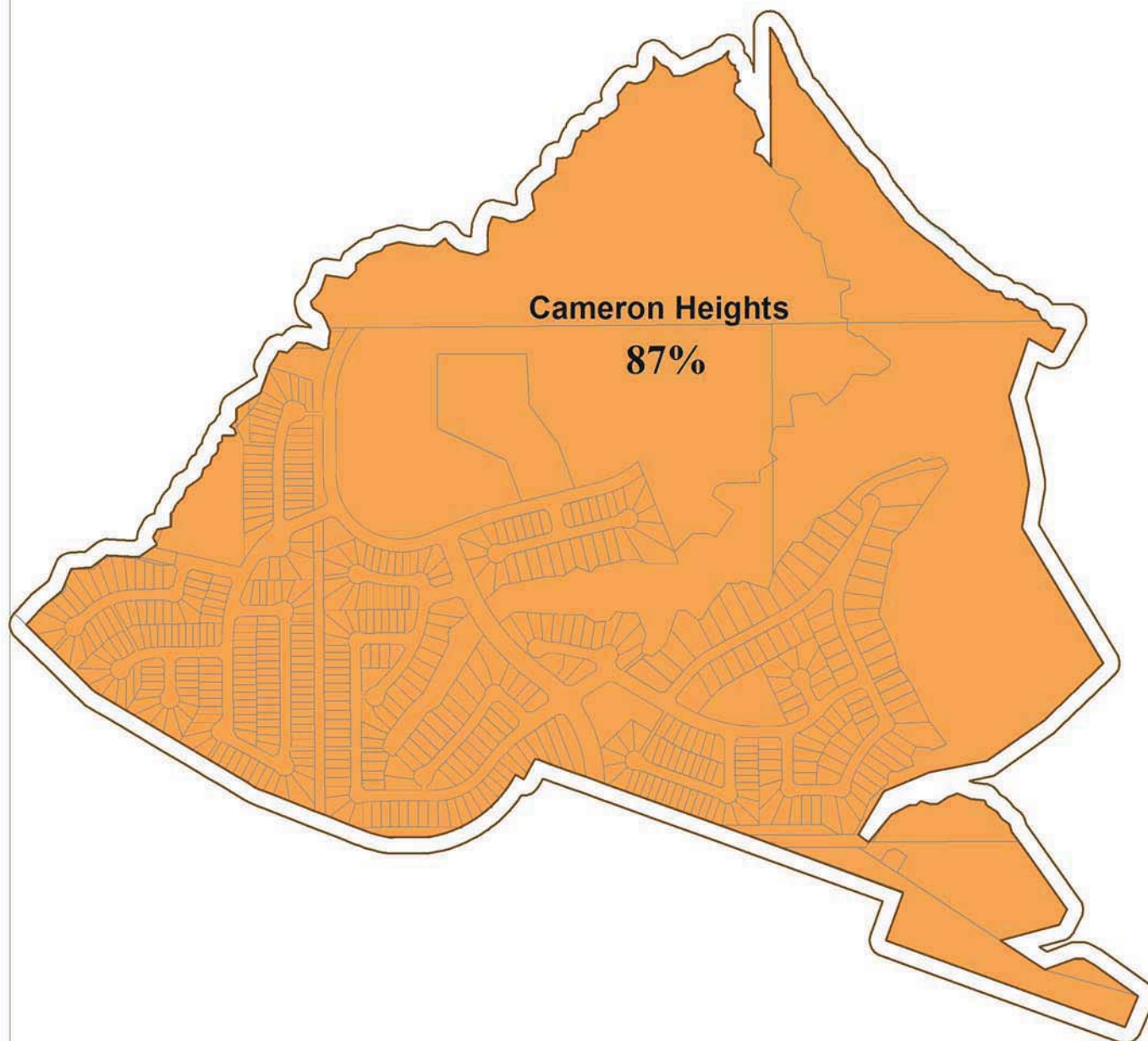
Status of Residential Land

Order	Neighbourhood Name
0% - 24% Completed	
25% - 49% Completed	
50% - 74% Completed	
75% - 94% Completed	
95% - 100% Completed	
In Planning Process (NSP Not Approved)	
NSP Not Approved (No Plan Under Way)	
Non Residential	
Transportation and Utility Corridor	
North Saskatchewan River Valley and Ravine System	



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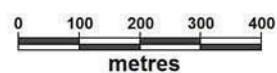
Cameron Heights NASP



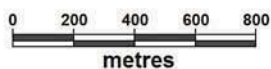
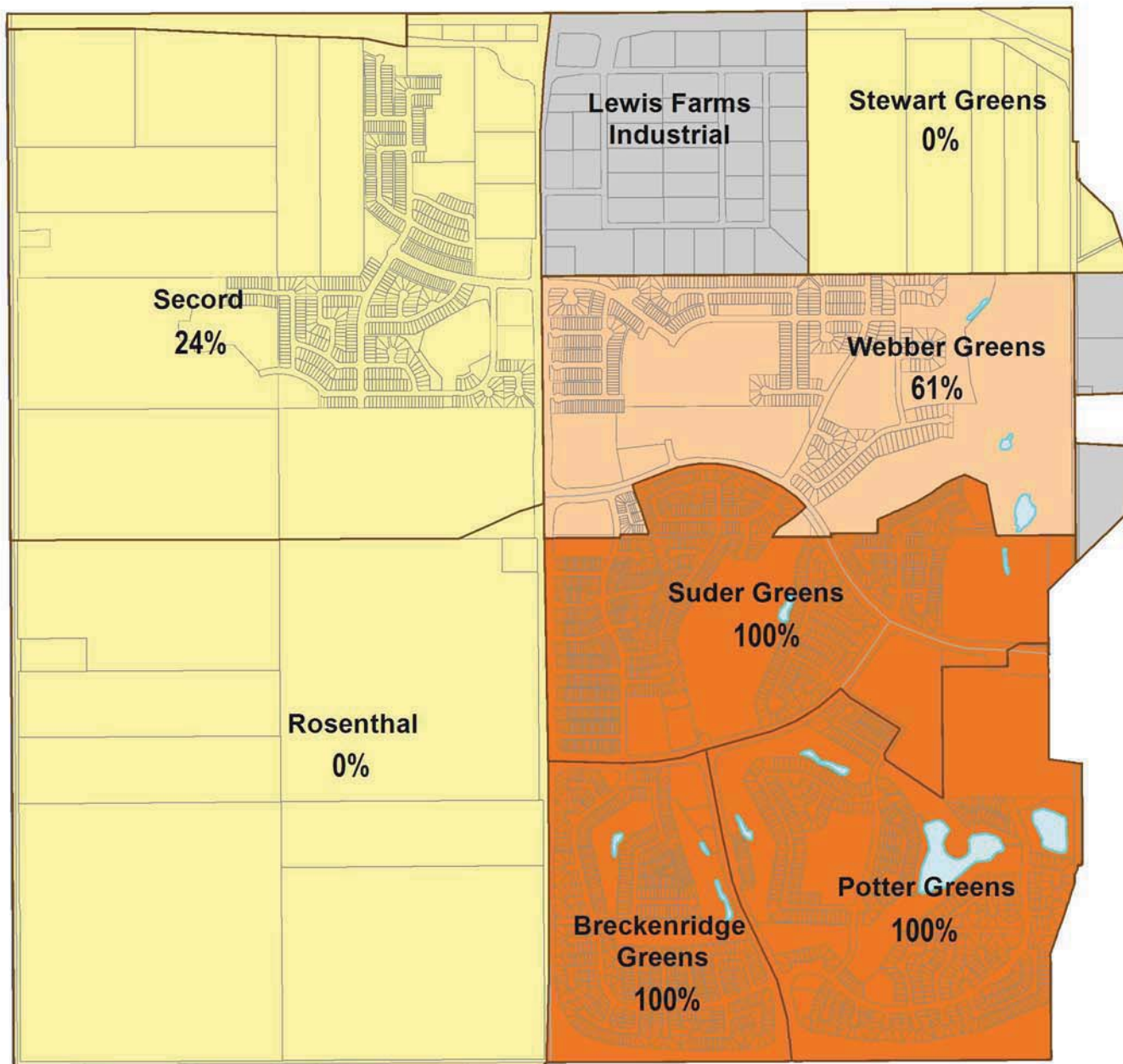
Status of Residential Land

Oxford Neighbourhood Name

	0% - 24% Completed		In Planning Process (NSP Not Approved)
	25% - 49% Completed		NSP Not Approved (no Plan Under Way)
	50% - 74% Completed		Non Residential
	75% - 94% Completed		Transportation and Utility Corridor
	95% - 100% Completed		North Saskatchewan River Valley and Ravine System



Lewis Farms ASP



Status of Residential Land

Oxford Neighbourhood Name

	0% - 24% Completed		In Planning Process (NSP Not Approved)
	25% - 49% Completed		NSP Not Approved (no Plan Under Way)
	50% - 74% Completed		Non Residential
	75% - 94% Completed		Transportation and Utility Corridor
	95% - 100% Completed		North Saskatchewan River Valley and Revue System

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The Grange ASP

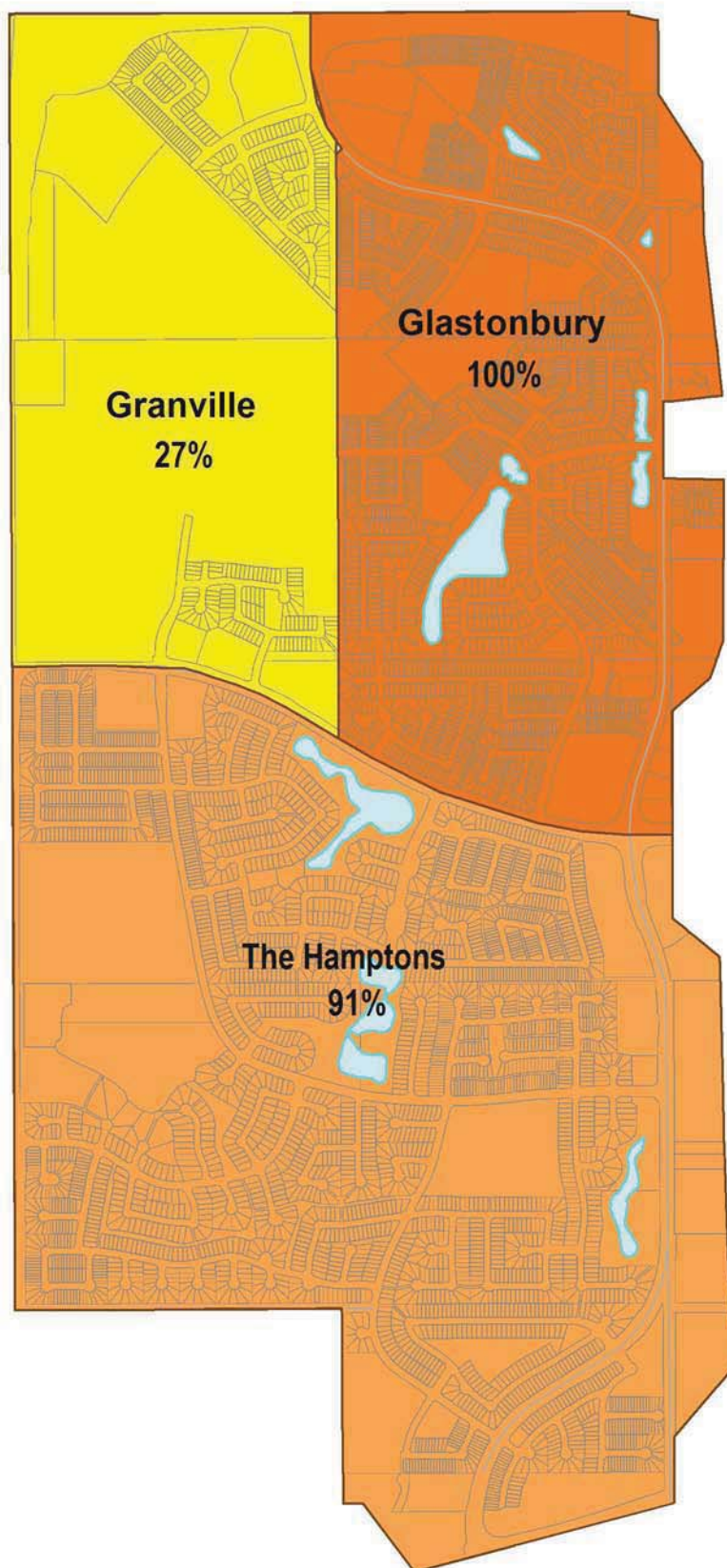


Status of Residential Land

Oxford Neighbourhood Name

	0% - 24% Completed
	25% - 49% Completed
	50% - 74% Completed
	75% - 94% Completed
	95% - 100% Completed
	In Planning Process (NSP Not Approved)
	NSP Not Approved (no Plan Under Way)
	Non Residential
	Transportation and Utility Corridor
	North Saskatchewan River Valley and Ravine System

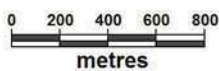
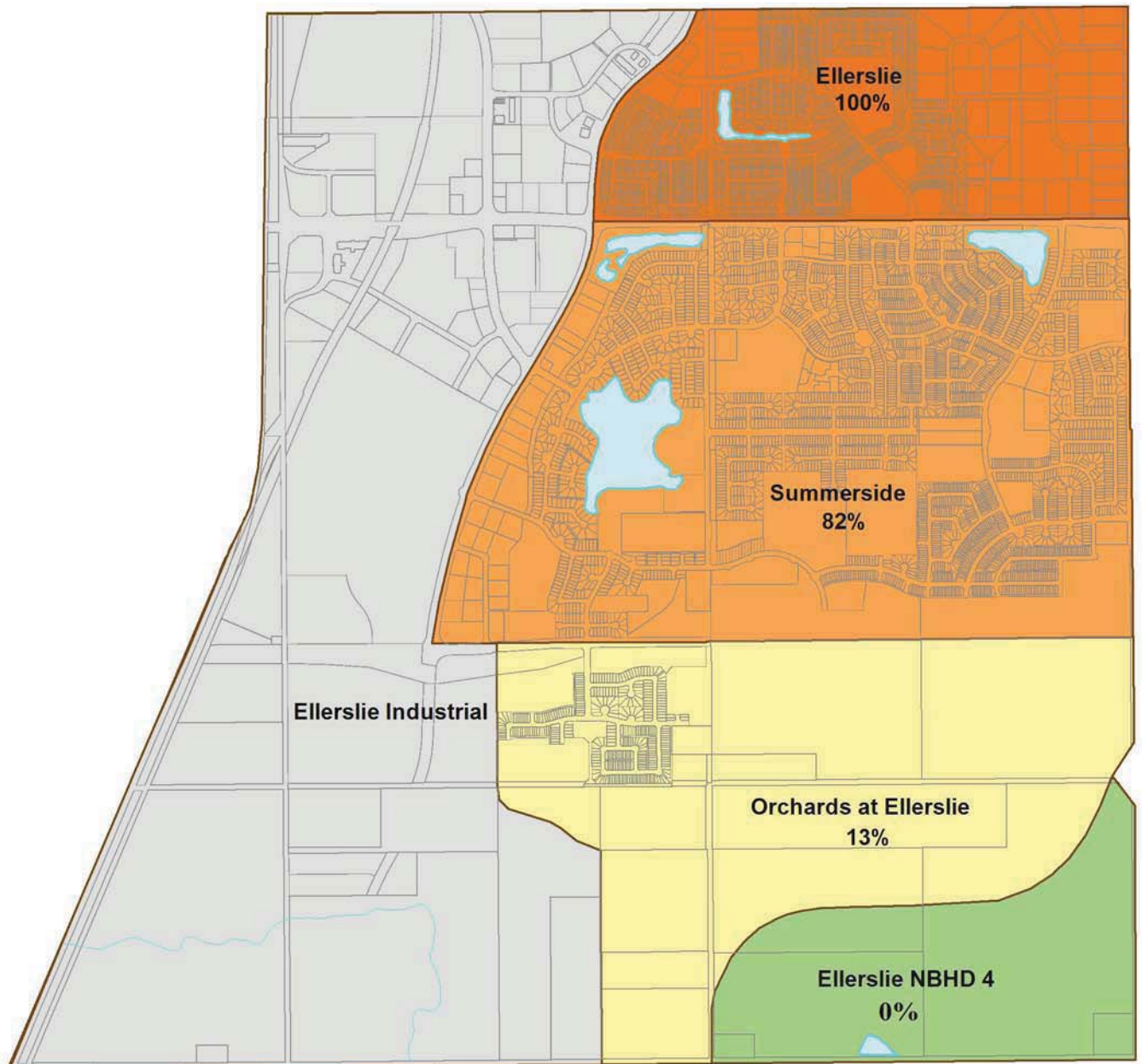
City Boundary



0 200 400 600 800
metres

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Ellerslie ASP

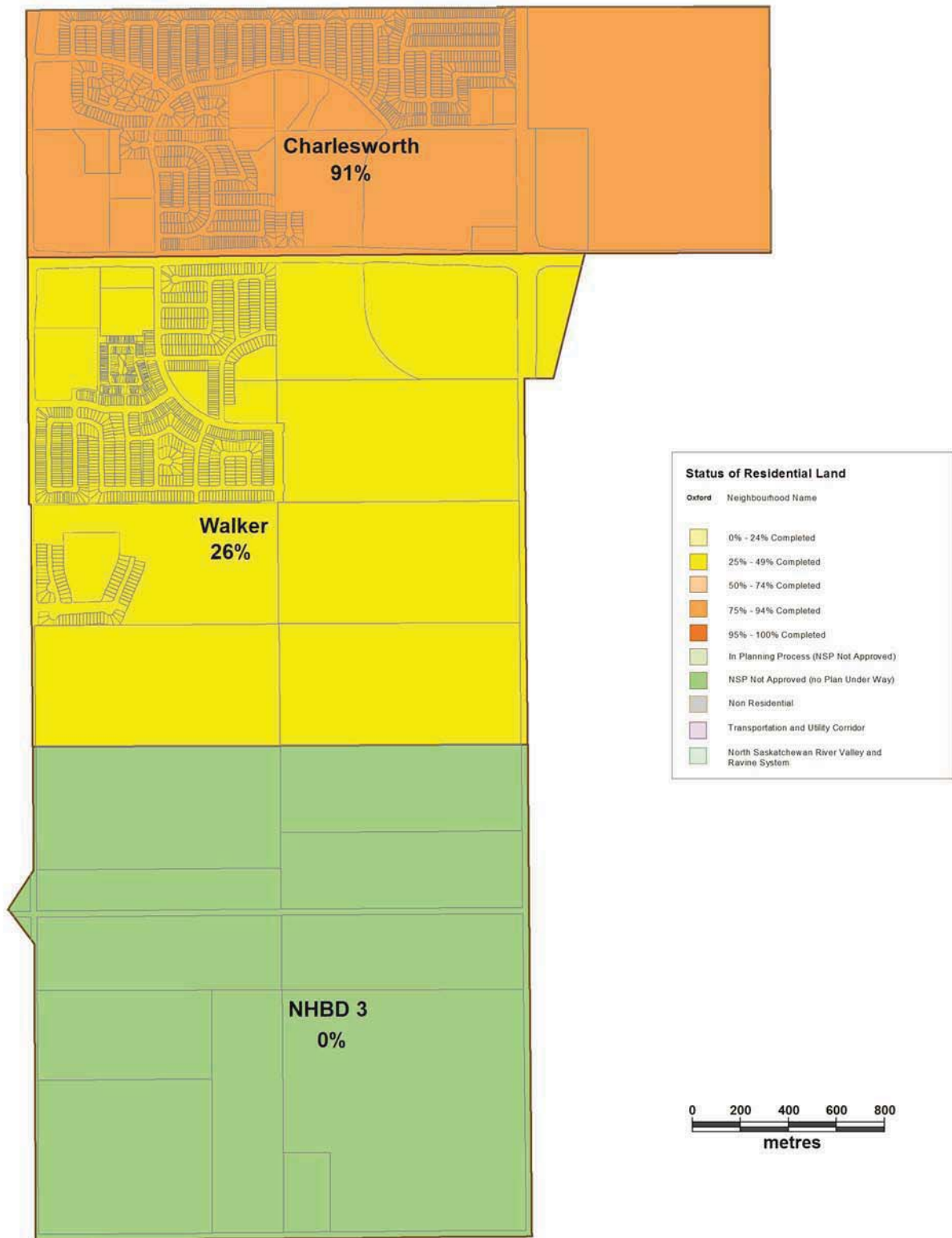


Status of Residential Land

Oxford Neighbourhood Name

0% - 24% Completed	In Planning Process (NSP Not Approved)
25% - 49% Completed	NSP Not Approved (no Plan Under Way)
50% - 74% Completed	Non Residential
75% - 94% Completed	Transportation and Utility Corridor
95% - 100% Completed	North Saskatchewan River Valley and Ravine System

Southeast ASP



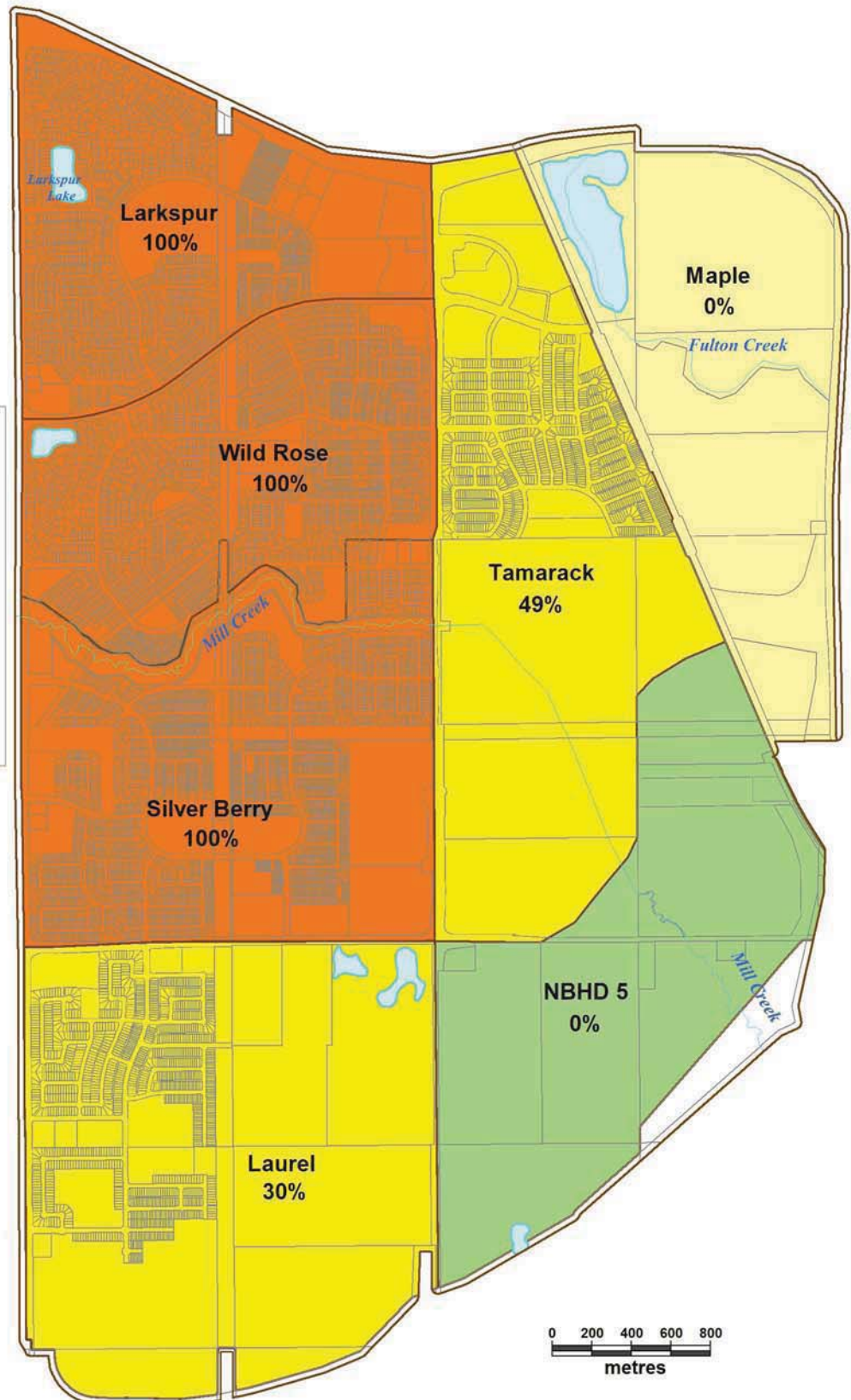
The Meadows ASP



Status of Residential Land

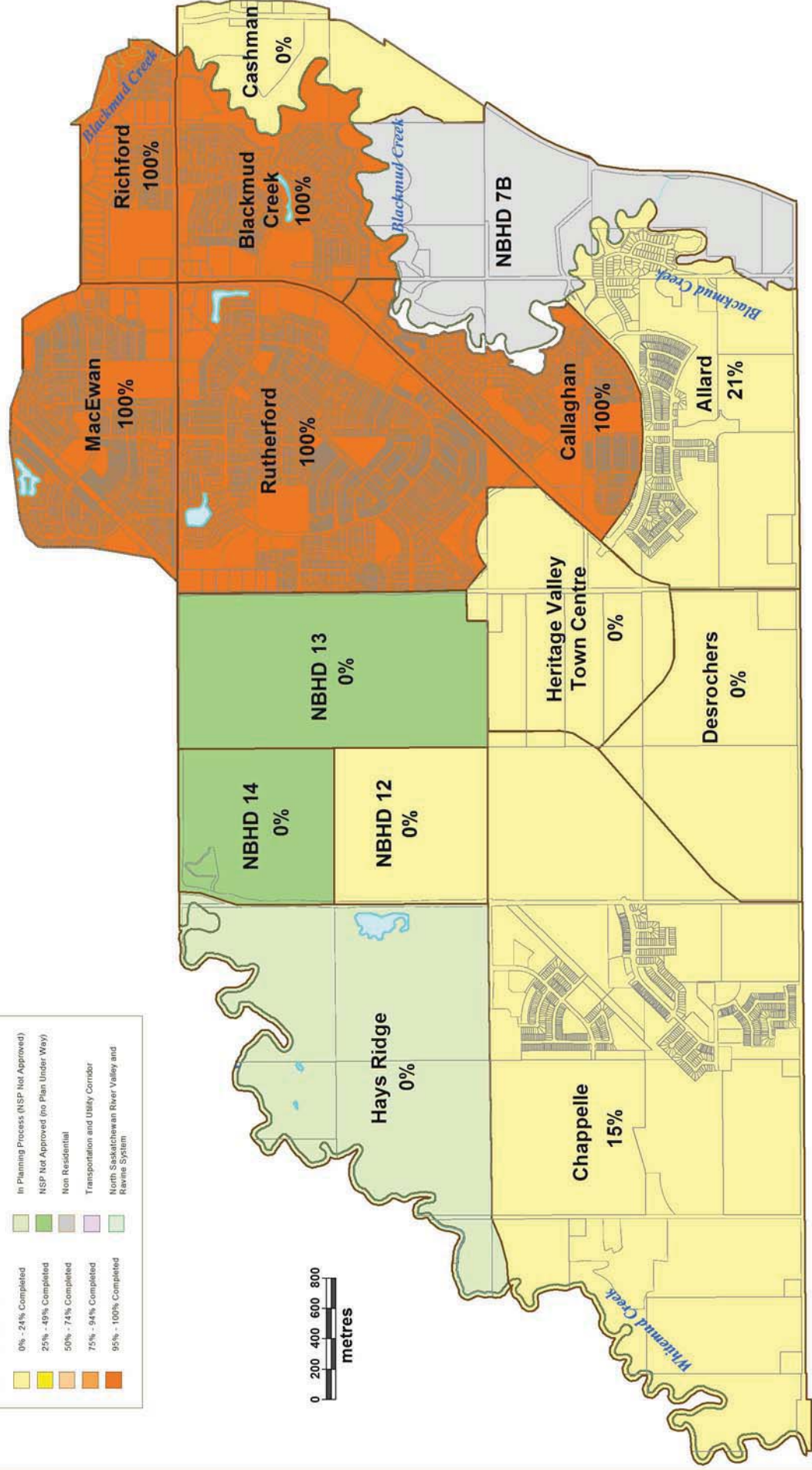
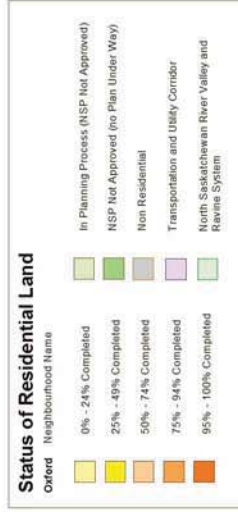
Legend: Neighbourhood Name

- 0% - 24% Completed
- 25% - 49% Completed
- 50% - 74% Completed
- 75% - 94% Completed
- 95% - 100% Completed
- In Planning Process (NSP Not Approved)
- NSP Not Approved (no Plan Under Way)
- Non Residential
- Transportation and Utility Corridor
- North Saskatchewan River Valley and Ravine System



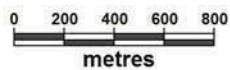
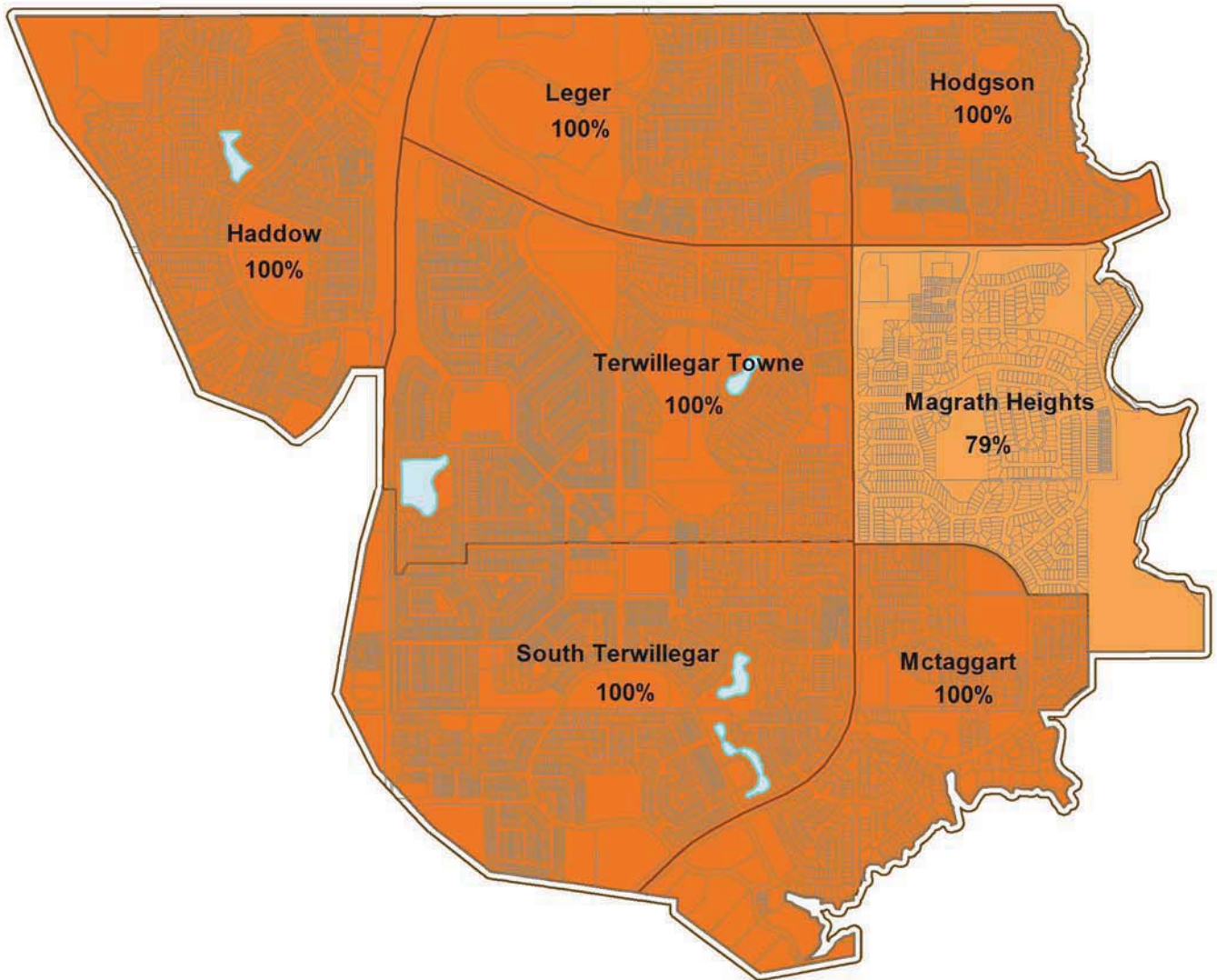
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Heritage Valley SCDB



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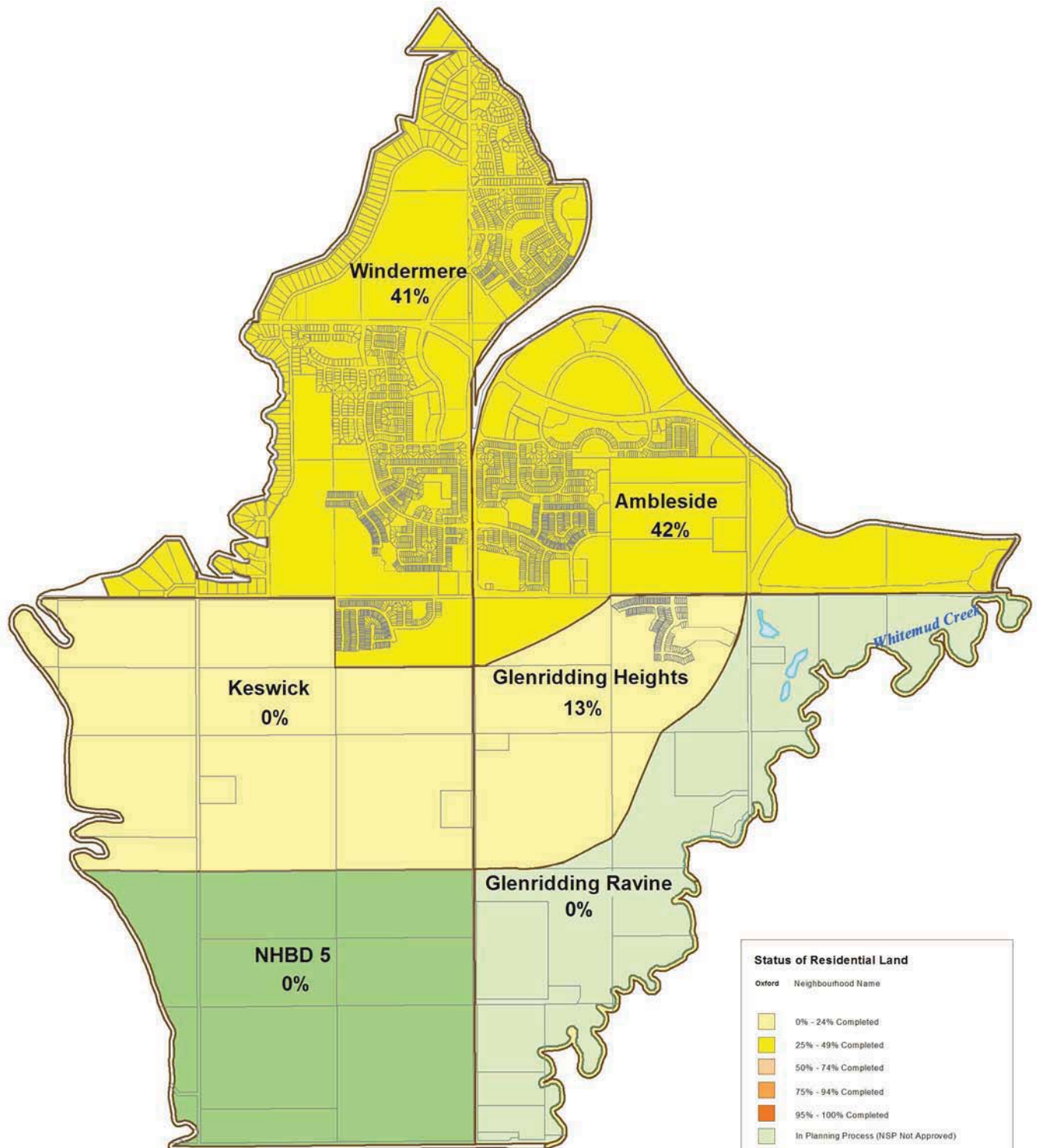
Terwillegar Heights SCDB



Status of Residential Land

Oxford	Neighbourhood Name
	0% - 24% Completed
	25% - 49% Completed
	50% - 74% Completed
	75% - 94% Completed
	95% - 100% Completed
	In Planning Process (NSP Not Approved)
	NSP Not Approved (no Plan Under Way)
	Non Residential
	Transportation and Utility Corridor
	North Saskatchewan River Valley and Ravine System

Windermere ASP



0 200 400 600 800
metres

Status of Residential Land

Oxford	Neighbourhood Name
	0% - 24% Completed
	25% - 49% Completed
	50% - 74% Completed
	75% - 94% Completed
	95% - 100% Completed
	In Planning Process (NSP Not Approved)
	NSP Not Approved (no Plan Under Way)
	Non Residential
	Transportation and Utility Corridor
	North Saskatchewan River Valley and Ravine System

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