

# EDMONTON DEVELOPING & PLANNED NEIGHBOURHOODS: LOW DENSITY RESIDENTIAL LOT REGISTRATIONS 2015

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## DEVELOPING & PLANNED NEIGHBOURHOODS: LOW DENSITY RESIDENTIAL LOT REGISTRATIONS

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### Introduction

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



The objective 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 Section 3.1.1.3, 'The Way We Grow'). For that reason, remaining supply is provided for planned and developing neighbourhoods in approved Area Structure Plans .

As of December 2015 the potential low density residential lot supply that is available in approved ASPs is 100,360 (see the Table 1: *Total Low Density Residential Supply by Subsector*). 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.

### Low Density Residential Lot Registration

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 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.

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**Table 1**  
**Total Low Density Residential Lot Supply by Subsector**

Subsector	Developing	Planned	95% Complete	Potential Lot Supply
North	4,782	0	172	4,954
Northeast	7,656	12,441	0	20,097
Northwest	2,630	3,439	0	6,069
West	12,429	8,665	10	21,104
Southeast	7,869	23,888	0	31,757
Southwest	12,719	3,660	0	16,379
<b>City</b>	<b>48,085</b>	<b>52,093</b>	<b>182</b>	<b>100,360</b>

**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% . **When a developing neighbourhood has more than 95% of the low density residential registered it is considered to be a complete neighbourhood.**

**Planned neighbourhoods** require a Neighbourhood Structure Plan before development can start.

**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.

### Neighbourhood Completion Citywide

A total of one hundred and five neighbourhoods (planned and developing) are in approved Area Structure Plans. Eighty four neighbourhoods have approved Neighbourhood Structure Plans. A total of 62 neighbourhoods are currently available for residential construction. Tables 2 to 4 detail the level of low density residential completion by Neighbourhood Structure Plan.

As of December 2015 there were:

- 41 neighbourhoods under development
- 21 neighbourhoods at the planned stage (no approved NSP)
- 43 neighbourhoods with 95-100% of the low density residential completed



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Of the 41 developing neighbourhoods:

- 6 neighbourhoods had no development started
- 6 neighbourhoods were less than 25% complete
- 25 neighbourhoods were between 25-74% complete
- 4 neighbourhoods were 75 to 94% complete

### Level of Neighbourhood Completion by Subsector

Refer to Map 1 for each approved Area Structure Plan (ASP), Servicing Concept Design Brief (SCBD), or Neighbourhood Area Structure Plan (NASP). A Neighbourhood Structure Plan must be approved before any development can occur. Neighbourhood completion varies by city subsector (Map 2) .

North Subsector (20 neighbourhoods):

- Goodridge Corners and Crystallina Nera East have yet to experience any development
- Five neighbourhoods range between 41% and 88% developed
- Thirteen neighbourhoods are more than 95% complete
- Griesbach is a former military base that is being redeveloped into residential lots

Northeast Subsector (14 neighbourhoods):

- Four neighbourhoods are complete
- Four neighbourhoods range between 51% to 86%
- Horse Hills Neighbourhood 2 has not started development
- Gorman and four neighbourhoods in the Horse Hills ASP require a Neighbourhood Structure Plan approval

Northwest Subsector (5 neighbourhoods):

- Hawks Ridge, Starling and Trumpeter have started development
- Trumpeter had the most development at 46% complete
- Two neighbourhoods need Neighbourhood Structure Plan approval

West Subsector (19 neighbourhoods):

- Three planned neighbourhoods in the Riverview ASP require a Neighbourhood Structure Plan approval
- Five neighbourhoods have development ranging from 15% to 57%
- Nine neighbourhoods are more than 95% complete
- Riverview neighbourhood structure plans 1 and 3 have not started development

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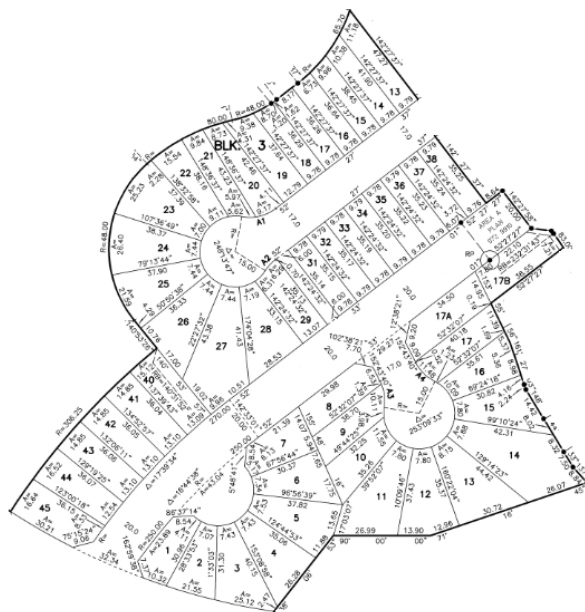
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### Southeast Subsector (19 neighbourhoods):

- Seven neighbourhoods range from 31% to 84% of the low density residential being complete
- Neighbourhood Structure Plans are needed for eight planned neighbourhoods. Five new planned neighbourhoods are in the Decoteau ASP
- Four neighbourhoods are complete, three neighbourhoods in The Meadows ASP and one in Ellerslie ASP

### Southwest Subsector (47 neighbourhoods):

- Southwest Edmonton had the most developing neighbourhoods
- Heritage Valley Town Centre of the developing neighbourhoods has not started development
- Eleven neighbourhoods have low density residential development ranging between 11% to 72% complete
- 13 neighbourhoods have more than 95% of the low density residential complete. All the neighbourhoods in the Terwillegar ASP is complete
- Glenridding Ravine, Heritage Valley 14 and Windermere neighbourhood 5 require an approved NSP



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## DEVELOPING & PLANNED NEIGHBOURHOODS: LOW DENSITY RESIDENTIAL LOT REGISTRATIONS

**Table 2**  
**Developing Neighbourhoods in Approved Neighbourhood Structure Plans**  
**Low Density Residential Lot Potential as of December 2015**

Subsector	Area Structure Plan	Neighbourhood	Year Approved	Low Density Lots Capacity	Remaining Potential Lots	Percent of Lots Completed
North	Castle Downs Extension	Canossa	1984	1,368	353	74%
	Edmonton North	Crystallina Nera East	2011	870	870	0%
		Crystallina Nera West	2007	1,128	617	45%
		Klarvatten	1982	1,605	200	88%
		Schonsee	2002	1,368	289	79%
	Goodridge Corners NASP	Goodridge Corners	2014	1,102	1,102	0%
	Griesbach NASP	Griesbach	2002	2,283	1,351	41%
				<b>9,724</b>	<b>4,782</b>	
Northeast	Ebbers NASP	Ebbers	2006	287	136	53%
	Fraser NASP	Fraser	1984	1,528	209	86%
	Pilot Sound	Cy Becker	2012	1,205	590	51%
		McConachie	2006	2,934	1,328	55%
	Horse Hills	Marquis	2015	5,393	5,393	0%
				<b>11,347</b>	<b>7,656</b>	
Northwest	Big Lake	Hawks Ridge	2010	1,408	1,246	12%
		Starling	2010	1,156	753	35%
		Trumpeter	2008	1,171	631	46%
				<b>3,735</b>	<b>2,630</b>	
West	Lewis Farms	Rosenthal	2009	2,988	2,142	28%
		Secord	2007	3,042	1,360	55%
		Stewart Greens	2007	592	330	44%
	The Grange	Granville	2007	1,159	503	57%
	Edgemont NASP	Edgemont	2011	3,848	3,271	15%
	Riverview	Neighbourhood 1	2015	2,042	2,042	0%
		Neighbourhood 3	2015	2,781	2,781	0%
				<b>16,452</b>	<b>12,429</b>	

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

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## DEVELOPING & PLANNED NEIGHBOURHOODS: LOW DENSITY RESIDENTIAL LOT REGISTRATIONS

**Table 2 (continued)**  
**Developing Neighbourhoods in Approved Neighbourhood Structure Plans**  
**Low Density Residential Lot Potential as of December 2015**

Subsector	Area Structure Plan	Neighbourhood	Year Approved	Low Density Lots Capacity	Remaining Potential Lots	Percent of Lots Completed
Southeast	Ellerslie	Orchards at Ellerslie	2007	2,895	2,001	31%
		Summerside	1999	4,584	751	84%
	The Meadows	Laurel	2007	3,710	1,625	56%
		Maple	2010	1,505	876	42%
		Tamarack	2006	2,226	927	58%
	Southeast	Charlesworth	2005	2,325	900	61%
		Walker	2007	2,752	789	71%
				<b>19,997</b>	<b>7,869</b>	
Southwest	Heritage Valley (SCDB)	Allard	2007	1,932	628	67%
		Cavanagh	2013	1,187	925	22%
		Chappelle	2008	4,527	2,840	37%
		Desrochers	2010	785	639	19%
		Graydon Hill	2013	306	167	45%
		Hays Ridge	2012	1,242	1,018	18%
		H. V. Town Centre	2009	150	150	0%
		Paisley	2011	774	375	52%
	Windermere	Ambleside	2005	2,117	607	71%
		Glenridding Heights	2011	1,265	355	72%
		Keswick	2010	3,959	3,514	11%
		Windermere	2006	4,236	1,501	65%
				<b>22,480</b>	<b>12,719</b>	

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.

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## DEVELOPING & PLANNED NEIGHBOURHOODS: LOW DENSITY RESIDENTIAL LOT REGISTRATIONS

**Table 3**  
**Planned Neighbourhoods (not yet approved)**  
**Low Density Residential Lot Potential as of December 2015**

Subsector	Area Structure Plan	Neighbourhood	Low Density Lots Capacity	Remaining Potential Lots
Northeast	Pilot Sound	Gorman	321	321
	Horse Hills	Neighbourhood 1	2,849	2,849
		Neighbourhood 3	1,293	1,293
		Neighbourhood 4	2,873	2,873
		Neighbourhood 5	5,105	5,105
			<b>12,441</b>	<b>12,441</b>
Northwest	Big Lake	Neighbourhood 4	1,639	1,639
		Neighbourhood 5	1,800	1,800
			<b>3,439</b>	<b>3,439</b>
West	Riverview	Neighbourhood 2	3,064	3,064
		Neighbourhood 4	1,505	1,505
		Neighbourhood 5	4,096	4,096
			<b>8,665</b>	<b>8,665</b>
Southeast	Southeast	Mattson	3,680	3,680
	Ellerslie	Neighbourhood 4	1,089	1,089
	The Meadows	Neighbourhood 5	2,179	2,179
	Decoteau	North*	2,243	2,243
		Northwest*	2,709	2,709
		Central*	2,761	2,761
		Southeast*	5,706	5,706
		Southwest*	3,521	3,521
			<b>23,888</b>	<b>23,888</b>
Southwest	Heritage Valley (SCBD)	Heritage Valley 14	0	0
	Windermere	Glenridding Ravine	1,210	1,210
		Neighbourhood 5	2,450	2,450
			<b>3,660</b>	<b>3,660</b>

Low density residential lots includes single detached and semi-detached, and excludes country residential. Neighbourhood names in the Decoteau ASP are not official.



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## DEVELOPING & PLANNED NEIGHBOURHOODS: LOW DENSITY RESIDENTIAL LOT REGISTRATIONS

**Table 4**  
**Developing Neighbourhoods 95 - 100% Complete**  
**Low Density Residential Potential as of December 2015**

Subsector	Area Structure Plan	Neighbourhood	Year Approved	Low Density Lots Capacity	Remaining Potential Lots	% of Lots Completed
North	Castle Downs Extension	Chambery	1985	708	0	100%
		Elsinore	1985	1,083	56	95%
		Rapperswill	2010	1,048	56	95%
	Edmonton North	Belle Rive	1982	1,147	0	100%
		Eaux Claires	1983	879	40	95%
		Lago Lindo*	1980	1,255	0	100%
		Mayliewan	1983	1,202	0	100%
		Ozerna	1981	1,193	0	100%
		Palisades	Albany	2009	187	0
	Carlton		1999	1,177	0	100%
	Cumberland		1984	1,603	8	100%
	Hudson		1997	548	12	98%
	Oxford		1985	927	0	100%
				12,957	172	
Northeast	Clareview (OP)	Clareview Town Centre	1980	271	0	100%
	Pilot Sound	Brintnell	2001	1,560	0	100%
		Hollick Kenyon	1991	1,375	0	100%
		Matt Berry	1988	1,247	0	100%
				4,453	0	
West	Cameron Heights NASP	Cameron Heights	2001	883	0	100%
	Lewis Farms	Breckenridge Greens	1991	427	0	100%
		Potter Greens	1990	510	0	100%
		Suder Greens	2002	1,025	0	100%
		Weber Greens	2000	750	0	100%
		The Grange	Glastonbury	1998	1,454	0
	The Hamptons		1998	3,460	10	99%
	West Jasper Place South	Donsdale	1995	518	0	100%
		Wedgewood Heights	1986	453	0	100%
				9,480	10	

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## DEVELOPING & PLANNED NEIGHBOURHOODS: LOW DENSITY RESIDENTIAL LOT REGISTRATIONS

**Table 4 (continued)**  
**Developing Neighbourhoods 95 - 100% Complete**  
**Low Density Residential Potential as of December 2015**

Subsector	Area Structure Plan	Neighbourhood	Year Approved	Low Density Lots Capacity	Remaining Potential Lots	% of Lots Completed
Southeast	Ellerslie	Ellerslie	2001	1,218	0	100%
	The Meadows	Larkspur*	1987	1,078	0	100%
		Silver Berry*	1994	1,286	0	100%
		Wild Rose*	1988	2,478	0	100%
				<b>6,060</b>	<b>0</b>	
Southwest	Heritage Valley (SCDB)	Blackmud Creek	1998	635	0	100%
		Callaghan	2005	905	0	100%
		MacEwan	2001	1,118	0	100%
		Richford	1999	352	0	100%
		Rutherford	2001	2,815	0	100%
	Cashman	Cashman	2012	0	0	100%
	Terwillegar Heights (SCDB)	Haddow*	1993	895	0	100%
		Hodgson*	1995	731	0	100%
		Leger*	1995	848	0	100%
		Mactaggart	2005	951	0	100%
		Magrath Heights	2003	997	0	100%
		South Terwillegar*	2003	2,493	0	100%
		Terwillegar Towne*	1995	2,082	0	100%
				<b>14,822</b>	<b>0</b>	

Note: Neighbourhoods in yellow are classed as “Established” neighbourhoods according the Municipal Development Plan and have only been included as they are part of the Area Structure Plan.

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## DEVELOPING & PLANNED NEIGHBOURHOODS: LOW DENSITY RESIDENTIAL LOT REGISTRATIONS

### Annual Low Density Residential Absorption

Absorption is the number of low density lots registered each year within the approved Area Structure Plans. Table 5 shows the annual absorptions from 2006 to 2015 by subsector. Lot absorption rates vary significantly from one subsector of the city to another. Once a neighbourhood has 95% 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. 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.

**Table 5: Annual Absorptions**

Subsector	Annual Absorptions										10 Year
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Average
North	458	481	142	76	121	876	1,180	1,068	559	337	530
Northeast	546	75	231	91	373	179	330	422	609	744	360
Northwest	0	0	0	0	0	30	415	80	163	178	87
West	671	513	659	241	798	452	727	818	1,044	857	678
Southeast	941	1,531	356	700	1,270	1,007	883	1,235	1,347	1,542	1,081
Southwest	1,371	1,415	708	357	1,266	1,388	1,197	807	1,330	2,103	1,194
<b>TOTAL</b>	<b>3,987</b>	<b>4,015</b>	<b>2,096</b>	<b>1,465</b>	<b>3,828</b>	<b>3,932</b>	<b>4,732</b>	<b>4,430</b>	<b>5,052</b>	<b>5,761</b>	<b>3,930</b>

Northwest Subsector was separated out in 2010.

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

# City of Edmonton

## Status of Low Density Residential Development



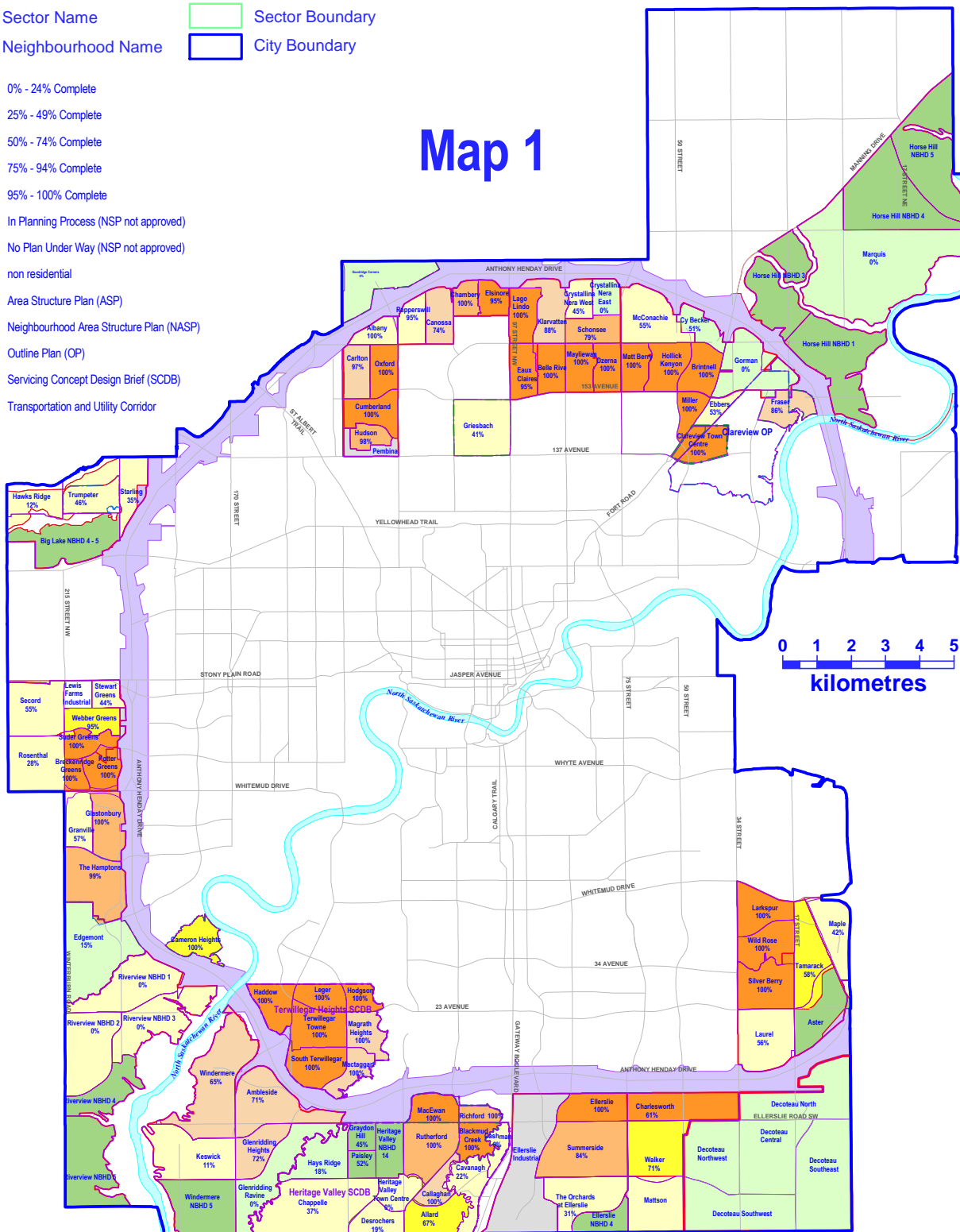
### Legend

**West** Sector Name  
**Oxford** Neighbourhood Name

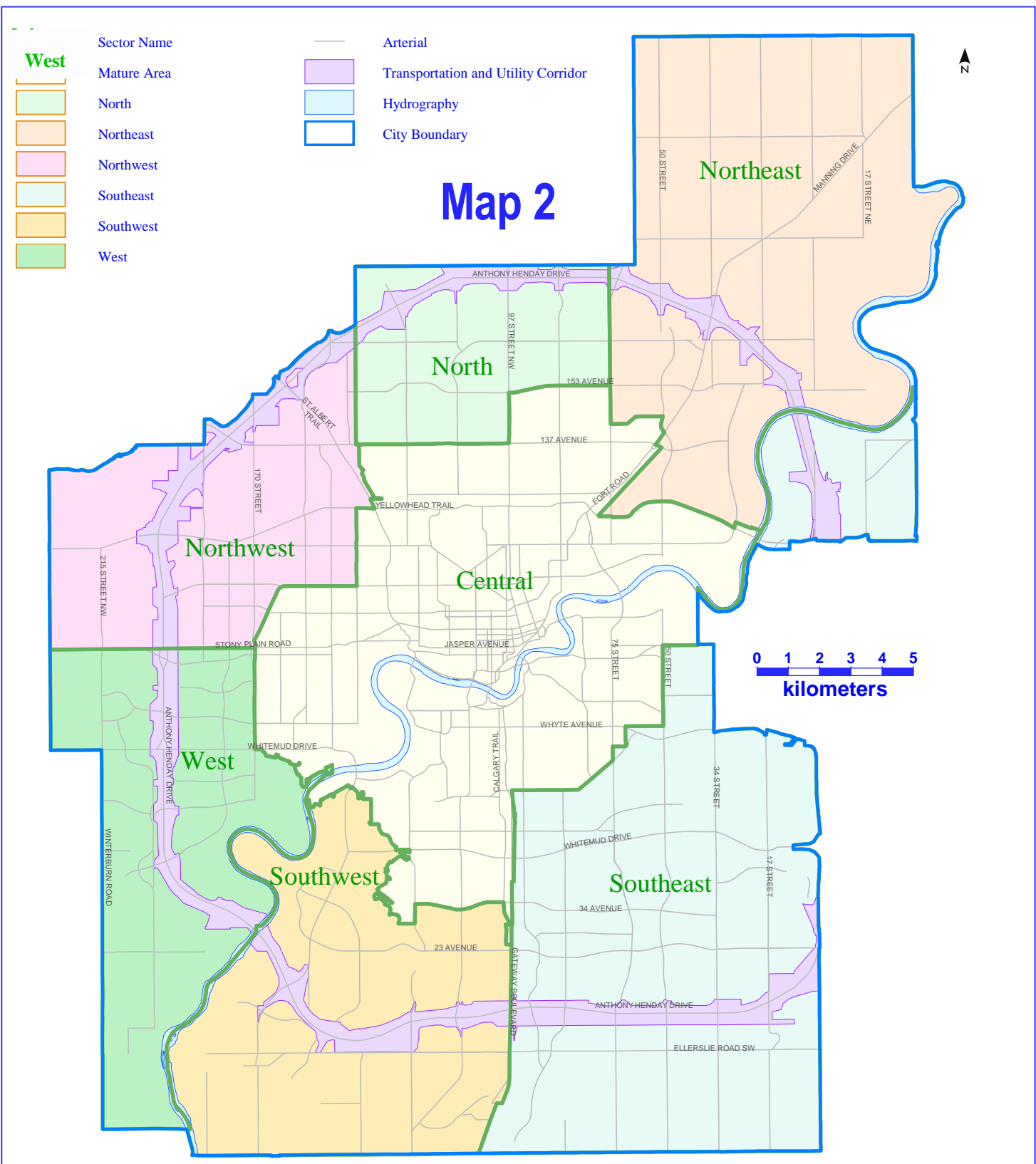
Sector Boundary  
 City Boundary

- 0% - 24% Complete
- 25% - 49% Complete
- 50% - 74% Complete
- 75% - 94% Complete
- 95% - 100% Complete
- In Planning Process (NSP not approved)
- No Plan Under Way (NSP not approved)
- non residential
- Area Structure Plan (ASP)
- Neighbourhood Area Structure Plan (NASP)
- Outline Plan (OP)
- Servicing Concept Design Brief (SCDB)
- Transportation and Utility Corridor

## Map 1



City of Edmonton  
City Subsector

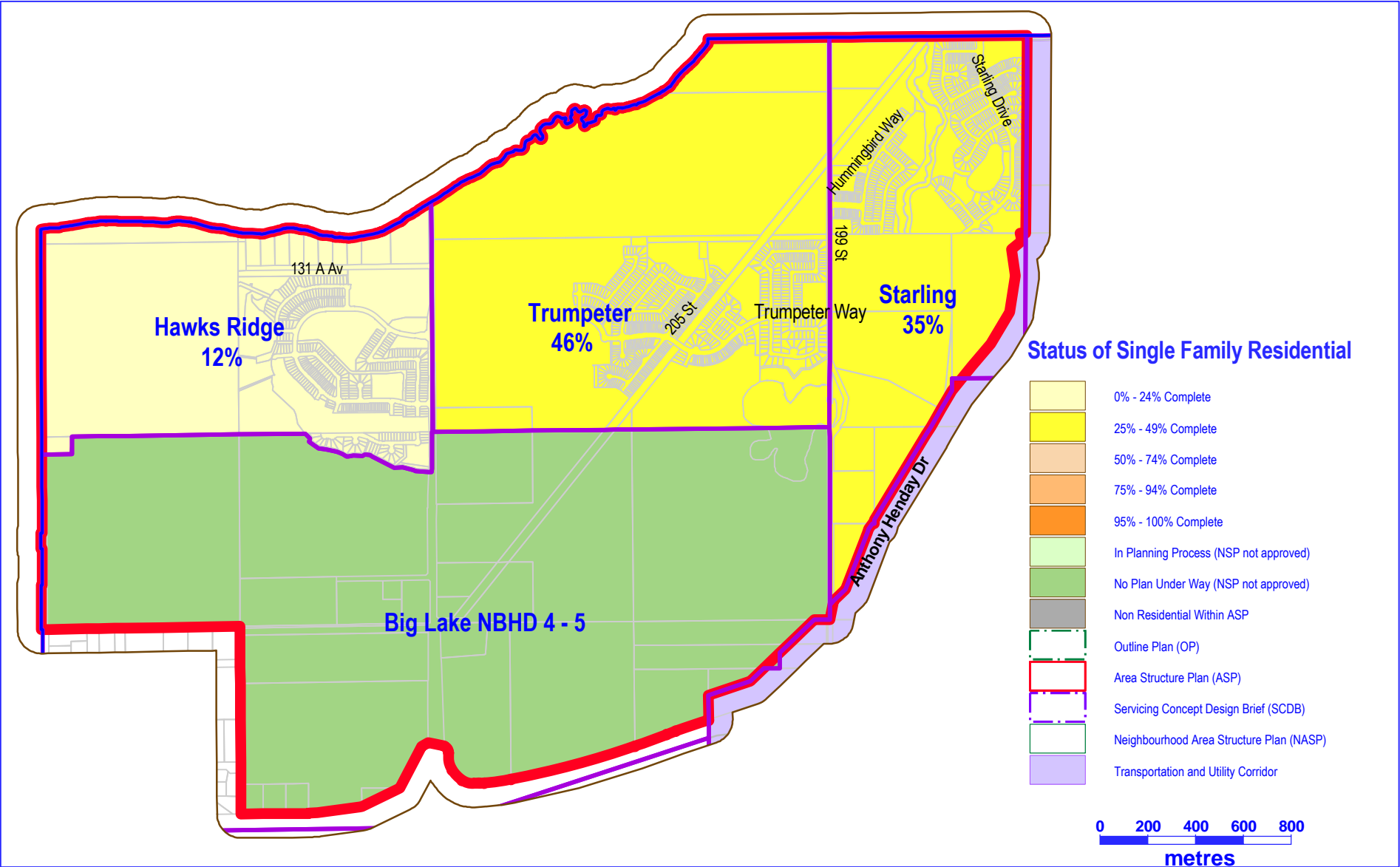




# Appendix A: Detailed Maps

Big Lake ASP  
Cameron Heights NASP  
Castle Down Extension ASP  
Clareview OP  
Decoteau ASP  
Edgemont NASP  
Edmonton North ASP  
Ellerslie ASP  
Fraser NASP  
Goodridge Corner NASP  
Greisbach NASP  
Heritage Valley SCDB  
Horse Hills ASP  
Lewis Farms ASP  
Palisades ASP  
Pilot Sound ASP  
Riverview ASP  
Southeast ASP  
Terwillegar Heights SCDB

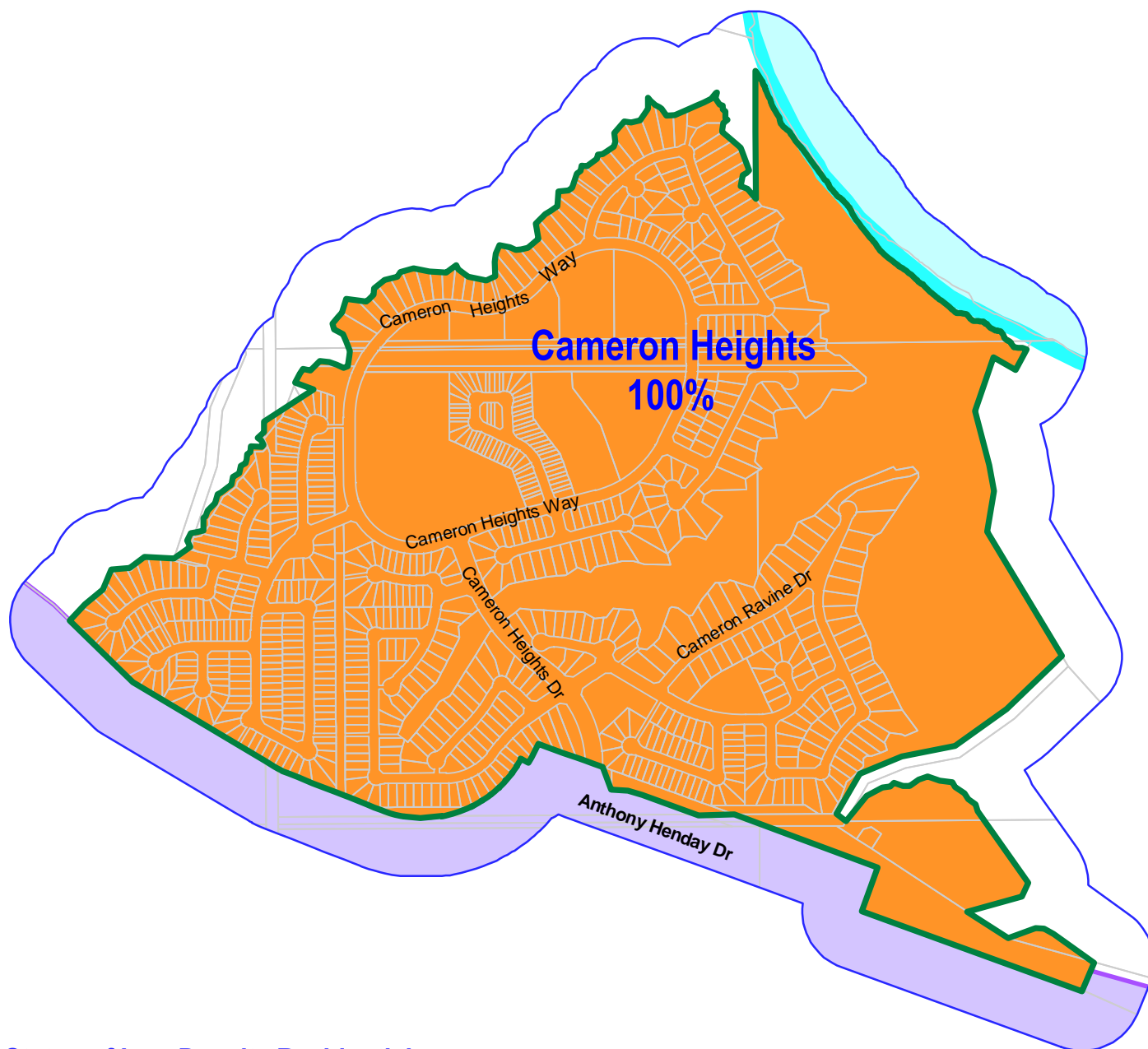
# Big Lake ASP



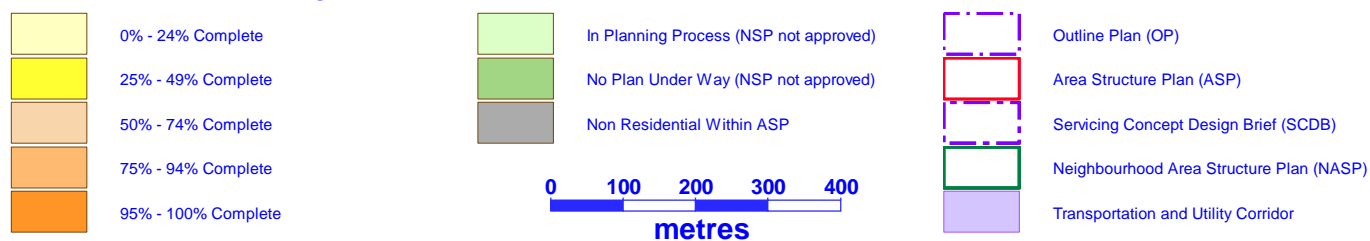
Map compiled by: Growth Analysis Unit, City Planning Branch, Sustainable Development  
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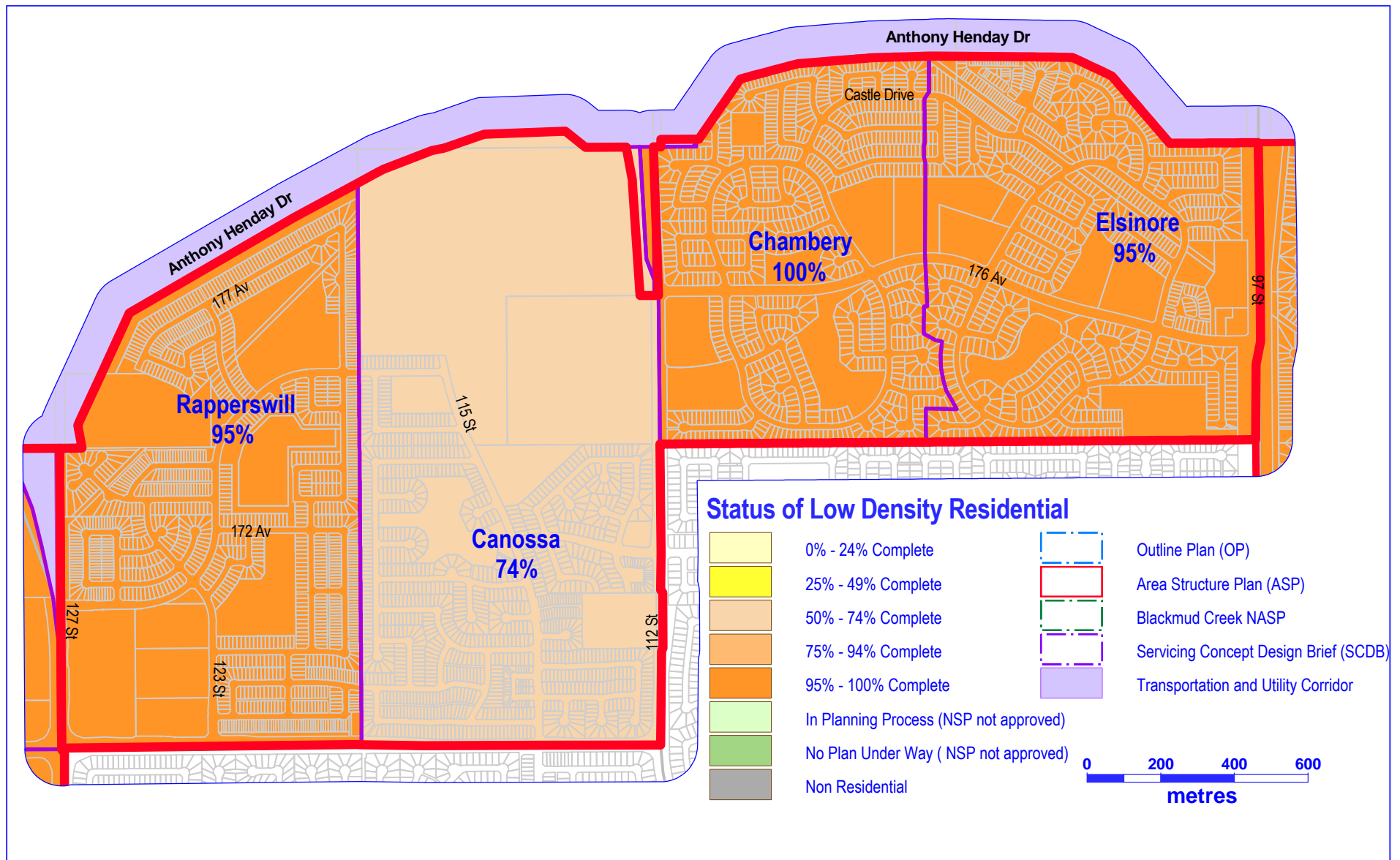
# Cameron Heights NASP



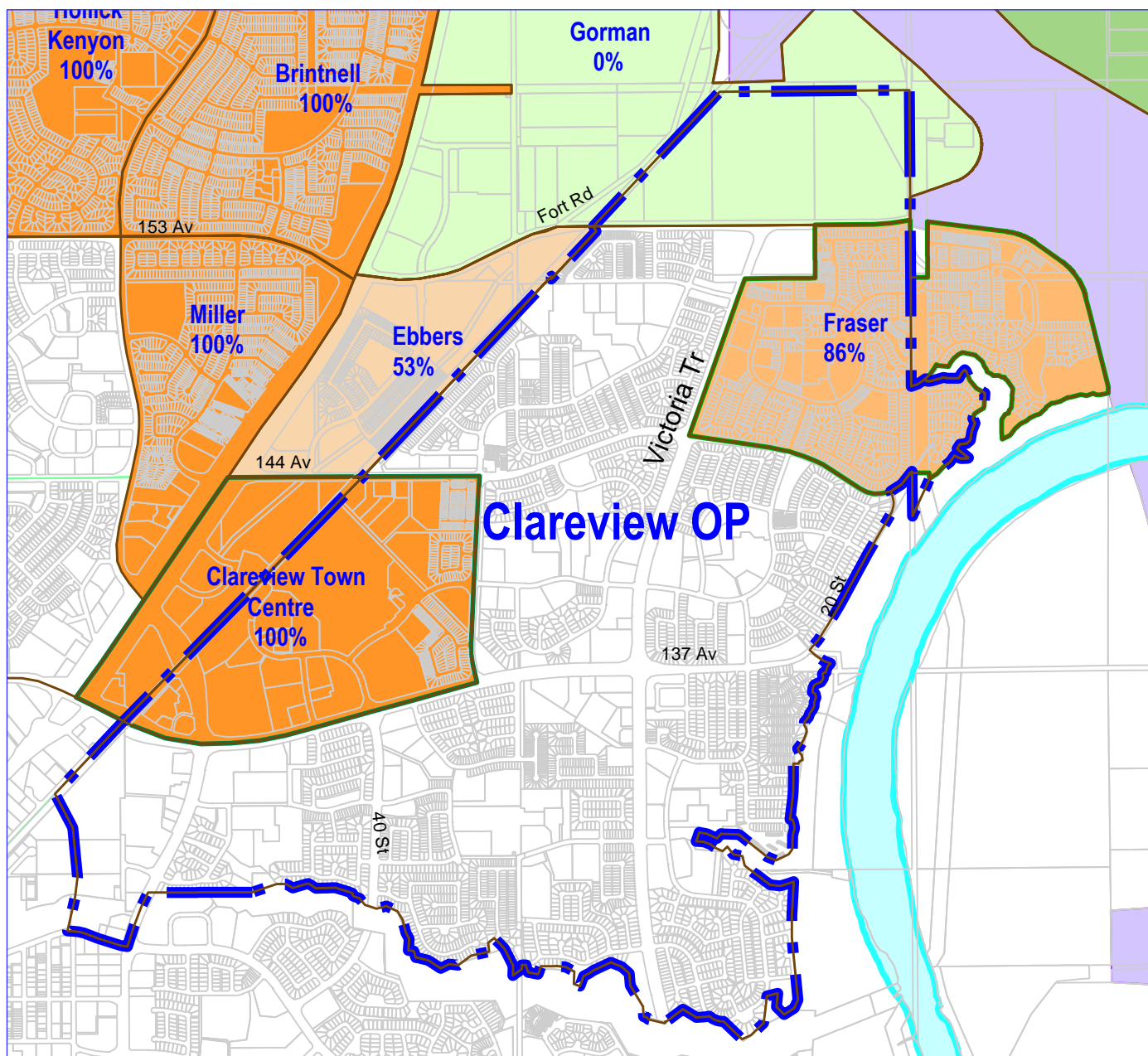
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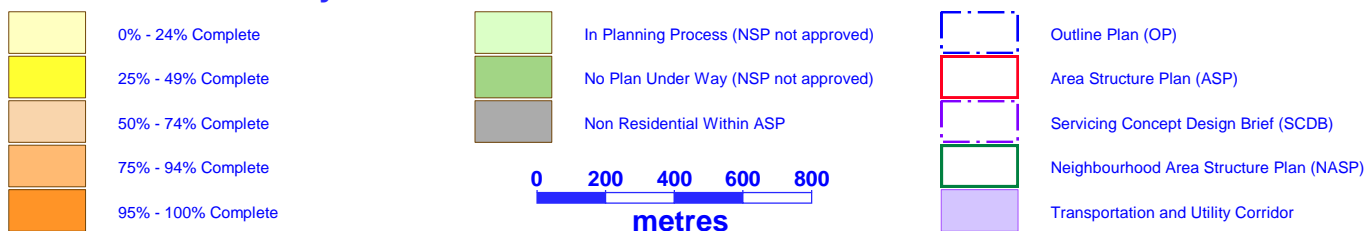
# Castle Downs Extension ASP



# Clareview OP



## Status of Low Density Residential

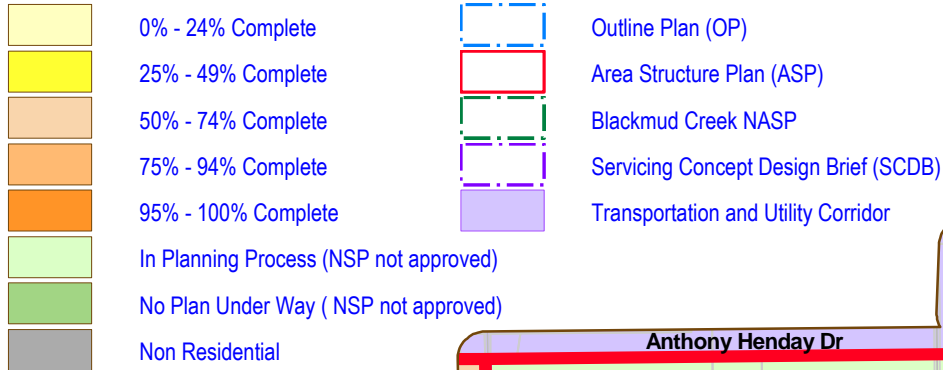




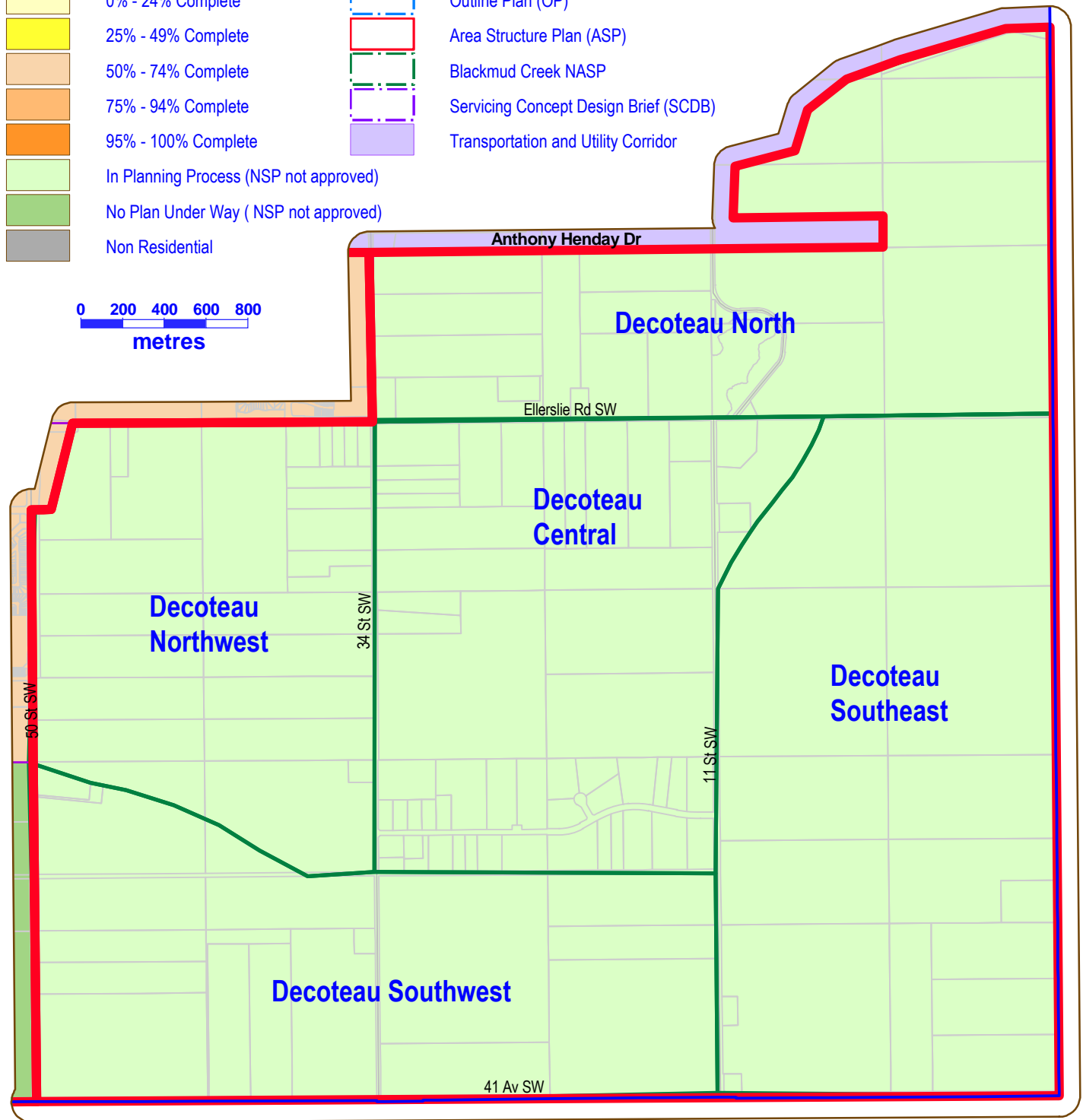
# Decoteau ASP



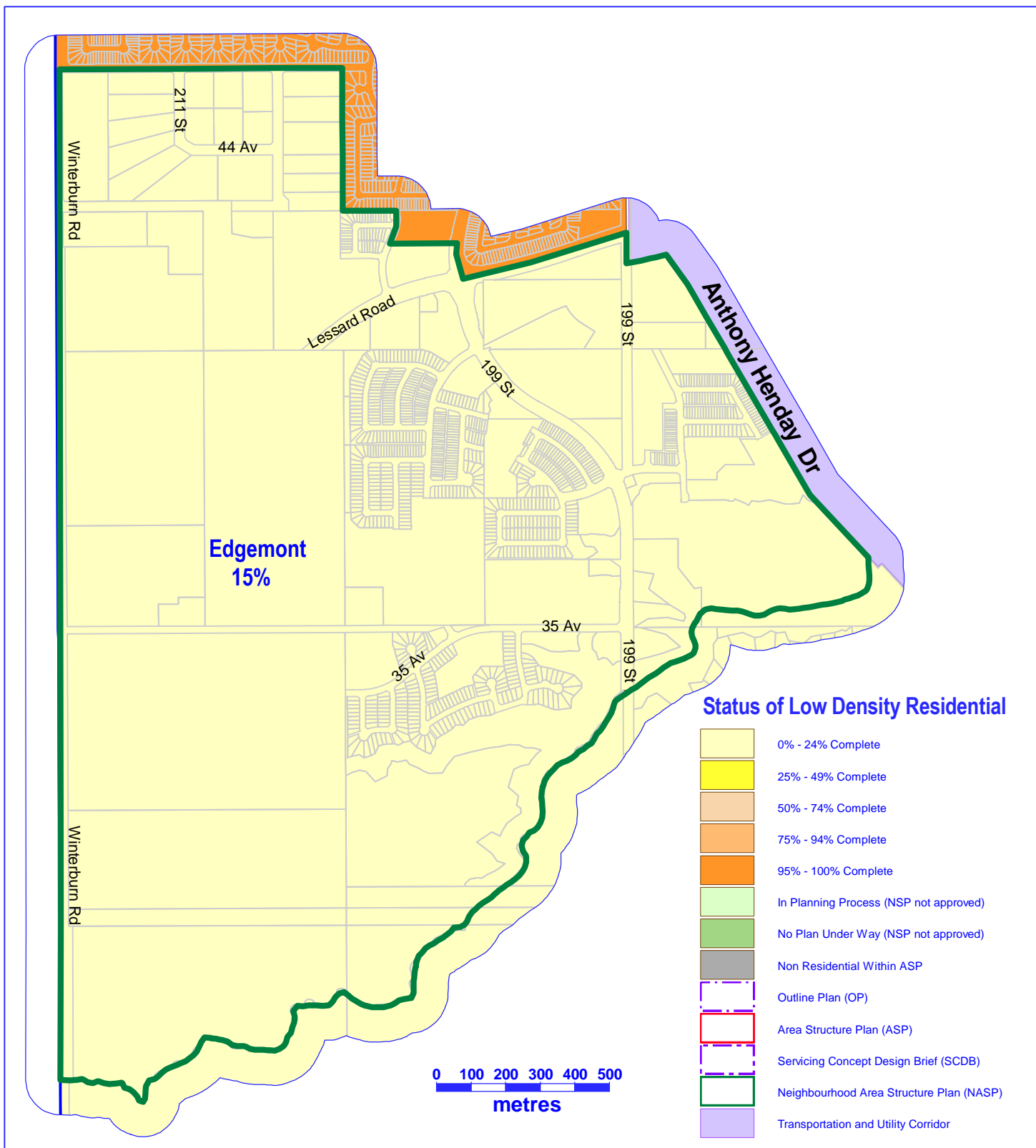
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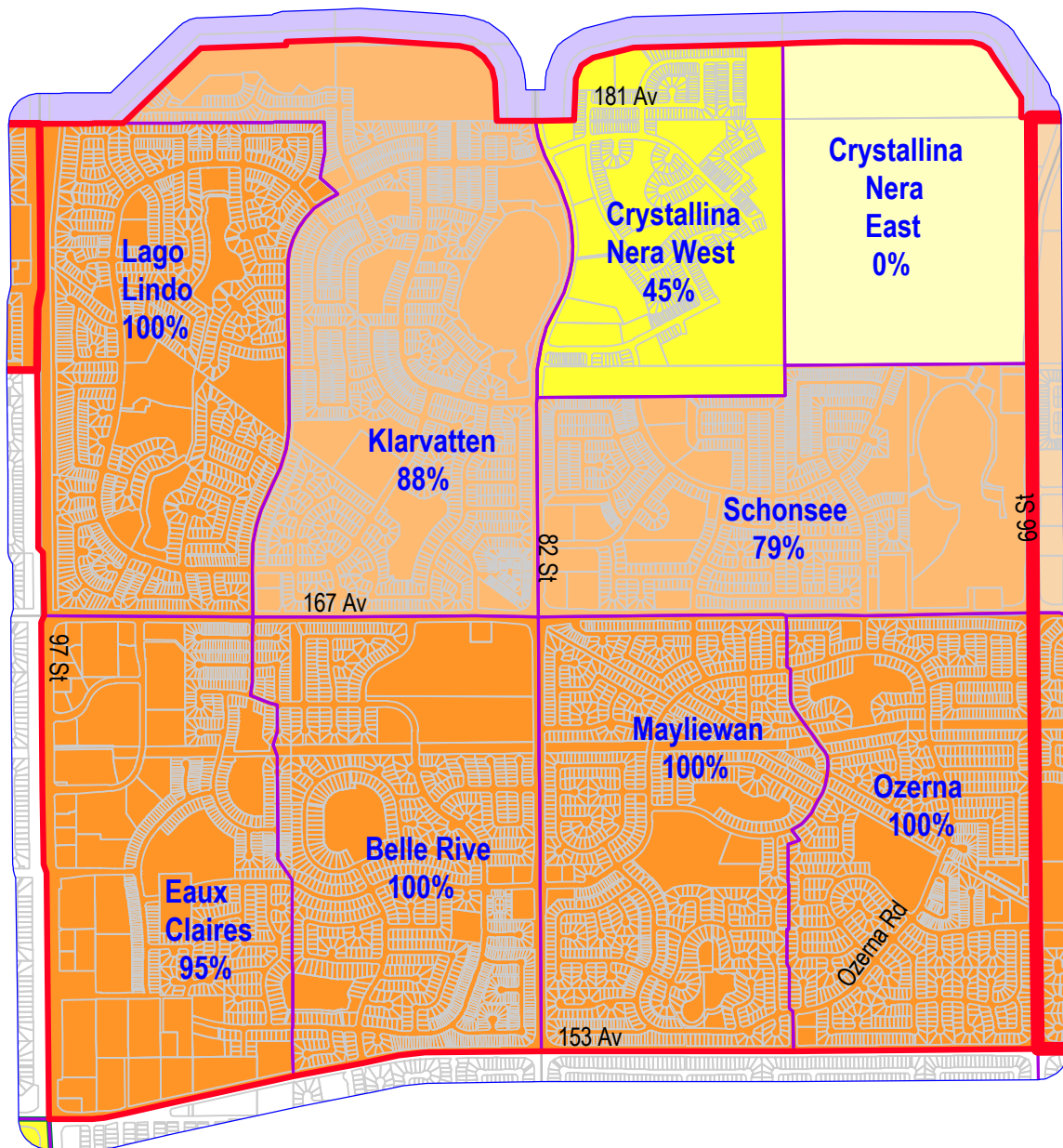
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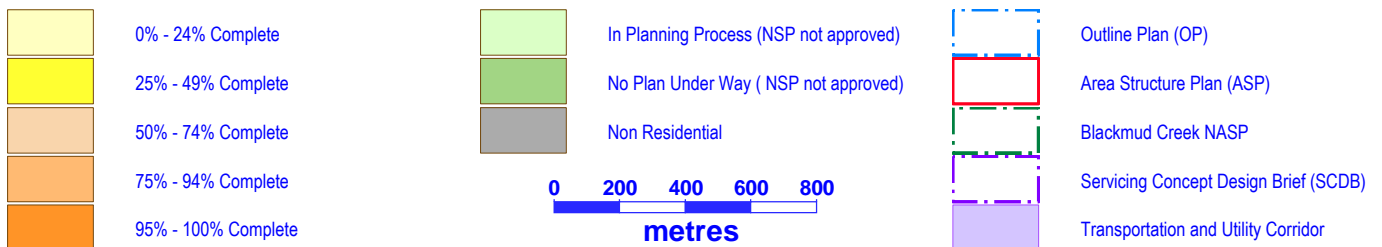
# Edgemont NASP



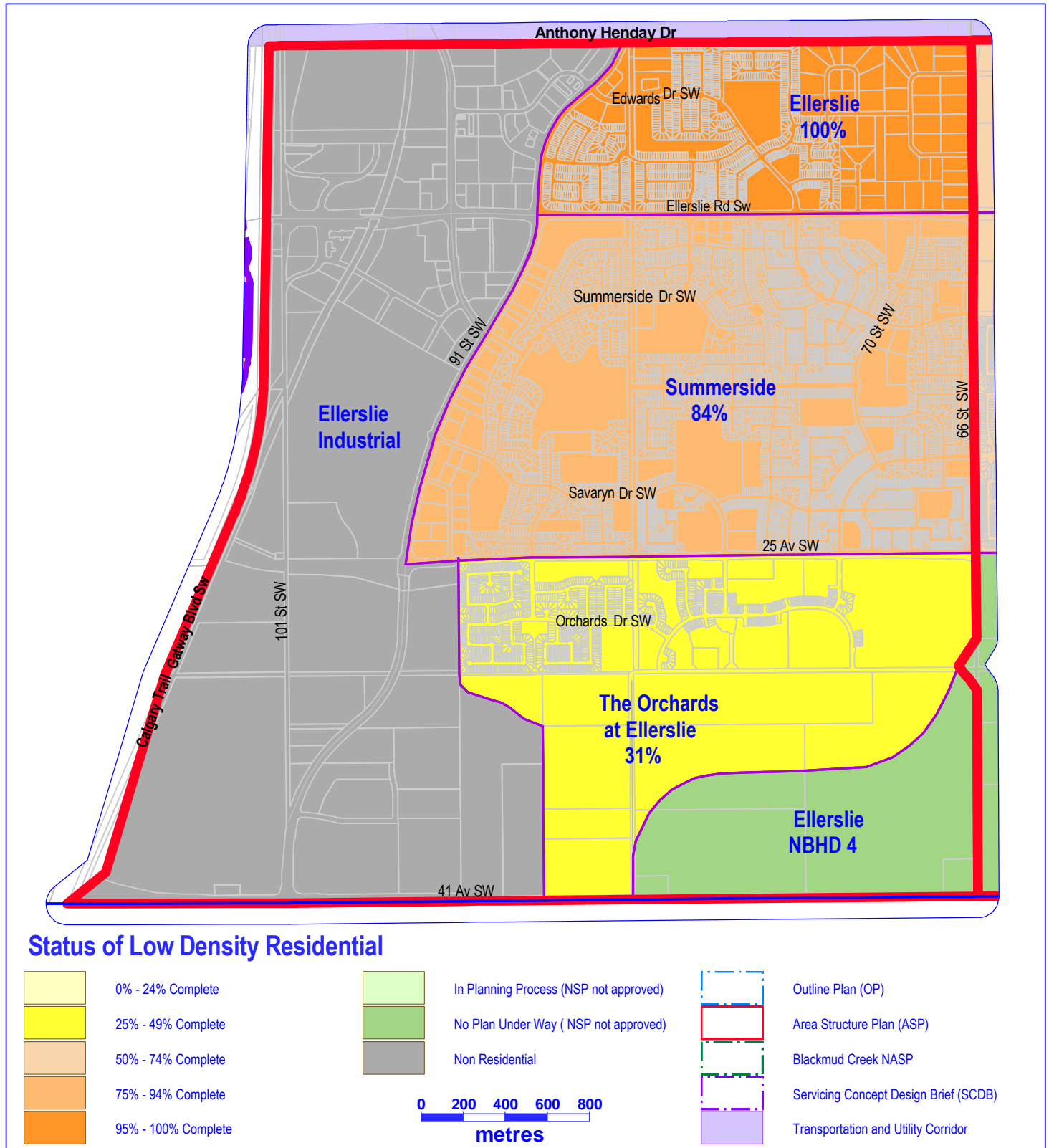
# Edmonton North ASP



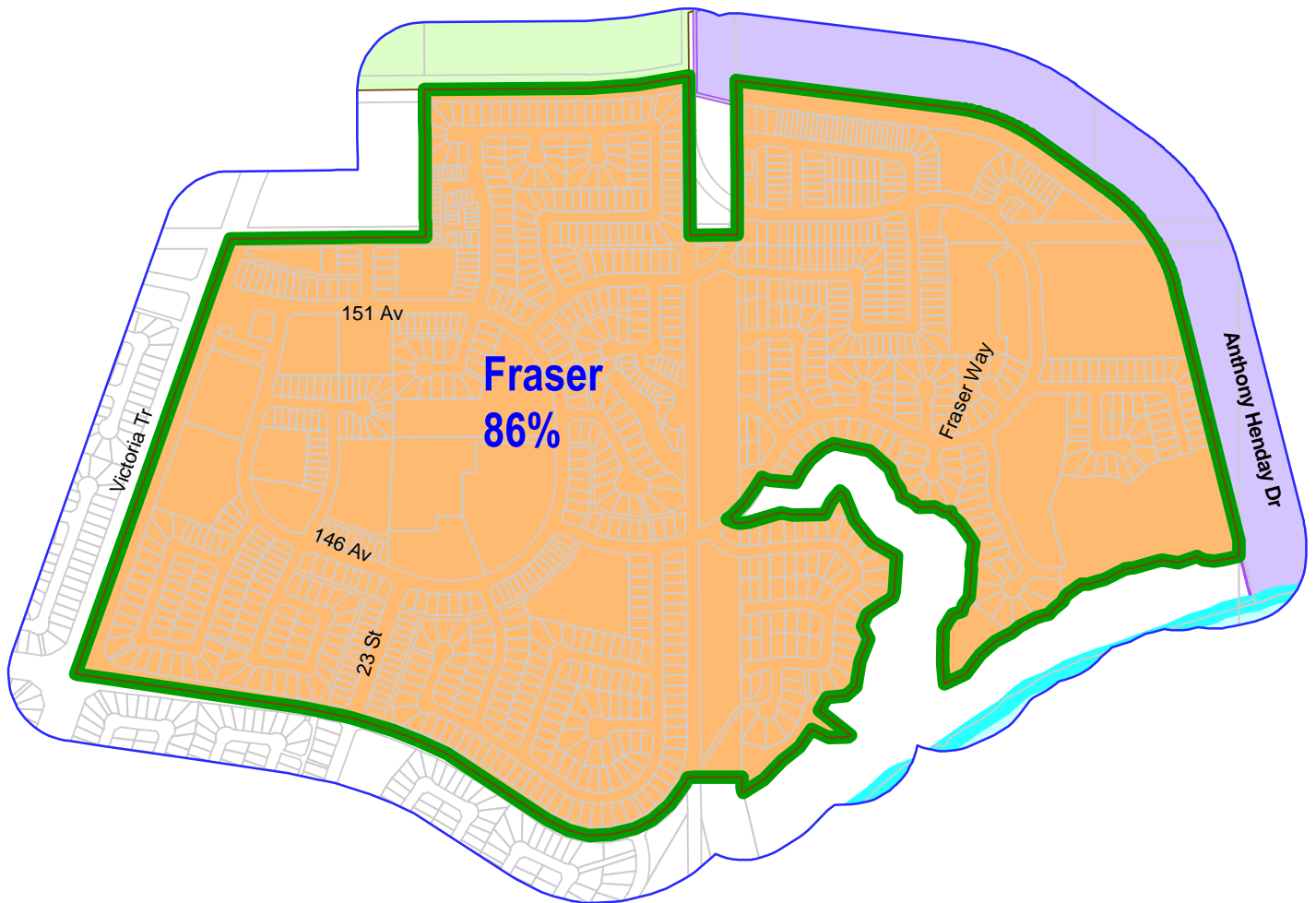
## Status of Low Density Residential



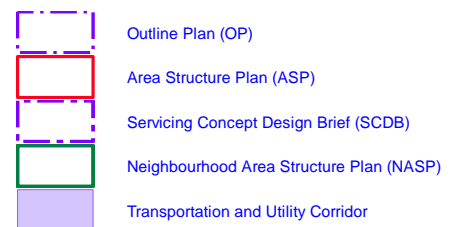
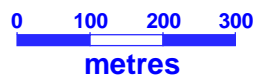
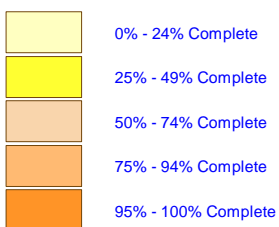
# Ellerslie ASP



# Fraser NASP

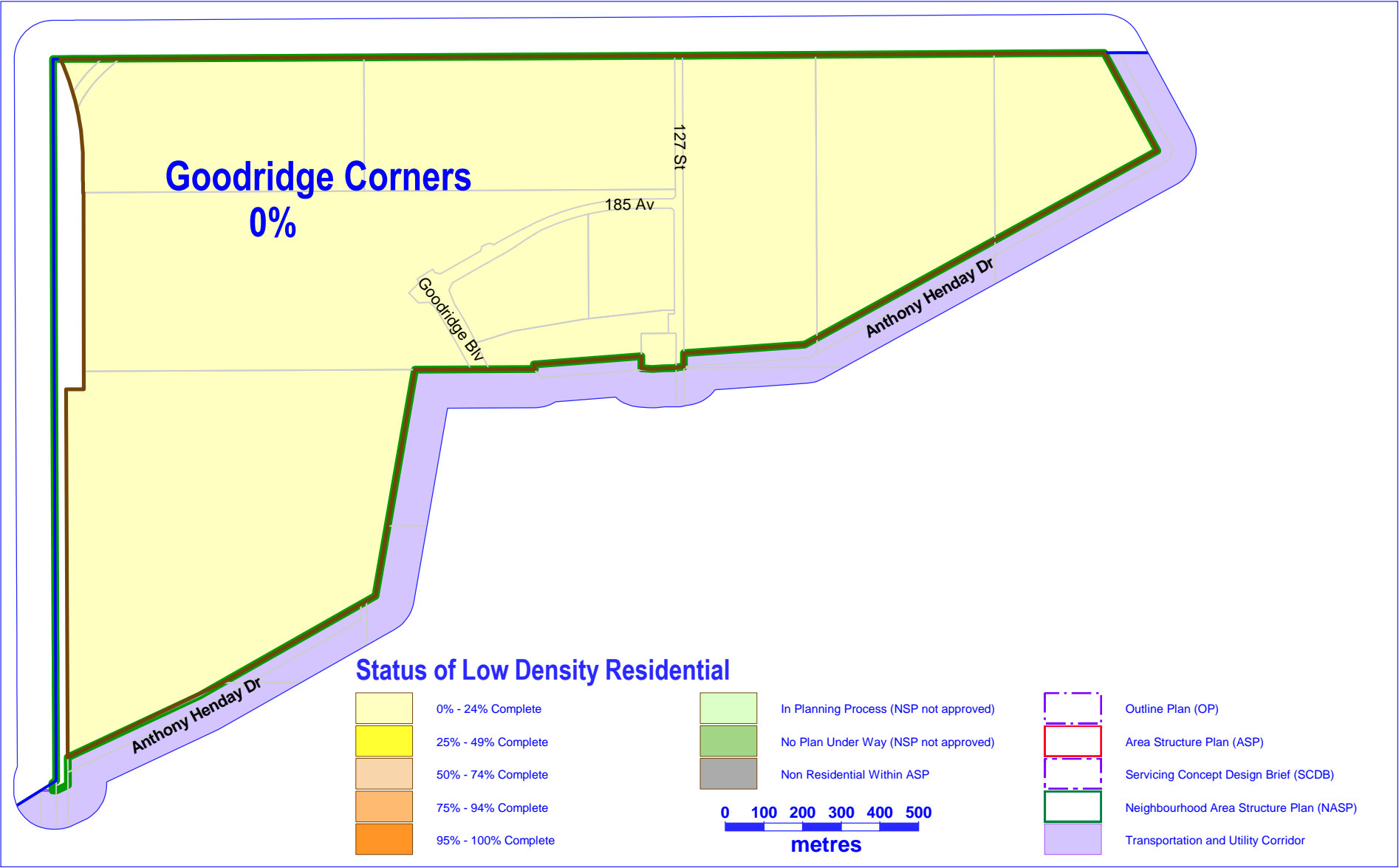


## Status of Low Density Residential

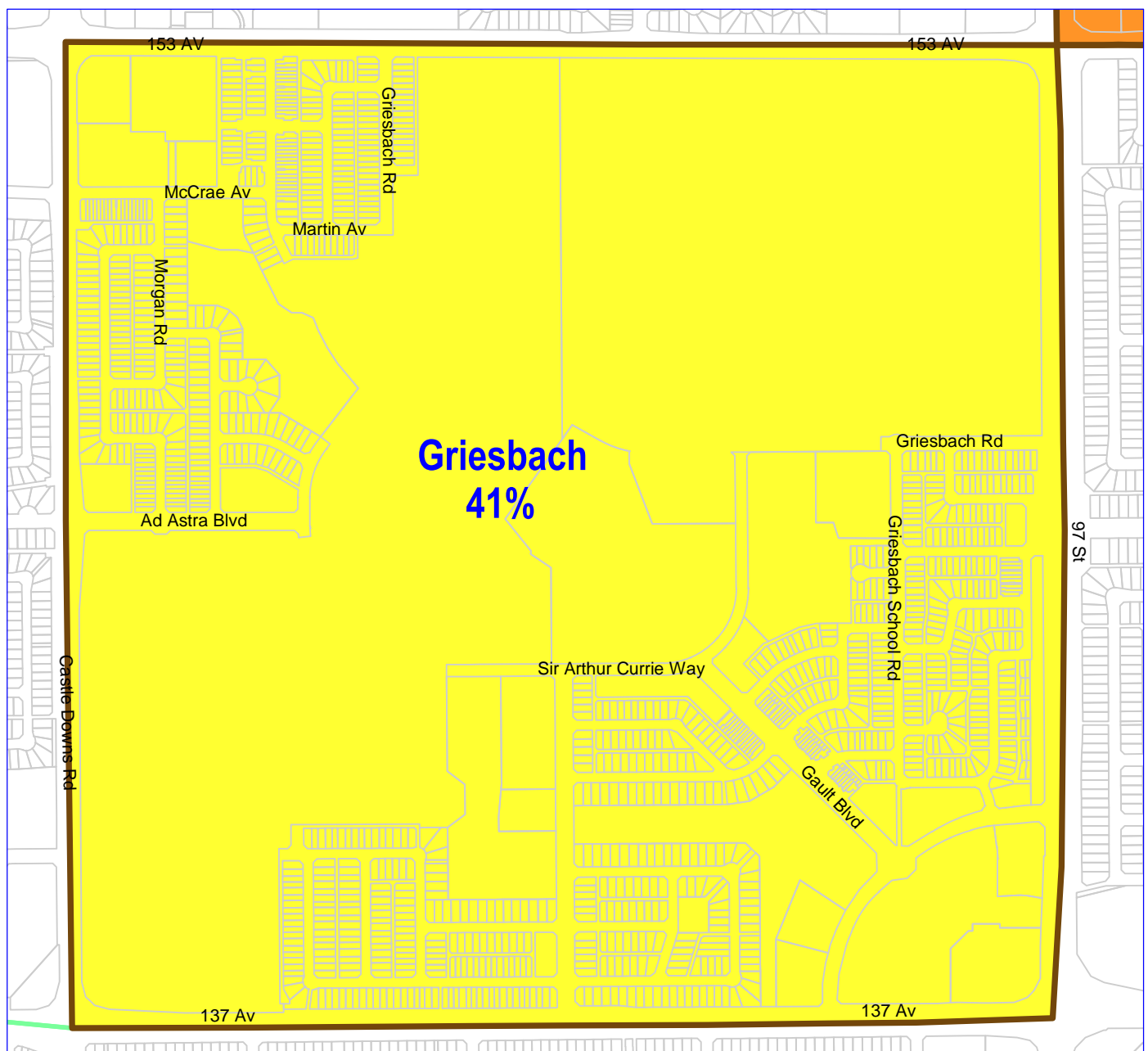




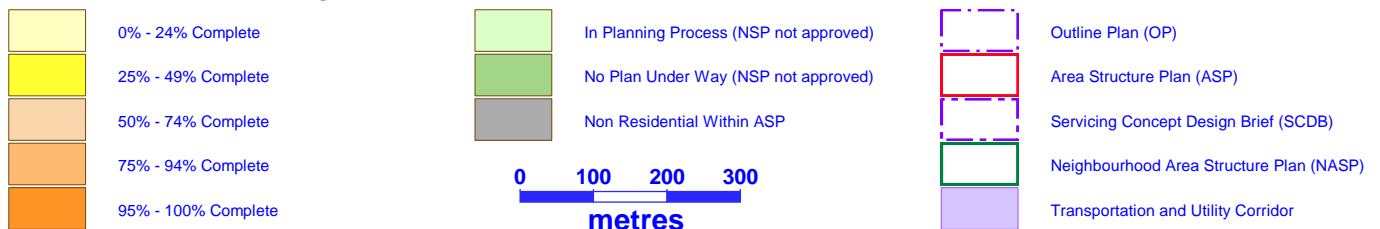
# Goodridge Corners NASP



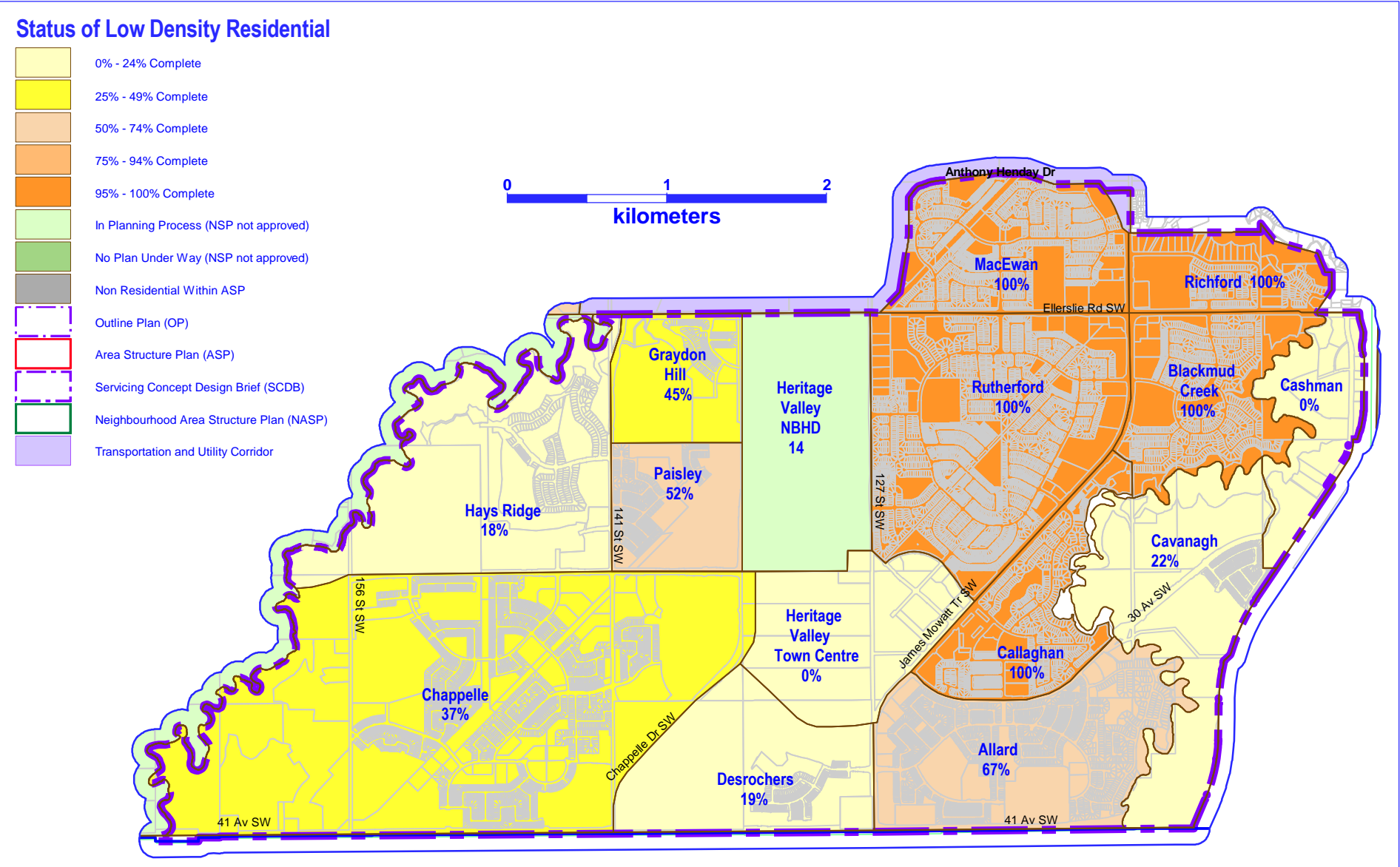
# Griesbach NASP



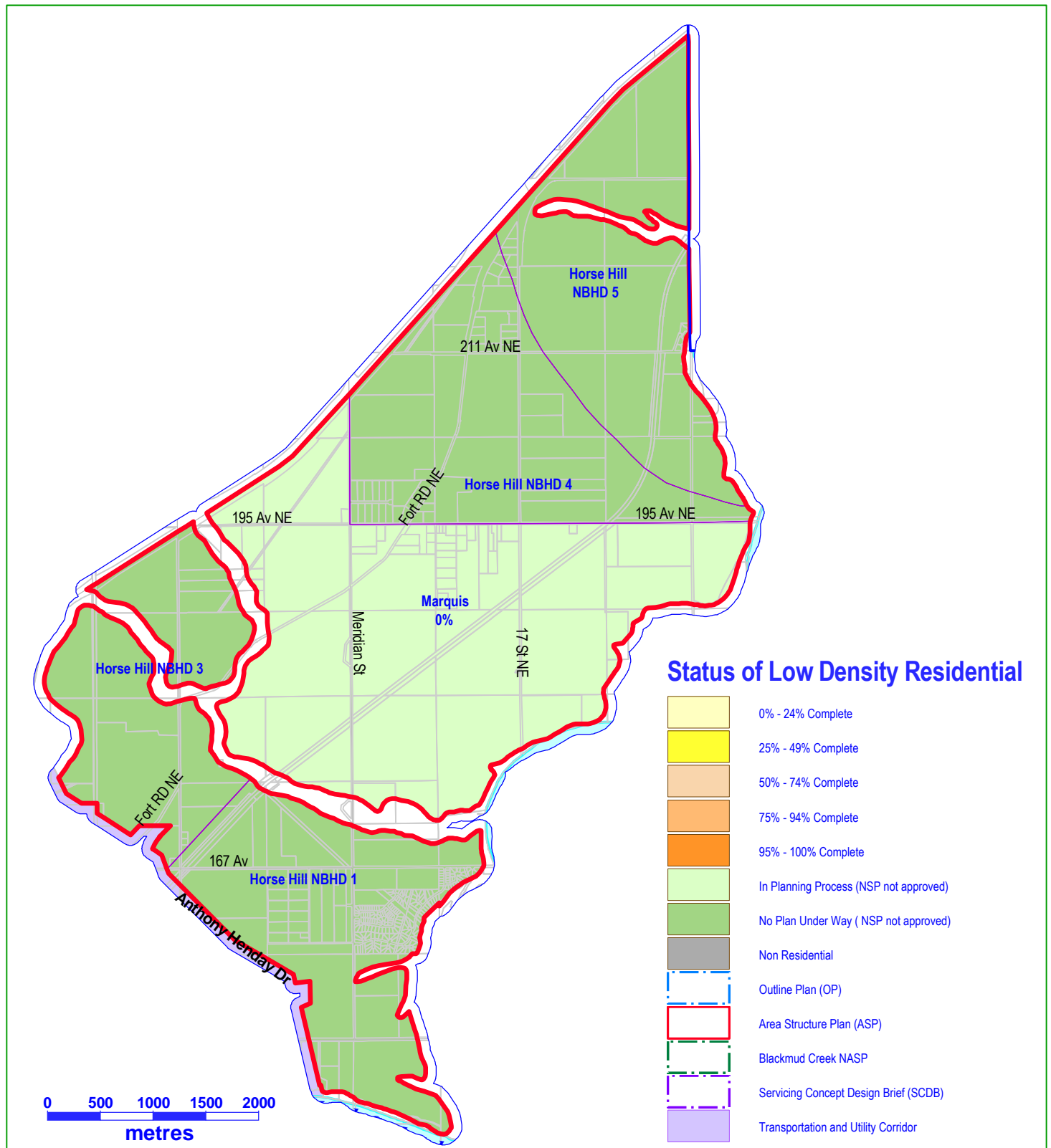
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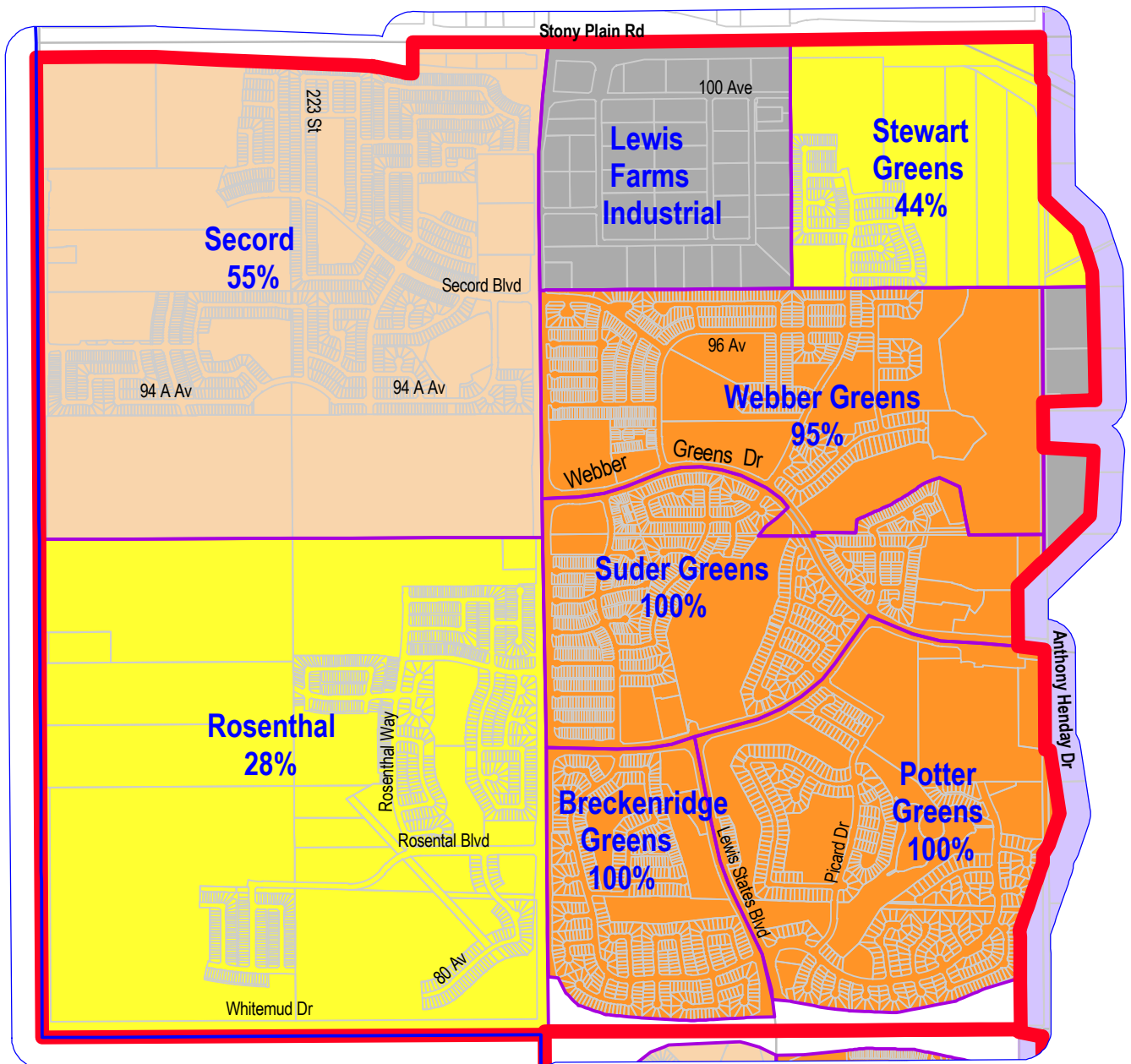
# Heritage Valley SCDB



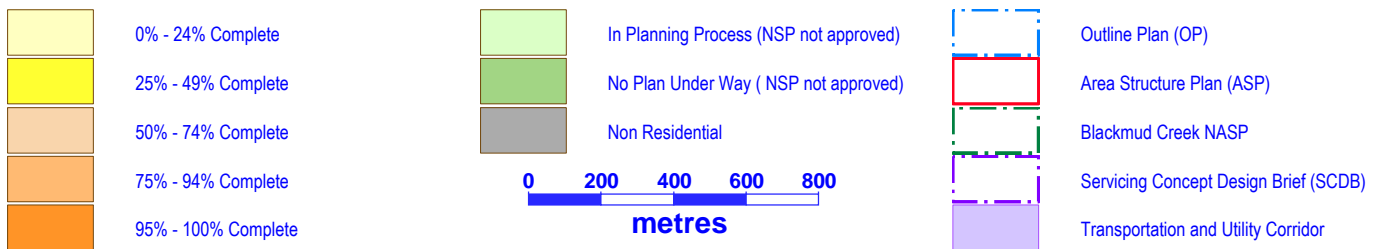
# Horse Hill ASP



# Lewis Farms ASP

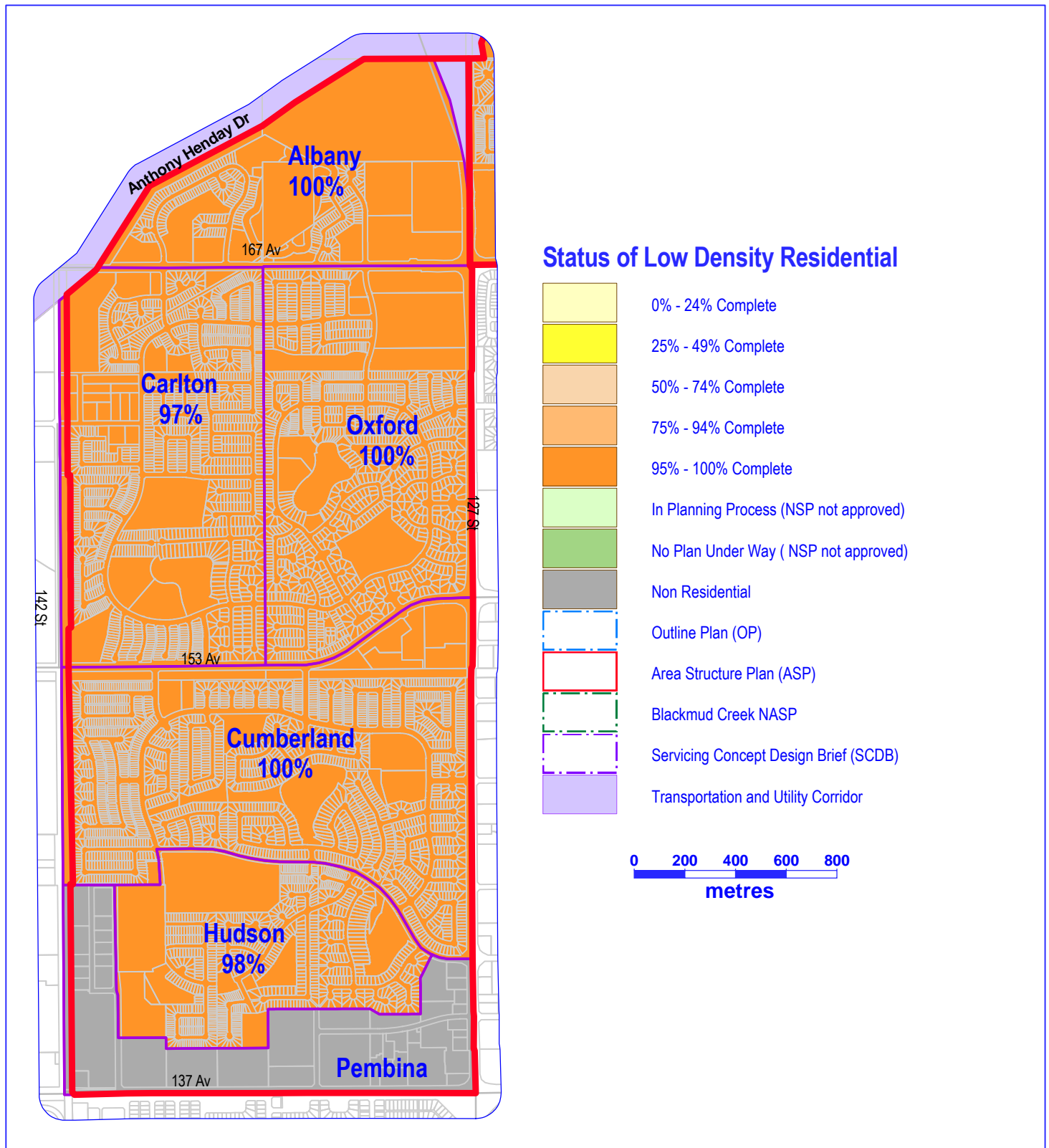


## Status of Low Density Residential

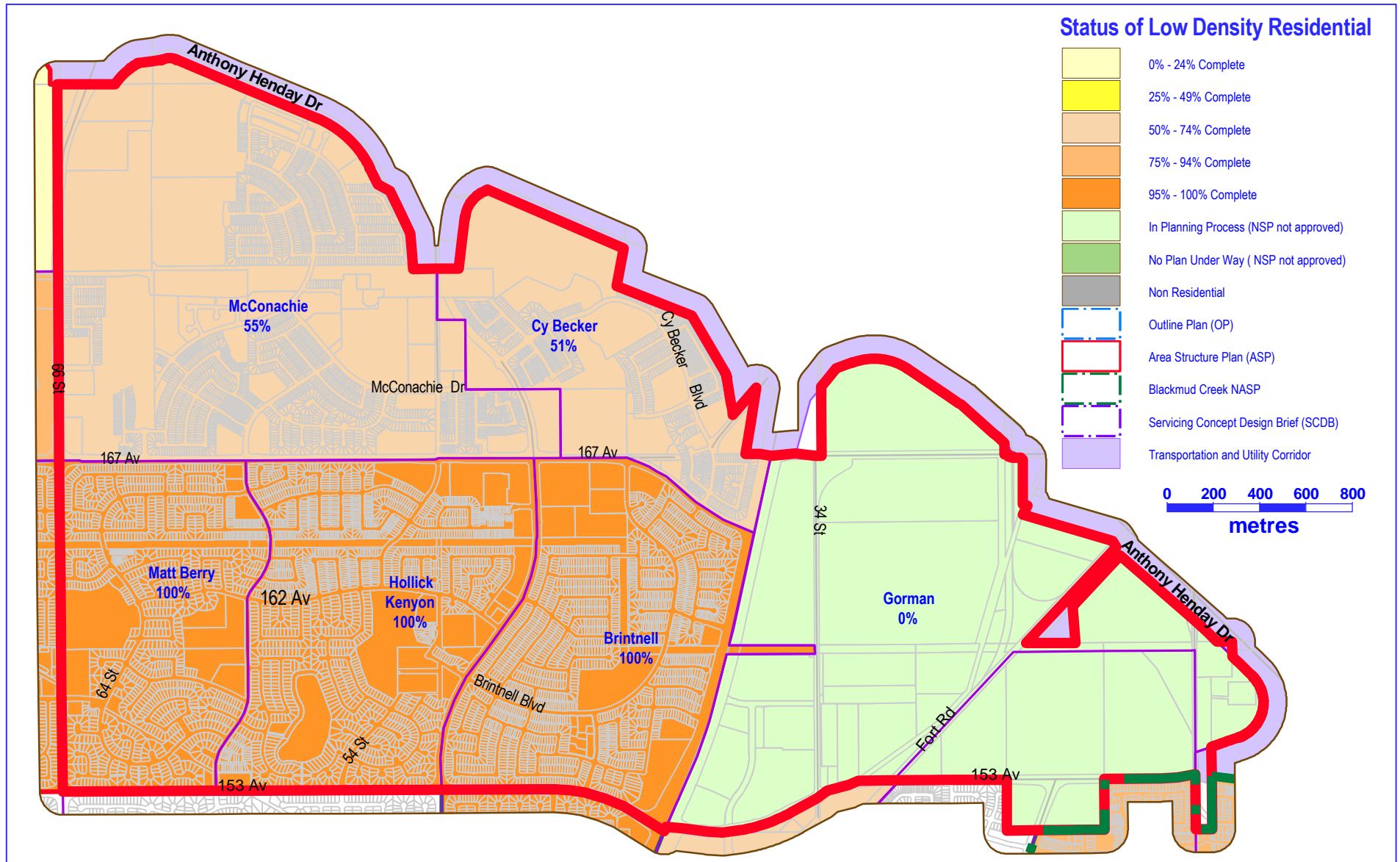




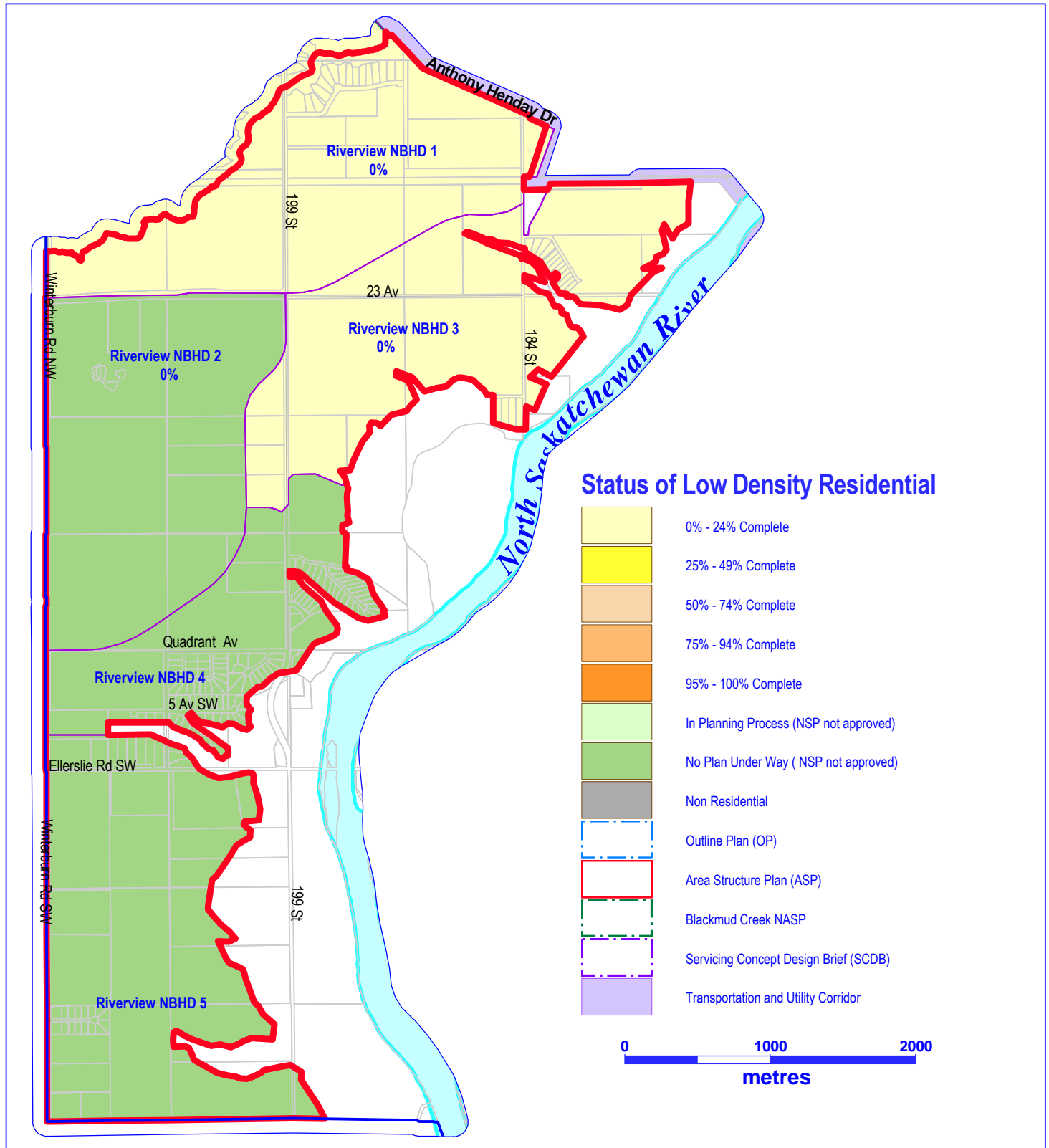
# Palisades ASP



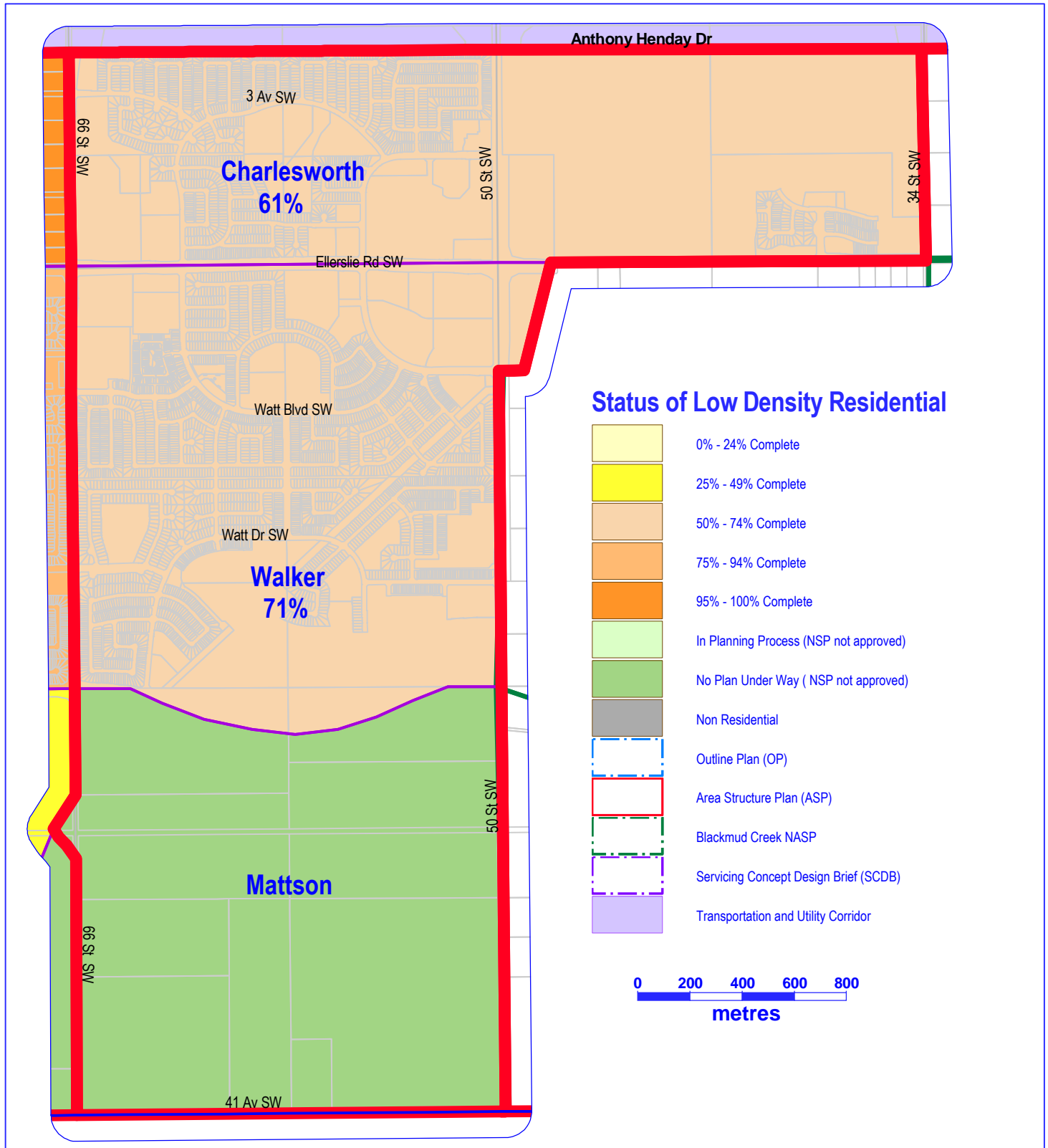
# Pilot Sound ASP



# Riverview ASP

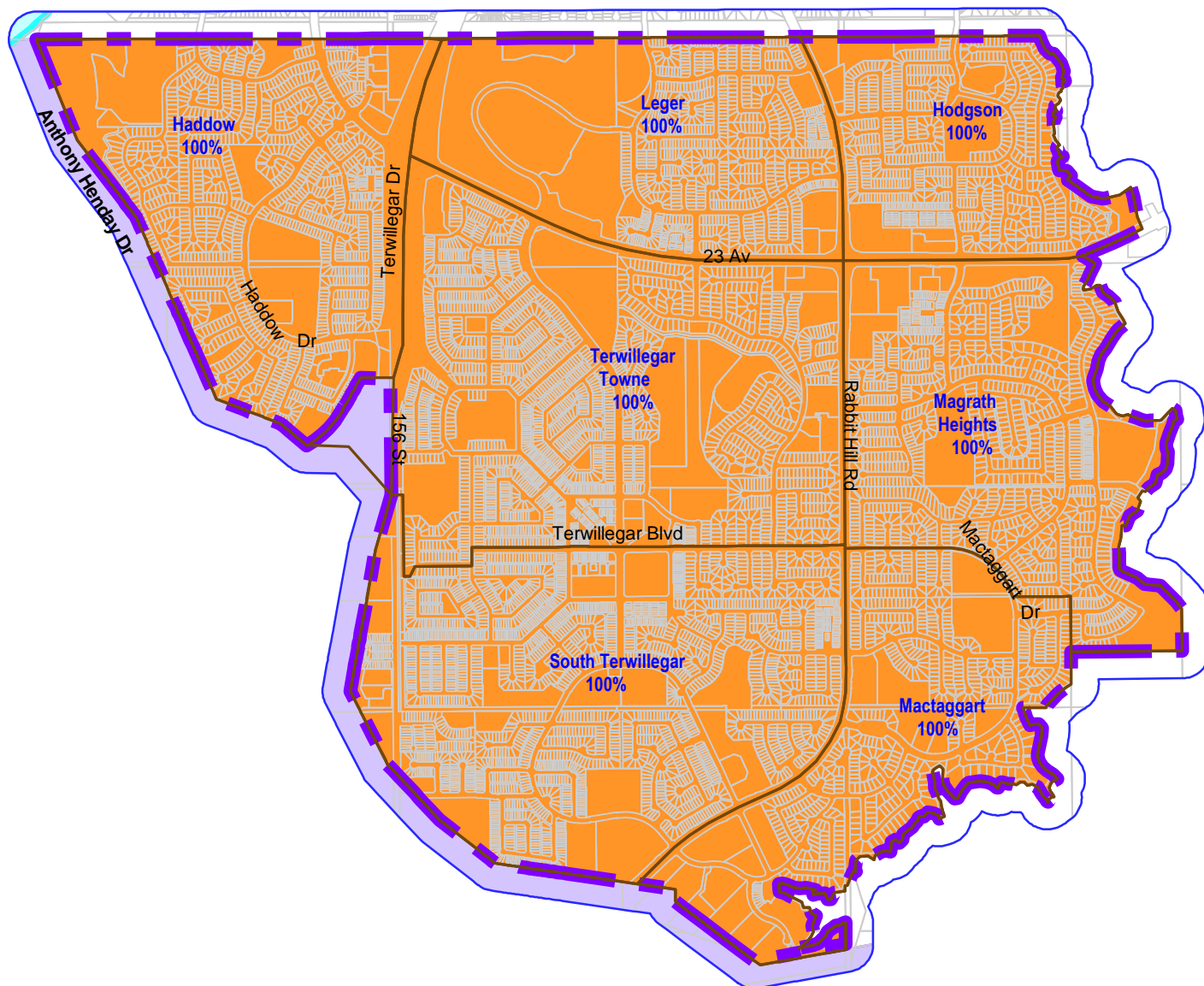


# Southeast ASP





# Terwillegar Heights SCDB



## Status of Low Density Residential

