

EDMONTON DEVELOPING & PLANNED NEIGHBOURHOODS: LOW DENSITY RESIDENTIAL LOT REGISTRATIONS 2014



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DEVELOPING & PLANNED NEIGHBOURHOODS: LOW DENSITY RESIDENTIAL LOT REGISTRATIONS

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 2014, the potential low density residential lot supply that is available in approved ASPs is 91,516 (see the Table 1: *Total Low Density Residential Supply by Subsector*). Future levels of economic activity and overall demand for housing and its

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	5,170	0	125	5,295
Northeast	2,886	19,906	0	22,792
Northwest	2,796	3,439	0	6,235
West	8,535	13,555	44	22,134
Southeast	9,253	7,269	0	16,522
Southwest	14,878	3,660	0	18,538
City	43,518	47,829	169	91,516

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 eighty three neighbourhoods (planned and developing) are in approved Area Structure Plans. Seventy three neighbourhoods have approved Neighbourhood Structure Plans. A total of 50 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 2014 there were:

- 40 neighbourhoods under development
- 10 neighbourhoods at the planned stage (no approved NSP)
- 33 neighbourhoods with 95-100% of the low density residential completed

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Of the 40 developing neighbourhoods:

- 5 neighbourhoods had no development started
- 8 neighbourhoods were less than 25% complete
- 22 neighbourhoods were between 25-75% complete
- 5 neighbourhoods were 76 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
- Six neighbourhoods range between 36% and 88% developed
- Twelve 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
- Three neighbourhoods range between 29% to 42%.
- Fraser had the most development at 79%
- Gorman and five neighbourhoods in the Horse Hills ASP require a Neighbourhood Structure Plan approval

Northwest Subsector (5 neighbourhoods):

- Three neighbourhoods have started development.
- Trumpeter had the most development at 42% complete
- Two neighbourhoods need Neighbourhood Structure Plan approval

West Subsector (19 neighbourhoods):

- Five new planned neighbourhoods in the Riverview ASP have no development
- Six neighbourhoods have development ranging from 11% to 90%
- Eight neighbourhoods are more than 95% complete
- Edgemont is one of the largest neighbourhoods with over 3,800 low density residential lot capacity

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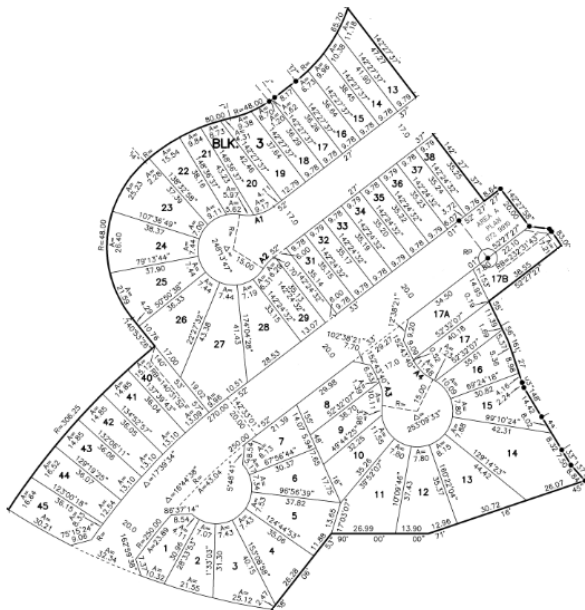
Southeast Subsector (14 neighbourhoods):

- Seven neighbourhoods range from 24% to 78% of the low density residential being complete
- Neighbourhood Structure Plans are needed for three planned neighbourhoods. One in each of the three ASPs – Southeast, Ellerslie and The Meadows
- Four neighbourhoods are complete, three neighbourhoods in The Meadows ASP and one in Ellerslie ASP

Southwest Subsector (28 neighbourhoods):

- Southwest Edmonton had the most developing and planned neighbourhoods
- Cavanagh, Desrochers and Heritage Valley Town Centre of the developing neighbourhoods have not started development
- Nine neighbourhoods have low density residential development ranging between 8% to 71% complete
- 13 neighbourhoods have more than 95% of the low density residential complete. The Terwillegar ASP is complete
- Three neighbourhoods in the Southwest are in the planning process

Note: The Rural Southeast neighbourhood is an Urban Growth Area (UGA) and did not have an approved Area Structure Plan in 2014.



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Table 2
Developing Neighbourhoods in Approved Neighbourhood Structure Plans
Low Density Residential Lot Potential as of December 2014

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%
		Rapperswill	2010	1,048	153	85%
	Edmonton North	Crystallina Nera West	2007	1,128	717	36%
		Crystallina Nera East	2011	870	870	0%
		Klarvatten	1982	1,605	200	88%
		Schonsee	2002	1,368	392	71%
	Goodridge Corners NASP	Goodridge Corners	2014	1,102	1,102	0%
	Griesbach NASP	Griesbach	2002	2,283	1,383	39%
				10,772	5,170	
Northeast	Fraser NASP	Fraser	1984	1,528	319	79%
	Ebbers NASP	Ebbers	2006	208	147	29%
	Pilot Sound	Cy Becker	2012	1,205	717	40%
		McConachie	2006	2,934	1,703	42%
				5,875	2,886	
Northwest	Big Lake	Hawks Ridge	2010	1,396	1,234	12%
		Starling	2010	1,156	885	23%
		Trumpeter	2008	1,171	677	42%
				3,723	2,796	
West	Cameron Heights NASP	Cameron Heights	2001	883	90	90%
	Lewis Farms	Rosenthal	2009	2,990	2,383	20%
		Secord	2007	3,042	1,608	47%
		Stewart Greens	2007	592	465	21%
	The Grange	Granville	2007	1,159	563	51%
	Edgemont NASP	Edgemont	2011	3,831	3,426	11%
				12,497	8,535	

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

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Table 2 (continued)
Developing Neighbourhoods in Approved Neighbourhood Structure Plans
Low Density Residential Lot Potential as of December 2014

Subsector	Area Structure Plan	Neighbourhood	Year Approved	Low Density Lots Capacity	Remaining Potential Lots	Percent of Lots Completed
Southeast	Ellerslie	Orchards at Ellerslie	2007	2,918	2,230	24%
		Summerside	1999	4,584	995	78%
	The Meadows	Laurel	2007	3,641	1,989	45%
		Maple	2010	1,439	937	35%
		Tamarack	2006	2,246	1,178	48%
	Southeast	Charlesworth	2005	2,275	979	57%
		Walker	2007	2,756	945	66%
				19,859	9,253	
Southwest	Heritage Valley	Allard	2007	1,972	919	53%
		Cavanagh	2013	1,187	1,187	0%
		Chappelle	2008	4,543	3,324	27%
		Desrochers	2010	785	785	0%
		Graydon Hill	2013	306	167	45%
		Hays Ridge	2012	1,242	1,023	18%
		H. V. Town Centre	2009	150	150	0%
		Paisley	2011	774	503	35%
	Windermere	Ambleside	2005	2,117	619	71%
		Glenridding Heights	2011	1,265	787	38%
		Keswick	2010	3,959	3,656	8%
		Windermere	2006	4,236	1,758	58%
				18,300	14,878	

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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Table 3
Planned Neighbourhoods (not yet approved)
Low Density Residential Lot Potential as of December 2014

Subsector	Area Structure Plan	Neighbourhood	Low Density Lots Capacity	Remaining Potential Lots
Northeast	Pilot Sound	Gorman	320	320
	Horse Hills	Potential NSPs 1-5	19,586	19,586
			19,906	19,906
Northwest	Big Lake	Neighbourhood 4	1,639	1,639
		Neighbourhood 5	1,800	1,800
			3,439	3,439
West	Riverview	Potential NSPs 1-5	13,555	13,355
			13,555	13,555
Southeast	Southeast	Mattson	3,680	3,680
	Ellerslie	Neighbourhood 4	1,089	1,089
	The Meadows	Neighbourhood 5	2,500 *	2,500 *
			7,269	7,269
Southwest	Heritage Valley	Heritage Valley 14	0	0
	Windermere	Glenridding Ravine NSP	1,210	1,210
		Neighbourhood 5	2,450	2,450
			3,660	3,660

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

There are 10 planned 'neighbourhoods' with potential new planned neighbourhoods. Horse Hills ASP and Riverview ASP are the current neighbourhood definition. Each ASP has the potential to create 5 new planned neighbourhoods upon NSP approval. Glenridding Ravine will become a neighbourhood when the NSP is approved. The capacity of The Meadows Neighbourhood 5 had to be estimated by Sustainable Development.

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Table 4
Developing Neighbourhoods 95 - 100% Complete
Low Density Residential Potential as of December 2014

				Low Density Lots Capacity	Remaining Potential Lots	% of Lots Completed
Subsector	Area Structure Plan	Neighbourhood	Year Approved			
North	Castle Downs Extension	Chambery	1985	708	0	100%
		Elsinore	1985	1,083	56	95%
	Edmonton North	Belle Rive	1982	1,147	0	100%
		Eaux Claires	1983	879	45	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	628	16	97%
	Oxford		1985	927	0	100%
					11,989	125
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	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	34	95%
	The Grange	Glastonbury	1998	1,454	0	100%
		The Hamptons	1998	3,460	10	99%
	West Jasper Place South	Donsdale	1995	518	0	100%
		Wedgewood Heights	1986	453	0	100%
				8,597	44	

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Table 4
Developing Neighbourhoods 95 - 100% Complete
Low Density Residential Potential as of December 2014

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%
				6,060	0	
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%
	Terwillegar Heights (SCDB)	Cashman	2012	0	0	100%
		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%
				14,822	0	

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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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 2005 to 2014 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

Annual Absorptions										
Subsector	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
North	546	458	481	142	76	121	876	1,180	1,068	559
Northeast	751	546	75	231	91	373	179	330	422	609
Northwest	0	0	0	0	0	0	30	415	80	163
West	732	671	513	659	241	798	452	727	818	1,044
Southeast	802	941	1,531	356	700	1,270	1,007	883	1,235	1,347
Southwest	1,523	1,371	1,415	708	357	1,266	1,388	1,197	807	1,330
TOTAL	4,354	3,987	4,015	2,096	1,465	3,828	3,932	4,732	4,430	5,052

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

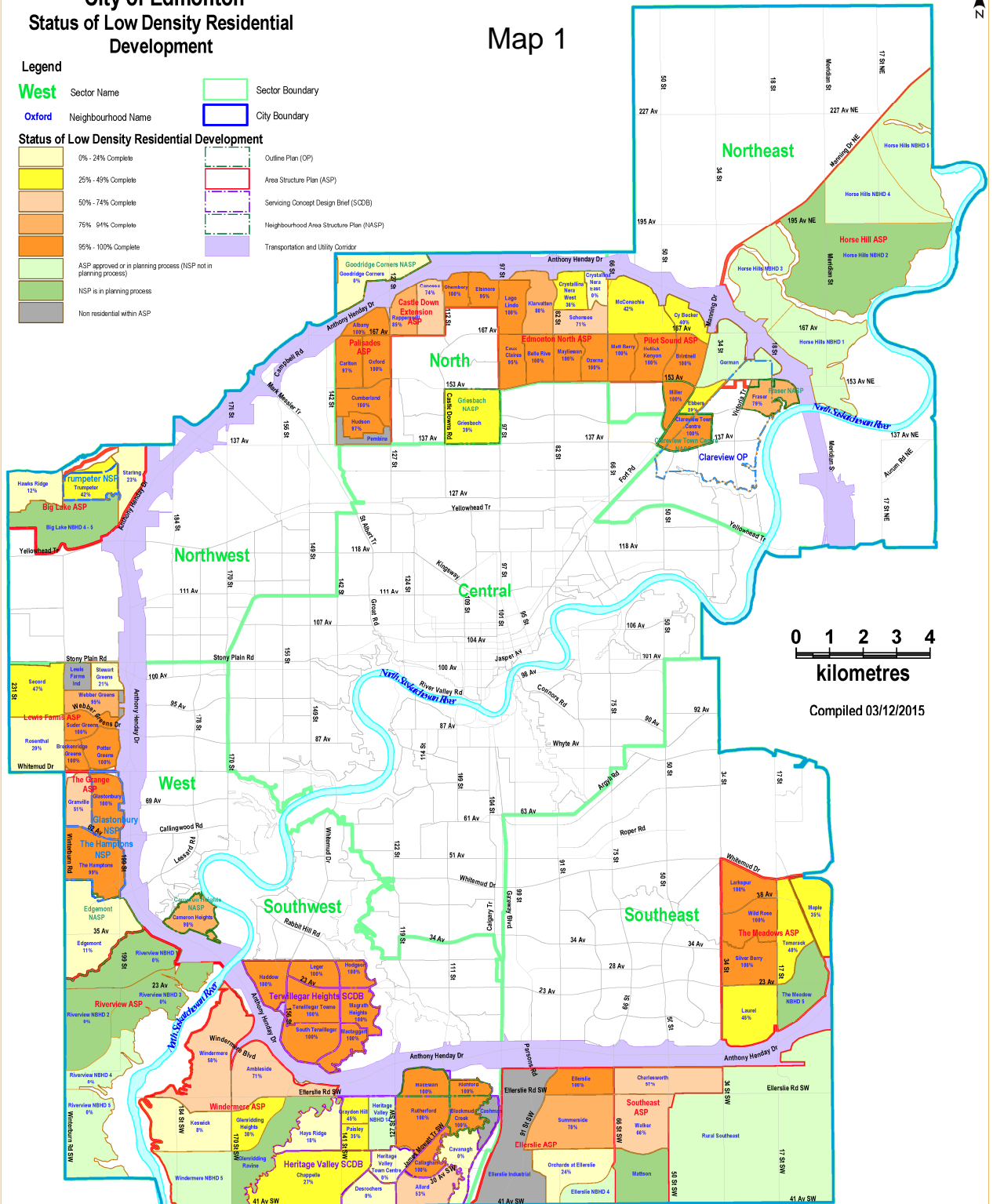
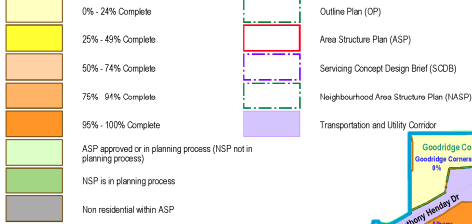
City of Edmonton Status of Low Density Residential Development

Map 1

Legend

West Sector Name
Oxford Neighbourhood Name

Status of Low Density Residential Development



Map compiled by:
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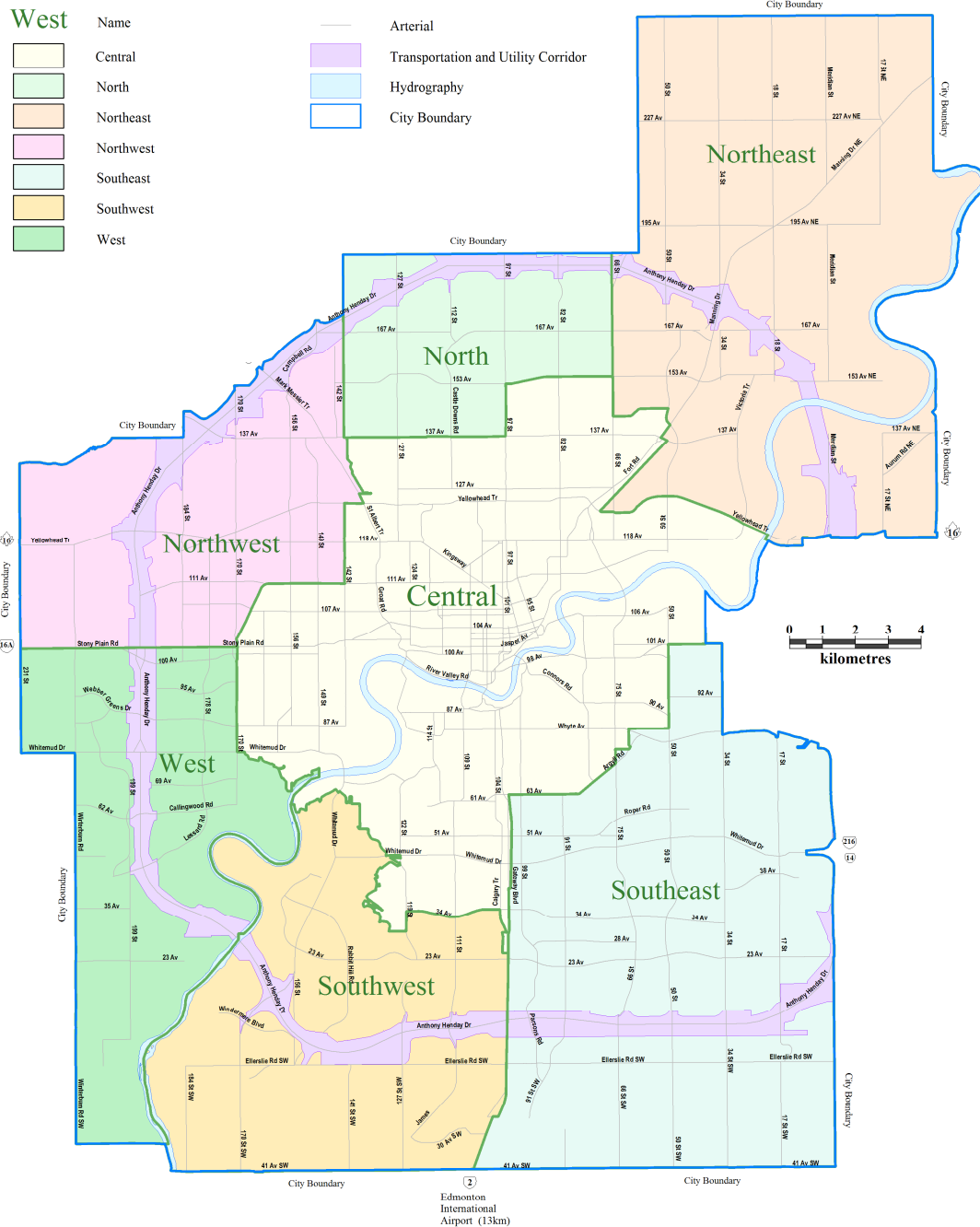
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City of Edmonton City Subsectors

Map 2



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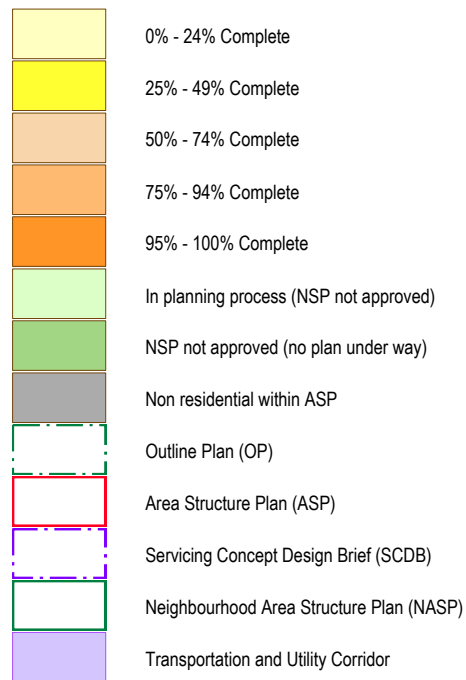


Appendix A: Detailed Maps

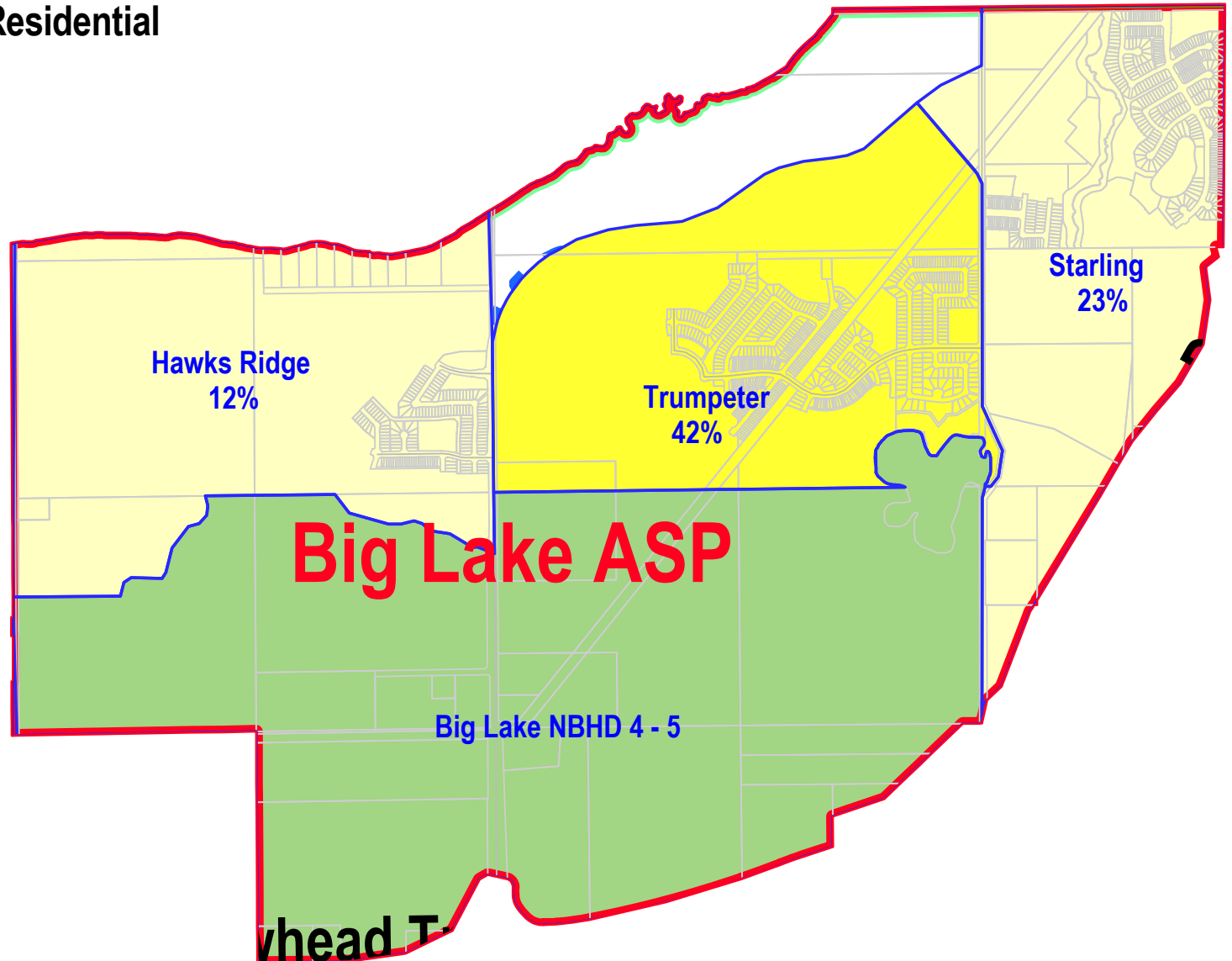
Big Lake ASP
Cameron Heights NASP
Castle Down Extension ASP
Clareview OP
Edgemont NASP
Edmonton North ASP
Ellerslie ASP
Fraser NASP
Goodridge Corner NASP
Greisbach NASP
Heritage Valley SCDB
Lewis Farms ASP
Palisades ASP
Pilot Sound ASP
Southeast ASP
Terwillegar Heights SCDB
The Grange ASP
The Meadows ASP
Windermere ASP

Big Lake ASP

Status of Single Family Residential



0 1
kilometres



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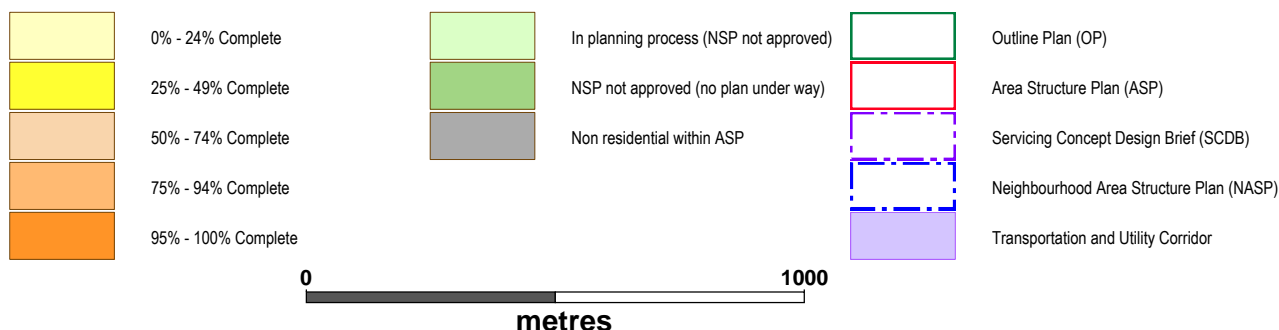
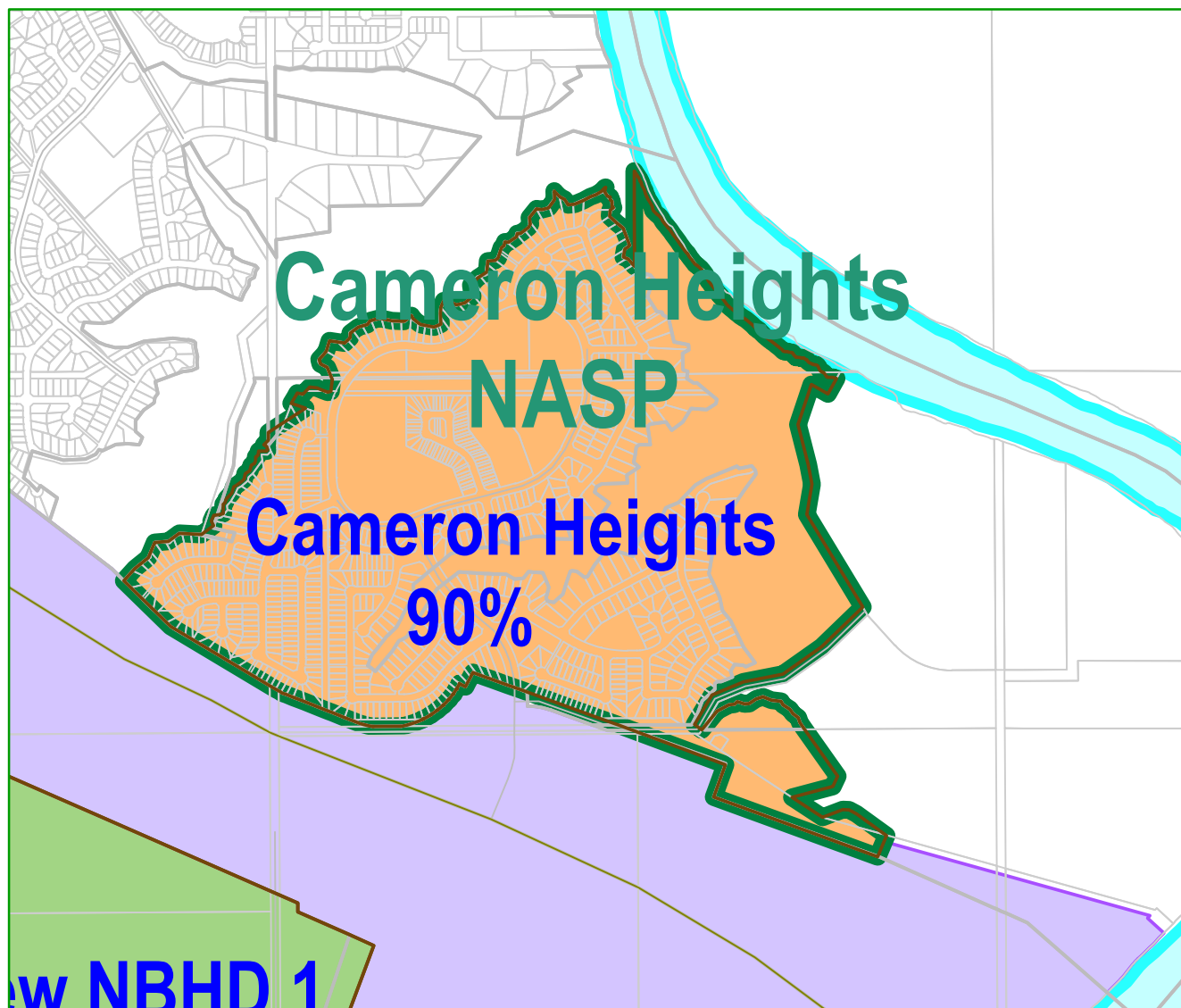
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SUSTAINABLE DEVELOPMENT

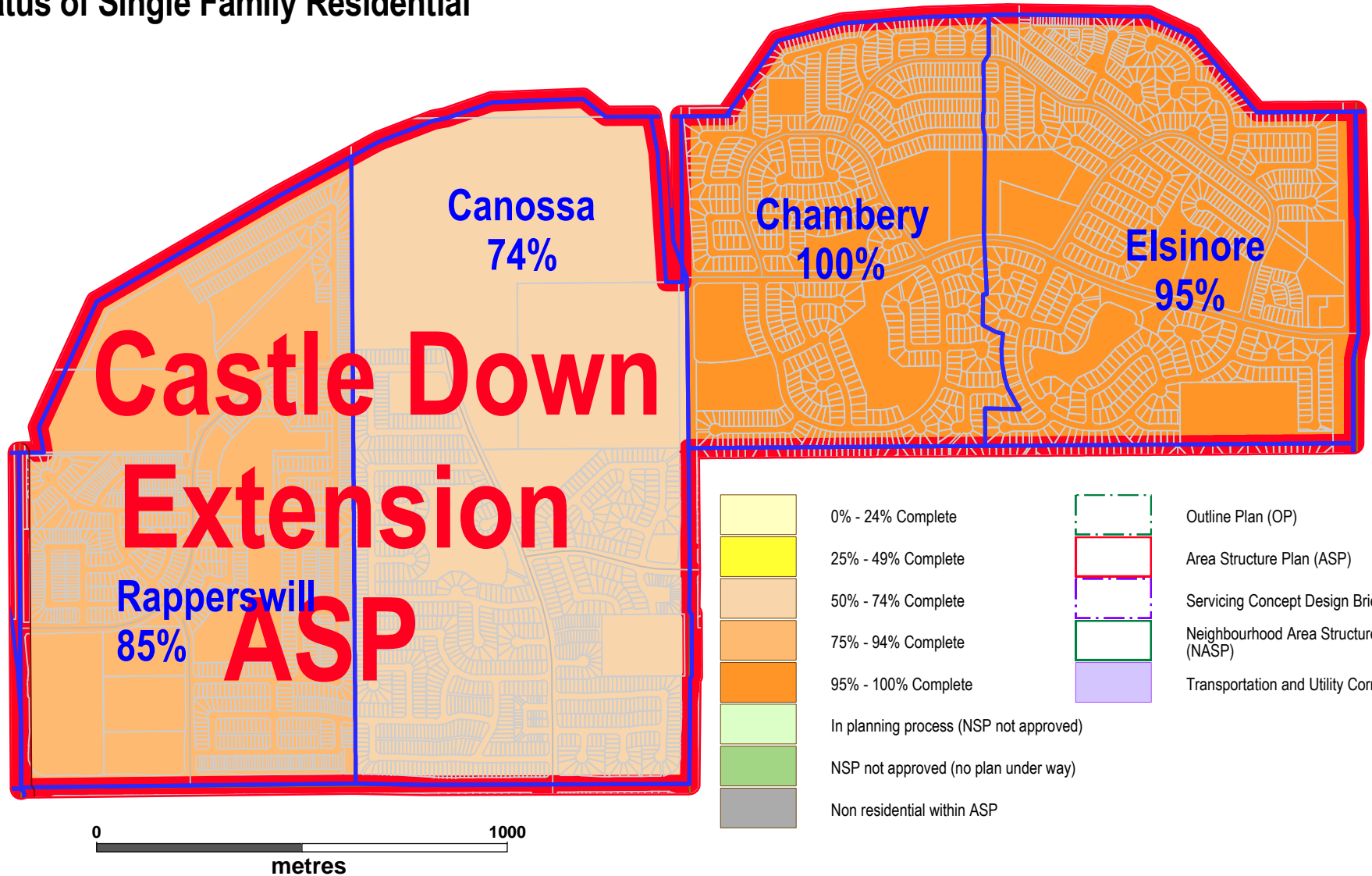
Cameron Heights NASP

Status of Single Family Residential



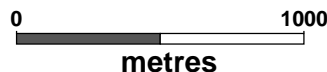
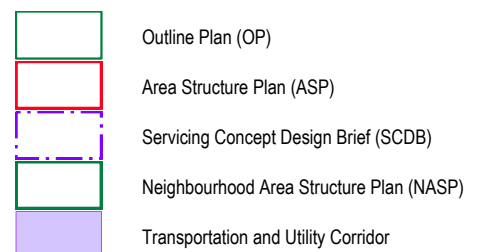
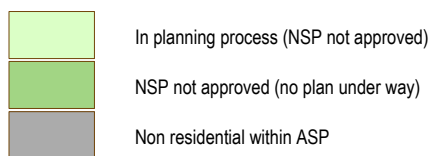
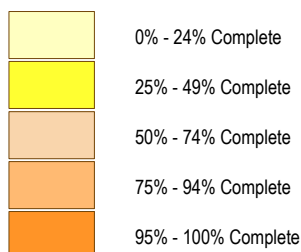
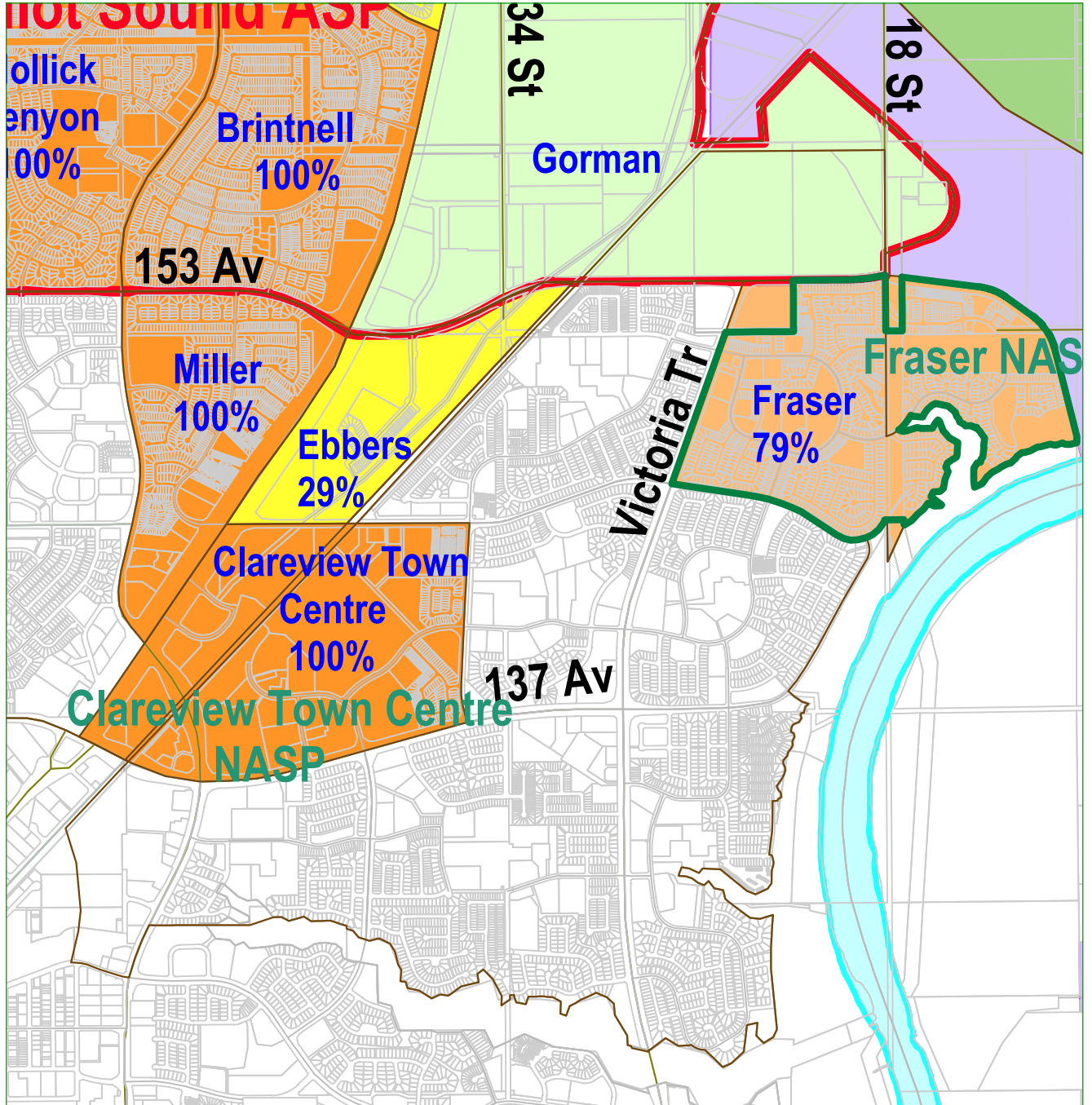
Castle Down Extension ASP

Status of Single Family Residential



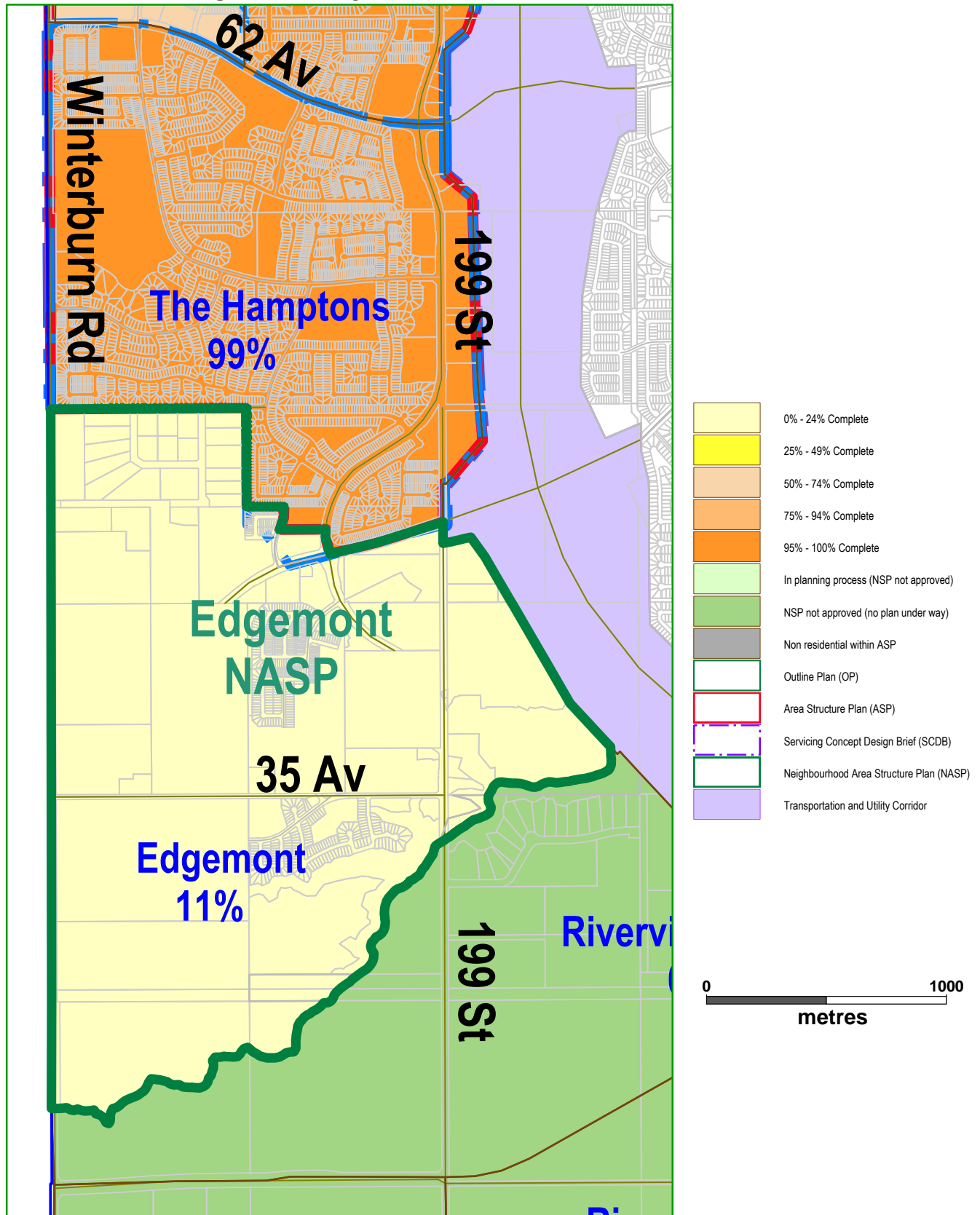
Clareview OP

Status of Single Family Residential



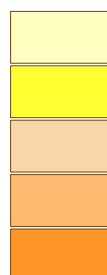
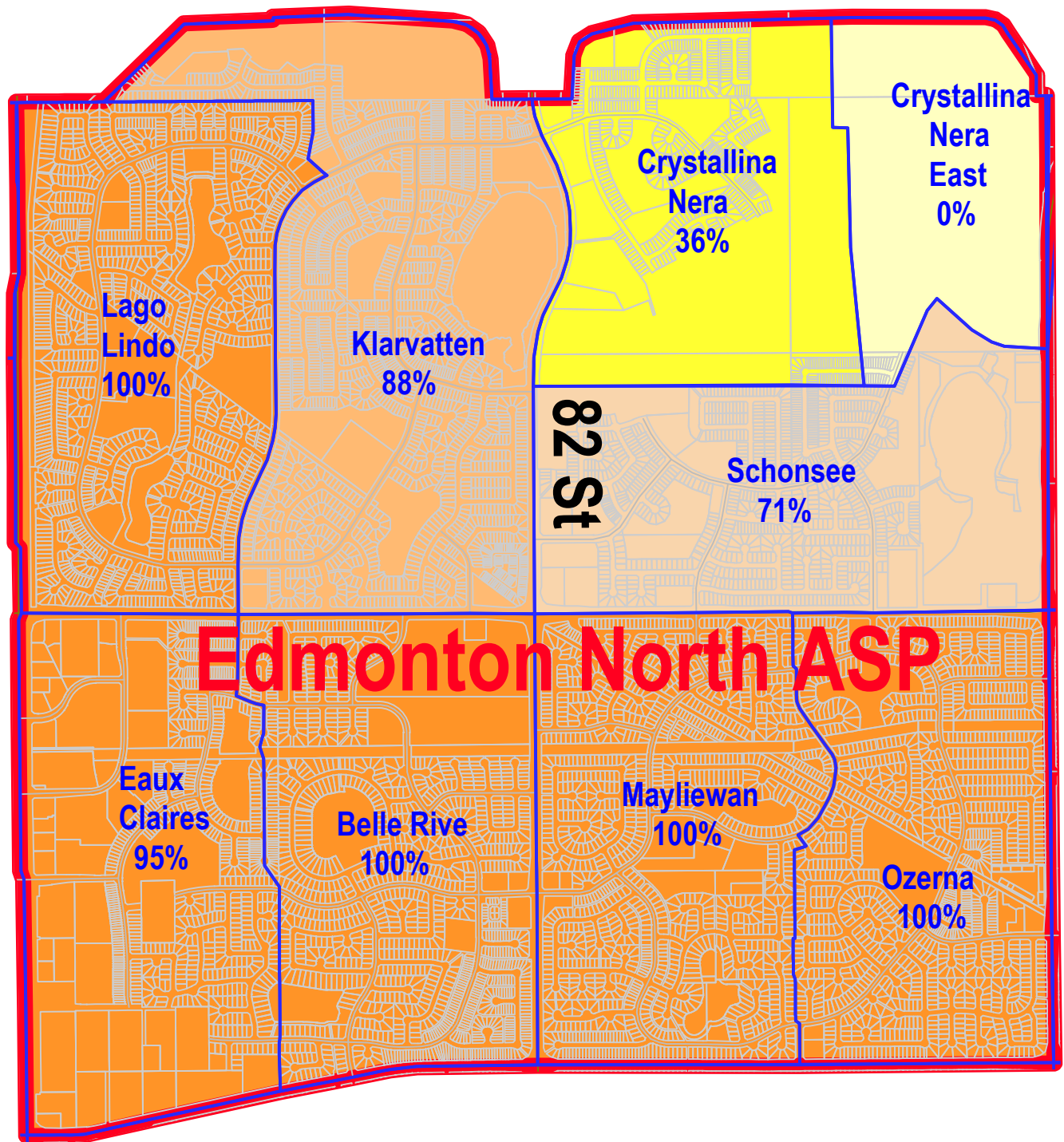
Edgemont NASP

Status of Single Family Residential



Edmonton North ASP

Status of Single Family Residential



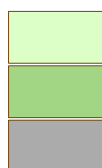
0% - 24% Complete

25% - 49% Complete

50% - 74% Complete

75% - 94% Complete

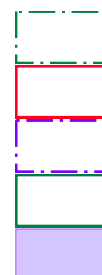
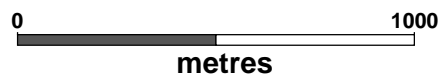
95% - 100% Complete



In planning process (NSP not approved)

NSP not approved (no plan under way)

Non residential within ASP



Outline Plan (OP)

Area Structure Plan (ASP)

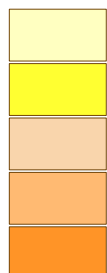
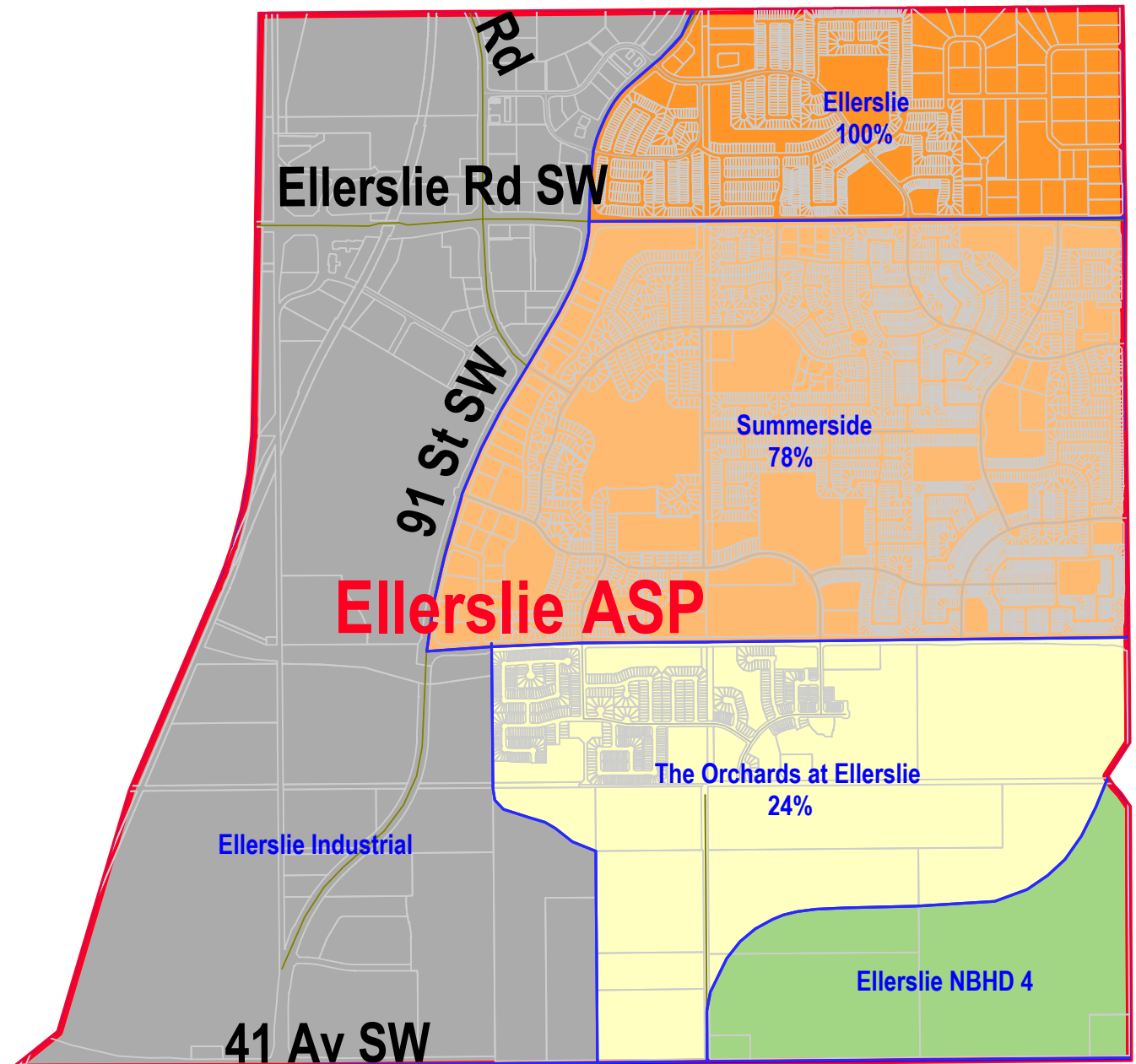
Servicing Concept Design Brief (SCDB)

Neighbourhood Area Structure Plan (NASP)

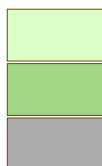
Transportation and Utility Corridor

Ellerslie ASP

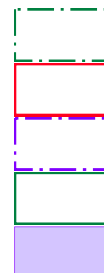
Status of Single Family Residential



0% - 24% Complete
25% - 49% Complete
50% - 74% Complete
75% - 94% Complete
95% - 100% Complete



In planning process (NSP not approved)
NSP not approved (no plan under way)
Non residential within ASP



Outline Plan (OP)
Area Structure Plan (ASP)
Servicing Concept Design Brief (SCDB)
Neighbourhood Area Structure Plan (NASP)
Transportation and Utility Corridor

Map compiled by:
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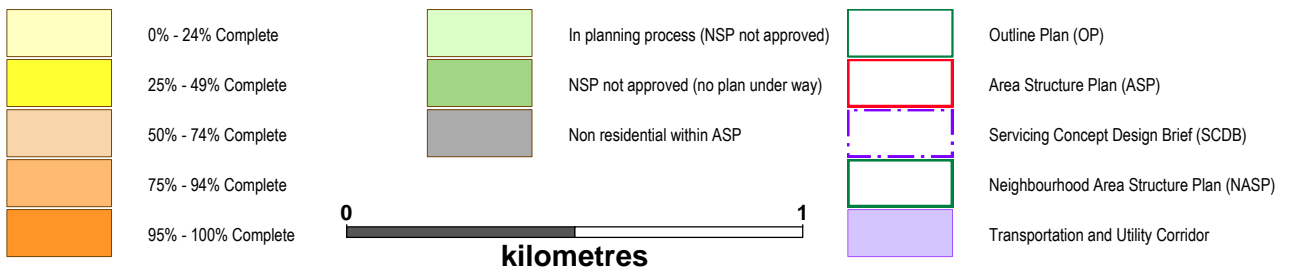
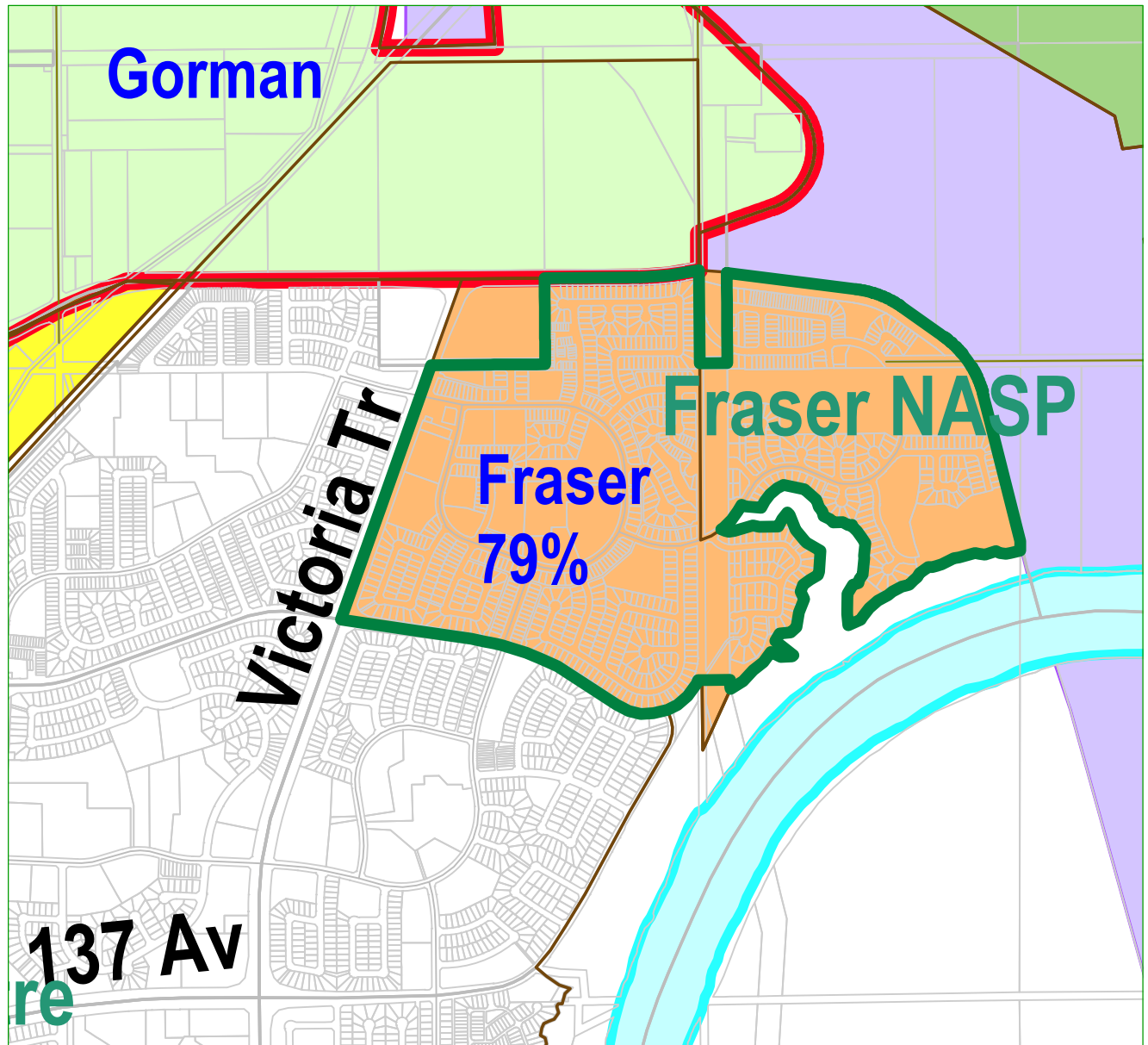
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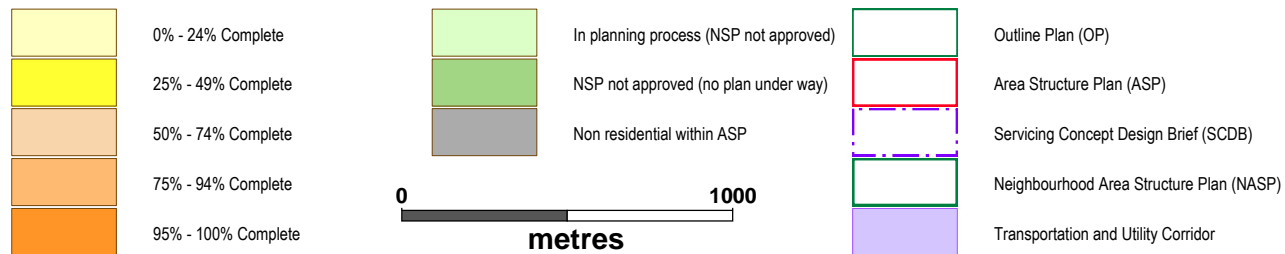
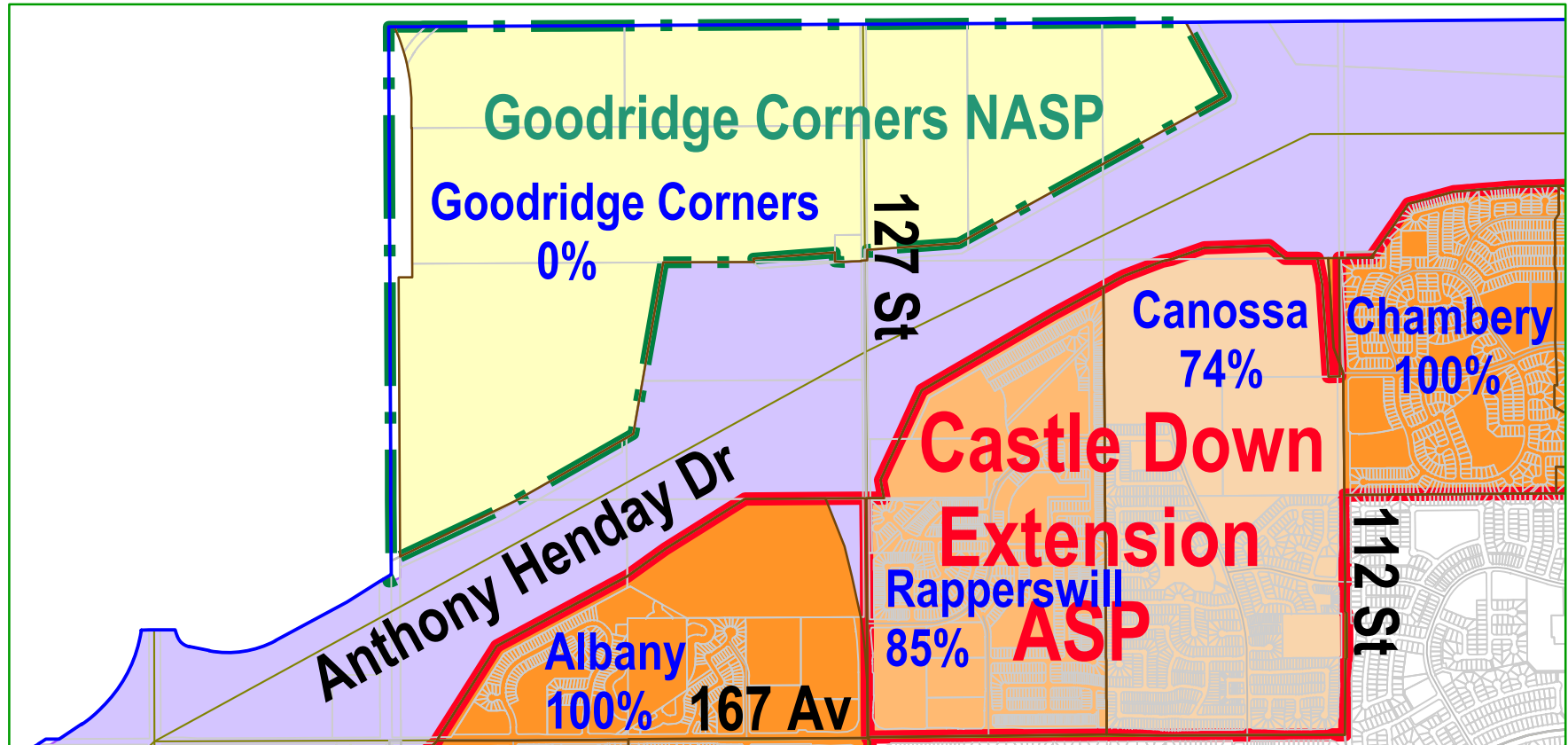
Fraser NASP

Status of Single Family Residential



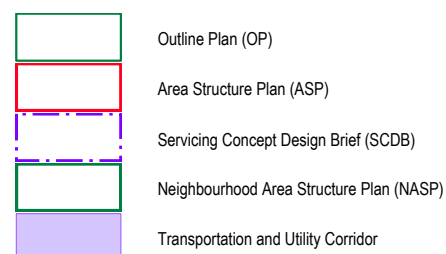
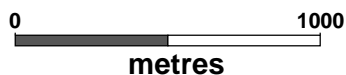
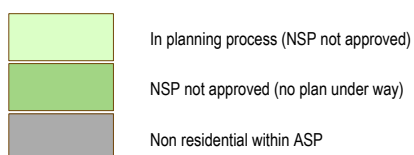
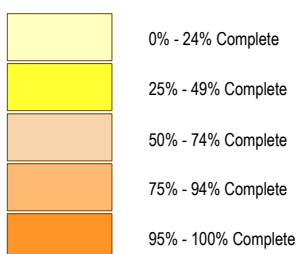
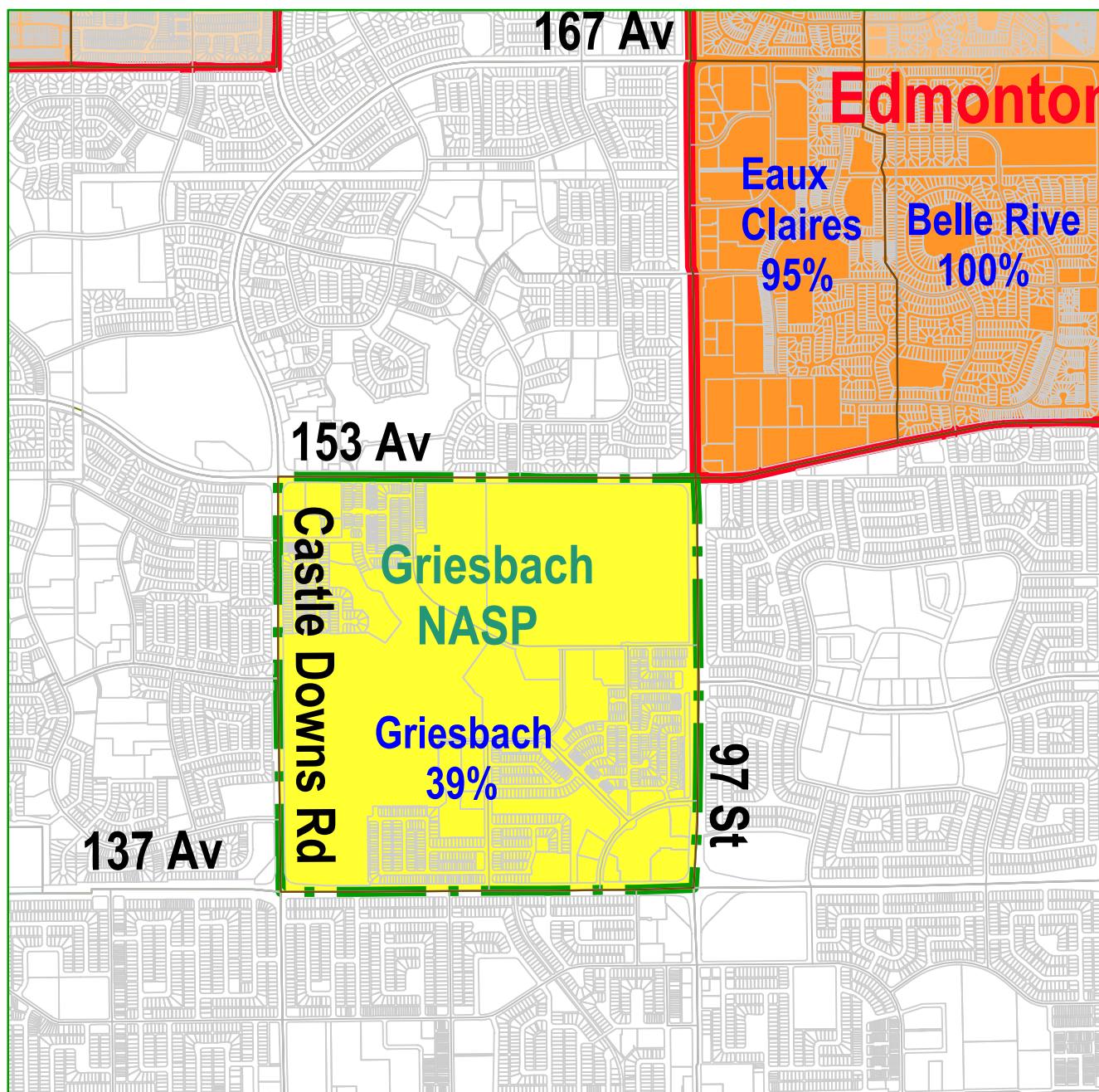
Goodridge Corners NASP

Status of Single Family Residential



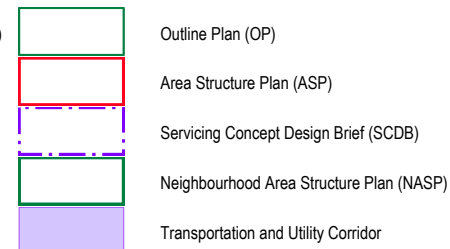
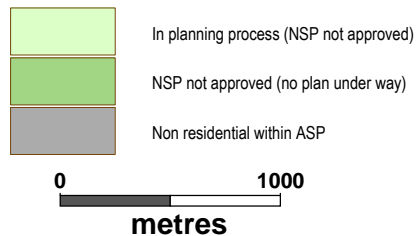
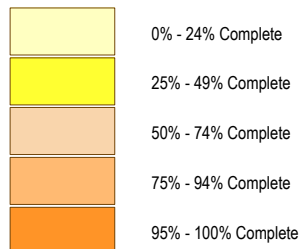
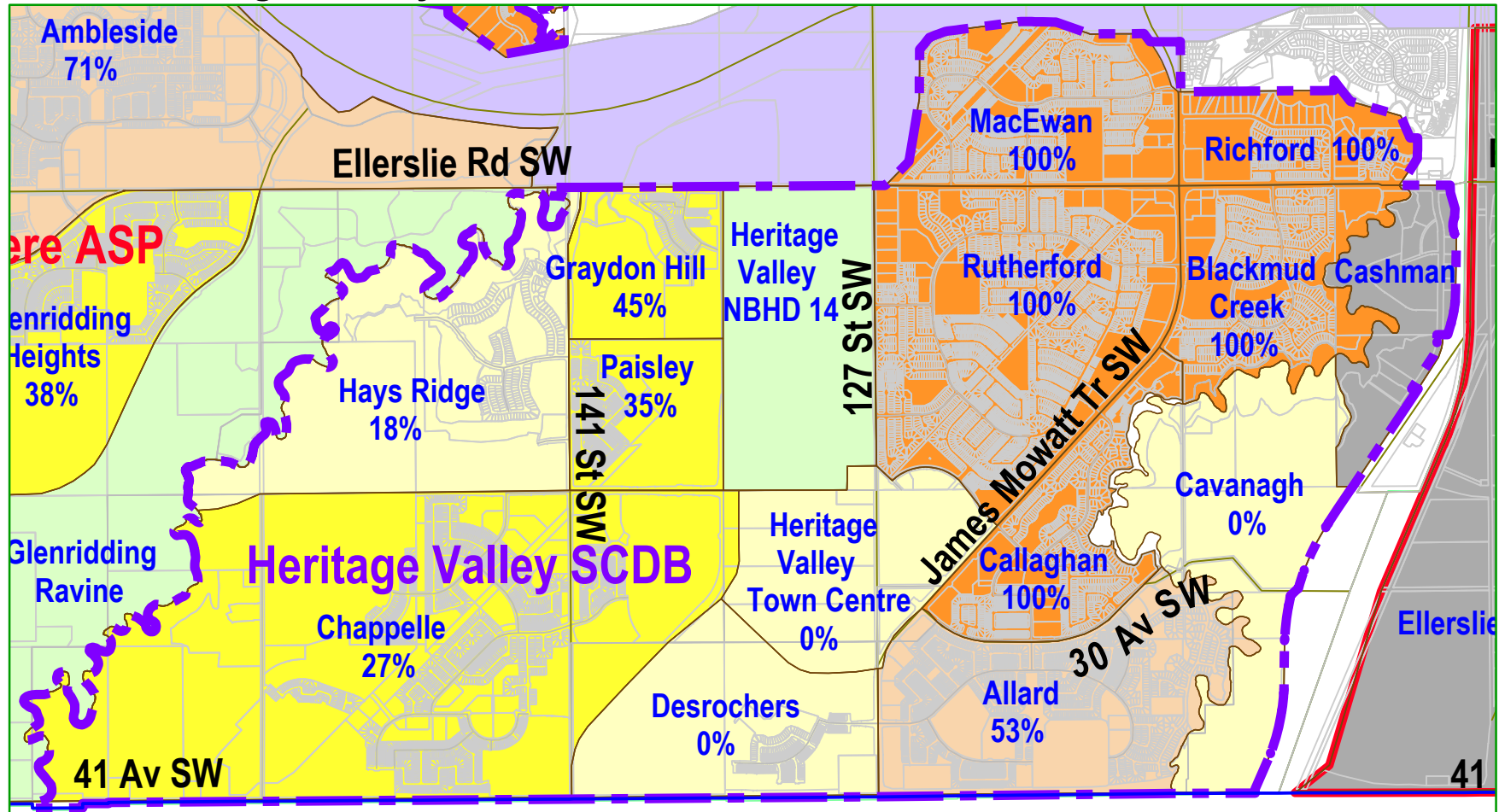
Griesbach NASP

Status of Single Family Residential



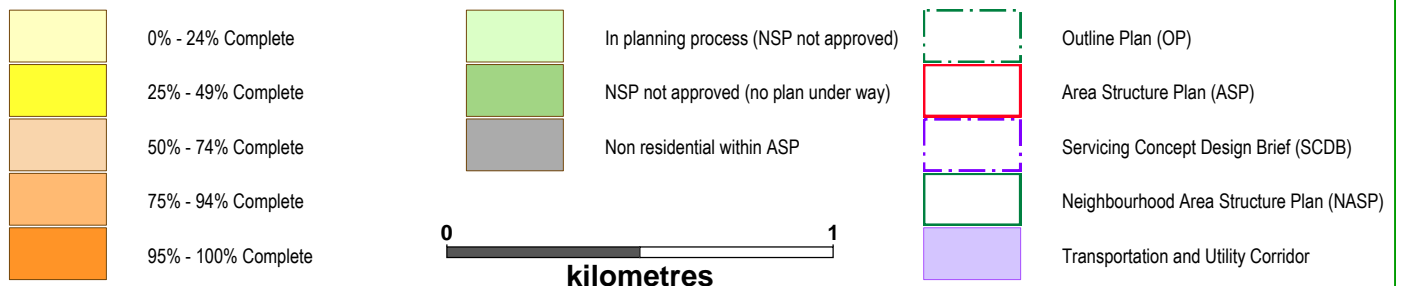
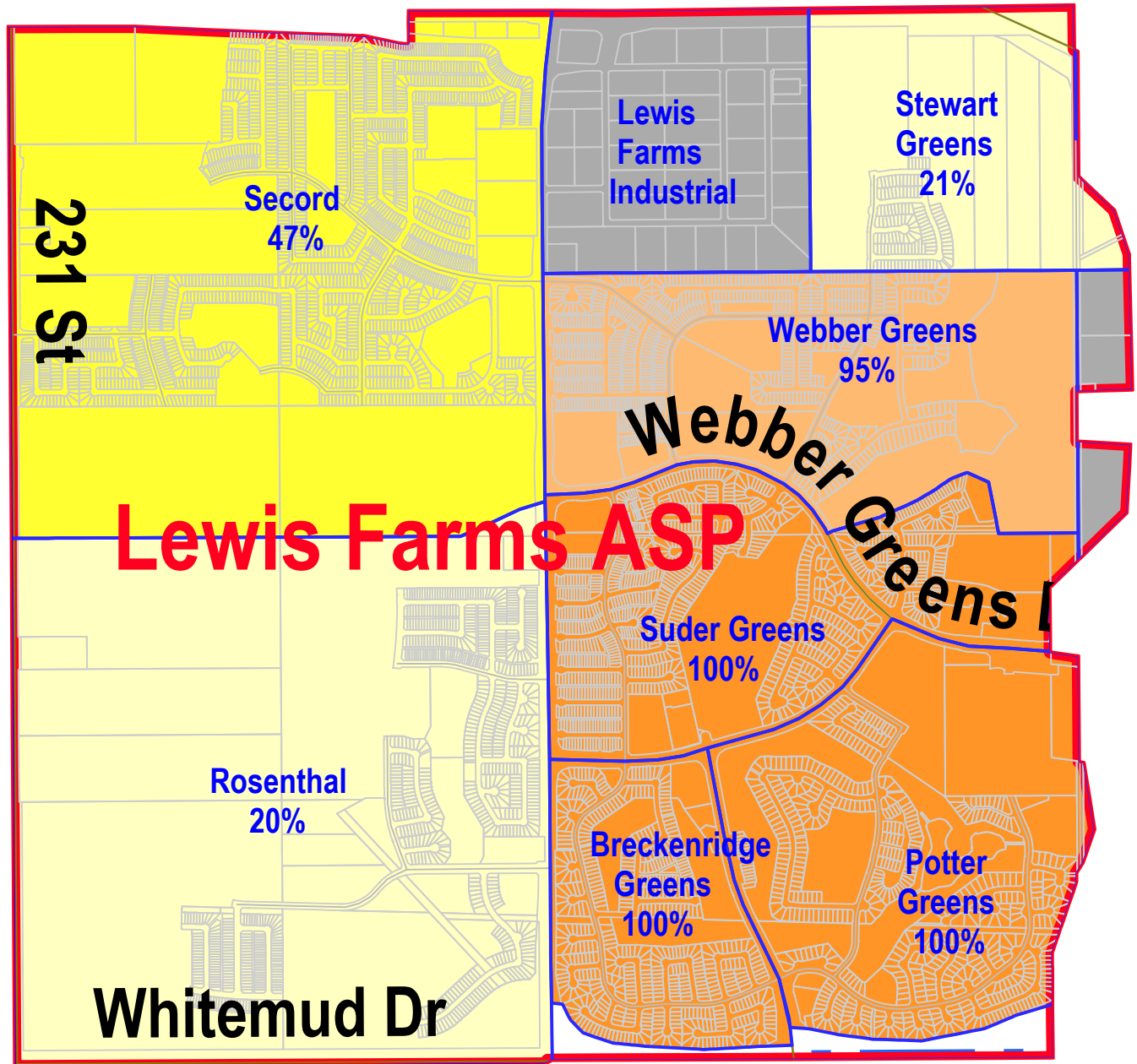
Heritage Valley SCDB

Status of Single Family Residential



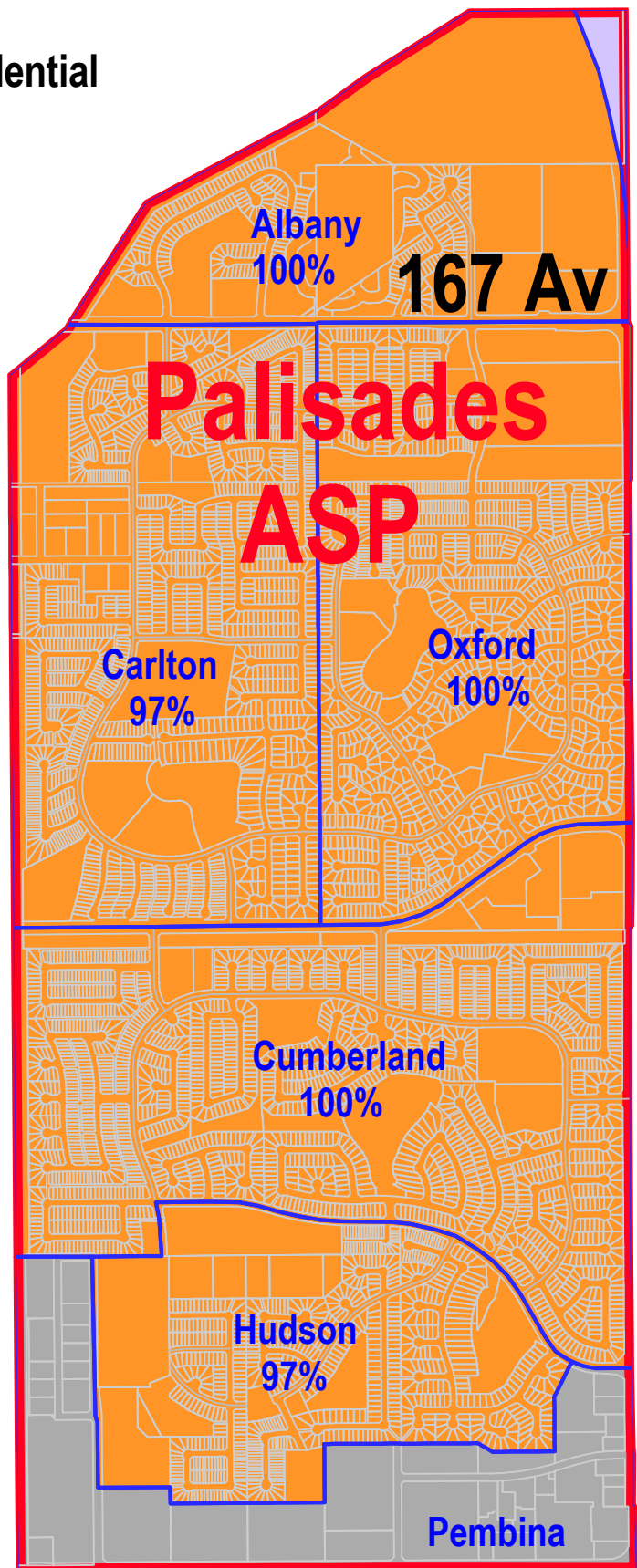
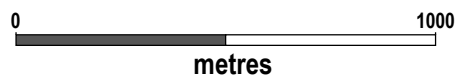
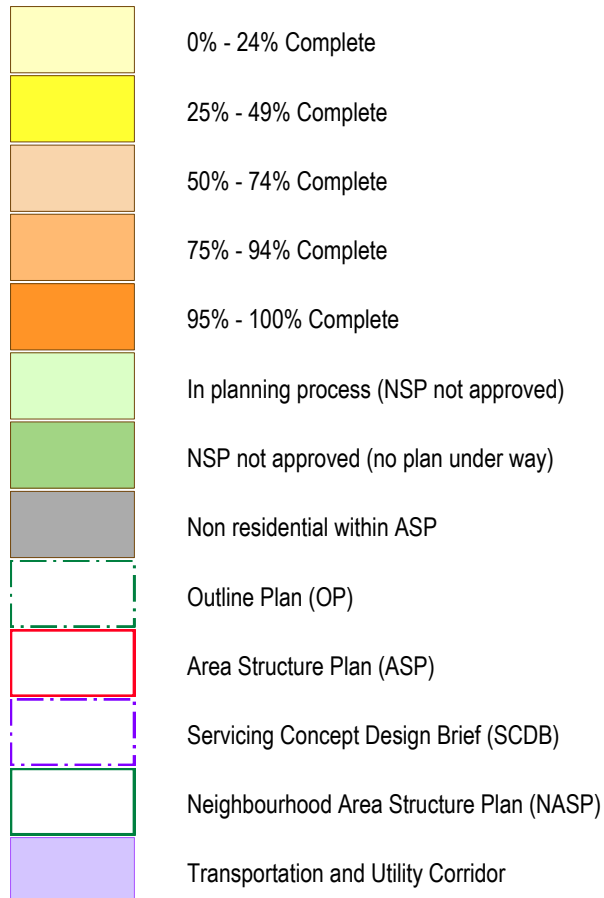
Lewis Farms ASP

Status of Single Family Residential



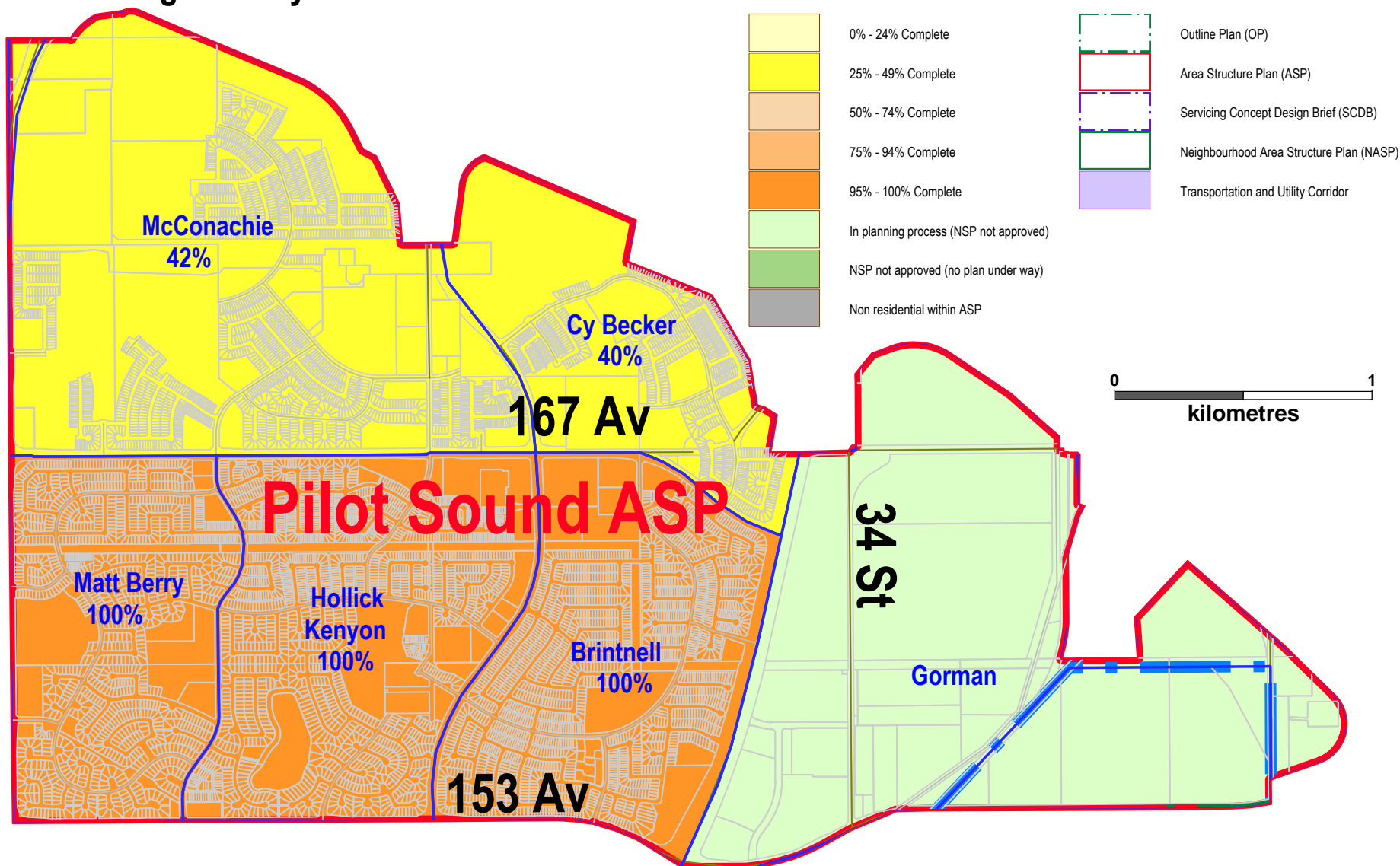
Palisades ASP

Status of Single Family Residential



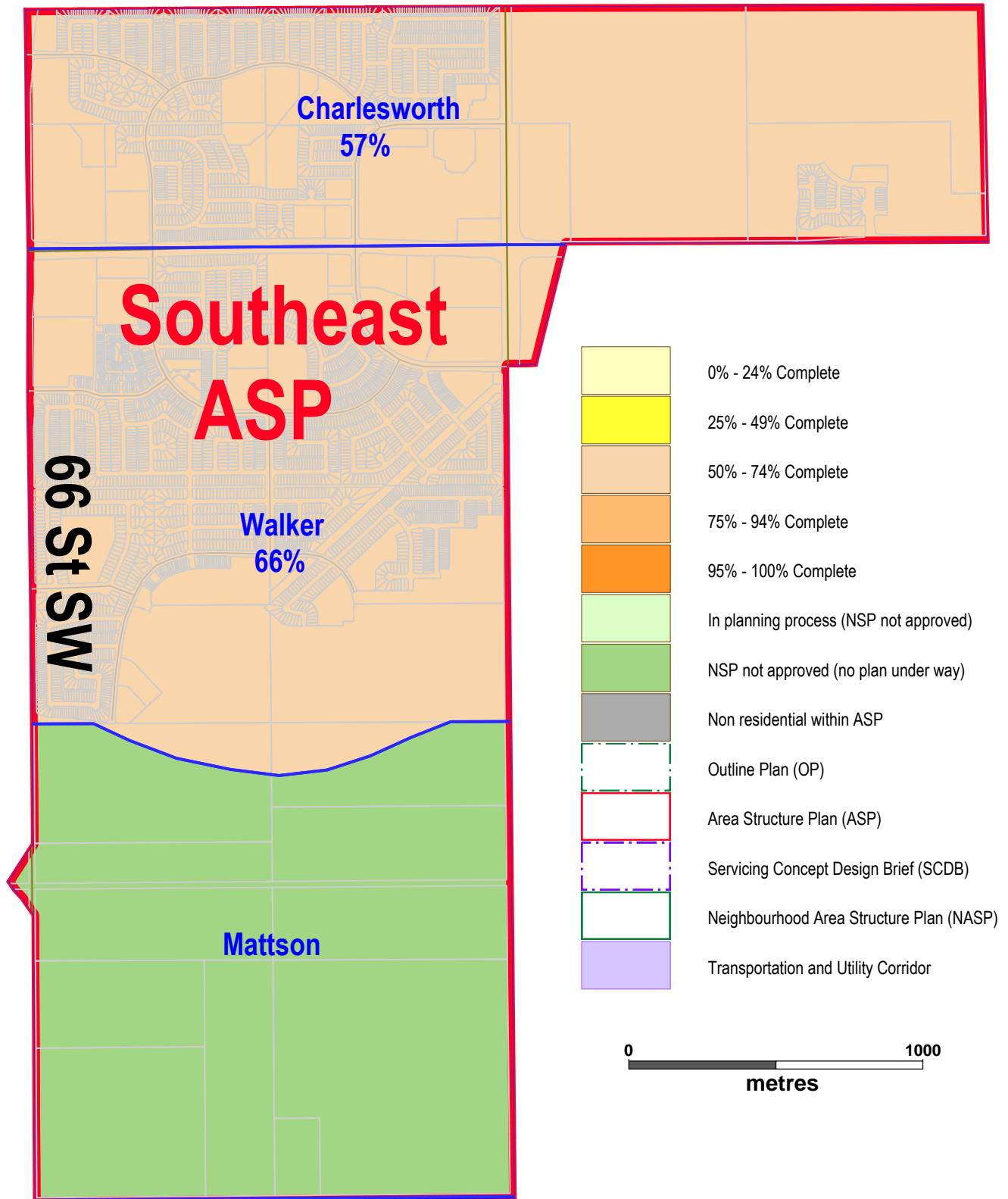
Pilot Sound ASP

Status of Single Family Residential



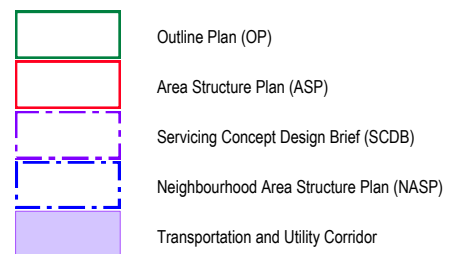
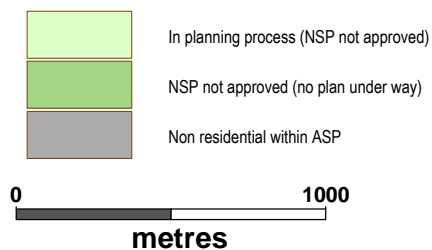
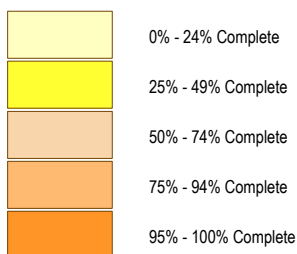
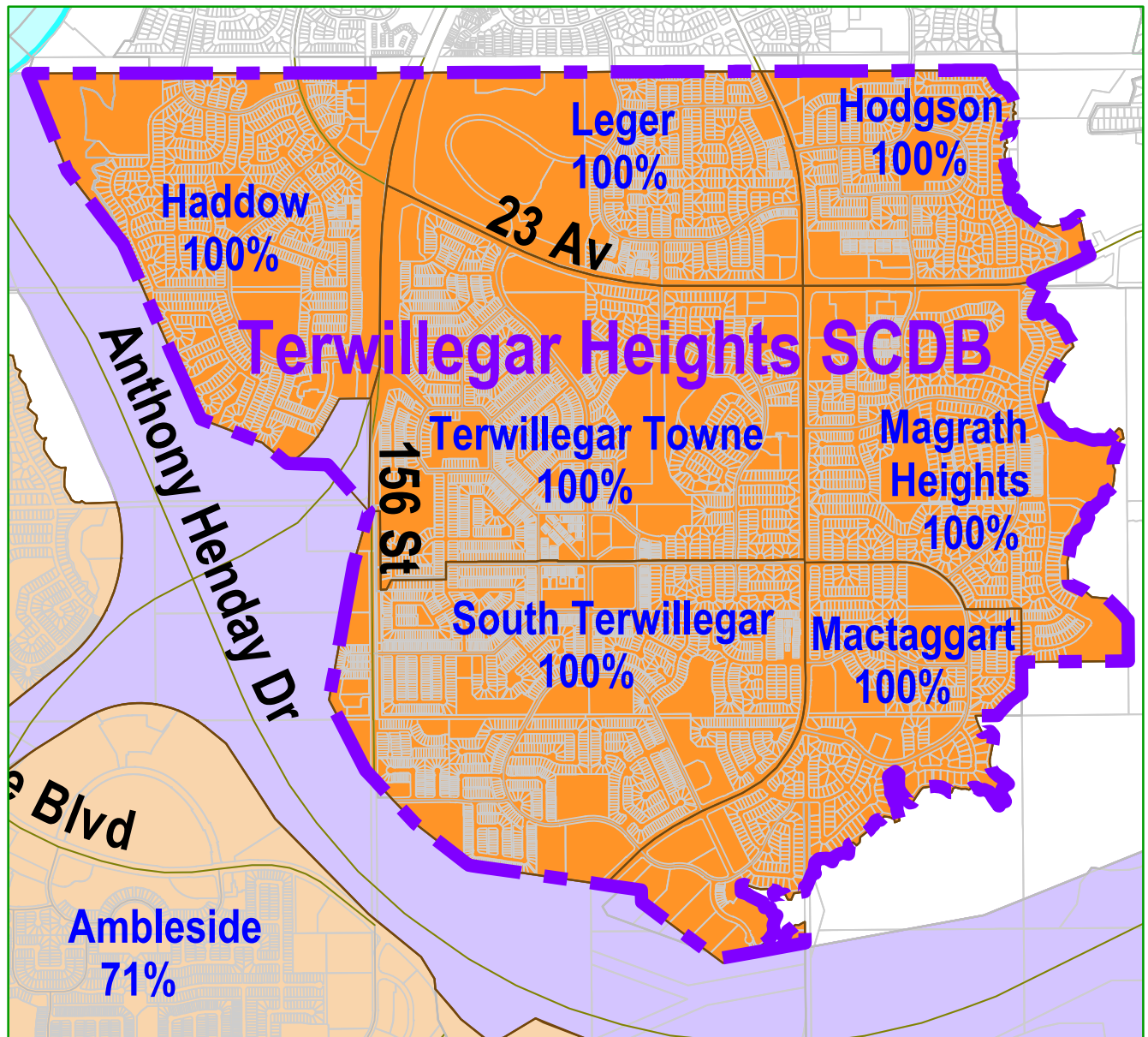
Southeast ASP

Status of Single Family Residential



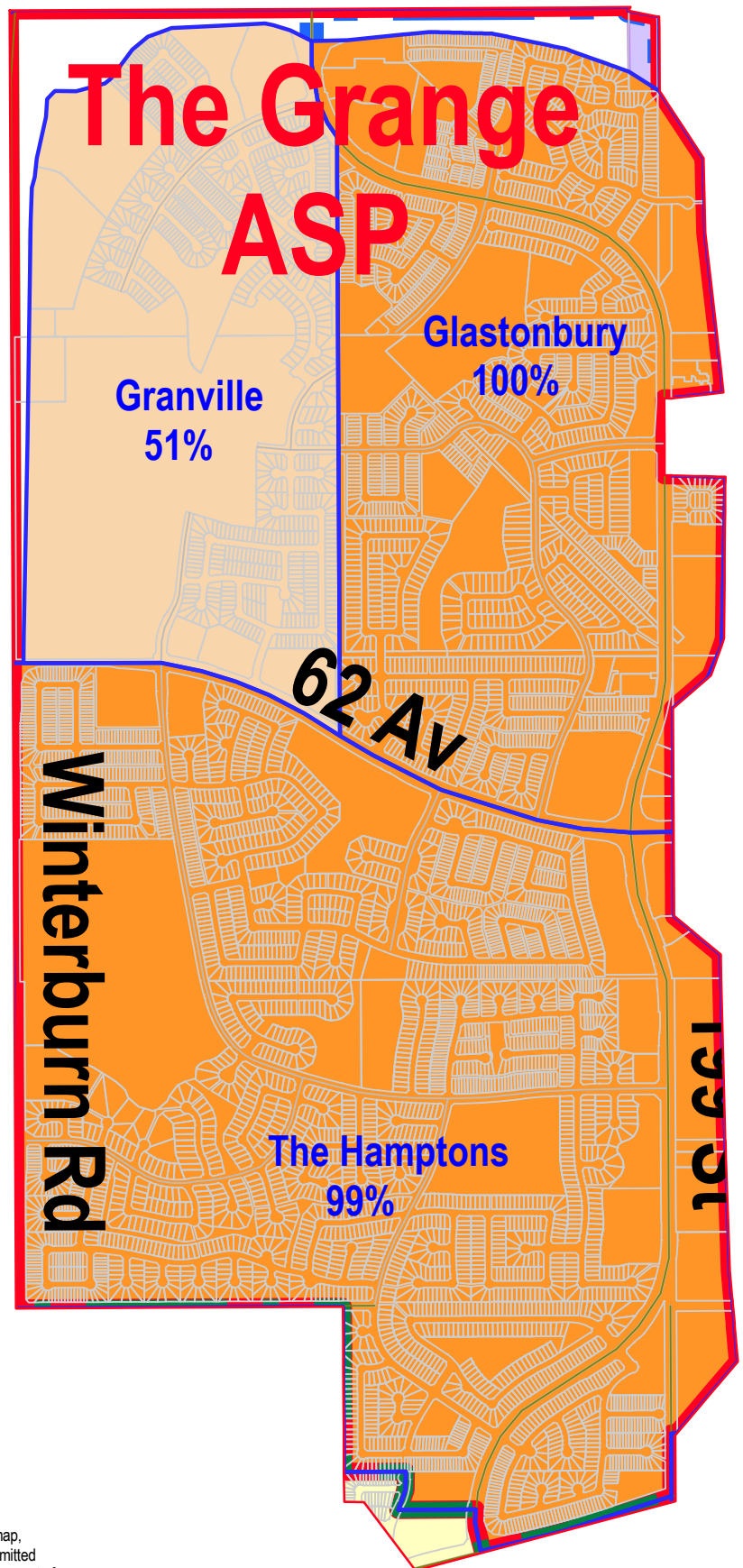
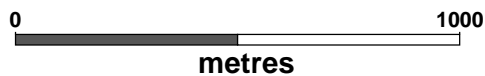
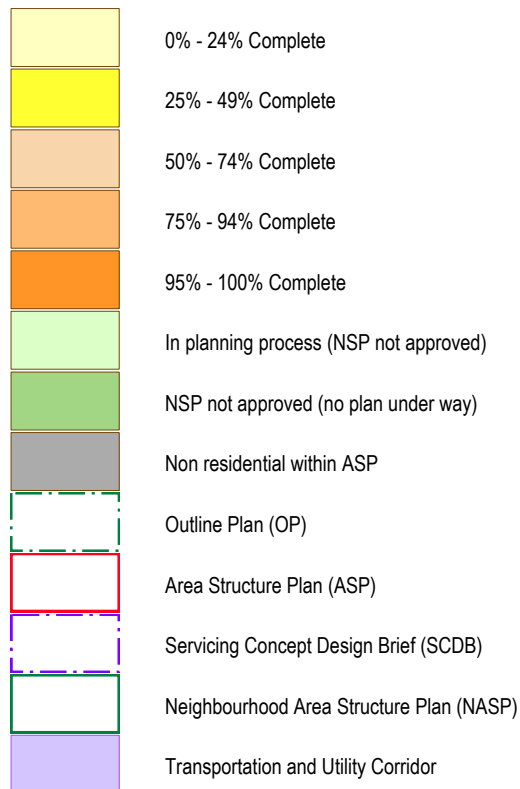
Terwillegar Heights SCDB

Status of Single Family Residential



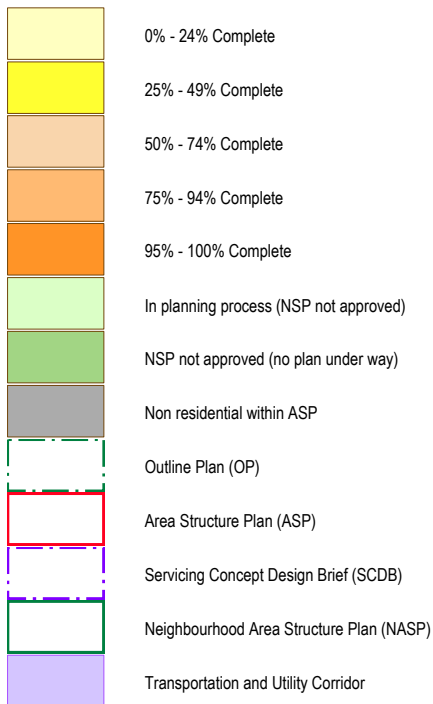
The Grange ASP

Status of Single Family Residential

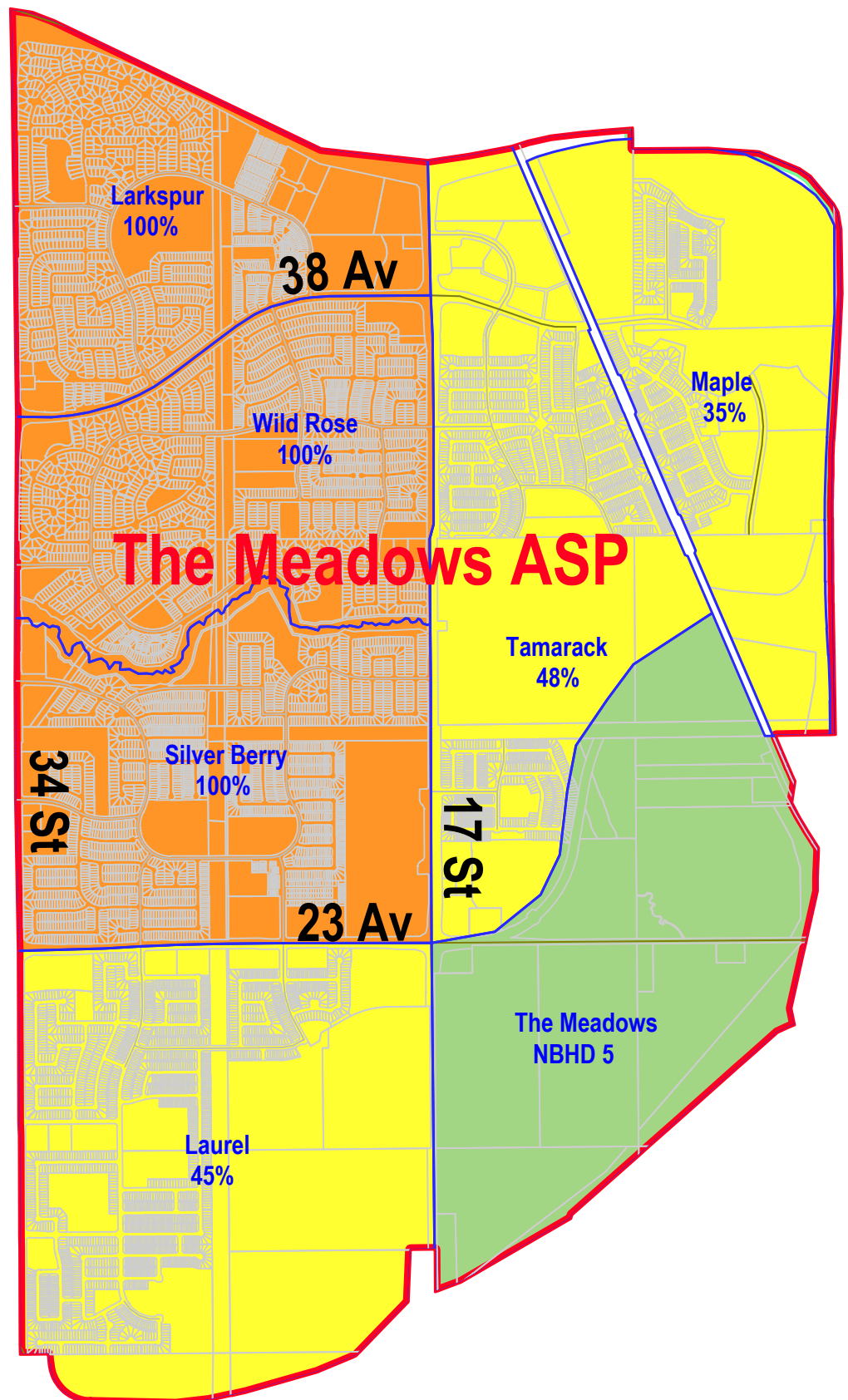


The Meadows ASP

Status of Single Family Residential

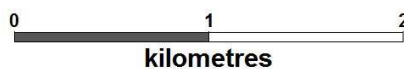
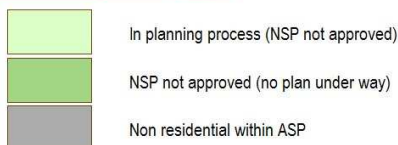
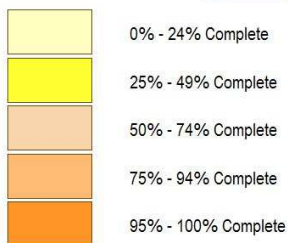
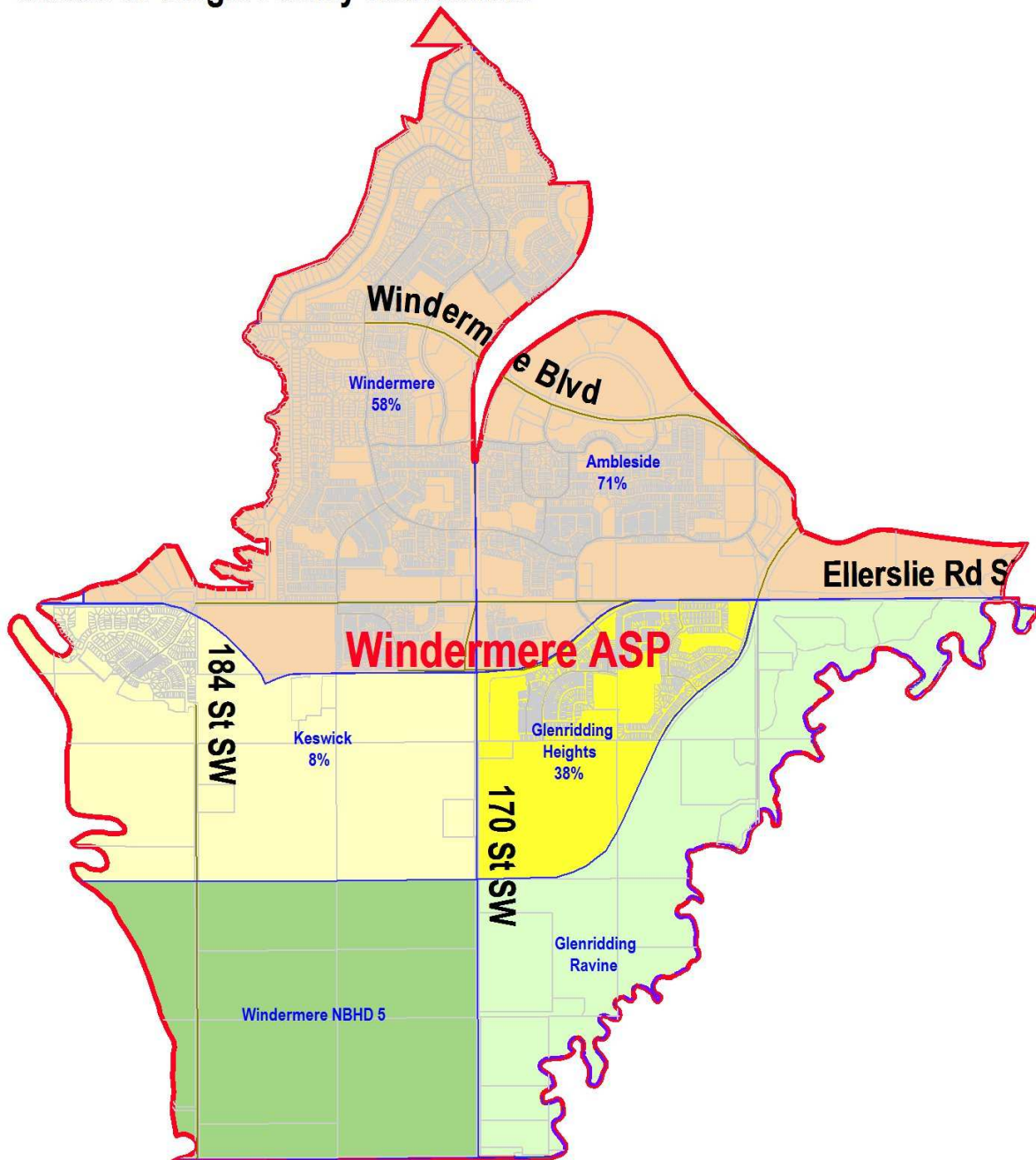


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Windermere ASP

Status of Single Family Residential



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Urban Planning and Environment Branch

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