



## LOW DENSITY RESIDENTIAL

# 2017 LOT REGISTRATIONS

**This report measures the absorption and supply of residential land in developing and planned neighbourhoods based on lot registrations.**

The number of lot registrations shows 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 the current absorption and potential capacity within approved Area Structure Plans (ASPs).

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 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. This report summarizes information by City Sectors. For more details by ASP and at the Neighbourhood level, please see the upcoming Tableau Dashboards on the Research and Analysis Unit webpage ([Edmonton.ca/growthanalysis](http://Edmonton.ca/growthanalysis)).

The objective of this report 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*).

**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.



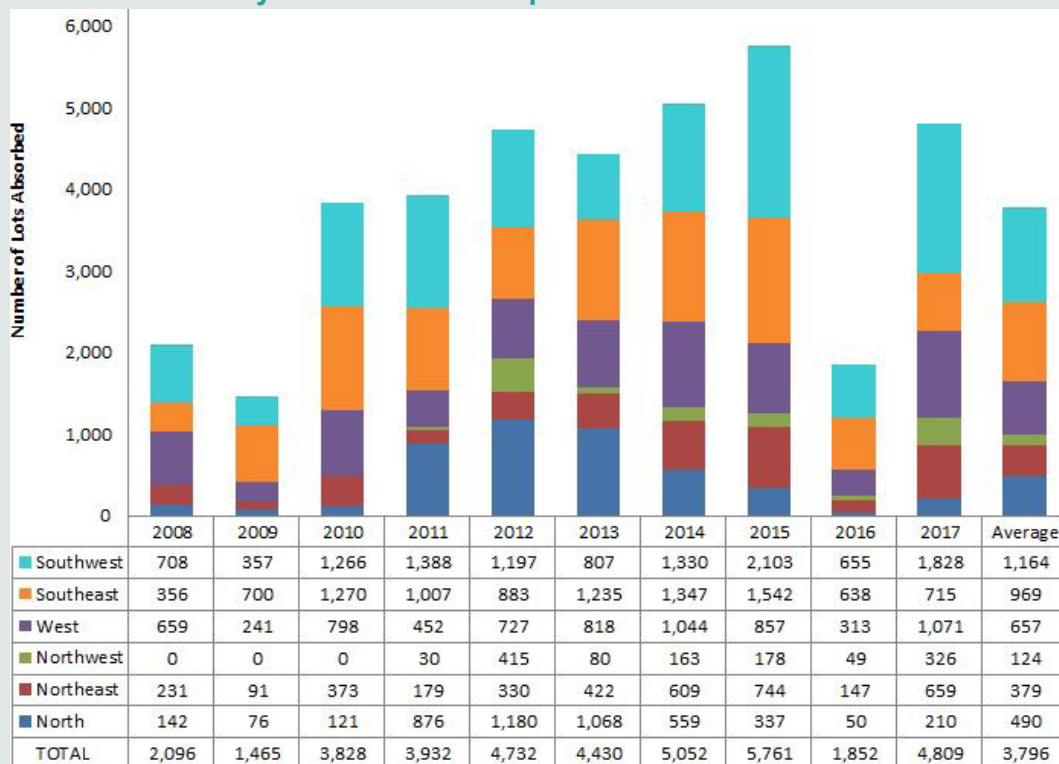
As of December 2017, the total potential low density residential lot supply that is available in approved ASPs is 94,206 (see Table 1: Low Density Lot Supply by City Sector). The Southeast Sector had the highest lot supply potential at 29,131 while the North had the lowest at 5,341 in 2017. Map 1 below shows the City Sectors.

**Table 1: Low Density Lot Supply by City Sector**

City Sector	Developing	Planned	95% Complete	Potential Lot Supply
North	5,161	0	180	5,341
Northeast	7,210	12,441	0	19,651
Northwest	4,004	1,639	0	5,643
West	14,935	5,484	0	20,419
Southeast	8,792	20,333	6	29,131
Southwest	14,021	0	0	14,021
<b>Citywide</b>	<b>54,123</b>	<b>39,897</b>	<b>186</b>	<b>94,206</b>

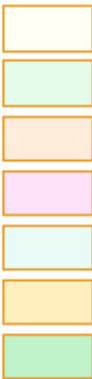
Figure 1 shows the annual absorptions from 2008-2017 by City Sector. Lot absorption rates vary significantly from one sector of the city to another. The Southwest Sector had the highest low density residential absorption at 1,828 while the North Sector had the lowest at 210 in 2017. The total lot absorption increased from 1,852 to 4,809 between 2016 and 2017, with a 10 year average of 3,796 absorption rate. 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.

**Figure 1: Annual Low Density Residential Absorption**



Map 1: City of Edmonton - City Sectors

City Sector



- Central
- North
- Northeast
- Northwest
- Southeast
- Southwest
- West

