

Edmonton's Developing Neighbourhoods : 2019 Low Density Residential Lot Servicing Report



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Introduction

The City of Edmonton prepares an annual Low Density Residential (LDR) Lot Servicing report for the City's developing neighbourhoods. This report provides a summary of the low density residential servicing activity undertaken within areas defined by Area Structure Plans (ASP) and City Sectors¹. Servicing activity is one of the indicators for monitoring the level of growth occurring in Edmonton's developing areas.

Servicing Activity

"Servicing activity" refers to low density lots (for single and semi-detached units) for which complete underground servicing have been constructed, including storm and sanitary sewers, water mains, and shallow utilities (i.e. gas and power). Typically, low density residential construction constitutes the majority of development in most developing residential neighbourhoods, and is more consistent in terms of the rate of development than medium density development (for row and apartment units). Low density residential lots also consume more land, proportionally, than lots for medium density developments. These factors mean that tracking low density lot servicing provides a stronger indication of the general direction and volume of growth expected to take place in approved neighbourhoods.

The geographic area for monitoring servicing activity is within Developing and Planned neighbourhoods at the approved Area Structure Plan (ASP) level as shown in Map 1 (on page 7).

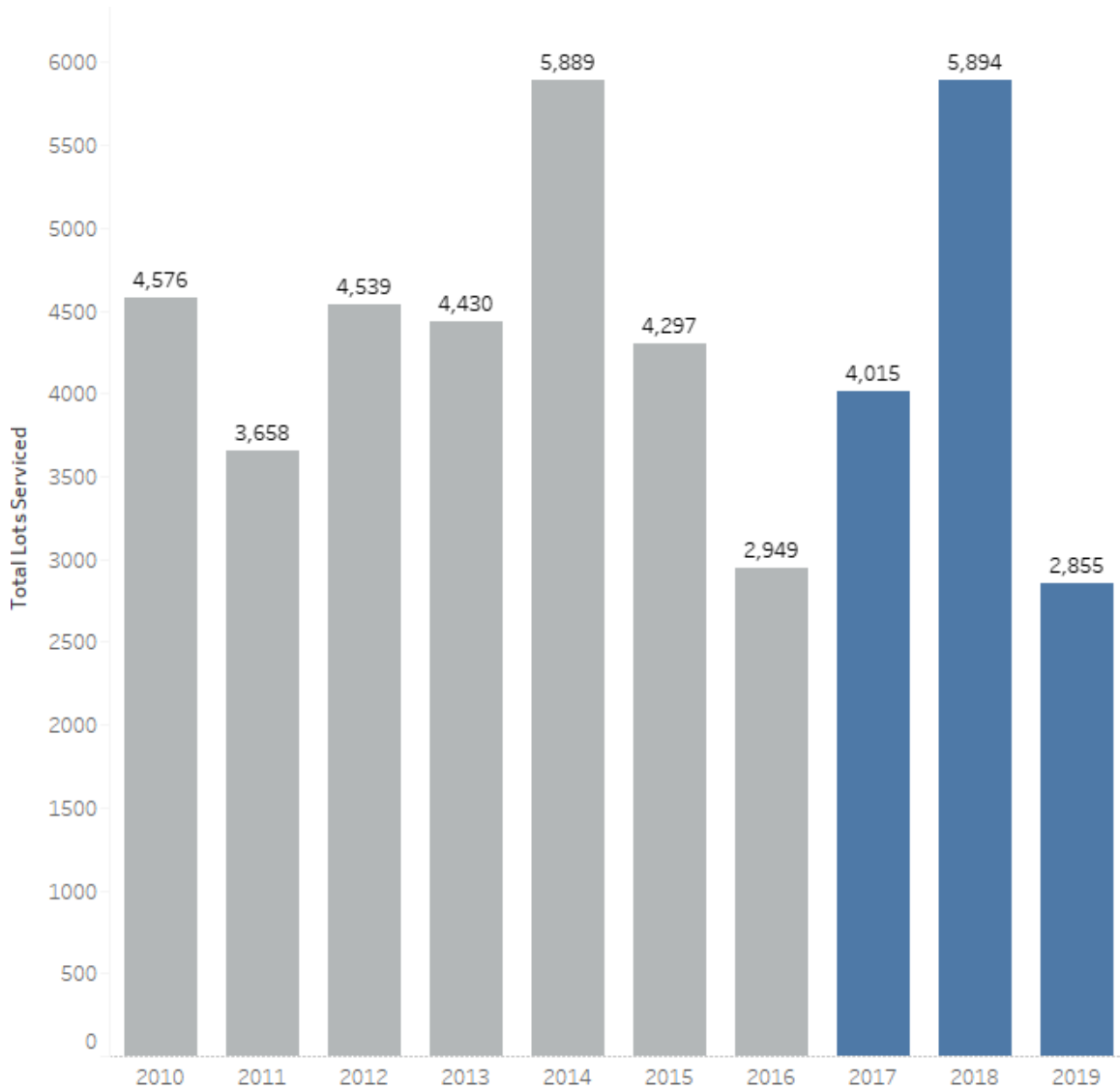
Prior to 2017, servicing reports were based on "commissioned date" information from EPCOR Water Services. The methodology changed in 2017 to base the report on servicing agreements submitted by developers (or property owners) through E-services within the City. As a result, the serviced lots for this report, cannot be directly compared to reports prior to 2017.

¹ A portion of the City (i.e. North, Northeast, Northwest, West, Central (Mature Area), Southeast, or Southwest) that may be monitored from an economic, infrastructure, or demographic context. See Map 1.

Historic LDR Lot Servicing 2010-2016 & 2017-2019 (10-year period)

The total number of lots serviced between 2010 and 2016 was 30,338 lots based on data from EPCOR Water Services (See Figure 1). The years with the highest level of servicing for this particular period were 2014 with 5,889 lots, followed by 2010 with 4,576 lots. The year with the lowest level of servicing was 2016 with 2,949 lots respectively. The total number of lots serviced from 2017 to 2019 is 12,764 lots based on data from Servicing Agreements obtained via E-services. A breakdown for this period shows that 2,855 low density residential lots were serviced in 2019, compared to 5,894 in 2018. This represents a decrease of 51.6 per cent (3,039 lots) in 2019 as shown in Figure 1. According to the Chief Economist's [Quarterly Economic Update](#), Edmonton experienced relatively weak economic growth during the same year. This resulted, in part, to the low servicing activity in 2019.

Figure 1: Number of Low Density Residential Lots Serviced, 2010-2016 & 2017-2019



LDR Lot Servicing

Table 1 below shows the details of low density residential lot servicing between 2017 and 2019 by City Sector and Area Structure Plan. In 2019, the Windermere ASP had the most serviced lots at 537 in the Southwest Sector, followed by Lewis Farms ASP with 488 serviced lots in the West Sector. The least number of serviced lots (21) recorded was in the Meadows ASP in the Southeast Sector.

Table 1: Low Density Residential Lot Servicing by City Sector and Area Structure Plan, 2017-2019

Sector	ASP	2017	2018	2019	Grand Total
North	Edmonton North	73	147		220
	Griesbach	89	149		238
	Total	162	296		458
Northeast	Clareview			109	109
	Ebbers		16	48	64
	Pilot Sound	239	46	315	600
	Total	239	62	472	773
Northwest	Big Lake	170	186	76	432
	Total	170	186	76	432
West	Edgemont	71	447	227	745
	Lewis Farms	221	876	488	1,475
	Riverview		550	80	630
	The Grange	46			46
	Total	338	1,873	795	2,896
Southwest	Heritage Valley	1,375	1,792	390	3,477
	Terwillegar Heights		11		11
	Windermere	203	370	537	1,110
	Total	1,578	2,173	927	4,598
Southeast	Ellerslie	644	499	140	1,283
	Southeast	283	231	424	938
	The Meadows	601	574	21	1,196
	Total	1,528	1,304	585	3,417
Grand Total		4,015	5,894	2,855	12,574

Note: Servicing lot counts were reported using Servicing Agreement Number as unique ID (duplicate records with the same Servicing Agreement Number were removed from calculations).

Highest Lot Servicing by ASP

The 2019 ASPs with the most serviced low density residential lots were Windermere, Lewis Farms, Southeast, Heritage Valley, Pilot Sound, Edgemont, Ellerslie, Clareview, Riverview and Big Lake (See Figure 2). Windermere ASP has the highest number of lot servicing activity, increased from 370 serviced lots in 2018 to 537 in 2019. Heritage Valley had the largest decrease in servicing activity in 2019 with 390 serviced lots as compared to 1,792 serviced lots in 2018.

Figure 2: Top 10 Highest Low Density Residential Lot Servicing by Area Structure Plan, 2019

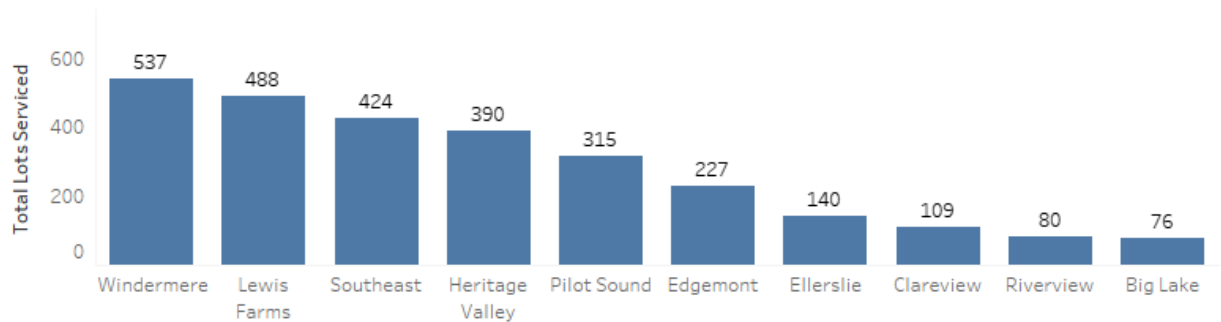
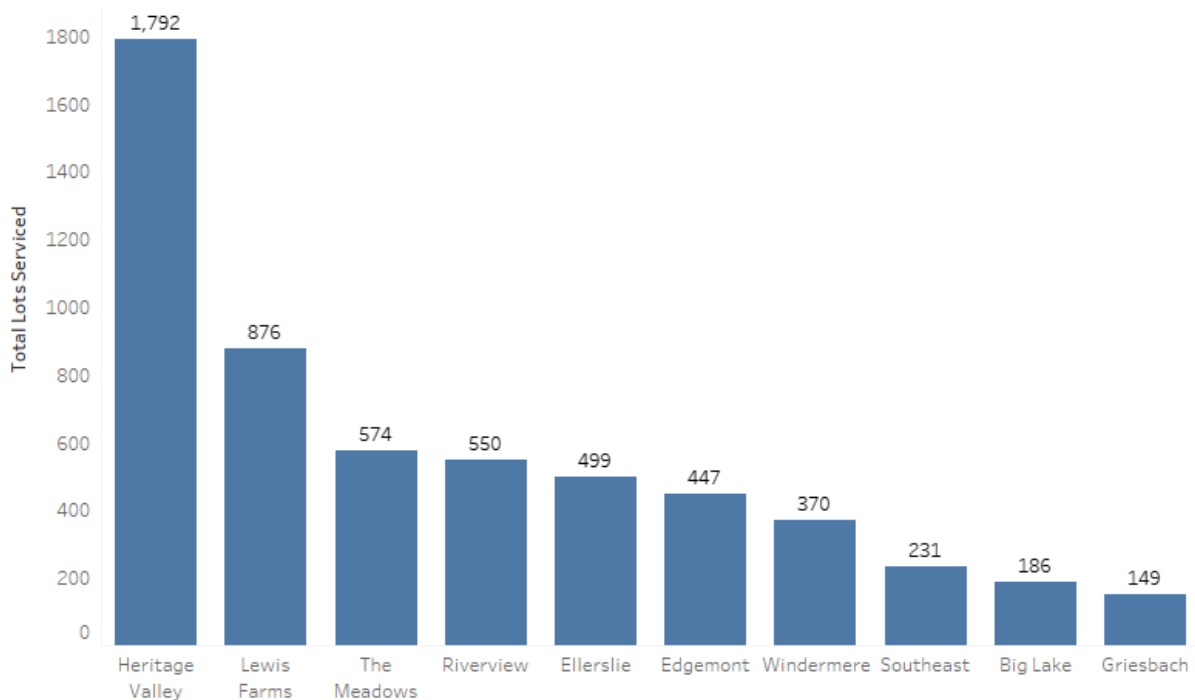


Figure 3: Top 10 Highest Low Density Residential Lot Servicing by Area Structure Plan, 2018



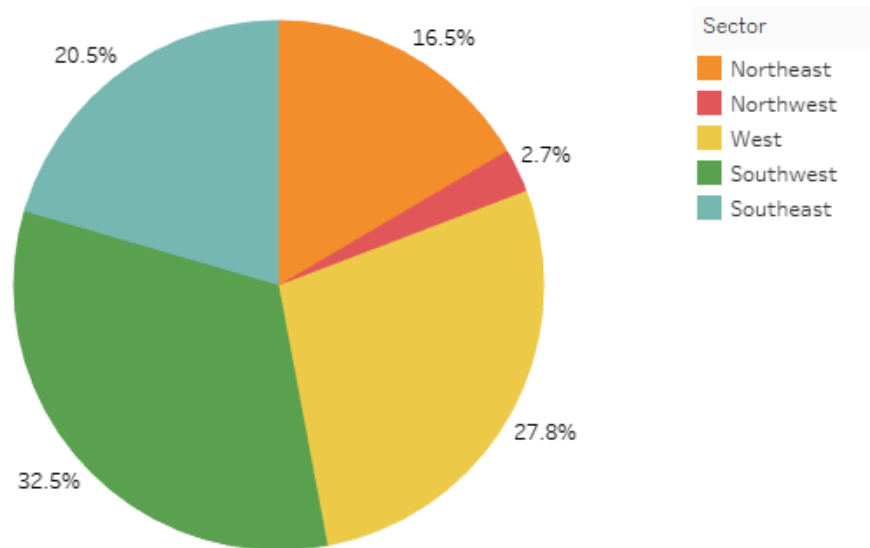
Percent of Low Density Residential Lot Servicing by City Sector

The percentage share of development was strongest in the Southwest Sector of Edmonton, accounting for 32.5 per cent of the servicing activity in 2019. The West (27.8%), Southeast (20.5%) and Northeast (16.5%) sectors had the next highest share of development respectively. The remaining 2.7 per cent of servicing occurred in the Northwest. The North sector of the City had no lot servicing activity in 2019 as compared to 5 per cent in 2018 (See Table 2 and Figure 4 below).

Table 2: Percent of Low Density Residential Lot Servicing Share by City Sector, 2017-2019

Sector	2017	2018	2019
North	4.0%	5.0%	0.0%
Northeast	6.0%	1.1%	16.5%
Northwest	4.2%	3.2%	2.7%
West	8.4%	31.8%	27.8%
Southwest	39.3%	36.9%	32.5%
Southeast	38.1%	22.1%	20.5%

Figure 4: Percent of Low Density Residential Lot Servicing Share by City Sector, 2019



Map 1: City Sector and Developing Area ASP/NASP Boundaries

