



# Central Core 2014 Vacant Land Inventory Report



GROWTH ANALYSIS TECHNICAL SERIES





# INTRODUCTION

As a City, Edmonton is growing. Tens of thousands of people arrive each year, and our City is providing the homes, services, and amenities they expect. Growth is occurring throughout the City as we expand our LRT networks, invest in transformational projects, support infill development, and build new communities.

Part of monitoring this growth is monitoring our land, and one aspect of land development is tracking vacant land. Creating an inventory of vacant land provides a basis to examine this aspect of our land use. The detailed inventory is the first of its kind in Edmonton, and in future years will provide the foundation to analyze trends in vacant land absorption. This inventory supports objectives in *The Way We Grow* by:

- monitoring neighbourhood completion
- accomodating future growth
- supporting downtown development

This report is a snapshot in time using data collected from May 2014. The report is based on the land inventory, and is the first in a series of vacant land reports. It provides a summary of vacant land in Edmonton's central core neighbourhoods at the time of analysis, and future reports will examine the current status of vacant land in Edmonton's mature, established and developing neighbourhoods.

Note that this report, and future reports, can provide an overview of undeveloped land, but cannot indicate the suitability

of land for development. Other barriers such as environmental contamination or unstable geotechnical conditions may exist and present obstacles to development.

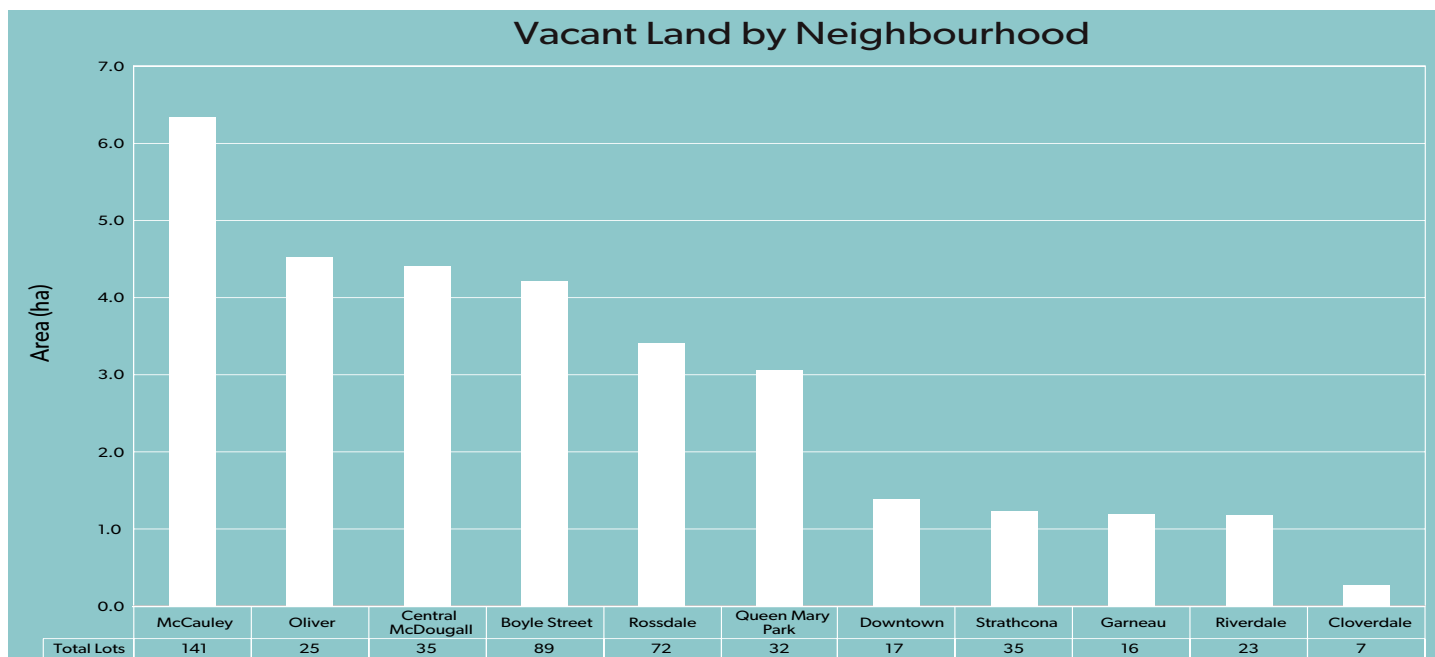
A vacant lot is classified as a registered lot (serviced or unserved) that contains no permanent structures at the time of inspection. It generally does not include land developed for parks, transportation or utility purposes. A detailed methodology can be found in the appendix of this document.

## CENTRAL CORE ANALYSIS

### VACANT LANDS IN THE CENTRAL CORE

Edmonton's central core neighbourhoods consist of downtown and ten downtown-adjacent neighbourhoods (Figure 1). These neighbourhoods are home to approximately 80,592 residents (2014 City of Edmonton Census) and account for 2.6 percent of the City's 69,980 hectares of gross land.

As of May 2014, a total of 492 vacant lots were identified within Edmonton's central core. These lots account for 1.7 percent or 31.1 ha of the central core's gross land. McCauley contains the largest share of both vacant land and lots with 6.3 ha of vacant land and a total of 141 lots. Cloverdale has smallest share of vacant land at 0.3 ha, while also containing the least amount of lots with 7 in total .



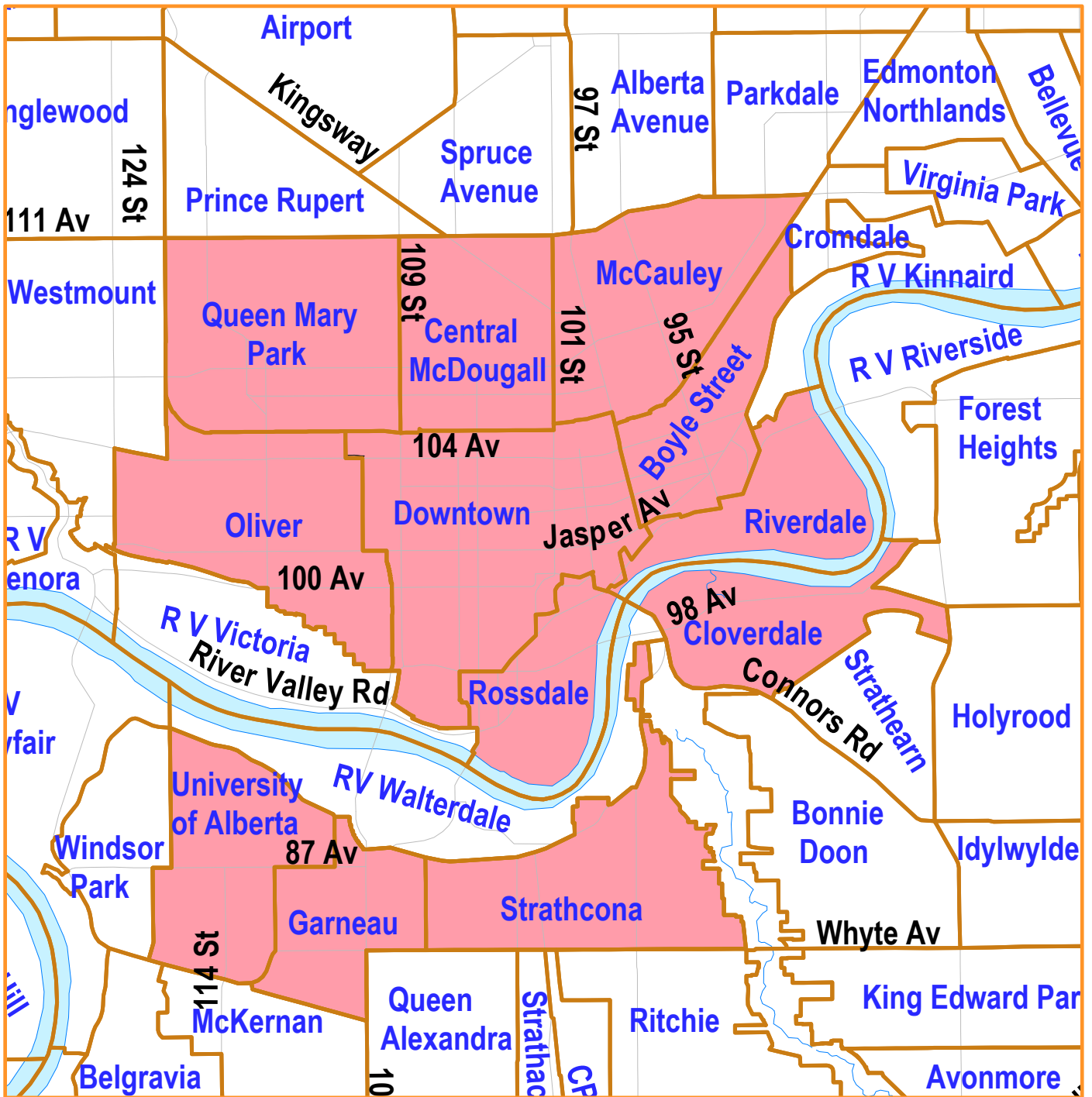


FIGURE 1: CENTRAL CORE NEIGHBOURHOODS



## VACANT LAND BY ZONING\*

Zoning	Total Area (ha)	% of Total
AJ	0.86	3%
CB1	1.24	4%
CB2	3.94	13%
CCA	0.09	<1%
CMU	0.13	<1%
CNC	0.35	1%
DC1	12.97	42%
DC2	1.30	4%
HDR	0.44	1%
JAMSC	0.43	1%
PU	1.30	4%
RA7	2.96	10%
RA8	0.53	2%
RA9	0.91	3%
RF1	0.21	<1%
RF2	1.21	4%
RF3	0.48	2%
RF4	0.14	<1%
RF5	0.30	1%
RF6	1.25	4%
RPL	0.06	<1%
US	0.03	<1%
<b>TOTAL</b>	<b>31.14</b>	<b>100</b>

\*Each zone is explained in further detail on page 6.

## TRANSFORMATIONAL PROJECTS

Investment in major redevelopment projects within the central core has the potential to reduce the quantity of vacant land found within this sector.

	The Quarters	West Rosssdale
Area (ha)	43 ha	5.31 ha
Population	18,000	3,000
Timeline	5-20 yrs	8-15 yrs

## ZONING TRENDS

Over one third (40%) of vacant land in the central core is zoned Direct Development Control Provision (DC1). These lots occupy 13.0 ha of land, and cover 197 lots. Of all the DC1 lots, Rosssdale contains the greatest number with 66 lots. The two zones least used for vacant lots in the central core are JAMSC and RPL, and each zoning accounts for one lot and amount to a combined .49 ha.

## DEVELOPMENT OPPORTUNITY

Vacant lots in the central core vary in size from 42 m<sup>2</sup> to 25,531 m<sup>2</sup>, with a median size of 374.4 m<sup>2</sup>. This is approximately the size of an average single-detached lot. However, in the central core many lots were adjacent to each other, which could present the opportunity for consolidation and increased development opportunity these group of lots range in size from 325.0 m<sup>2</sup> to 31,683.9 m<sup>2</sup>. Of the 492 vacant lots in the central core, 94 were distinct clusters of vacant parcels representing 18.9 ha of the central cores vacant land.

Of the 31.1 ha of land in the central core, 8.5 ha is zoned for residential development. Multiplying the area of each vacant lot by the maximum units each zone presents, provides an estimate of potential development opportunity. Using this method, the vacant land in the central core could allow for an additional 668 dwelling units and approximately 1,307 people. Note that this is an estimate based only on existing zoning and does not account for opportunities available through rezoning or lot consolidations. As well, DC1 and DC2 zones were excluded from calculations. As these zones account for 46 percent of the vacant land, existing development opportunity may be higher.

Of the sites currently identified as being vacant, 86 or 17 percent of these sites are noted as having current land or development applications. These range from rezoning applications to major development permits for the construction of new apartment buildings.

## LAND OWNERSHIP

While a majority of the vacant properties are privately owned, 59 government-owned properties are vacant within the central core. These properties account for 12% of all vacant properties and include 56 municipally owned properties and 3 provincial.

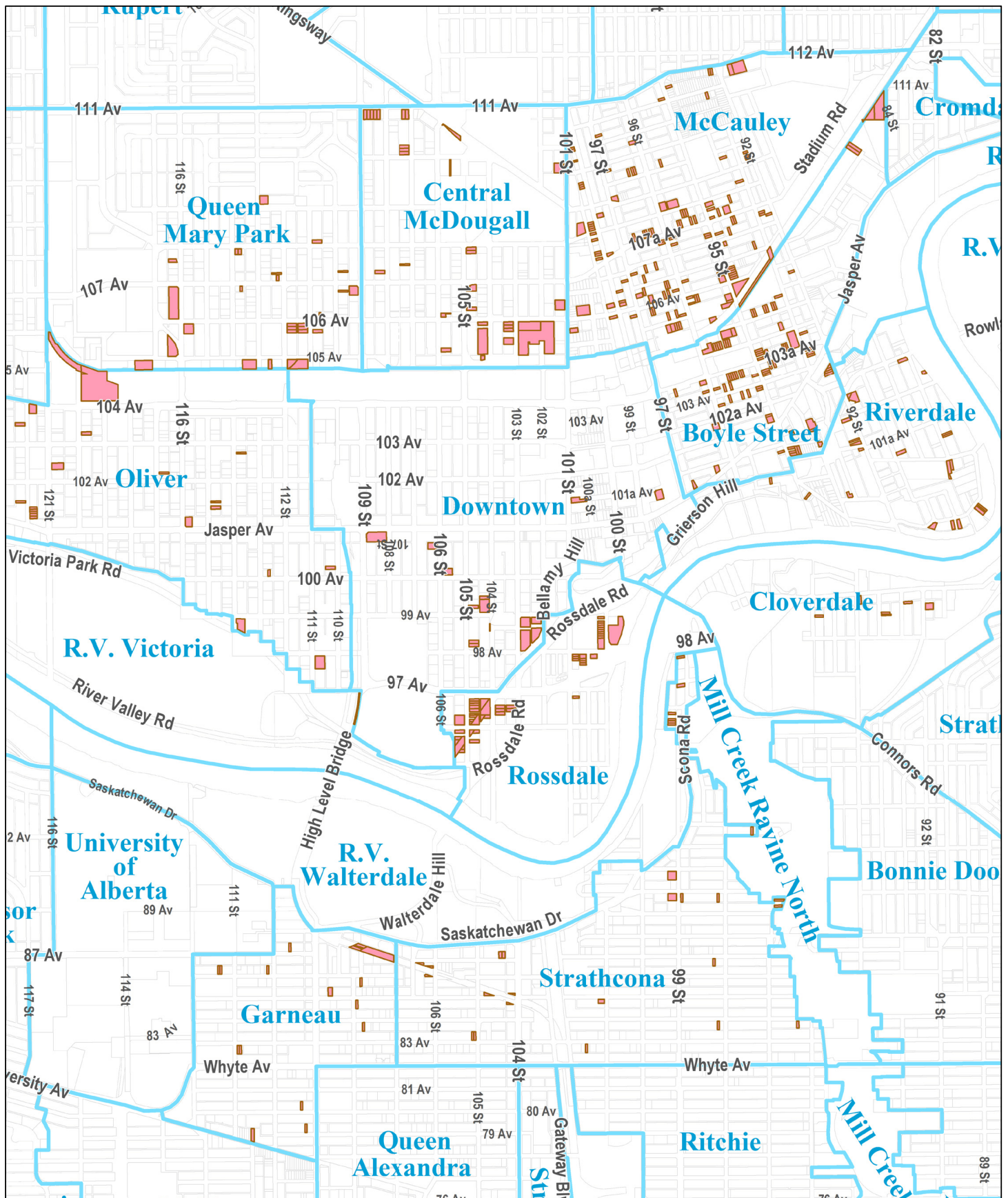
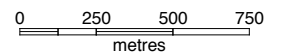


FIGURE 2: CENTRAL CORE VACANT LAND MAP



# FUTURE FOCUS

This was the first year of the vacant land inventory. Future steps include:

- Summary reports of vacant land in mature, established and developing neighbourhoods.
- On-going tracking of development trends and vacant lot absorption.
- Release of inventory to the Open Data Catalogue

## METHODOLOGY

This inventory was created using a four-stepped approach. The first step was to use existing databases to create a list of potentially vacant lots. The list was then supplemented with additional data. Finally, these lots were verified through the satellite imagery platform Pictometry. The inventory was then analyzed for trends, these steps are described in further detail below.

### CREATING THE DATABASE

Records were pulled from the SLIM land use classification system and Tax Assessment Systems databases for all files coded as 'vacant.' Files were matched for differences and a comprehensive list that contained lands categorized as vacant in both databases was created. Information contained in this list included tax account numbers, lot size, percentage of the lot classified as vacant, and neighbourhood.

### ADDING INFORMATION

Additional information was added to the list to allow for deeper analysis. This information included neighbourhood names, zoning, geographical information (sector, neighbourhood type, ward and traffic district), known planning applications, and whether or not multiple lots were connected.

Tax assessment numbers were used in TACS to obtain an address or legal description, zoning, and to eliminate any end-dated accounts. POSSE was used to obtain addresses when only legal descriptions were given and to verify known planning applications.

### DATABASE VERIFICATION

Addresses were put into SLIM maps and Pictometry satellite imagery to verify location, address, zoning and current development. As well, satellite imagery was used to confirm a lack of permanent structures on a lot, while SLIM maps was used to confirm the location and use of the parcel, and to verify that the area was not being used for park purposes.

### ANALYSIS

The organization and analysis of the database required that data be arranged according to geographical areas as to allow for comparisons to be made amongst different areas. This required the data be compiled and summarized in categories, allowing for the analysis of patterns and trends between different areas of the city.





# ZONE DEFINITIONS

## RESIDENTIAL ZONES

### RF1 - Single Detached Residential Zone

This zone provides the opportunity for single family housing.

### RF2 - Low Density Infill Zone

This zone provides the opportunity for retaining single family housing, while allowing some duplex development.

### RF3 - Small Scale Infill Development Zone

This zone provides the opportunity for single family and duplex housing while allowing some apartment or row housing with up to four units.

### RPL - Planned Lot Residential Zone

This zone provides the opportunity for single family housing on smaller lots and accessed by a rear lane.

### RF4 - Semi-Detached Zone

This zone provides the opportunity for primarily semi-detached and duplex housing.

### RF5 - Row Housing Zone

This zone provides the opportunity for relatively low to medium density housing, such as row houses or town houses.

### RF6 - Medium Density Multiple Family Zone

This zone provides the opportunity for medium density housing, such as row houses or town houses that may have separate second storey units.

### RA7 - Low Rise Apartment Zone

This zone provides the opportunity for low rise apartment buildings up to four storeys.

### RA8 - Medium Rise Apartment Zone

This zone provides the opportunity for medium rise apartment buildings up to six storeys in height.

### RA9 - High Rise Apartment Zone

This zone provides the opportunity for high rise apartment buildings.

## DIRECT CONTROL ZONES

### DC1 - Direct Development Control Provision

This zone provides the opportunity for detailed, sensitive control of the use, development, siting and design of buildings and disturbance of land. This zone is used to establish, preserve or enhance areas of unique character or environmental concern, or areas of special interest as designated under the Historical Resources Act.

### DC2 - Site Specific Development Control Provision

This zone provides the opportunity for direct control over a specific proposed development where the proposed mix of uses or the development regulations cannot be accommodated in a standard zone.

## SPECIAL AREA - DOWNTOWN

This is a collection of special areas zones that apply only to the Downtown, and are listed in Section 910 of the Zoning Bylaw. These zones include the CCA, CMU, HA, HDR, JAMSC, RMU, UW, and AED zones.

### HDR - High Density Residential

This zone provides the opportunity for high density housing with minor local commercial Uses in a predominantly residential environment where the concept of a livable urban village with a strong sense of identity and place, community activities and amenities are focused on a neighbourhood main street.

### JAMSC - Jasper Avenue Main Street Commercial Zone

This zone provides the opportunity for at-grade, predominantly retail commercial, office and service uses suitable for the Downtown's Main Street, Jasper Avenue, and to ensure that infill developments and the retrofitting and preservation of historical and older buildings incorporate human scale design characteristics to enhance a revitalized, Main Street atmosphere.

### CCA - Core Commercial Arts Zone

This zone provides the opportunity for high density and quality development that accommodates office, retail, service, institutional, residential, arts and entertainment Uses and meet the land use objectives for the Commercial Cultural Core.

**Full regulations are available through the Zoning Bylaw 12800 at [www.edmonton.ca/zoningbylaw](http://www.edmonton.ca/zoningbylaw).**

# ZONE DEFINITIONS

## CMU - Commercial Mixed Use Zone

This zone provides the opportunity for medium intensity development that accommodates a mix of predominantly commercial, office, institutional and business Uses as a secondary office commercial area while emphasizing retail activities, entertainment and service Uses at grade.

## COMMERCIAL ZONES

### CNC - Neighbourhood Convenience Commercial Zone

This zone provides the opportunity for convenience commercial and personal service uses, intended to serve the day-to-day needs of residents within the neighbourhood.

### CB1 - Low Intensity Business Zone

This zone provides the opportunity for low intensity commercial, office and service uses located along arterial roadways that border residential areas.

### CB2 - General Business Zone

This zone provides the opportunity for businesses that require large sites and a location with good visibility and accessibility along, or adjacent to major public roadways.

## NON-RESIDENTIAL ZONES

This is a collection of all non-residential zones, and includes commercial, industrial, urban service (AJ, US and PU), and agricultural and reserve zones. Residential development tends to be limited in these zones as it is not their primary purpose.

### AJ - Alternate Jurisdiction Zone

This zones purpose is to provide for lands that do not require a Development Permit when operating under the jurisdiction of federal legislation, provincial legislation or the Constitution Act.

### US - Urban Services Zone

This zones purpose is to provide for publicly and privately owned facilities of an institutional or community service nature.

### PU - Public Utility Zone

This zones purpose is provide for a system or works that is used to provide for public consumption, benefit, convenience or use such as water or steam, sewage disposal, public transportation, irrigation, drainage, fuel, electric power, heat, waste management and telecommunications.

**Full regulations are available through the Zoning Bylaw 12800 at [www.edmonton.ca/zoningbylaw](http://www.edmonton.ca/zoningbylaw).**