



# Established Neighbourhoods 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

This report is a snapshot in time using data collected from May 2014. The report is based on the land inventory, and is the second report in a series of vacant land reports. It provides a summary of vacant land in Edmonton’s established neighbourhoods at the time of analysis. Prior reports have analyzed vacant land in the central core and mature neighbourhoods. A future report will examine the current status of vacant land in Edmonton’s 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 unserviced) 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.

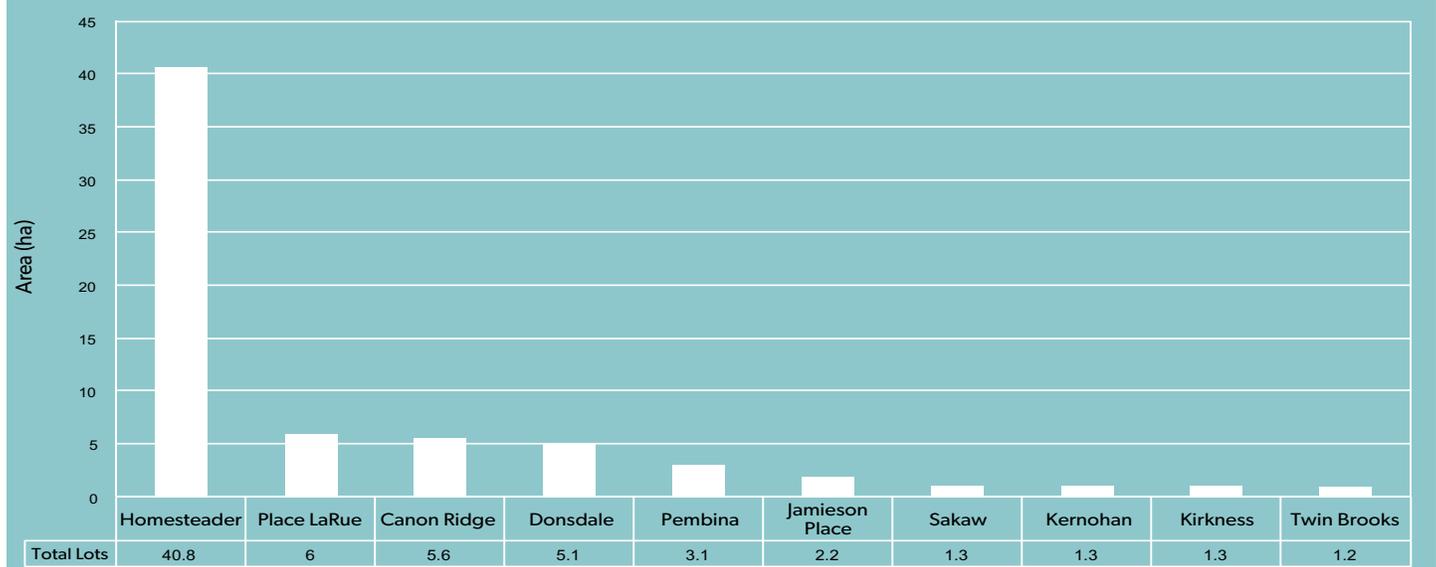
## ESTABLISHED AREA ANALYSIS

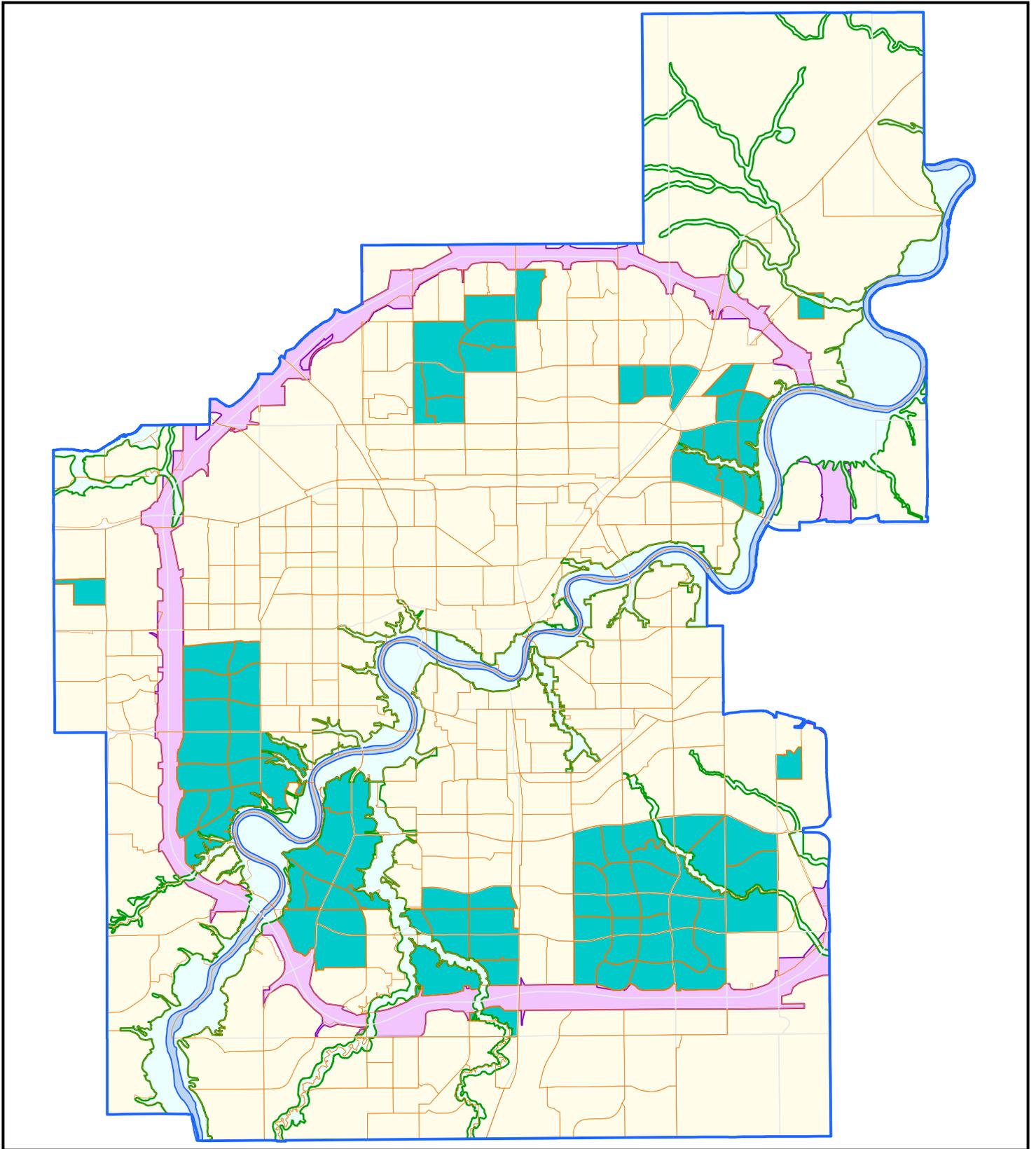
### VACANT LANDS IN ESTABLISHED NEIGHBOURHOODS

Edmonton’s established neighbourhoods consist of 92 neighbourhoods (Map 1). These neighbourhoods are home to approximately 306,065 residents (2014 City of Edmonton Census) and account for 13.4 percent of the City’s 69,980 hectares of gross land.

As of May 2014, a total of 145 vacant lots were identified within Edmonton’s established neighbourhoods. These lots account for 0.9 percent or 87.2 ha of the established neighbourhoods gross land. Homesteader contains the largest share of land with 40.8 ha or nearly half of all vacant land in these neighbourhoods,

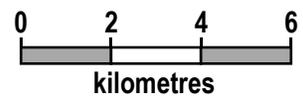
**Established Neighbourhoods With The Most Vacant Land (Top 10)**





MAP 1: ESTABLISHED NEIGHBOURHOODS

 Established Neighbourhood



## VACANT LAND BY ZONING\*

Zoning	Total Area (ha)	% of Total
AGU	30.7	35%
CB1	0.4	<1%
CB2	0.3	<1%
CNC	3.8	4%
CS1	1.2	1%
CS2	0.8	1%
CS3	0.1	<1%
CSC	1.0	1%
DC2	7.6	9%
IB	3.3	4%
RA7	6.3	7%
RF1	9.7	11%
RF4	0.4	<1%
RF5	6.0	7%
RF6	0.6	<1%
RMH	0.1	<1%
RPL	0.1	<1%
RR	4.1	5%
RSL	9.8	11%
US	0.9	1%
<b>TOTAL</b>	<b>87.2</b>	<b>100</b>

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

### TRANSFORMATIONAL PROJECTS

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

	Jasper Place	Mill Woods Station LRT
Area (ha)	- ha	48 ha
Population	-	5,128
Timeline	25-35 yrs	25+ yrs

while Donsdale has the most lots with a total of 39. Lago Lindo and Lee Ridge contains the least amount of vacant land (0.04 ha) while numerous neighbourhoods contain only a single lot of vacant land.

### ZONING TRENDS

Over half (51%) of vacant land in established neighbourhoods is zoned RF1. These lots occupy 9.7 ha of land, and cover 74 lots. Of all the RF1 lots, Donsdale contains the greatest number of RF1 lots with 34 lots. Eight different zones (CB1, CB2, CS1, CS3, RF6, RMH, RPL and US) each account for 1 lot and amount to a combined 3.6 ha.

### DEVELOPMENT OPPORTUNITY

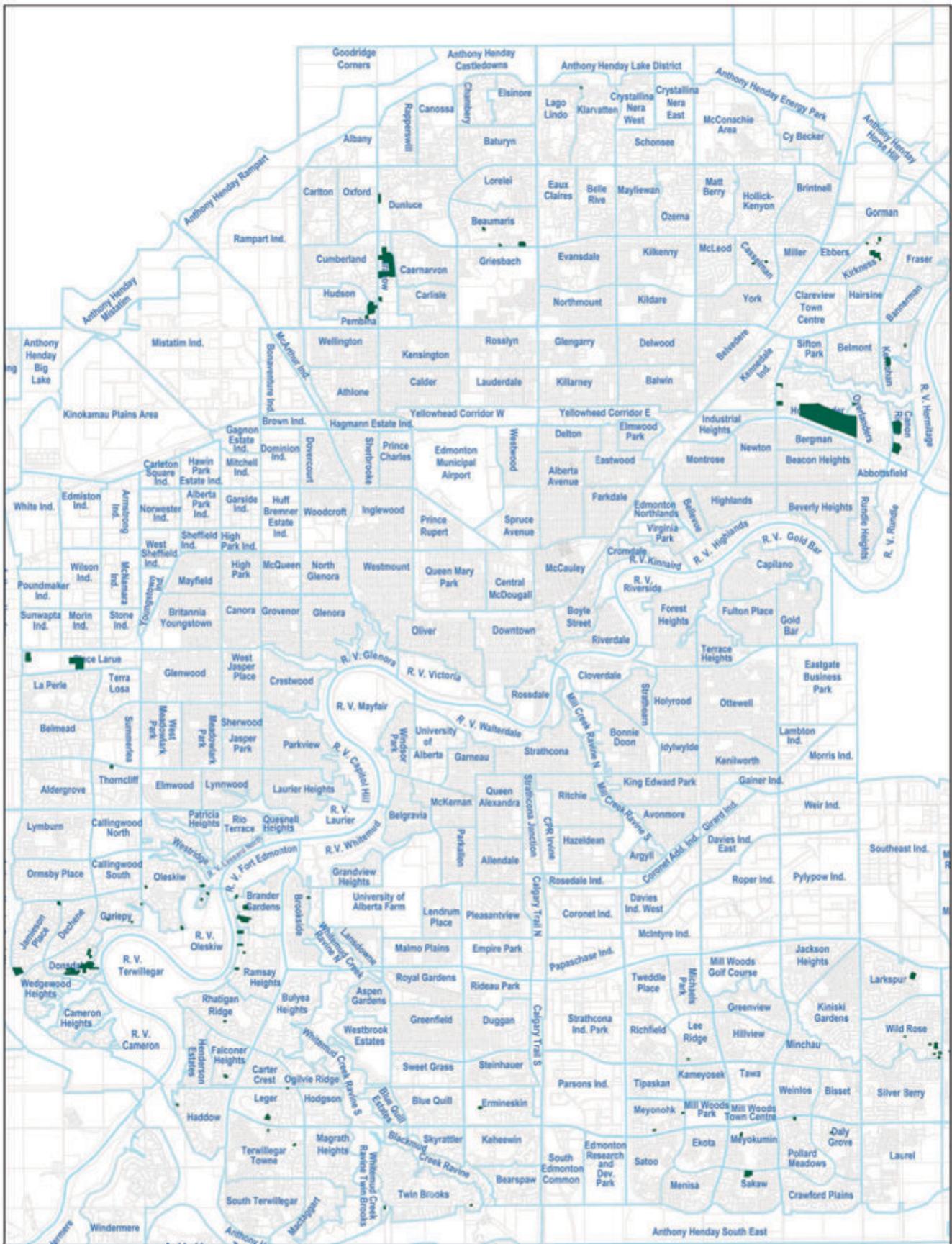
Vacant lots in the established neighbourhoods vary in size from 247.4 m<sup>2</sup> to 278,297m<sup>2</sup>, with a median size of 861.3 m<sup>2</sup>. In these neighbourhoods many lots were adjacent to each other, which could present the opportunity for consolidation and increased development opportunity. These group of lots range in size from 881.5 m<sup>2</sup> to 372,158 m<sup>2</sup>. Of the 145 vacant lots in the established neighbourhoods, 24 were distinct clusters of vacant parcels representing 59.3 ha of the vacant land.

Of the 87.2 ha of land in established areas, 37.1 ha is currently 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 established neighbourhoods could allow for an additional 1,469 dwelling units and approximately 3,688 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, AGU and DC2 zones were excluded from calculations. As these zones account for 30.7 ha of the vacant land, existing development opportunity may potentially be higher.

Of the sites currently identified as being vacant, 25 or 17 percent of these sites are noted as having current land or development applications. These range from house development permits to major development permits for the construction of apartments and row housing.

### LAND OWNERSHIP

While a majority of the vacant properties are privately owned, 7 government-owned properties are vacant within established neighbourhoods. These properties account for 5 percent of all vacant properties and are all municipally owned.



MAP 2: ESTABLISHED NEIGHBOURHOOD VACANT LAND MAP

This city-wide map provides an overview of vacant land in established neighbourhoods. Maps 2.1-2.4 have been included for greater clarity into the distribution of vacant land within each city quadrant.



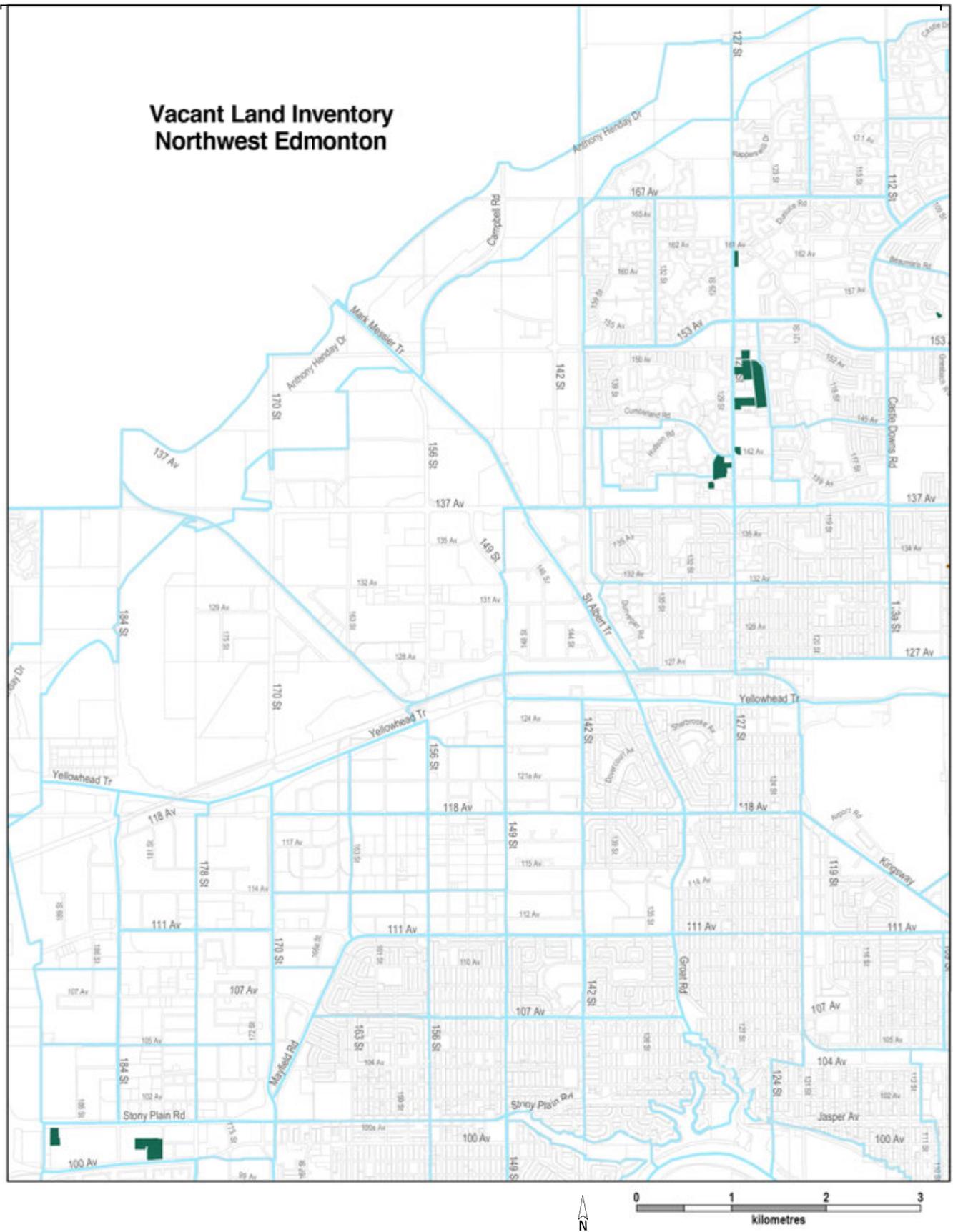


FIGURE 2.1: ESTABLISHED NEIGHBOURHOOD VACANT LAND MAP

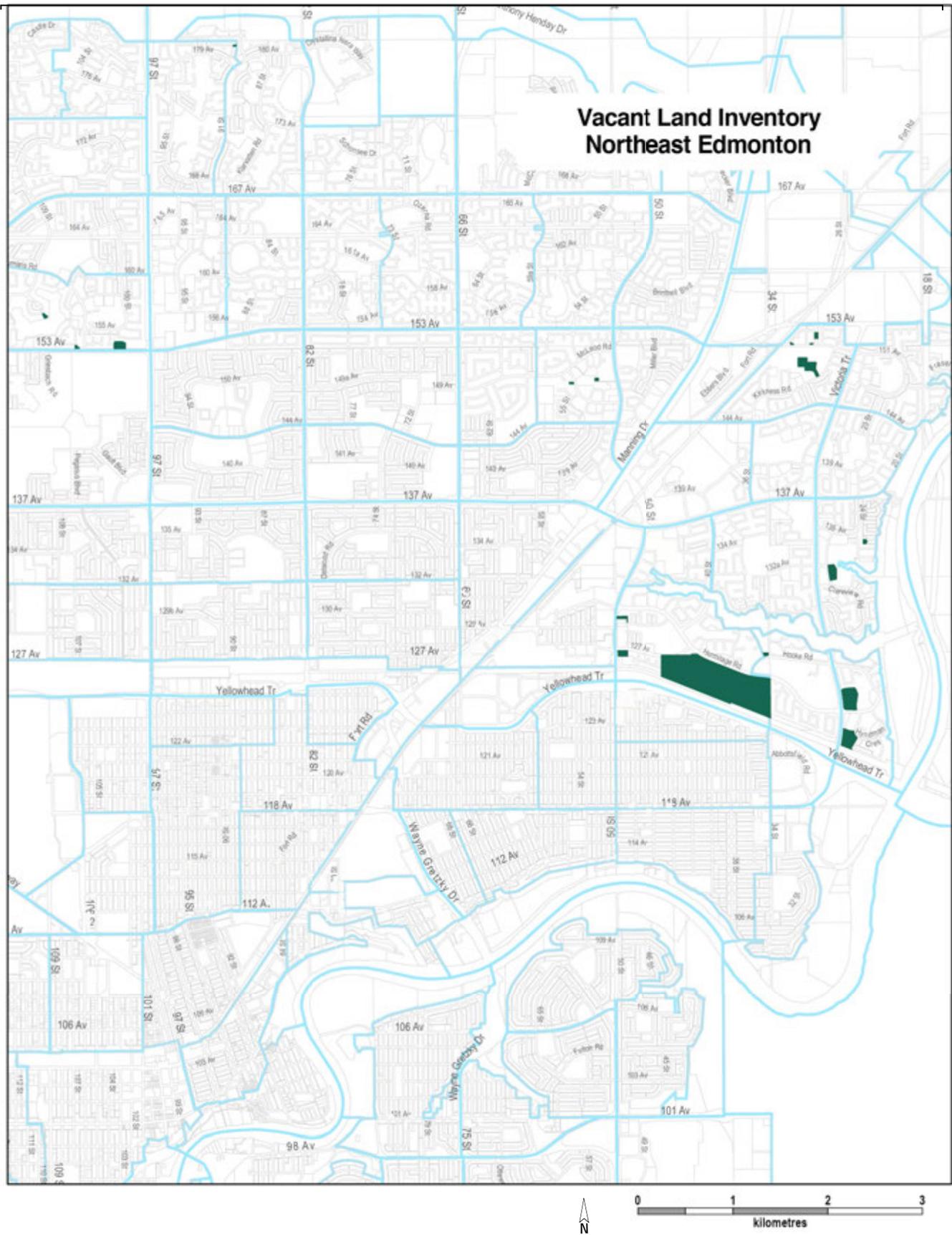


FIGURE 2.2: ESTABLISHED NEIGHBOURHOOD VACANT LAND MAP

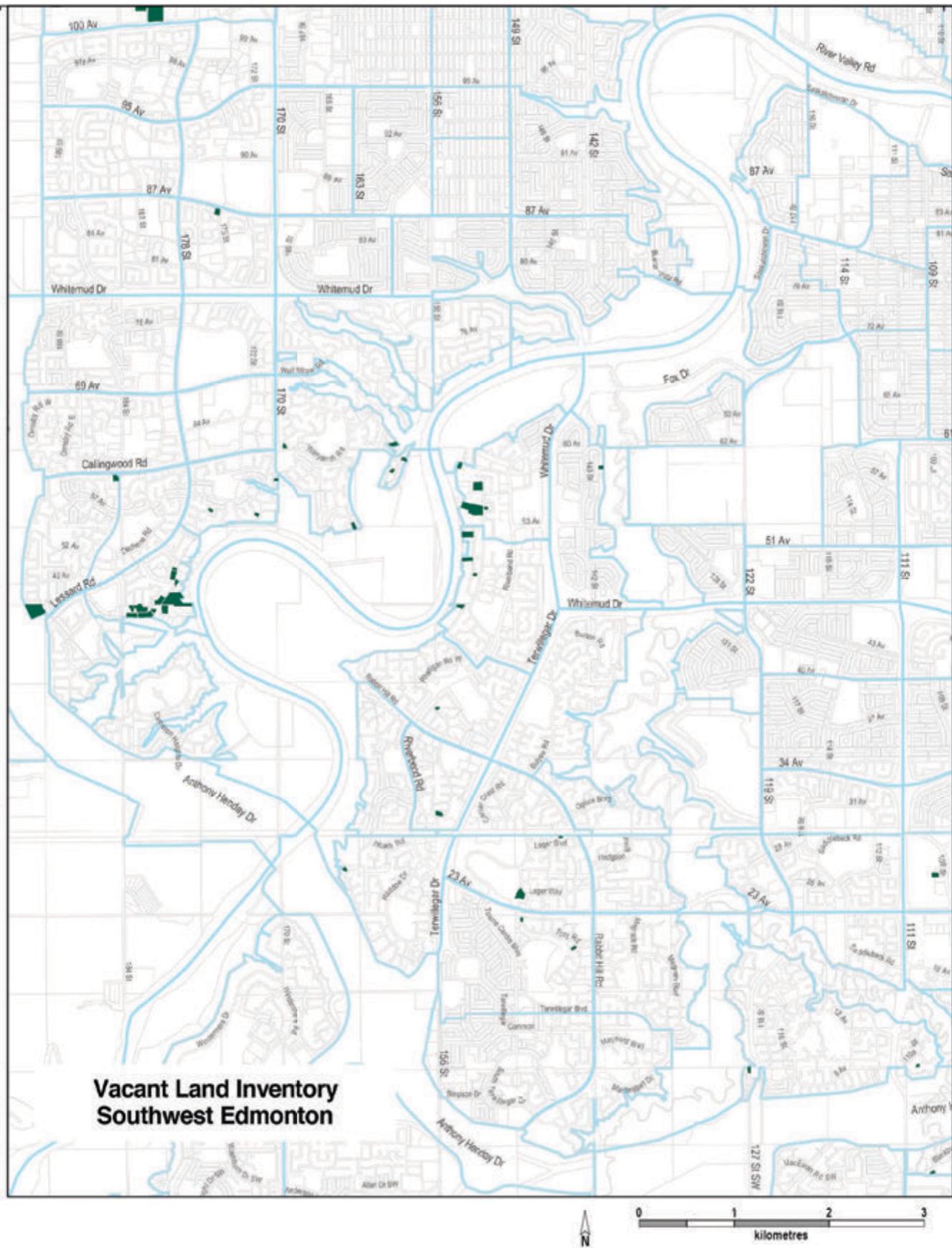


FIGURE 2.3: ESTABLISHED NEIGHBOURHOOD VACANT LAND MAP

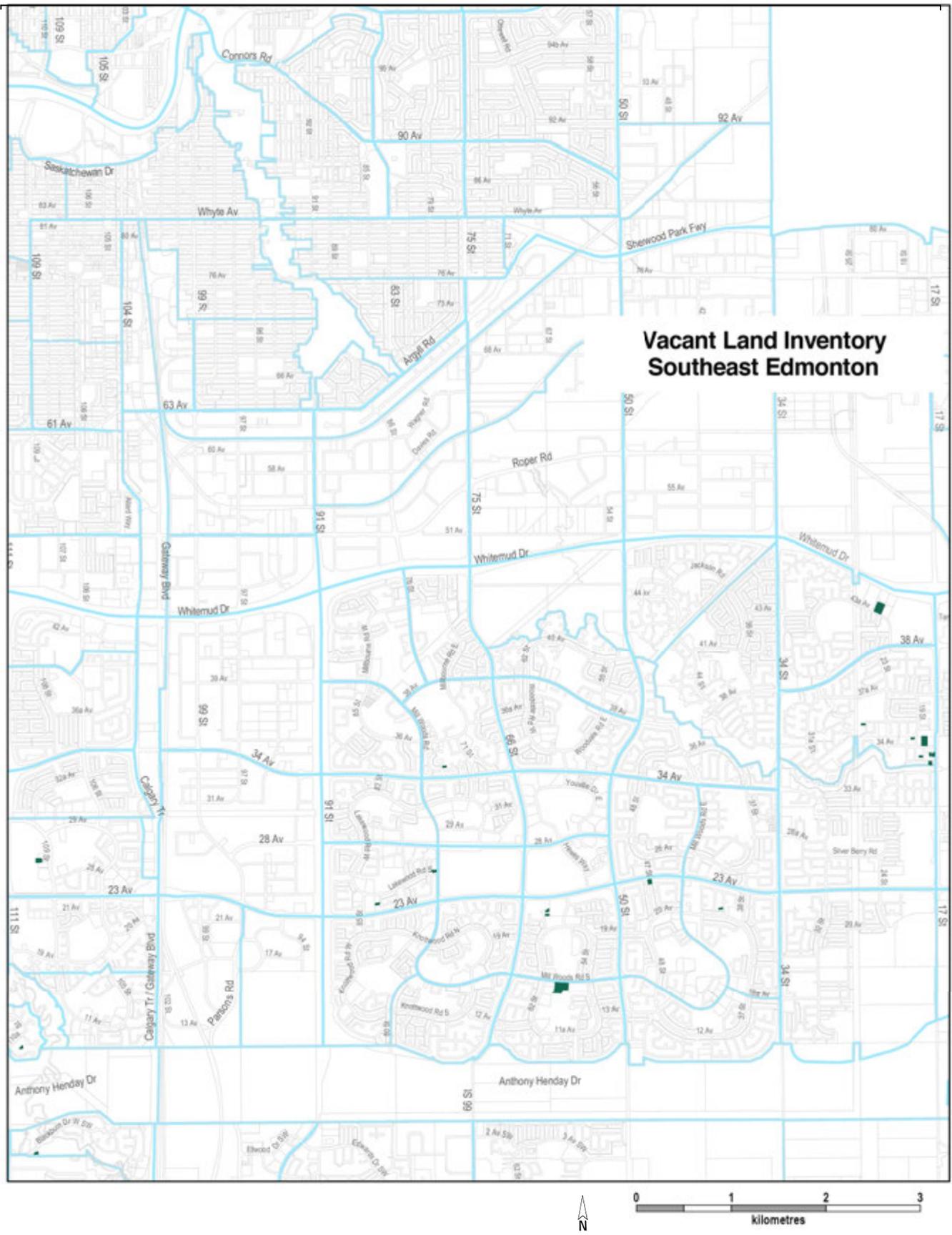


FIGURE 2.4: ESTABLISHED NEIGHBOURHOOD VACANT LAND MAP

# FUTURE FOCUS

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

- Summary reports of vacant land in 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.

### RSL - Residential Small Lot Zone

This zone provides the opportunity for single family housing with attached garages on smaller lots.

### RPL - Planned Lot Residential Zone

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

### RMH - Mobile Home Zone

This zone provides the opportunity for mobile homes developed within a mobile home park or subdivision.

### RR - Rural Residential Zone

This zone provides the opportunity for permanent single family residential development in a rural setting.

### 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.

## DIRECT CONTROL ZONES

### 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.

## INDUSTRIAL ZONES

### IB - Industrial Business Zone

This zone provides the opportunity for industrial businesses that carry out their operations such that no nuisance is created or apparent outside an enclosed building, and the use is compatible with any adjacent non-industrial zones.

## 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.

### CSC - Shopping Centre Zone

This zone provides the opportunity for larger shopping centres intended to serve a community or regional area. Residential, office, entertainment and cultural uses may be included in this zone.

### 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.

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

# ZONE DEFINITIONS

## 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.

### CS1, CS2, and CS3 - Community Services Zones

The four Community Services Zones (CS1, CS2, CS3 and CS4) provide for relatively low to medium density housing generally referred to as row housing on lands that have become surplus to public education needs. In addition, each Community Services Zone has a distinct range of development opportunities.

### US - Urban Services Zone

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

### AGU - Urban Reserve Zone

This zone provides the opportunity for agricultural and rural land use activities and a limited range of other uses that will not impact future development of the land.

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