

LAND USE SNAPSHOT

VACANT LAND

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. This snapshot provides a summary of vacant land in Edmonton's central core, mature and established neighbourhoods at the time of analysis and uses data collected from May 2014. The intent of this snapshot is to provide insight into Edmonton's current land-use and the distribution of vacant land amongst neighbourhood types.

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.

DISTRIBUTION

Edmonton's central core, mature and established neighbourhoods share a total of 180 hectares of vacant land with the distribution of this land varying widely amongst the different types of neighbourhoods. Established neighbourhoods contain the most vacant land with 88.3 ha or 49% of all vacant land being found in these neighbourhoods. This is largely contributed to the established neighbourhood of Homesteader which has the most vacant land of any neighbourhood with 40.8 ha. Mature neighbourhoods follow next with 60.6 ha or 33.7% of the vacant land, while the central core holds the smallest share of vacant land with 31.1 ha (17.3%) of land found within these neighbourhoods.

In total, 1,343 vacant lots have been identified within the central core, mature and established neighbourhoods. Looked at from this perspective mature neighbourhoods contain over half of the total vacant lots with 703 lots (52.3%), with the next largest share, 492 lots or 36.6%, belonging to the central core. The McCauley neighbourhood in the central core contains the most vacant lots of any neighbourhood with 141 vacant lots found within its boundary. Although established neighbourhoods contain the most vacant land, between the three neighbourhood types they contain the fewest number of lots with 11.1% or 148; indicating that a few lots contain most of their vacant land.



Between these areas the average size of a vacant lot is 423.8m² in size, while the RF1 zone is the most common with 241 lots falling under this zoning. The DC1 was the next most commonly used zone with 216 lots respectively.

POTENTIAL

Of the 180 ha of vacant land within the central core, mature and established neighbourhoods, 74.8 ha is currently zoned for residential development. Multiplying the area of each vacant lot by the maximum units permitted under each zone provides an estimate of potential development opportunity. Using this method, the vacant land in these neighbourhoods could allow for an additional 3,287 dwelling units and approximately 7,725 people. Note that this is an estimate based only on existing zoning and does not include DC1 or DC2 zoned land. This method also does not account for opportunities available through rezoning or lot consolidations and therefore development opportunity may potentially be higher.

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