



INFILL IN EDMONTON

LOT SUBDIVISIONS FOR SINGLE DETACHED HOUSES

Description

This snapshot captures the number of additional lots for single detached houses that have been produced through lot subdivisions in Core, Mature, and Established neighbourhoods. Tracking the lot splits shows how many additional single detached homes may be built in older and already built out neighbourhoods in Edmonton. Lot subdivisions do occur for semi-detached, row, and other types of housing, but are not included in this analysis, as building permit data is a better measure of infill development for these housing types and captured in the relevant infill snapshots.

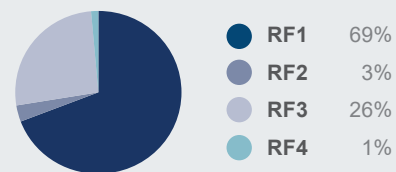
To subdivide a lot, the resulting lots must be at least 7.5 metres wide (25 feet). Most commonly, one large lot is subdivided into two, but multiple lots can also be consolidated and then subdivided into parcels with smaller frontages. Lot subdivisions in Core, Mature, and Established areas increase the availability of single detached homes in these neighbourhoods.

In March 2013, Council revised the site width regulations of the RF2, RF3, and RF4 low density residential zones to allow for subdivisions that produce narrower lots for single detached homes. In April 2015, Council revised the site widths for the RF1 low density residential zone to also allow for these narrower lots. For more information on single detached homes and lot width, see Edmonton's Zoning Bylaw (Edmonton.ca/zoningbylaw).

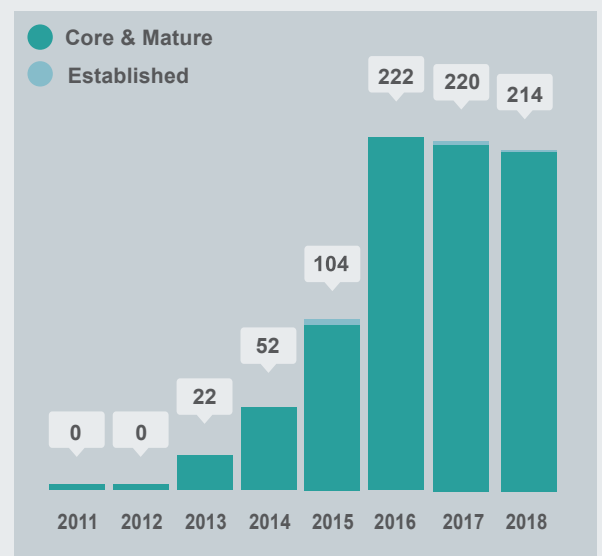
Distribution (2018)

In Core, Mature, and Established neighbourhoods, there were 214 lot subdivisions for single family homes in 2018: 3 in Core areas, 207 in Mature areas, and 1 in Established areas. The neighbourhoods with the most subdivision activity were **Parkview** (14 new lots created for single detached homes), **Westmount** (13 new lots), and **Glenora** (12 new lots created). Sixty-nine percent of lot subdivisions for single detached homes occurred in areas zoned as RF1. The high number of lot subdivisions in 2016 - 2018 has resulted in more new single detached houses being built than demolished in Core, Mature, and Established areas for the first time over the past ten years.

Lot Subdivisions (Endorsed) by Residential Zone (2018)



Infill Lot Subdivisions (Endorsed) 2011 - 2018



Note: Analysis is restricted to endorsed subdivision applications in Core, Mature, and Established neighbourhoods that are for single detached housing. While a lot subdivision may occur in one year, the buildings may not be built until a future year. Due to different methodology, values for Infill Lot Subdivisions (Endorsed) differ from snapshots published before 2017 and should not be compared to previous editions.