



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 (2019)

In 2019, there were 142 lot subdivisions for single family homes down from a 3 year average high of 219 lots: 3 subdivisions in Core areas, 138 in Mature areas, and 1 in Established areas. The neighbourhoods with the most lot subdivisions were **Pleasant View** and **Belgravia** (9 lots each), **North Glenora** and **Westmount** (8 lots each), **Glenora** and **Windsor Park** (7 lots each), and **Bonnie Doon** and **Laurier Heights** (6 lots each).

There were 48 lot subdivisions for semi-detached housing: **McKernan** (8 lots), **Forest Heights**, **King Edward Park** and **Ritchie** (5 lots each). Seventy four percent of lot subdivisions for single detached homes occurred in areas zoned as RF1, 23% in areas zoned as RF3.

Lot Subdivisions (Endorsed) by Residential Zone (2019)



Infill Lot Subdivisions (Endorsed) 2011 - 2019

