



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 snapshot, 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.

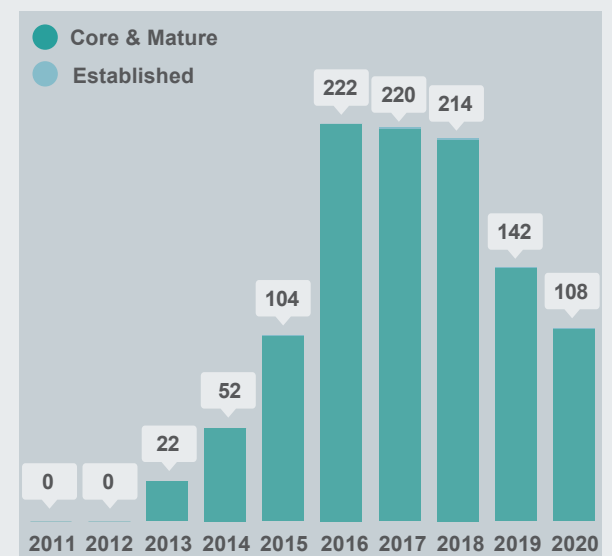
Distribution (2020)

In 2020, there were 76 lot subdivisions for single family homes, a continued decline from a 3 year average high of 219 lots from 2016 to 2018: 3 subdivisions in Core areas, and 73 in Mature areas. The neighbourhoods with the most lot subdivisions were **Pleasantview** and **Belgravia** (4 lots each), **Parkview**, **King Edward Park**, **High Park**, **Hazeldean**, **Glenora**, and **Boonie Doon** (3 lots each). There were 32 lot subdivisions for semi-detached housing: **King Edward Park** (4 lots), **McKernan** (2 lots). Sixty-one percent of lot subdivisions for single detached homes occurred in areas zoned as RF1 and 32% in areas zoned as RF3 in 2020. Very few lot splits has been endorsed in the Established area since 2016.

Lot Subdivisions (Endorsed) by Residential Zone (2020)



Infill Lot Subdivisions (Endorsed) 2011 - 2020



Note: * Infill proportion statistics are restricted to building permits issued in the Core and Mature neighbourhoods (include Griesbach and Blatchford).
 ** The City Plan (approved in December 2020) comprehensively replaces The Ways documents, including The Way We Grow, setting strategic direction for the way Edmonton grows to accommodate the next 1 million residents. The Plan's progress will be closely monitored, including infill growth, and the reporting format will be reviewed to align with the new City Plan policies and geographies