

Edmonton's Developing Neighbourhoods : 2020 Low Density Residential Lot Servicing Report



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1.0 Introduction

The City of Edmonton prepares an annual Low Density Residential (LDR) Lot Servicing report for the City's developing neighbourhoods. This report provides a summary of the low density residential servicing activity undertaken within areas defined by Area Structure Plans (ASP) and City Sectors. The number of lots serviced is an indication of the extent of infrastructure provision (underground utility services provided) as identified under *Policy 3.1.1.4* of [The Way We Grow](#), Municipal Development Plan (MDP) from 2010 to 2020. Servicing activity is one of the indicators for monitoring the level of growth occurring in Edmonton's developing areas.

The new Edmonton City Plan (approved in December 2020) combines the Municipal Development Plan and Transportation Master Plan, and includes strategic direction in environmental planning, social planning and economic development. It 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 by using various supplemental indicators, including annual low density residential lot servicing to determine the direction and volume of growth in the city. Similar to the annual Low Density Residential Lot Registration Report, the reporting format of lot servicing activity in upcoming years will be reviewed to align with the new City Plan policies and geographies, and help in part to evaluate the rate of development in Edmonton.

2.0 Servicing Activity

"Servicing activity" refers to the complete construction of underground servicing, including storm and sanitary sewers, water mains, and shallow utilities (i.e. gas and power). Typically, low density residential construction constitutes the majority of development in most developing residential neighbourhoods, and is more consistent in terms of the rate of development than medium density development (for row and apartment units). Low density residential lots (for single and semi-detached units) also consume more land, proportionally, than lots for medium density developments. These factors mean that tracking low density lot servicing provides a stronger indication of the general direction and volume of growth expected to take place in approved neighbourhoods, both in terms of servicing progress and overall land development, by ASP.

The geographic area for monitoring servicing activity is within Developing and Planned neighbourhoods at the approved Area Structure Plan (ASP) level as shown in Map 1 (on page 7).

Previous lot servicing reports were based on "commissioned date" information from EPCOR Water Services. The methodology changed in 2017 to base the report on servicing agreements submitted by developers (or property owners) through E-services within the City. As a result,

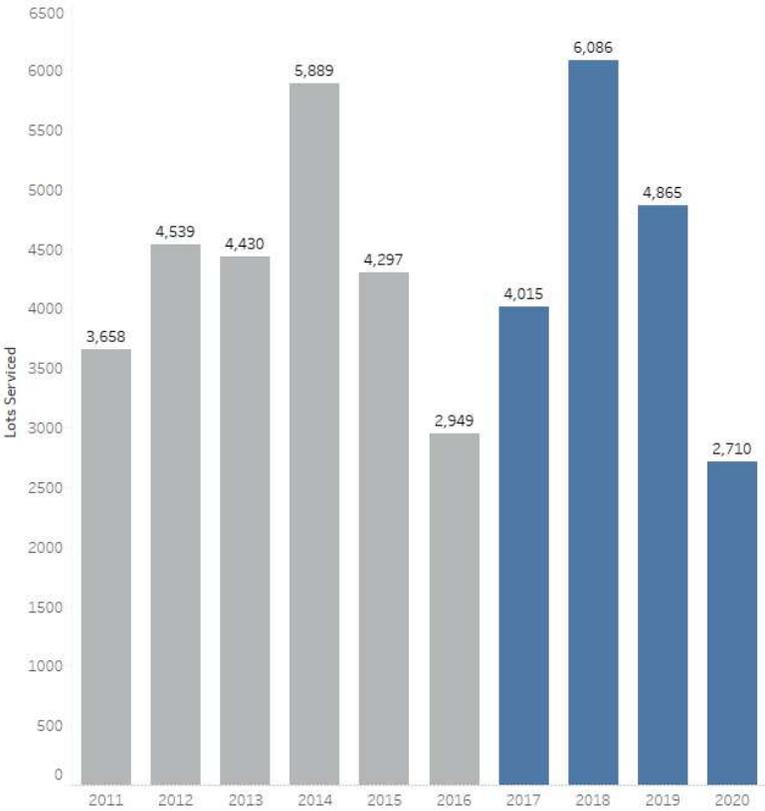
the serviced lots for this report, which include information for 2017, cannot be directly compared to previous years.

The approach to select lot servicing data from E-Services records was updated in 2020 to align with the point in time when an approved inspection for servicing is completed to account for the delay that is regularly associated with issuance of a Construction Completion Certificate (CCC). This modified approach is reflected in the 2017-2020 data summaries included here in this report.

3.0 Historic LDR Lot Servicing 2011-2016 & 2017-2020 (10-year period)

The total number of lots serviced between 2011 and 2016 was 25,762 lots based on data from EPCOR Water Services (Figure 1). The years with the highest level of servicing for this particular period were 2014 with 5,889 lots, followed by 2012 with 4,539 lots. The year with the lowest level of servicing was 2016 with 2,949 lots serviced. The observed highs and lows are aligned with market and real estate trends at those times, including the 2016 low directly following the 2015 recession. The total number of lots serviced from 2017 to 2020 is 17,676 based on data from Servicing Agreements obtained via E-services. A breakdown for this period shows that 2,710 low density residential lots were serviced in 2020. This represents a decrease of 55.5% (3,376 lots) compared to the high of 6,086 in 2018 as shown in Figure 1.

Figure 1: Number of Low Density Residential Lots Serviced, 2011-2016 & 2017-2020



4.0 LDR Lot Servicing

Table 1 below shows the details of low density residential lot servicing between 2017 and 2020 by City Sector and Area Structure Plan. In 2020, the Southeast ASP had the most serviced lots at 578 in the Southeast Sector, followed by Windermere ASP with 458 serviced lots in the Southwest Sector. The least number of serviced lots (41) recorded was in the Edgemont ASP in the West Sector.

Table 1: Low Density Residential Lot Servicing by City Sector and Area Structure Plan, 2017-2020

Sector	ASP	2017	2018	2019	2020	Grand Total
North	Edmonton North	73	147	414	84	718
	Griesbach	89	149	119		357
	Total	162	296	533	84	1,075
Northeast	Clareview			147		147
	Ebbers		16	48		64
	Pilot Sound	239	46	550	48	883
	Total	239	62	745	48	1,094
Northwest	Big Lake	170	186	114	231	701
	Total	170	186	114	231	701
West	Edgemont	71	447	457	41	1,016
	Lewis Farms	221	876	795	242	2,024
	Riverview		550	173	213	936
	The Grange	46		63		109
	Total	338	1,873	1,488	496	4,085
Southwest	Heritage Valley	1,375	1,984	512	436	3,960
	Terwillegar Heights		11			11
	Windermere	203	370	888	458	1,919
	Total	1,578	2,365	1,400	894	5,890
Southeast	Ellerslie	644	499	140	379	1,662
	Southeast	283	231	424	578	1,212
	The Meadows	601	574	21		1,196
	Total	1,528	1,304	585	957	4,070
Grand Total	4,015	6,086	4,865	2,710	16,915	

Note:

**Servicing lot counts were reported using the unique ID of the Servicing Agreement Number (duplicate records with the same Servicing Agreement Number were removed from calculations).*

4.1 Highest Lot Servicing by ASP

Figure 2 details the ten Area Structure Plans with the highest counts of low density residential lots serviced in 2020. The 2019 top ten list is articulated in Figure 1. Southeast ASP had the highest number of lots serviced, increased from 424 serviced lots in 2019 to 578 in 2020 shared between Walker NSP and Charlesworth NSP. Lewis Farms had the biggest decrease in servicing activity in 2020 with 242 serviced lots as compared to 795 serviced lots in 2019 (Figure 2 and Figure 3).

Figure 2: Top 10 Highest Low Density Residential Lot Servicing by Area Structure Plan, 2020

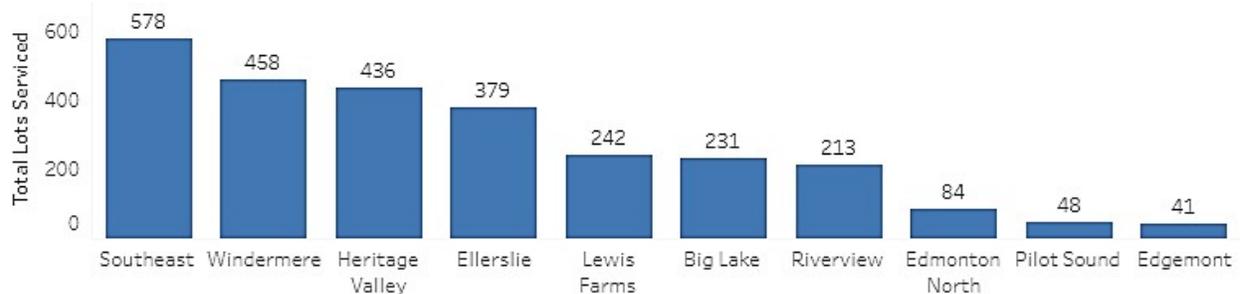
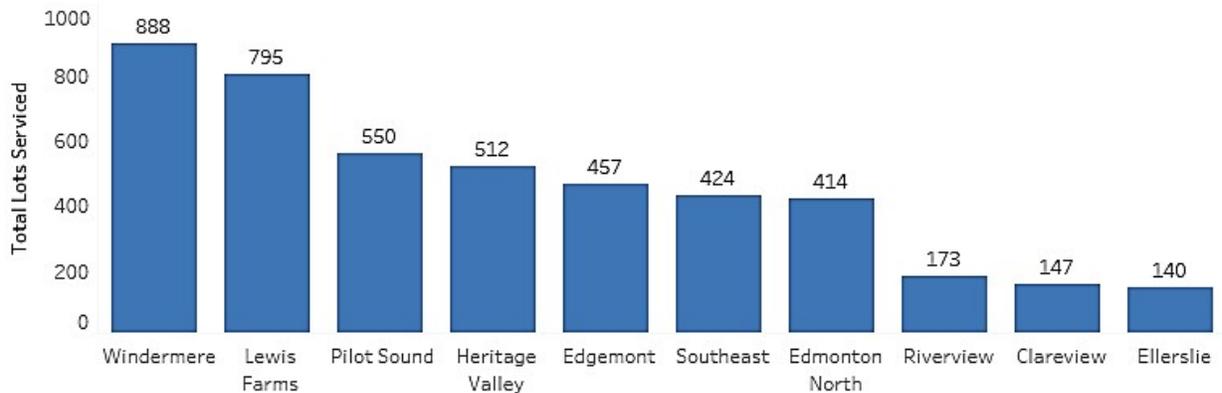


Figure 3: Top 10 Highest Low Density Residential Lot Servicing by Area Structure Plan, 2019



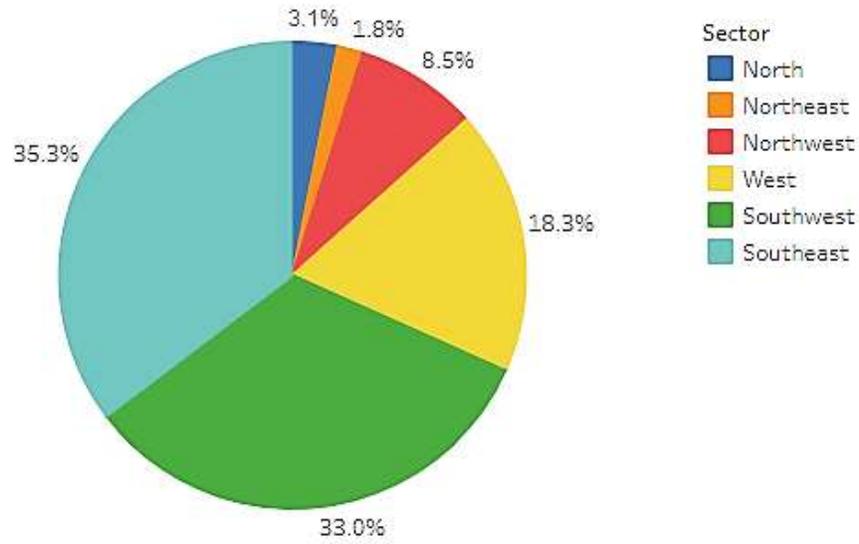
4.2 Percent of Low Density Residential Lot Servicing by City Sector

The percentage share of lot servicing was comparatively stronger in the Southeast sector (35.3%) and Southwest sector (33%) of Edmonton in 2020. The West sector (18.3%) had the next highest growth in servicing. The remaining 13.4% of servicing occurred in the North, Northeast and Northwest sectors of the City. Northeast had the lowest servicing activity (1.8%) in 2020 as compared to 15.3% in 2019 (Table 2 and Figure 4).

Table 2: Percent of Low Density Residential Lot Servicing Share by City Sector, 2017-2020

Sector	2017	2018	2019	2020
North	4.0%	4.9%	11.0%	3.1%
Northeast	6.0%	1.0%	15.3%	1.8%
Northwest	4.2%	3.1%	2.3%	8.5%
West	8.4%	30.8%	30.6%	18.3%
Southwest	39.3%	38.9%	28.8%	33.0%
Southeast	38.1%	21.4%	12.0%	35.3%

Figure 4: Percent of Low Density Residential Lot Servicing Share by City Sector, 2020



Map 1: City Sector and Developing Area ASP/NASP Boundaries

