

Land Supply in Developing and Planned Neighbourhoods 2010



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Edmonton's Developing and Planned Neighbourhoods in 2010

SUMMARY

This report measures the demand and supply of residential land in developing and planned neighbourhoods or the potential lot supply remaining based on single-family development. The numbers provided here show the level of completion of neighborhoods as directed in Section 3.1.1.4 of the Municipal Development Plan (MDP), *The Way We Grow*. They measure the land supply compared to current and potential capacity under the approved Area Structure Plans (ASPs).

The objective is to show where current growth is taking place and if/when new land is needed for future growth. This is especially relevant in terms of the Growth Coordination Strategy's policy to focus land development activity on approved and developing neighbourhoods to ensure their timely completion and the provision of the full range of services to their residents (see Section 3.1.1.3, MDP). For that reason, remaining supply is provided for both approved and developing neighbourhoods, as well as projected numbers for planned neighbourhoods in approved ASPs.

As of December 2010, the potential single-family lot supply that is available in approved ASPs is slightly above 60,000. Based on current absorption rates, Edmonton has an average of 17 years of remaining land supply (see the Table 3, *Total for the City*, on Page 7).

DEFINITIONS AND ASSUMPTIONS

Single-family development is used as an indicator here because it is the most consistent measure of the rate of development and land consumption. Traditionally, single-family development has been the most widespread and land consumptive form of development. However, future reports will include multi-family housing rates to give a better picture of land supply and neighbourhood completion. Potential supply for multi-family units is expected to extend beyond single-family development timelines.

Once a single-family lot has been registered, it is legally available for building. It is therefore considered to be absorbed. Actual building of homes may take an additional one to two years to occur. Potential lot supply means the estimated number of single-family lots within approved ASPs or Servicing Concept Design Brief (SCBD) that have not been registered.

Absorption is the number of single-family lots registered each year within the approved ASPs. The average absorption rate is calculated over a ten-year period. By dividing the potential lot supply by the ten-year average absorption rates within each City Sector, the number of years of land supply can be estimated for future single-family development. Land supply remaining in the approved ASPs ranges from a high of 29 years in the West Sector to a low of nine years in the Northeast Sector.

The ten-year running average is reflective of market variations and economic cycles, which occur over a decade of growth. Lot absorption rates vary significantly from one sector of the city to another. The Northeast Sector had the lowest average absorption rate at 366 lots per year. The Southwest had the highest absorption rate at 1,118 lots per year.

NEIGHBOURHOOD COMPLETION CITYWIDE

A total of 82 neighbourhoods are in approved ASPs within Edmonton's developing and planned areas. As of December 2010, there were:

- 40 approved neighbourhoods that are under development,
- 29 neighbourhoods with 95 or more percent of single-family housing completed, and
- 13 unapproved neighbourhoods that are planned.

Neighbourhoods where 95 percent or more of single-family lots have been registered are considered to be complete and have been grayed out in Table 1.

The approved and developing neighbourhoods were at various stages of completion:

- Eleven neighbourhoods had no development started,
- eleven neighbourhoods were less than 25 percent complete,
- seven neighbourhoods were between 25 to 75 percent complete, and
- the remaining eleven neighbourhoods were 76 to 93 percent complete.

NEIGHBOURHOOD COMPLETION BY SECTOR

Neighbourhood completion varies by city sector. Out of 20 neighbourhoods in the North Sector, four have yet to experience any development and seven neighbourhoods were more than 95 percent complete. By contrast, the Northeast Sector had two neighbourhoods with no development and four that were complete. In the West Sector, eight out of 17 neighbourhoods were at the beginning stages of development and four neighbourhoods were complete. Out of 14 neighbourhoods in the Southeast Sector, four had no development and four neighbourhoods were completed. The Southwest Sector has the most neighbourhoods represented here at 23. Ten of those were completed neighbourhoods, seven neighbourhoods had no development and six neighbourhoods were developed in a range between eight to 93 percent single-family housing. For detailed information, please consult the maps in the Appendix for each approved ASP, SCBD or Neighbourhood Area Structure Plan (NASP).

**Table 1: Developing Approved Neighbourhoods
Single-Family* Lot Potential as of December 2010**

NORTH

ASP	Neighbourhood	Year Approved	Single-Family Lots Projected	Remaining Potential Lots	Percent of Lots Completed
Castle Downs Extension	Canossa	1984	1,368	336	75
	Chambery	1985	708	0	100
	Elsinore	1985	894	74	89
	Rapperswill	2010	908	740	19
Edmonton North	Belle Rive	1982	1,147	0	100
	Crystallina Nera	2007	1,128	1,128	0
	Eaux Claires	1983	666	33	95
	Klarvatten	1982	1,605	232	86
	Lago Lindo	1980	1,255	0	100
	Mayliewan	1983	1,202	0	100
	Ozerna	1981	1,193	0	100
	Schonsee	2002	1,368	832	39
Palisades	Albany	2009	187	187	0
	Carlton	1999	1,177	514	56
	Cumberland	1984	1,603	7	100
	Hudson	1997	628	136	78
	Oxford	1985	927	150	84
Greisbach NASP	Griesbach	2002	2,283	1,763	23
TOTAL				6,132	

NORTHEAST

ASP	Neighbourhood	Year Approved	Single-Family Lots Projected	Remaining Potential Lots	Percent of Lots Completed
Clareview	Clareview Town Centre	1980	271	0	100
Fraser NASP	Fraser	1984	1,138	337	70
Ebbers NASP	Ebbers	2006	208	208	0
Pilot Sound	Brintnell	2001	1,287	64	95
	Hollick Kenyon	1991	746	0	100
	Matt Berry	1988	1,247	0	100
	McConachie	2006	2,082	1,627	22
TOTAL				2,236	

**Single-family lots includes single-detached and semi-detached housing. It excludes street-oriented residential and country residential.*

SOUTHEAST

ASP	Neighbourhood	Year Approved	Single-Family Lots Projected	Remaining Potential Lots	Percent of Lots Completed
Ellerslie	Ellerslie	2001	1,218	0	100
	Orchards at Ellerslie	2007	2,505	2,393	4
	Summerside	1999	3,589	877	76
The Meadows	Larkspur	1987	1,213	0	100
	Laurel	2007	3,054	2,307	24
	Maple	2010	1,527	1,527	0
	Silver Berry	1994	1,286	0	100
	Tamarack	2006	1,824	934	49
	Wild Rose	1998	2,478	40	98
	Charlesworth	2005	1,299	246	81
Southeast	Walker	2007	2,786	2,148	23
	TOTAL			10,472	

SOUTHWEST

ASP	Neighbourhood	Year Approved	Single-Family Lots Projected	Remaining Potential Lots	Percent of Lots Completed
Heritage Valley	Allard	2007	1,507	1,228	19
	Blackmud Creek	1998	635	0	100
	Callaghan	2005	905	25	97
	Chappelle	2008	3,598	3,318	8
	Desrochers	2010	1,092	1,092	0
	H.V. Town Centre	2009	150	150	0
	MacEwan	2001	1,118	16	99
	Richford	1999	327	0	100
	Rutherford	2001	2,815	180	93
Terwillegar Heights	Haddow	1993	895	0	100
	Hodgson	1995	731	0	100
	Leger	1995	848	0	100
	Mactaggart	2005	948	0	100
	Magrath Heights	2003	997	211	79
	South Terwillegar	2003	1,885	0	100
	Terwillegar Towne	1995	2,082	0	100
Windermere	Ambleside	2005	1,206	354	71
	Keswick	2010	3,987	3,987	0
	Windermere	2006	2,780	1,080	61
TOTAL				11,641	

WEST

ASP	Neighbourhood	Year Approved	Single-Family Lots Projected	Remaining Potential Lots	Percent of Lots Completed
Cameron Heights NASP	Cameron Heights	2001	883	115	87
Lewis Farms	Breckenridge Greens	1991	427	0	100
	Potter Greens	1990	510	0	100
	Rosenthal	2009	2,316	2,316	0
	Secord	2007	2,339	1,900	19
	Stewart Greens	2007	592	592	0
	Suder Greens	2002	1,147	0	100
	Webber Greens	2000	750	341	55
The Grange	Glastonbury	1998	1,454	0	100
	Granville	2007	1,149	1,025	11
	The Hamptons	1998	3,520	420	88
Big Lake	Hawks Ridge	2010	1,421	1,421	0
	Starling	2010	1,118	1,118	0
	Trumpeter	2008	969	736	24
TOTAL				9,984	

Table 2: Planned Neighbourhoods *(not yet approved)*
Single-Family Lot Potential as of December 2010

Sector	ASP	Neighbourhood	Single Family Lots Potential
North	Edmonton North	Joviz	908
	Goodridge Corners NASP	Goodridge Corners	987
			1,895
Northeast	Pilot Sound	Cy Becker	1,207
			1,207
Southeast	Southeast	Neighbourhood 3	2,666
	Ellerslie	Neighbourhood 4	1,089
	The Meadows	Neighbourhood 5	2000*
			5,755
Southwest	Heritage Valley	Heritage Valley 11	1,148
	Heritage Valley	Heritage Valley 12	128
	Windermere	Windermere 4	2,153
	Windermere	Windermere 5	2,450
			5,879
West	Big Lake	Neighbourhood 4	1,441
	Big Lake	Neighbourhood 5	1,564
	Edgemont NASP	Edgemont	3,874
			6,879
Total			21,615

*Single-family lot projected for Meadows Neighbourhood 5 is estimated.

Table 3: Single-Family Residential Lot Supply in Approved Area Structure Plans 2010

Developing Neighbourhoods *(approved)*

Neighbourhood	City Sector					City
	North	Northeast	Southeast	Southwest	West	
Developing	6,092	2,172	10,432	11,600	9,984	40,280
95% complete	40	64	40	41	0	185
Potential Lot Supply	6,132	2,236	10,472	11,641	9,984	40,465
Average Absorption*	574	366	899	1,118	590	3,547
Year Supply	11	6	12	10	17	11

Planned Neighbourhoods *(not yet approved)*

	City Sector					City
	North	Northeast	Southeast	Southwest	West	
Planned Neighbourhoods	1,895	1,207	5,755	5,879	6,879	21,615
Year Supply	3	3	4	5	12	6

Total for the City *(Developing and Planned Neighbourhoods)*

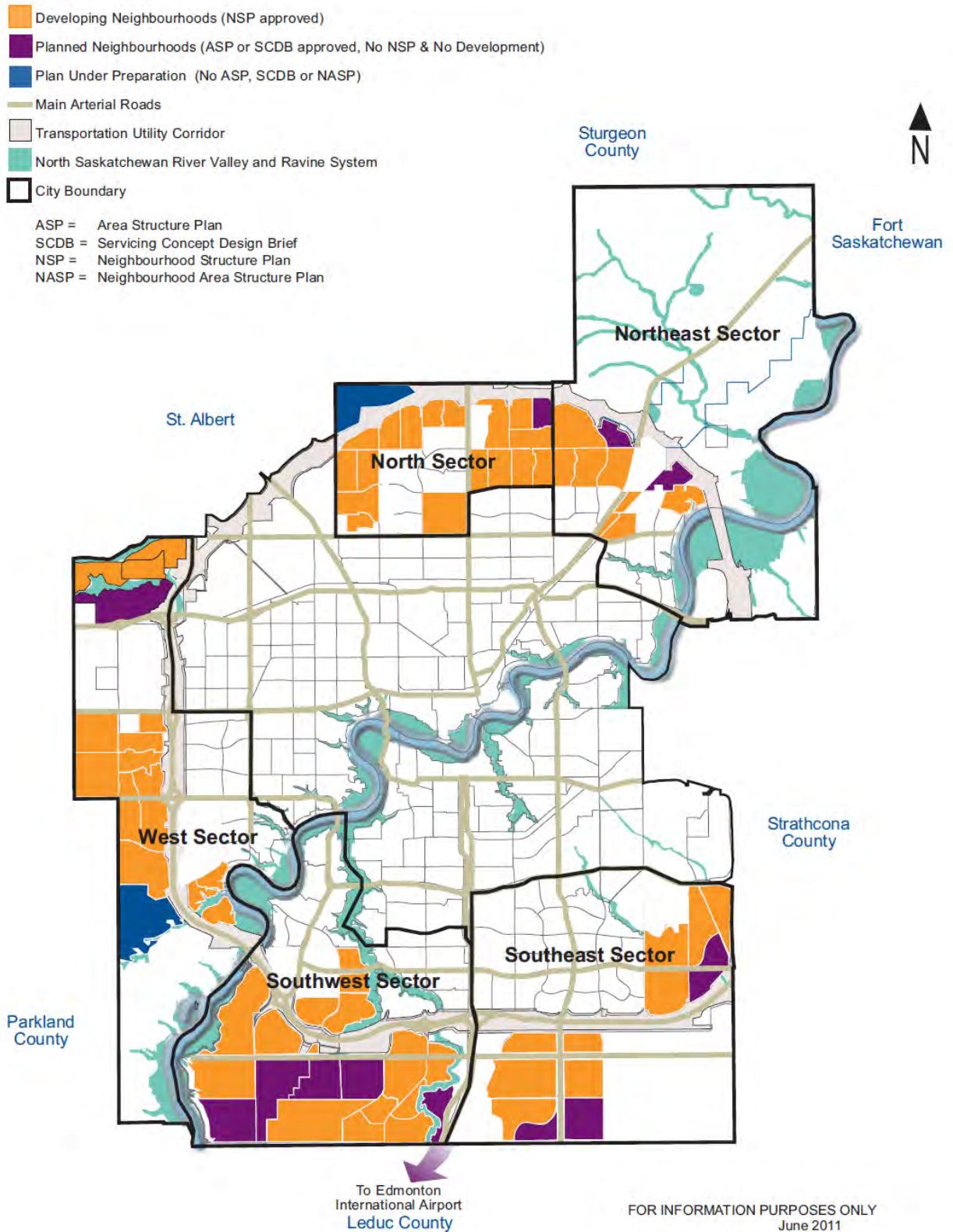
	City Sector					City
	North	Northeast	Southeast	Southwest	West	
Potential Lot Supply	8,027	3,443	14,227	17,520	16,863	60,080
Year Supply	14	9	16	16	29	17

*Based on a ten-year running average 2001-2010

Notes: Potential Lot Supply means the estimated future number of single family lots within approved ASPs or SCDBs. Once a lot has been registered it is considered absorbed. Absorption means the number of single family lots registered each year within the approved Area Structure Plans and the average absorption rate is calculated over a ten year period.

An Area Structure Plan (ASP) is a plan approved by City Council which, according to provincial legislation, must describe proposed land uses, sequence of development, density of proposed population, and general location of major transportation routes and public utilities for a number of neighbourhoods. Once an ASP has been approved by City Council, individual neighbourhoods within the approved ASP must also be approved prior to commencement of development.

Map 1: Edmonton's Developing and Planned Neighbourhoods by City Sector 2010



Appendix 1: Developing and Planned Neighbourhoods Maps

Status of Suburban Single-Family Development

North Sector

- Castle Downs Extension ASP
- Edmonton North ASP
- Goodridge Corners NASP
- Greisbach NASP
- Palisades ASP

Northeast Sector

- Ebbers NASP
- Fraser NASP
- Pilot Sound ASP

Southeast Sector

- Ellerslie ASP
- The Meadows ASP
- Southeast ASP

Southwest Sector

- Heritage Valley SCDB
- Terwillegar Heights SCDB
- Windermere ASP

West Sector

- Big Lake ASP
- Cameron Heights NASP
- Edgemont NASP
- Lewis Farms ASP
- The Grange ASP

City of Edmonton

Status of Suburban Single Family Development

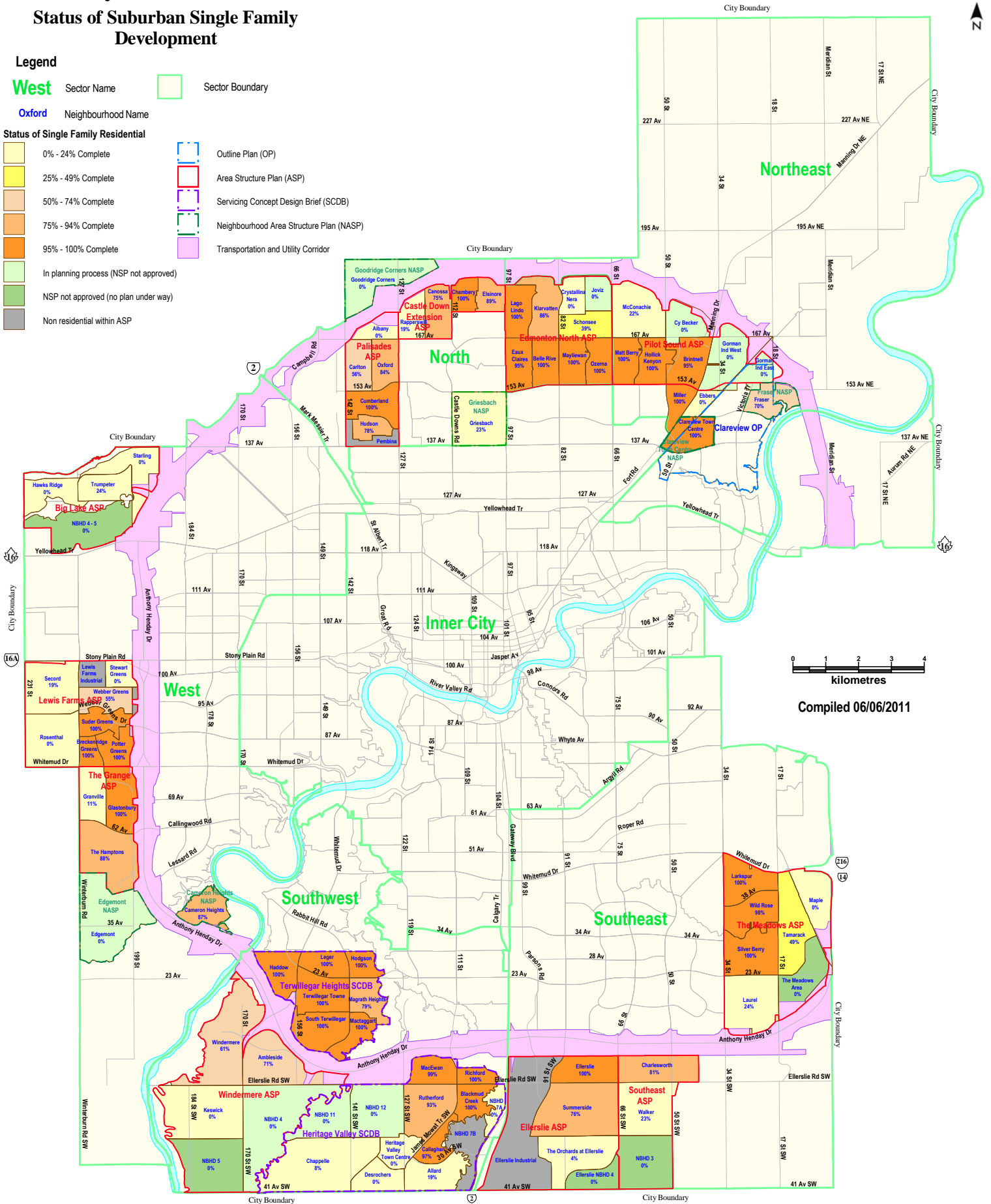
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West Sector Name

Oxford Neighbourhood Name

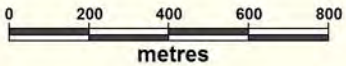
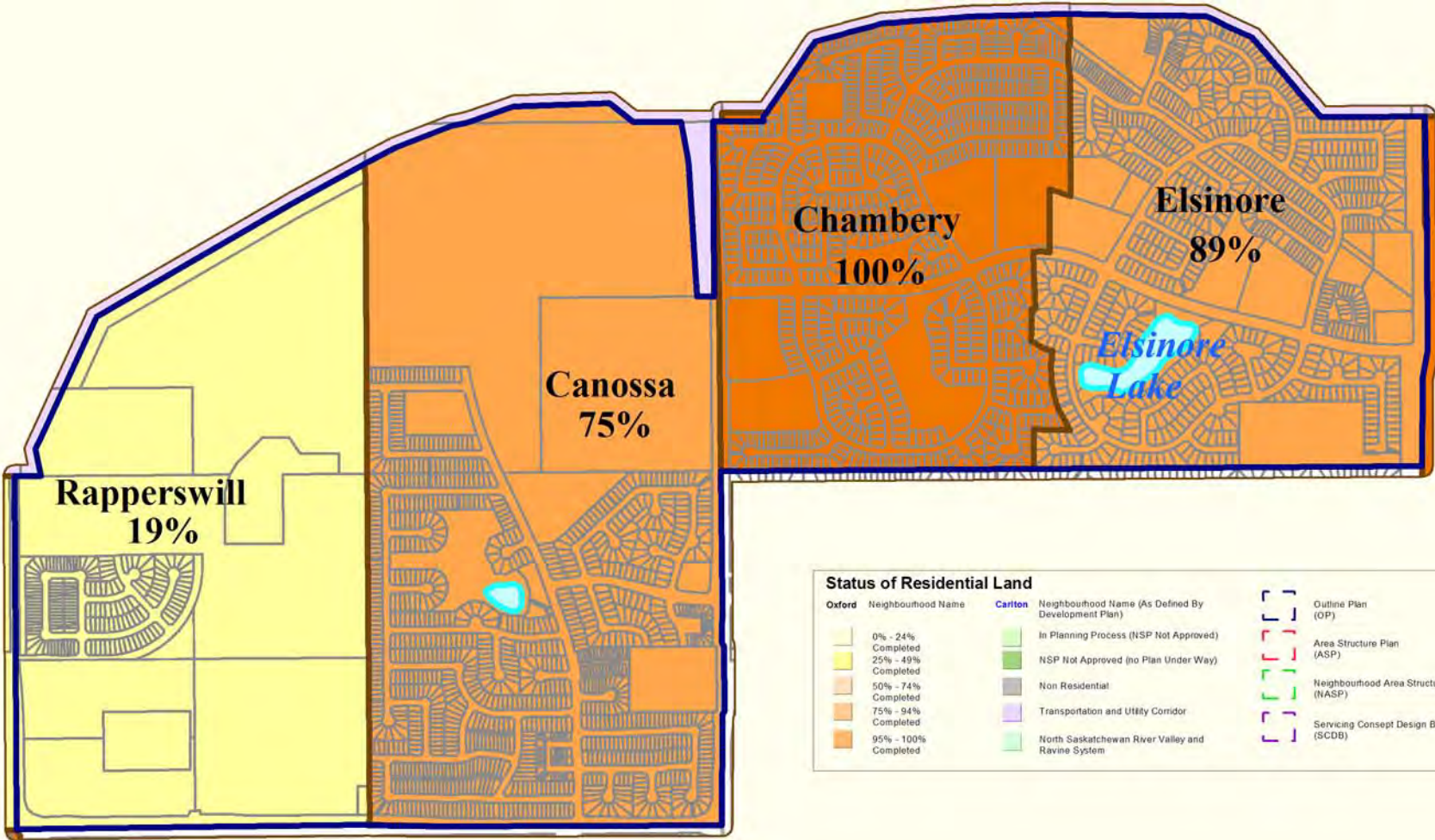
Status of Single Family Residential

- 0% - 24% Complete
 - 25% - 49% Complete
 - 50% - 74% Complete
 - 75% - 94% Complete
 - 95% - 100% Complete
 - In planning process (NSP not approved)
 - NSP not approved (no plan under way)
 - Non residential within ASP
- Outline Plan (OP)
 - Area Structure Plan (ASP)
 - Servicing Concept Design Brief (SCDB)
 - Neighbourhood Area Structure Plan (NASP)
 - Transportation and Utility Corridor



Compiled 06/06/2011

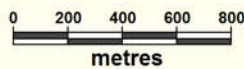
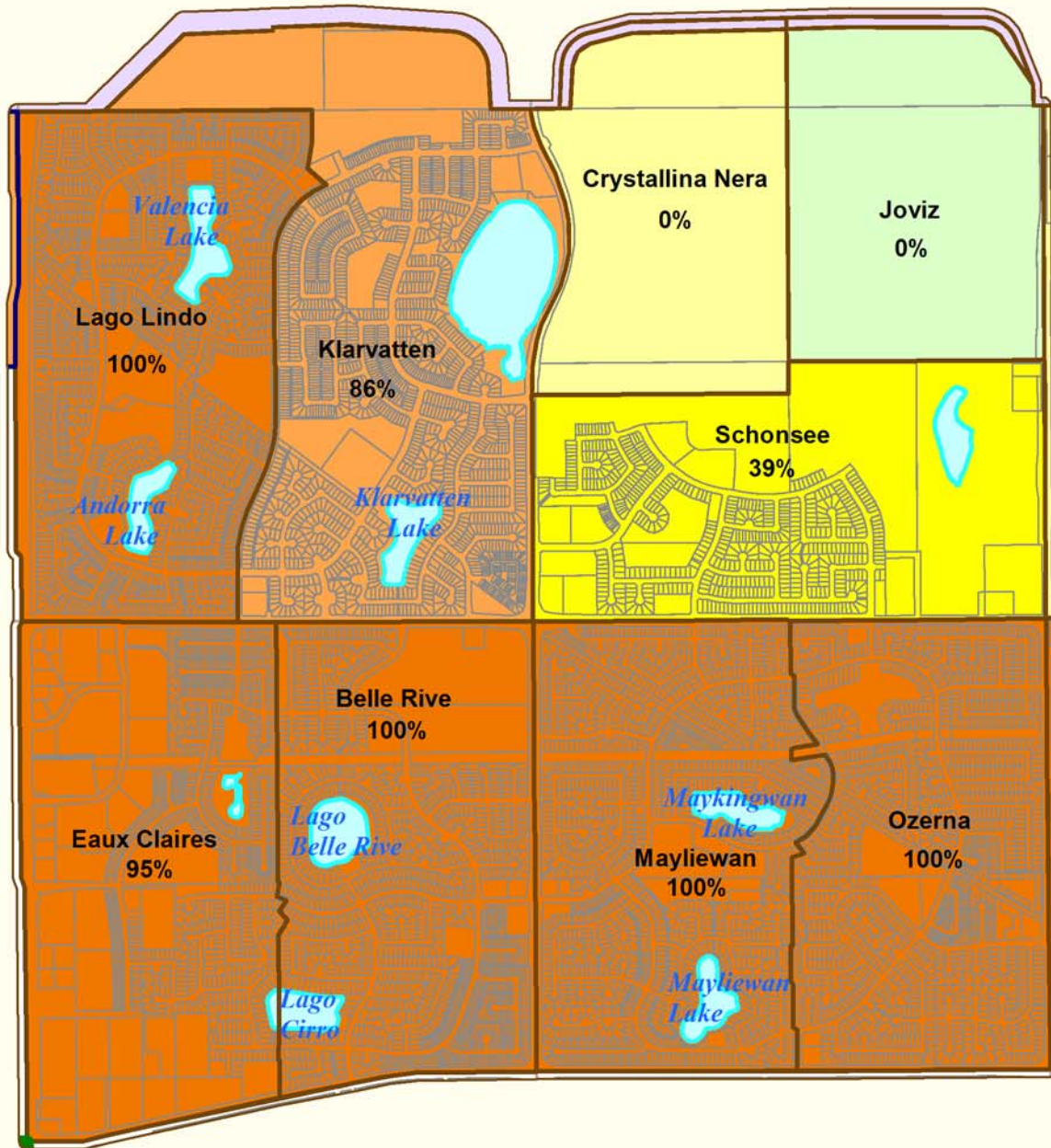
Castle Downs Extention ASP



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Edmonton North ASP



Status of Residential Land

Oxford	Neighbourhood Name	Carlton	Neighbourhood Name (As Defined By Development Plan)		
	0% - 24% Completed		In Planning Process (NSP Not Approved)		Outline Plan (OP)
	25% - 49% Completed		NSP Not Approved (no Plan Under Way)		Area Structure Plan (ASP)
	50% - 74% Completed		Non Residential		Neighbourhood Area Structure Plan (NASP)
	75% - 94% Completed		Transportation and Utility Corridor		Servicing Concept Design Brief (SCDB)
	95% - 100% Completed		North Saskatchewan River Valley and Ravine System		

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Goodridge Corners NASP



City Boundary

Goodridge Corners

0%

City Boundary

Oxford	Neighbourhood Name	Carlton	Neighbourhood Name (As Defined By Development Plan)		
	0% - 24% Completed		In Planning Process (NSP Not Approved)		Outline Plan (OP)
	25% - 49% Completed		NSP Not Approved (no Plan Under Way)		Area Structure Plan (ASP)
	50% - 74% Completed		Non Residential		Neighbourhood Area Structure Plan (NASP)
	75% - 94% Completed		Transportation and Utility Corridor		Servicing Concept Design Brief (SCDB)
	95% - 100% Completed		North Saskatchewan River Valley and Ravine System		

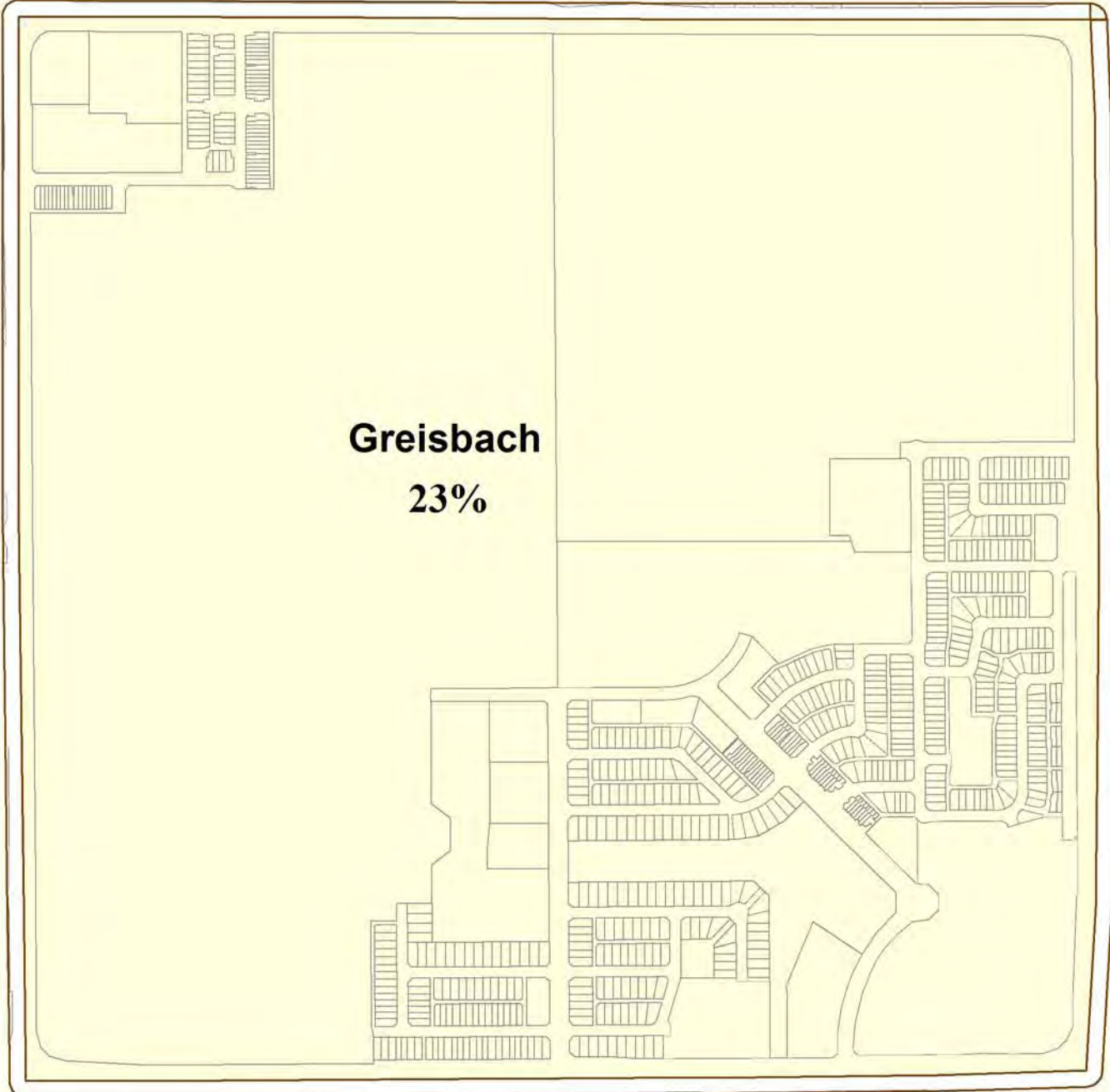


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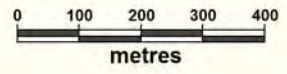


Griesbach NASP



Status of Residential Land

Oxford	Neighbourhood Name	Carlton	Neighbourhood Name (As Defined By Development Plan)	Legend	
	0% - 24% Completed		In Planning Process (NSP Not Approved)		Outline Plan (OP)
	25% - 49% Completed		NSP Not Approved (no Plan Under Way)		Area Structure Plan (ASP)
	50% - 74% Completed		Non Residential		Neighbourhood Area Structure Plan (NASP)
	75% - 94% Completed		Transportation and Utility Corridor		Servicing Concept Design Brief (SCDB)
	95% - 100% Completed		North Saskatchewan River Valley and Ravine System		



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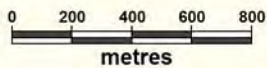
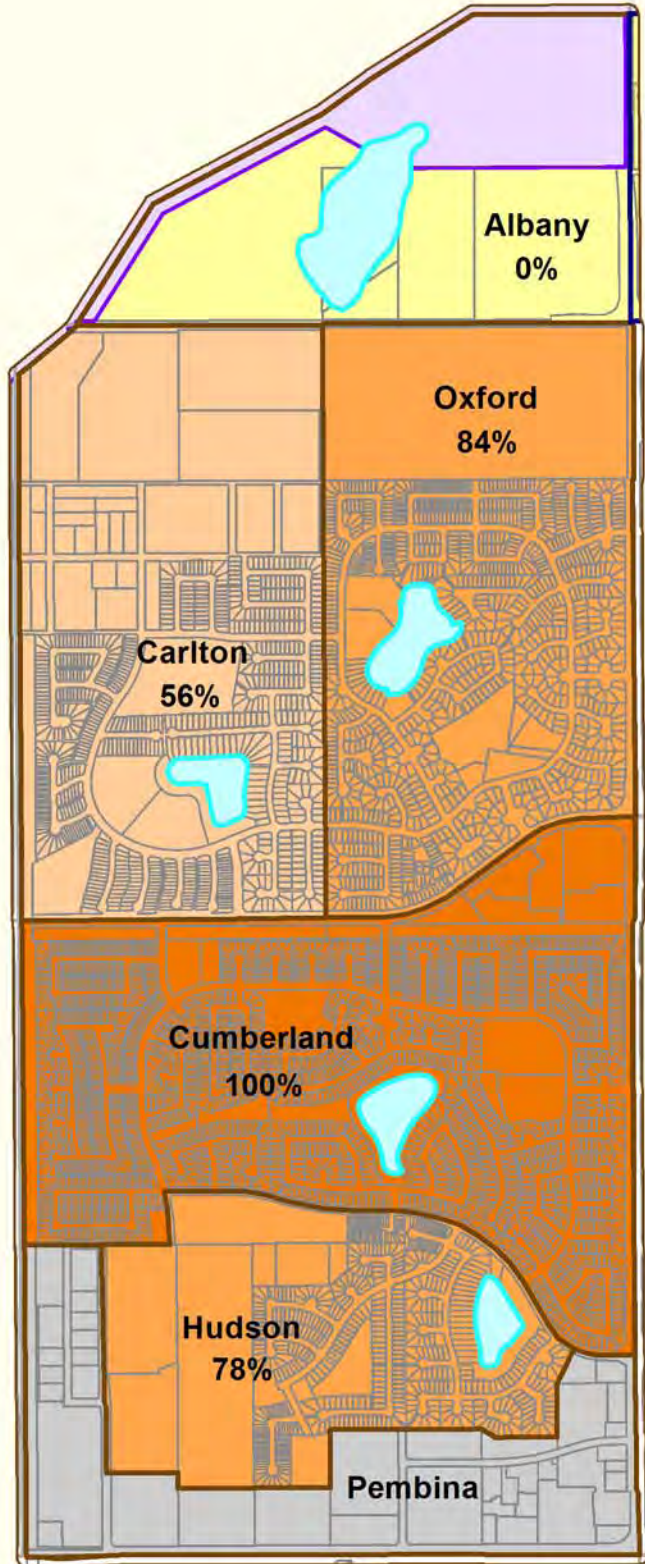


Palisades ASP



Status of Residential Land

Oxford	Neighbourhood Name
Carlton	Neighbourhood Name (As Defined By Development Plan)
	0% - 24% Completed
	25% - 49% Completed
	50% - 74% Completed
	75% - 94% Completed
	95% - 100% Completed
	In Planning Process (NSP Not Approved)
	NSP Not Approved (no Plan Under Way)
	Non Residential
	Outline Plan (OP)
	Area Structure Plan (ASP)
	Neighbourhood Area Structure Plan (NASP)
	Servicing Concept Design Brief (SCDB)
	Transportation and Utility Corridor
	North Saskatchewan River Valley and Ravine System

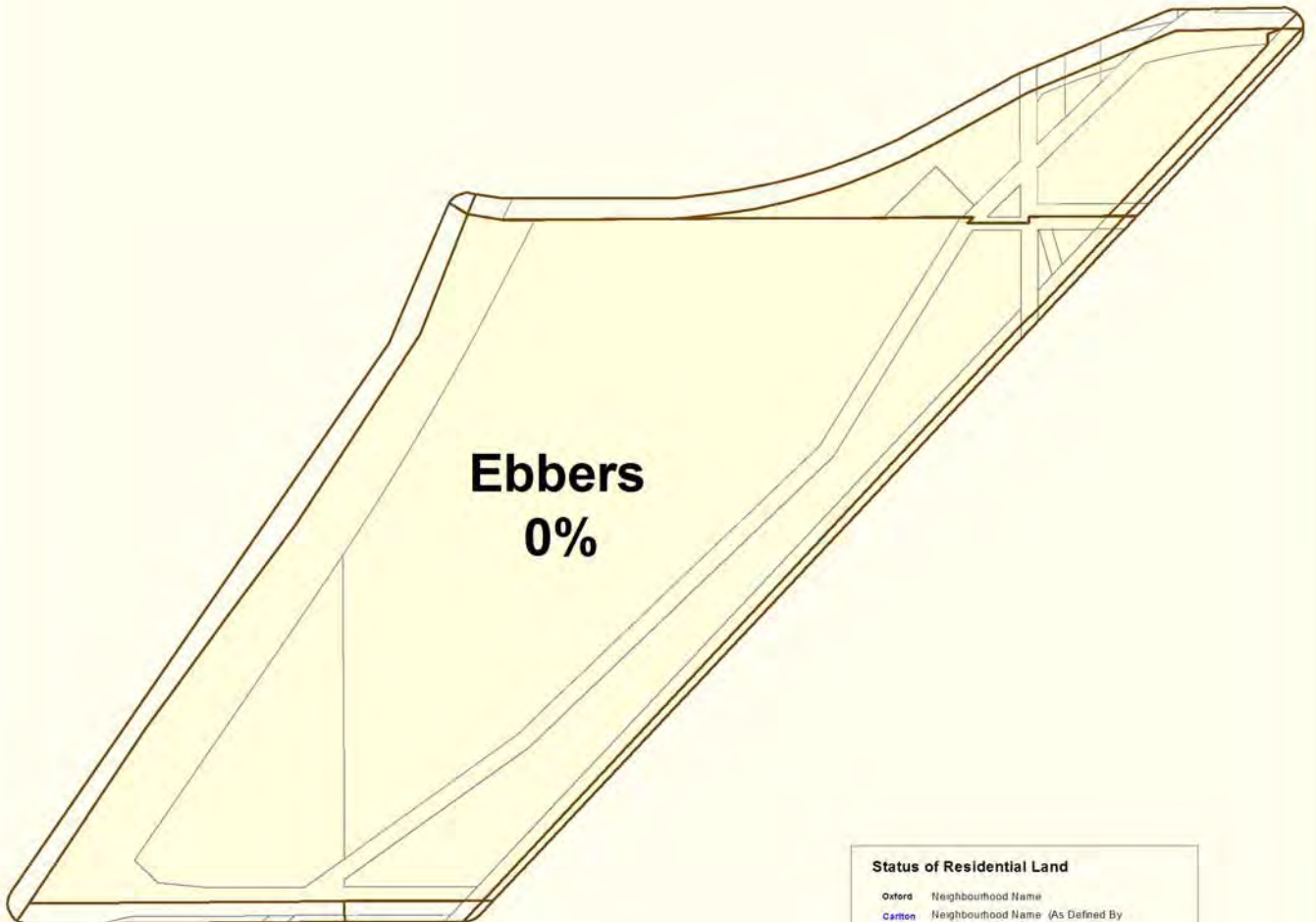


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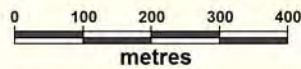
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Ebbers NASP



**Ebbers
0%**



Status of Residential Land

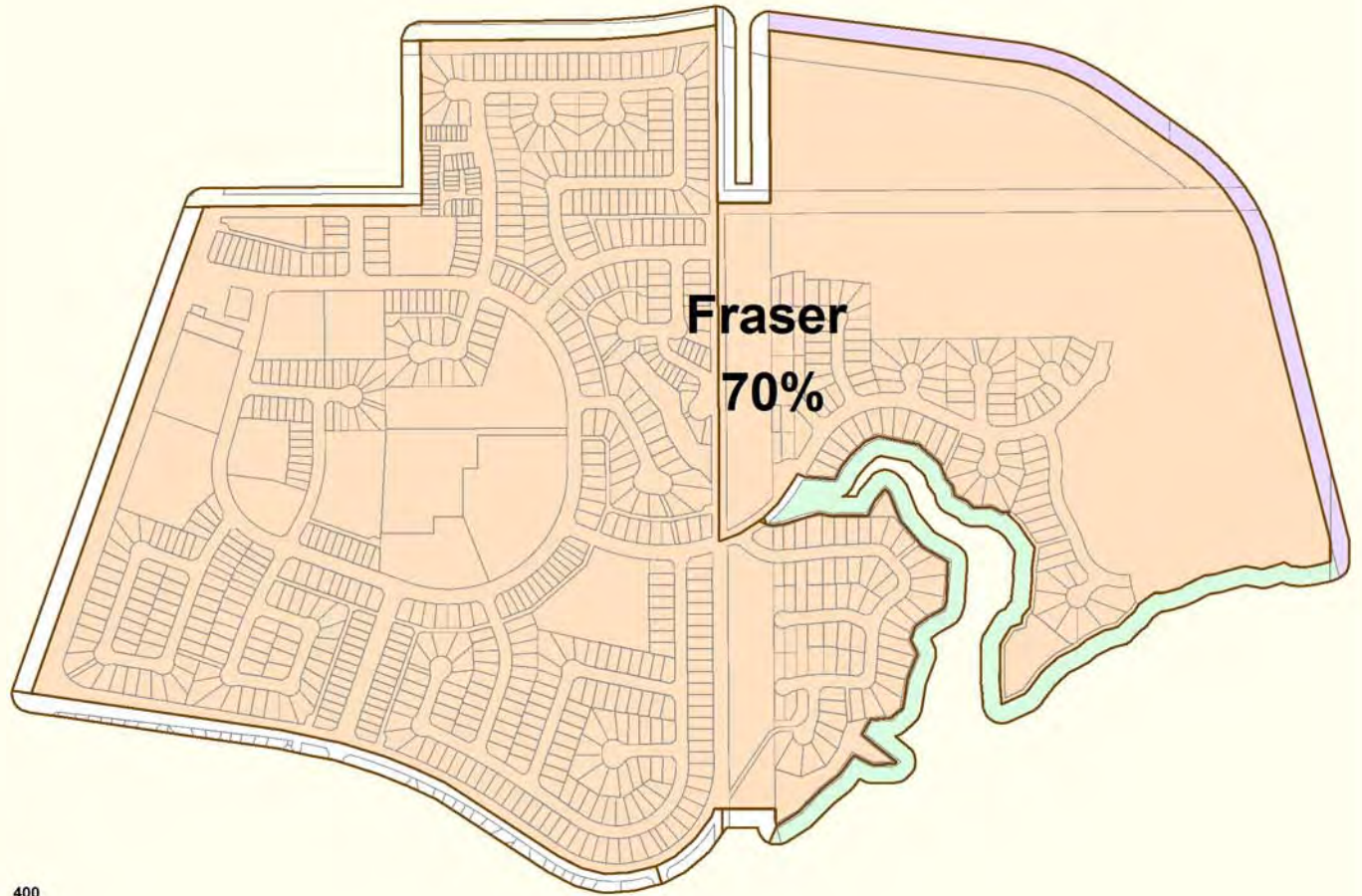
- | | |
|----------------|---|
| Oxford | Neighbourhood Name |
| Carlton | Neighbourhood Name (As Defined By Development Plan) |
| | 0% - 24% Completed |
| | 25% - 49% Completed |
| | 50% - 74% Completed |
| | 75% - 94% Completed |
| | 95% - 100% Completed |
| | In Planning Process (NSP Not Approved) |
| | NSP Not Approved (no Plan Under Way) |
| | Non Residential |
| | Outline Plan (OP) |
| | Area Structure Plan (ASP) |
| | Neighbourhood Area Structure Plan (NASP) |
| | Servicing Concept Design Brief (SCDB) |
| | Transportation and Utility Corridor |
| | North Saskatchewan River Valley and Ravine System |

Fraser NASP

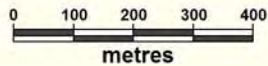


Status of Residential Land

- Oxford** Neighbourhood Name
- Cartier** Neighbourhood Name (As Defined By Development Plan)
- 0% - 24% Completed
- 25% - 49% Completed
- 50% - 74% Completed
- 75% - 94% Completed
- 95% - 100% Completed
- In Planning Process (NSP Not Approved)
- NSP Not Approved (no Plan Under Way)
- Non Residential
- Outline Plan (OP)
- Area Structure Plan (ASP)
- Neighbourhood Area Structure Plan (NASP)
- Servicing Concept Design Brief (SCDB)
- Transportation and Utility Corridor
- North Saskatchewan River Valley and Ravine System



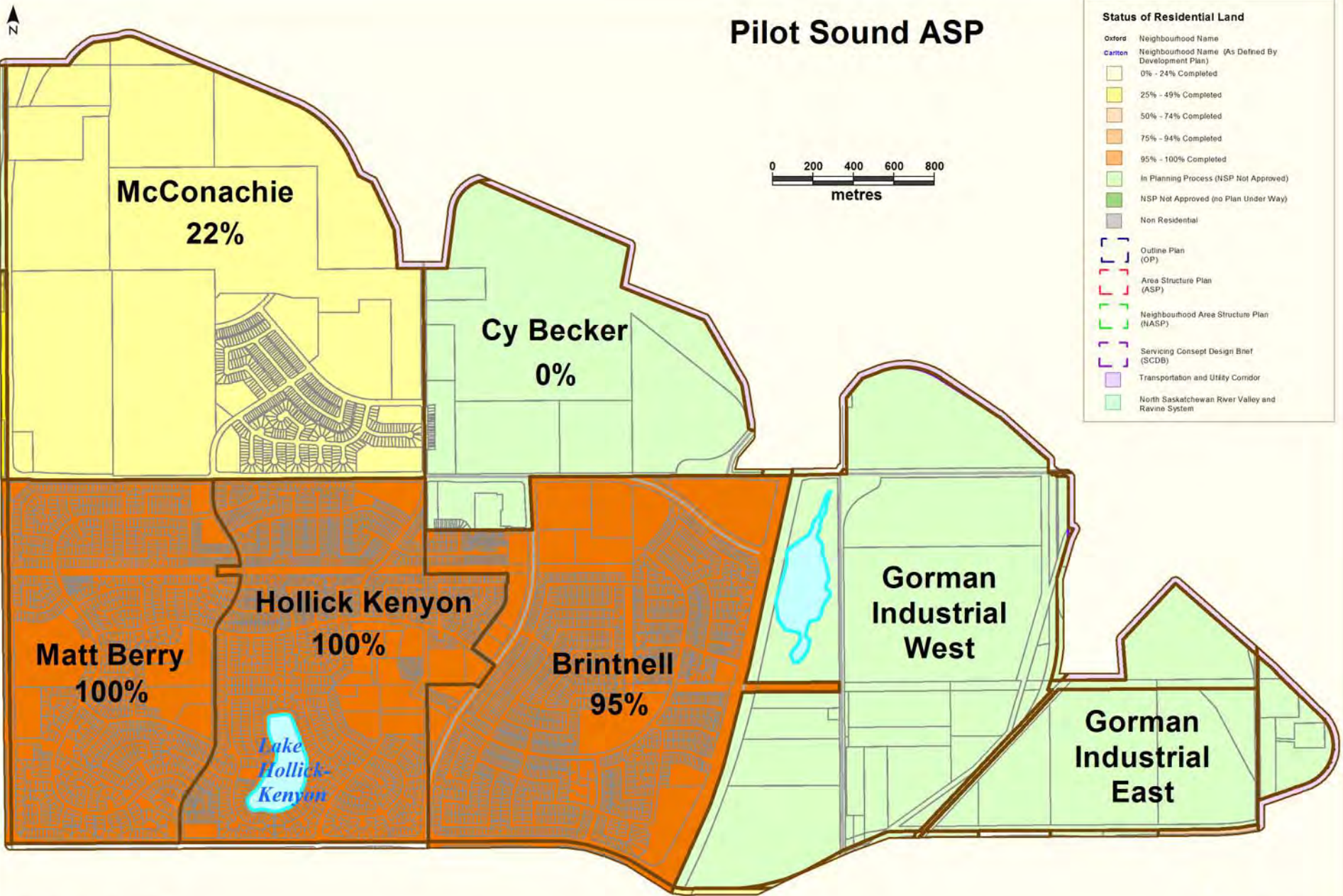
**Fraser
70%**



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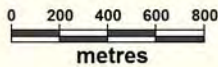
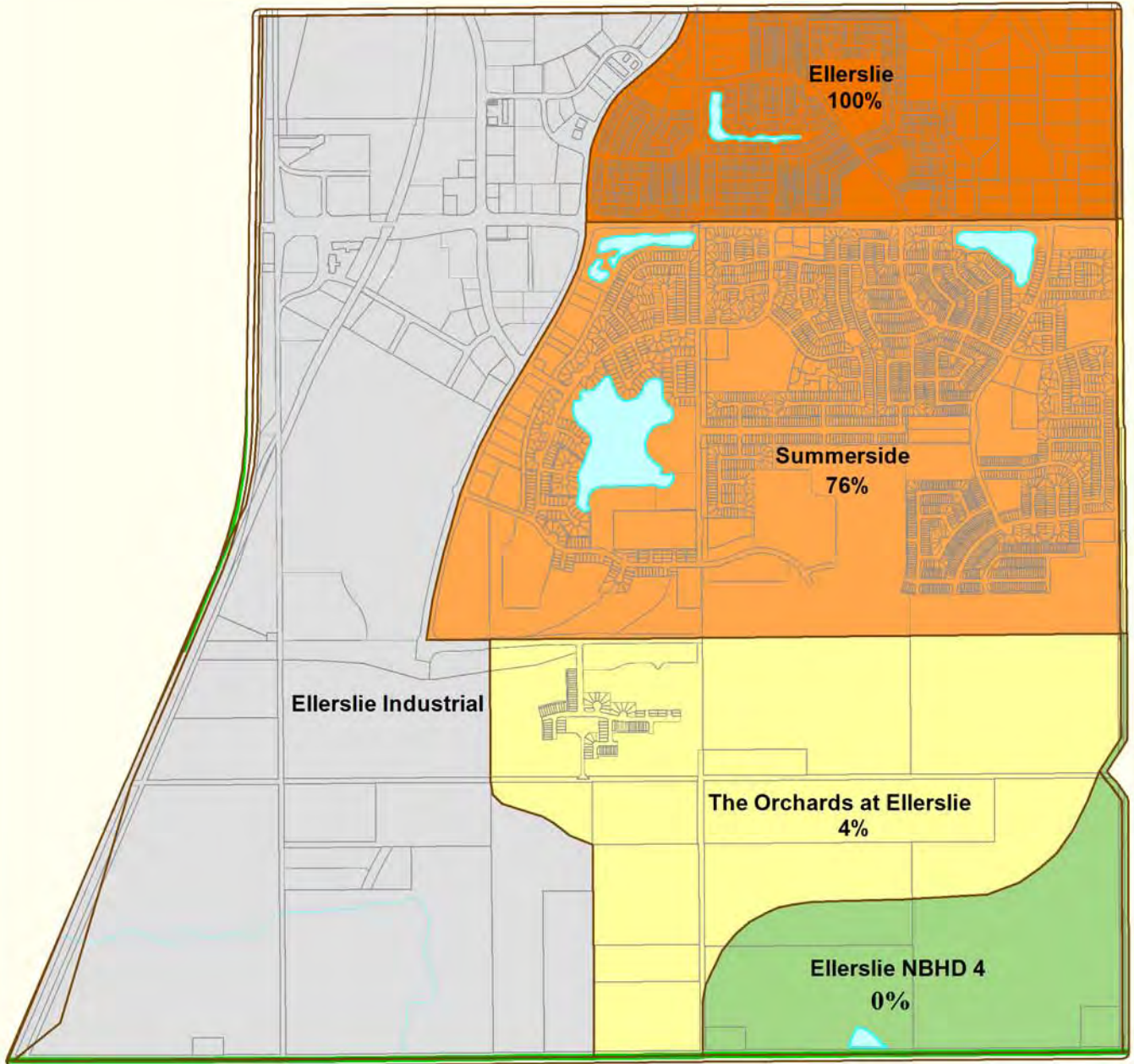
Pilot Sound ASP



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Ellerslie ASP



Status of Residential Land

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	50% - 74% Completed		Non Residential		Neighbourhood Area Structure Plan (NASP)
	75% - 94% Completed		Transportation and Utility Corridor		Servicing Concept Design Brief (SCDB)
	95% - 100% Completed		North Saskatchewan River Valley and Ravine System		

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The Meadows ASP



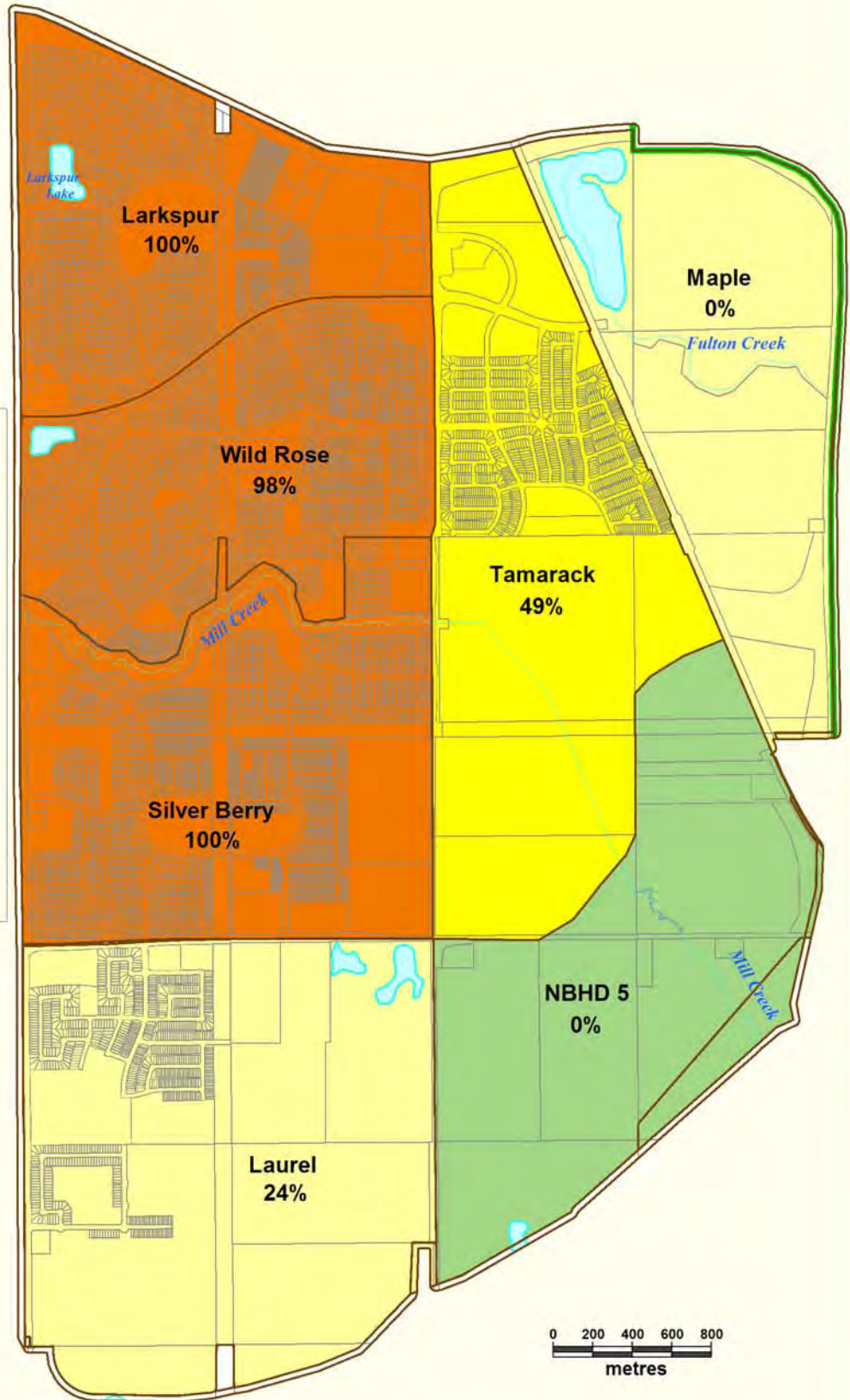
Status of Residential Land

Context Neighbourhood Name

Carton Neighbourhood Name (As Defined By Development Plan)

- 0% - 24% Completed
- 25% - 49% Completed
- 50% - 74% Completed
- 75% - 94% Completed
- 95% - 100% Completed
- In Planning Process (NSP Not Approved)
- NSP Not Approved (no Plan Under Way)
- Non Residential

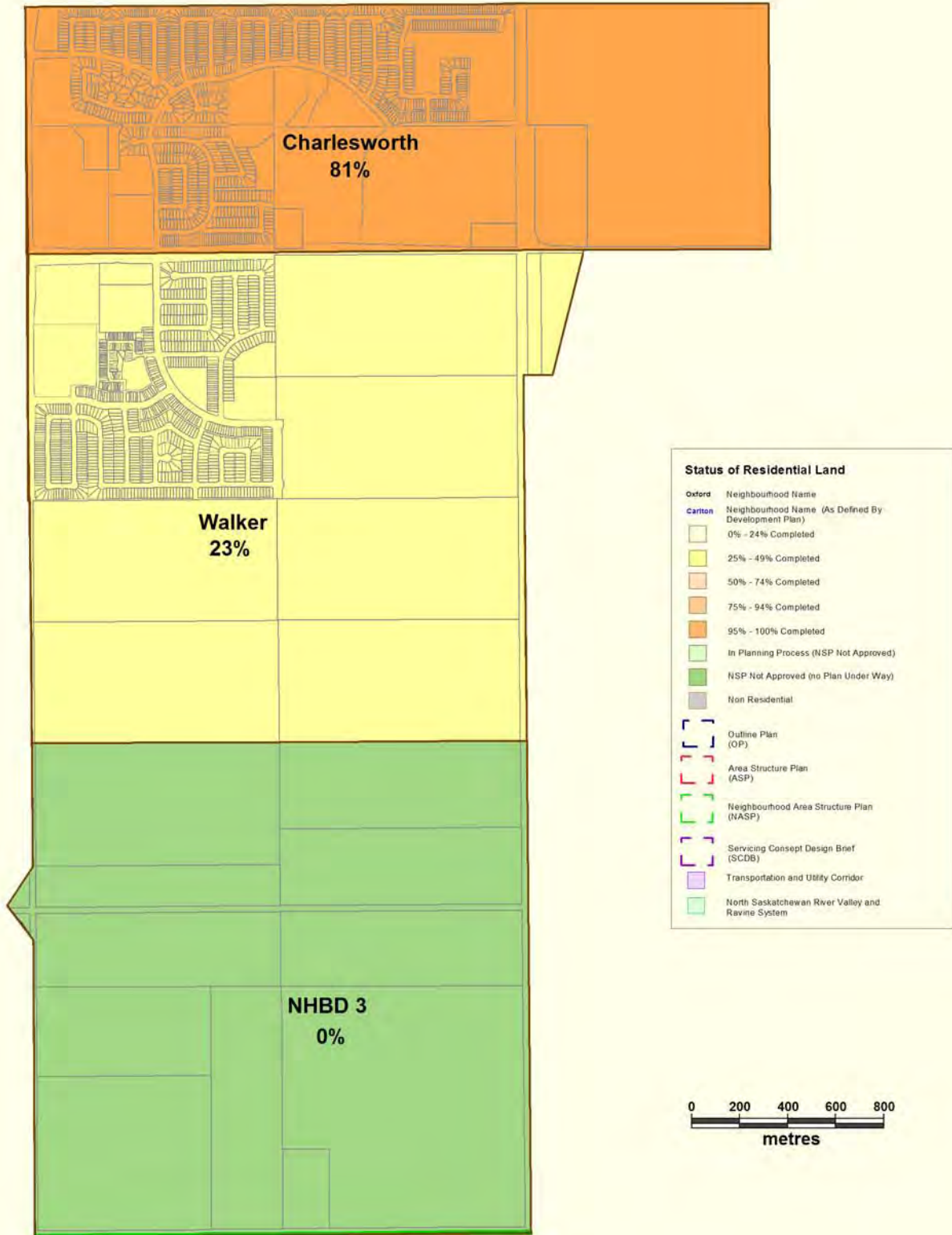
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- Transportation and Utility Corridor
- North Saskatchewan River Valley and Ravine System



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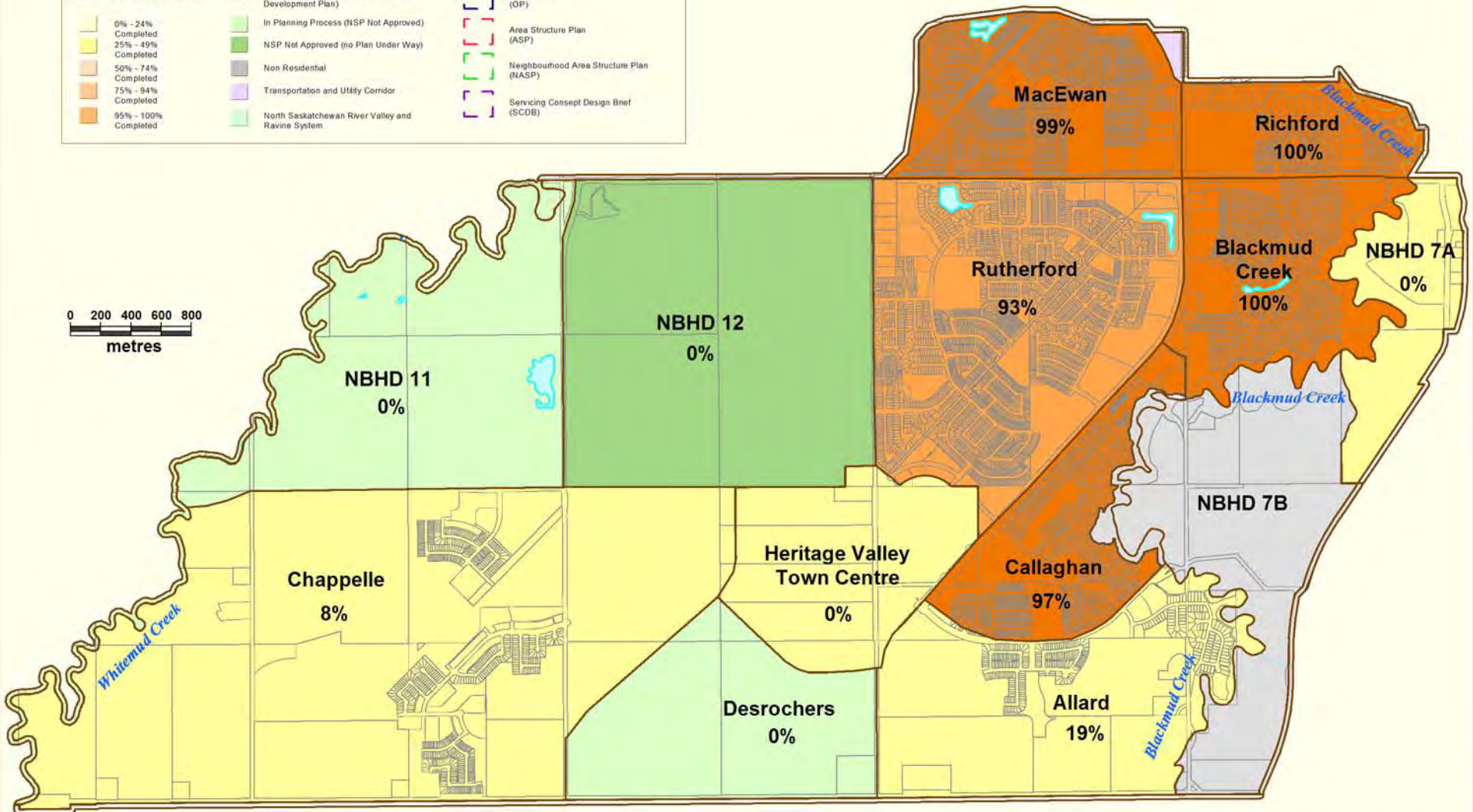
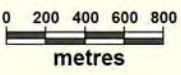
Southeast ASP



Heritage Valley SCDB



Status of Residential Land		Neighbourhood Name (As Defined By Development Plan)		Planning Documents	
Oxford	Neighbourhood Name	Carlton	Neighbourhood Name (As Defined By Development Plan)		
0% - 24% Completed		In Planning Process (NSP Not Approved)		Outline Plan (OP)	
25% - 49% Completed		NSP Not Approved (no Plan Under Way)		Area Structure Plan (ASP)	
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95% - 100% Completed		North Saskatchewan River Valley and Ravine System			

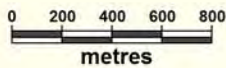
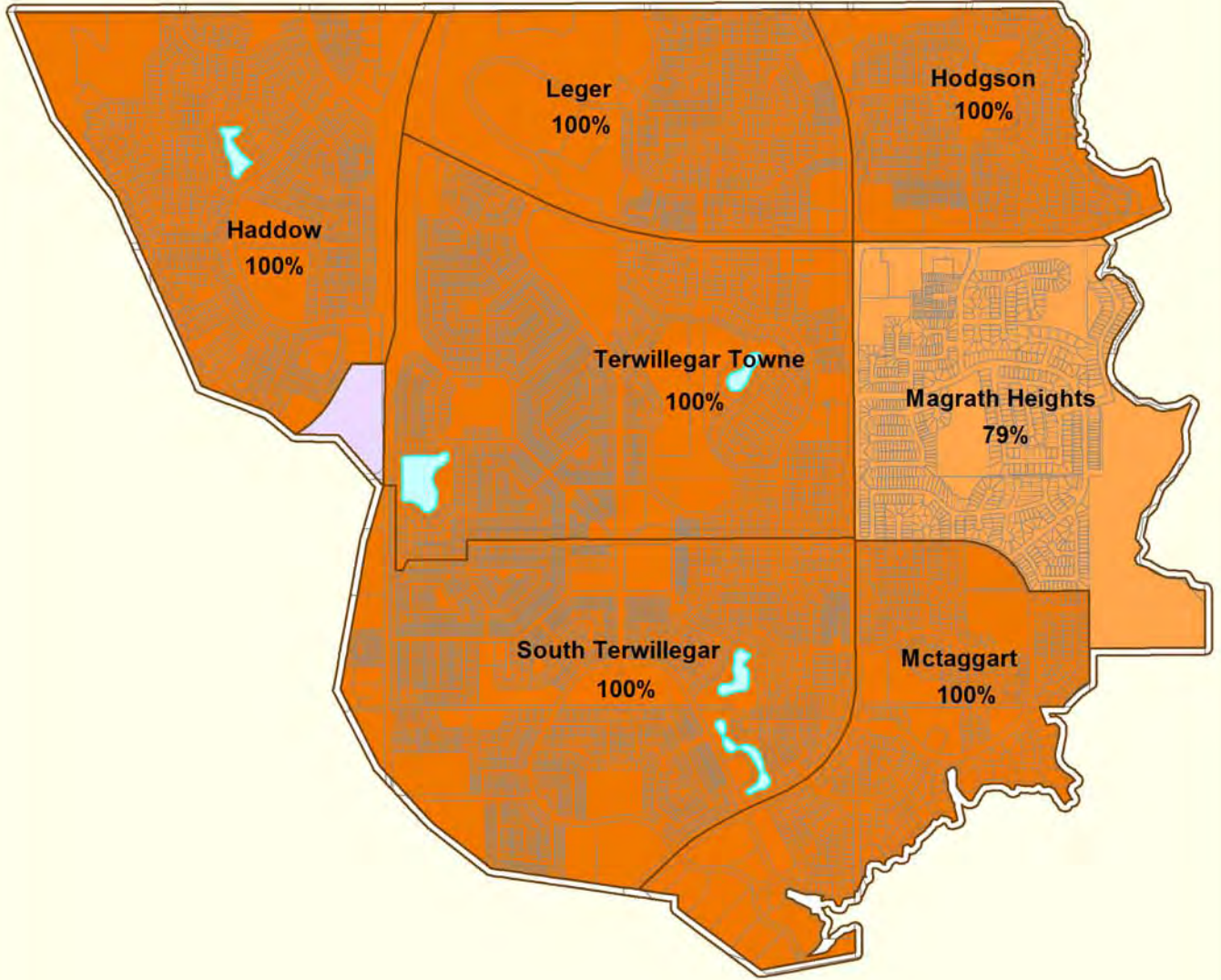


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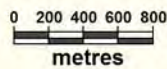
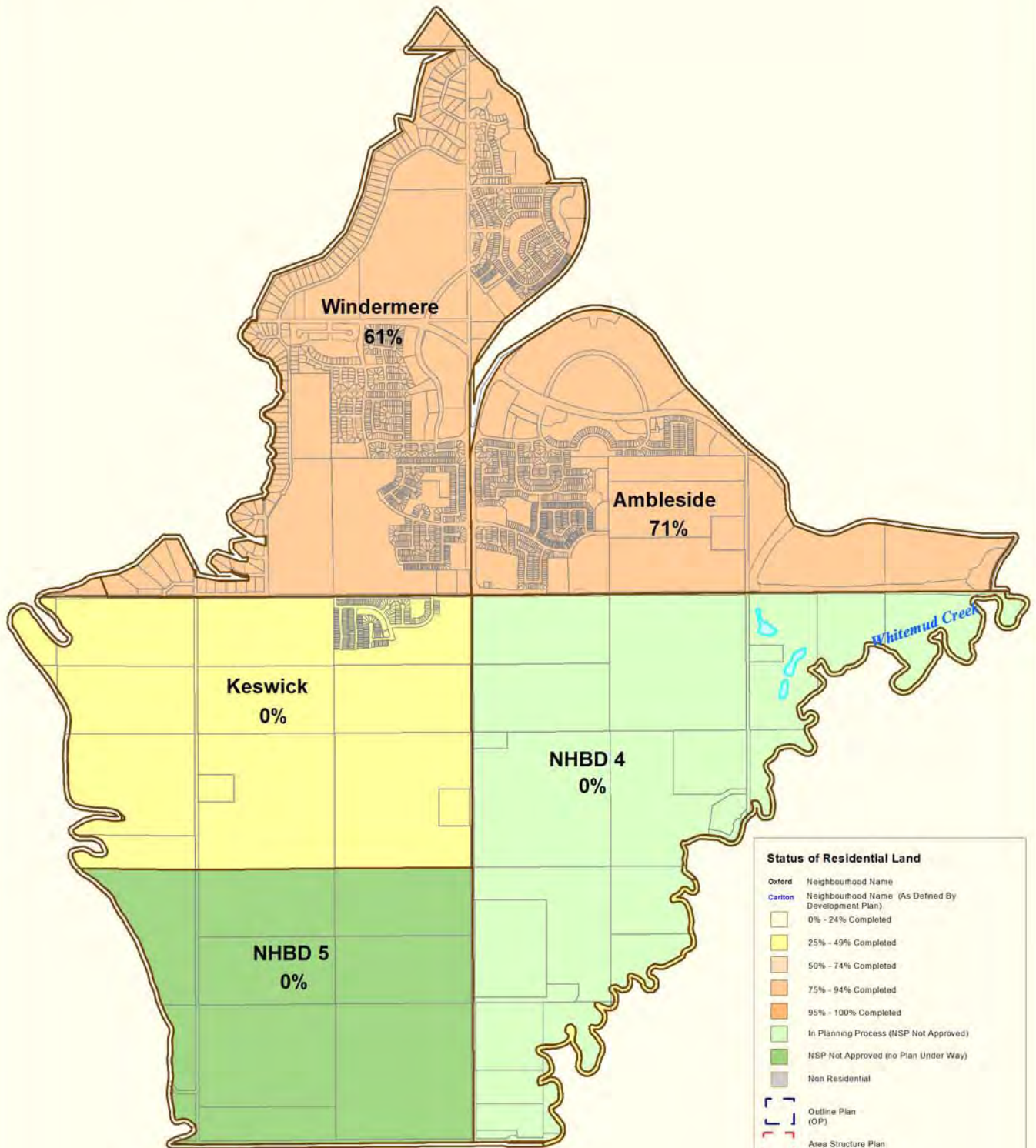
Terwillegar Heights SCDB



Status of Residential Land

Oxford	Neighbourhood Name	Carlton	Neighbourhood Name (As Defined By Development Plan)		
0% - 24% Completed		In Planning Process (NSP Not Approved)		Outline Plan (OP)	
25% - 49% Completed		NSP Not Approved (no Plan Under Way)		Area Structure Plan (ASP)	
50% - 74% Completed		Non Residential		Neighbourhood Area Structure Plan (NASP)	
75% - 94% Completed		Transportation and Utility Corridor		Servicing Concept Design Brief (SCDB)	
95% - 100% Completed		North Saskatchewan River Valley and Ravine System			

Windermere ASP



Status of Residential Land

Oxford	Neighbourhood Name
Carlton	Neighbourhood Name (As Defined By Development Plan)
[Light Yellow Box]	0% - 24% Completed
[Yellow Box]	25% - 49% Completed
[Light Orange Box]	50% - 74% Completed
[Orange Box]	75% - 94% Completed
[Dark Orange Box]	95% - 100% Completed
[Light Green Box]	In Planning Process (NSP Not Approved)
[Medium Green Box]	NSP Not Approved (no Plan Under Way)
[Grey Box]	Non Residential
[Blue Dashed Box]	Outline Plan (OP)
[Red Dashed Box]	Area Structure Plan (ASP)
[Green Dashed Box]	Neighbourhood Area Structure Plan (NASP)
[Purple Dashed Box]	Servicing Concept Design Brief (SCDB)
[Purple Box]	Transportation and Utility Corridor
[Light Blue Box]	North Saskatchewan River Valley and Ravine System

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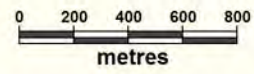
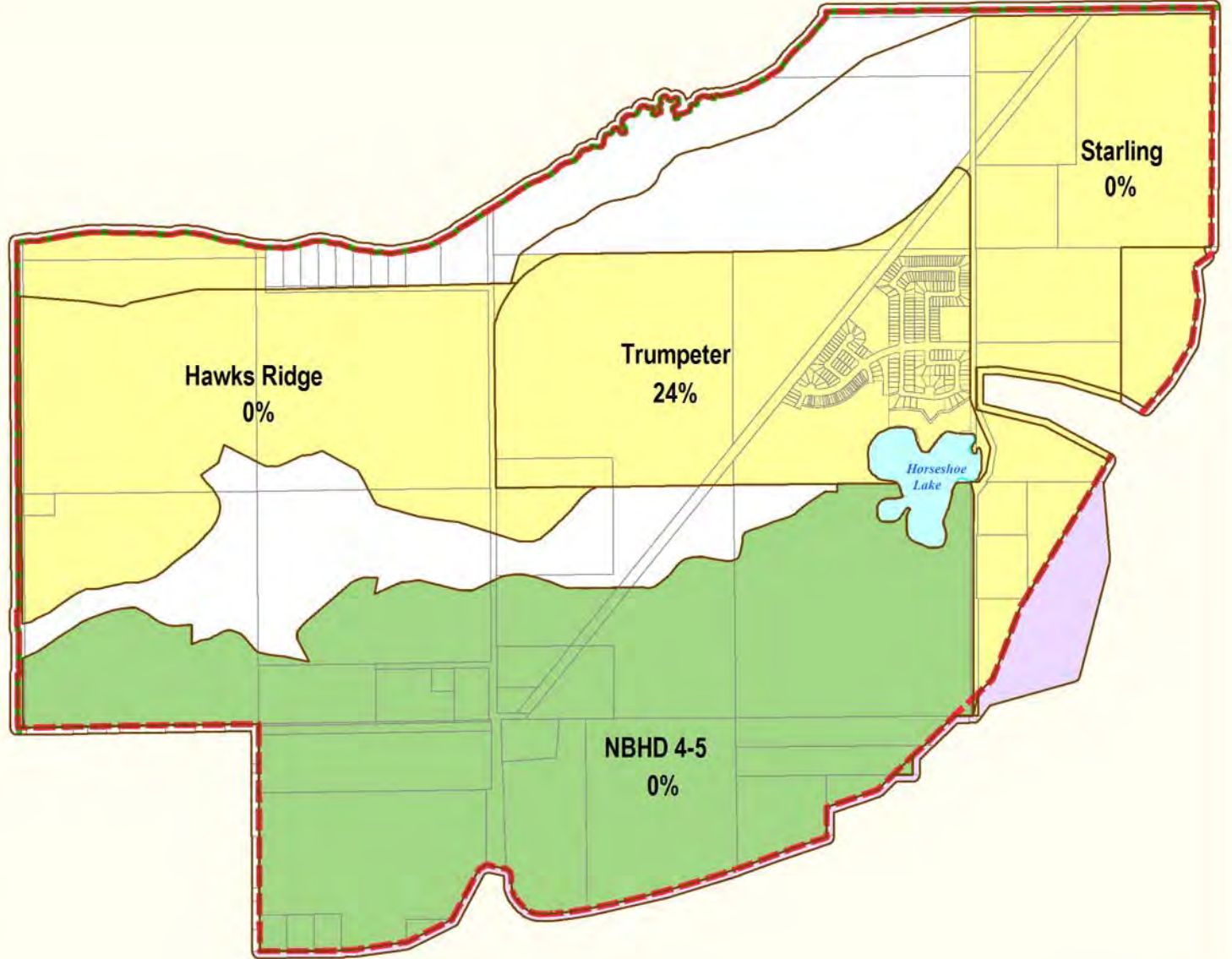
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Sustainable Development Department

Big Lake ASP



Status of Residential Land

Outline	Neighbourhood Name
Carton	Neighbourhood Name (As Defined By Development Plan)
	0% - 24% Completed
	25% - 49% Completed
	50% - 74% Completed
	75% - 94% Completed
	95% - 100% Completed
	In Planning Process (NSP Not Approved)
	NSP Not Approved (no Plan Under Way)
	Non Residential
	Outline Plan (OP)
	Area Structure Plan (ASP)
	Neighbourhood Area Structure Plan (NASP)
	Servicing Concept Design Brief (SCDB)
	Transportation and Utility Corridor
	North Saskatchewan River Valley and Ravine System

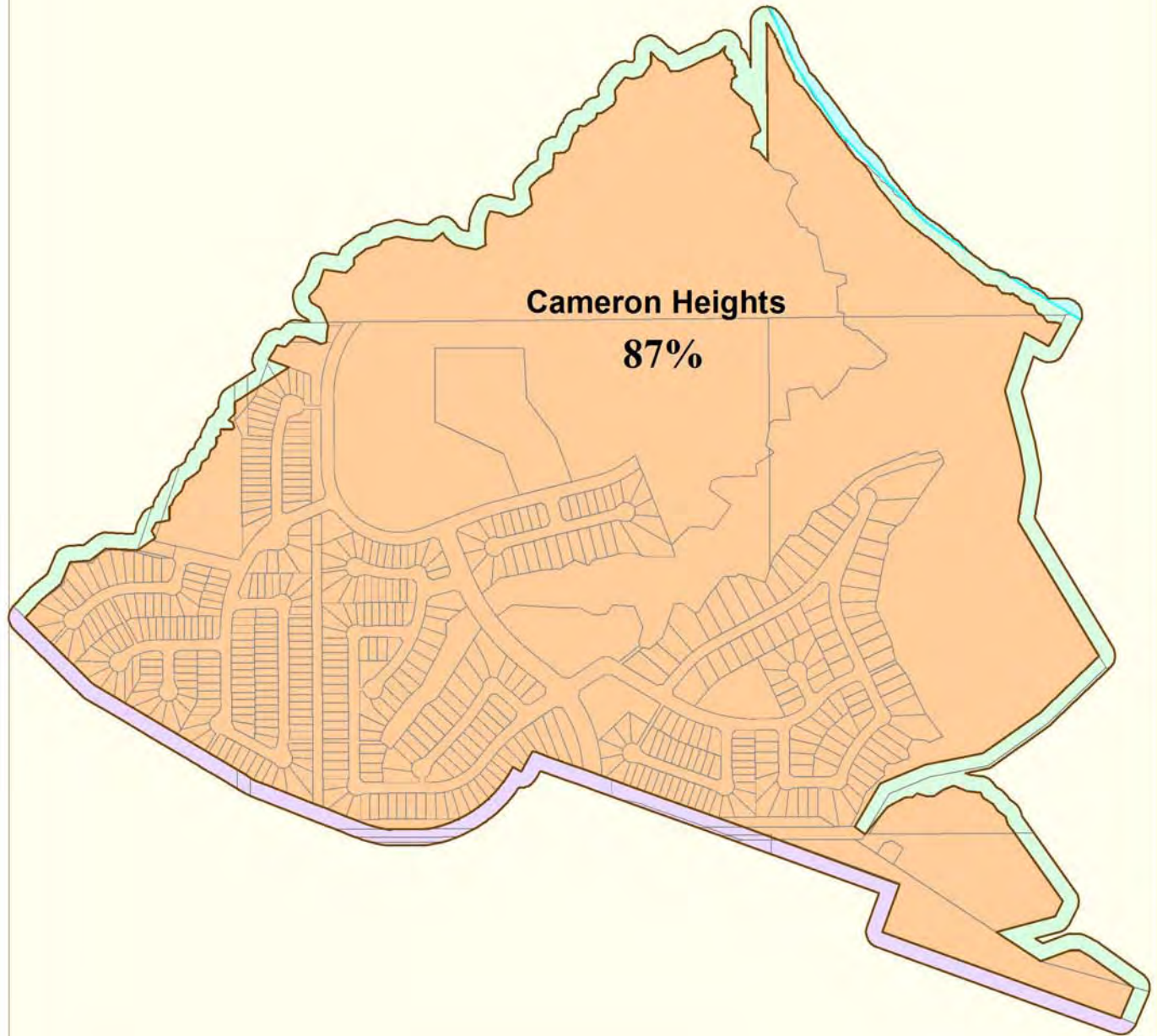


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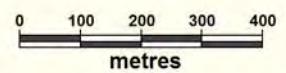


Cameron Heights NASP

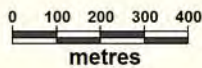
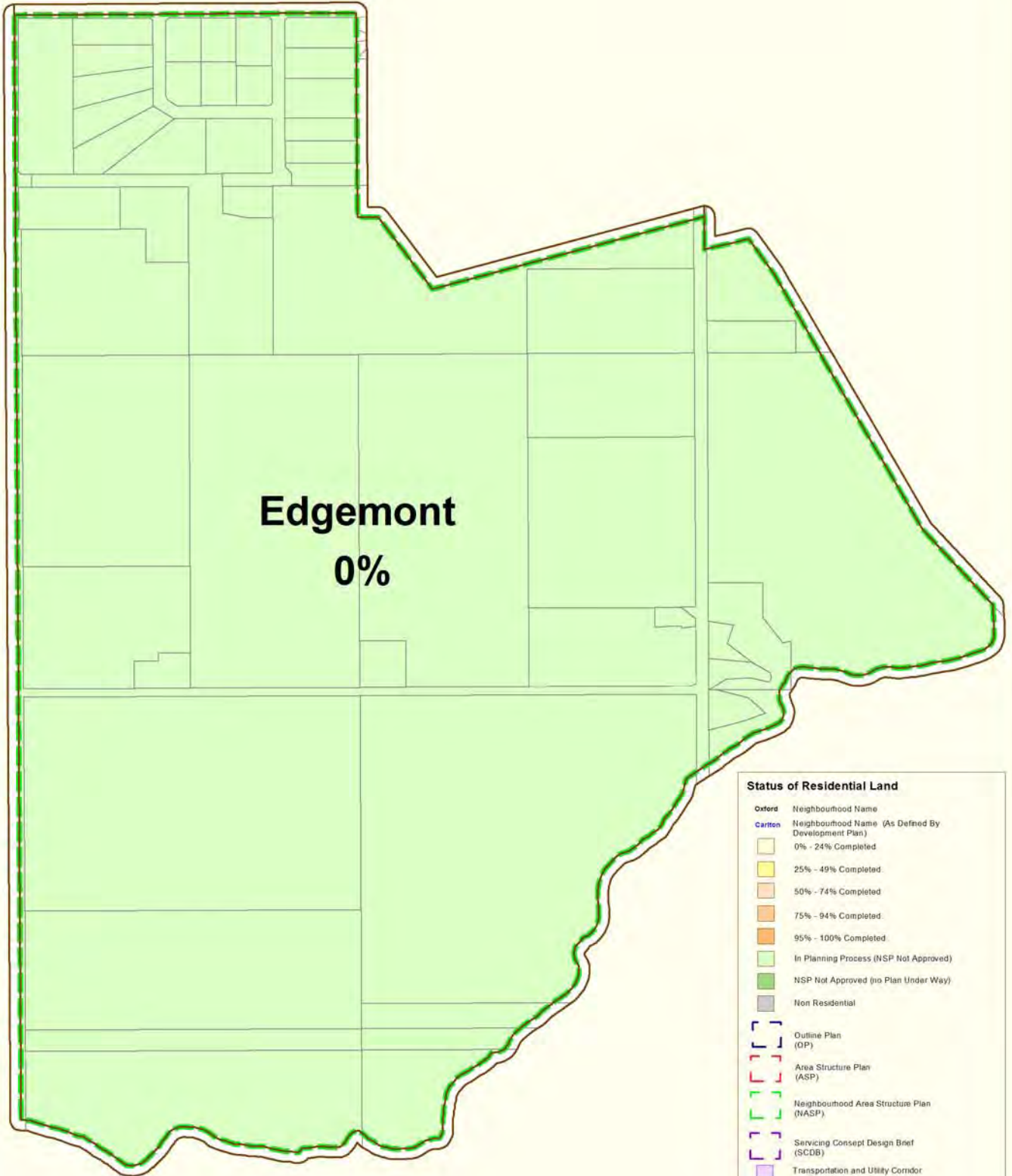


Status of Residential Land

Oxford	Neighbourhood Name	Carlton	Neighbourhood Name (As Defined By Development Plan)		
	0% - 24% Completed		In Planning Process (NSP Not Approved)		Outline Plan (OP)
	25% - 49% Completed		NSP Not Approved (no Plan Under Way)		Area Structure Plan (ASP)
	50% - 74% Completed		Non Residential		Neighbourhood Area Structure Plan (NASP)
	75% - 94% Completed		Transportation and Utility Corridor		Servicing Concept Design Brief (SCDB)
	95% - 100% Completed		North Saskatchewan River Valley and Ravine System		



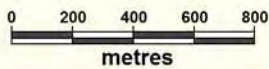
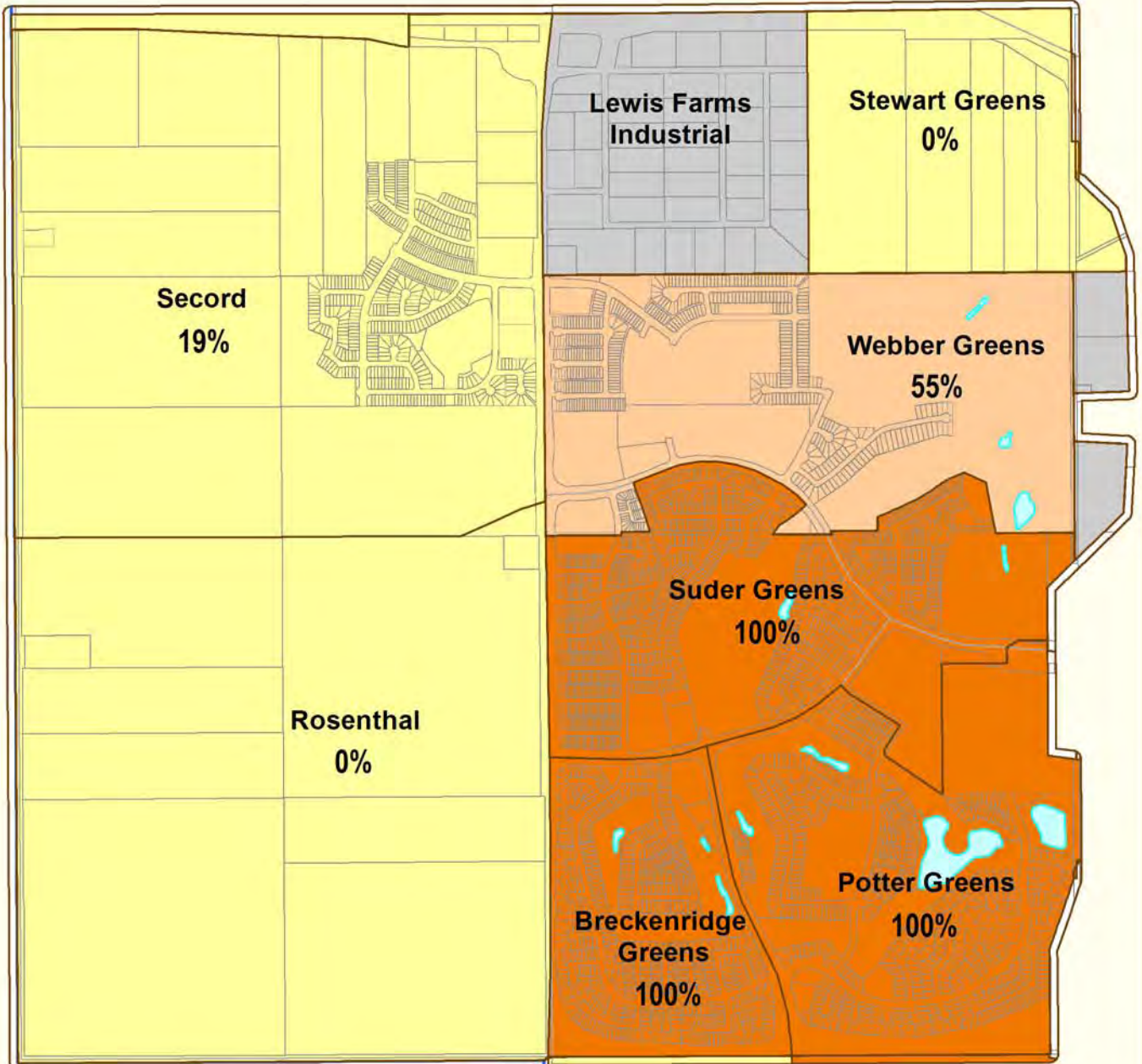
Edgemont NASP



Status of Residential Land	
Outerd	Neighbourhood Name
Carton	Neighbourhood Name (As Defined By Development Plan)
[Light Yellow Box]	0% - 24% Completed
[Yellow Box]	25% - 49% Completed
[Light Orange Box]	50% - 74% Completed
[Orange Box]	75% - 94% Completed
[Dark Orange Box]	95% - 100% Completed
[Light Green Box]	In Planning Process (NSP Not Approved)
[Dark Green Box]	NSP Not Approved (no Plan Under Way)
[Grey Box]	Non Residential
[Dashed Blue Line]	Outline Plan (OP)
[Dashed Red Line]	Area Structure Plan (ASP)
[Dashed Green Line]	Neighbourhood Area Structure Plan (NASP)
[Dashed Purple Line]	Servicing Concept Design Brief (SCDB)
[Purple Box]	Transportation and Utility Corridor
[Light Blue Box]	North Saskatchewan River Valley and Ravine System

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Lewis Farms ASP



Status of Residential Land

Oxford	Neighbourhood Name	Carlton	Neighbourhood Name (As Defined By Development Plan)	Legend
Light Yellow	0% - 24% Completed	Light Green	In Planning Process (NSP Not Approved)	Black dashed line
Yellow	25% - 49% Completed	Medium Green	NSP Not Approved (no Plan Under Way)	Red dashed line
Light Orange	50% - 74% Completed	Dark Green	Non Residential	Green dashed line
Orange	75% - 94% Completed	Light Purple	Transportation and Utility Corridor	Green dashed line
Dark Orange	95% - 100% Completed	Light Blue	North Saskatchewan River Valley and Ravine System	Purple dashed line
				Black dashed line
				Red dashed line
				Green dashed line
				Purple dashed line

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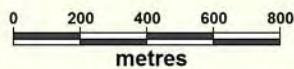
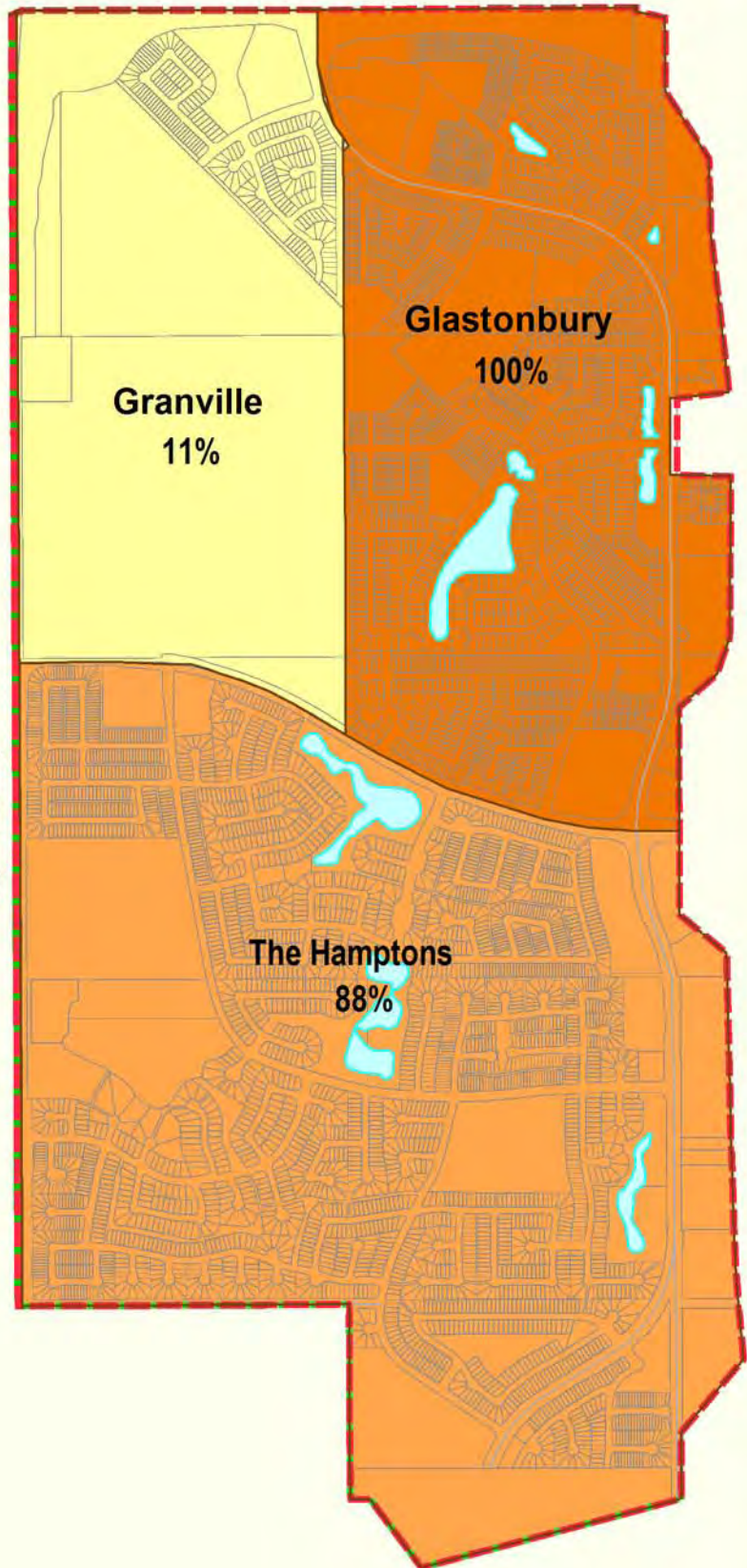


The Grange ASP



Status of Residential Land	
Oxford	Neighbourhood Name
Carlton	Neighbourhood Name (As Defined By Development Plan)
	0% - 24% Completed
	25% - 49% Completed
	50% - 74% Completed
	75% - 94% Completed
	95% - 100% Completed
	In Planning Process (NSP Not Approved)
	NSP Not Approved (no Plan Under Way)
	Non Residential
	Outline Plan (OP)
	Area Structure Plan (ASP)
	Neighbourhood Area Structure Plan (NASP)
	Servicing Concept Design Brief (SCDB)
	Transportation and Utility Corridor
	North Saskatchewan River Valley and Ravine System

City Boundary



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