



ANNUAL MONITORING REPORT 2022

Planning and Economic Development

Leduc.ca



TABLE OF CONTENTS

Acknowledgements	3
Introduction	4
2022 Highlights	4
General Census Data	4
Population and Growth Projections	5
Growth Monitoring	6
Areas Used for the Analysis	6
Subdivided Area and Land Reserve	6
Vacant Lots	13
New Building Construction	17
Building Permit Numbers	17
Building Permit Values	19
New Residential Dwellings	20
Business Licenses	22
Business Licenses by Type	22
New Business Licenses	23
Edmonton Metropolitan Region Board - KPIs	24
Greenfield Area Density	24
Built-Up Urban Area Density	25
Urban Centre Intensification	27
Key Development Highlights	28
Conclusion	29

ACKNOWLEDGEMENTS

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INTRODUCTION

This report is intended to highlight key growth and development trends in the City of Leduc on a year-to-year basis to be used by the organization, development and building industry, and the public. This report focuses on growth and development from January 1st, 2022 to December 31st, 2022 unless otherwise stated.

From 2013-2018, Planning and Development created Growth Monitoring Reports (GMR) that were part of a continuous annual series of reports. In 2019, the department began to draft this Annual Monitoring Report (AMR) on an annual basis to replace the GMR. This reimagined document includes more information and data relating to growth to satisfy reporting requirements for the Edmonton Metropolitan Region Growth Plan (EMRGP) and data required for other units within the City such as Economic Development. The accumulated knowledge within this report, previous GMR reports, and future AMR reports will allow the City to capture the evolution of our community, identify growth trends and patterns over time, and support sustainable growth within the City's boundaries.

Ultimately, this report will help the City to plan ahead for infrastructure investment, identify current and future land use needs, and subsequently increase its long-term sustainability. In addition, this report and future AMR reports will help inform residents, landowners, developers, investors and other interested parties on the development and growth activities of our community.

2022 Highlights

- 3 new commercial lots, 1 institutional lot and 354 new residential lots were subdivided.
- 1 major Area Structure Plan was adopted thereby opening up 70 hectares (ha) of lands for residential, commercial and institutional development on the west end (i.e., Banks of Crystal Creek).
- 781 building permits - all land uses, \$190,229,324.80 value, an increase of 36% over last year. This included a major increase in commercial and industrial permit values of 200% and 263% respectively over last year.
- 350 new residential dwelling units with 221 being single detached, a 13% increase of single detached homes over last year.
- 73 new secondary suites were constructed.
- 419 business licenses for new businesses, out of 2228 total business licenses.
- 28% of dwelling units constructed in the Built-Up Urban Area.

General Census Data

The 2019 Leduc Municipal Census showed a total population of 33,032 persons, a growth of 584 (1.8%) more people since 2018.

A few other interesting findings from the 2019 municipal census:

- 45% of the population has been living in Leduc for 5 years or more;
- The average age of Leduc residents is 37, making the City a relatively young community; and
- 57% of Leduc workers are employed locally.

In 2021, a new federal census was conducted which showed a new population for the City of 34,094, an increase of 13.7% from the last federal census (2016). Additionally, there were 13,507 total private dwellings with an average household size of 2.5 persons. A new municipal census is to be compiled in May 2023.

Population and Growth Projections

In order to better understand how Leduc has grown, how it will grow in the future, and what the City can do to shape this growth, population projections were completed in June 2020. The projections show a population of approximately 50,000 people by 2040.

- **Baseline** projection calculations take into consideration historic growth rates and status quo assumptions including accounting for the COVID-19 pandemic effects.
- **Low** scenario projections assume similar assumptions as the baseline, but account for lower growth rates following the recovery of the COVID-19 pandemic.
- **High** scenario projections include the same assumptions as the baseline scenario except that growth rates will converge to a long-term, higher, growth rate.

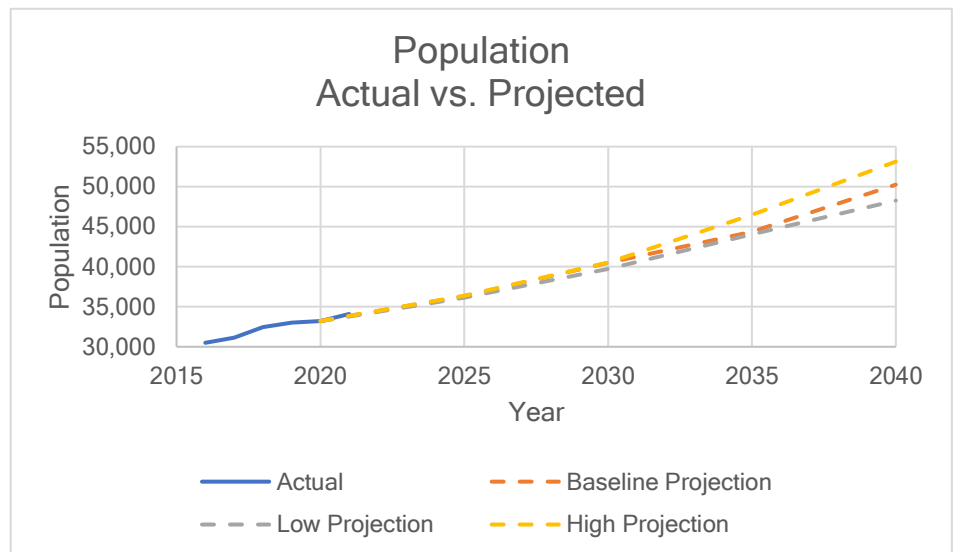


Table 1: Actual and Projected Population

	2016	2017	2018	2019	2020	2021	2025	2030	2035	2040
<i>Municipal Census</i>	30,498	31,130	32,448	33,032	-	-	-	-	-	-
<i>Federal Census</i>	29,993	-				34,094				
<i>Projected (Baseline)</i>	-	-	-	-	33,210	-	36,350	40,470	44,380	50,250
<i>Projected (Low)</i>	-	-	-	-	33,210	-	36,120	39,730	44,050	48,260
<i>Projected (High)</i>	-	-	-	-	33,210	-	36,360	40,520	46,470	53,130

GROWTH MONITORING

Areas Used for the Analysis

All residential neighbourhoods depicted in this document utilize the same neighbourhood name identified in other official City of Leduc planning documents and Leduc's 2019 Municipal Census data. Furthermore, land use (future and existing) was extracted from both the Land Use Bylaw, area structure plans (ASPs) and the 2020 Municipal Development Plan (MDP).

Subdivided Area and Land Reserve

The following section is an overview of the subdivided area within the City and the remaining land available for urban development, referred to as 'land reserve'.

The gross land area and gross land reserve land use types are determined by an ASP, or where there isn't one in place, the MDP. In some cases, ASPs and Outline Plans (OLPs) exclude arterial or all levels of road (arterial, collector and local) within the plan area, with the result that the land use area is in fact a net area of land. Therefore, in these cases the gross land reserve shown in this report is not a true gross land reserve (as roads have been preemptively removed from the total). This may cause slight fluctuations in land reserve year over year as land becomes absorbed. These fluctuations will be noted as needed.

Gross Land Area by Neighbourhood:

The gross area of land within a neighbourhood for any given land use:

Planned Areas: Includes areas where land use has been predetermined by a secondary plan (i.e., ASP)

- **Residential:** Includes areas identified at the ASP level as Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR) and parks.
- **Commercial:** Includes areas identified at the ASP level as General Commercial, Neighbourhood Commercial, Shopping Centre Commercial, Commercial (c-3).
- **Industrial:** Includes areas identified at the ASP level as Flex Business, Business Commercial, Aero Employment, Medium Industrial, Light Industrial.
- **Institutional:** Includes areas identified at the ASP level as School, School with Public Park, Urban Services.

Unplanned Area: Includes the SE 25 49 25 W4 and NE 22 49 25 W4. Many other areas within the City are unplanned, including central neighbourhoods that have already been developed. For the purpose of this report, unplanned areas are the greenfield areas at the periphery of the built-up portion of the city. The future land uses for Unplanned Areas is prescribed on Figure 10 of the 2020 MDP.

- **Employment:** Areas for future industrial and commercial development.
- **Residential:** Areas for residential neighbourhood development (may include smaller scale commercial developments and institutional development).

Gross Existing Subdivided Areas:

Existing subdivided areas are determined by the sum of all subdivisions (total area in ha) that were registered prior to subject year (2022). Every year when this report is updated, subdivisions that were registered in the year prior will be added to the gross area.

Gross Newly Subdivided Areas:

During 2022, a total of 28.8 ha of area was subdivided for residential and non-residential purposes, and 358 new lots were created to accommodate short-term future growth. From this total:

- 1 lot totaling 4.1 ha (14% of the total newly subdivided area) was subdivided to accommodate the new west end school site;
- 3 lots totaling 8.3 ha (29% of the total newly subdivided area) were subdivided to accommodate future commercial development;
- 354 lots totalling 16.4 ha (57% of the total newly subdivided area) were subdivided to accommodate future residential development; and
- There were 19 subdivisions for Road Plans that are not included in this analysis.

This table shows the total gross area of the registered subdivisions of the subject year. Gross area includes circulation, municipal reserve, environmental reserve, and other land uses such as public utility lots (PULs) and stormwater facilities:

Table 2: Newly Subdivided Areas			
Neighbourhood	Land Use	Newly Subdivided Area (ha)	New Lots Created (#)
<i>Black Stone</i>	<i>Residential</i>	<i>3.3</i>	<i>101</i>
<i>Central Business District*</i>	<i>Commercial</i>	<i>0.2</i>	<i>1</i>
<i>Crystal Creek</i>	<i>Institutional, Commercial</i>	<i>12.0</i>	<i>2</i>
<i>Linsford Park*</i>	<i>Residential</i>	<i>1.8</i>	<i>3</i>
<i>Meadowview</i>	<i>Residential</i>	<i>3</i>	<i>53</i>
<i>Robinson</i>	<i>Residential</i>	<i>1.5</i>	<i>47</i>
<i>Southfork</i>	<i>Residential</i>	<i>1.7</i>	<i>46</i>
<i>Tribute</i>	<i>Residential</i>	<i>1.9</i>	<i>40</i>
<i>West Commercial*</i>	<i>Commercial</i>	<i>0.2</i>	<i>1</i>
<i>West Haven</i>	<i>Residential</i>	<i>1</i>	<i>21</i>
<i>Woodbend</i>	<i>Residential</i>	<i>2.2</i>	<i>43</i>
Total		28.8	358

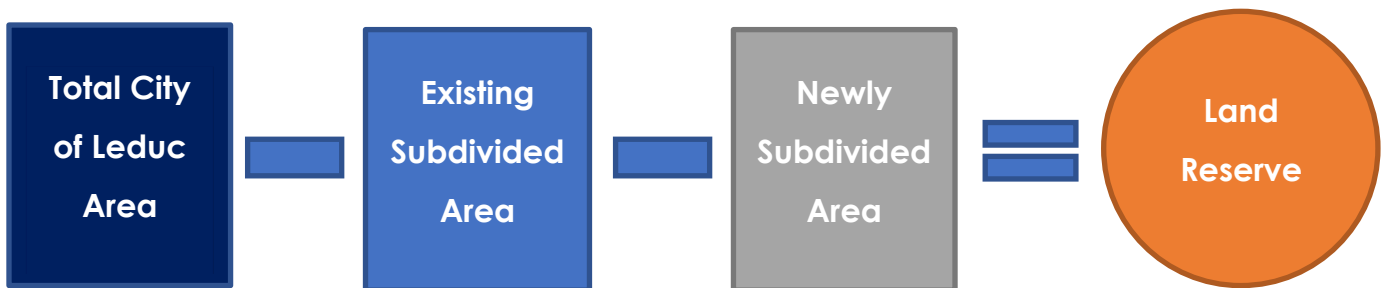
*Areas for the residential subdivision in the Central Business District, Linsford Park and commercial subdivision in West Commercial were not subtracted from land reserve in that neighbourhood, as the subdivision was simply to split parcels to prepare the area for future planning and development. These areas were previously part of the *Gross Existing Subdivided Areas*.

Table 3: Subdivisions and Lots Created by Year

Year	Newly Subdivided Area (ha)	New Lots Created (#)
2019	28.1	171
2020	65.1	11
2021	21.9	356
2022	28.8	358

Gross Land Reserve:

Gross land reserve is the sum of the gross area, minus both the existing subdivided area and the gross newly subdivided area. Land reserve is the measure of land remaining for future long-term development within the City's municipal boundaries. These lands will be subdivided and serviced sometime in the future. Several factors will greatly impact the timeline at which the reserve will be consumed including market conditions, servicing capacities, and most importantly, the desires and strategies of landowners in developing their assets.



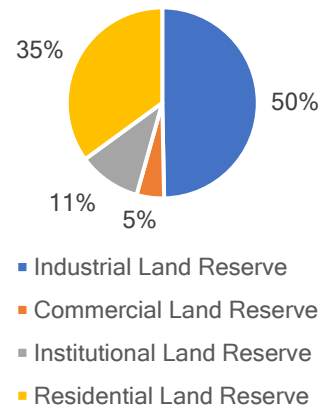
This report separates the City's land reserve into 2 major categories; *planned land reserve* and *unplanned land reserve*. Planned land reserve includes areas where land use has been predetermined by a secondary planning document (i.e., ASP or OLP). Planned land reserve falls under 4 categories: residential, commercial, industrial, and institutional, which are defined above. Unplanned areas are more generalized areas for future growth, where land use has been determined by the Municipal Development Plan and no secondary, more detailed, planning has occurred. These areas are broken into two categories: employment and residential which have been defined above.

Table 4: Gross Land Reserve

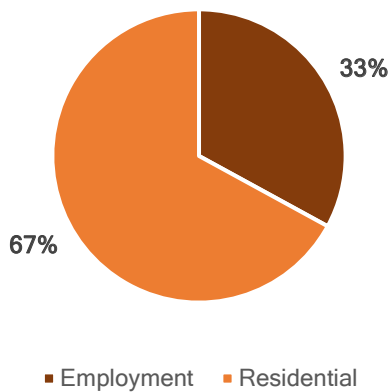
Year	Unplanned Land Reserve			Planned Land Reserve					Total
	Employment	Residential	Total	Industrial	Commercial	Institutional	Residential	Total	
2019	256 ha	236 ha	492 ha	624 ha	50 ha	138 ha	455 ha	1267 ha	1759 ha
2020	256 ha	236 ha	492 ha	618 ha	50 ha	138 ha	455 ha	1261 ha	1753 ha
2021	99 ha	202 ha	301 ha	712 ha	66 ha	153 ha	458 ha	1390 ha	1690 ha
2022	98.5 ha↓	143.2 ha↓	241.7 ha↓	712 ha	66.6 ha↑	152.3 ha↓	502 ha↑	1433 ha↑	1674.7 ha↓

As shown in Graph 2, the majority of planned land reserve has been designated for industrial development followed by residential land reserve. A similar split exists for unplanned lands where the majority is set aside for future residential developments. There was an increase in planned land reserve (decrease in unplanned) due to the adoption of the Banks of Crystal Creek ASP in 2022. Graph 4 illustrates that the City of Leduc has planned a significant amount of reserve lands through secondary planning documents (e.g., ASPs), preparing a large majority of the city for the next stages of development.

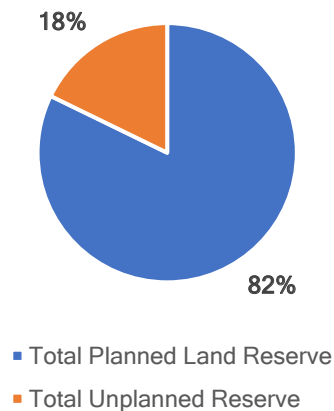
Graph 2: Planned Land Reserve Distribution



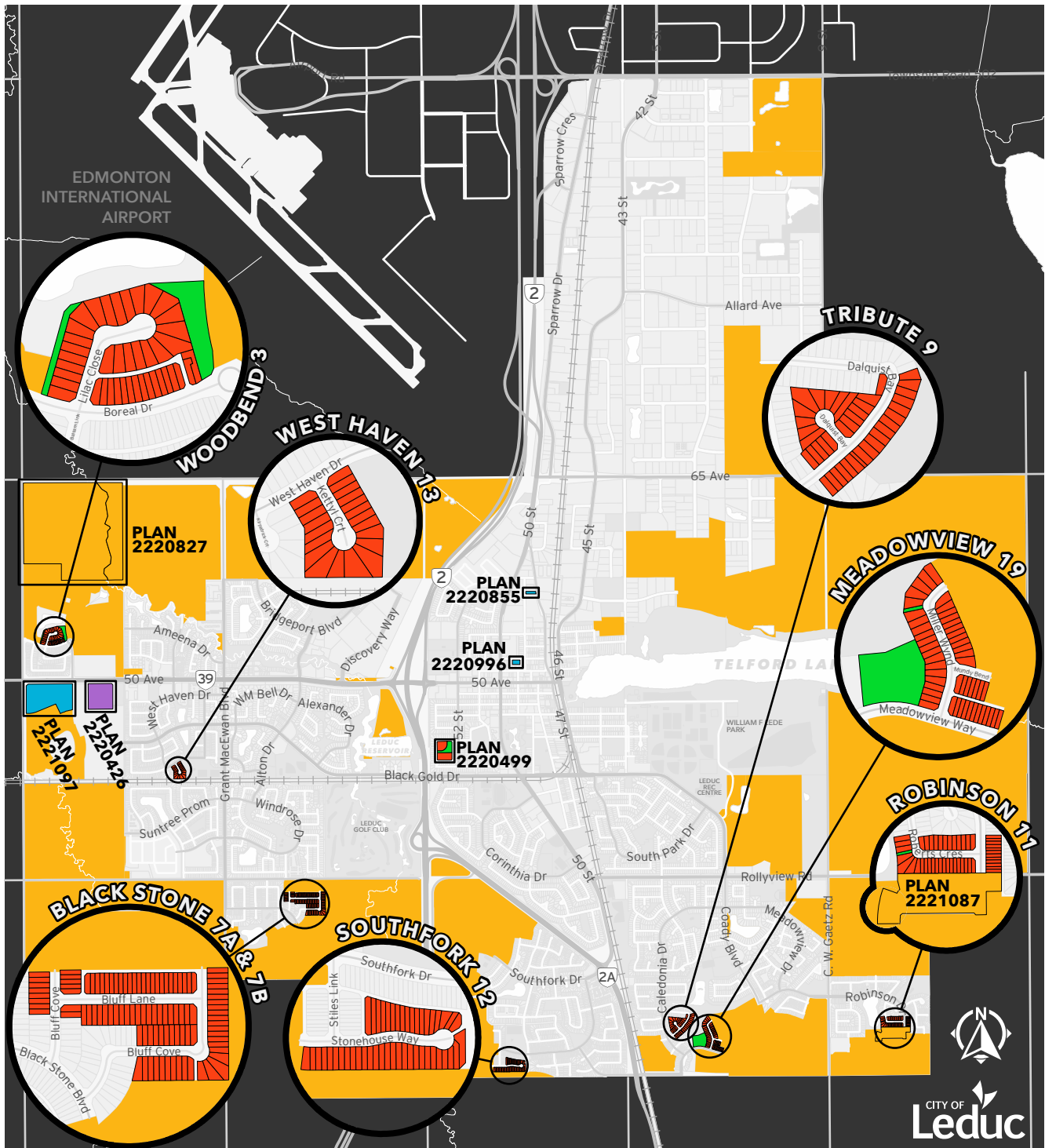
Graph 3: Unplanned Land Reserve Distribution



Graph 4: Planned vs. Unplanned Land Reserve



MAP 1: NEW SUBDIVIDED AREAS



NEW REGISTERED LOTS (LUB)

- Residential - DC / MUR / RNL
- General Recreation - GR
- Other New Registered Plan - CBD / CSC / GC
- School Reserve - US

LAND RESERVE (LUB)

- Urban Reserve - UR



Residential Areas Overview

Residential land reserve for greenfield development is contained within 13 planned neighbourhoods as well as areas without an ASP, identified as unplanned areas.

Table 5: Residential Areas Land Breakdown

Neighbourhood	Land Use	Gross Land Area (ha)	Gross Existing Subdivided Areas (ha)	Gross Newly Subdivided Areas (ha)	Gross Land Reserve (ha)
<i>Eaton/Emery</i>	<i>Residential</i>	24.1	0	0	24.1
	<i>Industrial</i>	29.3	0	0	29.3
	<i>Commercial</i>	5.8	0	0	5.8
	<i>Institutional</i>	5.5	0	0	5.5
<i>Black Stone</i>	<i>Residential</i>	53.4	23.7	3.3	26.4↓
	<i>Commercial</i>	4.1	0	0	4.1
	<i>Institutional</i>	7.3	0	0	7.3
<i>Brightwell</i>	<i>Residential</i>	57.4	0	0	57.4
	<i>Commercial</i>	N/A	N/A	N/A	N/A
	<i>Institutional</i>	7.3	0	0	7.3
<i>Crystal Creek</i>	<i>Residential</i>	27.1	0	0	27.1
	<i>Commercial</i>	10.4	0	0	10.4
	<i>Institutional</i>	25.6	1.6	12.0	12.0↓
<i>Deer Valley/Creekside</i>	<i>Residential</i>	55.4	43.2	0	12.2
	<i>Commercial</i>	1.8	1.8	0	0.0
	<i>Institutional</i>	5.9	3.8	0	2.1
<i>NW 33 49 28 W4</i>	<i>Residential</i>	32.7	0	0	32.7
	<i>Industrial</i>	14.7	0	0	14.7
	<i>Commercial</i>	13.5	0	0	13.5
	<i>Institutional</i>	2.2	0	0	2.2
<i>Robinson</i>	<i>Residential</i>	57.8	34.3	1.6	21.9↓
	<i>Commercial</i>	N/A	N/A	N/A	N/A
	<i>Institutional</i>	6.8	0	0	6.8
<i>Southfork</i>	<i>Residential</i>	197.2	84.2	1.7	111.4↓
	<i>Commercial</i>	0.6	0.6	0	0.0
	<i>Institutional</i>	9.5	3.2	0	6.3
<i>Suntree</i>	<i>Residential</i>	52.0	52	0	0
	<i>Commercial</i>	2.9	2.9	0	0
	<i>Institutional</i>	7.1	7.1	0	0
<i>Southeast (Tribute/ Meadowview)</i>	<i>Residential</i>	186.7	107.2	4.9	74.6↓
	<i>Commercial</i>	N/A	N/A	N/A	N/A
	<i>Institutional</i>	17.3	17.3	0	0
<i>West Haven</i>	<i>Residential</i>	58.8	57	1	0.7↓
	<i>Commercial</i>	1.0	0.9	0	0
	<i>Institutional</i>	3.4	3.4	0	0

<i>Windrose</i>	<i>Residential</i>	63.3	63.3	0	0
	<i>Commercial</i>	N/A	N/A	N/A	N/A
	<i>Institutional</i>	N/A	N/A	N/A	N/A
<i>Woodbend</i>	<i>Residential</i>	55.6	14.3	2.2	39.1↓
	<i>Commercial</i>	5.9	5.9	0	0
	<i>Institutional</i>	3.1	0	0	3.1
<i>65th Avenue</i>	<i>Residential</i>	34.5	0	0	34.5
	<i>Commercial</i>	15.9	0	0	15.9
	<i>Industrial</i>	102.2	0	0	102.2
	<i>Institutional</i>	15	0	0	15
	<i>Other (Provincial)</i>	23.8	0	0	23.8
<i>Banks of Crystal Creek</i>	<i>Residential</i>	58.4	0	0	58.4↑
	<i>Commercial</i>	0.6	0	0	0.6↑
	<i>Institutional</i>	11.2	0	0	11.2↑
<i>Unplanned</i>	<i>Residential</i>	143.2	-	-	143.2
	<i>Employment</i>	98.5	-	-	98.5

Employment Areas Overview

Employment area land reserve is concentrated in 6 different areas as well as the unplanned area. These reserve lands possess various opportunities to accommodate a combination of commercial, industrial, and institutional land uses in the future.

Table 6: Employment Areas Land Breakdown

Neighbourhood	Land Use	Gross Land Area (ha)	Gross Existing Subdivided Areas (ha)	Gross Newly Subdivided Areas (ha)	Gross Land Reserve (ha)
<i>Leduc Business Park/Saurabh/Northeast Industrial</i>	<i>Industrial</i>	596.0	526.8	0	69.1
	<i>Commercial</i>	126.2	126.2	0	0
<i>Sawridge</i>	<i>Industrial</i>	28.7	14.1	0	14.6
	<i>Institutional</i>	21.1	0.00	0	21.1
<i>Harvest Industrial Park</i>	<i>Industrial</i>	96.7	30.3	0	66.4
	<i>Institutional</i>	10.6	6.2	0	4.4
<i>Telford Industrial Park</i>	<i>Industrial</i>	50.4	0	0	50.4
	<i>Institutional</i>	4.6	5.5	0	-0.9*
<i>East Telford Lake ASP</i>	<i>Industrial</i>	365.3	0	0	365.3
	<i>Commercial</i>	16.3	0	0	16.3
	<i>Institutional</i>	48.9	0	0	48.9
<i>Eaton/Emery</i>	<i>Residential</i>	24.1	0	0	24.1

	<i>Industrial</i>	29.3	0	0	29.3
	<i>Commercial</i>	5.8	0	0	5.8
	<i>Institutional</i>	5.5	0	0	5.5
65th Avenue	<i>Residential</i>	34.5	0	0	34.5
	<i>Commercial</i>	15.9	0	0	15.9
	<i>Industrial</i>	102.2	0	0	102.2
	<i>Institutional</i>	15	0	0	15
	<i>Other (Provincial)</i>	23.8	0	0	23.8
Unplanned	<i>Residential</i>	143.2	0	0	143.2
	<i>Employment</i>	98.5	0	0	98.5

*Negative land reserve is due to the ASP for the Telford Industrial Park showed 4.6ha for Environmental Reserve (ER) and at the time of subdivision, 5.5 ha was taken.

Vacant Lots

Vacant lots are subdivided lots that have not yet been developed (no structure or activity on site). There are several in previously developed areas, making them opportunities for infill development. However, the majority of vacant lots identified below are in developing greenfield areas on the periphery of the City - it can be expected that these lots will be absorbed in the short-term as these neighbourhoods continue to develop. Vacant lot data was extracted on January 26, 2023. This data will change throughout the year as development occurs.

Residential Vacant Lots

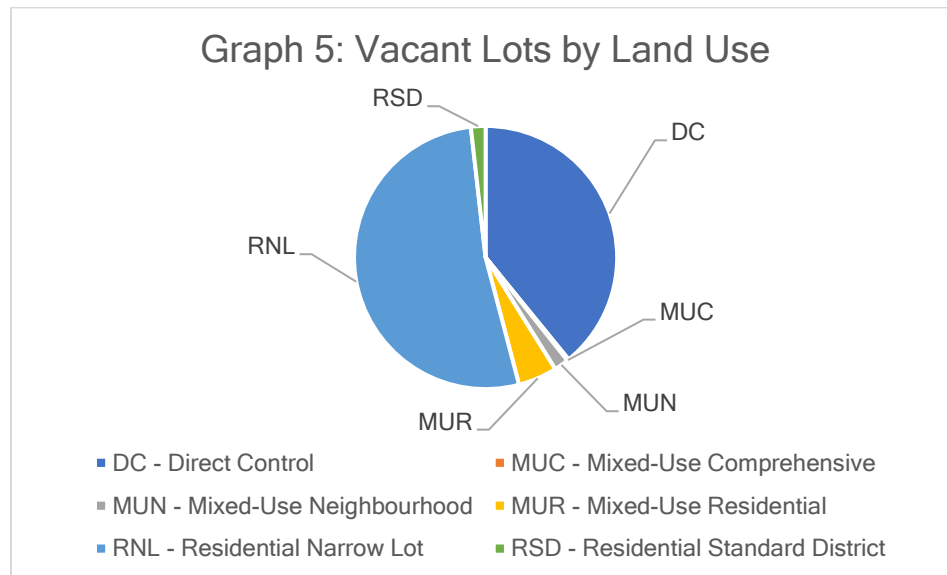
Table 7: Residential Vacant Lots by Neighbourhood		
Neighbourhood	Area	Number of Vacant Lots
<i>Alexandra Park</i>	<i>Developed</i>	3
<i>Black Stone</i>	<i>Greenfield</i>	139
<i>Bridgeport</i>	<i>Developed</i>	2
<i>Central Business District</i>	<i>Developed</i>	1
<i>Deer Valley</i>	<i>Greenfield</i>	11
<i>Meadowview</i>	<i>Greenfield</i>	68
<i>North Telford</i>	<i>Developed</i>	4
<i>Robinson</i>	<i>Greenfield</i>	28
<i>Southfork</i>	<i>Greenfield</i>	111
<i>Tribute</i>	<i>Greenfield</i>	29
<i>West Haven</i>	<i>Greenfield</i>	30
<i>Willow Park</i>	<i>Developed</i>	1
<i>Woodbend</i>	<i>Greenfield</i>	74
Total		501

Table 8: Residential Vacant Lots by Land Use

Land Use District (Land Use Bylaw)	Number of Vacant Lots
<i>DC - Direct Control</i>	196
<i>MUC - Mixed-Use Comprehensive</i>	1
<i>MUN - Mixed-Use Neighbourhood</i>	9
<i>MUR - Mixed-Use Residential</i>	24
<i>RNL - Residential Narrow Lot</i>	262
<i>RSD - Residential Standard District</i>	9

* All vacant DC-Direct Control lots identified are for narrow lot and/or zero lot line development in developing neighbourhoods.

Most vacant lots are RNL-Residential Narrow Lot and DC-Direct Control lots, two land use districts that allow for much narrower lots for compact development with increased density. There is an abundance of these lots available for development, as that's where the majority of market opportunity is.



Non-Residential Vacant Lots

Table 9: Non-Residential Vacant Lots by Neighbourhood

Neighbourhood	Number of Vacant Lots
<i>Central Business District</i>	3
<i>Crystal Creek</i>	1
<i>East Industrial</i>	1
<i>Harvest Industrial Park</i>	18
<i>Leduc Business Park</i>	52
<i>Northeast Industrial</i>	1
<i>Northwest Commercial</i>	3

<i>Saurabh Park</i>	3
<i>Sawridge Business Park</i>	17
<i>Telford Industrial Park</i>	7
<i>West Commercial</i>	1
Total	107

Table 10: Non-Residential Vacant Lots by Land Use

Land Use District (Land Use Bylaw)	Number of Vacant Lots
<i>CBD- Central Business District</i>	4
<i>CBO- Commercial Business Oriented</i>	8
<i>CSC- Commercial Shopping Centre</i>	1
<i>GC- General Commercial</i>	4
<i>IBL-Business Light Industrial</i>	3
<i>IL-Light Industrial</i>	37
<i>IM-Medium Industrial</i>	50

The majority of non-residential vacant lots fall under an industrial land use designation. The industrial land use designations allow for a variety of industrial type developments including business light industrial, light industrial and medium industrial which accommodates a variety of indoor and outdoor industrial uses. There are no heavy industrial land uses in Leduc.

Graph 6: Non-Residential Vacant Lots By Land Use

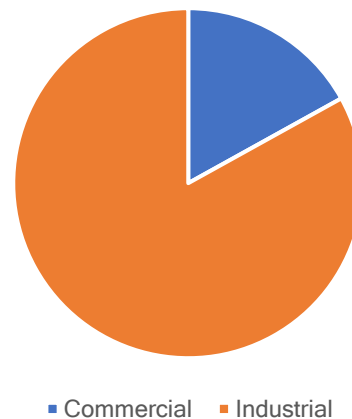
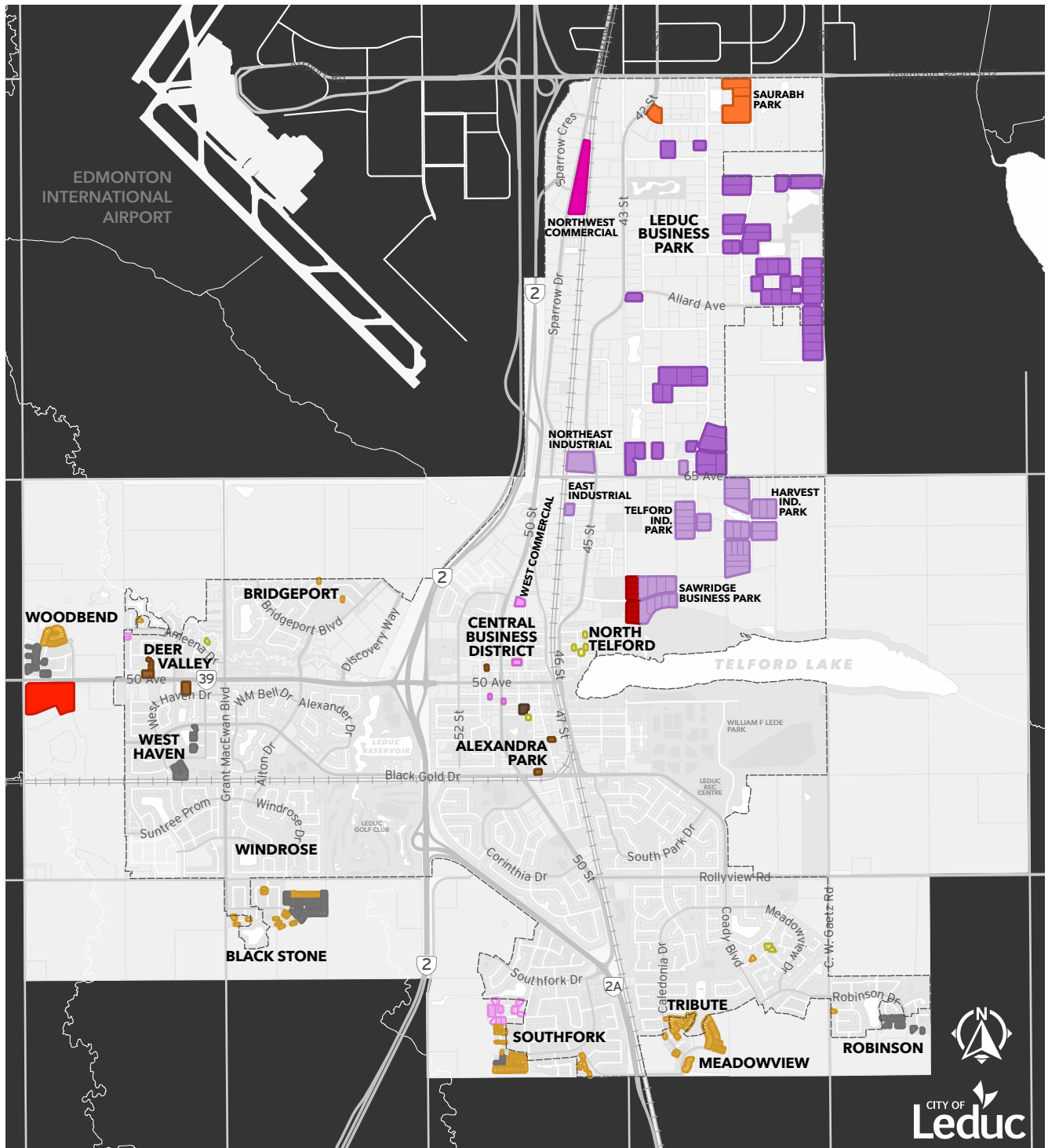


Table 11: Vacant Lots Comparison by Year

Year	Residential Vacant Lots	Non-Residential Vacant Lots	Total Vacant Lots
<i>2019</i>	531	119	651
<i>2020</i>	371	117	488
<i>2021</i>	430	118	548
2022	501	107	608

MAP 2: VACANT LOTS



RESIDENTIAL LOTS (LUB)

- DC - Direct Control
- MUC - Mixed-Use Comprehensive
- MUN - Mixed-Use Neighbourhood
- MUR - Mixed-Use Residential
- RNL - Residential Narrow Lot
- RSD - Residential Standard District

NON-RESIDENTIAL LOTS (LUB)

- CBD - Central Business District
- CBO - Commercial Business Orientated
- CSC - Commercial Shopping Centre
- GC - General Commercial
- IBL - Business Light Industrial
- IL - Light Industrial
- IM - Medium Industrial

Built Up Urban Area (BUUA)



NEW BUILDING CONSTRUCTION

This section provides building permit data going back to 2018. Analyzing trends in building permit data over many years can help determine the relative strength of the real estate market and the building industry in a given year. However, one thing to note is that this data represents permits that were approved in the specified year - it does not directly reflect the number of buildings that were occupied year over year.

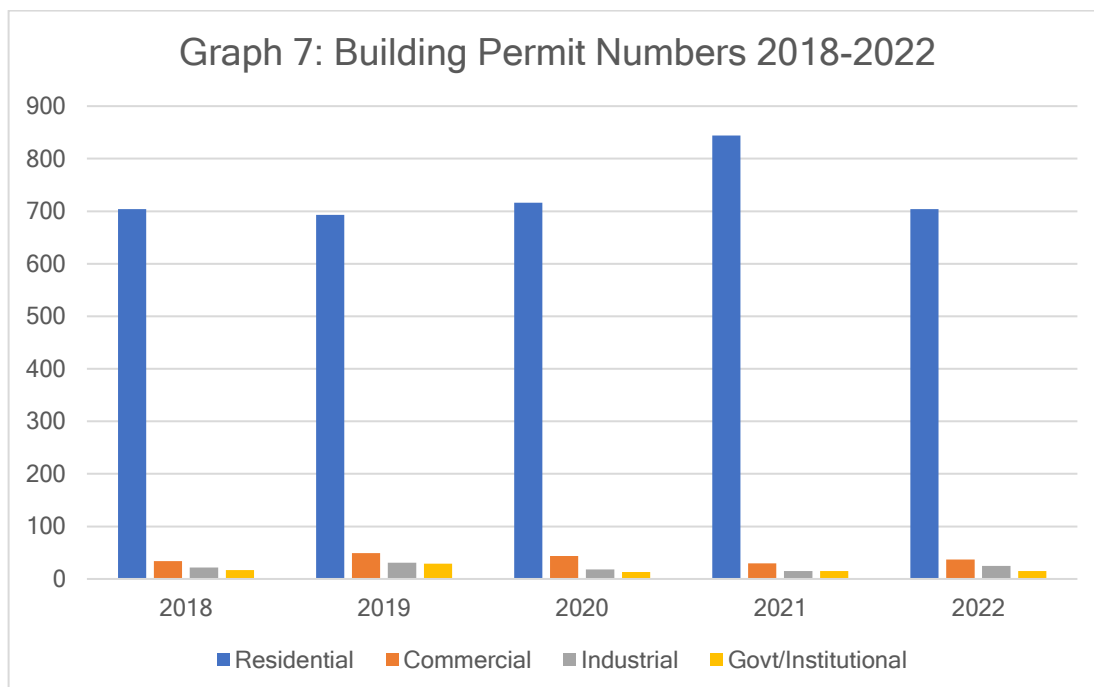
Building Permit Numbers

Table 12: Building Permit Numbers

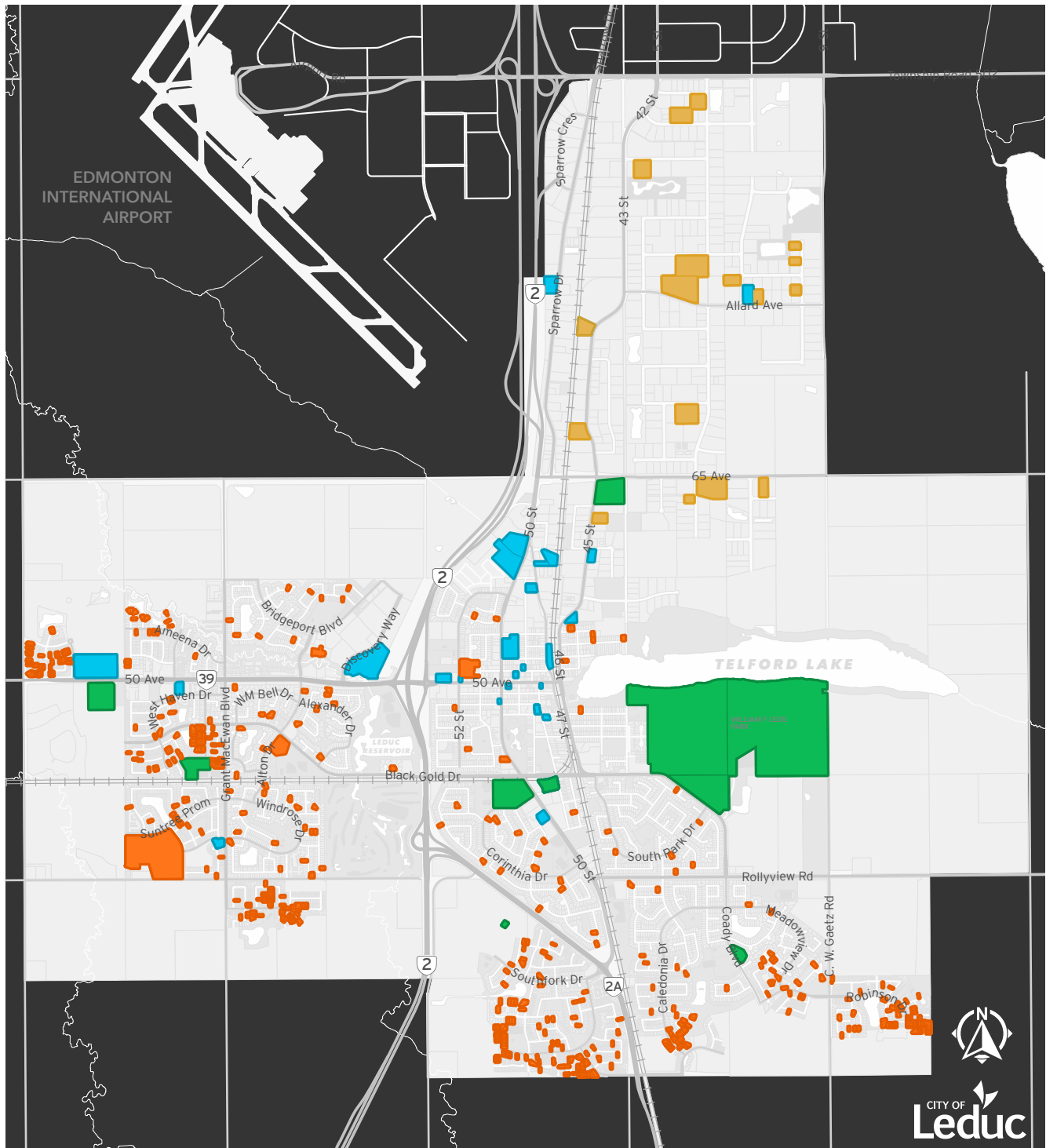
Year	Residential	Commercial	Industrial	Govt/Institutional	Total
2018	704	34	22	17	777
2019	693	49	31	29	802
2020	716	44	18	13	791
2021	844	30	15	15	904
2022	704↓	37↑	25↑	15	781↓

*For residential permits, the number includes permits for accessory uses.

The majority of building permits issued in 2022 were residential permits. Many of these permits include permits for accessory uses such as decks, sheds, detached garages, and other uses permitted on residential lots. A total of 350 out of 704 residential permits were for new residential dwelling units. There was a decrease in residential permits compared to 2021, however, there were increases in the number of commercial and industrial permits. There was no change in the number of institutional permits issued.



MAP 3: BUILDING PERMITS



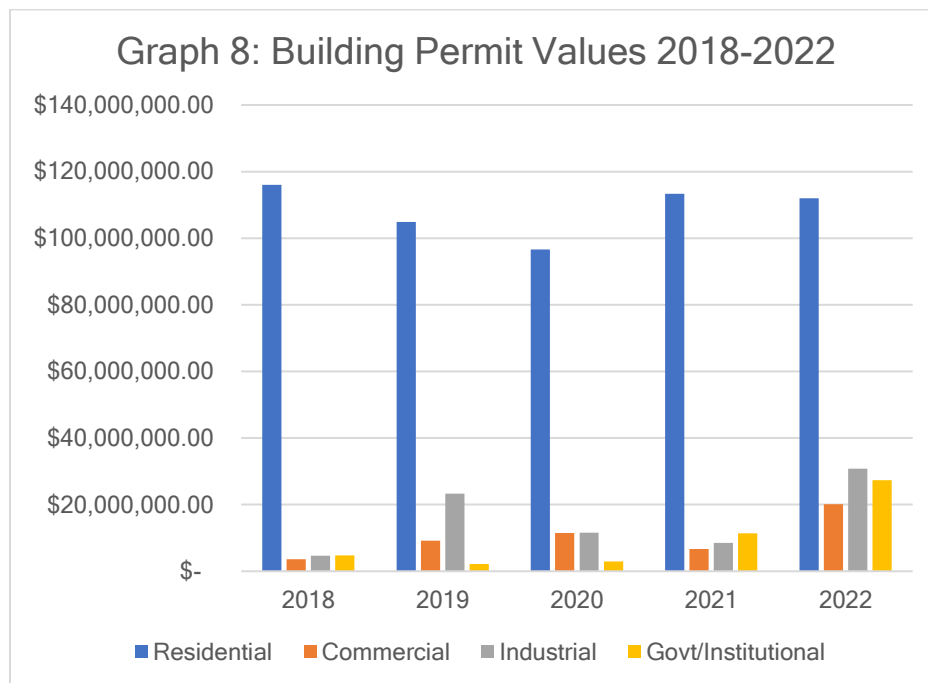
BUILDING PERMITS (LUB)

- Commercial
- Government/Institutional
- Residential
- Industrial

Building Permit Values

Year	Residential	Commercial	Industrial	Govt/Institutional	Total
2018	\$116,070,331.26	\$3,577,701.00	\$4,648,467.00	\$4,810,274.00	\$129,106,773.26
2019	\$104,853,387.60	\$9,205,968.64	\$23,352,007.00	\$2,176,245.00	\$139,587,608.24
2020	\$96,572,234.42	\$11,515,274.00	\$11,554,470.00	\$2,970,012.00	\$122,611,990.42
2021	\$113,294,736.12	\$6,728,500.00	\$8,484,000.00	\$11,435,978.00	\$139,943,214.12
2022	\$111,957,361.82↓	\$20,153,747.00↑	\$30,780,874.52↑	\$27,337,341.46↑	\$190,229,324.80↑

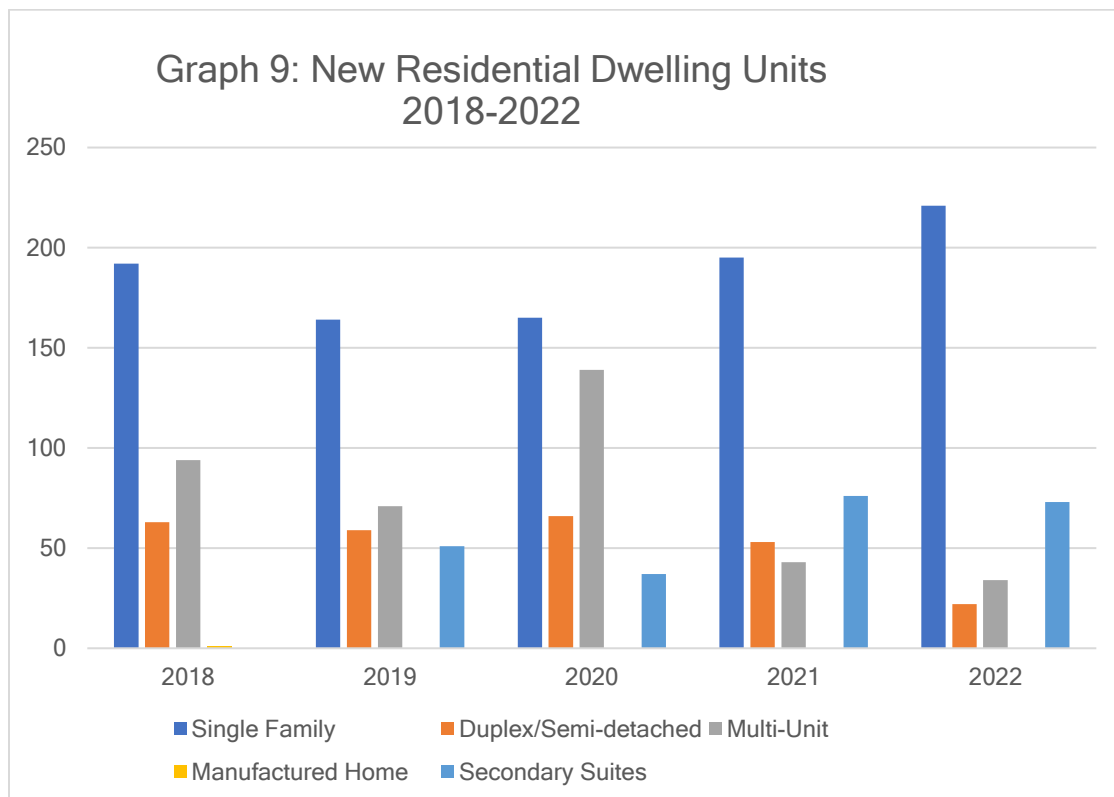
There was an increase in building permit values for commercial, industrial, and institutional permits in 2022, however, residential permit values, decreased in 2022. Overall, there was an increase in over \$50 million in permit values from 2021.



New Residential Dwellings

Year	Single Detached	Duplex/Semi-Detached	Multi-unit	Manufactured Home	Secondary Suites	Total
2018	192	63	94	1	Not available	350
2019	164	59	71	-	51	345
2020	165	66	139	-	37	407
2021	195	53	43	-	76	366
2022	221↑	22↓	34↓	-	73↓	350↓

2022 saw an overall decrease in construction of new residential dwelling units. There was an increase in the number of residential dwelling units constructed for single detached, however, there were decreases in the duplex/semi-detached, multi-unit, and secondary suites categories. This is the fourth year that secondary suites were tracked, showing 73 new suites constructed in 2022 in both mature neighbourhoods and in newly constructed dwellings.



The following table show dwellings units by builder within the City. For the purpose of Table 15, multi-unit includes units from duplex, townhouses, and other multi-unit type developments.

Table 15: Dwelling Units by Builder				
Builder	Total			Total
	Multi	Single	Secondary Suites	
3612554 Canada Inc. O/A Galaxy Homes	-	6	-	6
Aki Contracting Inc. O/A Joyous Homes	4	-	-	4
AREO Homes PVT Ltd.	12	-	-	12
Art Custom Homes Inc.	-	8	2	10
Bedrock Homes Ltd.	-	24	1	25
Cantiro Homes GP Ltd.	12	-	12	24
Cranston Homes	11	22	28	61
FCL Construction Ltd.	-	-	4	4
Homes by Avi (Edmonton) Inc.	-	29	1	30
Homes by Sher-Bilt Inc.	-	2	1	3
Homexx Corporation	-	5	-	5
Jayman BUILT	8	32	3	43
Klair Custom Homes Edmonton Ltd.	-	15	-	15
Look Master Builder Edmonton Inc.	-	3	-	3
New Era Luxury Homes	4	-	-	4
Rayhana Homes Ltd.	4	10	1	15
San Rufo Homes Ltd.	-	8	3	11
Sehjas Homes Ltd.	-	5	-	5
SJS Homes Ltd.	-	3	-	3
Suraj Builders Inc.	-	14	-	14
Triumph Homes Ltd.	-	4	-	4
Victory Homes Ltd.	-	7	-	7
Wish Built Homes Ltd	-	4	-	4
Other	-	19	3	22
Total City of Leduc	55	220	59	334

*Multi-unit per units not per permit.

BUSINESS LICENSES

Business Licenses by Type

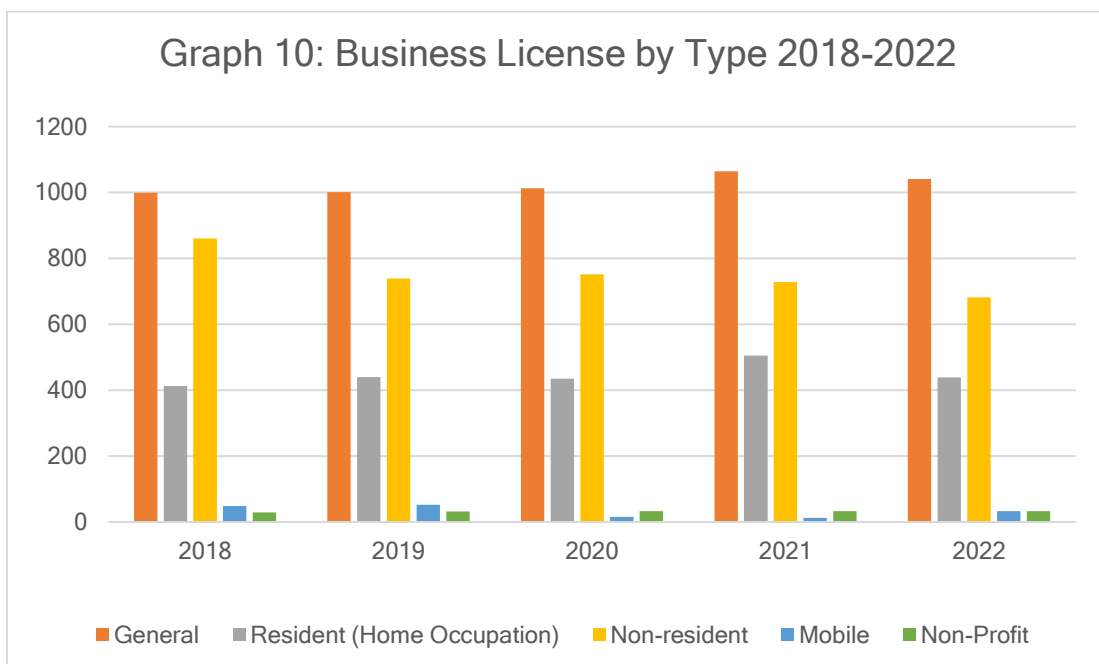
Business Licenses in the City of Leduc are divided into five different categories:

- **General:** Businesses based within the City of Leduc in a commercial or industrial land use classification.
- **Resident (Home Office/Home Occupation):** Businesses based out of a residential dwelling within the City of Leduc.
- **Non-resident:** Businesses based outside of the City of Leduc limits.
- **Mobile:** Businesses that operate out of a temporary structure, display, or stand (e.g., Corn stand, food truck at a special event, temporary windshield repair, etc.).
- **Non-profit:** Non-profit or charitable organization based within the City of Leduc.

Table 16: Business Licenses by Type

Year	General	Resident	Non-resident	Mobile	Non-Profit	Total
2018	999	413	860	48	29	2349
2019	1001	440	739	52	32	2264
2020	1013	435	752	15	33	2248
2021	1064	505	728	12	33	2342
2022	1041↓	439↓	682↓	33↑	33↓	2228↓

The majority of business licenses were issued for general business and non-resident businesses, which has been the case for the last 5 years.

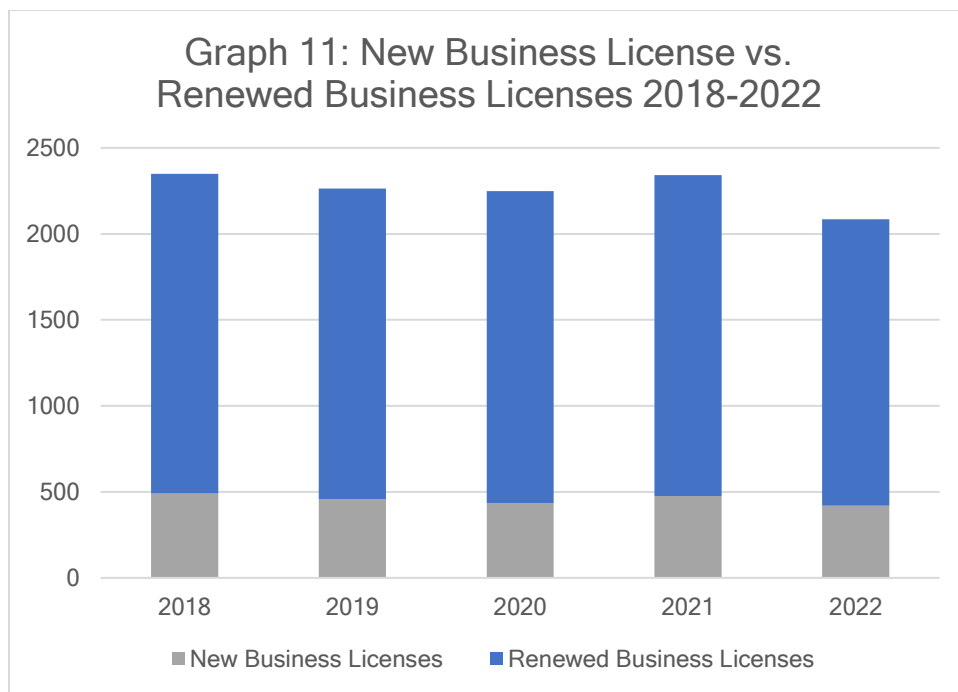


New Business Licenses

The table and graph below show the proportion of business licenses issued each year that were for new businesses, as opposed to renewals for an existing business. 2022 saw a decrease in business licenses for new businesses in Leduc.

Table 17: New Business Licenses in 2022

Year	New Business Licenses	% of Total
2018	491	20.9%
2019	457	20.2%
2020	435	19.4%
2021	475	20.3 %
2022	419↓	20.1%↓



EDMONTON METROPOLITAN REGION BOARD - KPIS

Greenfield Area Density

Monitoring density in greenfield neighbourhoods that are currently being developed is important to ensure development is reaching targets set forth in the MDP and local ASPs. Density, as defined by the EMRGP, is measured as “an average dwelling unit per net residential hectare (du/nrha) within an ASP area”. The EMRGP (adopted in 2017) requires all new neighbourhoods to meet a minimum of 35 du/nrha. ASPs that came into effect prior to the adoption of the EMRGP do not have to meet this standard. Deer Valley/Creekside is the only area currently developing that is required to meet the 35 du/nrha minimum. However, all ASPs set a target, or “planned” density, and the City monitors actual built density to ensure that it remains as close to the planned density as possible.

Minimum Greenfield Density
Minimum dwelling unit density for new residential areas.



Table 18 outlines the developing neighbourhoods and their planned density versus actual density as of 2022. Cases where the actual density is less than planned (negative number) does not always mean that the neighbourhood is not achieving its target density. It is often a result of lower density development occurring in the neighbourhood prior to medium and high-density developments that are planned for the future.

Neighbourhood	Net Area (ha)	Address Count	Secondary Suites	2023 As-Built Unit Density (per ha)	Planned Density	Actual vs. Planned Density*
<i>Black Stone</i>	16	478	88	35.4	30.20	+5.2
<i>Deer Valley/Creekside**</i>	25	872	17	35.5	50.00	-14.5
<i>Meadowview Park</i>	41.3	769	35	19.5	See combined planned density below	See ASP density below
<i>Tribute</i>	24.3	600	2	24.7		
<i>Southeast Leduc ASP</i>	65.7	1369	37	21.4	27.2	-5.8
<i>Robinson</i>	20.2	534	30	28	31.3	-3.34
<i>Southfork</i>	64.1	1734	28	27.5	29.1	-1.58
<i>Suntree</i>	35	866	6	24.9	21.9	+3.04
<i>West Haven</i>	19.7	925	2	47.1	See combined planned density below	See ASP density below
<i>West Haven Park</i>	15.7	411	23	27.6		
<i>West Haven Estates ASP</i>	35.4	1336	25	38.4	19.70	+18.72
<i>Windrose</i>	37.9	720	1	19.0	19.00	+0.04
<i>Woodbend</i>	8.32	238	31	32.3	27.36	+4.97

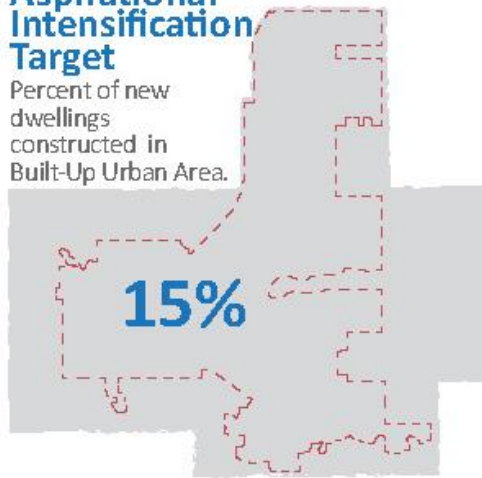
*Positive means actual exceeds planned. Negative means actual is less than planned.

**ASP required to meet 35 du/nrha. Creekside has medium density development planned for the future which will have on positive impact on the neighbourhoods progress towards 50 units/ha.

Built-Up Urban Area Density

Aspirational Intensification Target

Percent of new dwellings constructed in Built-Up Urban Area.



The Built-up Urban Area (BUUA) is defined, as per the EMRGP, as “all lands located within the limits of the developed urban area within plans of subdivision that were registered as of December 31, 2016”. During the development of the 2020 MDP, the actual boundary for this area was delineated to match that definition. The EMRGP requires the City to aspire to 15% of new residential developments within the City to be within this BUUA. In 2021, 32% of units were constructed within this area. While this exceeds the target of 15%, a large majority of these developments consisted of greenfield construction on the

periphery of the BUUA. Once those vacant lots are absorbed over the next few years, much of the intensification will have to be concentrated in mature areas in order to meet the target.

33% of secondary suites developed in 2022 were also constructed in the BUUA, up from 29% in 2021, meaning there is a slight increase in secondary suites being developed in new, greenfield, dwellings. Secondary suites are defined as any self-contained dwelling unit that is located within a primary dwelling unit or on the same parcel, where both dwelling units are registered under the same land title. These could include basement, garden, and garage suites. This type of soft infill is an excellent way to offset housing costs, provide more affordable housing opportunities and contribute to intensification within mature neighborhoods.

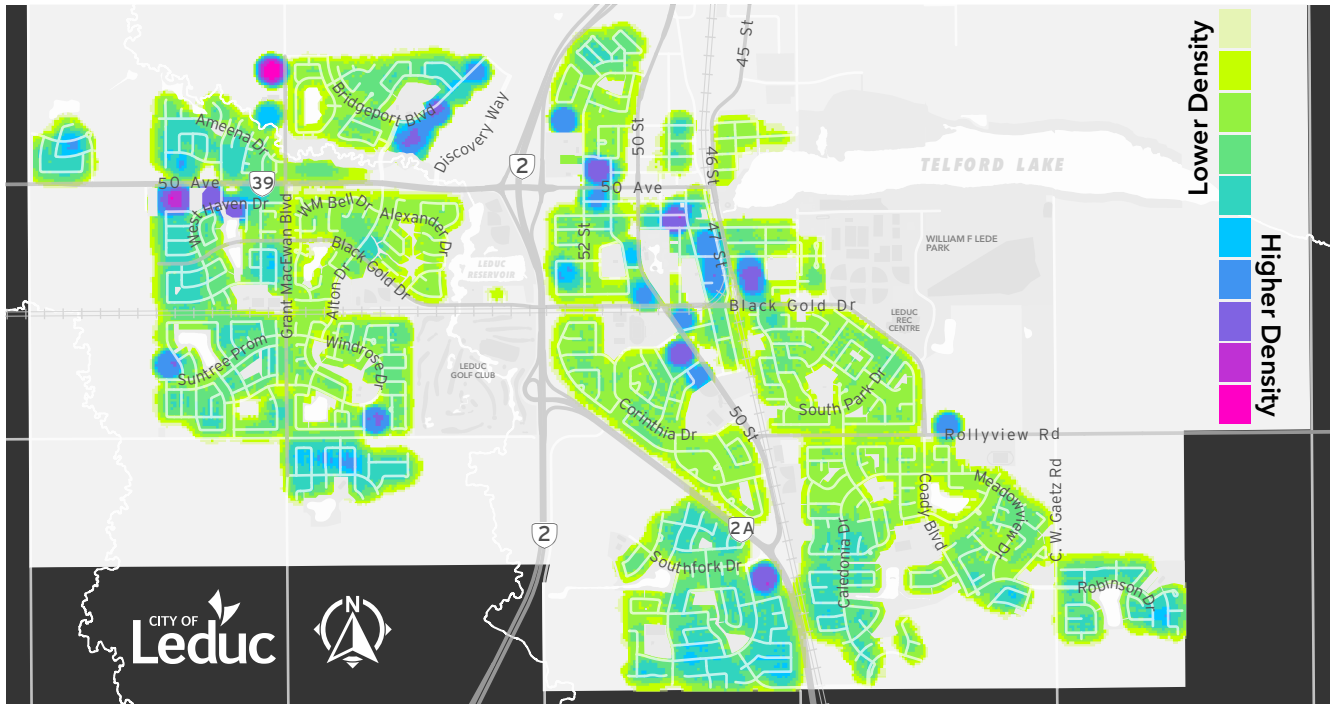
Table 19: 2022 BUUA Intensification

Unit Metrics	In Built Up Area	Outside Built-Up Area	Total	Percent of Total Units In Built Up Area
Building Permits Issued	78	198	276	28%
Units under Building Permit	78	198	276	28%
Secondary Suites	24	49	73	33%
New Units	102	247	349	29%
Units Demolished	4	0	4	100%
Net New Units	98	247	345	28%

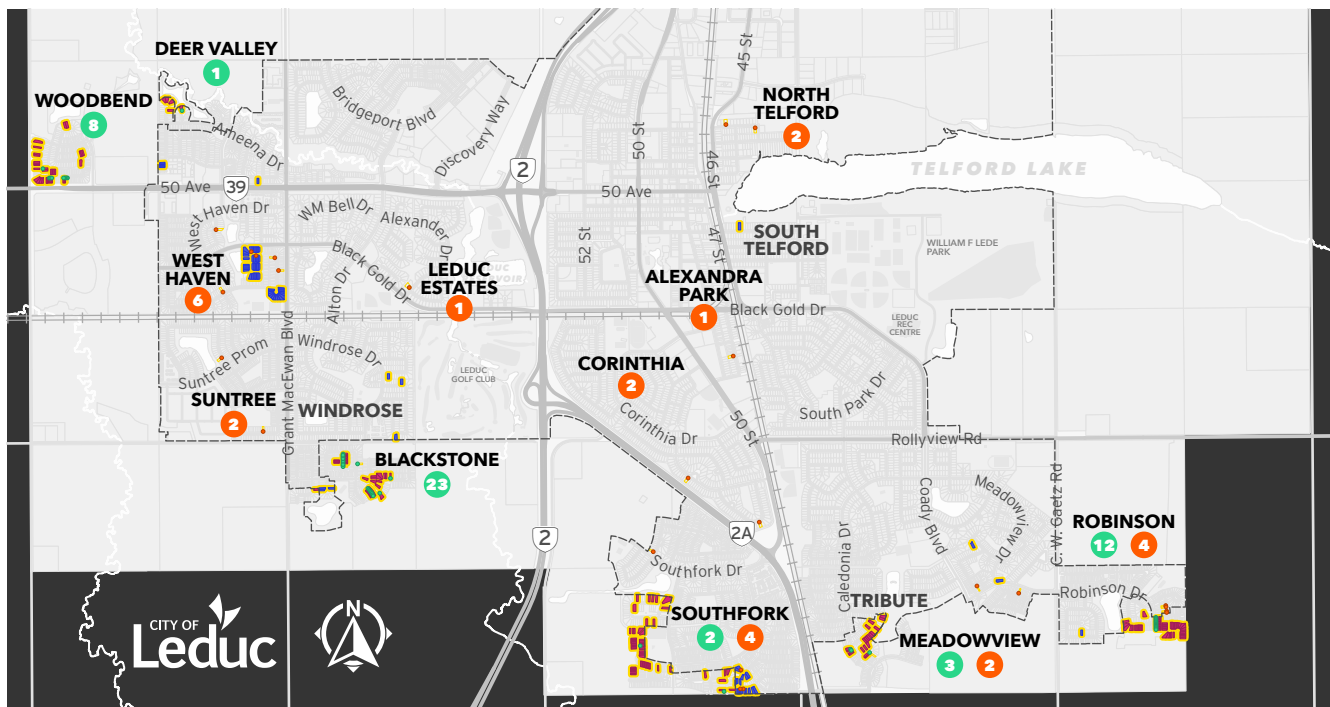
Table 20: Net New Units Year Over Year

Year	In Built Up Urban Area	Outside Built Up Urban Area	Total	Percent of Total Units in Built Up Area
2019	120	183	303	40%
2020	231	168	399	58%
2021	116	250	366	32%
2022	98	247	345	28%

MAP 4: DENSITY



MAP 5: INTENSIFICATION



Built Up Urban Area (BUUA)	SECONDARY SUITE Total in Neighbourhood In BUUA Total in Neighbourhood Not In BUUA	NEW RESIDENTIAL BUILDING In BUUA Not in BUUA
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Urban Centre Intensification

The EMRGP defines urban centers as “central urban areas in the metropolitan area that provide a sub-regional level of service”. Urban centers are intended to accommodate mixed use development at higher intensities and include downtowns and central areas of urban communities.

The EMRGP sets an aspirational density target of 100 du/nrha for the Urban Centre. Currently Leduc’s Urban Centre has a density of about 41 du/nrha, so there is a long way to go before reaching 100. With the 2022 Airport Vicinity Protection Area (AVPA) regulation amendments, this area now can work towards these targets as redevelopment is now permitted in areas once restricted. The City’s work on the Urban Centre Redevelopment Plan over the next two years will help support this area in its redevelopment efforts.



Table 21: Urban Centre Density Target

Year	Net Residential Area (ha)	Dwelling Units	Dwelling Units/Net Res Ha
<i>2018*</i>	25.4	1017	40.0
<i>2019</i>	25.4	1019	40.1
<i>2020</i>	25.4	1019	40.1
<i>2021</i>	25	1014	41
<i>2022</i>	25.2	1023	41

*Secondary suite data not available in 2018.

KEY DEVELOPMENT HIGHLIGHTS

Some of the key developments and initiatives for 2022 include:

- Edmonton AVPA Amendments:

In May 2022, changes were made to the Edmonton AVPA Regulation, which will have significant, positive, long-term impacts on development in the City of Leduc.

Three key changes have been made to the AVPA Regulations:

- New NEF contours have been calculated to reflect updated assumptions based on advancing aviation technology and modern-day airport operations.
- Many restrictions on commercial and industrial development have been removed.
- Restrictions on residential development have been relaxed in many areas of the city.
- All restrictions on residential redevelopment have been removed within the Urban Centre.

In its previous state, the AVPA Regulations hindered our community's ability to grow and develop because more than 80 per cent of the City of Leduc was covered by NEF contours. Moving forward, the City will need to update a range of planning documents to reflect these changes. This includes the Municipal Development Plan which is anticipated to be updated in 2023, and numerous Area Structure Plans. Updates to the Land Use Bylaw to reflect these changes were completed in 2022.

- Banks of Crystal Creek ASP:

The Banks of Crystal Creek ASP was adopted in 2022, which unlocked 2 quarter sections of land for residential and commercial development on the west side of Leduc.

- Land Use Bylaw Updates:
 - Comprehensive amendments were made to the residential districts to support opportunities for compact residential development and increased residential density. This included the creation of the new Residential Compact Development district and opportunities for different types of secondary suite development in various residential districts.
 - Minimum parking requirements are no longer required in the industrial districts to increase the flexibility of development by allowing businesses to determine their own parking needs. This change did not eliminate requirements for emergency access, hard surfacing for front parking areas, or accessible parking stalls.
 - Various text updates were made following the changes to the AVPA Regulations to ensure accuracy, clarity, and consistency.
- 65th Avenue Interchange:
 - Contractor for the development of the interchange has been approved. Graham Construction has been selected as the successful proponent to build the major interchange at Queen Elizabeth II Highway and 65th Avenue. Construction is expected to begin in late 2022. The \$112-million interchange will be cost-shared by the Government of Alberta and the City of Leduc.
- High School in Crystal Creek-West Leduc:
 - Construction began on the new high school on the west side of Leduc.

CONCLUSION

This report has provided a snapshot of Leduc's growth and development patterns in 2022 for both residential and non-residential land uses. This is the fourth year in which the City has undertaken the reimagined Annual Monitoring Report. As annual growth monitoring continues, trends will become more readily apparent and provide a solid basis for better understanding the nature of our municipality's growth.