



ANNUAL MONITORING REPORT 2019

Planning and Economic Development

Leduc.ca



TABLE OF CONTENTS

Acknowledgements	3
Introduction	4
2019 Highlights	4
General Census Data	4
Population and Growth Projections	4
Growth Monitoring	6
Areas Used for the Analysis	6
Subdivided Area and Land Reserve	6
Vacant Lots	12
New Building Construction	16
Building Permit Numbers	16
Building Permit Values	18
New Residential Dwellings	19
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

This report was drafted by the Planning and Economic Development team, with support provided by Enterprise Systems & Analytics (ESA), and Engineering and Environment. Data and maps were provided by the ESA team.

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, 2019 to December 31st 2019 unless otherwise stated.

This report is a revised version of the previous Growth Monitoring Reports (GMR) created from 2013-2018, that were part of a continuous annual series of reports. The new Annual Monitoring Report (AMR) is a reimagined document that 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 communities, 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.

2019 Highlights

- 1.8 % population growth
- 4 industrial subdivisions and 3 residential subdivisions
- 531 residential vacant lots, and 119 industrial vacant lots
- 802 building permits-all land uses, \$139,587,608.24 value
- 345 new residential dwellings
- 457 new business licenses for new businesses

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:

- As of May 2019, there were 13,705 residences and 35 neighbourhoods;
- 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.

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 by Nichols Applied Management in June

2020. to help inform future planning and development initiatives. The projections show a population of around 50,000 people by 2040. For more information on the projections and their rationale.

- **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.

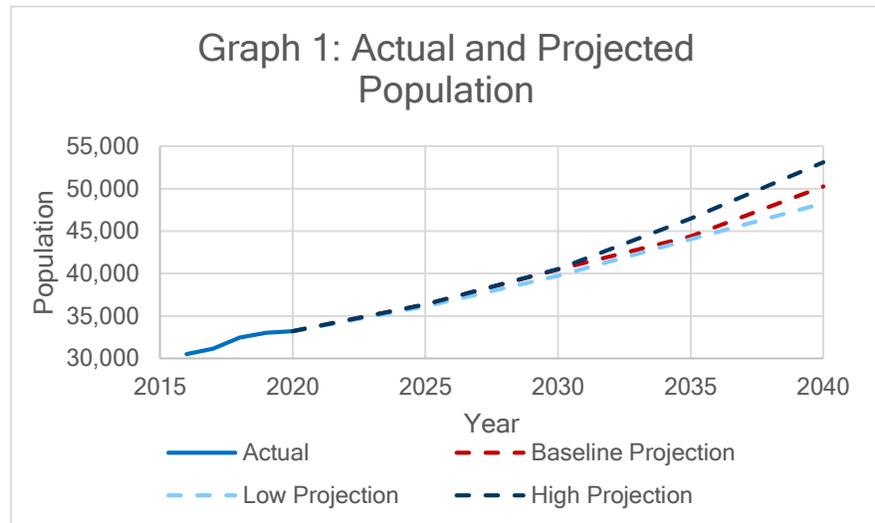


Table 1: Actual and Projected Population

	2016	2017	2018	2019	2020	2025	2030	2035	2040
<i>Municipal Census (Actual)</i>	30,498	31,130	32,448	33,032	-	-	-	-	-
<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 and 2020 Municipal Development Plan.

Subdivided Area and Land Reserve

The following section is an overview of the subdivided area within the City and subsequently the remaining land available for urban development, called '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 account for arterial road networks within the plan area, and therefore the remaining land use is the net area by land use. Therefore, in these cases the gross land reserve shown in this report is not a true gross land reserve (as arterial 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:

- **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 65th Ave Draft ASP Area, SE25, Banks of Crystal Creek Draft ASP Area, and NE22. Many other areas within the City are unplanned, including central neighbourhoods that have already been developed. For the purpose of this report, unplanned areas will focus on greenfield areas at the periphery.

Gross Existing Subdivided Areas:

Existing subdivided areas are determined by the sum of all subdivisions (total area in hectares) that were registered prior to subject year (year of report). 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 2019, a total of 28.1ha of area was subdivided for both residential and non-residential development, and 171 new lots were created to accommodate short-term future growth. From this total:

- 4.1ha (14.6% of the total subdivided area) was subdivided to accommodate future industrial development;
- 10.6ha of land was subdivided for environmental reserve and park development around Telford Lake. This land was set aside for the continuation of the Telford Lake Trail; and
- 13.4ha of land was subdivided for residential development in Blackstone, Deer Valley/Creekside and Meadowview/Tribute areas with 162 new lots amounting to 46.6% of total subdivided area and 94.7% of new lots created.

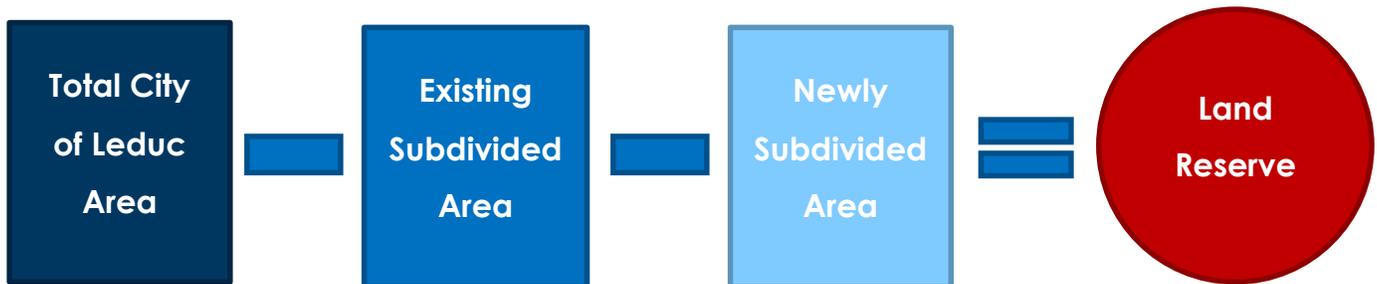
Looking at the distribution of the new lots created, it is clear that the vast majority of them are located towards the periphery of the City. The overall growth direction associated with newly created residential lots is generally toward the City's southern periphery.

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 PULs and stormwater facilities:

Table 2: Newly Subdivided Areas				
Neighbourhood	Land Use	Newly Subdivided Area (Plan Number)	Newly Subdivided Area (ha)	New Lots Created (#)
<i>Leduc Industrial Park/Saurabh/Northeast Industrial</i>	Industrial	192 2941	4.1	1
<i>Harvest Industrial Park</i>	Institutional (Environmental Reserve/Park)	192 1491 192 1545	6.2	4
<i>Lakeside Industrial Park</i>	Institutional (Environmental Reserve/Park)	192 1966	4.4	4
<i>Blackstone</i>	Residential	192 3470	2.4	43
<i>Deer Valley/Creekside</i>	Residential	192 0277	2.4	38
<i>Meadowview/Tribute</i>	Residential	192 3598	8.6	81
Total			28.1	171

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 land owners in developing their assets.

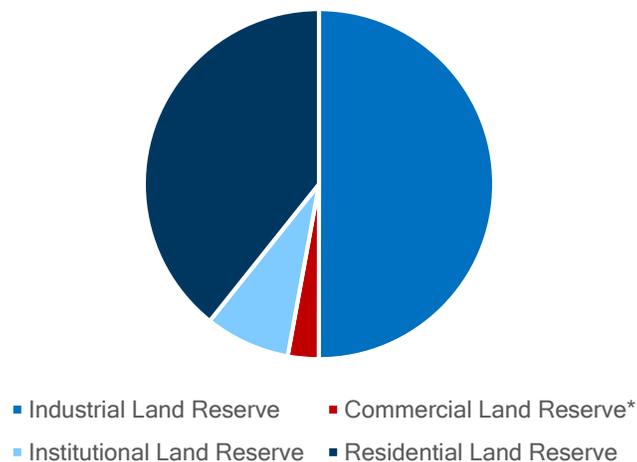


This report separates the City's land reserve into 4 categories: residential, commercial, industrial and institutional, which are defined above. Industrial land reserve includes total employment land reserve (for unplanned areas) which will include opportunities for industrial and commercial uses, Therefore, *Commercial Land Reserve* does not reflect the actual amount of land available for future commercial development.

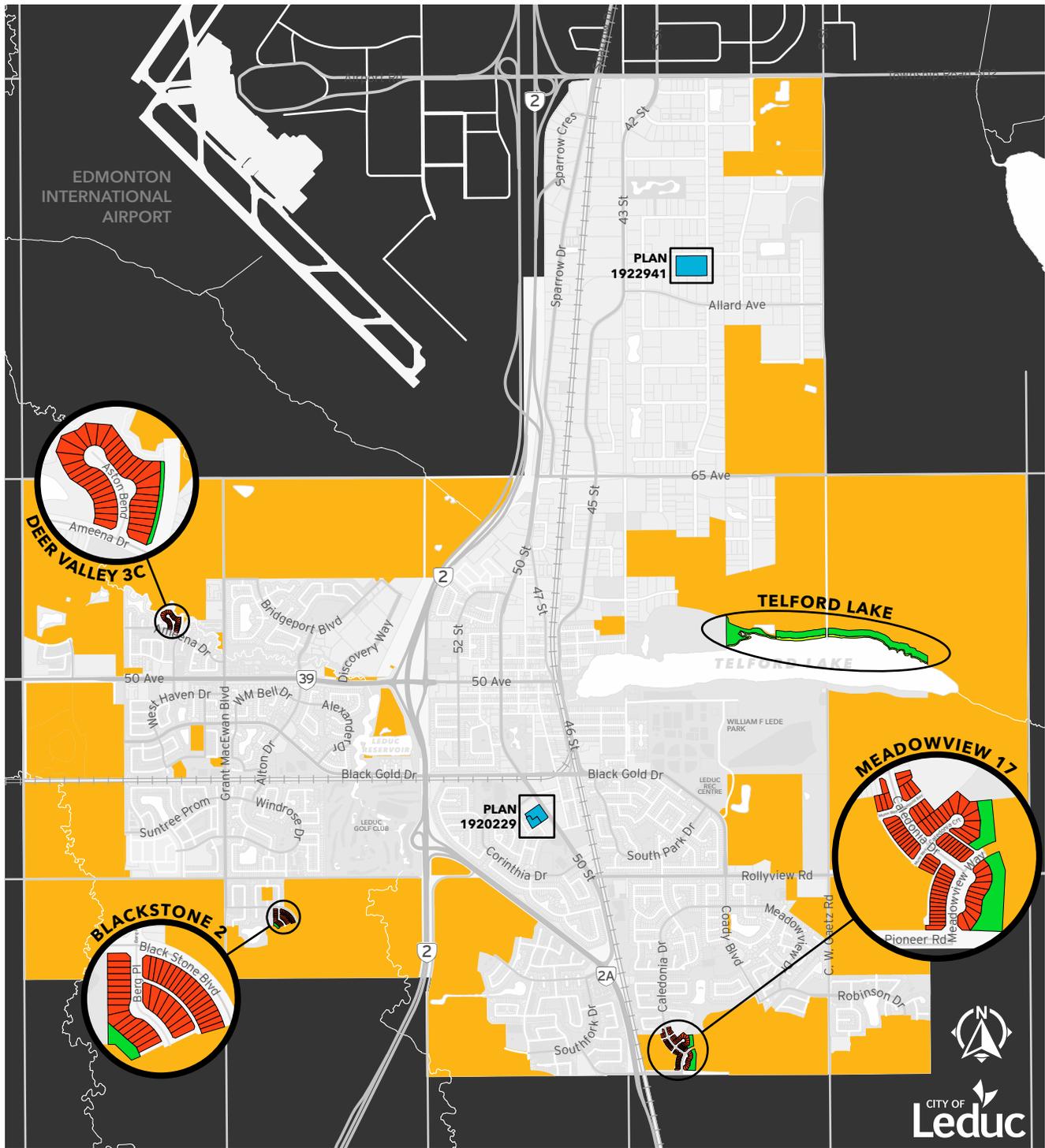
Table 3: Gross Land Reserve

<i>Industrial Land Reserve</i>	<i>Commercial Land Reserve</i>	<i>Institutional Land Reserve</i>	<i>Residential Land Reserve</i>	<i>Total Land Reserve</i>
879.8 ha	50.1 ha	138.0 ha	691.0 ha	1758.9 ha

Graph 2: Land Reserve Distribution



MAP 1: 2019 NEWLY SUBDIVIDED AREAS



NEW REGISTERED LOTS (LUB)

- RNL - Residential Narrow Lot
- GR - General Recreation
- ERD - Environmental Restricted Development
- Other New Registered Plan

LAND RESERVE (LUB)

- UR - Urban Reserve



Residential Areas Overview

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

Table 4: 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>Blackstone</i>	<i>Residential</i>	53.4	19.1	2.4	31.9
	<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	0	24.0
<i>Deer Valley/Creekside</i>	<i>Residential</i>	55.4	40.8	2.4	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</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	33.1	0	24.7
	<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	80.1	0	117.1
	<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	98.7	8.56	79.5
	<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	54.7914	0	4.0
	<i>Commercial</i>	1.0	1	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	11.6	0	44.0
	<i>Commercial</i>	6	6	0	0
	<i>Institutional</i>	3.1	0	0	3.1
<i>Unplanned</i>	<i>Residential</i>	236.1	0	0	236.1
	<i>Employment</i>	256.1	0	0	256.1

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 5: 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	508.9	4.1	83.0
	<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	0.0	0	21.1
<i>Harvest Industrial Park</i>	<i>Industrial</i>	96.7	30.3	0	66.4
	<i>Institutional</i>	10.6	0	6.2	4.4
<i>Lakeside Industrial Park</i>	<i>Industrial</i>	50.4	0	0	50.4
	<i>Institutional</i>	4.6	0	5.5	-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
<i>Unplanned</i>	<i>Residential</i>	236.1	0	0	236.1
	<i>Employment</i>	256.1	0	0	256.1

Vacant Lots

Vacant lots are subdivided lots that have not yet been developed. 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 future as these neighbourhoods continue to develop.

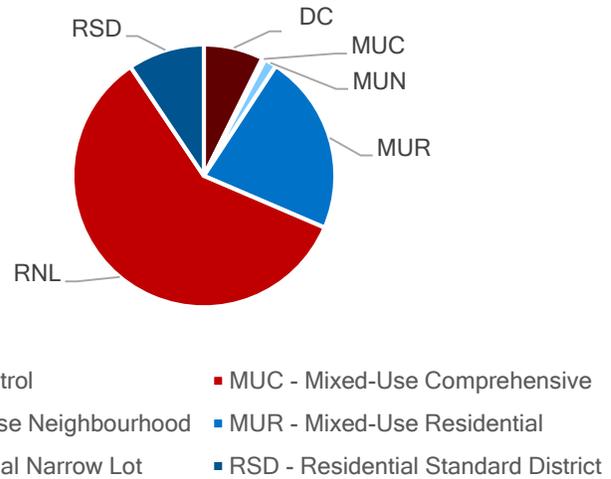
Residential Vacant Lots

Table 6: Residential Vacant Lots by Neighbourhood	
Neighbourhood	Number of Vacant Lots
<i>Alexandra Park</i>	2
<i>Blackstone</i>	111
<i>Bridgeport</i>	1
<i>Central Business District</i>	1
<i>Corinthia Park</i>	1
<i>Deer Valley</i>	74
<i>Meadowview</i>	52
<i>North Telford</i>	4
<i>Robinson</i>	27
<i>South Telford</i>	1
<i>Southfork</i>	97
<i>Tribute</i>	1
<i>West Haven</i>	1
<i>West Haven Estates</i>	80
<i>Willow Park</i>	2
<i>Windrose</i>	6
<i>Woodbend</i>	70
Total	531

Table 7: Residential Vacant Lots by Land Use	
Land Use District (Land Use Bylaw)	Number of Vacant Lots
<i>DC - Direct Control</i>	39
<i>MUC - Mixed-Use Comprehensive</i>	2
<i>MUN - Mixed-Use Neighbourhood</i>	8
<i>MUR - Mixed-Use Residential</i>	118
<i>RNL - Residential Narrow Lot</i>	314
<i>RSD - Residential Standard District</i>	50

Most vacant lots are RNL-Residential Narrow Lot, a new type of land use district that allows for much narrower lots for compact development with increased density. There is an abundance of these lots available for development given that's where the majority of market opportunity is.

Graph 3: Vacant Lots by Land Use



Non-Residential Vacant Lots

Table 8: Non-Residential Vacant Lots by Neighbourhood

Neighbourhood	Number of Vacant Lots
<i>Alexandra Park</i>	1
<i>East Industrial</i>	1
<i>Harvest Industrial Park</i>	18
<i>Leduc Business Park</i>	65
<i>Leduc Industrial Park</i>	1
<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>	8
<i>West Commercial</i>	1
Total	119

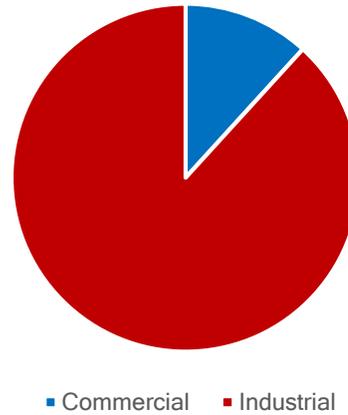
Table 9: Non-Residential Vacant Lots by Land Use

Land Use District (Land Use Bylaw)	Number of Vacant Lots
CBD- Central Business District	1
CBO- Commercial Business Oriented	8
CSC- Commercial Shopping Centre	1
GC- General Commercial	4
IBL-Business Light Industrial	3
IL-Light Industrial	39
IM-Medium Industrial	63

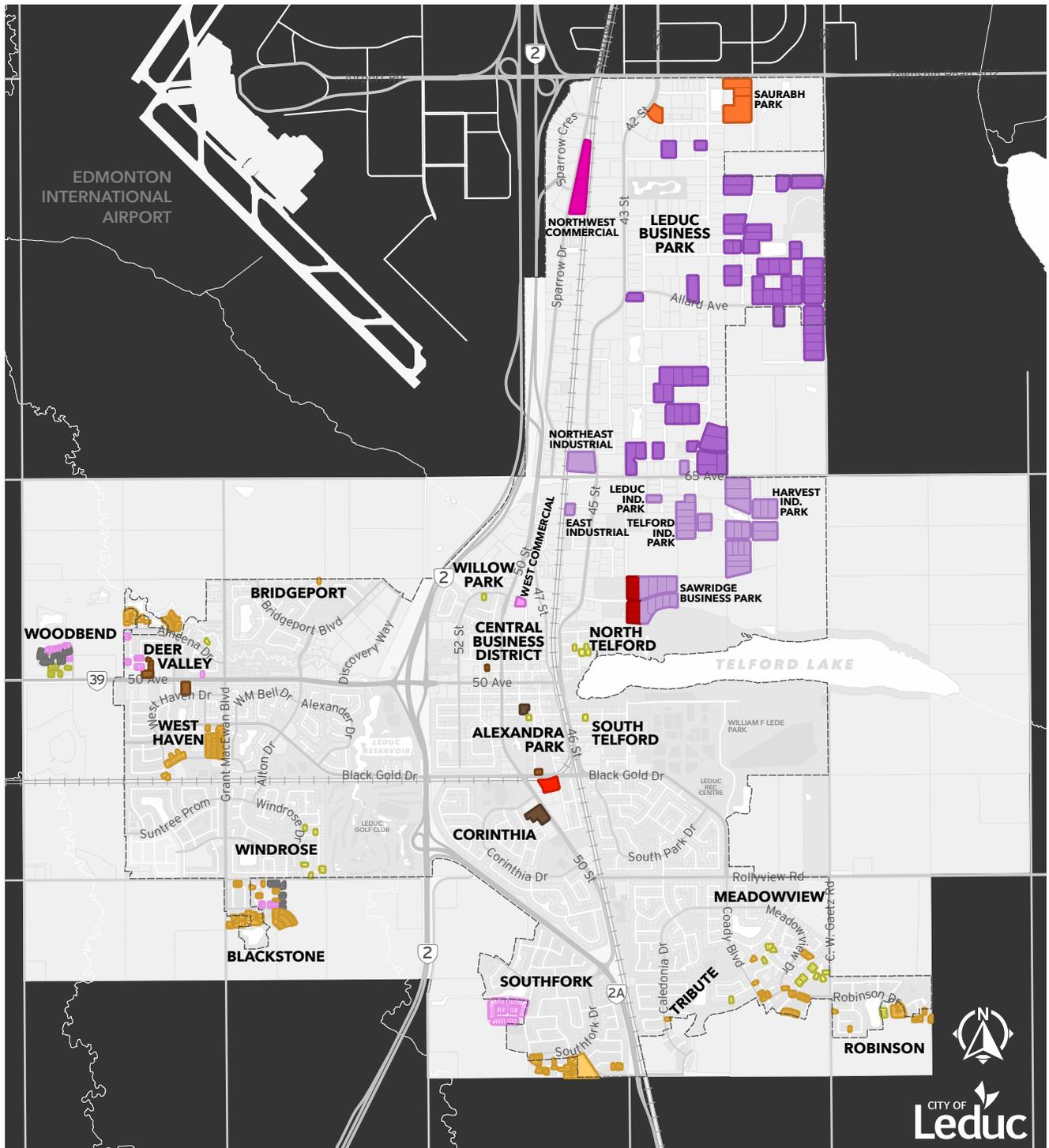
* All vacant DC-Direct Control lots identified are for narrow lot/zero lot line development in developing neighbourhoods

The majority of non-residential vacant lots fall under an industrial land use. The industrial land uses 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, served by adequate industrial roads. There are no heavy industrial land uses in Leduc.

Graph 4: Non-Residential Vacant Lots By Land Use



MAP 2: 2019 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 2016. 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.

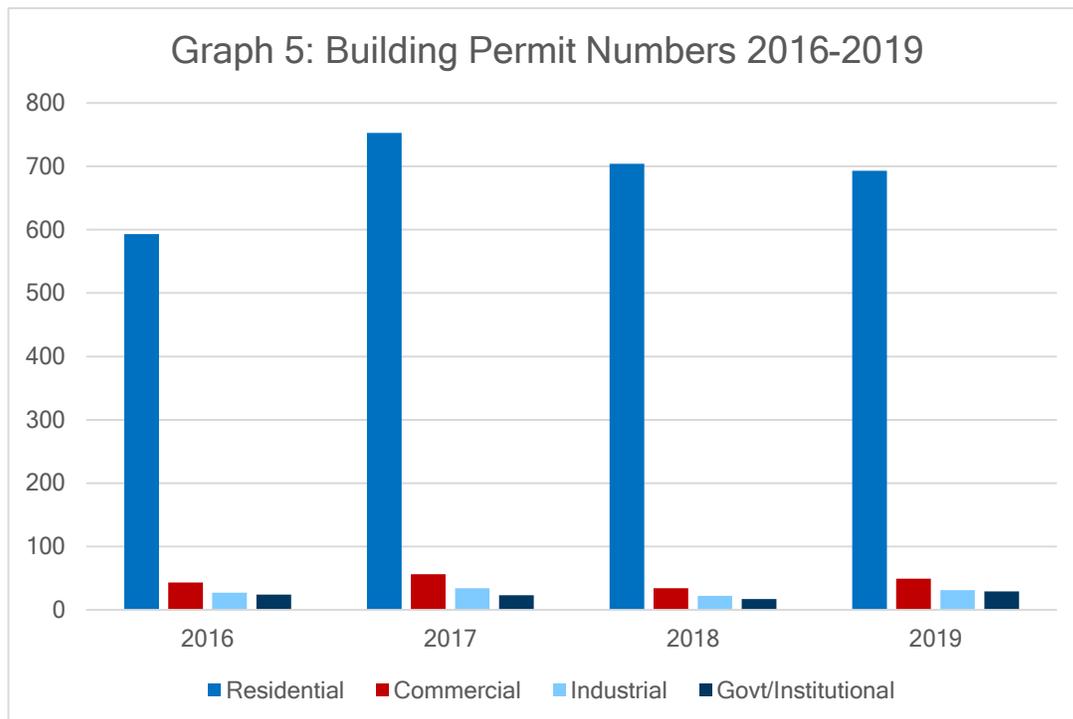
Building Permit Numbers

Table 10: Building Permit Numbers

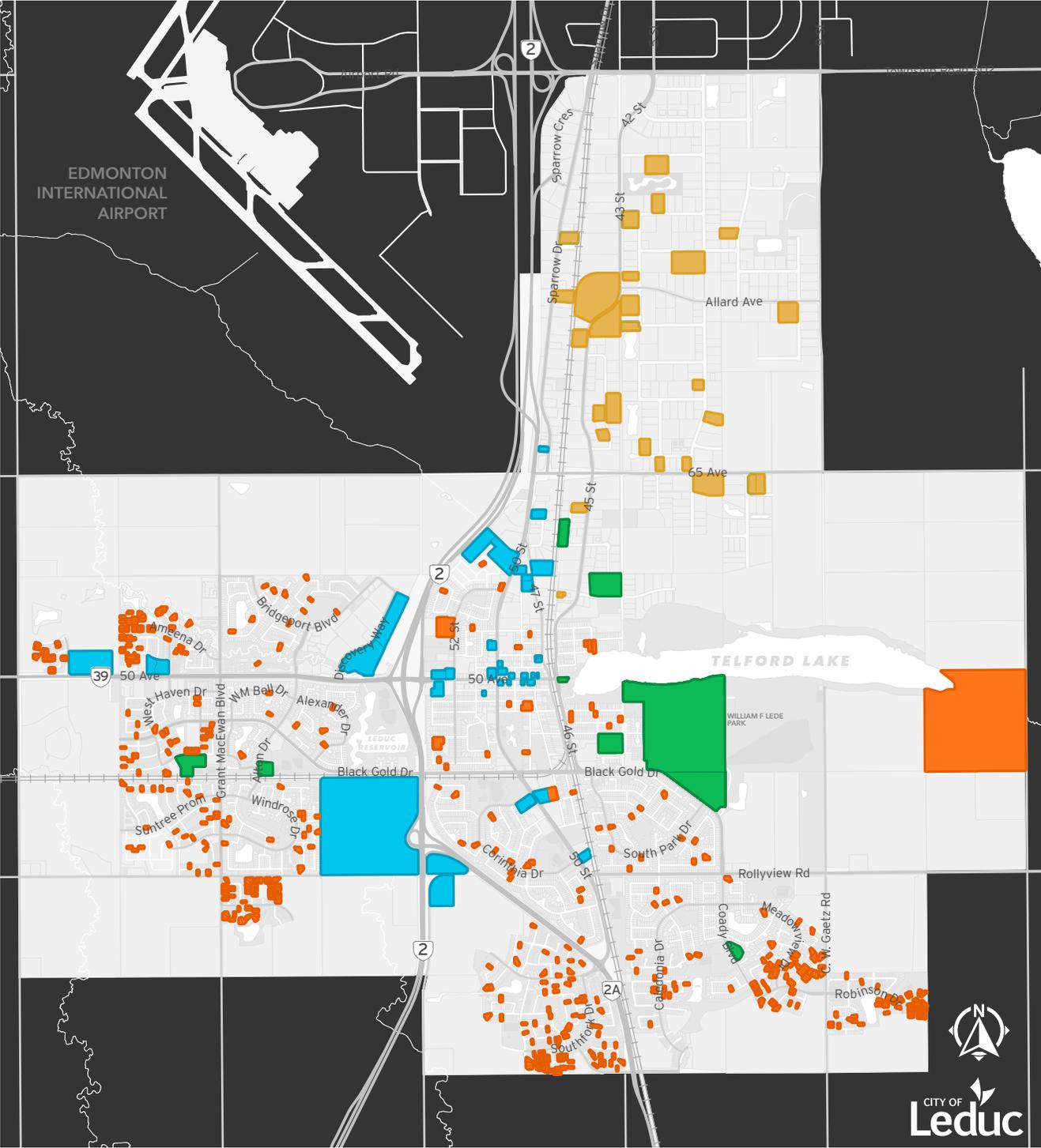
Year	Residential	Commercial	Industrial	Govt/Institutional	Total
2016	593	43	27	24	687
2017	753	56	34	23	866
2018	704	34	22	17	777
2019	693	49	31	29	802

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

The majority of buildings permits issued in 2019 were residential permits. This is likely due to the fact that residential permits include permits for accessory uses such as deck, sheds, detached garages and other uses permitted on residential lots. There was a decrease in the number of residential permits, however, there was an uptick in commercial, industrial and institutional permits over 2018.



MAP 3: 2019 BUILDING PERMITS



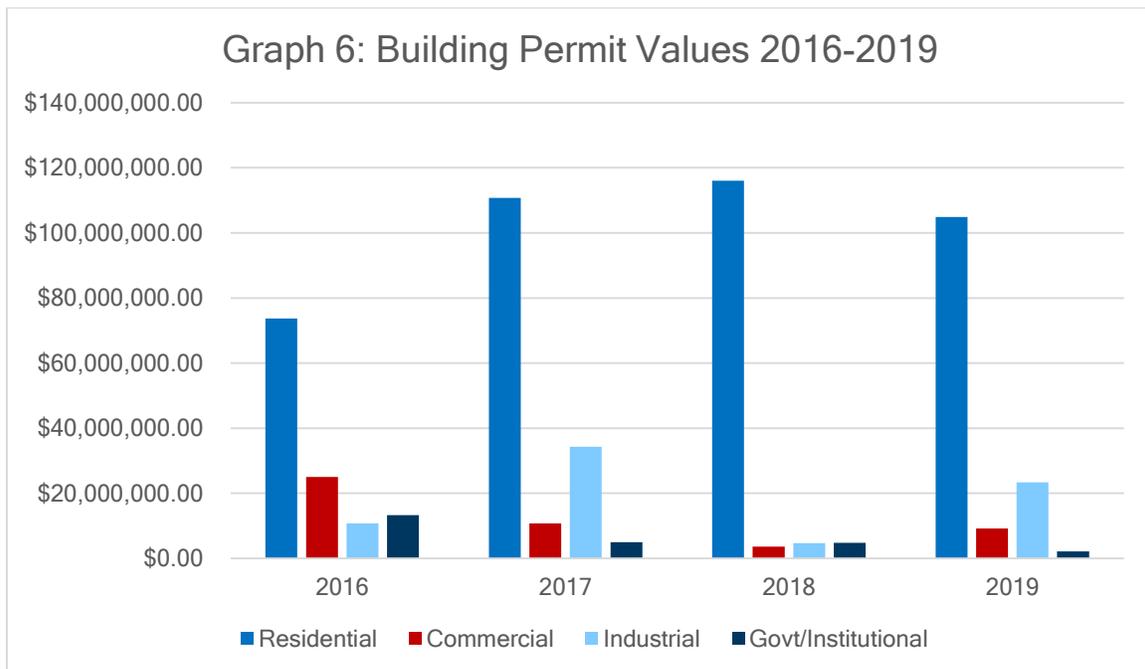
BUILDING PERMITS (LUB)

- Commercial
- Government/Institutional
- Residential
- Industrial

Building Permit Values

Table 11: Building Permit Values					
Year	Residential	Commercial	Industrial	Govt/Institutional	Total
2016	\$73,681,372.93	\$25,056,840.00	\$10,759,770.00	\$13,328,887.00	\$122,826,869.93
2017	\$110,799,071.18	\$10,749,429.00	\$34,295,091.00	\$5,004,308.00	\$160,847,899.18
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

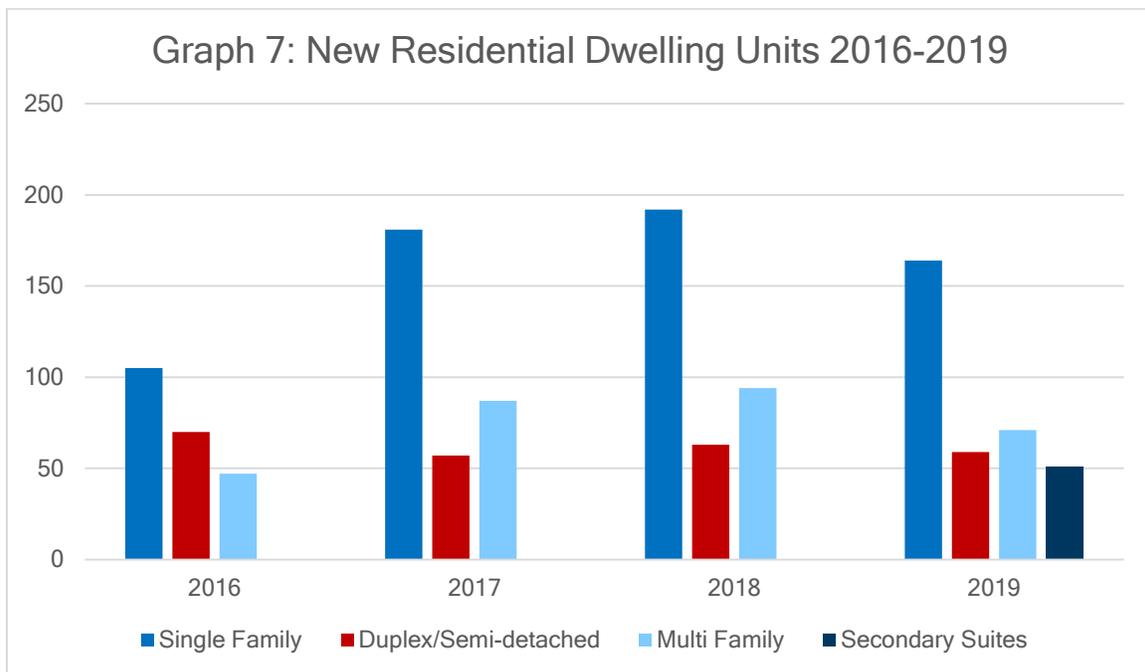
There was a decrease in building permit value for residential permits in 2019, this could be due to the fact that there were less residential building permits issued and less housing starts for 2019. Both industrial and commercial permit values increased in 2019 significantly due to large industrial and commercial developments in that year. Overall, there was an increase of over \$10 million in permit values from 2018.



New Residential Dwellings

Table 12: New Residential Dwelling Units						
Year	Single Family	Duplex/Semi-detached	Multi Family	Manufactured Home	Secondary Suites	Total
2016	105	70	47	-	Not available	222
2017	181	57	87	-	Not available	325
2018	192	63	94	1	Not available	350
2019	164	59	71	-	51	345

2019 saw a decrease in the number of residential dwellings unit constructed in 2019 across all building types. This is the first year were secondary suites were tracked, showing 51 legal suites constructed in 2019 in both mature neighbourhoods and in newly constructed dwellings. 2020 may show an uptick in secondary suites as the bylaw was amended in 2019 to remove some of the restrictions on secondary suites.



The following tables show dwellings units by builder within the City. Multi-family include units from duplex, townhouses, and other multi-family type developments.

Table 13: Dwelling Units by Builder			
Builder	Total Units		Total Units
	Multi-Family	Single Family	
Alquinn Homes Ltd.	3	2	5
AREO Homes PVT Ltd.	4	-	4
Art Custom Homes Inc.	6	9	15
Bedrock Homes Ltd.	16	18	34
Caliber Master Builder Ltd.	-	5	5
Coventry Homes Inc.	-	6	6
Cranston Homes	4	16	20
Dolce Vita Homes LP	6	2	8
Encore Master Builder Inc.	-	3	3
Homes by Avi (Edmonton) Inc.	-	17	17
Homes by Ser-Bilt Inc.	-	4	4
Homexx Corporation	-	1	1
Jayman BUILT	-	17	17
Lincolnberg Homes	8	5	13
Live Better Homes	4		4
Pacesetter Homes Ltd.	2	4	6
Prominent Homes Edmonton Ltd.	-	15	15
Triumph Homes Ltd.	1	2	3
Victory Homes Ltd.	-	7	7
Other	2	6	8
<i>Total City of Leduc</i>	130	164	296

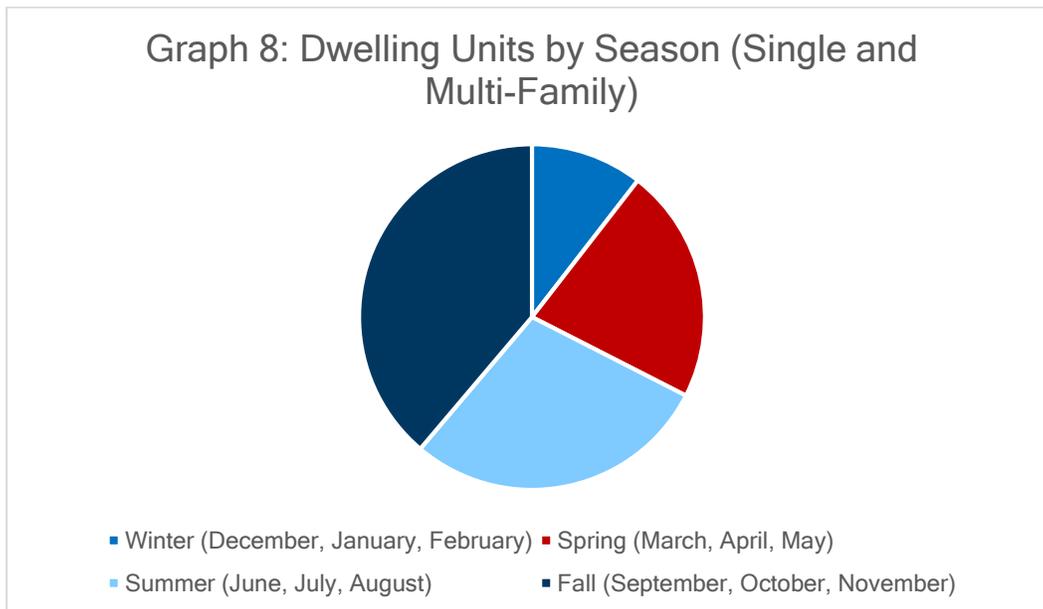
*Multifamily per units not per permit. Suites are not included.

Table 14: Dwelling Units by Month		
Month	Dwelling Type	Total City of Leduc
<i>January</i>	Single Family	6
	Multi- Family	0
<i>February</i>	Single Family	10
	Multi- Family	2
<i>March</i>	Single Family	15
	Multi- Family	2
<i>April</i>	Single Family	11
	Multi- Family	2
<i>May</i>	Single Family	18
	Multi- Family	15

<i>June</i>	Single Family	14
	Multi- Family	14
<i>July</i>	Single Family	11
	Multi- Family	2
<i>August</i>	Single Family	17
	Multi- Family	24
<i>September</i>	Single Family	15
	Multi- Family	40
<i>October</i>	Single Family	27
	Multi- Family	11
<i>November</i>	Single Family	8
	Multi- Family	10
<i>December</i>	Single Family	4
	Multi- Family	8

*Multi-family per units not per permit

A large majority of permits were issued during the summer and fall months in 2019, with the least amount of permits issued during the winter.



BUSINESS LICENSES

Business Licenses by Type

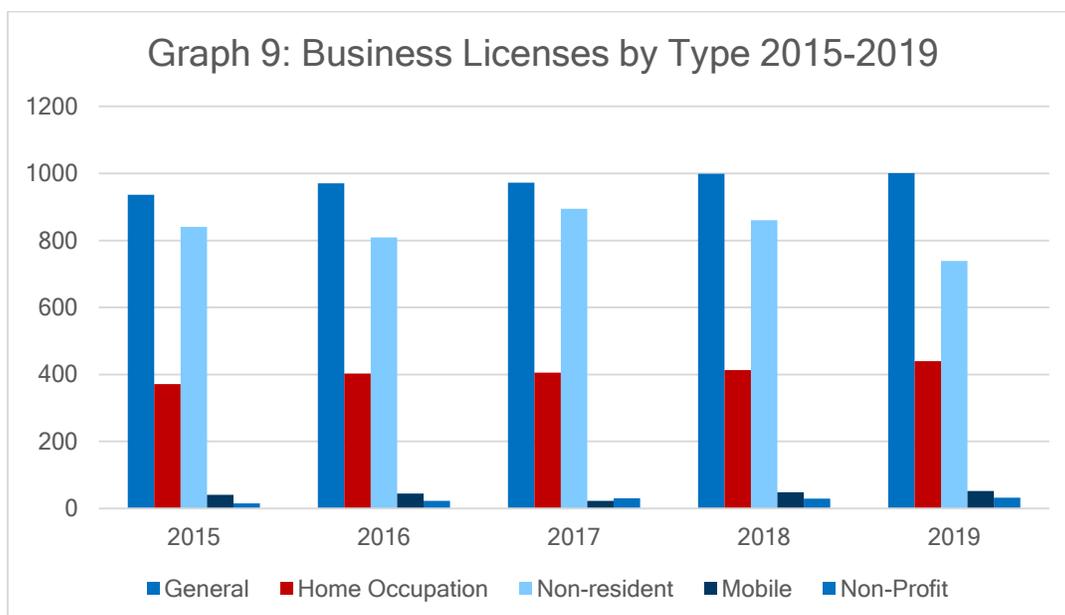
Business Licenses in the City of Leduc are divided into five different categories:

- **General:** Businesses based within the City of Leduc in a commercial or industrial land use classification.
- **Resident (Home 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 15: Business Licenses by Type

Year	General	Resident (Home Occupation)	Non-resident	Mobile	Non-Profit	Total
2015	936	371	840	41	15	2203
2016	971	403	809	44	23	2250
2017	972	405	895	23	30	2325
2018	999	413	860	48	29	2349
2019	1001	440	739	52	32	2264

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



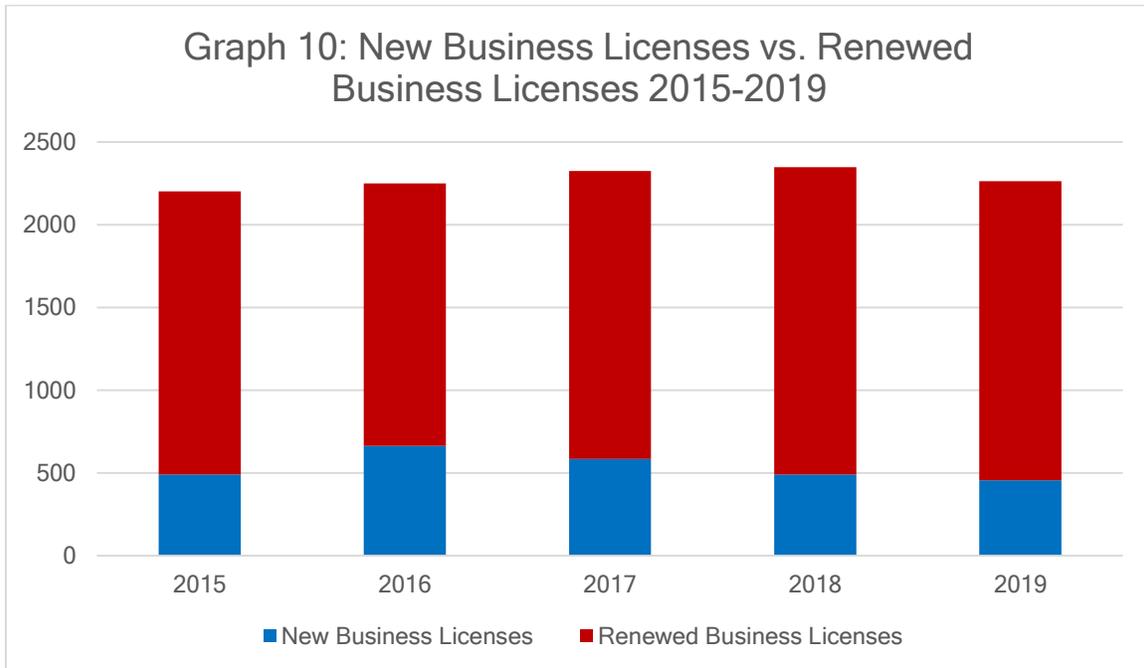
New Business Licenses

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.

Table 16: New Business Licenses in 2019

Year	New Business Licenses	% of Total
2015	491	22.3%
2016	665	29.6%
2017	585	25.2%
2018	491	20.9%
2019	457	20.2%

2019 saw a slight decrease in business licenses for new businesses in Leduc.



EDMONTON METROPOLITAN REGION BOARD - KPIS

Greenfield Area Density

Year over year, residential density does not change significantly for built out neighbourhoods. However, monitoring density and change to density in greenfield neighbourhoods that are currently being developed is important to understand if the City is reaching targets set forth in the Municipal Development Plan (MDP) and local area structure plans (ASP).

Density, as defined by the Edmonton Metropolitan Region Board (EMRGP), is measured as “an average dwelling unit per net residential hectare (du/nrha) within an area structure plan area”. The new EMRGP (adopted in 2017) requires all new neighbourhoods to meet a minimum of 35 du/nrha. In most cases, ASPs within the City came into effect prior to the adoption of the EMRGP, and 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 17 outlines the developing neighbourhoods and their planned density versus actual density as of 2019. Cases where the actual density is less than planned (negative number) 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.

Table 17: Residential Density

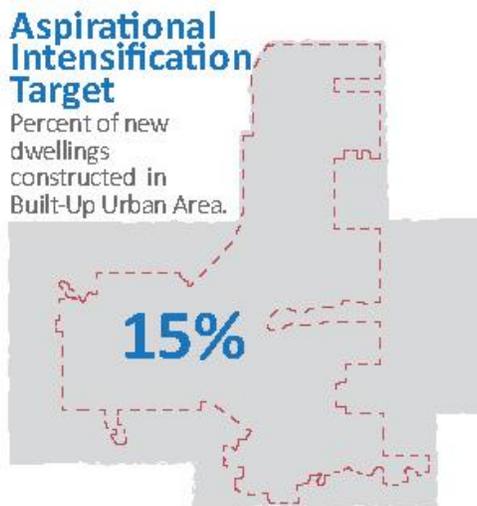
Neighbourhood	Net Area (ha)	Address Count	Secondary Suites	Unit Density (per ha)	Planned Density	Actual vs. Planned Density*
<i>Blackstone</i>	10.46	311	34	32.99	30.20	2.79
<i>Deer Valley/Creekside</i> **	25.02	872	8	35.17	50.00	-14.83
<i>Meadowview Park</i>	36.72	649	8	17.89	See combined planned density below	See ASP density below
<i>Tribute</i>	25.16	630	2	25.12		
<i>Southeast Leduc ASP</i>	61.87	1279	10	20.83	27.20	-6.37
<i>Robinson</i>	17.52	456	12	26.72	31.30	-4.58
<i>Southfork</i>	58.55	1570	16	27.09	29.06	-1.97
<i>Suntree</i>	34.96	866	4	24.89	21.90	2.99
<i>West Haven</i>	19.69	925	1	47.04	See combined planned density below	See ASP density below
<i>West Haven Park</i>	12.48	336	7	27.49		
<i>West Haven Estates ASP</i>	32.17	1261	8	39.45	19.70	19.75
<i>Windrose</i>	37.86	720	1	19.04	19.00	0.04
<i>Woodbend</i>	3.98	123	0	30.92	27.36	3.56

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

**ASP required to meet 35 du/nrha.

Built-Up Urban Area Density

The Built-up Urban Area 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 meet that definition. The EMRGP requires the City to aspire to 15% of new developments within the City to be within this BUUA. In 2019, 40% of units were constructed within this area. While this exceeds the target of 15%, most 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.



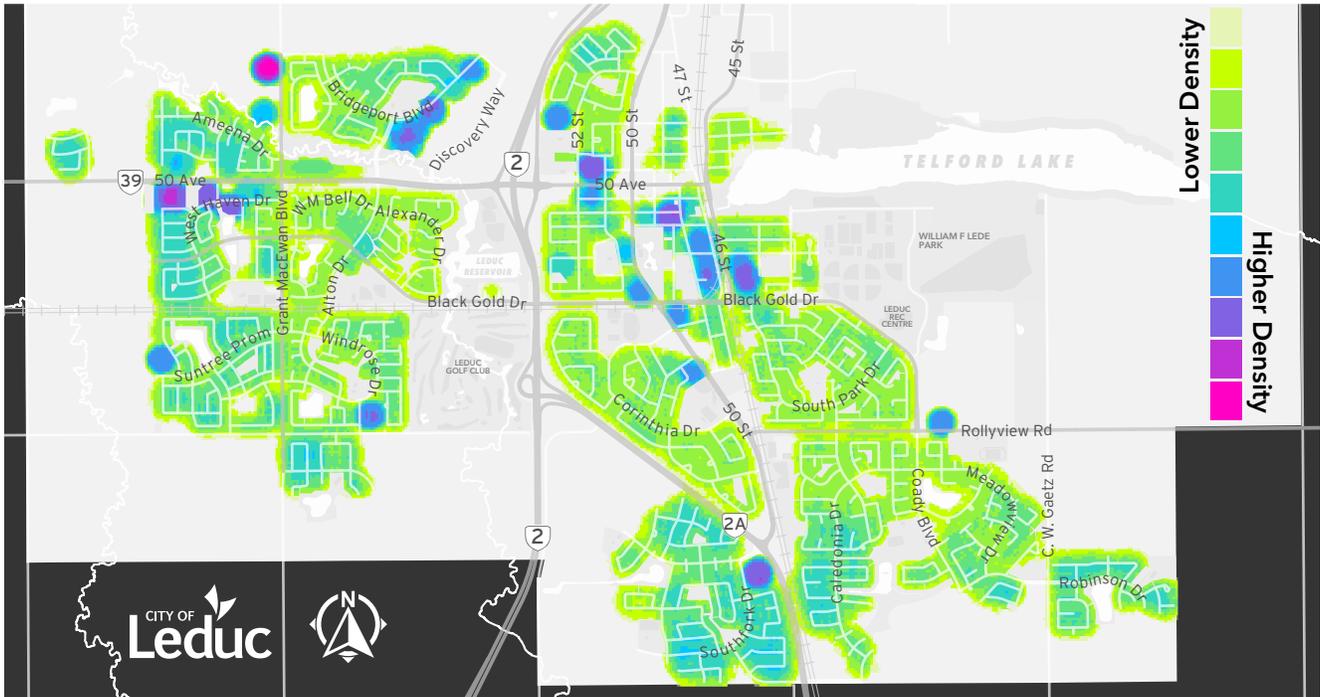
One of the major redevelopment projects that contributed to intensification was the Linsford Gardens project; an affordable housing project constructed in Linsford Park, just south of Downtown Leduc. Through federal and provincial funding of \$15.8 million, the Leduc Regional Housing Foundation developed the 64-unit low-rise apartment complex which is targeted to be completed in 2020.

37% of secondary suites constructed in 2019 were also constructed in the BUUA. 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, provides more affordable housing opportunities and contributes to intensification within mature neighborhoods.

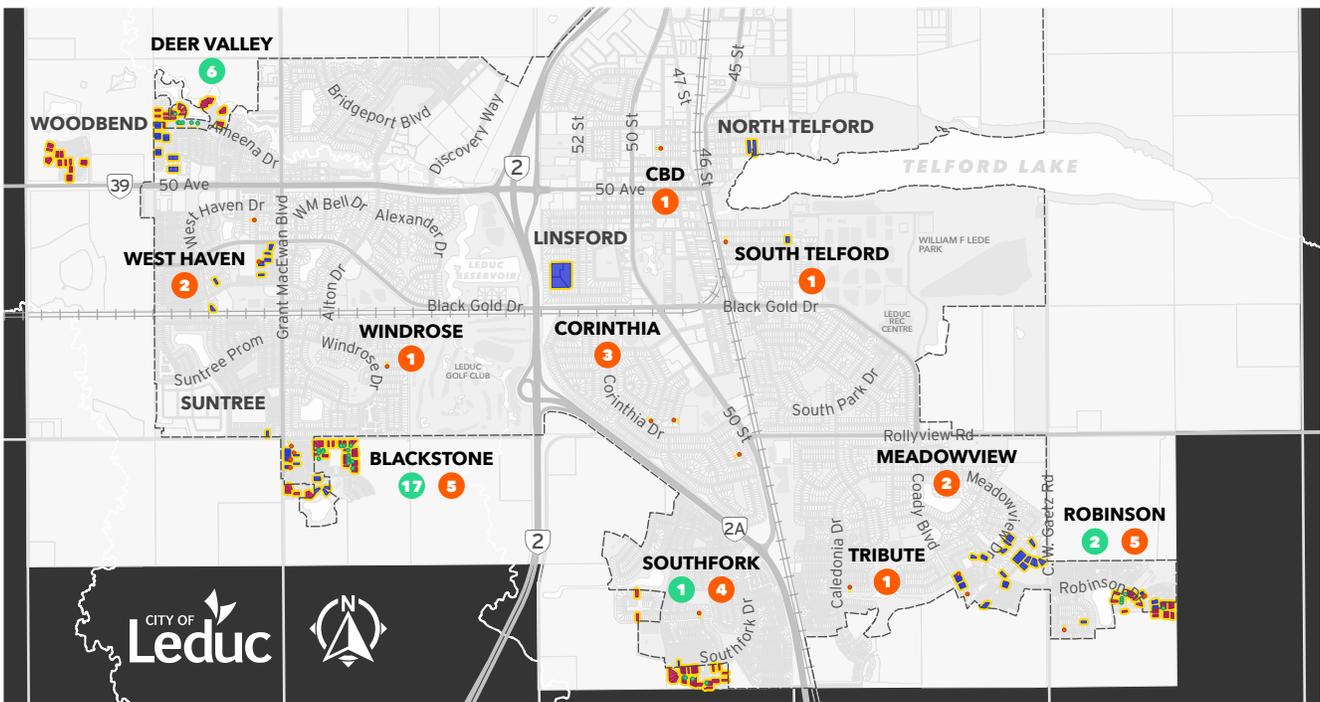
Table 18: 2019 BUUA Intensification

Unit Metrics	In Built Up Area	Outside Built Up Area	Total	Percent Of Total Units In Built Up Area
Building Permits Issued	99	151	250	40%
Units under Building Permit	144	151	295	49%
Secondary Suites	19	32	51	37%
New Units	163	183	346	47 %
Units Demolished	43	0	43	100%
Net New Units	120	183	303	40%

MAP 4: 2019 DWELLING UNIT DENSITY



MAP 5: 2019 RESIDENTIAL 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
--	--	---

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 40 du/nrha, so there is a long way to go before reaching 100. However, the Airport Vicinity Protection Area (AVPA) regulation places dwelling unit limits on Leduc’s Central Business District (a part of the Urban Centre), preventing the City of Leduc from fully achieving the aspirational target set out in the EMRGP.



Table 19: Urban Centre Density Target

Year	Net Residential Area (ha)	Dwelling Units	Dwelling Units/Net Res Ha
2018*	25.4	1017	40.0
2019	25.4	1019	40.1

*Secondary suite data not available in 2018.

KEY DEVELOPMENT HIGHLIGHTS

Some of the key developments and initiatives for 2019 include:

- The provincial government announced funding for a new high school in the City of Leduc as part of 2019 Spring Budget. The school will be located within the West Campus, as part of the Crystal Creek Neighbourhood.
- East Telford Lake ASP was approved in 2019. The industrial ASP will allow for industrial development opportunities around Telford Lake.
- The City initiated an update to the 2012 Municipal Development Plan, anticipated to be completed in 2020.
- In 2019, the Land Use bylaw was amended to allow secondary suites within duplexes, townhouses and other residential uses, no longer just single dwellings. This was a part of Leduc's effort to offer more housing types and more affordable options.
- Regulations for solar collectors were added to the Land Use bylaw. The City has seen just over 20 solar collector development permits since then. The regulations were intended to be thoughtful, and not too restrictive.
- Linsford Gardens redevelopment project, an affordable housing project, is well under its way, planning completion in 2020.

CONCLUSION

This report has provided a snapshot of Leduc's growth and development patterns in 2019 for both residential and non-residential land uses. This is the first year in which the City has undertaken the reimagined Annual Monitoring Report, which now provides a framework for developing future annual reports of a similar nature. 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.