



ANNUAL MONITORING REPORT 2020

Planning and Economic Development

Leduc.ca



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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, 2020 to December 31st, 2020 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.

2020 Highlights

- 3 industrial subdivisions and no residential subdivisions
- 371 residential vacant lots, and 117 industrial vacant lots
- 791 building permits - all land uses, \$122,611,990.42 value
- While subdivisions were minimal, permit numbers remained fairly consisted with previous years.
- 407 new residential dwelling units
- 435 business licenses for new businesses, out of 2248 total business licenses
- 59% 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:

- 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 completed by Nichols Applied

Management in June 2020. The projections show a population of around 50,000 people by 2040. More information on the projections and their rationale can be found in the original report: <https://www.leduc.ca/50-year-growth-plan-population-and-employment-projections> .

- **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.

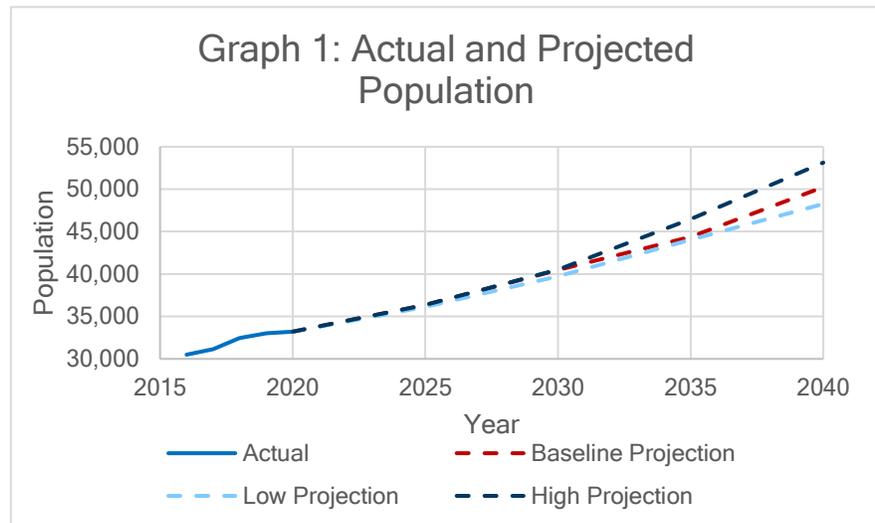


Table 1: Actual and Projected Population

	2016	2017	2018	2019	2020	2025	2030	2035	2040
<i>Municipal Census (Actual)</i>	30,498	31,130	32,448	33,032	No census data	-	-	-	-
<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 (ASP's) 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 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, NE22 as per Figure 2 of the 2020 MDP. Many other areas within the City are unplanned, included central neighbourhoods that have already been developed. For the purpose of this report, unplanned areas will focus on greenfield areas at the periphery. The future land uses for Unplanned Areas was determined on Figure 10 of the 2020 MDP.

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 2020, a total of 65.1 ha of area was subdivided for non-residential purposes, and 11 new lots were created to accommodate short-term future growth. From this total:

- 7.9 ha (12.2% of the total newly subdivided area) was subdivided to accommodate future industrial development; and
- 59.3 ha of land was subdivided in Crystal Creek in order to split the land as the initial step in the development process for this neighbourhood. This subdivision will allow for the future development of the stormwater management facility, the West Campus and future commercial and residential development.

Looking at the distribution of the new lots created, the vast majority of lots were created within the industrial/employment areas of the City.

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 (Plan Number)	Newly Subdivided Area (ha)	New Lots Created (#)
<i>Leduc Industrial Park/Saurabh/Northeast Industrial</i>	<i>Industrial</i>	202 1125	5.5	4
<i>Northwest Commercial</i>	<i>Industrial (IBL)</i>	202 0858	0.3*	1
<i>East Industrial</i>	<i>Industrial</i>	202 2915	0.03*	1
<i>Crystal Creek</i>	<i>Urban Reserve (land split) *</i>	202 1723	59.3**	5
Total			65.1	11

*Area for the Industrial subdivision in Northwest Commercial and East Industrial was not subtracted from industrial land reserve as these areas were previously part of the *Gross Existing Subdivided Areas*.

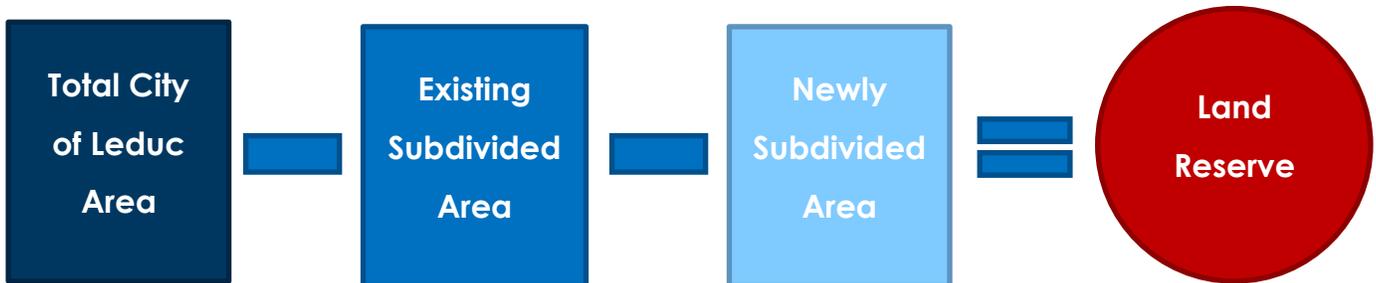
**Area for the Urban Reserve subdivision in Crystal Creek was not subtracted from land reserve in that neighbourhood, as the subdivision was simply to split parcels to reflect ownership and prepare the area for future planning and development.

Table 3: Subdivisions and Lots Created by Year

Year	<i>Newly Subdivided Area (ha)</i>	<i>New Lots Created (#)</i>
2019	28.1	171
2020	65.1	11

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.

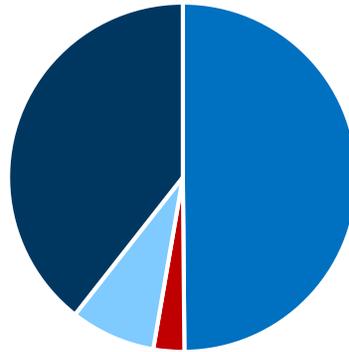


This report separates the City's land reserve into 4 categories: residential, commercial, industrial and institutional, which are defined above. Industrial land reserve includes total employment land reserve (for unplanned areas) which will include opportunities for industrial and commercial uses, Therefore,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

Table 4: Gross Land Reserve

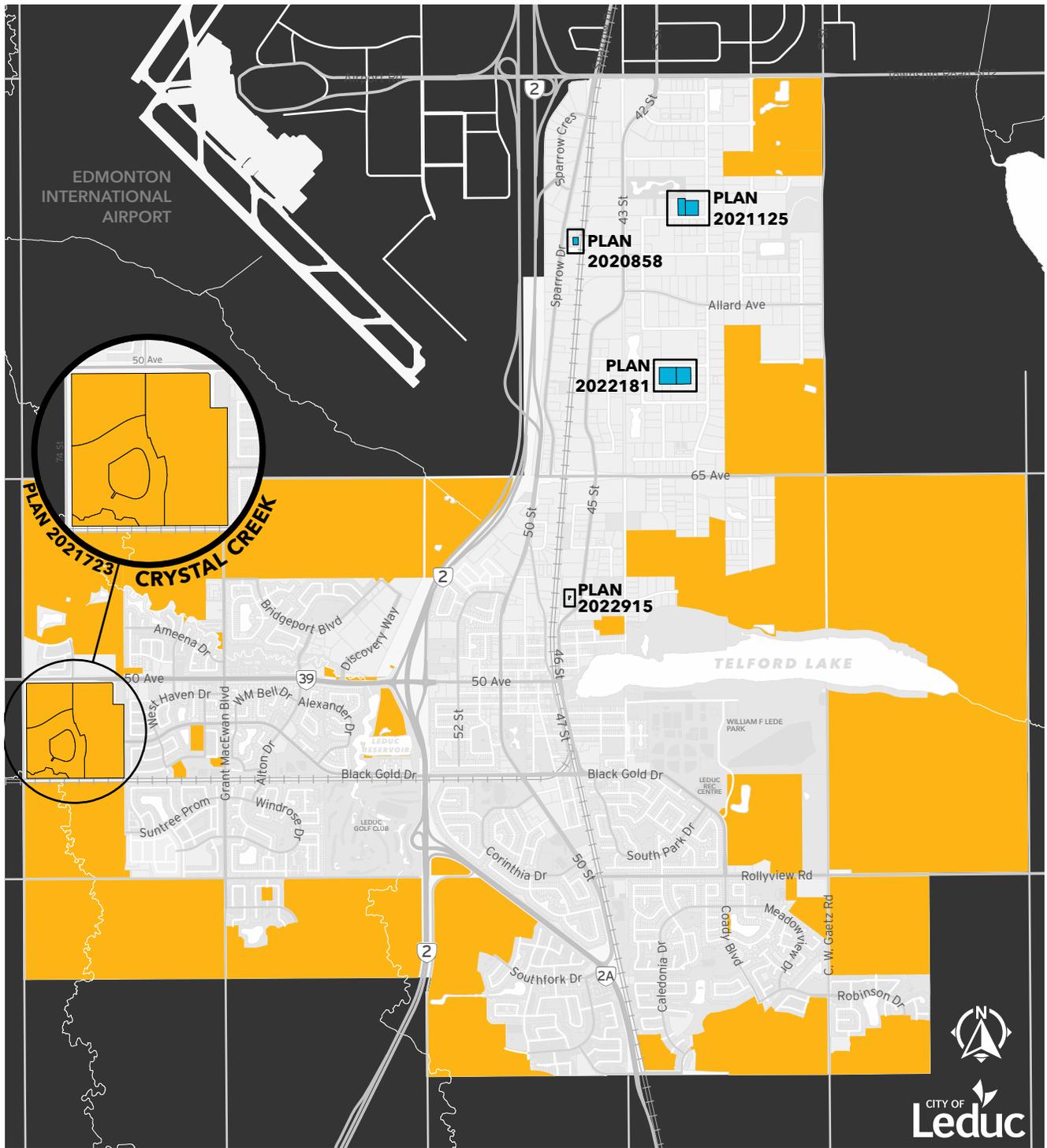
Year	<i>Industrial Land Reserve</i>	<i>Commercial Land Reserve</i>	<i>Institutional Land Reserve</i>	<i>Residential Land Reserve</i>	<i>Total Land Reserve</i>
2019	879.8 ha	50.1 ha	138.0 ha	691.0 ha	1758.9 ha
2020	874.2 ha ↓	50.1 ha	138.0 ha	691.0 ha	1753.4 ha

Graph 2: Land Reserve Distribution



■ Industrial Land Reserve ■ Commercial Land Reserve*
■ Institutional Land Reserve ■ Residential Land Reserve

MAP 1: 2020 NEWLY SUBDIVIDED AREAS



NEW REGISTERED LOTS (LUB)

-  UR - Urban Reserve
-  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 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>Blackstone</i>	<i>Residential</i>	53.4	21.5	0	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	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</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	107.2	0	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	54.8	0	4.0
	<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	11.6	0	44.0
	<i>Commercial</i>	5.9	5.9	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 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	513.0	5.5	77.5 ↓
	<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>Lakeside 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
<i>Unplanned</i>	<i>Residential</i>	236.1	0	0	236.1
	<i>Employment</i>	256.1	0	0	256.1

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

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. Vacant lot data was extracted on January 20th, 2021. This data is expected to change throughout the year as development occurs.

Residential Vacant Lots

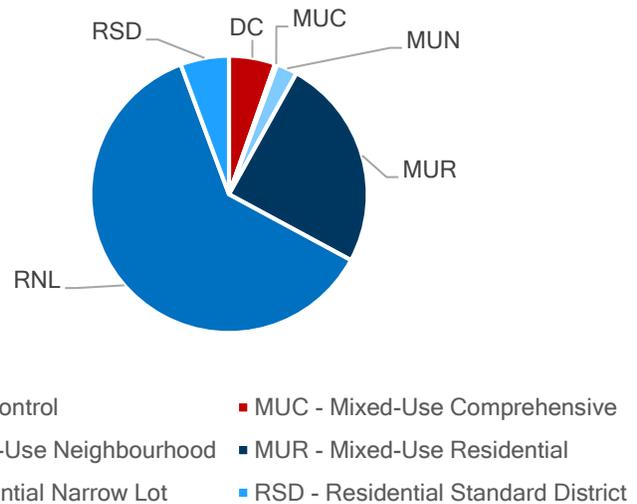
Table 7: Residential Vacant Lots by Neighbourhood	
Neighbourhood	Number of Vacant Lots
<i>Alexandra Park</i>	3
<i>Blackstone</i>	74
<i>Bridgeport</i>	1
<i>Central Business District</i>	1
<i>Corinthia Park</i>	0
<i>Deer Valley</i>	38
<i>Meadowview</i>	73
<i>North Telford</i>	3
<i>Robinson</i>	8
<i>South Telford</i>	2
<i>Southfork</i>	71
<i>Tribute</i>	6
<i>West Haven</i>	1
<i>West Haven Estates</i>	45
<i>Willow Park</i>	1
<i>Windrose</i>	5
<i>Woodbend</i>	39
Total	371

Table 8: Residential Vacant Lots by Land Use	
Land Use District (Land Use Bylaw)	Number of Vacant Lots
<i>DC - Direct Control</i>	20
<i>MUC - Mixed-Use Comprehensive</i>	1
<i>MUN - Mixed-Use Neighbourhood</i>	9
<i>MUR - Mixed-Use Residential</i>	92
<i>RNL - Residential Narrow Lot</i>	228
<i>RSD - Residential Standard District</i>	21

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

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 9: 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>	63
<i>Leduc Industrial Park</i>	0
<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	117

Table 10: Non-Residential Vacant Lots by Land Use

Land Use District (Land Use Bylaw)	Number of Vacant Lots
CBD- Central Business District	2
CBO- Commercial Business Oriented	8
CSC- Commercial Shopping Centre	1
GC- General Commercial	4
IBL-Business Light Industrial	3
IL-Light Industrial	38
IM-Medium Industrial	61

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

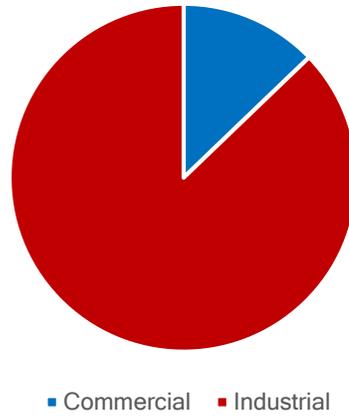
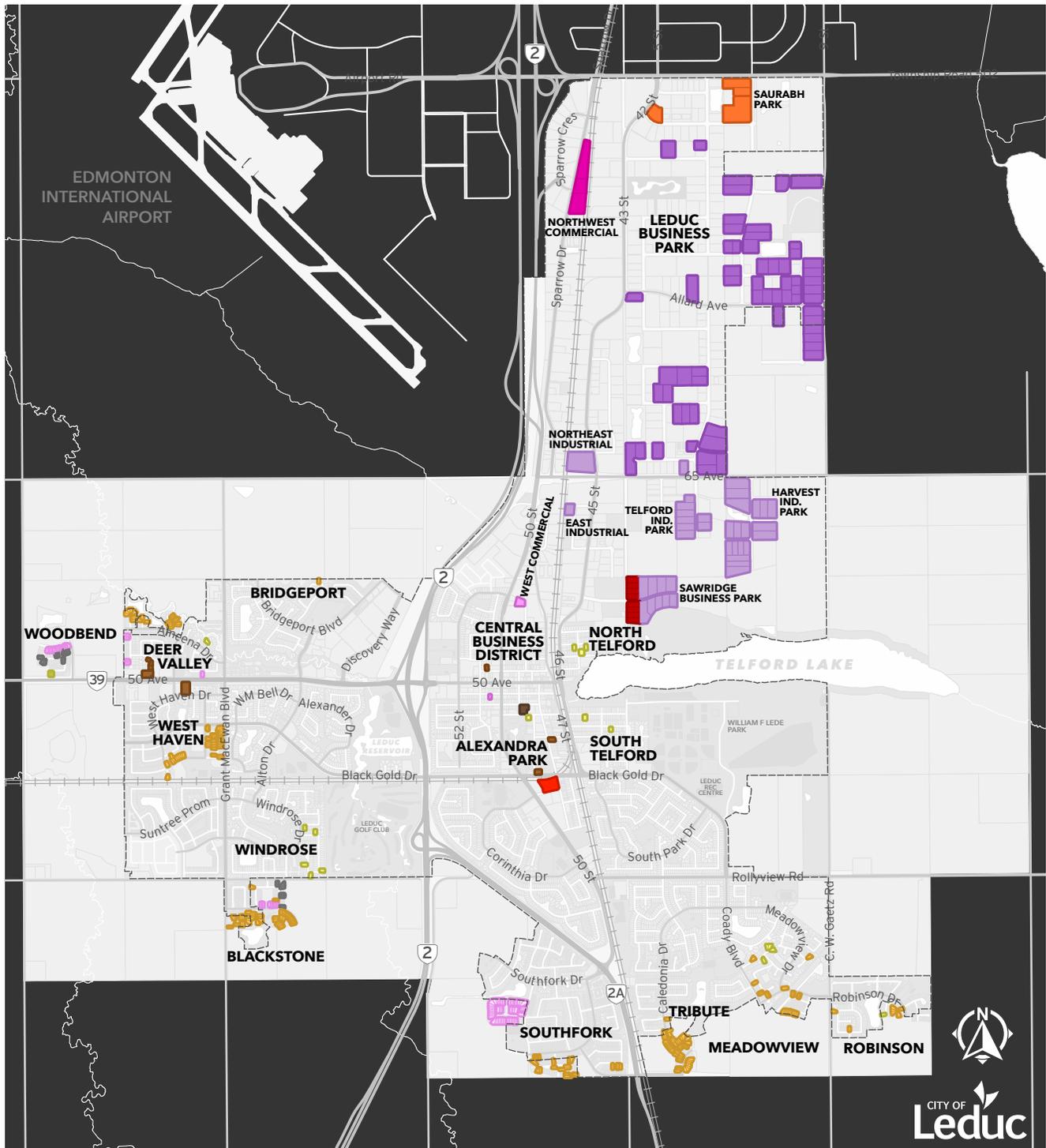


Table 11: Vacant Lots Comparison by Year

Year	Residential Vacant Lots	Non-Residential Vacant Lots	Total Vacant Lots
<i>2019</i>	531	119	651
<i>2020</i>	371	117	488

MAP 2: 2020 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.

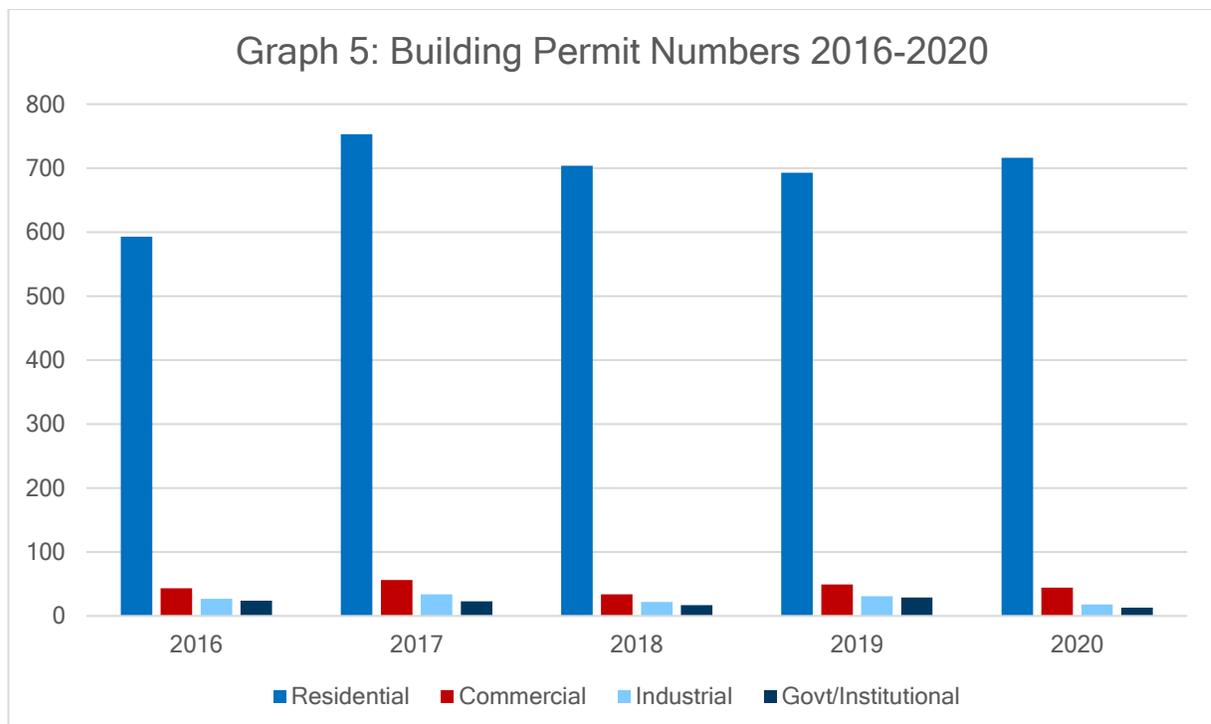
Building Permit Numbers

Table 12: 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
2020	716	44	18	13	791

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

The majority of buildings permits issued in 2020 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 an increase in the number of residential permits compared to 2019, however, there were decreases in commercial, industrial and institutional permits. Overall, the total number of permits remained consistent with the previous two years.



MAP 3: 2020 BUILDING PERMITS



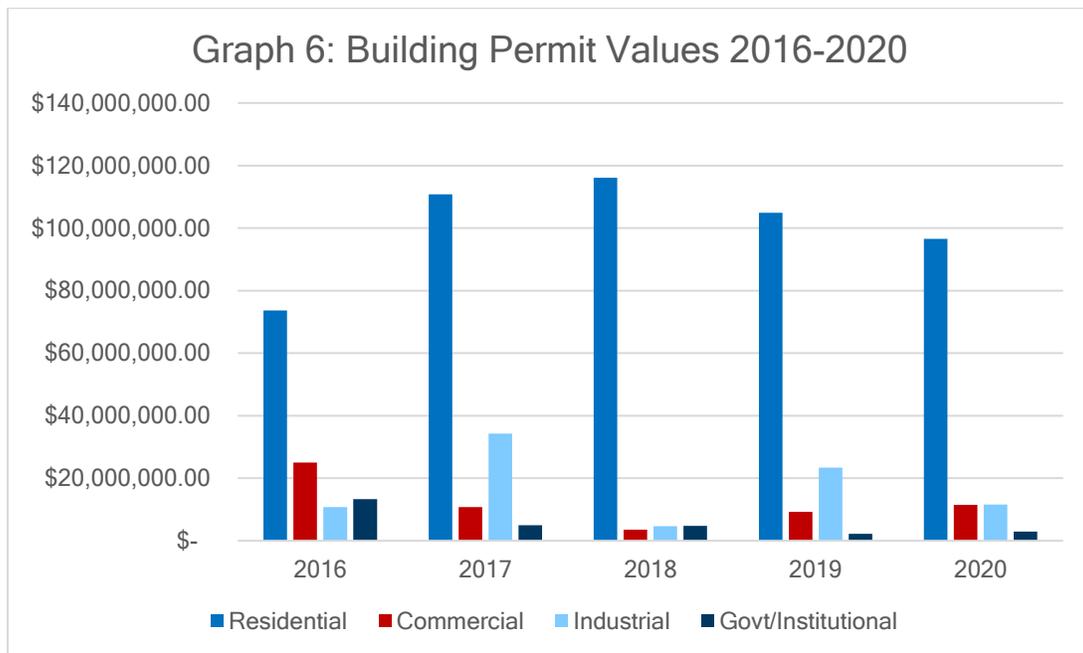
BUILDING PERMITS (LUB)

- Commercial
- Government/Institutional
- Residential
- Industrial

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
2020	\$96,572,234.42↓	\$11,515,274.00↑	\$11,554,470.00↓	\$2,970,012.00↑	\$122,611,990.42↓

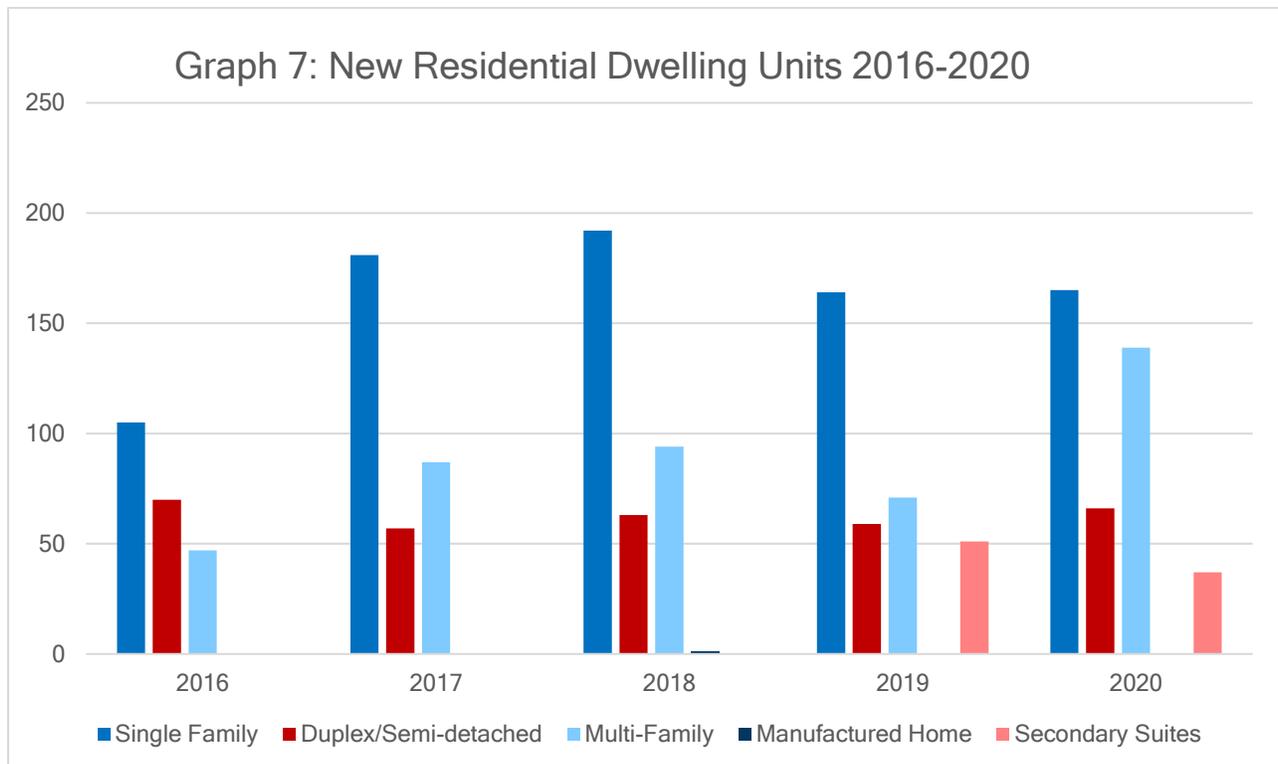
There was a decrease in building permit value for both residential and industrial permits in 2020. Commercial and government/institutional permit values increased in 2020 significantly. Overall, there was a decrease of over \$16 million in permit values from 2019.



New Residential Dwellings

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
2020	165	66	139	-	37	407

2020 saw an increase in the number of residential dwelling units constructed in 2020 across all building types. This is the second year that secondary suites were tracked, showing 37 new legal suites constructed in 2020 in both mature neighbourhoods and in newly constructed dwellings. There was a major increase in multifamily units, likely due to the approval of a large independent/assisted living facility in the Corinthia neighbourhood.



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

Table 15: Dwelling Units by Builder				
Builder	Total			Total
	Multi-family	Single-family	Secondary Suites	
Alta Custom Homes	-	1	-	1
Alquinn Homes Ltd.	-	3	-	3
AREO Homes PVT Ltd.	8	-	-	8
Art Custom Homes Inc.	4	8	2	14
Bedrock Homes Ltd.	14	11	1	26
Caliber Master Builder Ltd.	-	2	-	2
Cantiro Homes GP Ltd.	6	4	1	11
Coventry Homes Inc.	5	5	-	10
Cranston Homes	2	14	8	24
Creation Communities Inc.	14	1	1	16
Encore Master Builder Inc.	-	7	3	10
Filmore Construction Management Inc.	133	-	-	133
Harman Homes Ltd.	-	2	-	2
Homes by Avi (Edmonton) Inc.	-	8	-	8
Homes by Santos Construction	4	-	-	4
Homes by Ser-Bilt Inc.	-	9	-	9
Homexx Corporation	-	6	-	6
Jayman BUILT	-	17	1	18
Klair Custom Homes Edmonton Ltd.	-	4	-	4
Kumar Homes Ltd.	-	2	-	2
Lincolnberg Homes	7	3	5	15
Look Master Builder Edmonton Inc.	-	3	-	3
Marcson Homes Ltd.	-	2	1	3
Mclean & Mclean Customs Homes Ltd.	-	1	-	1
Pacesetter Homes Ltd.	2	-	-	2
Prominent Homes Edmonton Ltd.	-	8	4	12
Rayhana Homes Ltd.	-	4	1	5
Savanna Homes	4	-	-	4
San Rufo Homes Ltd.	-	1	-	1
Sehjas Homes Ltd.	-	4	-	4
SJS Homes Ltd.	-	3	-	3
Triumph Homes Ltd.	-	5	-	5
Victory Homes Ltd.	-	20	3	23
Other	2	7	6	11
Total City of Leduc	205	165	37	407

*Multifamily per units not per permit.

BUSINESS LICENSES

Business Licenses by Type

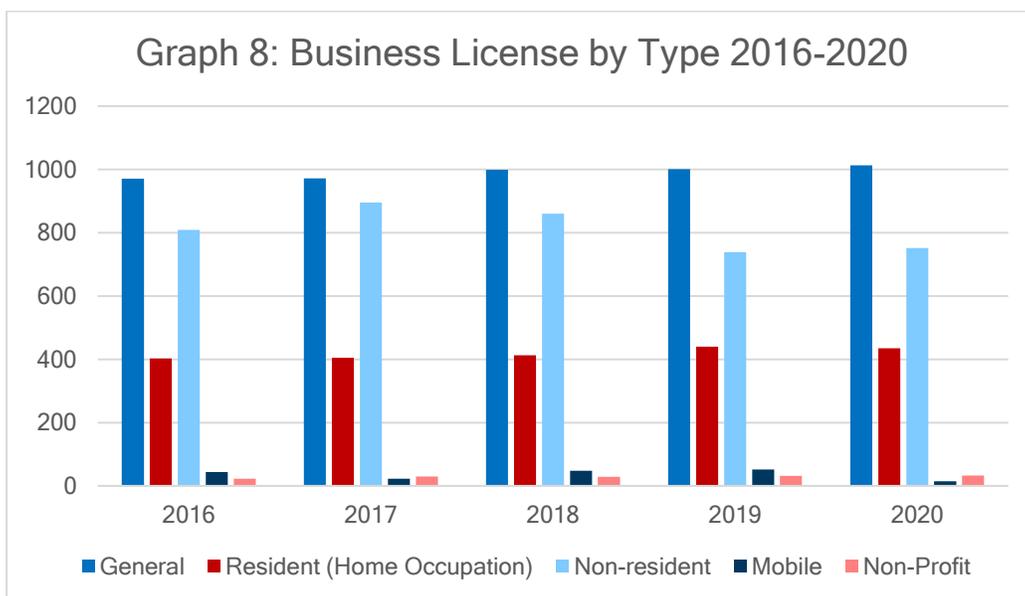
Business Licenses in the City of Leduc are divided into five different categories:

- **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
<i>2016</i>	971	403	809	44	23	2250
<i>2017</i>	972	405	895	23	30	2325
<i>2018</i>	999	413	860	48	29	2349
<i>2019</i>	1001	440	739	52	32	2264
<i>2020</i>	1013	435	752	15	33	2248

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

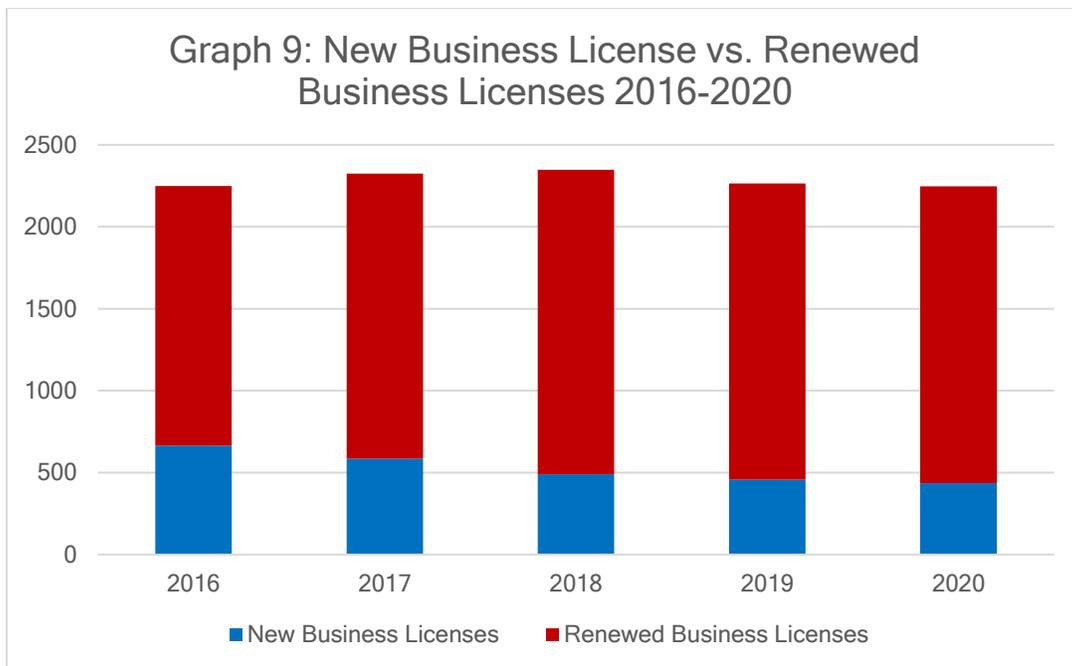


New Business Licenses

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. 2020 saw a slight decrease in business licenses for new businesses in Leduc.

Table 17: New Business Licenses in 2019

Year	New Business Licenses	% of Total
<i>2016</i>	665	29.6%
<i>2017</i>	585	25.2%
<i>2018</i>	491	20.9%
<i>2019</i>	457	20.2%
2020	435	19.4%



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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 MDP and local ASP.

Density, as defined by the EMRGP, is measured as “an average dwelling unit per net residential hectare (du/nrha) within an ASP 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 18 outlines the developing neighbourhoods and their planned density versus actual density as of 2020. 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.

Neighbourhood	Net Area (ha)	Address Count	Secondary Suites	2020 Unit Density (per ha)	Planned Density	Actual vs. Planned Density*
<i>Blackstone</i>	10.5	311	49	34.4	30.20	+4.2
<i>Deer Valley/Creekside**</i>	24.9	872	11	35.4	50.00	-14.6
<i>Meadowview Park</i>	39.4	718	16	18.6	See combined planned density below	See ASP density below
<i>Tribute</i>	22.4	561	2	25.1		
<i>Southeast Leduc ASP</i>	61.8	1279	18	21.0	27.20	-6.2
<i>Robinson</i>	17.5	456	14	26.8	31.30	-4.5
<i>Southfork</i>	58.6	1571	17	27.1	29.06	-2.0
<i>Suntree</i>	35.0	866	4	24.9	21.90	+3.0
<i>West Haven</i>	19.7	925	1	47.0	See combined planned density below	See ASP density below
<i>West Haven Park</i>	12.5	336	11	27.8		
<i>West Haven Estates ASP</i>	32.2	1261	12	39.6	19.70	+19.8
<i>Windrose</i>	37.9	720	1	19.0	19.00	+0.04
<i>Woodbend</i>	4.0	123	1	31.2	27.36	+3.8

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

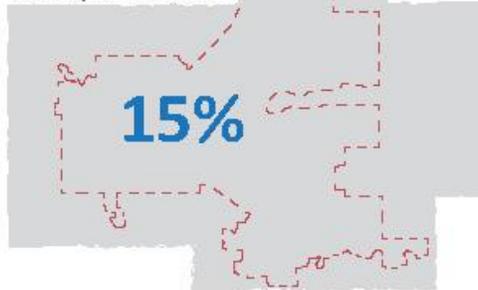
**ASP required to meet 35 du/nrha.

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 residential developments within the City to be within this BUUA. In 2020, 58% of units were constructed within this area. While this exceeds the target of 15%, around 40% 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.

Aspirational Intensification Target

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



The remaining 60% (or 35% of all new net units) of intensification occurred within the mature neighbourhoods. That intensification was mainly a result of a major development in the Corinthia neighbourhood. The underutilized site across from the Leduc Community Hospital was redeveloped into a retirement living facility with 133 dwelling units. This development will provide a significant number of units for many Leduc seniors in a strategic location close to key amenities including the hospital.

62% of secondary suites developed in 2020 were also constructed in the BUUA, up from 37% in 2019. 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.

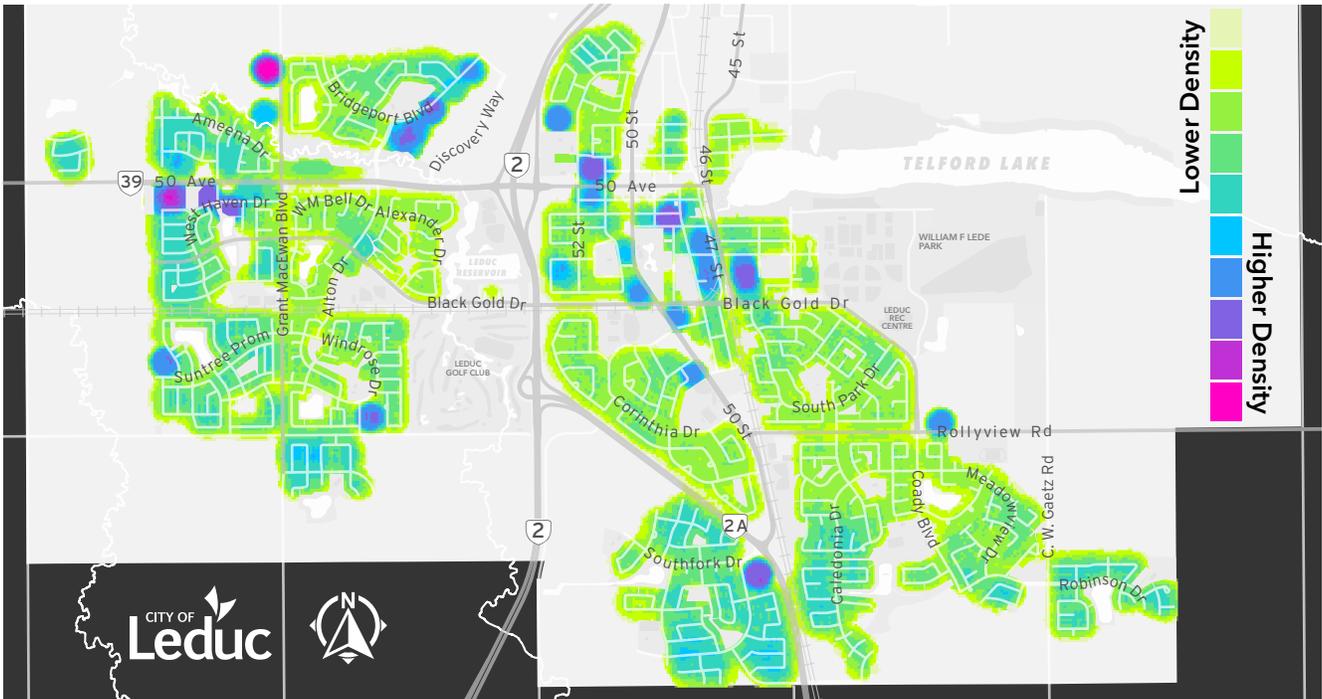
Table 19: 2020 BUUA Intensification

Unit Metrics	In Built Up Area	Outside Built Up Area	Total	Percent Of Total Units In Built Up Area
Building Permits Issued	81	153	234	35%
Units under Building Permit	211	153	364	58%
Secondary Suites	24	15	39	62%
New Units	235	168	403	47 %
Units Demolished	4	0	4	100%
Net New Units	231	168	399	58%

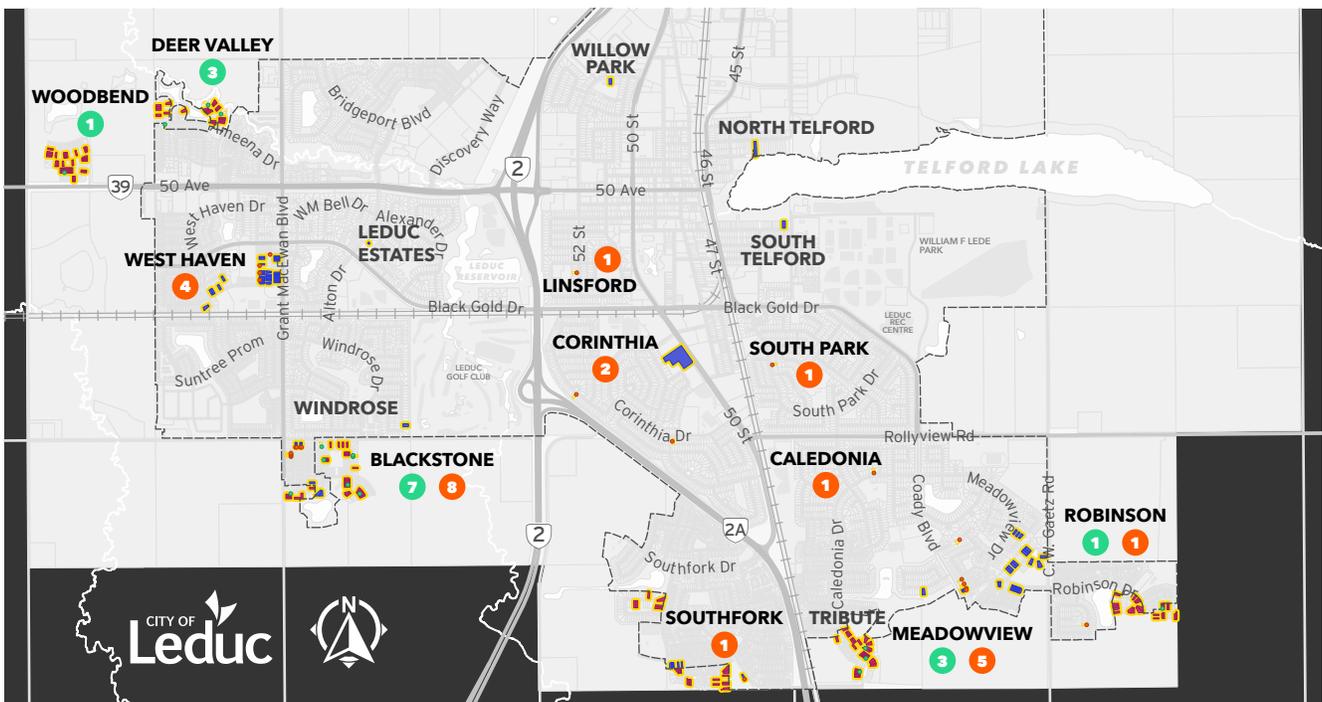
Table 20: Net New Units Year Over Year

Year	In Built Up Urban Area (MDP)	Outside Built Up Urban Area (MDP)	Total	Percent of Total Units in Built Up Area
2019	120	183	303	40%
2020	231	168	399	58%

MAP 4: 2020 DWELLING UNIT DENSITY



MAP 5: 2020 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 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>	<i>25.4</i>	<i>1019</i>	<i>40.1</i>

*Secondary suite data not available in 2018.

KEY DEVELOPMENT HIGHLIGHTS

Some of the key developments and initiatives for 2020 include:

- In 2020, the development permit for the New Leduc High School in Crystal Creek (market value of \$30,000,000.00) was issued, which will be the start of West Campus.
- The West Area Structure Plan and Crystal Creek Outline Plan were amended to accommodate the new high school.
- Another large development permit was issued for the Leduc Agrivalue Processing Business Incubator (APBI) facility expansion at 6309 45 Street (market value of \$20,000,000.00).
- City Council adopted the new 2020 Municipal Development Plan.
- The Land Use Bylaw was amended to change secondary suites from a discretionary use to a permitted use. Garage suites or garden suites remain as discretionary uses.
- The Land Use Bylaw was also amended to allow for up to 3-year approval on temporary portable sign applications (used to be 1-year maximum), requiring less paperwork and permitting.
- Construction completed for Linsford Gardens redevelopment project that began in 2019.

CONCLUSION

This report has provided a snapshot of Leduc's growth and development patterns in 2020 for both residential and non-residential land uses. This is the second 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.