



# ANNUAL MONITORING REPORT 2023

Planning and Economic Development

Leduc.ca



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# ACKNOWLEDGEMENTS

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# INTRODUCTION

The Annual Monitoring Report (AMR) is intended to highlight key growth and development trends in the City of Leduc to be used by the organization, development and building industry, and the public. This report focuses on growth and development from January 1<sup>st</sup>, 2023, to December 31<sup>st</sup>, 2023 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 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.

## 2023 Highlights

- 2 institutional lots and 132 new residential lots were created through subdivision.
- 758 building permits, for a wide range of land uses, were issued totalling \$151,240,135.15 in construction value.
- 352 new residential dwelling units were built with 203 being single detached dwellings.
- 68 new secondary suites were constructed which represents 20% of all new housing units being suites.
- 469 business licenses issued for new businesses, out of 2364 total business licenses.
- 15% of dwelling units were constructed in the Built-Up Urban Area.

## General Census Data

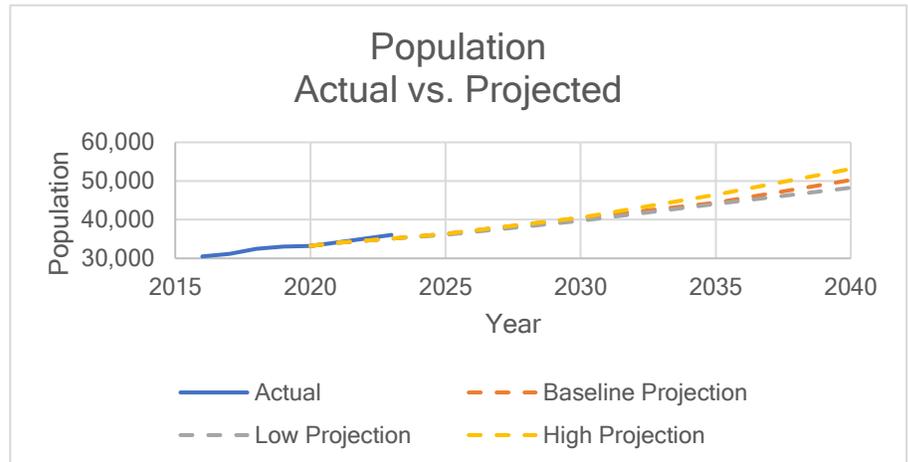
The 2023 Leduc Municipal Census showed a total population of 36,060 persons, a growth of 3,028 (9.2%) more people since the last municipal census in 2019. A few other interesting findings from the 2023 municipal census:

- 35% of respondents have lived at their current residence for more than 5 years.
- The three most populated neighbourhoods are Southfork: 4,217 (11.7%), followed by Bridgeport: 2,798 (7.8%), and Suntime: 2,330 (6.4%).
- The average age of Leduc residents is 41, making the City a relatively young community.

## 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	2023	2025	2030	2035	2040
<i>Municipal Census</i>	30,498	31,130	32,448	33,032	-	-	36,060	-	-	-	-
<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 2023 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 are as follows:

**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, and Commercial (c-3).
- **Industrial:** Includes areas identified at the ASP level as Flex Business, Business Commercial, Aero Employment, Medium Industrial, and 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 are 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 calculated by the cumulative sum of all previous subdivisions (total area in hectares (ha)) registered before the subject year (2023). Each year, upon updating the report, the subdivisions registered in the previous year prior will be added to the gross area.

### Gross Newly Subdivided Areas:

During 2023, a total of 19.56 ha of area was subdivided for residential and non-residential purposes, and 141 new lots were created to accommodate short-term future growth. From this total:

- 2 lots totalling 6.44 ha (33% of the total newly subdivided area) were subdivided to accommodate future institutional development (i.e., municipal cemetery and fire hall).
- 5 lots totalling 5.35 ha (27% of the total newly subdivided area) were subdivided to accommodate future industrial development.
- 2 lots totalling 1.32 ha (7% of the total newly subdivided area) were subdivided to accommodate commercial development; and
- 132 lots totalling 6.45 ha (33% of the total newly subdivided area) were subdivided to accommodate future residential development; and
- There were 2 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:

<b>Neighbourhood</b>	<b>Land Use</b>	<b>Newly Subdivided Area (ha)</b>	<b>New Lots Created (#)</b>
<i>Black Stone</i>	<i>Residential</i>	1.81	43
<i>Corinthia Park*</i>	<i>Commercial</i>	1.32	2
<i>Harvest Industrial Park</i>	<i>Institutional</i>	1.83	1
<i>Leduc Business Park*</i>	<i>Industrial</i>	5.35	5
<i>Sawridge Business Park</i>	<i>Institutional</i>	4.61	1
<i>Robinson</i>	<i>Residential</i>	2.32	49
<i>Southfork</i>	<i>Residential</i>	2.32	40
<b>Total</b>		<b>19.56</b>	<b>141</b>

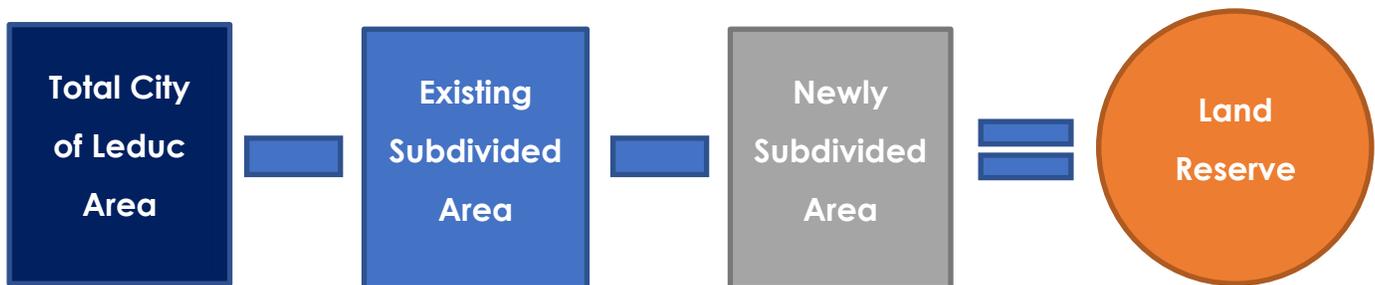
\*Areas for Corinthia Park and Leduc Business Park were not subtracted from land reserve in that neighbourhood, as the subdivision was simply to split, consolidate or adjust the boundaries to an existing parcel of land. These areas were previously part of the *Gross Existing Subdivided Areas*.

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
2023	19.56	141

### 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.



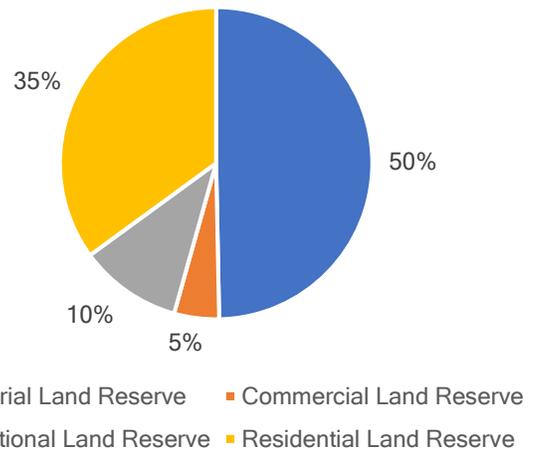
This report separates the City's land reserve into 2 major categories; *planned land reserve* and *unplanned land reserve*. Planned land reserve includes areas where land use has been predetermined by a secondary planning document (i.e., ASP or OLP). Planned land reserve falls under 4 categories: residential, 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**

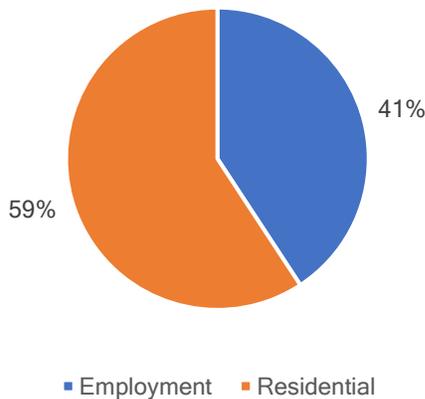
Year	Unplanned Land Reserve (ha)			Planned Land Reserve (ha)					Total
	Employment	Residential	Total	Industrial	Commercial	Institutional	Residential	Total	
2019	256	236	49	624	50	138	455	1267	1759
2020	256	236	492	618	50	138	455	1261	1753
2021	99	202	301	712	66	153	458	1390	1690
2022	98.5	143.2	241.7	712	66.6	152.3	502	1433	1674.7
2023	98.5	143.2	241.7	712	66.6	145.8 ↓	489.6 ↓	1414.1 ↓	1655.7 ↓

As shown in Graph 2, the majority of planned land reserve has been designated for industrial development followed by residential land reserve. There was a decrease in planned land reserves for institutional and residential. For unplanned land reserve, Graph 3 shows the majority of land is being set aside for future residential developments. 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.

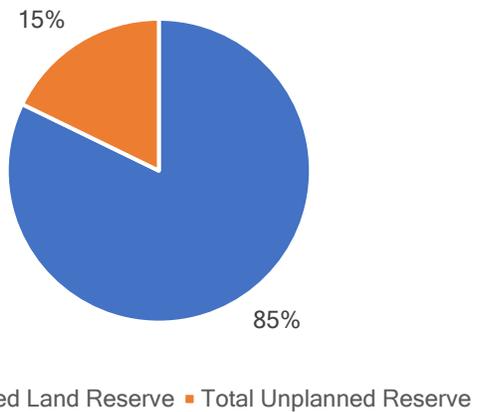
**Graph 2: Planned Land Reserve Distribution**



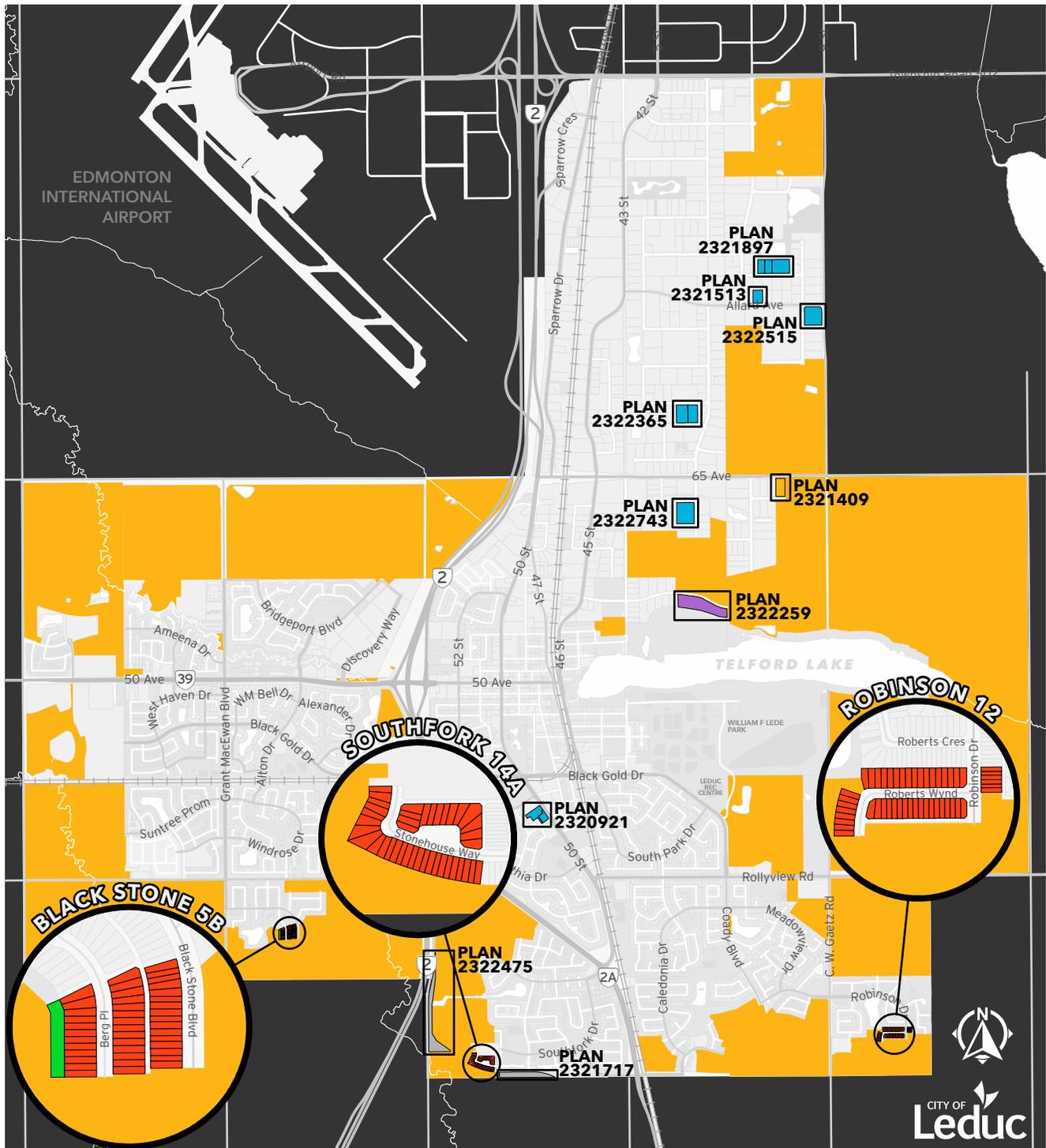
**Graph 3: Unplanned Land Reserve Distribution**



**Graph 4: Planned vs. Unplanned Land Reserve**



# MAP 1: NEW SUBDIVIDED AREAS



**NEW REGISTERED LOTS (LUB)**

- Residential - DC (27) / MUR / RCD / RNL
- General Recreation - GR
- Other New Registered Plan - IL / IM / MUC
- Urban Service - US

**LAND RESERVE (LUB)**

- Urban Reserve - UR

**PUBLIC WORKS PLAN**

- Road



## Residential Areas Overview

Residential land reserve for greenfield development is contained within 15 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>	<b>53.4</b>	<b>28.81</b>	<b>1.81</b>	<b>22.8↓</b>
	<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	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>	<b>57.8</b>	<b>36.74</b>	<b>2.32</b>	<b>18.8↓</b>
	<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>	<b>197.2</b>	<b>86.63</b>	<b>2.32</b>	<b>108.3↓</b>
	<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	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	0	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>65<sup>th</sup> 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 Business Park</i>	<i>Industrial</i>	28.7	14.1	0	14.6
	<i>Institutional</i>	21.1	0.00	4.61	16.5↓
<i>Harvest Industrial Park</i>	<i>Industrial</i>	96.7	30.3	0	66.4
	<i>Institutional</i>	10.6	6.2	1.83	2.6↓
<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

<b>Eaton/Emery</b>	<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
<b>65<sup>th</sup> Avenue</b>	<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
<b>Unplanned</b>	<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 showing 4.6 ha 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 February 20, 2024. This data will change throughout the year as development occurs.

### *Residential Vacant Lots*

<b>Neighbourhood</b>	<b>Area</b>	<b>Number of Vacant Lots</b>
<b>Alexandra Park</b>	<i>Developed</i>	3
<b>Black Stone</b>	<i>Greenfield</i>	108
<b>Bridgeport</b>	<i>Developed</i>	1
<b>Central Business District</b>	<i>Developed</i>	1
<b>Corinthia Park</b>	<i>Developed</i>	1
<b>Deer Valley</b>	<i>Greenfield</i>	10
<b>Meadowview</b>	<i>Greenfield</i>	42
<b>North Telford</b>	<i>Developed</i>	4
<b>Robinson</b>	<i>Greenfield</i>	30
<b>Southfork</b>	<i>Greenfield</i>	110
<b>Tribute</b>	<i>Greenfield</i>	22
<b>West Haven</b>	<i>Greenfield</i>	11
<b>Willow Park</b>	<i>Developed</i>	1
<b>Woodbend</b>	<i>Greenfield</i>	32
<b>Total</b>		<b>376</b>

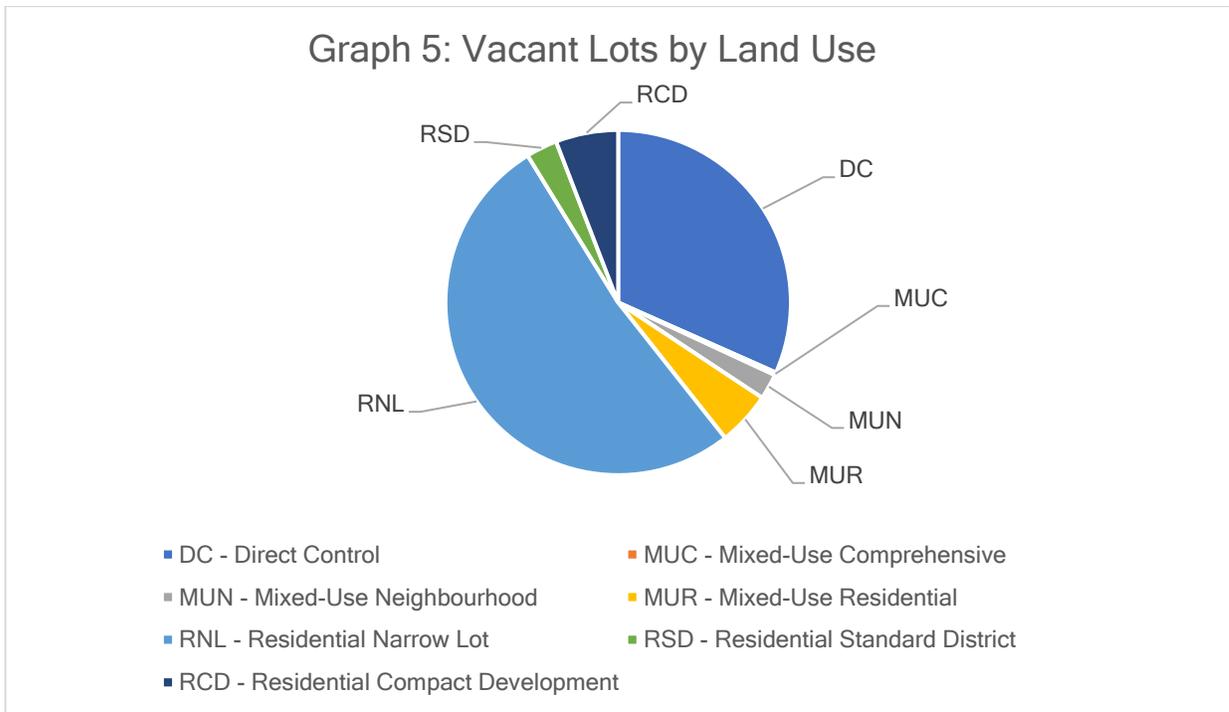
**Table 8: Residential Vacant Lots by Land Use**

Land Use District (Land Use Bylaw)	Number of Vacant Lots
<i>DC - Direct Control</i>	119
<i>MUC - Mixed-Use Comprehensive</i>	1
<i>MUN - Mixed-Use Neighbourhood</i>	9
<i>MUR - Mixed-Use Residential</i>	19
<i>RCD - Residential Compact Development</i>	22
<i>RNL - Residential Narrow Lot</i>	195
<i>RSD - Residential Standard District</i>	11

\* 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. The RCD-Residential Compact Development district has been newly added to this table. Created in 2022, this district is being applied in greenfield developments more narrow lots for compact development. It is anticipated that over time, RCD will become the standard district for more narrow lots replacing the need for DC districts. Overall, there is an abundance of these lots available for development, as that's where the majority of market opportunity is.

**Graph 5: Vacant Lots by Land Use**



## Non-Residential Vacant Lots

Table 9: Non-Residential Vacant Lots by Neighbourhood

Neighbourhood	Number of Vacant Lots
<i>Central Business District</i>	5
<i>Crystal Creek</i>	1
<i>East Industrial</i>	1
<i>Harvest Industrial Park</i>	18
<i>Leduc Business Park</i>	44
<i>Northeast Industrial</i>	1
<i>Northwest Commercial</i>	3
<i>Saurabh Park</i>	3
<i>Sawridge Business Park</i>	16
<i>Telford Industrial Park</i>	4
<i>West Commercial</i>	2
<b>Total</b>	<b>98</b>

Table 10: Non-Residential Vacant Lots by Land Use

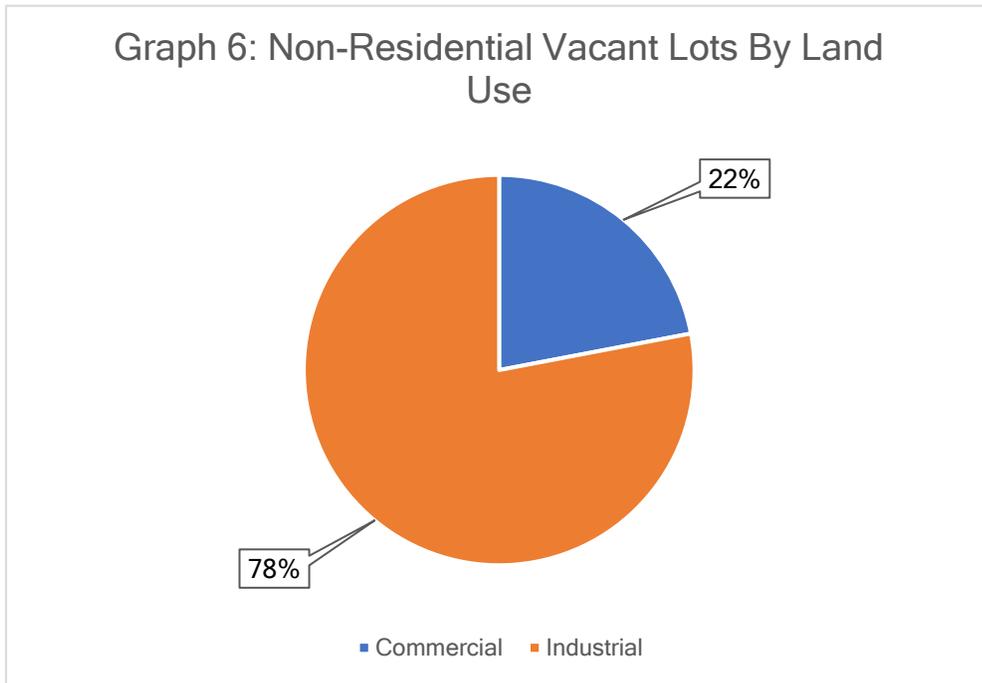
Land Use District (Land Use Bylaw)	Number of Vacant Lots
<i>CBD- Central Business District</i>	6
<i>CBO- Commercial Business Oriented</i>	8
<i>CSC- Commercial Shopping Centre</i>	1
<i>GC- General Commercial</i>	5
<i>IBL-Business Light Industrial</i>	3
<i>IL-Light Industrial</i>	33
<i>IM-Medium Industrial</i>	42

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 accommodate a variety of indoor and outdoor industrial uses. There are no heavy industrial land uses in Leduc.

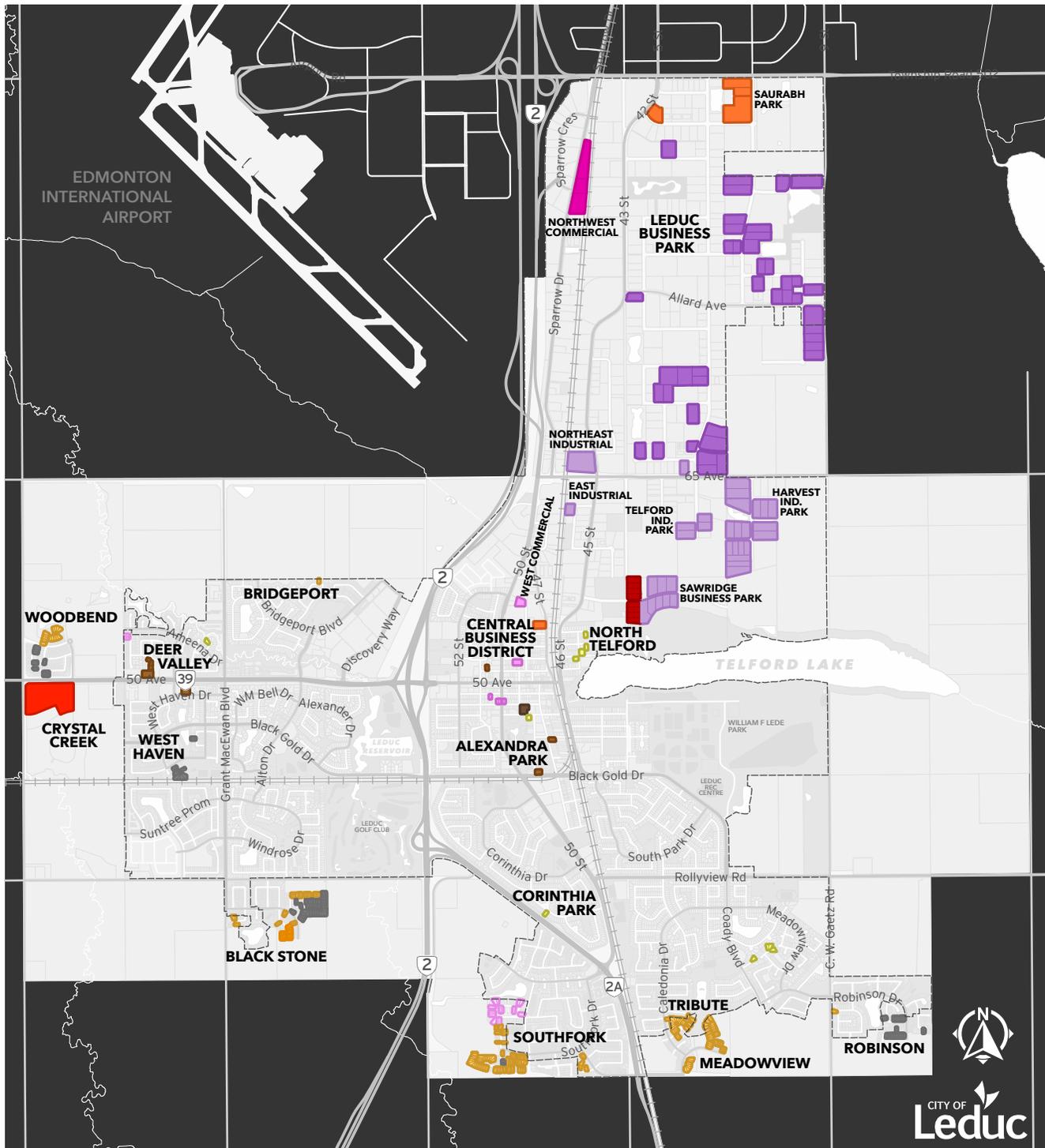
**Table 11: Vacant Lots Comparison by Year**

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
<i>2022</i>	501	107	608
<b>2023</b>	<b>376</b>	<b>98</b>	<b>474</b>

**Graph 6: Non-Residential Vacant Lots By Land Use**



# 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
- RCD - Residential Compact Development

### 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 2019. Analyzing trends in building permit data over many years can help determine the relative strength of the real estate market and the building industry each 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 after year.

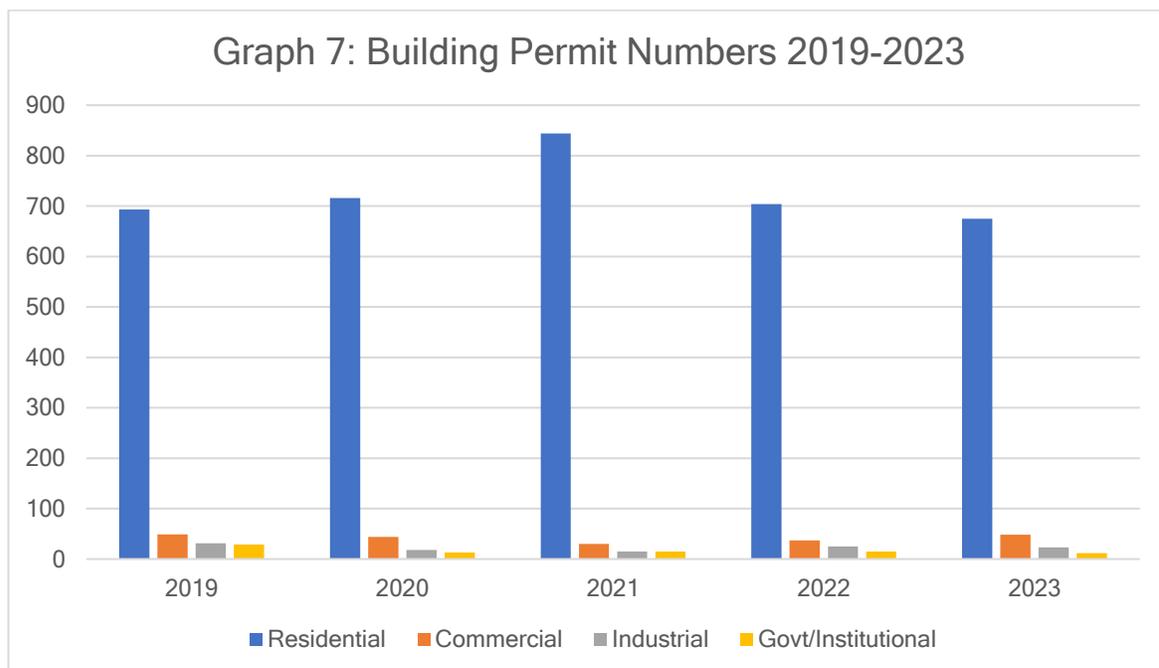
## Building Permit Numbers

Table 12: Building Permit Numbers

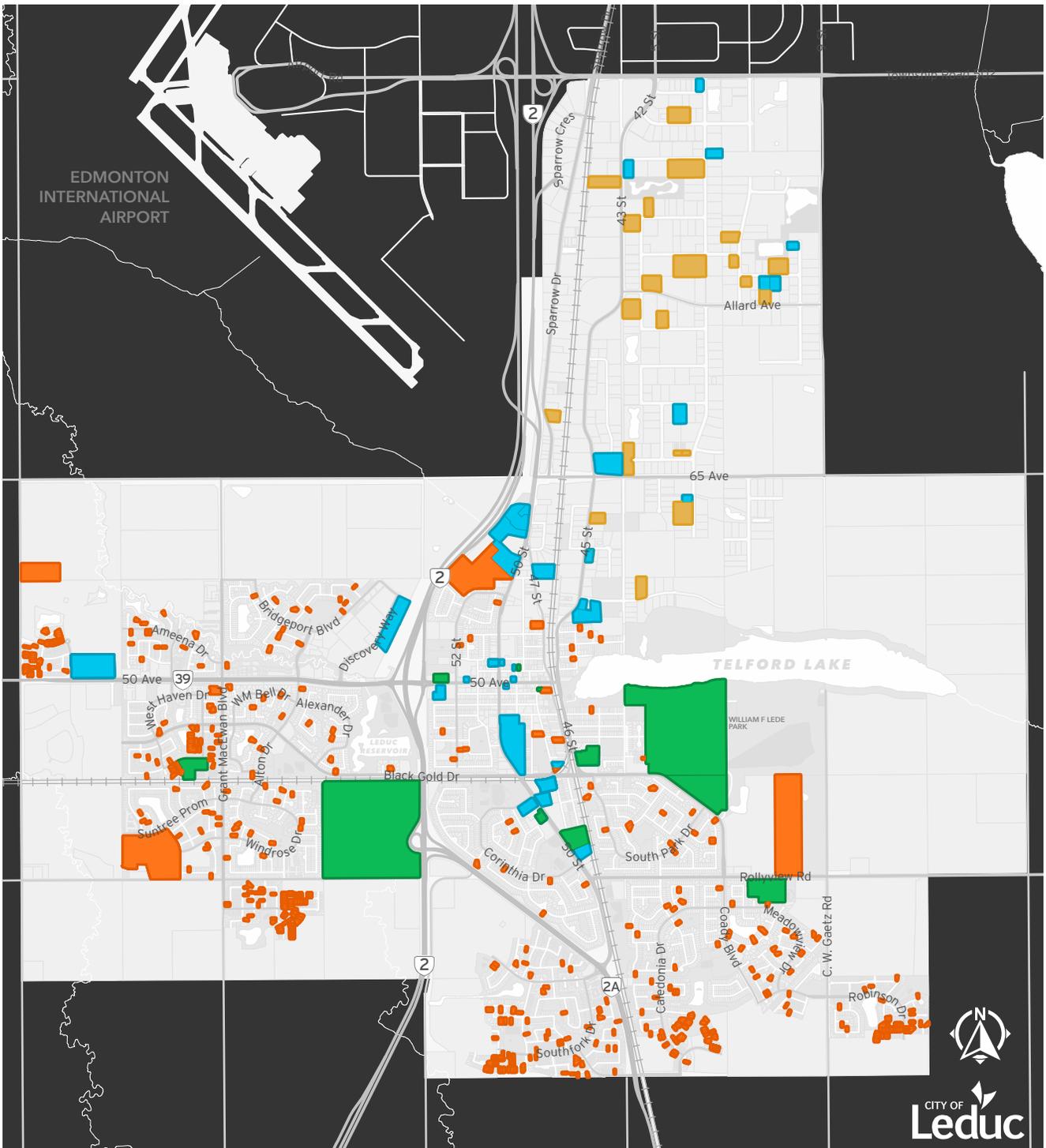
Year	Residential	Commercial	Industrial	Govt/Institutional	Total
2019	693	49	31	29	802
2020	716	44	18	13	791
2021	844	30	15	15	904
2022	704	37	25	15	781
2023	675↓	48↑	23↓	12↓	758↓

\*Building permit numbers include permits for new construction, accessory uses, alteration and improvements, and demolition.

The majority of building permits issued in 2023 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 352 (52%) out of 675 residential permits were for new residential dwelling units. There were slight decreases in residential, industrial, and institutional permits compared to 2022, however, there was an increase in the number of commercial permits issued. Many of these permits are for alterations and improvements as opposed to new construction.



# MAP 3: BUILDING PERMITS



### BUILDING PERMITS (LUB)

- Commercial
- Government/Institutional
- Residential
- Industrial

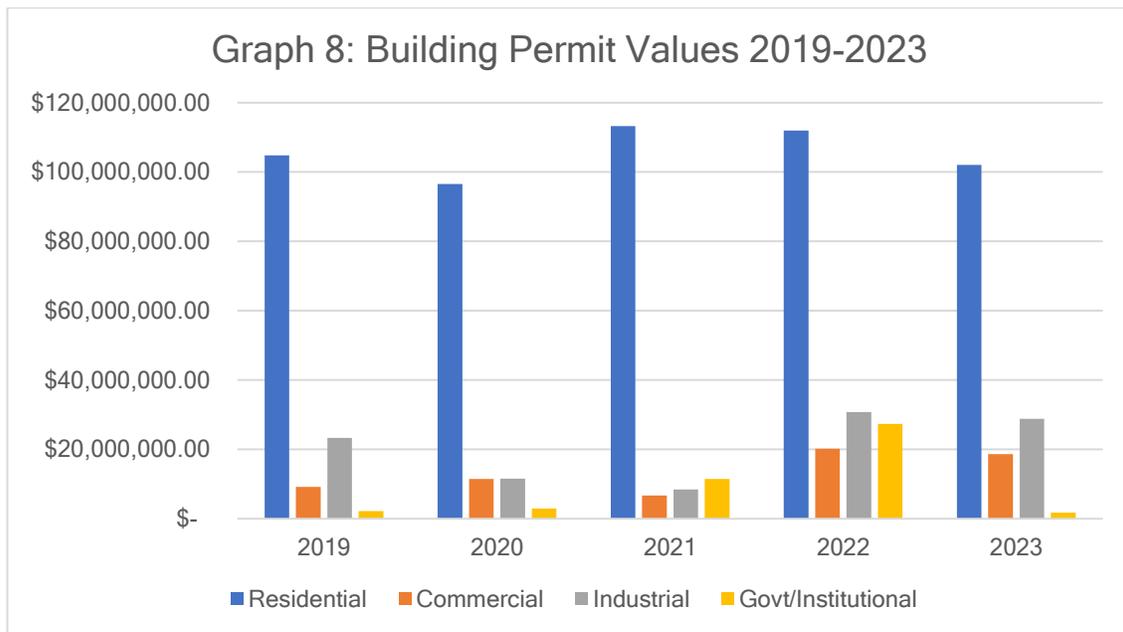


## Building Permit Values

Table 13: Building Permit Values					
Year	Residential	Commercial	Industrial	Govt/Institutional	Total
2019	\$104,853,387.60	\$9,205,968.64	\$23,352,007	\$2,176,245	\$139,587,608.24
2020	\$96,572,234.42	\$11,515,274	\$11,554,470	\$2,970,012	\$122,611,990.42
2021	\$113,294,736.12	\$6,728,500	\$8,484,000	\$11,435,978	\$139,943,214.12
2022	\$111,957,361.82	\$20,153,747	\$30,780,874.52	\$27,337,341.46*	\$190,229,324.80
2023	\$102,037,976.15↓	\$18,638,771↓	\$28,834,888↓	\$1,728,500↓*	\$151,240,135.15↓

\* In 2022, the construction values for government/institutional permits were inflated by the new west end high school.

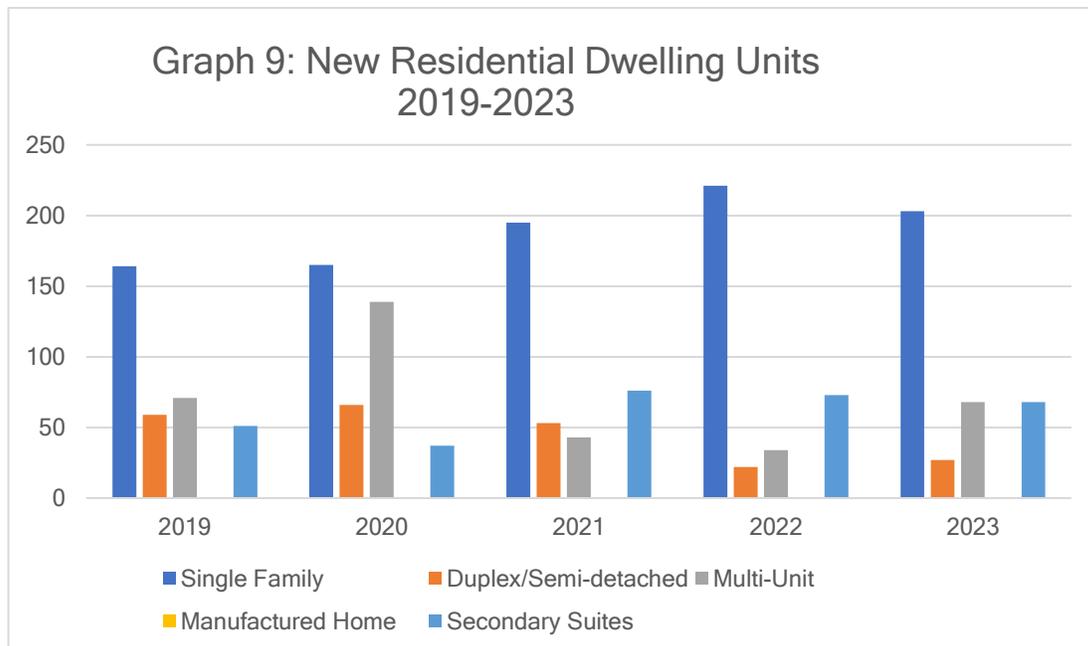
There were overall decreases in building permit values in 2023, however, the building permit values were the second highest in the past five years.



## New Residential Dwellings

Year	Single Detached	Duplex/Semi-Detached	Multi-unit	Manufactured Home	Secondary Suites	Total
2019	164	59	71	-	51	345
2020	165	66	139	-	37	407
2021	195	53	43	-	76	366
2022	221	22	34	-	73	350
2023	203↓	27↑	54↑	-	68↓	352↑

2023 saw an overall increase in the construction of new residential dwelling units. There were increases in duplex/semi-detached, and multi-unit developments, and slight decreases in single-detached and secondary suites categories. This is the fifth year with secondary suites tracked, supporting more consistent and accurate data for monitoring trends. A total of 68 new suites were constructed in 2023 in both mature neighbourhoods and newly constructed dwellings.



The following table shows dwelling 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.

<b>Table 15: Dwelling Units by Builder</b>				
<b>Builder</b>	<b>Total</b>			<b>Total</b>
	<b>Multi</b>	<b>Single</b>	<b>Secondary Suites</b>	
<i>1900793 Alberta Ltd. / Vita Homes</i>	-	7	-	7
<i>Art Custom Homes Inc.</i>	-	10	1	11
<i>Bedrock Homes Ltd.</i>	-	16	-	16
<i>Cranston Homes</i>	22	29	22	73
<i>Gillson Homes Ltd.</i>	-	10	6	16
<i>Homes by Avi (Edmonton) Inc.</i>	-	13	-	13
<i>Homexx Corporation</i>	-	4	1	5
<i>Jacob's Construction</i>	-	3	1	4
<i>Jai Homes Ltd.</i>	-	8	-	8
<i>Jayman BUILT</i>	16	8	1	25
<i>Klair Custom Homes Edmonton Ltd.</i>	-	8	-	8
<i>Look Master Builder Edmonton Inc.</i>	4	8	-	12
<i>Prominent Homes Edmonton Ltd.</i>	-	11	1	12
<i>Rescom Construction Management Inc.</i>	24	-	-	24
<i>San Rufo Homes Ltd.</i>	-	4	-	4
<i>Singh Builders</i>	15	1	16	32
<i>SJS Homes Ltd.</i>	-	4	-	4
<i>Victory Homes Ltd.</i>	-	23	8	31
<i>Other</i>	-	36	11	48
<b>Total City of Leduc</b>	<b>81</b>	<b>203</b>	<b>68</b>	<b>352</b>

\*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:

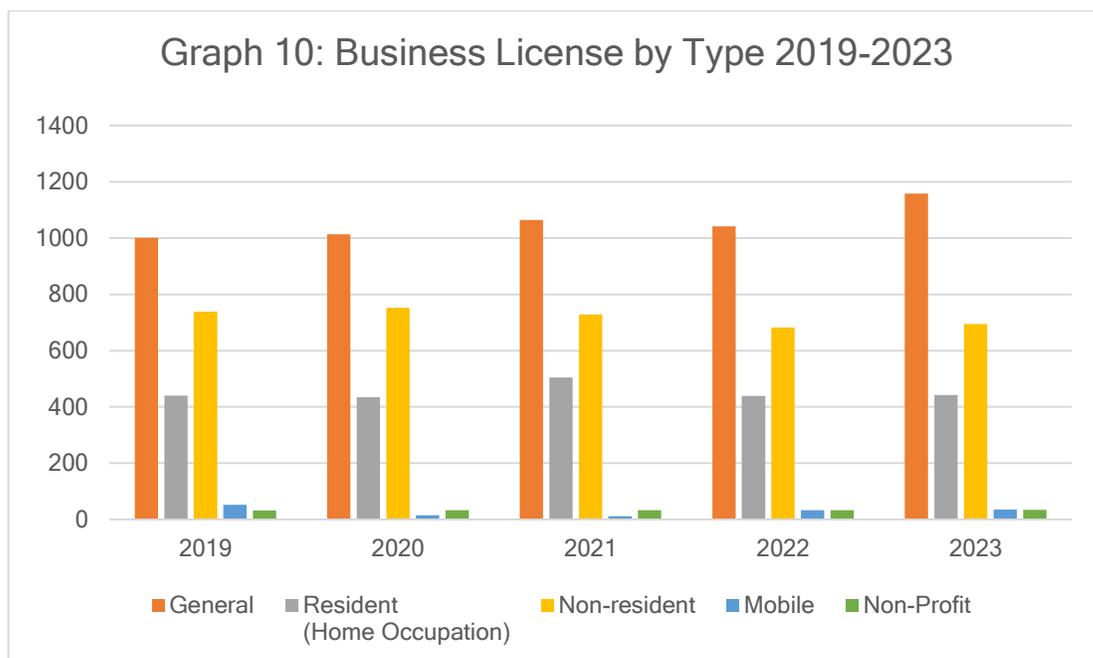
- **General:** Businesses based within the City of Leduc in a commercial or industrial land use classification.
- **Resident (Home Office/Home Occupation):** Businesses based out of a residential dwelling within the City of Leduc.
- **Non-resident:** Businesses based outside of the City of Leduc limits.
- **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
<i>2019</i>	1001	440	739	52	32	2264
<i>2020</i>	1013	435	752	15	33	2248
<i>2021</i>	1064	505	728	12	33	2342
<i>2022</i>	1041	439	682	33	33	2228
<i>2023</i>	<b>1158↑</b>	<b>442↑</b>	<b>695↑</b>	<b>35↑</b>	<b>34↑</b>	<b>2364↑</b>

2023 saw increases in all business license types and the highest number of total business licenses issued in the last five years. The majority of business licenses were issued for general business and non-resident businesses, which has been the case for the last five years.

Graph 10: Business License by Type 2019-2023

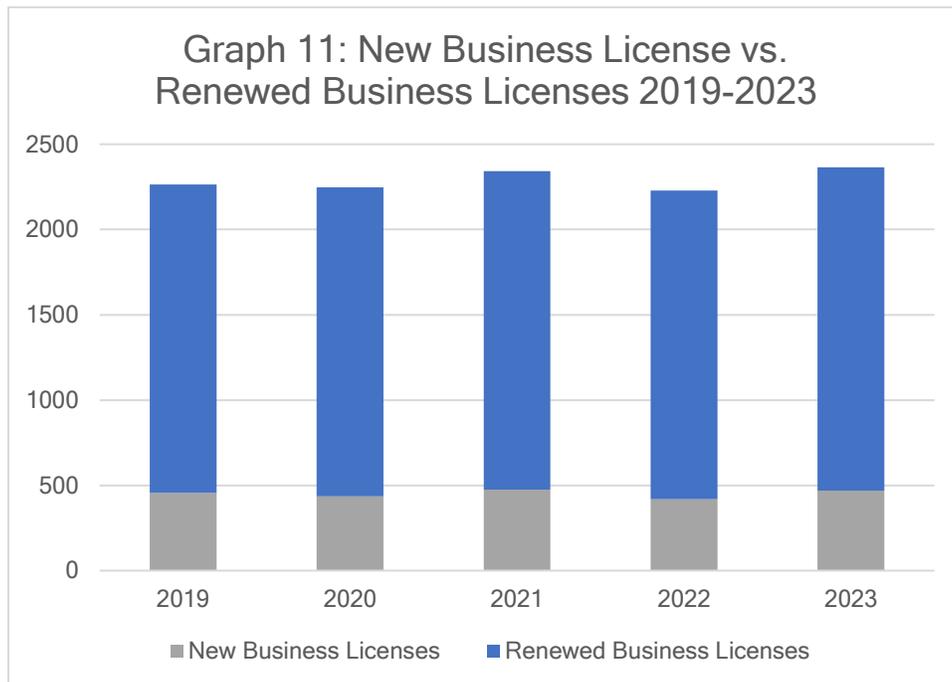


## New Business Licenses

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. 2023 saw an increase in new business licenses and consistency in the proportion of business licenses issued.

**Table 17: New Business Licenses in 2023**

Year	New Business Licenses	% of Total
2019	457	20.2%
2020	435	19.4%
2021	475	20.3 %
2022	419	20.1%
2023	469↑	19.8%↓



# 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 2023. 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.

**Table 18: Residential Density**

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>	17.1	520	109	36.7	30.2	+6.5
<i>Deer Valley/Creekside**</i>	24.8	872	16	110	50	-14.1
<i>Meadowview Park</i>	41.3	769	42	19.63	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	44	21.5	27.2	-5.7
<i>Robinson</i>	21.7	583	45	28.9	31.3	-2.4
<i>Southfork</i>	65.8	1774	27	27.4	29.1	-1.7
<i>Suntree</i>	35	866	6	24.9	21.9	+3
<i>West Haven</i>	20.2	926	2	46	See combined planned density below	See ASP density below
<i>West Haven Park</i>	15.7	411	29	28		
<i>West Haven Estates ASP</i>	35.9	1337	31	38.1		
<i>Windrose</i>	37.9	720	1	19	19	0
<i>Woodbend</i>	8.3	238	48	34.4	27.4	+7

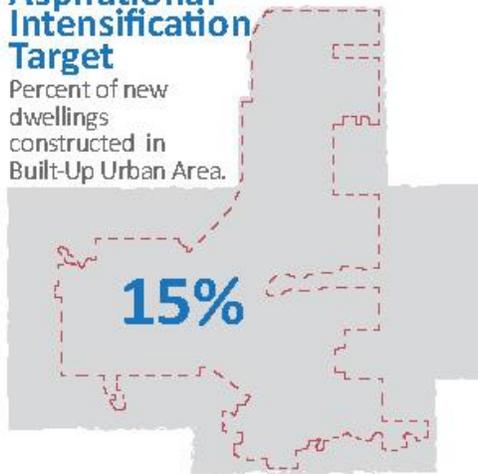
\*Positive means actual exceeds planned. Negative means actual is less than planned.

\*\*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 2023, 15% of units were constructed within this area which meets the target of 15%. A majority of these developments consisted of greenfield construction on the periphery of the

BUUA and some infill developments in mature areas. 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.

12% of secondary suites developed in 2023 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, provide more affordable housing opportunities and contribute to intensification within mature neighbourhoods.

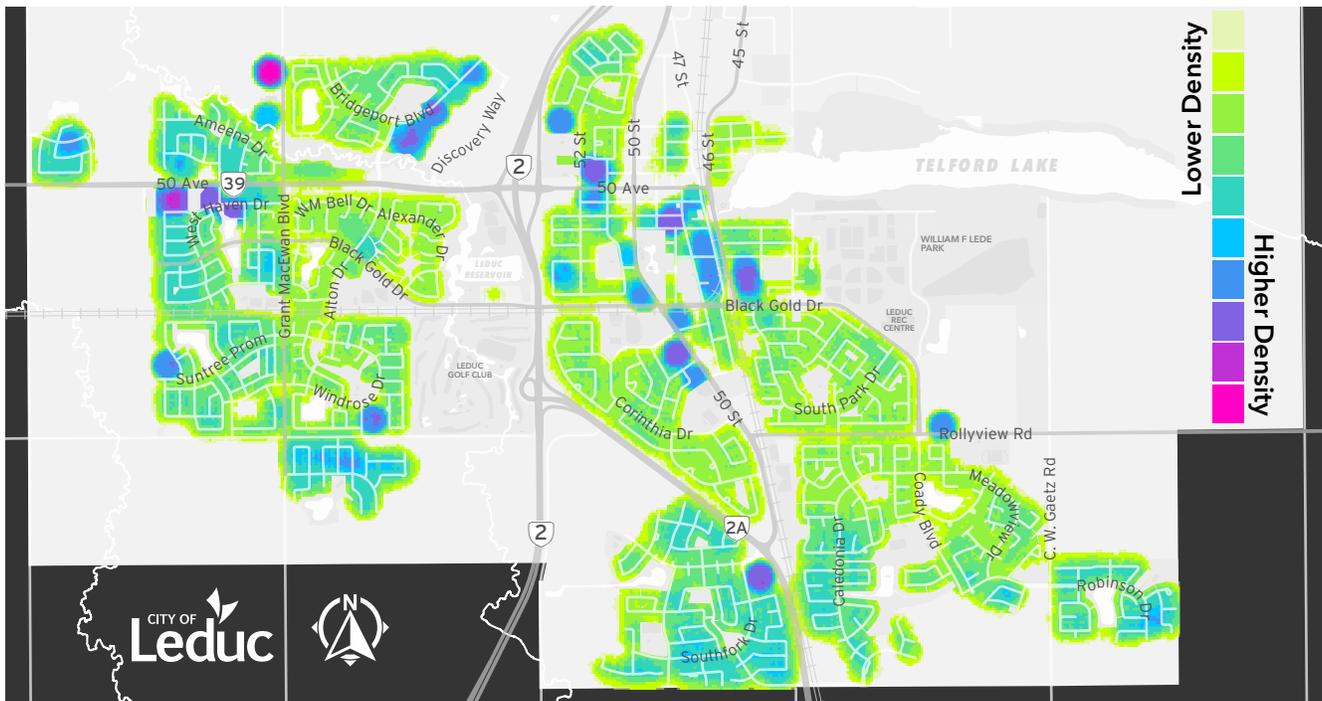
**Table 19: 2023 BUUA Intensification**

Unit Metrics	In Built-Up Area	Outside Built-Up Area	Total	Percent of Total Units In Built Up Area
<i>Building Permits Issued</i>	25	236	261	10%
<i>Units under Building Permit</i>	48	236	284	17%
<i>Secondary Suites</i>	8	60	68	12%
<b><i>New Units</i></b>	<b>56</b>	<b>296</b>	<b>352</b>	<b>16%</b>
<i>Units Demolished</i>	4	1	5	80%
<b><i>Net New Units</i></b>	<b>52</b>	<b>295</b>	<b>347</b>	<b>15%</b>

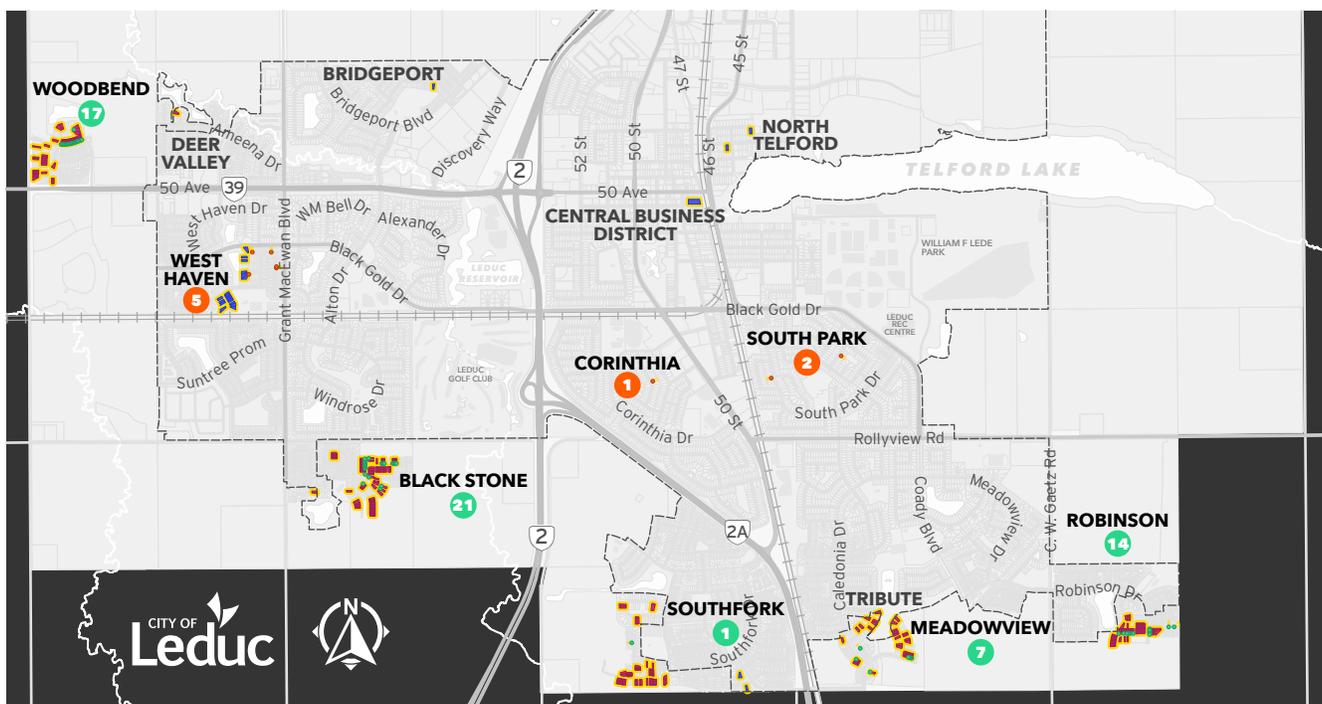
**Table 20: Net New Units Year Over Year**

Year	In Built Up Urban Area	Outside Built Up Urban Area	Total	Percent of Total Units in Built Up Area
<i>2019</i>	120	183	303	40%
<i>2020</i>	231	168	399	58%
<i>2021</i>	116	250	366	32%
<i>2022</i>	98	247	345	28%
<b><i>2023</i></b>	<b>52</b>	<b>295</b>	<b>347</b>	<b>15%</b>

# MAP 4: DENSITY



# MAP 5: INTENSIFICATION



Built Up Urban Area (BUA)	<b>SECONDARY SUITE</b> Total in Neighbourhood In BUA Total in Neighbourhood Not In BUA	<b>NEW RESIDENTIAL BUILDING</b> In BUA Not in BUA
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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 2023 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 continued work on the Urban Centre Redevelopment Plan this year 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>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
<i>2023</i>	<b>25</b>	<b>1042</b>	<b>41.7</b>

\*The use of updated data set has resulted in slight fluctuation in the Net Residential Area (ha).

# KEY DEVELOPMENT HIGHLIGHTS

## Residential

- Initiated the addressing of authorized secondary suites to better accommodate mail deliveries, set-up of utility services, and emergency responders.
- Approved Gaetz Landing II project for Leduc Foundation to support an additional 24 housing units to the existing building.
- Collaborated with industry on a pilot project for narrow frontage townhouse development in Woodbend.

## Commercial

- Approved commercial developments for a new grocery store and additional retail in Woodbend Market.

## Industrial

- Amended the Sawridge Business Park Area Structure Plan to facilitate the development of a municipal cemetery and completed the subdivision of 4.61 ha.
- Subdivided a 1.83 ha lot in Harvest Industrial Park to facilitate the new municipal fire hall no.3.

## Plans and Projects

- Completed the digitization of the municipal property file system with over 15,000 property files scanned in under three years.
- Initiated the Urban Centre Redevelopment Plan project; the public engagement process began in March 2023 with a community workshop and survey. The project is scheduled to conclude in early 2025.
- Began the Municipal Development Plan amendment to incorporate the Airport Vicinity Protection Area regulation amendments; the public engagement process began in the summer of 2023.
- Initiated the Leduc Affordable Housing Strategy project which is scheduled to conclude by the end of 2024.
- Hosted the Alberta Development Officers' Conference in September 2023 and welcomed over 160 delegates from around the province.

# CONCLUSION

This report has provided a snapshot of Leduc's growth and development patterns in 2023 for both residential and non-residential land uses. Being the fifth year in which the City has undertaken the reimagined Annual Monitoring Report, we are seeing trends becoming more readily apparent, providing a solid basis for better understanding the nature of our municipality's growth. With data spanning several years, we have noticed strong growth in both development and population. With the various projects and initiatives supporting the community's needs, we are also gaining a better understanding of how our community is evolving.