



ANNUAL MONITORING REPORT 2024

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 general public. This report focuses on growth and development from January 1, 2024, to December 31, 2024.

From 2013-2018, Planning and Development created Growth Monitoring Reports (GMR) as part of an annual series of reports. In 2019, Planning and Development 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 departments within the City, such as Economic Development. The accumulated knowledge within this report, previous GMR and AMR 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. AMR reports help inform residents, landowners, developers, investors and other interested parties on the development and growth activities of our community.

2024 AMR Summary

- 1182 total building permits issued for a wide range of land uses, totalling \$217,811,848.49 in construction value.
 - 1094 permits (93% of the total number issued) were for residential buildings.
- 482 new residential lots created through subdivision, consuming 18.74 hectares of land.
- 641 new residential dwellings constructed, being:
 - 54% single detached, 30% secondary suites, and 16 % multi-unit.
- At year end, there were 441 vacant residential lots, which are expected to be absorbed in the short term, with 92% identified in developing greenfield areas compared to 8% in developed areas. Evidence shows that residential lots are being created and absorbed at nearly equal rates as industry works to keep up with the demand.
- 504 (22%) business licenses were issued for new businesses, out of 2293 total business licenses.

General Census Data

The 2023 Leduc Municipal Census showed a total population of 36,060 persons, a growth of 3,028 (9.2%) people since the last municipal census in 2019.

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 move towards to a long-term, higher, growth rate.

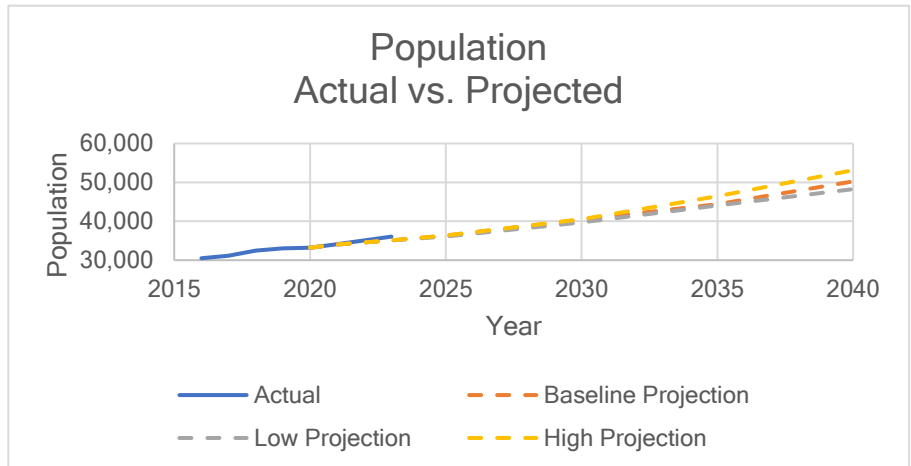


Table 1: Actual and Projected Population

	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 uses 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 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 is not 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 totals 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 is as follows:

Planned Areas: Includes areas where land use has been predetermined by an ASP.

- **Residential:** Includes areas identified in the ASP 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 in 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 developments).

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 (2024). Each year, upon updating the report, the subdivisions registered in the previous year will be added to the gross area.

Gross Newly Subdivided Areas:

During 2024, a total of 25.23 ha of area was subdivided for residential and non-residential purposes, and 487 new lots were created to accommodate short-term future growth. From this total:

- 482 lots totalling 18.87 ha (75% of the total newly subdivided area) were subdivided to accommodate future residential development.
- 5 lots totalling 6.36 ha (25% of the total newly subdivided area) were subdivided to accommodate future institutional development (i.e., snow storage site, public utilities).
- 1 lot was created for a Road Plan, and 4 plans of consolidation were excluded from this analysis.

Looking at the distribution of the new lots created, the majority of lots were created within the residential 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:

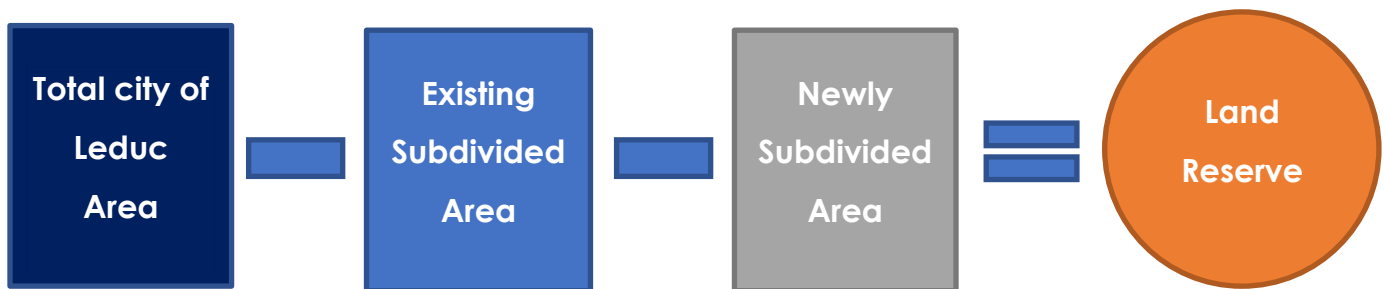
Table 2: Newly Subdivided Areas			
Neighbourhood	Land Use	Newly Subdivided Area (ha)	New Lots Created (#)
<i>Black Stone</i>	<i>Residential</i>	3.69	98
<i>Deer Valley/Creekside</i>	<i>Residential</i>	5.01	86
<i>Deer Valley/Creekside</i>	<i>Institutional</i>	1.34	4
<i>Grayson Estates</i>	<i>Institutional</i>	5.02	1
<i>Southfork</i>	<i>Residential</i>	2.38	78
<i>Southeast (Tribute/Meadowview)</i>	<i>Residential</i>	3.22	103
<i>Woodbend</i>	<i>Residential</i>	4.57	117
Total		25.23	487

Table 3 shows the total lots created through subdivision, with 487 lots created in 2024. This represents a 245% increase compared to 141 lots created in 2023.

Table 3: Subdivisions and Lots Created by Year		
Year	Newly Subdivided Area (ha)	New Lots Created (#)
2020	65.1	11
2021	21.9	356
2022	28.8	358
2023	19.56	141
2024	25.23	487

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.



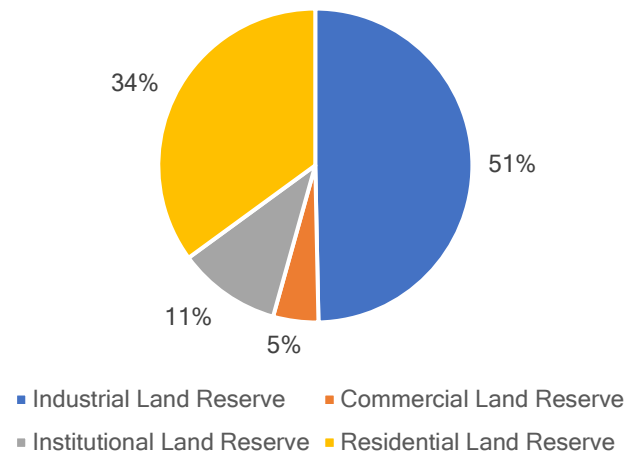
This report separates the City's land reserve into 2 major categories: *planned land reserve* and *unplanned land reserve*. Planned land reserves include areas where land use has been predetermined by an ASP or OLP. Planned land reserve falls under 4 categories: residential, commercial, industrial, and 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

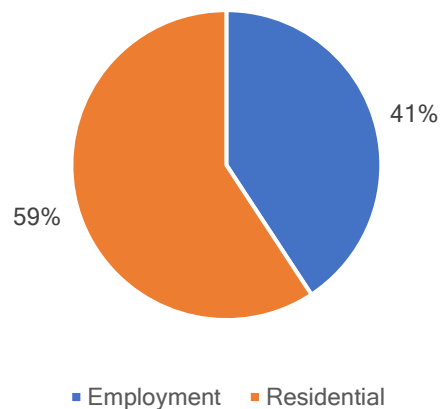
Year	Unplanned Land Reserve (ha)			Planned Land Reserve (ha)					Total
	Employment	Residential	Total	Industrial	Commercial	Institutional	Residential	Total	
2020	256	236	492	618	50	138	455	1261	1753
2021	99	202	301	712	66	153	458	1390	1690
2022	98.5	143.2	241.7	712	66.6	152.3	502	1433	1674.7
2023	98.5	143.2	241.7	712	66.6	145.8	489.6	1414.1	1655.7
2024	98.5	143.2	241.7	712	66.6	139.4 ↓	470.7 ↓	1383.5 ↓	1625.2 ↓

As shown in Graph 2, the majority of planned land reserves have been designated for industrial development followed by residential land reserves. There was a decrease in planned land reserves for industrial 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 land through secondary planning documents (e.g., ASPs), preparing a large majority of the city for the next stages of development.

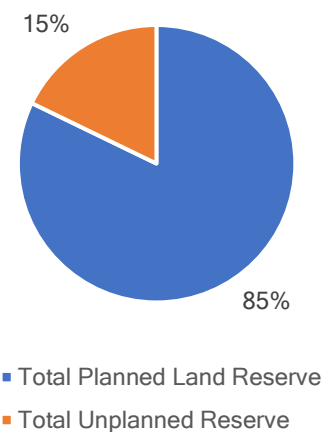
Graph 2: Planned Land Reserve Distribution



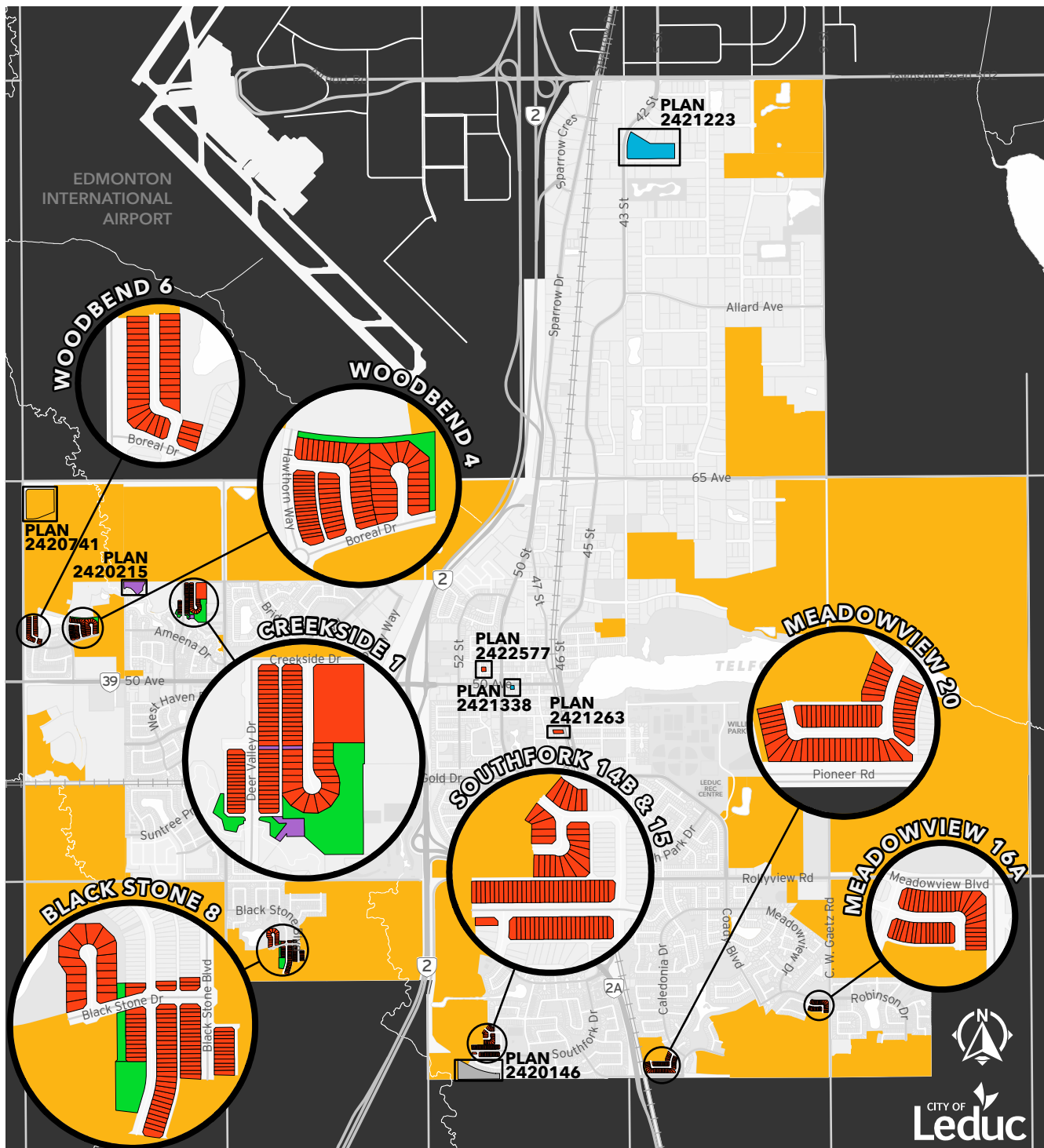
Graph 3: Unplanned Land Reserve Distribution



Graph 4: Planned vs. Unplanned Land Reserve



MAP 1: NEW SUBDIVIDED AREAS

The logo for Woodbend 6, featuring the text "WOODBEND 6" in a white, bold, sans-serif font, arched over a stylized graphic of three vertical bars (two orange, one white) against a dark background.

PLAN
24207/41

PLAN
2420215

CREEKSIDE 7

BLACK STONE 8



PLAN
2422577

PLAN
2421338





PLAN
2421263

PLAN
2421223



CITY OF
Leduc

NEW REGISTERED LOTS

-  Residential - DC (30) / MUN / MUR / RCD / RNL / RSD
 General Recreation - GR
 Other New Registered Plan - CBD / IM
 Urban Service - US

 General Recreation - GR

 Other New Registered Plan - CBD / IM

 Urban Service - US

LAND RESERVE

- Urban Reserve - UR

PUBLIC WORKS PLAN

- Road

Residential Areas Overview

Residential land reserves for greenfield development are 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)
Eaton/Emery	<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
Black Stone	<i>Residential</i>	53.4	30.61	3.69	19.1↓
	<i>Commercial</i>	4.1	0	0	4.1
	<i>Institutional</i>	7.3	0	0	7.3
Brightwell	<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
Crystal Creek	<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
Deer Valley/Creekside	<i>Residential</i>	55.4	43.17	5.01	7.2↓
	<i>Commercial</i>	1.8	1.8	0	0.0
	<i>Institutional</i>	5.9	3.79	1.34	0.8↓
Grayson Estates NW 33 49 28 W4	<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	5.02	-2.8↓*
Robinson	<i>Residential</i>	57.8	36.74	2.32	18.8
	<i>Commercial</i>	N/A	N/A	N/A	N/A
	<i>Institutional</i>	6.8	0	0	6.8
Southfork	<i>Residential</i>	197.2	88.95	2.38	105.9↓
	<i>Commercial</i>	0.6	0.6	0	0.0
	<i>Institutional</i>	9.5	3.2	0	6.3
Suntree	<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
Southeast (Tribute/ Meadowview)	<i>Residential</i>	186.7	113.91	3.22	69.6↓
	<i>Commercial</i>	N/A	N/A	N/A	N/A
	<i>Institutional</i>	17.3	17.3	0	0
West Haven	<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

Windrose	<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
Woodbend	<i>Residential</i>	55.6	18.348	4.57	32.7↓
	<i>Commercial</i>	5.9	5.9	0	0
	<i>Institutional</i>	3.1	0	0	3.1
65th Avenue	<i>Residential</i>	34.5	0	0	34.5
	<i>Commercial</i>	15.9	0	0	15.9
	<i>Industrial</i>	102.2	0	0	102.2
	<i>Institutional</i>	15	0	0	15
	<i>Other (Provincial)</i>	23.8	0	0	23.8
Banks of Crystal Creek	<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
Unplanned	<i>Residential</i>	143.2	-	-	143.2
	<i>Employment</i>	98.5	-	-	98.5

*Negative land reserve is due to the ASP for the West Area Structure Plan showing 2.2 ha for institutional use, and at the time of subdivision, 5.02 ha was taken for the City's snow storage site. These numbers will be updated upon approval of the Grayson Estates Outline Plan.

Employment Areas Overview

Employment area land reserve is concentrated in seven 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. There were no changes in employment land reserve in 2024.

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)
Leduc Business Park/Saurabh/Northeast Industrial	<i>Industrial</i>	596.0	526.8	0	69.1
	<i>Commercial</i>	126.2	126.2	0	0
Sawridge Business Park	<i>Industrial</i>	28.7	14.1	0	14.6
	<i>Institutional</i>	21.1	0.00	4.61	16.5
Harvest Industrial Park	<i>Industrial</i>	96.7	30.3	0	66.4
	<i>Institutional</i>	10.6	6.2	1.83	2.6
Telford Industrial Park	<i>Industrial</i>	50.4	0	0	50.4
	<i>Institutional</i>	4.6	5.5	0	-0.9*
East Telford Lake ASP	<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
Eaton/Emery	<i>Residential</i>	24.1	0	0	24.1
	<i>Industrial</i>	29.3	0	0	29.3
	<i>Commercial</i>	5.8	0	0	5.8
	<i>Institutional</i>	5.5	0	0	5.5
65th Avenue	<i>Residential</i>	34.5	0	0	34.5
	<i>Commercial</i>	15.9	0	0	15.9
	<i>Industrial</i>	102.2	0	0	102.2
	<i>Institutional</i>	15	0	0	15
	<i>Other (Provincial)</i>	23.8	0	0	23.8
Unplanned	<i>Residential</i>	143.2	0	0	143.2
	<i>Employment</i>	98.5	0	0	98.5

*Negative land reserve is due to the ASP for the Telford Industrial Park 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 at nearly equal rates as industry works to keep up with the demand and as these neighbourhoods continue to develop. Table 7 shows the vacant lot data extracted on December 31, 2024. This data will change throughout the year as development occurs.

Table 7: Vacant Lots Comparison by Year

Year	Residential Vacant Lots	Non-Residential Vacant Lots	Total Vacant Lots
<i>2020</i>	371	117	488
<i>2021</i>	430	118	548
<i>2022</i>	501	107	608
<i>2023</i>	376	98	474
<i>2024</i>	441↑	88↓	529↑

Residential Vacant Lots

Most residential vacant lots can be found in greenfield neighbourhoods such as Black Stone, Meadowview, Southfork, and Woodbend, totaling 375 or 85% of the total residential vacant lots.

Table 8: Residential Vacant Lots by Neighbourhood

Neighbourhood	Area	Number of Vacant Lots
<i>Alexandra Park</i>	<i>Developed</i>	3
<i>Black Stone</i>	<i>Greenfield</i>	107
<i>Bridgeport</i>	<i>Developed</i>	1
<i>Central Business District</i>	<i>Developed</i>	1
<i>Corinthia Park</i>	<i>Developed</i>	1
<i>Deer Valley</i>	<i>Greenfield</i>	4
<i>Meadowview</i>	<i>Greenfield</i>	91
<i>North Telford</i>	<i>Developed</i>	4
<i>Robinson</i>	<i>Greenfield</i>	10
<i>Southfork</i>	<i>Greenfield</i>	122
<i>Tribute</i>	<i>Greenfield</i>	15
<i>West Haven</i>	<i>Greenfield</i>	1
<i>West Haven Park</i>	<i>Greenfield</i>	2
<i>Willow Park</i>	<i>Developed</i>	1
<i>Woodbend</i>	<i>Greenfield</i>	55
Total		441

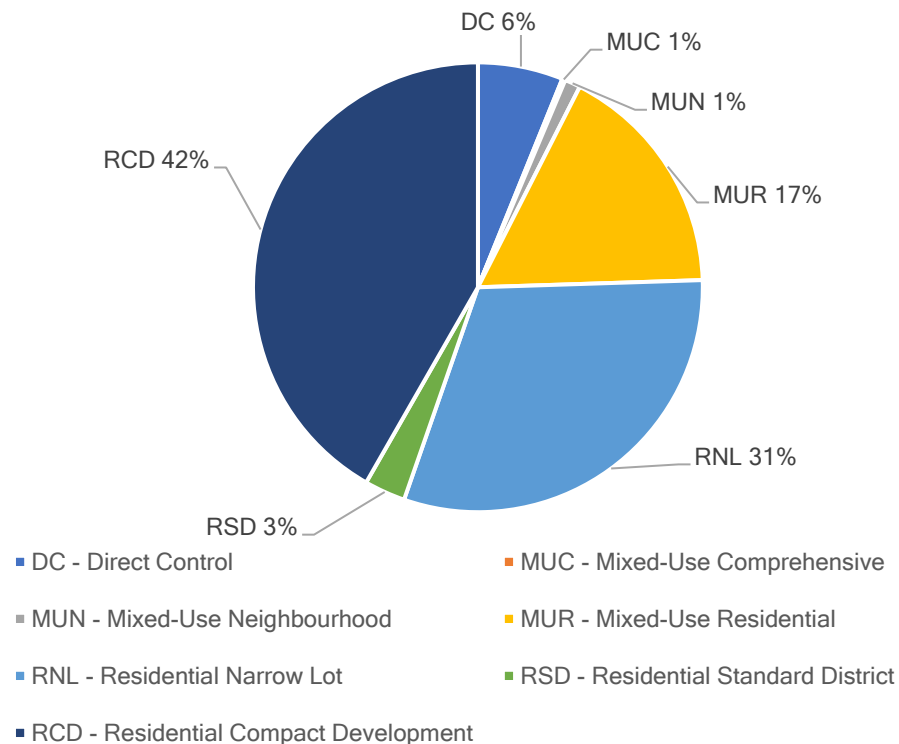
Most vacant lots are designated as RCD-Residential Standard District (42%) and RNL-Residential Narrow Lot (31%). These land use districts allow for narrower lots for compact development with increased density and are applied in greenfield developments. Overall, there is an abundance of these lots available for development, as that's where the majority of market opportunities are in greenfield developments.

Table 9: Residential Vacant Lots by Land Use

Land Use District (Land Use Bylaw)	Number of Vacant Lots
<i>DC - Direct Control</i>	27
<i>MUC - Mixed-Use Comprehensive</i>	1
<i>MUN - Mixed-Use Neighbourhood</i>	5
<i>MUR - Mixed-Use Residential</i>	75
<i>RCD - Residential Compact Development</i>	184
<i>RNL - Residential Narrow Lot</i>	136
<i>RSD - Residential Standard District</i>	13

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

Graph 5: Vacant Lots by Land Use



Non-Residential Vacant Lots

Most non-residential vacant lots can be found in the Harvest Industrial Park, Leduc Business Park, and Sawridge Business Park, totaling 71 or 80% of total non-residential vacant lots.

Table 10: Non-Residential Vacant Lots by Neighbourhood

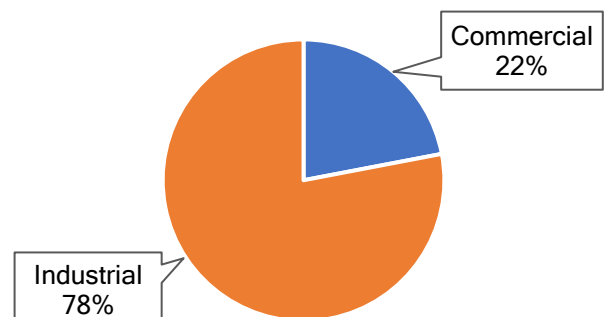
Neighbourhood	Number of Vacant Lots
<i>Central Business District</i>	4
<i>Crystal Creek</i>	1
<i>East Industrial</i>	1
<i>Harvest Industrial Park</i>	18
<i>Leduc Business Park</i>	37
<i>Northeast Industrial</i>	1
<i>Northwest Commercial</i>	3
<i>Saurabh Park</i>	3
<i>Sawridge Business Park</i>	16
<i>Telford Industrial Park</i>	2
<i>West Commercial</i>	2
Total	88

Table 11: Non-Residential Vacant Lots by Land Use

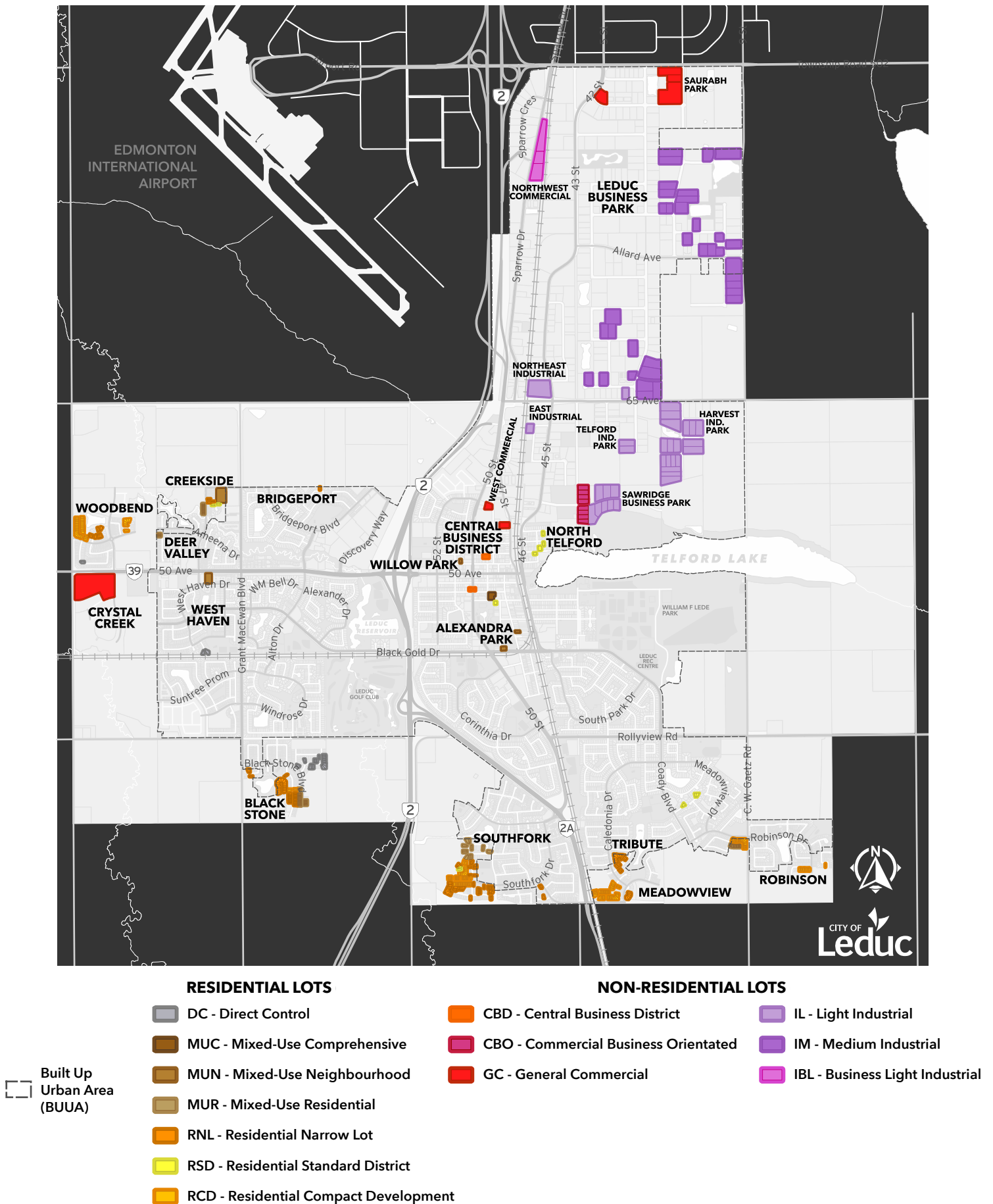
Land Use District (Land Use Bylaw)	Number of Vacant Lots
<i>CBD- Central Business District</i>	4
<i>CBO- Commercial Business Oriented</i>	8
<i>CSC- Commercial Shopping Centre</i>	7
<i>GC- General Commercial</i>	7
<i>IBL-Business Light Industrial</i>	4
<i>IL-Light Industrial</i>	31
<i>IM-Medium Industrial</i>	35

Table 11 shows that most non-residential vacant lots are designated as IL-Light Industrial (35%) and IM-Medium Industrial (40%). These industrial land use designations allow for a variety of indoor and outdoor industrial uses. Graph 6 shows that most non-residential vacant lots fall under an industrial land use designation (78%) compared to commercial (22%).

Graph 6: Non-Residential Vacant Lots By Land Use



MAP 2: VACANT LOTS



NEW BUILDING CONSTRUCTION

This section provides building permit data from 2020. 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 in the same year.

Building Permit Numbers

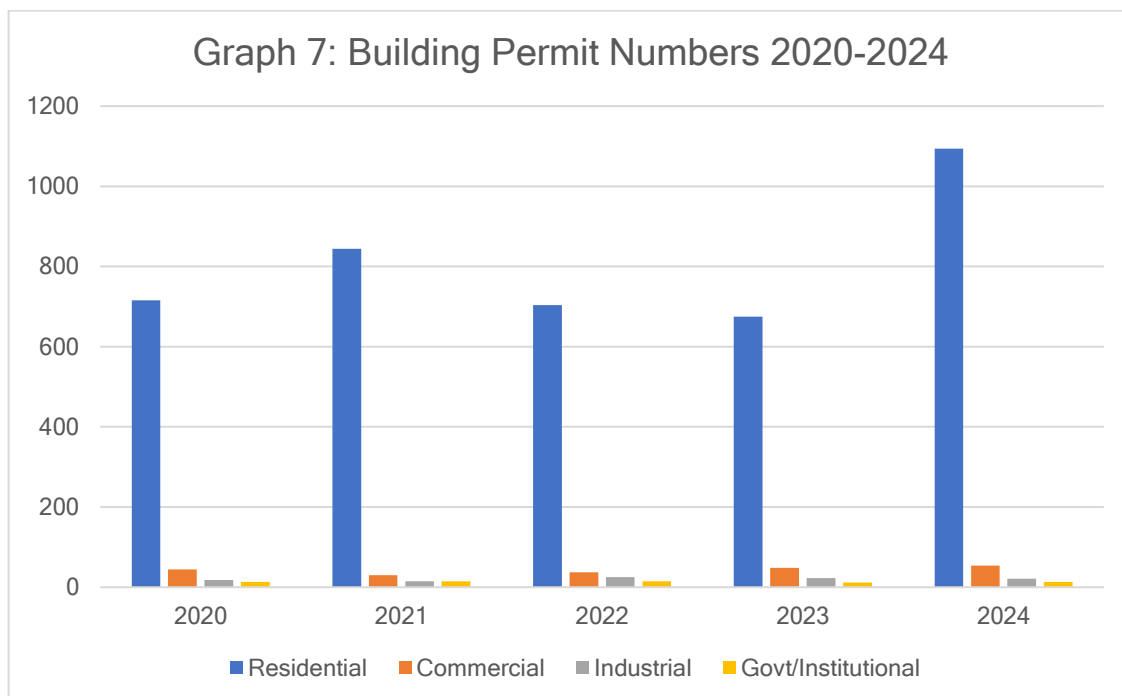
Table 12: Building Permit Numbers

Year	Residential	Commercial	Industrial	Govt/Institutional	Total
2020	716	44	18	13	791
2021	844	30	15	15	904
2022	704	37	25	15	781
2023	675	48	23	12	758
2024	1094↑	54↑	21↓	13↑	1182↑

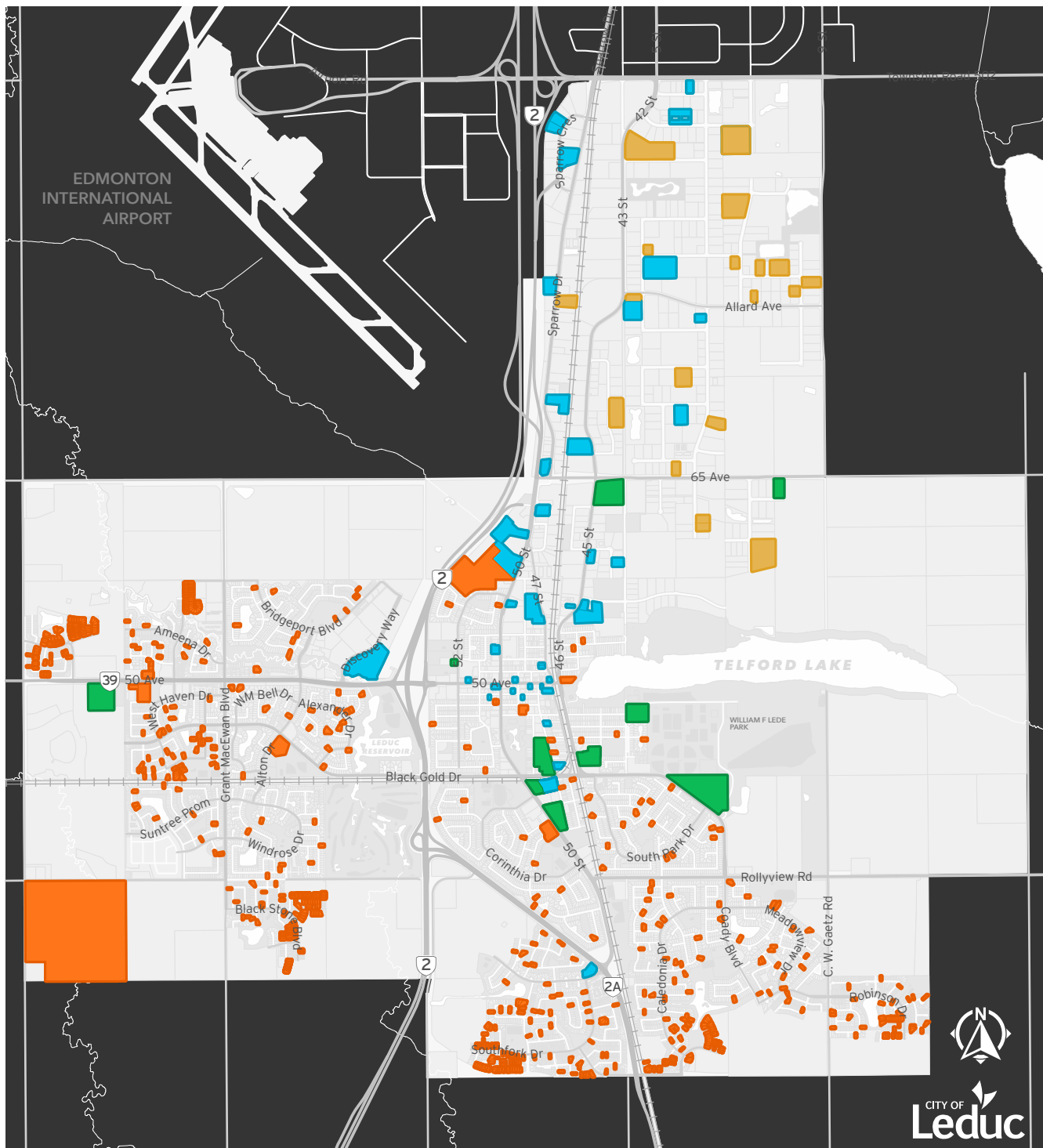
*Building permit numbers include permits for new construction, accessory uses, alteration and improvements, and demolition.

The majority of building permits issued in 2024 were for residential permits. Many of these permits include permits for accessory uses such as decks, sheds, detached garages, and other uses permitted on residential lots.

In 2024, we saw a 62% (419) increase in residential permits compared to 2023, and an overall increase of 56% (424) building permits issued from the previous year. A total of 639 or 58% of residential permits were for new residential dwelling units (excluding manufactured homes).



MAP 3: BUILDING PERMITS



BUILDING PERMITS

- Commercial Government/Institutional Residential Industrial

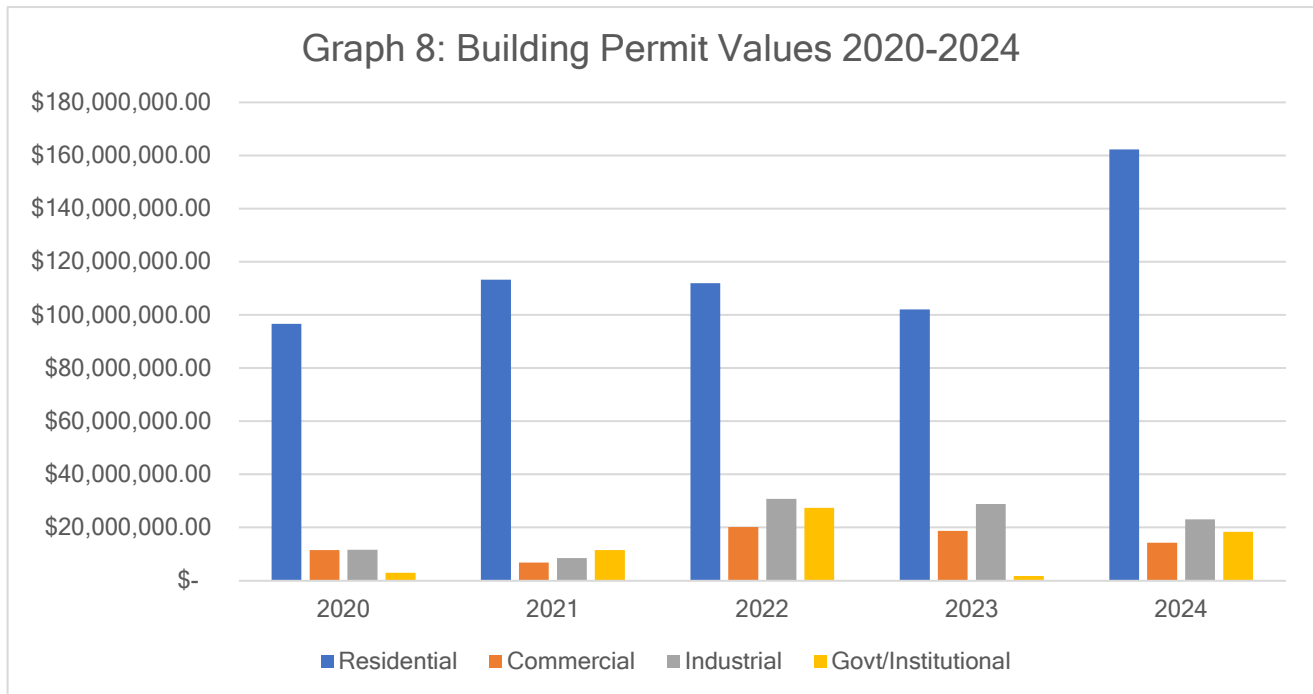
Building Permit Values

Year	Residential	Commercial	Industrial	Govt/Institutional	Total
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
2024	\$162,255,310.96↑	\$14,216,157.53↓	\$23,015,588↓	\$18,324,792↑**	\$217,811,848.49↑

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

**Construction values for government/institutional permits were inflated by the new Fire Hall No. 3.

The overall building permit values, including residential building permit values, were the highest in the past five years.

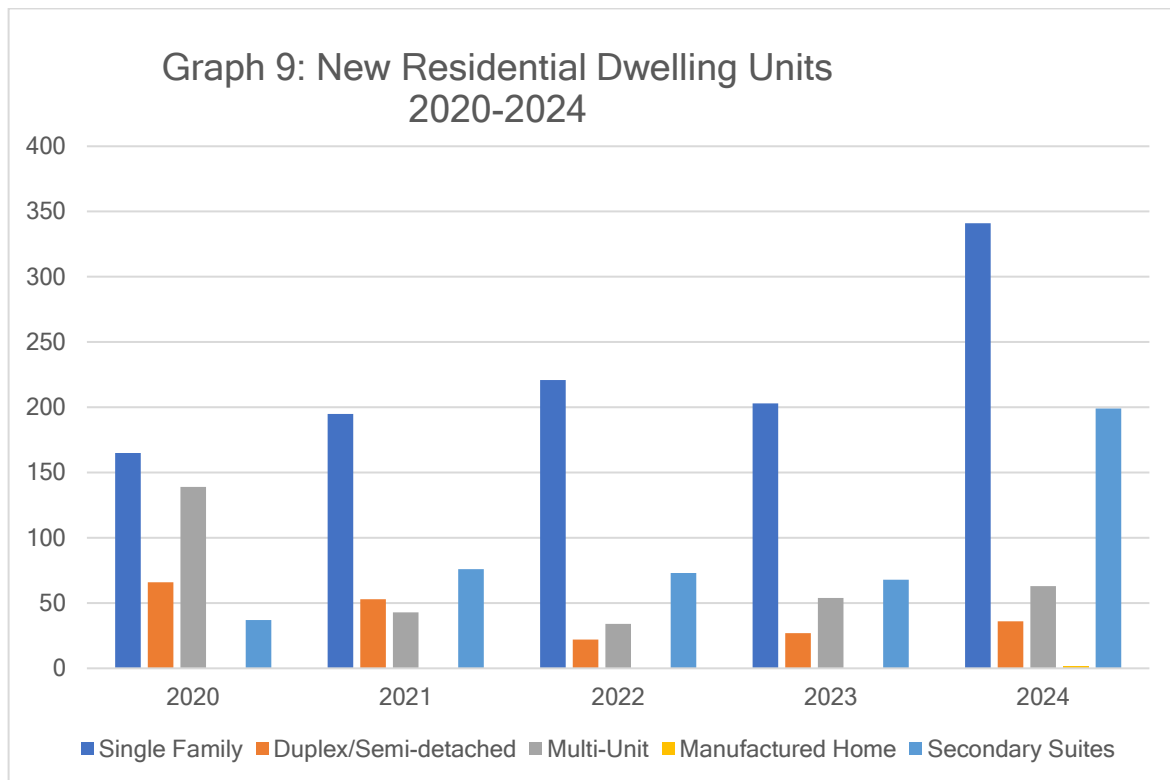


New Residential Dwellings

Year	Single Detached	Duplex/Semi-Detached	Multi-unit	Manufactured Home	Secondary Suites	Total
2020	165	66	139	-	37	407
2021	195	53	43	-	76	366
2022	221	22	34	-	73	350
2023	203	27	54	-	68	352
2024	341↑	36↑	63↑	2↑	199↑*	641↑

*Secondary suite total includes 7 garage suites.

2024 saw an 82% (289) increase in the construction of new residential dwelling units and 190% (131) increase in secondary suites in both mature neighbourhoods and newly constructed dwellings. This is the highest number of secondary suites constructed since making the use permitted in 2020, resulting in more rental options in the city. Since 2019, secondary suites have been tracked, supporting more consistent and accurate data for monitoring trends. Overall, there were increases in all residential categories.



The following table shows dwelling units by builders within the city. For the purpose of Table 15, multi-unit includes units from duplexes, townhouses, and other multi-unit type developments.

Table 15: Dwelling Units by Builder				
Builder	Total			Total
	Multi-Unit*	Single	Secondary Suites	
2553467 Alberta Ltd.	26	0	6	32
Alora Homes	0	8	1	9
Art Custom Homes Inc.	0	24	11	35
AV Homes Ltd. O/A Amilia Homes	0	20	20	45
Bedrock Homes	19	18	10	47
Cira Homes Ltd.	0	20	20	40
Cranston Homes Ltd.	4	47	44	95
Homes By Avi	0	24	4	28
Jayman Built Ltd.	18	18	2	38
Klair Custom Homes Ltd.	0	10	1	11
Kumar Homes Ltd.	0	6	2	8
Leelan Homes Inc.	0	11	2	13
Look Master Builder	22	9	14**	45
Montorio Homes Ltd.	0	12	0	12
N Kaler Custom Homes Ltd.	0	5	0	5
New Valley Homes Ltd.	0	5	1	6
San Rufo Homes Ltd.	0	16	5	21
SJS Homes Ltd.	0	6	3	9
Victory Homes	0	43	24	67
Other	10	39	29	78
Total	99	341	199	639

*Multi-unit per unit not per permit.

**Includes 7 garage suites.

BUSINESS LICENSES

Business Licenses by Type

Business Licenses in Leduc are divided into five different categories:

- **General:** Businesses based within Leduc in a commercial or industrial land use classification.
- **Resident (Home Office/Home Occupation):** Businesses based out of a residential dwelling within Leduc.
- **Non-resident:** Businesses based outside of city 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.).

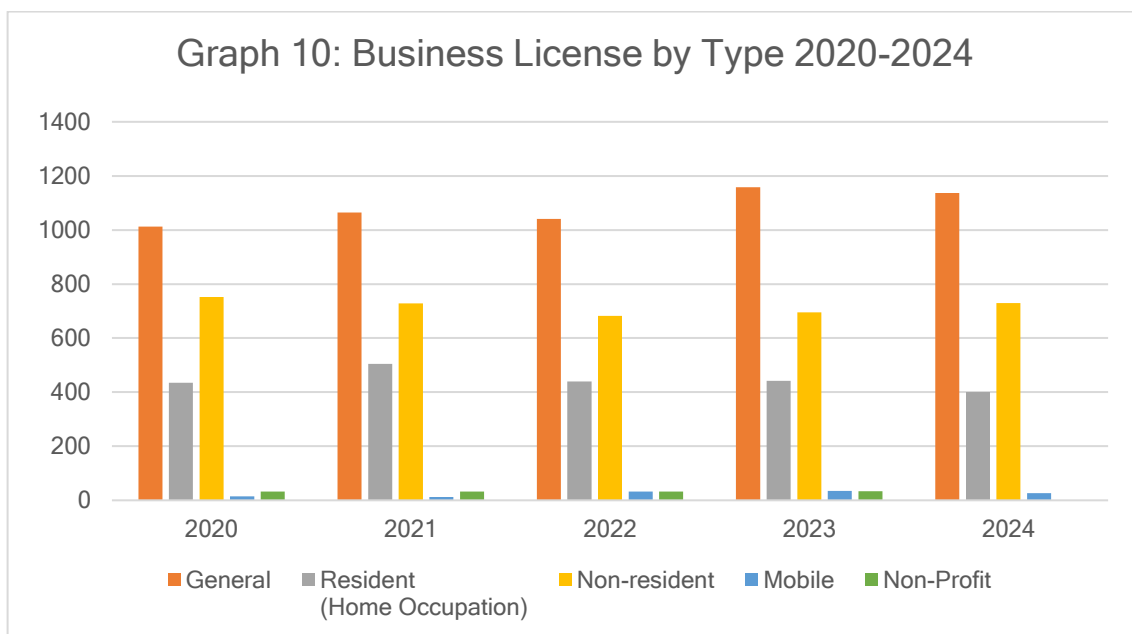
Table 16: Business Licenses by Type

Year	General	Resident	Non-resident	Mobile	Non-Profit	Total
2020	1013	435	752	15	33	2248
2021	1064	505	728	12	33	2342
2022	1041	439	682	33	33	2228
2023	1158	442	695	35	34	2364
2024	1137↓	401↓	729↑	26↓	n/a*	2293↓

*Non-profit businesses are no longer included as a separate category to avoid double counting as they fall under either the General, Non-Residential, or Home Occupation categories, with the characteristic of being a charity.

2024 saw an increase in non-resident business licenses but a decrease in the total business license types. 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 2020-2024

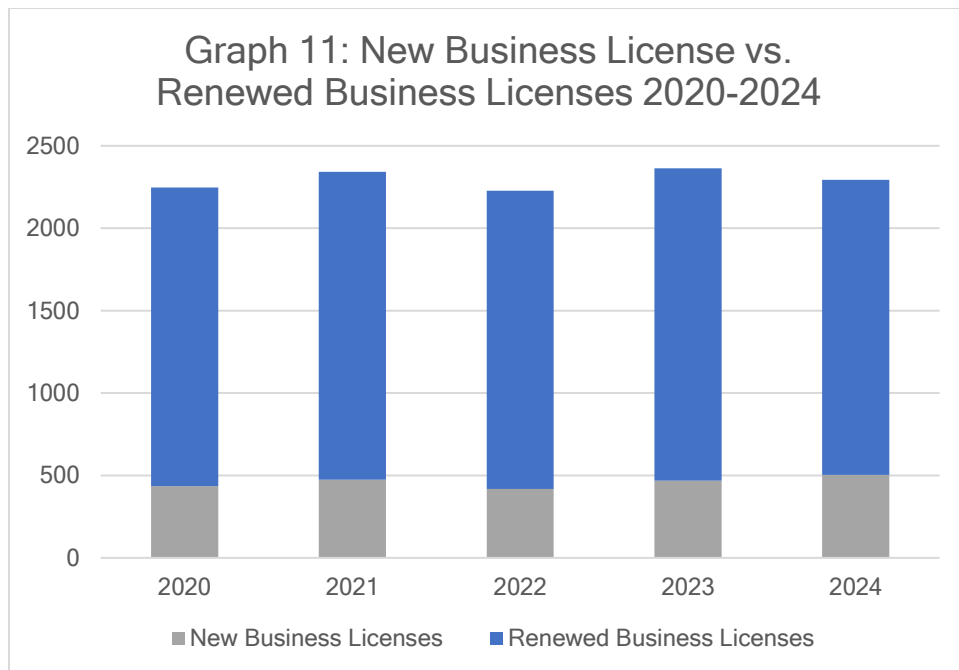


New Business Licenses

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. 2024 saw an increase in new business licenses and overall consistency in the proportion of business licenses issued.

Table 17: New Business Licenses in 2024

Year	New Business Licenses	% of Total
2020	435	19.4%
2021	475	20.3 %
2022	419	20.1%
2023	469	19.8%
2024	504↑	22%↑



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 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 2024. Cases where the actual density is less than planned (negative number) do not always mean that the neighbourhood is not achieving its target density. It is often a result of lower density development occurring in the neighbourhood prior to medium and high-density developments that are planned for the future.

Neighbourhood	Net Area (ha)	Address Count	Secondary Suites	2024 As-Built Unit Density (per ha)	Planned Density	Actual vs. Planned Density*
<i>Black Stone</i>	20.2	615	185	39.5	30.2	9.3
<i>Deer Valley/Creekside**</i>	29.4	954	67	34.7	50	-15.3
<i>Meadowview Park</i>	44.5	872	65	21	See combined planned density below	See ASP density below
<i>Tribute</i>	24.3	600	2	24.7		
<i>Southeast Leduc ASP</i>	68.9	1472	67	22.3	27.2	-4.9
<i>Robinson</i>	21.7	583	45	28.9	31.3	-2.4
<i>Southfork</i>	68.1	1852	36	27.4	29.1	-1.3
<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	35	28.4		
<i>West Haven Estates ASP</i>	35.9	1337	37	38.3	19.7	+18.6
<i>Windrose</i>	37.9	720	1	19	19	0
<i>Woodbend</i>	12.5	354	65	33.6	27.4	6.2

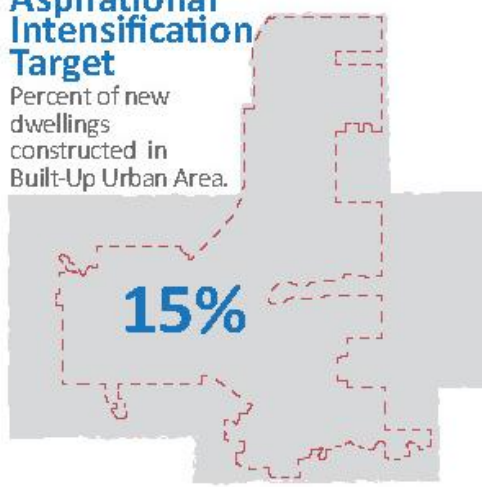
*Positive means actual exceeds planned. Negative means actual is less than planned.

**ASP required to meet 35 du/nrha. Creekside has a medium density development planned for the future which will have a positive impact on the neighbourhood's 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 2024, 11% of units were constructed within this area which is less than 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.

In 2024, 12% of secondary suites developed 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 a basement, garden, or garage suite. 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.

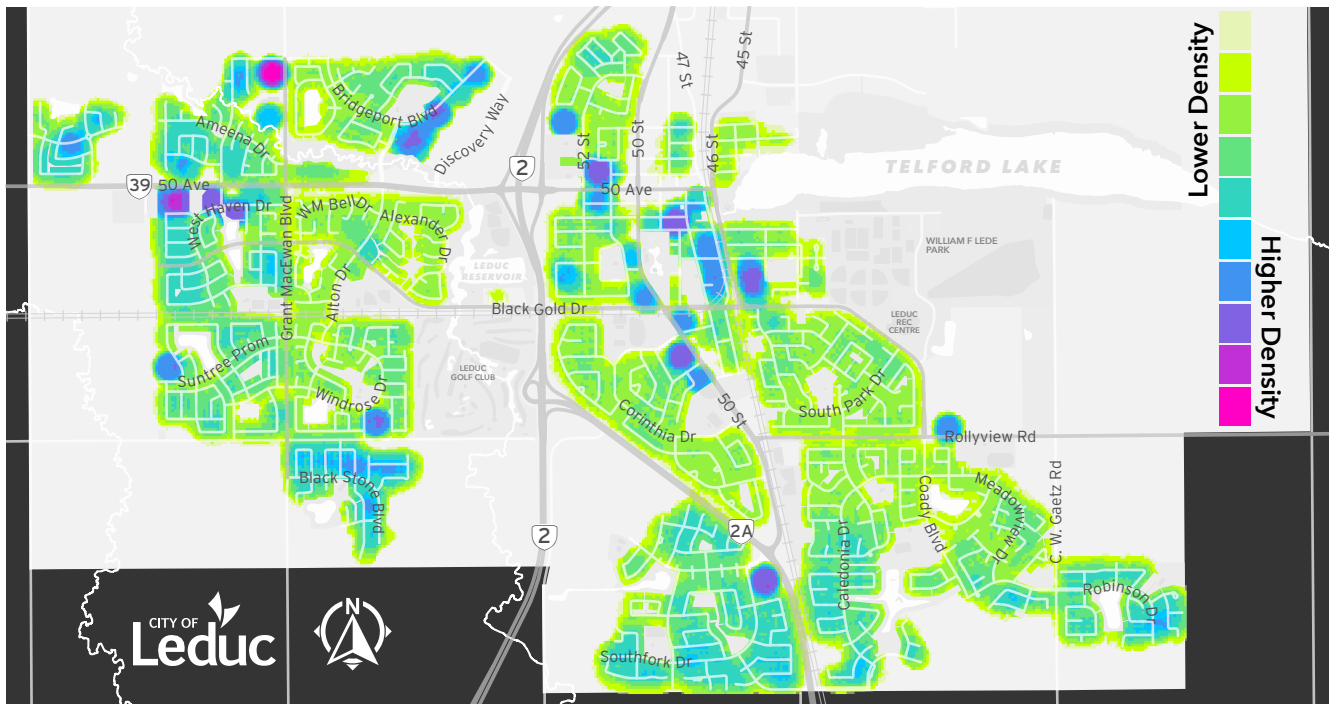
Table 19: 2024 BUUA Intensification

Unit Metrics	In Built-Up Area	Outside Built-Up Area	Total	Percent of Total Units In Built-Up Area
<i>Building Permits Issued</i>	26	390	416	6%
<i>Units under Building Permit</i>	50	390	440	11%
<i>Secondary Suites</i>	23	176	199	12%
<i>New Units</i>	73	566	639	11%
<i>Units Demolished</i>	3	0	3	100%
<i>Net New Units</i>	70	566	636	11%

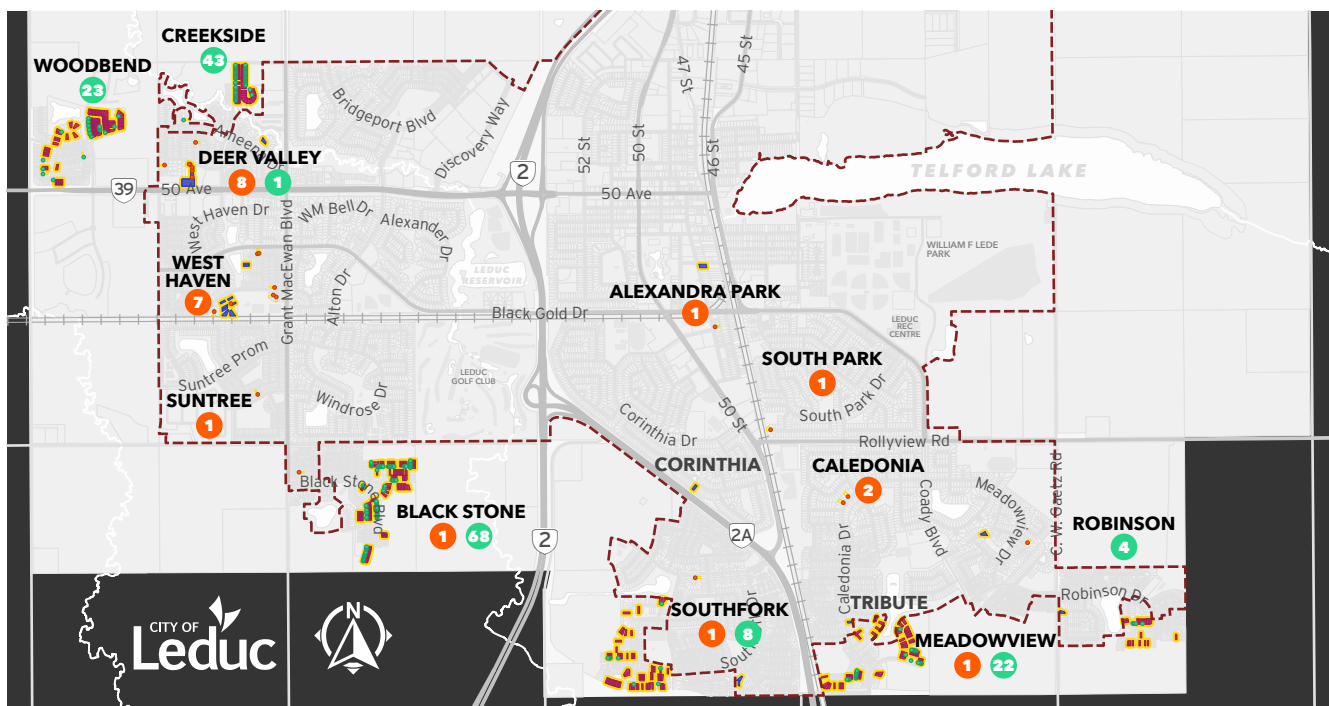
Table 20: Net New Units Year Over Year

Year	In Built Up Urban Area	Outside Built-Up Urban Area	Total	Percent of Total Units in Built Up Area
<i>2020</i>	231	168	399	58%
<i>2021</i>	116	250	366	32%
<i>2022</i>	98	247	345	28%
<i>2023</i>	52	295	347	15%
<i>2024</i>	70	566	636	11%

MAP 4: DENSITY



MAP 5: INTENSIFICATION



Built Up Urban Area (BUUA)

SECONDARY SUITE

Total in Neighbourhood In BUUA

Total in Neighbourhood Not In BUUA

NEW RESIDENTIAL BUILDING

In BUUA

Not in BUUA

Note: Secondary suite totals is by area as the dot is not the location of the suite, whereas for new residential buildings, it is the location shown.

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 downtown 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 can now 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
2020	25.4	1019	40.1
2021	25	1014	41
2022	25.2	1023	41
2023	25	1042	41.7
2024	25	1039	41.5

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

KEY DEVELOPMENT HIGHLIGHTS

Land Development

- Subdivided a total of 487 lots and 25.23 ha of land (residential and non-residential), a 245% increase in lots compared to 2023.
- Issued 1182 building permits with 1094 (92%) being residential building permits, a 60% increase in residential permits compared to 2023.
- Entered 12 development agreements for new stages of residential and industrial developments compared to 4 in 2023.
- Council approved the land sale and redistricting of 5404 47 Street (Wakohtowin Heights) to facilitate the mixed-use development with mixed-market housing.
- Issued building permit for Fire Hall No. 3 on the east side of Leduc.
- Issued building occupancy for the Ohpaho Secondary School.

Plans and Projects

- Migrated CityView, the City's electronic permitting software, from desktop to a cloud-based platform to improve functionality and efficiency with internal processes.
- Finalized the City's Municipal Development Plan amendment, the final step in implementing changes brought about by the Airport Vicinity Protection Area update.
- Amended the Land Use Bylaw to increase clarity and consistency in the commercial and industrial districts, including consolidating the Commercial Shopping Centre with General Commercial to streamline development regulations.
- Amended the Advertising Bylaw and Land Use Bylaw to remove the requirement for newspaper advertising, instead having one source of communications being the City's website.
- Applied for the Housing Accelerator Fund Grant (Round 2).
- Launched the Urban Agriculture Plan project and continued work on the Urban Centre Redevelopment Plan, which are scheduled to conclude in 2025.
- Completed the Leduc Housing Strategy 2025-2029, to guide housing using six strategic priorities.
- Initiated the 65th Avenue marketing strategy with the official naming of Leduc Landing Business Park.
- Launched the Drone Pilot Program - Phase II in partnership with Edmonton International Airports and Leduc County.
- Migrated the business license process to electronic applications with renewal options and incentives for early renewals.

CONCLUSION

This report has provided a snapshot of Leduc's growth and development patterns in 2024 for both residential and non-residential land uses. Being the sixth edition of the AMR, trends are becoming apparent. This insight provides a solid basis for better understanding the nature of our municipality's growth and the evolving pattern of growth. With data spanning several years, it is evident that Leduc has not only experienced significant growth, but it is also clear that the trend is that growth is increasing over time (both development and population).