

Annual Monitoring Report 2025

Planning & Economic Development

CITY OF Leduc

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Acknowledgements

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

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, 2025, to December 31, 2025.

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 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 AMRs 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.

Summary

The year 2025 marked a record-breaking year for the City of Leduc, with record-breaking numbers of subdivided areas and lots created, building permits issued, total permit construction values, and new residential dwellings constructed. This record especially highlights the strong development activity experienced across the city and within the residential sector in the given year. In 2025:

- **1375 lots** were created through subdivisions, consuming **110.35 area (ha) of land.**
  - **Residential:** 1322 lots (96%), 68.67 ha;
  - **Industrial:** 15 lots (1%), 13.94 ha; and
  - **Institutional:** 38 lots (3%), 27.74 ha.

- **1331 building permits** were issued for a wide range of land uses, **totalling $331,325,455.09 in** construction value:
  - **Residential:** 1268 permits (95%)
    - Includes 1020 for new units, and 248 for other residential
    - 90% in construction value;
  - **Commercial:** 32 permits (2%) — 4% in construction value;
  - **Industrial:** 15 permits (1%) — 3% construction value; and
  - **Government/Institutional:** 16 permits (1%) — 1% in construction value.

- **1017 new residential dwelling units** were constructed:
  - **Single Detached:** 379 units (37%);
  - **Multi-unit:** 457 units (45%); and
  - **Secondary Suites:** 181 units (18%).

- At year end, there were **1193 vacant residential lots,** which are expected to be absorbed in the short term, with **99%** identified in developing greenfield areas compared to **1%** 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.

General Census Data

The 2023 Leduc Municipal Census showed a total population of 36,060, a growth of 3,028 (9.2%) people since the last municipal census in 2019. Additionally, the *Province of Alberta Regional Dashboard* indicated that Leduc had reached a population of 39,966 in 2025; the population of Leduc increased 3.01% year-over-year and increased 17.1% in the last five years[1]. Based on this information, it is clear that Leduc is growing faster than projected in the June 2020 population and growth projections.

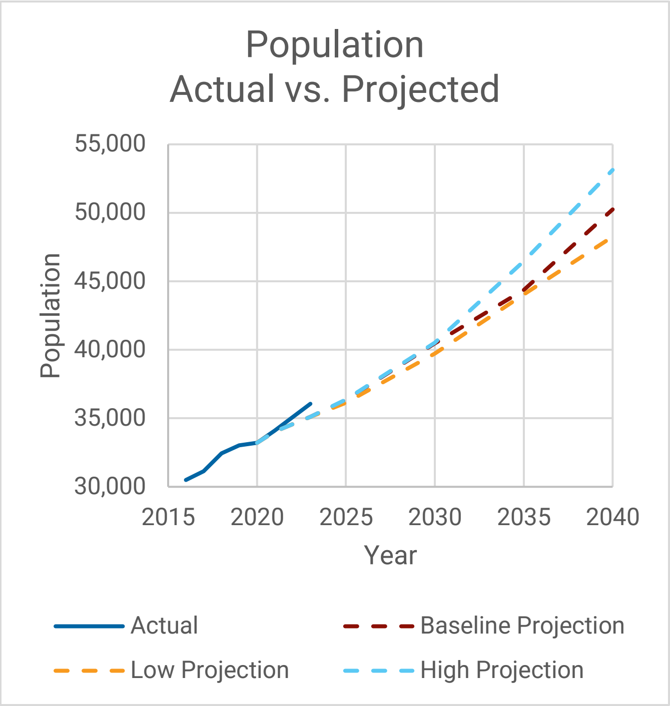
Population and Growth Projections

In June 2020, population and growth projections were completed to better understand how Leduc has grown, how it will grow in the future, and what the City can do to shape this growth. The projections showed 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 a long-term, higher growth rate.



[1] Alberta Treasury Board and Finance, Office of Statistics and Information. *Alberta Regional Dashboard – Leduc Population (2021–2025)*. Updated January 16, 2026. Retrieved from https://regionaldashboard.alberta.ca/region/leduc/population/#/?from=2021&to=2025

Table 1: Actual and Projected Population											
	2016	**2017**	**2018**	**2019**	**2020**	**2021**	**2023**	**2025**	**2030**	**2035**	**2040**
Municipal Census	30,498	31,130	32,448	33,032	-	-	36,060	-	-	-	-
Province of Alberta Regional Dashboard	30,973	31,986	32,650	33,313	34,126	35,368	37,196	39,966	-	-	-
Federal Census	29,993	-	-	-	-	34,094	-	-	-	-	-
Projected (Baseline)	-	-	-	-	33,210	-	-	36,350	40,470	44,380	50,250
Projected (Low)	-	-	-	-	33,210	-	-	36,120	39,730	44,050	48,260
Projected (High)	-	-	-	-	33,210	-	-	36,360	40,520	46,470	53,130

Growth Monitoring

Areas Used for the Analysis

All residential neighbourhoods depicted in this document use 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, 2020 Municipal Development Plan (MDP), area structure plans (ASPs) and outline plans (OLPs).

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 OLP, or where there is not one in place, the MDP. In some cases, ASPs and 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. As a result, the gross land reserve reported here may not represent true gross land reserve since roads have been preemptively removed from the total. This can create slight changes year-to-year in the reported land reserve 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 or OLP.

- **Residential:** Includes areas identified as Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR), and all levels of road.
- **Commercial:** Includes areas identified as General Commercial, Neighbourhood Commercial, Shopping Centre Commercial, and Commercial (c-3).
- **Industrial:** Includes areas identified as Flex Business, Business Commercial, Aero Employment, Medium Industrial, and Light Industrial.
- **Institutional:** Includes areas identified as School, School with Public Park, Urban Services, *Parks, Environmental Reserves, and Public Utility Lots**.

  **Note: Items shown in italics were classified as Residential in previous versions of the AMR. This is updated in this report resulting in fluctuations in the Institutional area.*

Unplanned Area: Includes the NE¼ of 22-49-25-W4, as there is no predetermined ASP or OLP. 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 outlined in Figure 2 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).

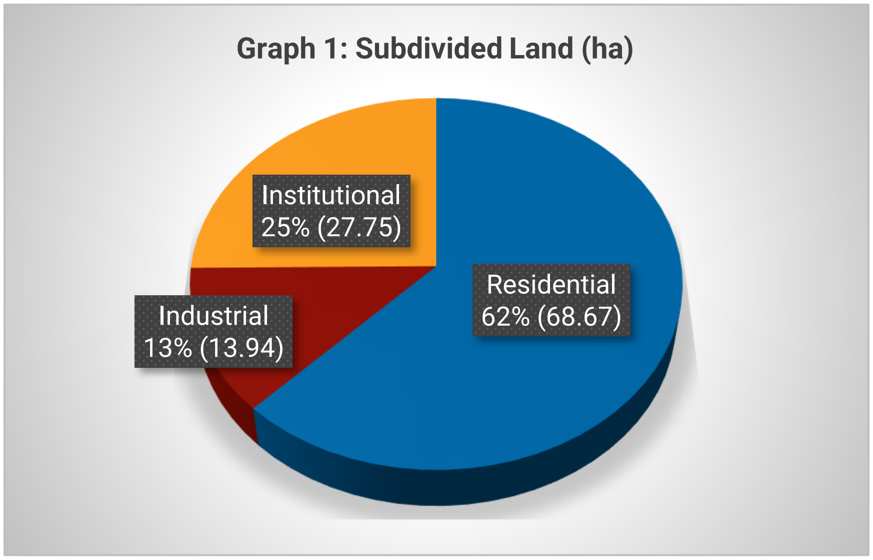
Gross Existing Subdivided Areas

Existing subdivided areas are calculated by the cumulative sum of all previous subdivisions (total area in hectares (ha)) registered before the subject year (2025). 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 2025, a total of **110.35 area (ha)** of land was subdivided into residential and non-residential purposes, and **1375 new lots** were created to accommodate short-term future growth, including:

- **1322 residential lots (68.67 ha)** were subdivided for future residential development.
- **15 industrial lots (13.94 ha)** were subdivided for future industrial development.
- **38 institutional lots (27.74 ha)** were subdivided for parks, stormwater facilities, and public utility lots.



Looking at the distribution of the new lots created the majority of lots were created within the residential greenfield areas of the city.

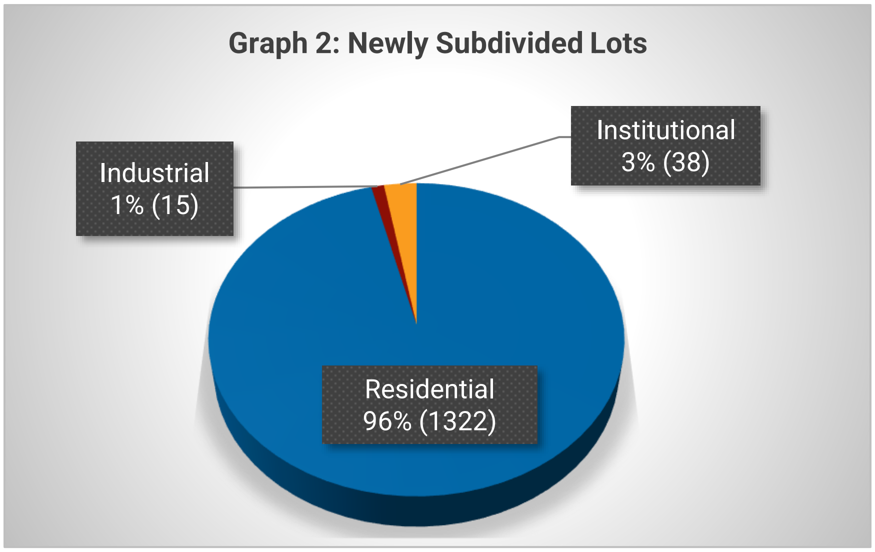


Table 2 shows the total gross area of the registered subdivisions of the subject year. Gross area includes circulation, municipal reserve, environmental reserve, and other land uses such as public utility lots, and stormwater facilities:

Table 2: Newly Subdivided Areas

Neighbourhood	Land Use	Gross Newly Subdivided Area (ha)	New Lots Created (#)
Anderson	Residential	6.70	146
	Institutional	0.62	2
Black Stone	Residential	5.83	130
	Institutional	4.29	1
Deer Valley/Creekside	Residential	4.46	117
	Institutional	1.73	2
Fraser	Residential	5.92	112
	Institutional	4.76	5
Leduc Business Park	Industrial	13.94	15
	Institutional	4.64	3
Leduc Landing	Institutional	3.21	1
Robinson	Residential	13.06	195
	Institutional	1.24	3
Southfork	Residential	5.66	109
	Institutional	0.04	1
Tribute/Meadowview	Residential	3.66	75
	Institutional	0.29	1
West Creek Estates (formerly known as Crystal Creek)	Residential	7.82	137
	Institutional	0.58	2
Woodbend	Residential	15.56	301
	Institutional	6.34	17
Total		**110.35**	**1375**

Table 3 shows the total lots created through subdivision, with 1375 lots created in 2025. This represents an 182% increase compared to 487 lots created in 2024. The newly subdivided area increased by 193% (72.7 ha) in 2025 compared to 2024, resulting in the highest subdivisions registered in the last five years.

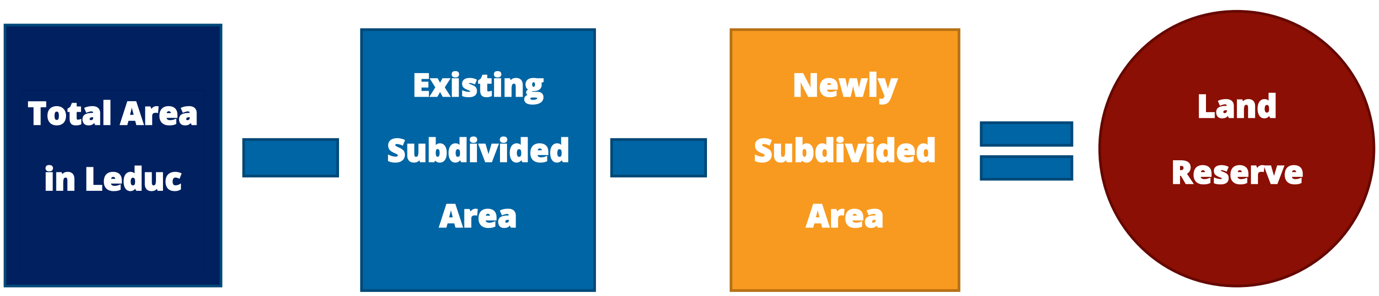
Table 3: Subdivisions and Lots Created by Year

Year	Gross Newly Subdivided Area (ha)	New Lots Created
2021	21.9	356
2022	28.8	358
2023	19.56	141
2024	37.63*	487
2025	**110.35↑**	**1375↑**

**2024 Gross Newly Subdivided Area amended to 37.63 ha from 25.23 ha due to updated information.*

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 two 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 four categories: residential, commercial, industrial, and institutional. 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.

In 2025, four neighbourhood plans were approved, unlocking more land for development and with more accurate data on the Planned Land Reserves. These plans include the Fraser ASP, Grayson Estates OLP, and the NE33 OLP for Anderson and Leduc Landing.

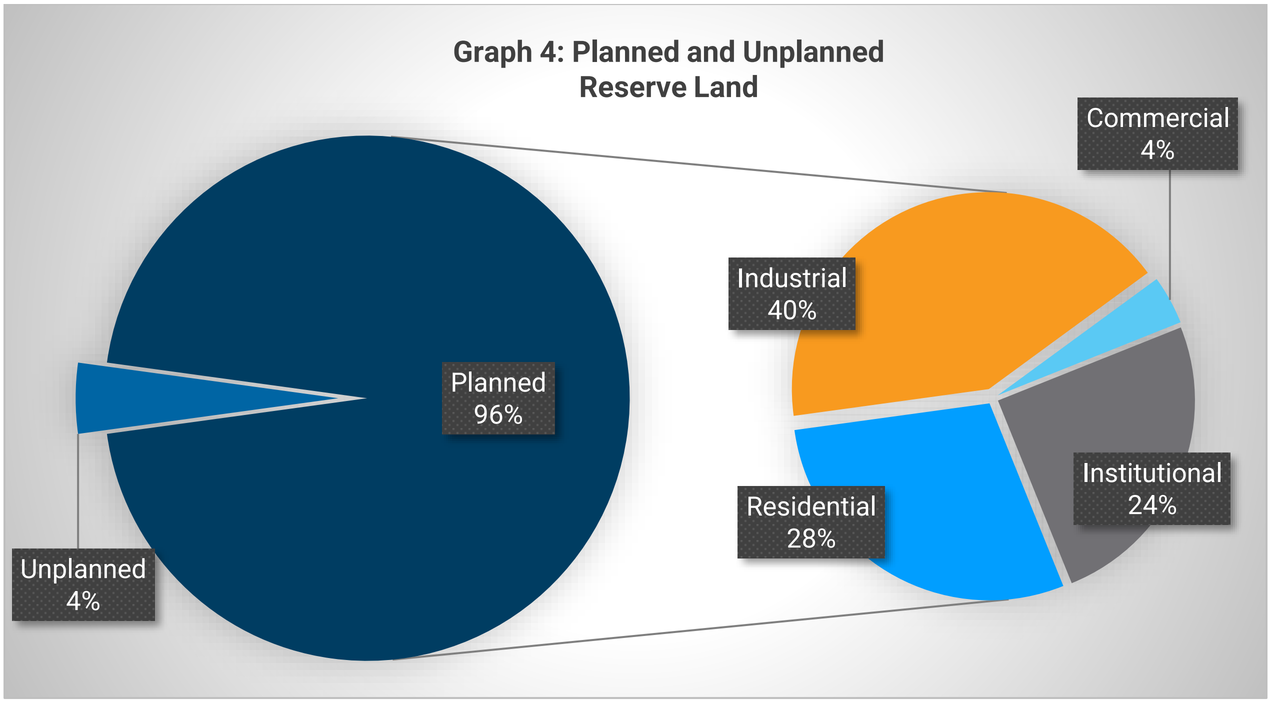
The fluctuations shown in Table 4 are a result of the Fraser ASP shifting from unplanned to planned land reserves, and overall adjustments due to updated data for accuracy. Reserve land for employment is now all within the planned industrial and commercial land reserve. A decrease in overall gross land reserve is expected as the city continues to grow and expand into new development areas.

Table 4: Gross Land Reserve

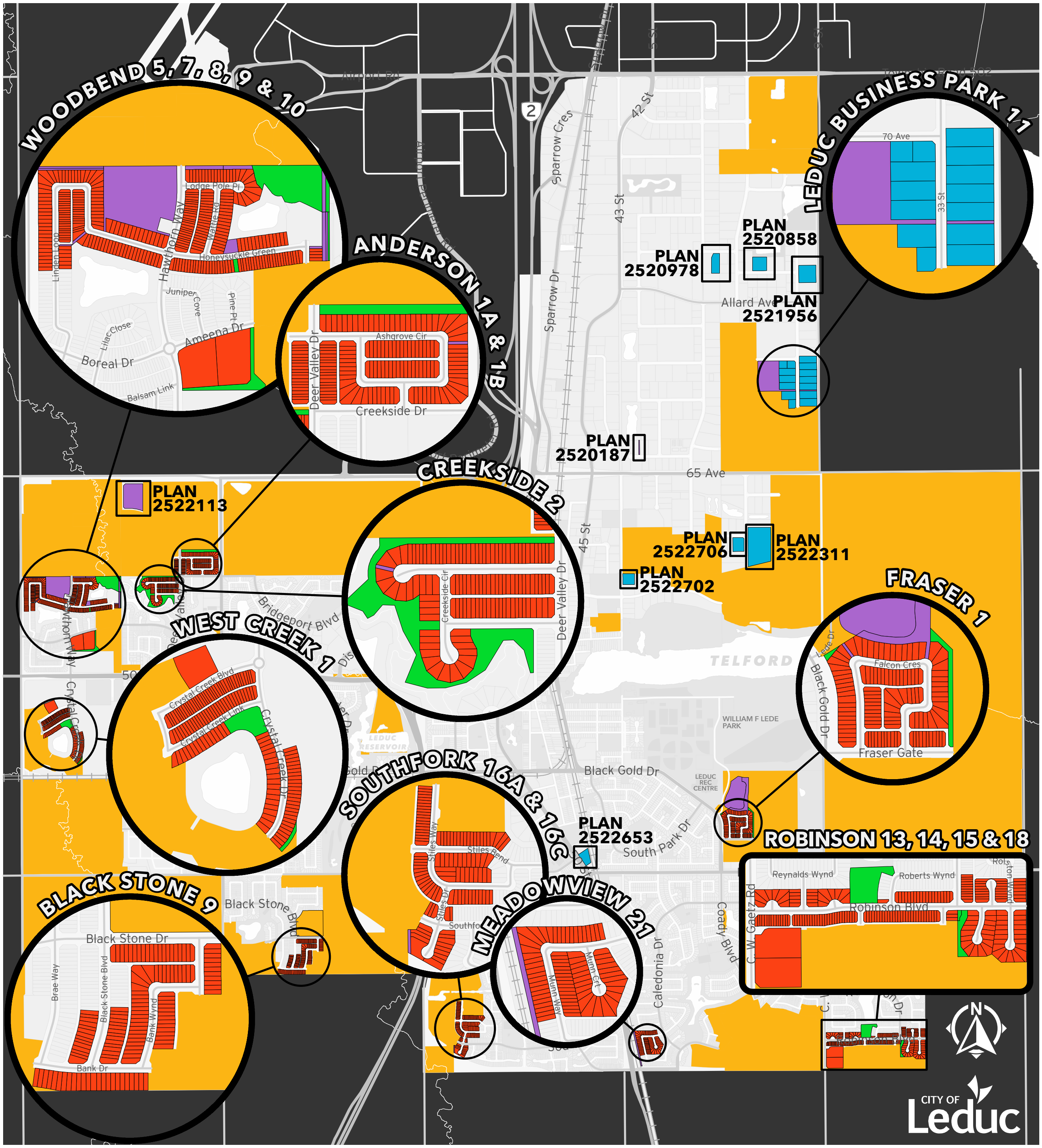
	Unplanned Land Reserve (ha)			***Planned Land Reserve (ha)***					
Year	Employment	Residential	**Total**	Industrial	Commercial	Institutional	Residential	**Total**	***Total***
2021	99	202	301	712	66	153	458	1390	1690
2022	98.5	143.2	241.7	712	66.6	152.3	502	1433	1674.7
2023	98.5	143.2	241.7	712	66.6	145.8	489.6	1414.1	1655.7
2024	98.5	143.2	241.7	712	66.6	139.4	470.7	1383.5	1625.2
2025	**0↓**	**64.7↓**	**64.7↓**	**601.1↓**	**57.1↓**	**356.0***	**413.1↓**	**1427.3↓**	**1492↓**

**An increase in institutional use is due to updated data which now includes areas identified as Parks, Environmental Reserves, and Public Utility Lots, in addition to School, School with Public Park, and Urban Services within an ASP or OLP.*

Graph 4 illustrates that the City of Leduc has planned a significant amount of reserve land through secondary planning documents (ASPs or OLPs), preparing a large majority of the city for the next stages of development. Only one-quarter section (NE¼ of 22-49-25-W4) remains unplanned and without an ASP or OLP. The majority of Planned Land Reserves have been designated for industrial development (40%), followed by residential (28%), institutional (24%) and commercial (4%).



MAP 1: NEW SUBDIVIDED AREAS



NEW REGISTERED LOTS (LUB)

- Residential - DC / MUC / MUN / MUR / RCD / RNL / RSD
- General Recreation - GR / ERD
- Other New Registered Plan - CBO / GC / IL / IM
- Urban Service - US

LAND RESERVE (LUB)

- Urban Reserve - UR

Residential Areas Overview

Residential land reserves for greenfield development are contained within 17 planned neighbourhoods, and areas without an ASP, identified as unplanned areas. Table 5 indicates the neighbourhoods highlighted in red that were newly subdivided in 2025, resulting in a decrease in the overall gross land reserve. Minor fluctuations resulted in some negative gross land reserve.

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)
Anderson	Residential	27.56	0	6.70	20.86↓
	Institutional	10.19	0	0.62	9.57↓
Fraser	Residential	44.59	0	5.92	38.67↓
	Commercial	3.55	0	0	3.55
	Institutional	17.26	0	4.76	12.50↓
Eaton/Emery	Residential	13.68	0	0	13.68
	Industrial	32.92	0	0	32.92
	Commercial	5.81	0	0	5.81
	Institutional	12.29	0	0	12.29
Black Stone	Residential	49.31	35.60	5.83	7.88↓
	Commercial	4.08	0	0	4.08
	Institutional	11.41	0.59	4.29	6.53↓
Brightwell	Residential	53.46	0	0	53.46
	Commercial	N/A	N/A	N/A	N/A
	Institutional	11.24	0	0	11.24
West Creek Estates (formerly Crystal Creek)	Residential	23.21	0	7.82	15.39↓
	Commercial	8.01	0	0	8.01
	Institutional	31.86	13.68	0.58	17.60↓
Deer Valley/Creekside	Residential	55.4	48.18	4.46	-0.42↓
	Commercial	1.80	1.79	0	0.01
	Institutional	5.9	3.79	1.73	0.38↓
Grayson Estates	Residential	20.42	0	0	20.42
	Industrial	0	0	0	9.5
	Commercial	4	0	0	4
	Institutional	13.48	6.48	0	7

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)**
Robinson	Residential	53.89	39.06	13.06	1.77↓
	Commercial	N/A	N/A	N/A	N/A
	Institutional	10.72	0	1.24	9.48↓
Southfork	Residential	161.86	92.32	5.66	63.88↓
	Commercial	0.65	0.6	0	.05
	Institutional	44.88	6.15	0.04	38.69↓
Suntree	Residential	52	52	0	0
	Commercial	2.9	2.9	0	0
	Institutional	7.1	7.1	0	0
Southeast (Tribute/ Meadowview)	Residential	189.70	118.16	3.66	67.88↓
	Commercial	N/A	N/A	N/A	N/A
	Institutional	17.3	17.26	0.29	-0.25↓
West Haven	Residential	58.8	57	0	0.7
	Commercial	1.0	0.9	0	0
	Institutional	3.4	3.4	0	0
Windrose	Residential	63.3	63.3	0	0
	Commercial	N/A	N/A	N/A	N/A
	Institutional	N/A	N/A	N/A	N/A
Woodbend	Residential	44.05	24.77	15.59	3.72↓
	Commercial	6.59	5.97	0	0.62
	Institutional	14.06	0.41	6.34	7.31↓
65th Avenue (NW34)	Residential	34.5	0	0	34.5
	Institutional	15	0	0	15
Banks of Crystal Creek	Residential	85.79	0	0	85.79
	Commercial	0.60	0	0	0.60
	Institutional	40.35	0	0	40.35
Unplanned	Residential	64.7	-	-	64.7

Employment Areas Overview

The employment area land reserve is concentrated in seven areas. These reserve lands offer opportunities to accommodate a mix of commercial, industrial, and institutional land uses in the future. There is no employment land reserve remaining as of 2025. Table 6 indicates the neighbourhoods highlighted in red that were newly subdivided in 2025, resulting in a decrease in the overall gross land reserve.

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	Industrial	575.46	526.84	13.94	34.69↓
	Institutional	20.50	0	4.64	15.86↓
	Commercial	126.2	126.2	0	0
Sawridge Business Park	Industrial	19.55	14.07	0	5.48
	Institutional	30.25	4.61	0	25.64
Harvest Industrial Park	Industrial	78.70	30.28	0	48.42
	Institutional	28.60	8.03	0	20.57
Lakeside Industrial Park	Industrial	44.69	0	0	44.69
	Institutional	10.38	5.50	0	4.88
East Telford Lake ASP	Industrial	316	0	0	316
	Commercial	14.40	0	0	14.40
	Institutional	100	0	0	100
Eaton/Emery	Industrial	32.92	0	0	32.92
	Commercial	5.81	0	0	5.81
	Institutional	12.29	0	0	12.29
Leduc Landing (NW33, NE33, NW34, NE25)	Industrial	118.89	0	0	118.89
	Commercial	15.94	0	0	15.94
	Institutional	16.51	0	3.21	13.30↓

Vacant Lots

Vacant lots are subdivided lots that have not yet been developed (no structure or activity on site). Table 7 shows the vacant lot data extracted on December 31, 2025. The majority of vacant lots identified below are in developing greenfield areas on the periphery of the city. This data will change throughout the year as development progresses, and it can be expected that these lots will be absorbed in the short term at nearly equal rates as the industry works to keep up with demand and these neighbourhoods continue to develop.

Table 7: Vacant Lots Comparison by Year			
Year	**Residential**	**Non-Residential**	**Total**
2021	430	118	548
2022	501	107	608
2023	376	98	474
2024	441	88	529
2025	**1193↑**	**92↑**	**1285↑**

Residential Vacant Lots

Table 8 shows the total number of vacant lots based on developed and greenfield neighbourhoods. Only 9 (1%) vacant residential lots were identified in developed neighbourhoods. In comparison, 1193 (99%) vacant residential lots were in greenfield neighbourhoods. The majority of residential vacant lots can be found in Woodbend, Robinson, Southfork, Anderson, Black Stone, Creekside and Fraser – contributing to 91% of the total residential vacant lot in 2025.

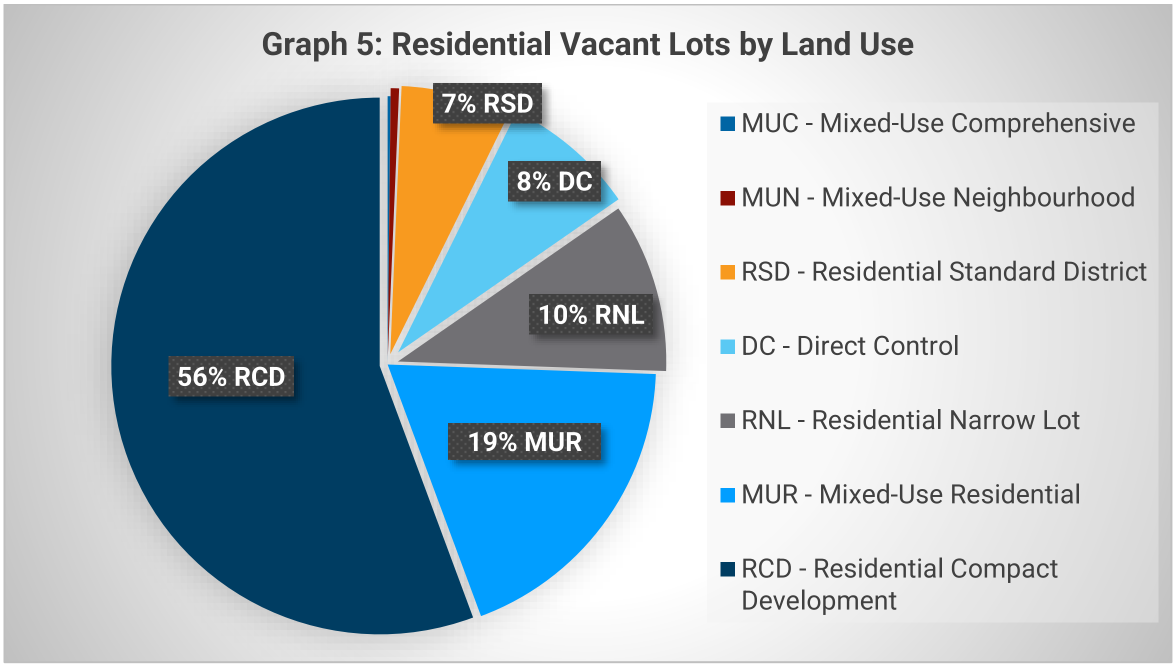
Table 8: Residential Vacant Lots by Neighbourhood

Developed Neighbourhood	Number of Vacant Lots
North Telford	4
Alexandra Park	2
Bridgeport	1
Central Business District	1
Willow Park	1
Vacant Lots in Developed Neighbourhoods	**9**
Greenfield Neighbourhood	**Number of Vacant Lots**
Woodbend	216
Robinson	198
Southfork	157
Anderson	141
Black Stone	137
Creekside	129
Fraser	112
Meadowview	65
West Creek Estates (formerly Crystal Creek)	19
Deer Valley	4
Tribute	4
West Haven/West Haven Park	2
Vacant Lots in Greenfield Neighbourhoods	**1184**
Total Residential Vacant Lots	**1193**

Table 9 and Graph 5 show the vacant lots by land use. The majority are designated as RCD-Residential Standard District (56%), MUR-Mixed-Use Residential (19%), and RNL-Residential Narrow Lot (10%). These land use districts allow for narrower lots for compact development and townhouses with increased density within 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**
RCD-Residential Compact Development	664
MUR-Mixed-Use Residential	224
RNL-Residential Narrow Lot	122
DC-Direct Control*	96
RSD-Residential Standard District	79
MUN-Mixed-Use Neighbourhood	6
MUC-Mixed Use Commercial	2
MUC-Mixed-Use Comprehensive	2

** All vacant DC-Direct Control lots identified are for narrow lots for townhouse developments.*

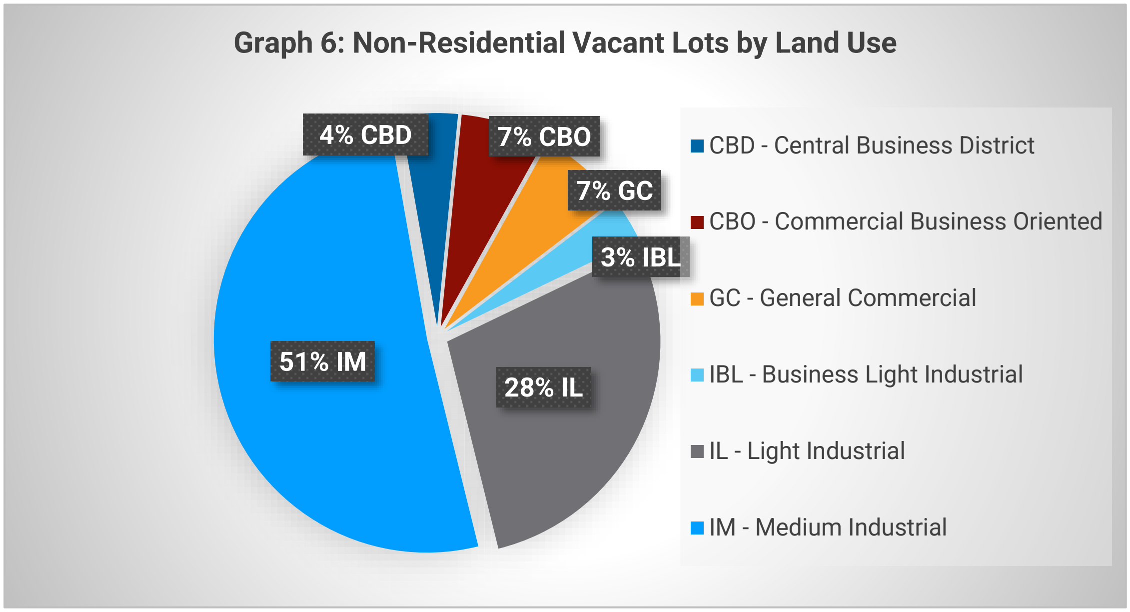


Non-Residential Vacant Lots

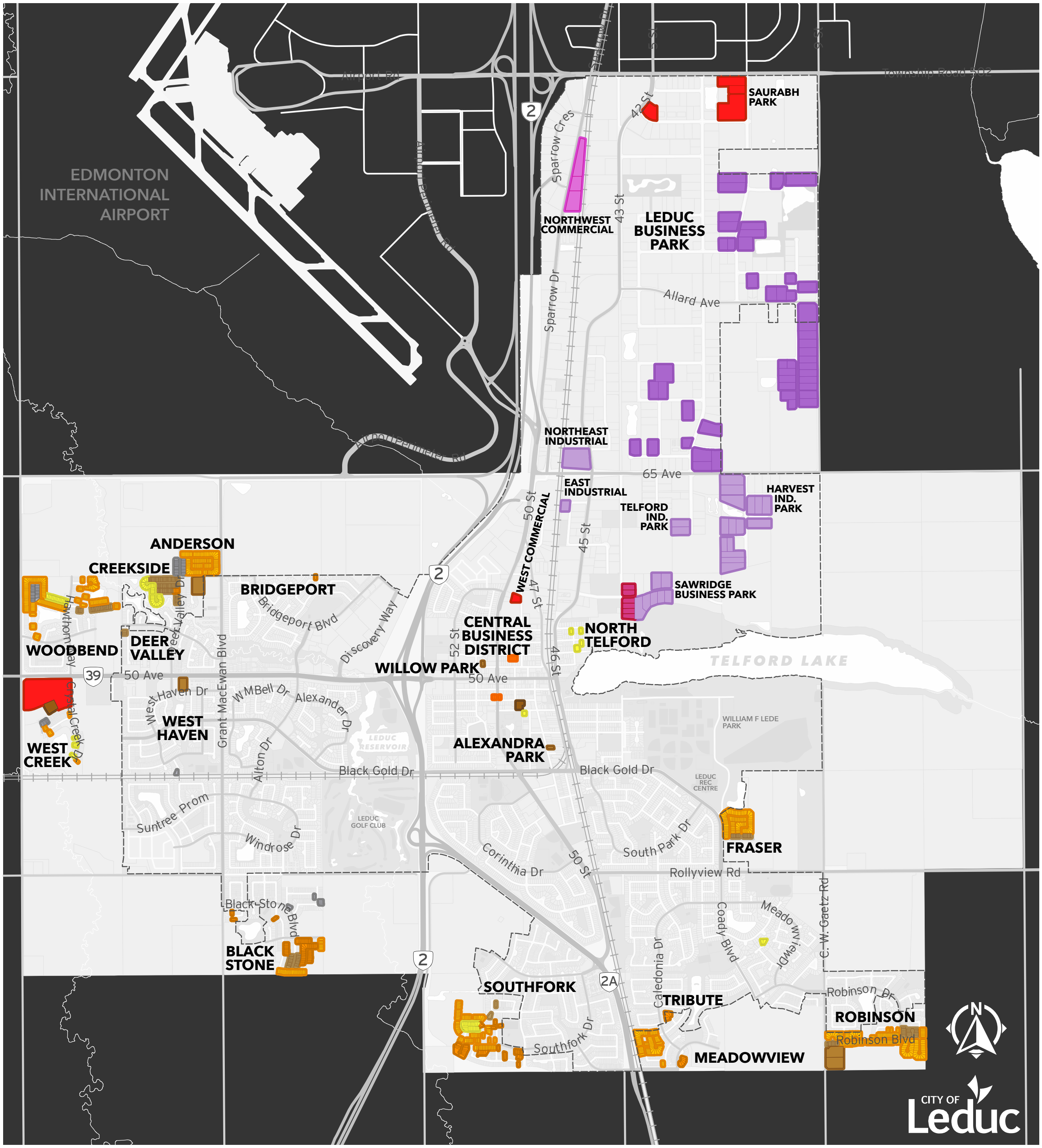
Table 10 shows that most non-residential vacant lots can be found in the Leduc Business Park (52%), Harvest Industrial Park (16%), and Sawridge Business Park (14%). Graph 6 shows that the majority are designated IM-Medium Industrial and IL-Light Industrial. These land use districts support industrial activities, including manufacturing, fabrication, and the transshipment of goods.

Table 10: Non-Residential Vacant Lots by Neighbourhood

Neighbourhood	Number of Vacant Lots
Leduc Business Park	48
Harvest Industrial Park	15
Sawridge Business Park	13
Central Business District	4
Northwest Commercial	3
Saurabh Park	3
Telford Industrial Park	2
East Industrial	1
Northeast Industrial	1
West Commercial	1
West Creek Estates	1
Total Non-Residential Vacant Lots	**92**



MAP 2: VACANT LOTS



RESIDENTIAL LOTS

- 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

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

Built Up Urban Area (BUUA)

New Building Construction

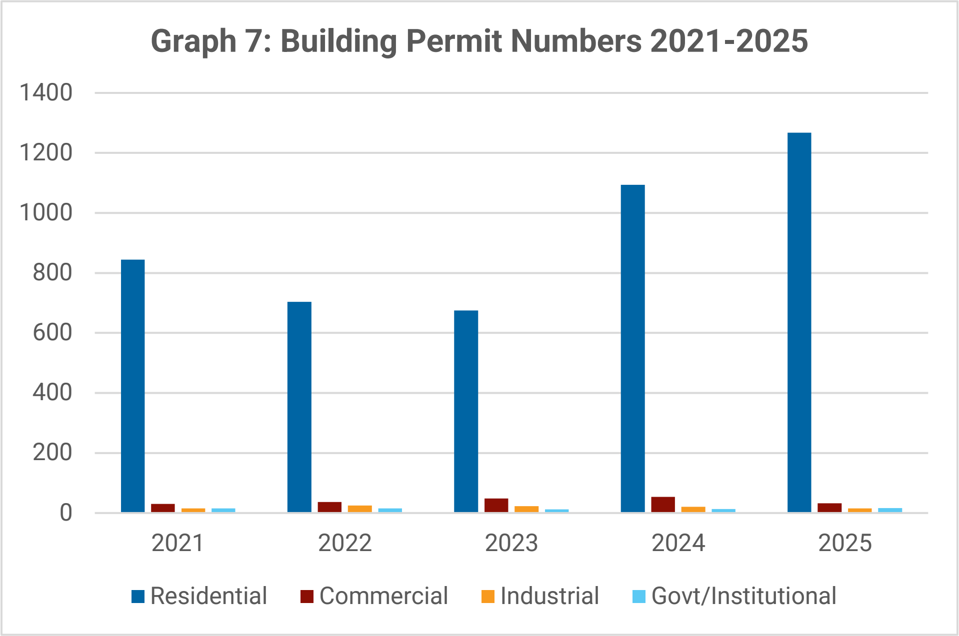
This section provides building permit data from 2021 to 2025. Analyzing trends in building permit data over many years can help determine the relative strength of the real estate market and the building industry each year. However, one thing to note is that this data represents permits that were approved in the specified year – it does not directly reflect the number of buildings that were occupied in the same year.

Building Permit Numbers

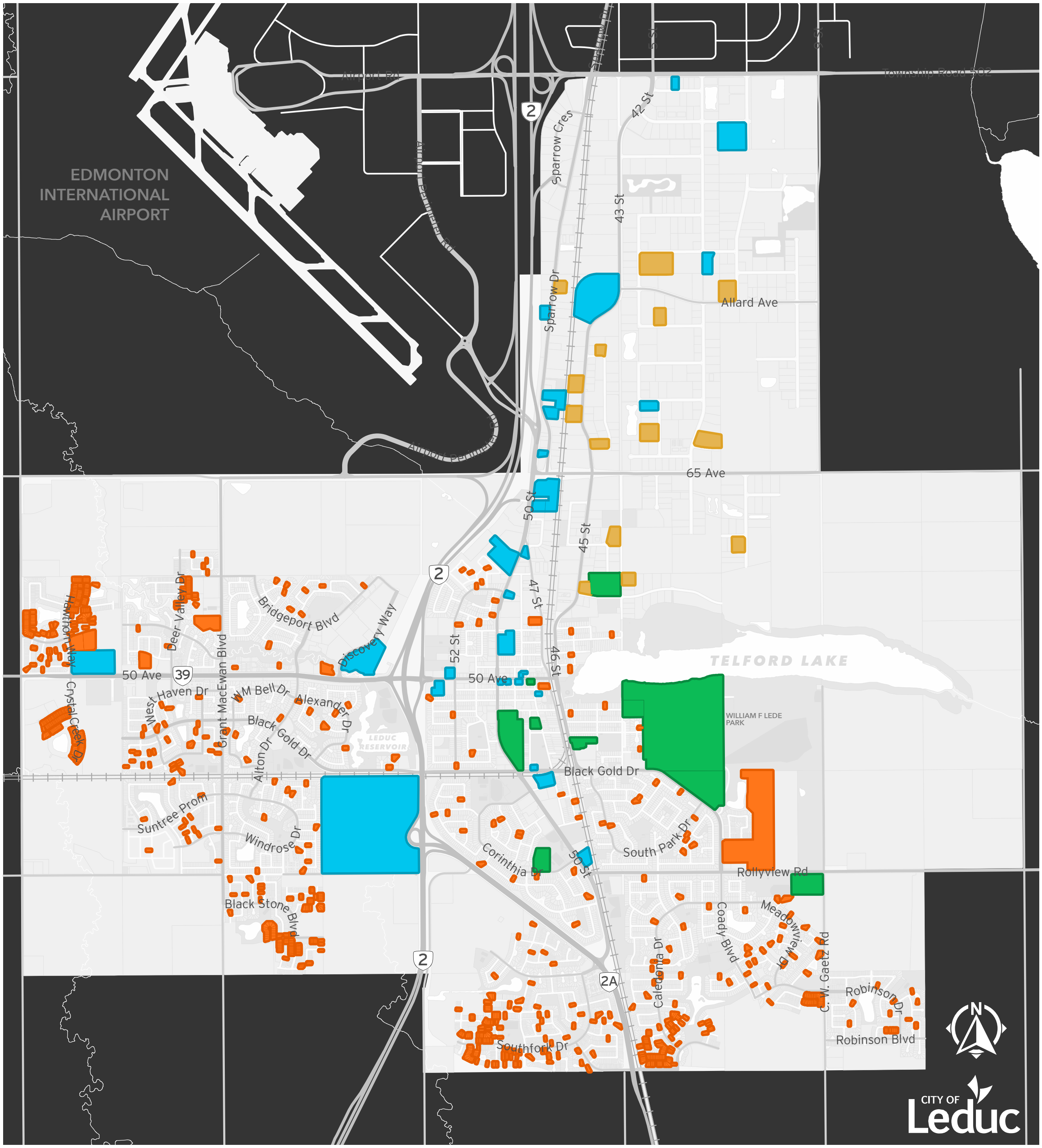
Table 11: Building Permit Numbers					
Year	**Residential**	**Commercial**	**Industrial**	**Govt/Institutional**	**Total**
2021	844	30	15	15	904
2022	704	37	25	15	781
2023	675	48	23	12	758
2024	1094	54	21	13	1182
2025	**1268↑**	**32↓**	**15↓**	**16↑**	**1331↑**

**Building permit numbers include permits for new construction, accessory uses, alteration and improvements, and demolition. Residential permits include accessory uses such as decks, sheds, detached garages.*

Table 11 and Graph 7 indicate increases of 174 (16%) in residential permits, and an overall increase of 149 building permits (12%) issued compared to 2024.



MAP 3: BUILDING PERMITS



BUILDING PERMITS

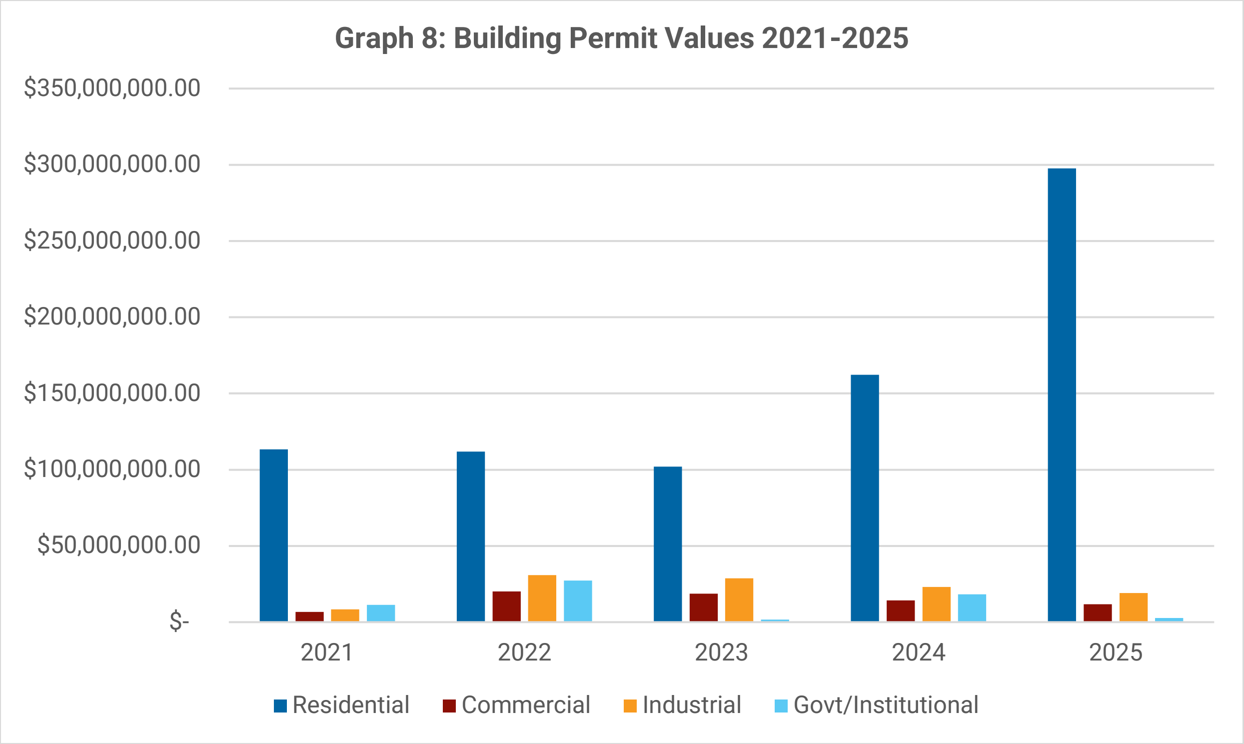
Commercial | Government/Institutional | Residential | Industrial

Building Permit Values

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

Table 12: Building Permit Construction Values					
Year	**Residential**	**Commercial**	**Industrial**	**Govt/Institutional**	**Total**
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
2025	**$297,685,947.09↑**	**$11,731,161↓**	**$19,198,347↓**	**$2,710,000↓**	**$331,325,455.09↑**

** In 2022, construction values for government/institutional permits were inflated by the Ohpaho Secondary School.*
***In 2024, construction values for government/institutional permits were inflated by the new Fire Hall No. 3.*



New Residential Dwellings

Table 13: New Residential Dwelling Units					
Year	**Single Detached**	**Duplex/Semi-Detached**	**Multi-unit**	**Secondary Suites**	**Total**
2021	195	53	43	76	366
2022	221	22	34	73	350
2023	203	27	54	68	352
2024	341	36	63	199	639
2025	**379↑**	**74↑**	**383↑***	**181↓**	**1017↑**

**Includes a 125-unit apartment and a 59-unit mixed-use building.*

Table 13 and Graph 9 indicate increases in the construction of all types of residential dwelling units, with a slight decrease in secondary suites. In 2025, there were increases of 38 (11%) single detached dwellings; 38 (51%) units of duplex/semi-detached; and 320 (508%) units of multi-unit dwellings compared to 2024. Multi-unit includes a 125-unit apartment, 59-unit mixed-use building and 199 units of townhouse products. Uptake was extremely high for both standard, and narrower townhouse products. Overall, 2025 saw the highest increase in new residential dwelling units in the last five years, with a total of 378 more units (37%) compared to 2024.

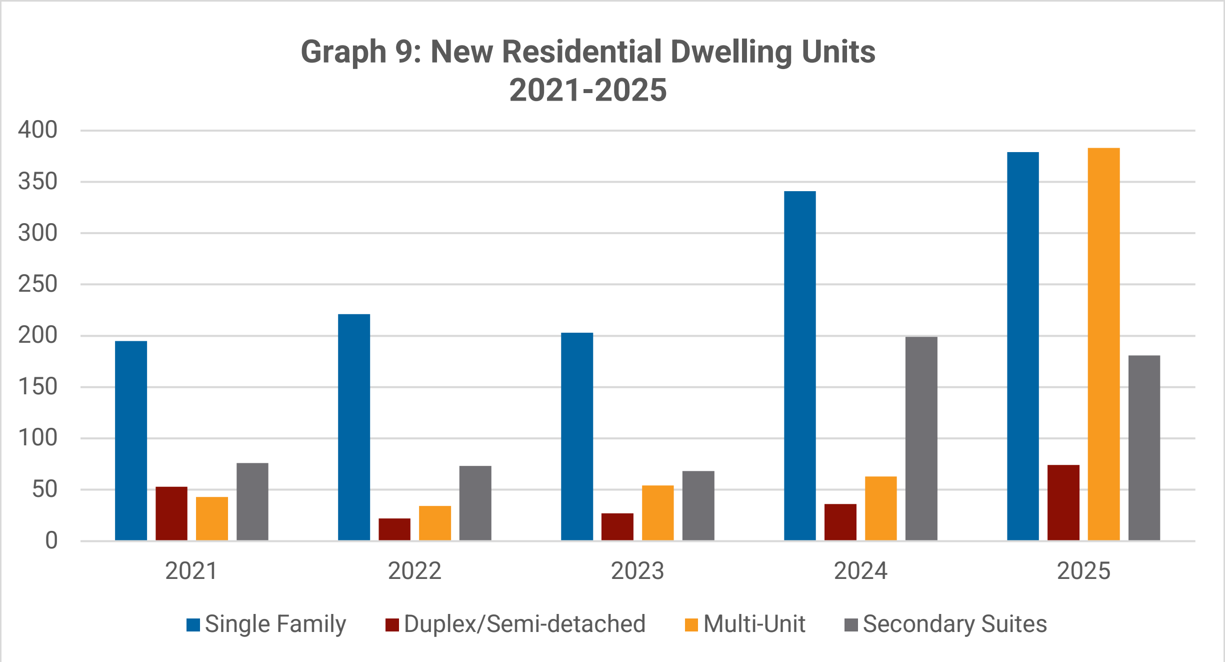


Table 14 shows the total number of new residential dwelling units by neighbourhood. In 2025, we saw the highest development activity in Woodbend, West Creek Estates, Black Stone, Meadowview Park and Southfork. These neighbourhoods combined contributed to 88% (899 units) of residential development activities for a range of different housing types in the city.

Table 14: New Residential Units By Neighbourhood

Neighbourhood	Single	Duplex/Semi-detached	Multi-Unit	Secondary Suites	Total
Woodbend	94	6	243*	36	379
West Creek Estates (formerly Crystal Creek)	86	0	32	36	154
Black Stone	50	20	29	43	142
Meadowview Park	52	34	15	39	140
Southfork	62	14	0	8	84
West Commercial	0	0	59**	0	59
Creekside	9	0	5	8	22
Tribute	11	0	0	3	14
Robinson	8	0	0	1	9
West Haven	1	0	0	5	6
Anderson	5	0	0	0	5
Corinthia	0	0	0	1	1
North Telford	1	0	0	0	1
Willow Park	0	0	0	1	1
Total Units	**379**	**74**	**383**	**181**	**1017**

**4-storey, 125-unit apartment in Woodbend.*
***4-storey, 59-unit mixed-used building in West Commercial (Wakohtowin Heights).*
Total does not include 3 manufactured homes.

Table 15 shows dwelling units by builders within the city. Multi-unit includes units from duplexes, townhouses, and apartments. The data is shown per unit, not per permit issued.

Table 15: Dwelling Units by Builder

Builder	Total			Total
	Single	Multi-Unit	Secondary Suites	
CARRINGTON CONSTRUCTION CANADA LTD.	0	125*	0	125
VICTORY HOMES LTD.	58	29	16	103
CRANSTON HOMES LTD.	17	31	39	87
1316250 ALBERTA LTD. o/a HOMES BY NEW ERA	0	80	0	80
Synergy Projects Ltd.	0	59**	0	59
BEDROCK HOMES LIMITED	21	26	0	47
San Rufo Homes Ltd.	14	15	15	44
AV Homes LTD O/A Amilia Homes	0	32	10	42
JAYMAN BUILT LTD	27	14	0	41
DAYTONA HOMES INC.	0	18	18	36
MILESTONE VENTURES LIMITED	19	0	17	36
SINGH BUILDERS LTD.	21	0	9	30
LOOK BUILT INC.	6	20	0	26
HOMES BY AVI (EDMONTON) LP	22	0	1	23
NEW VALLEY HOMES LTD.	19	0	4	23
ART CUSTOM HOMES INC	13	0	2	15
Montorio Homes Ltd.	11	3	0	14
Other	131	5	50	186
Total Units	**379**	**457**	**181**	**1017**

**4-storey, 125-unit apartment in Woodbend.*
***4-storey, 59-unit mixed-used building in West Commercial (Wakohtowin Heights).*

Business Licenses

Business Licenses by Type

Business Licenses in Leduc are divided into four (4) different categories:

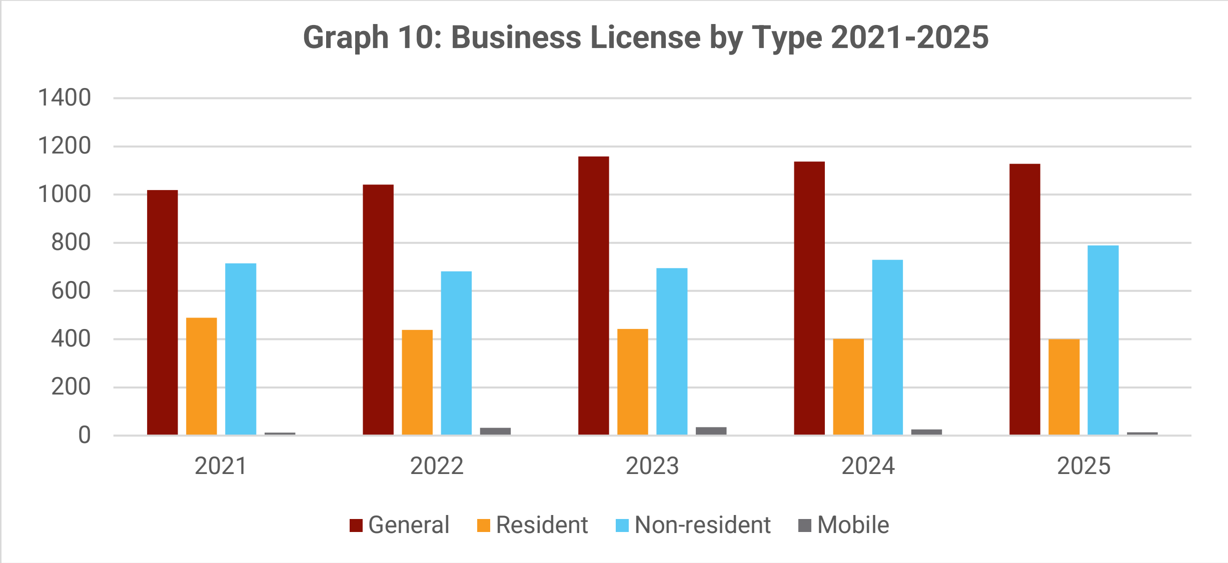
- **General:** Businesses within Leduc in commercial or industrial land use classification.
- **Resident (Home Office/Home Occupation):** Businesses within a residential dwelling.
- **Non-resident:** Businesses based outside of city limits.
- **Mobile:** Businesses that operate out of a temporary structure, display, or stand.

Table 16 and Graph 10 indicate a slight decrease in general, resident and mobile business licenses, however, there were increases in non-resident, and the total business license types.

Table 16: Business Licenses by Type

Year	General	Resident	Non-resident	Mobile	Total
2021	1019	489	715	12	2235
2022	1041	439	682	33	2195
2023	1158	442	695	35	2330
2024	1137	401	729	26	2293
2025	**1128↓**	**400↓**	**789↑**	**14↓**	**2331↑**

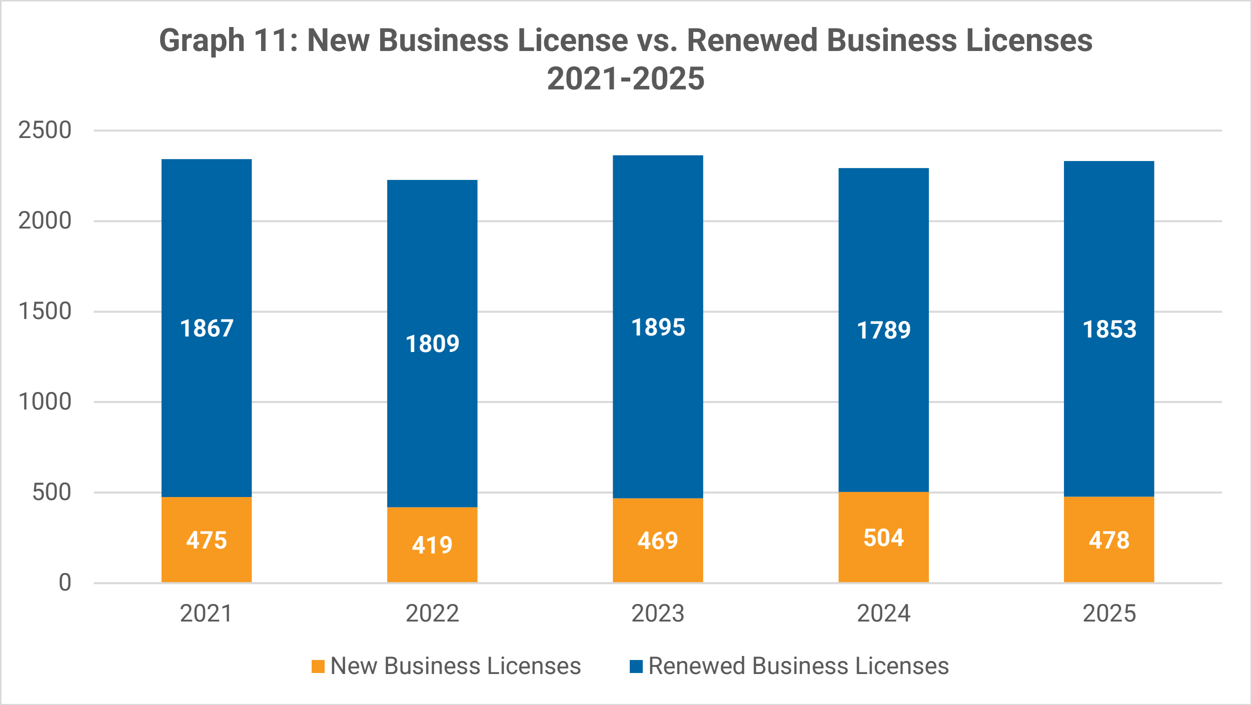
**Non-profit businesses fall under either the General, Non-Residential, or Home Occupation categories, with the characteristic of being a charity.*



New Business Licenses

Table 17 and Graph 11 show the proportion of business licenses issued each year that were for new businesses, as opposed to renewals for an existing business. In 2025, there was a decrease in new business licenses issued as well as a decrease in the proportion of new business licenses issued of the overall total.

Table 17: New Business Licenses in 2025		
Year	**New Business Licenses**	**% of Total**
2021	475	20.3 %
2022	419	20.1%
2023	469	19.8%
2024	504	22%
2025	**478↓**	**21%↓**

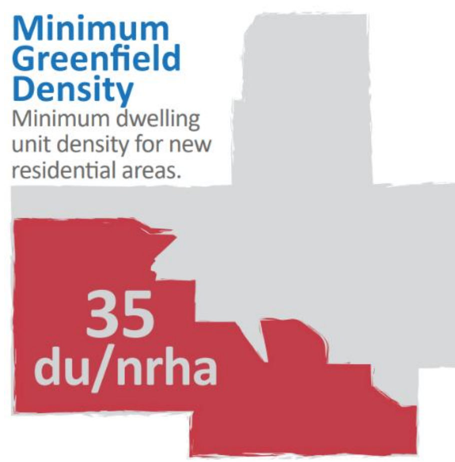


Residential Densities - KPIs

Overview

The 2020 MDP sets out minimum greenfield density targets; aspirational built-up urban areas density targets; and aspirational urban centre density targets. These targets were informed by the Edmonton Metropolitan Region Growth Plan (EMRGP). Although the EMRGP was rescinded in 2025 as per *Ministerial Order MSD:016/25*, these targets helped form the MDP policy, and its vision, and continue to be relevant today.

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, ASPs and OLPs. Density is defined as the average dwelling unit per net residential hectare (du/nrha) within an ASP or OLP area. The 2020 MDP illustrates the boundary for greenfield residential. New neighbourhoods within this area are required to meet a minimum of 35 du/nrha. ASPs that came into effect prior to 2017 do not have to meet this standard. The current greenfield neighbourhoods that are required to meet the 35 du/nrha minimum are Anderson, Deer Valley/Creekside, and West Creek Estates. 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.

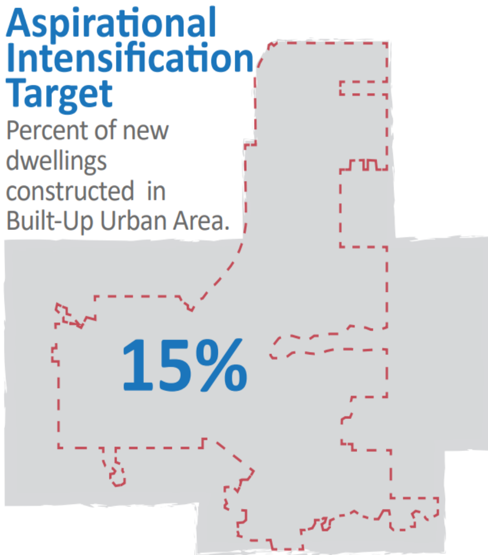
Table 18 outlines the developing neighbourhoods and their planned density versus actual density as of 2025. Cases where the actual density is less than planned (negative number) do not always mean that the neighbourhood is not achieving its target density. It is often a result of lower density development occurring in the neighbourhood prior to medium and high-density developments that are planned for the future.

Table 18: Residential Density						
Neighbourhood	**Net Area (ha)**	**Address Count**	**Secondary Suites**	**2025 As-Built Unit Density (per ha)**	**Planned Density**	**Actual vs. Planned Density***
Anderson	4.53	146	0	32.23	41.0	-8.8
Black Stone	24.09	745	228	40.39	30.2	+10.2
Deer Valley/Creekside	31.55	1071	85	36.64	43.3	-6.7
Fraser	4.79	205	0	42.8	35.9	+6.9
Meadowview Park	47.48	947	104	22.14	See combined planned density below	See ASP density below
Tribute	24.34	600	4	24.82		
Southeast Leduc ASP	71.82	1547	108	23.04	27.2	-4.2
Robinson	28.65	776	51	28.87	31.5	-2.6
Southfork	72.01	1961	45	27.86	29.1	-1.2
Suntree	34.96	866	6	24.94	21.9	+3
West Haven	20.17	927	2	46.06	See combined planned density below	See ASP density below
West Haven Park	15.73	411	40	28.67		
West Haven Estates ASP	35.90	1338	42	38.44	19.7	+18.7
West Creek Estates	4.85	137	42	36.94	38.2	-1.3
Windrose	37.86	720	1	19.04	19.0	0
Woodbend	24.12	866	107	40.34	30	+10.3

**Positive means actual exceeds planned. Negative means actual is less than planned; however, there are medium-density developments planned for the future, which will have on positive impact on the neighbourhoods progress towards 50 units/ha.*

Built-Up Urban Area Density

The Built-up Urban Area (BUUA) is defined as all lands located within the limits of the developed urban area within plans of subdivision that were registered as of December 31, 2016. The boundary is illustrated in the 2020 MDP. The City aspires to 15% new residential developments within the city to be within this BUUA. In 2025, 7% 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 2025, 6% 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.

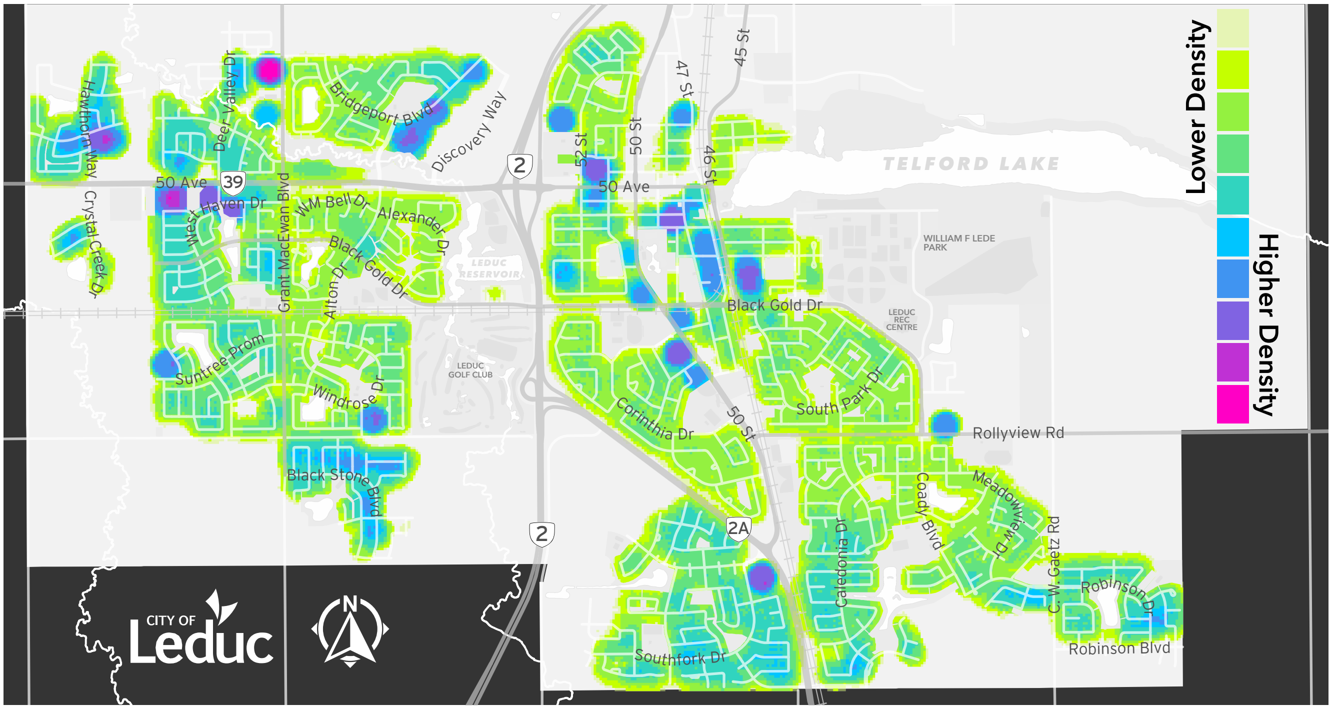
Table 19: 2025 BUUA Intensification

Unit Metrics	In Built-Up Area	Outside Built-Up Area	Total	Total Units In Built-Up Area (%)
Building Permits Issued	7	580	587	1%
Units under Building Permit	65	771	836	8%
Secondary Suites	11	170	181	6%
New Units	76	941	1017	7%
Units Demolished	1	0	1	100%
Net New Units	**75**	**941**	**1016**	**7%**

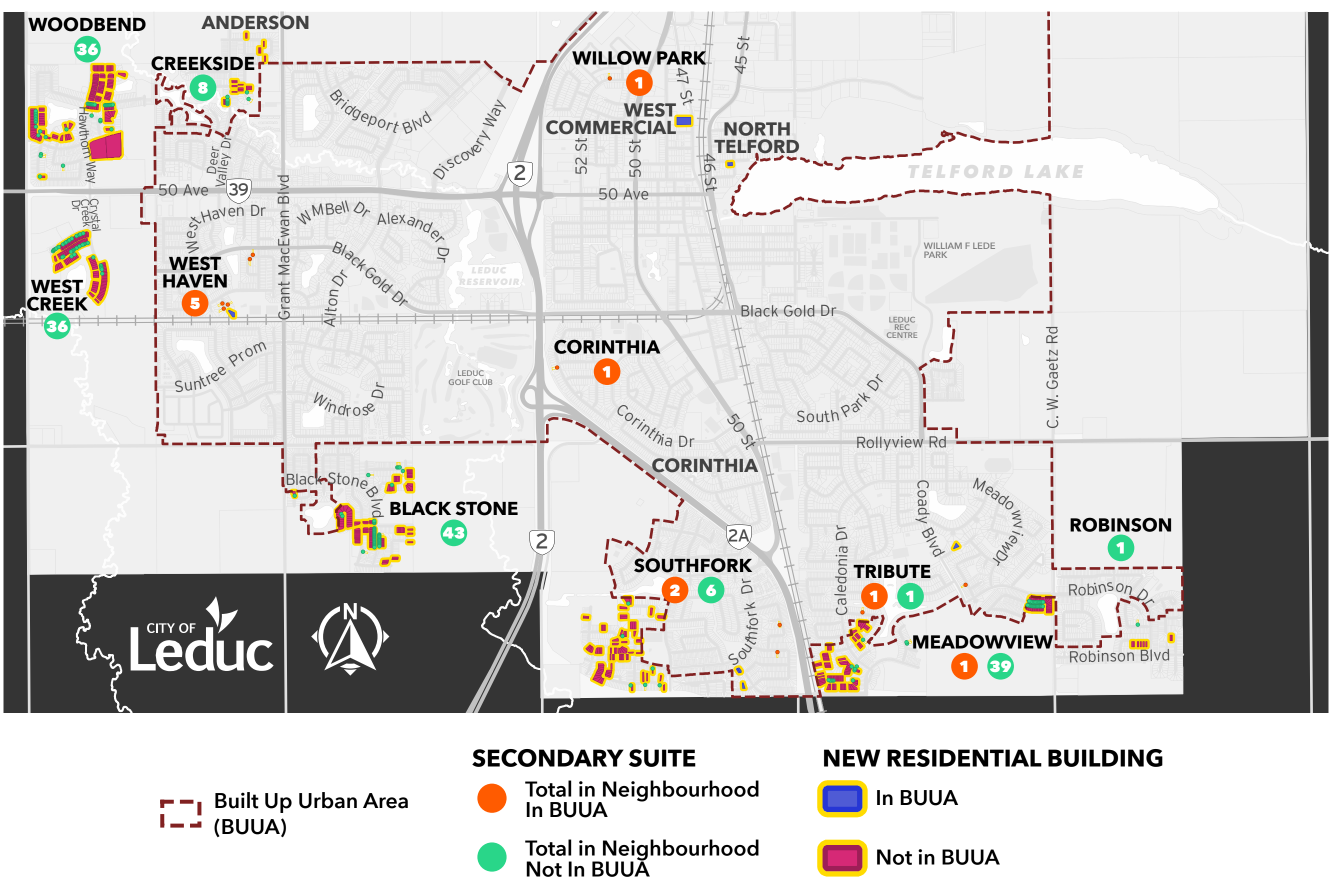
Table 20: Net New Units Year Over Year

Year	In Built Up Urban Area	Outside Built-Up Urban Area	Total	Total Units in Built-Up Area (%)
2021	116	250	366	32%
2022	98	247	345	28%
2023	52	295	347	15%
2024	70	566	636	11%
2025	**75**	**941**	**1016**	**7%**

MAP 4: DENSITY



MAP 5: INTENSIFICATION



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

Urban centres are defined 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 Urban Centre boundary is illustrated in the Urban Centre Redevelopment, and the aspirational density target is 100 dwelling unit per net residential hectare (du/nrha).

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 Urban Centre Redevelopment Plan will also help support this area in its redevelopment efforts.

Table 21: Urban Centre Density Target			
Year	**Net Residential Area (ha)***	**Dwelling Units**	**Dwelling Units (du/nrha)**
2021	25	1014	41
2022	25.2	1023	41
2023	25	1042	41.7
2024	25	1039	41.5
2025	**25**	**1039**	**41.5**

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

2025 Key Highlights

- Council accepted and/or adopted the following plans:
  - Urban Agricultural Plan, to address urban agriculture within the city;
  - Leduc Housing Strategy, to outline strategic priorities that bring housing diversity and affordability to Leduc;
  - Urban Centre Redevelopment Plan, a statutory plan, to envision and guide growth and redevelopment within the Urban Centre;
  - Economic Development Strategy, to drive growth for the next five years; and
  - Amendment to the Sawridge Business Park Area Structure Plan.
- Initiated the following projects:
  - Land Use Bylaw Renewal Project, to guide Leduc's land use;
  - Annexation Project, to ensure that Leduc's land needs will be met for the next 50 years; and
  - Intermunicipal Development Plan Project, in collaboration with Leduc County, to guide growth.
- Opened up four new neighbourhoods through various plans and subdivision approvals for residential and employment development in the City:
  - Fraser (SE 25-49-25-W4);
  - Grayson Estates (NW 33-49-24-W4);
  - Anderson (S½ of NE 33-49-25-W4); and
  - Leduc Landing (N½ of NE 33-49-25-W4).
- Completed the following three initiatives as part of the Housing Accelerator Fund, to assist in providing affordable and diverse housing in the City of Leduc:
  - Housing Incentive Program;
  - Development of the Fast-Tracking and Concierge Service Policy; and
  - Public Transportation and Parking Study.

Conclusion

This report has provided a snapshot of Leduc's growth and development patterns in 2025 for both residential and non-residential land uses. Being the seventh year 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 in both development and population.