



# QUARTER 2 2024 REPORT

Planning & Economic Development



[www.leduc.ca](http://www.leduc.ca)



[@thecityofleduc](https://www.instagram.com/thecityofleduc)



[/cityofleduc](https://www.facebook.com/cityofleduc)



[@cityofleduc](https://www.twitter.com/cityofleduc)



## CONTENTS

QUARTER 2 HIGHLIGHTS.....	3
KEY INITIATIVES & UNDERTAKINGS .....	3
PERMITS AND LICENSES.....	4
Annual comparison all permits & licenses .....	4
Permit type by total construction value .....	4
Number of dwelling units by typology .....	5
Monthly business license comparison .....	5
Yearly business license annual comparison.....	5
Key Performance Indicators.....	6
ATTACHMENTS .....	6





## QUARTER 2 HIGHLIGHTS

- Overall, the department continues to see unusually high demand for services, particularly in permitting and subdivisions.

## KEY INITIATIVES & UNDERTAKINGS: Q2

---

### ECONOMIC DEVELOPMENT

- New Business Licences are down 12% from the same period last year. It appears that there have been decreases in all categories. Total business licences to end of June 2024 are also down slightly at a 3.29% decrease.
- The Economic Development Strategy and Action Plan work has started with an expected completion at the end of January 2025.
- A second iteration of the Career Connector Symposium was held on May 8 focused on how best to attract and retain employees.

---

### PLANNING & DEVELOPMENT

- Bylaws presented to Council to redesignate 7 stages of new land development.
- Two what we heard reports were submitted to Council:
  - One for the Urban Centre Redevelopment Plan; and
  - One for the Housing Strategy.
- Major zoning amendments to the Industrial designations were adopted by Council.
- Consultants engaged to support work on the Urban Centre Redevelopment Plan and to prepare an Urban Agriculture Plan.
- Issued 327 Development Permits versus 277 for the same time period in 2023.

---

### SAFETY CODE SERVICES

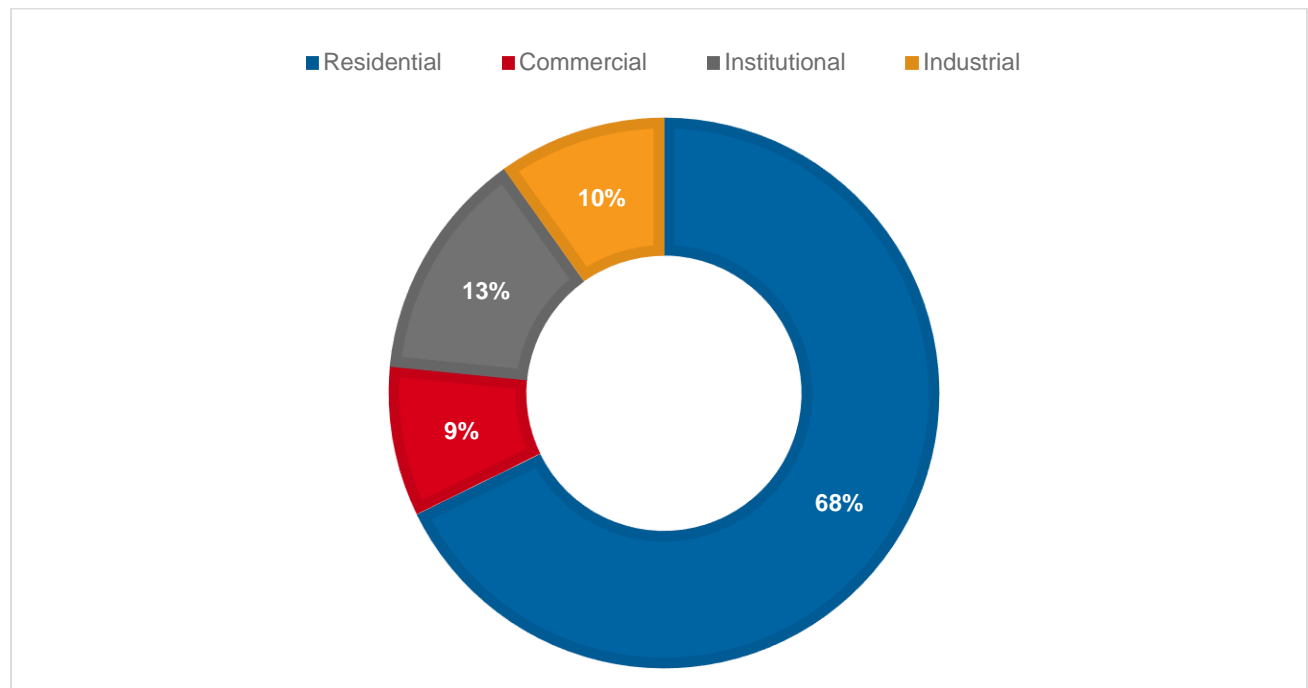
- Construction values are \$16 million higher than by end of Q2 2023.

## PERMITS AND LICENSES

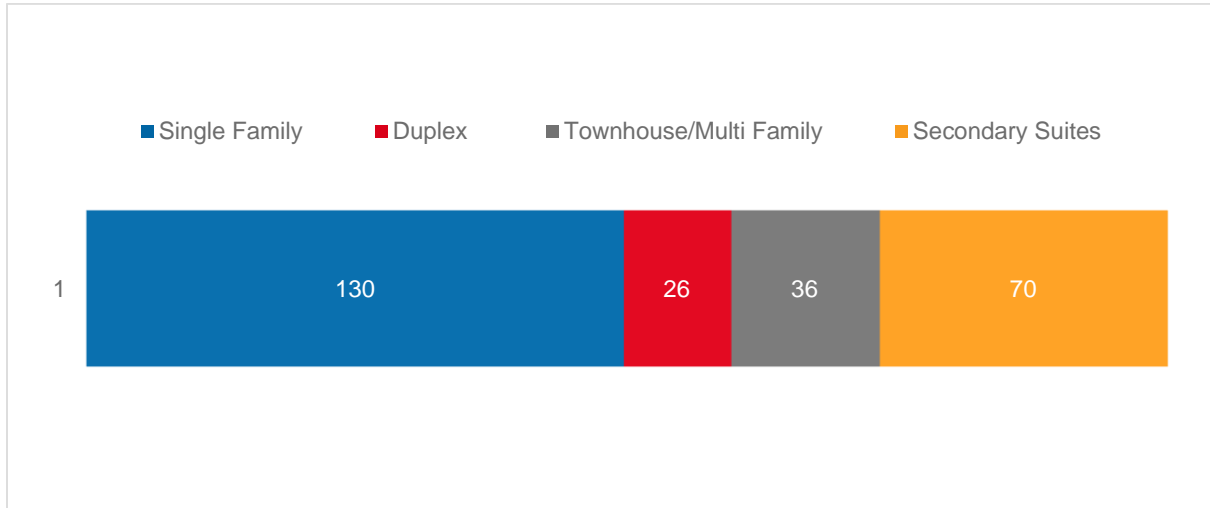
### ANNUAL COMPARISON ALL PERMITS & LICENSES

	2023	2024	Difference
New Business Licenses	282	248	-34
Development Permits	375	520	+145
Building Permits	346	523	+177
Construction Values	\$65,415,164.00	\$81,774,158.36	+\$16,358,994.36

### PERMIT TYPE BY TOTAL CONSTRUCTION VALUE – Q2



## NUMBER OF DWELLING UNITS BY TYPOLOGY – Q2



## MONTHLY BUSINESS LICENSE COMPARISON

2024	General	Residential (home)	Non-Residential	Mobile	Non-Profit	Total
JAN	833	273	356	5	35	1502
FEB	925	297	400	8	35	1665
MAR	998	336	436	8	37	1814
APR	1017	360	483	11	37	1908
MAY	1010	353	519	18	37	1937
JUN	1059	378	553	23	46	2059
JUL						
AUG						
SEPT						
OCT						
NOV						
DEC						







## YEARLY BUSINESS LICENSE ANNUAL COMPARISON

2023	General	Residential (home)	Non-Residential	Mobile	Non-Profit	Total
Q2	1087	400	582	26	34	2129





## KEY PERFORMANCE INDICATORS

New business licence – 10 days		Business visitations (15 new, 30 existing)	
Development permit – 10 days		Land Use Bylaw amendment – 3 months	
Building permit – 15 days		Subdivision – 40 days	



*Meeting KPI*



*Improvements might be needed*



*Requires immediate attention*

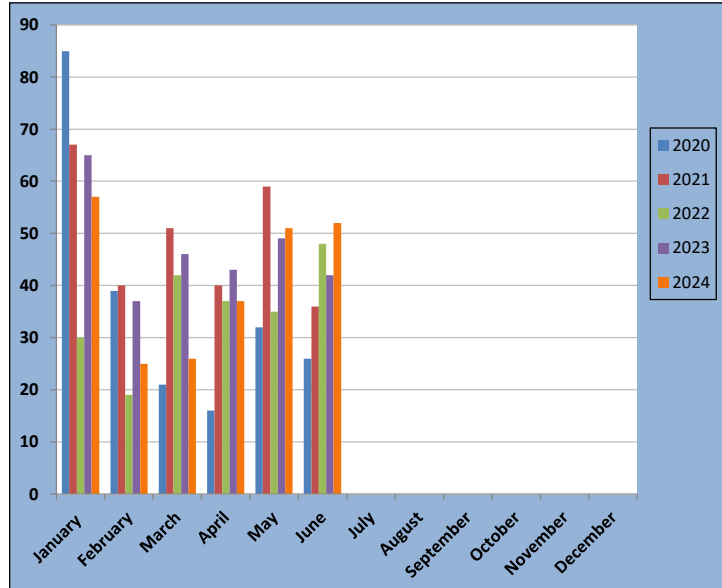
## ATTACHMENTS

1. Detailed Permit and Licenses Reports – Quarter 2, 2024



**Newly Issued Business Licences  
Comparison by Year**

	2020	2021	2022	2023	2024
January	85	67	30	65	57
February	39	40	19	37	25
March	21	51	42	46	26
April	16	40	37	43	37
May	32	59	35	49	51
June	26	36	48	42	52
July					
August					
September					
October					
November					
December					
<b>Total</b>	<b>219</b>	<b>293</b>	<b>211</b>	<b>282</b>	<b>248</b>

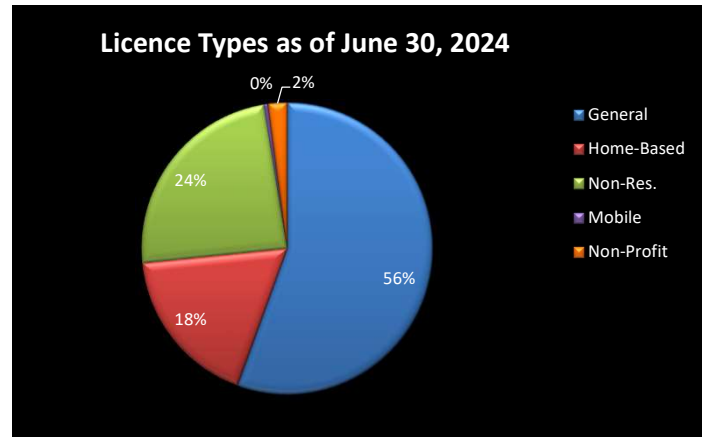


**Outstanding Renewals**

2024	
April	375
May	312
June	268
July	
August	
September	
October	
November	
December	

**Current Licence Types**

2024	General	Home-Based	Non-Res.	Mobile	Non-Profit	Total
January	833	273	356	5	35	1502
February	925	297	400	8	35	1665
March	998	336	436	8	37	1815
April	1017	360	483	11	37	1908
May	1010	353	519	18	37	1937
June	1059	378	553	23	46	2059
July						0
August						0
September						0
October						0
November						0
December						0



2023 for Comparison						
June	1087	400	582	26	34	2129

2022 Year End for Comparison						
Total	1041	439	682	33	33	2228

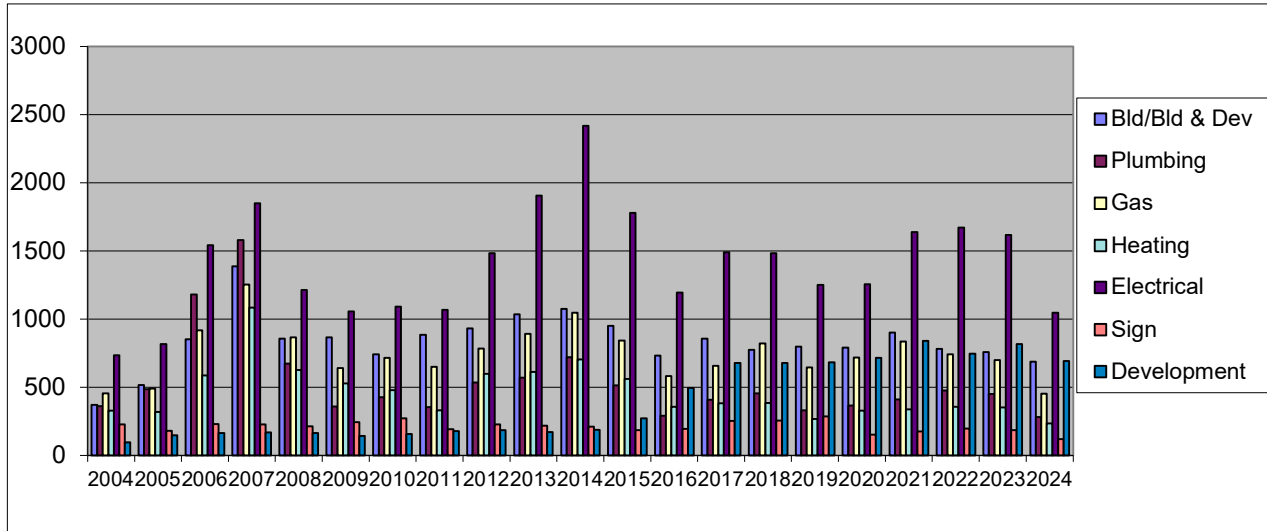
2021 Year End for Comparison						
Total	1019	489	715	12	32	2267

2020 Year End for Comparison						
Total	1013	435	752	15	33	2248

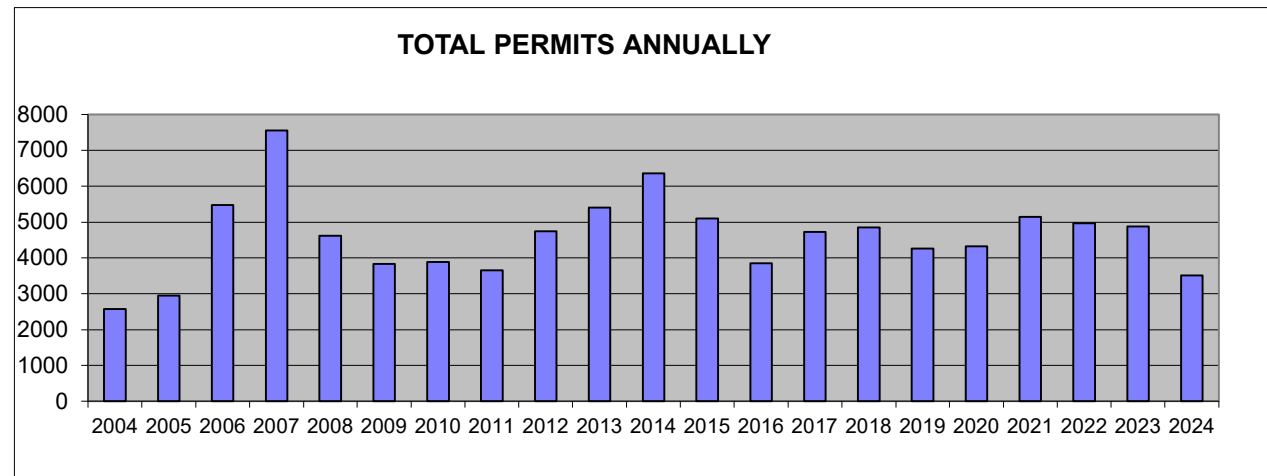
2019 Year End for Comparison						
Total	1001	440	739	52	32	2264

2018 Year End for Comparison						
Total	999	413	860	48	29	2349

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
<b>Bld/Bld &amp; Dev</b>	372	515	852	1388	856	866	742	885	931	1035	1076	951	732	857	774	797	791	902	782	758	688
<b>Plumbing</b>	362	485	1181	1579	674	358	427	354	536	571	721	514	291	407	455	331	365	412	475	449	281
<b>Gas</b>	456	490	919	1253	865	641	715	651	784	893	1046	842	581	657	821	645	719	836	741	699	453
<b>Heating</b>	329	319	587	1085	625	528	480	330	599	612	704	561	356	382	386	269	329	339	356	353	233
<b>Electrical</b>	733	816	1542	1850	1214	1056	1091	1067	1482	1906	2418	1779	1195	1489	1482	1251	1255	1638	1670	1616	1046
<b>Sign</b>	226	180	231	228	213	244	272	191	228	220	210	185	195	254	255	287	151	175	197	186	119
<b>Development</b>	97	148	165	169	165	143	157	179	184	171	188	273	496	679	679	682	715	839	747	816	693
<b>Total</b>	2575	2953	5477	7552	4612	3836	3884	3657	4744	5408	6363	5105	3846	4725	4852	4262	4325	5141	4968	4877	3513



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
<b>No. of Permits</b>	2575	2953	5477	7552	4612	3836	3884	3657	4744	5408	6363	5105	3846	4725	4852	4262	4325	5141	4968	4877	3513





**TOTAL PERMIT VALUES COMPARISON OF 2023-2024**

*BUILDING PERMIT SUMMARY JUNE 2024*

<b>Year 2024</b>	<b>Residential Permits</b>	<b>Commercial Permits</b>	<b>Institutional Permits</b>	<b>Industrial Permits</b>	<b>Total of all Building Permits</b>
January	\$ 11,146,146.00	\$ 254,000.00	\$ 6,279,260.00	\$ 4,500.00	\$ 17,683,906.00
February	\$ 7,832,654.00	\$ 460,000.00	\$ -	\$ -	\$ 8,292,654.00
March	\$ 14,425,858.36	\$ 2,266,051.00	\$ 126,815.00	\$ 2,340,000.00	\$ 19,158,724.36
April	\$ 12,237,745.00	\$ 336,500.00	\$ -	\$ 1,000,000.00	\$ 13,574,245.00
May	\$ 8,463,065.00	\$ 506,000.00	\$ -	\$ 1,510,000.00	\$ 10,479,065.00
June	\$ 11,765,564.00	\$ 530,000.00	\$ 290,000.00	\$ -	\$ 12,585,564.00
July					
August					
September					
October					
November					
December					
<b>Year-to-date Totals</b>	<b>\$ 33,404,658.36</b>	<b>\$ 4,352,551.00</b>	<b>\$ 6,696,075.00</b>	<b>\$ 4,854,500.00</b>	<b>\$ 81,774,158.36</b>

<b>Year 2023</b>	<b>Residential Permits</b>	<b>Commercial Permits</b>	<b>Institutional Permits</b>	<b>Industrial Permits</b>	<b>Total of all Building Permits</b>
January	\$ 4,235,345.00	\$ 516,000.00	\$ -	\$ 70,000.00	\$ 4,821,345.00
February	\$ 8,574,585.00	\$ 421,800.00	\$ -	\$ 60,000.00	\$ 9,056,385.00
March	\$ 10,478,175.00	\$ 6,465,300.00		\$ 6,540,000.00	\$ 23,483,475.00
April	\$ 3,538,320.00	\$ 390,000.00	\$ 1,155,000.00	\$ -	\$ 5,083,320.00
May	\$ 11,111,446.35	\$ 458,129.00	\$ -	\$ -	\$ 11,569,575.35
June	\$ 10,194,063.65	\$ 785,000.00	\$ 177,000.00	\$ 245,000.00	\$ 11,401,063.65
July	\$ 8,823,664.00	\$ 5,005,000.00	\$ 185,000.00	\$ 400,000.00	\$ 14,413,664.00
August	\$ 12,111,005.55	\$ 108,300.00	\$ 5,000.00	\$ -	\$ 12,224,305.55
September	\$ 5,448,689.00	\$ 202,000.00	\$ 150,000.00	\$ 3,869,385.00	\$ 9,670,074.00
October	\$ 11,427,485.60	\$ 3,206,242.00	\$ 27,000.00	\$ 11,100,000.00	\$ 25,760,727.60
November	\$ 6,054,157.00	\$ 1,081,000.00	\$ 27,500.00	\$ 6,550,503.00	\$ 13,713,160.00
December	\$ 10,041,040.00	\$ -	\$ 2,000.00	\$ -	\$ 10,043,040.00
<b>Year-to-date Totals</b>	<b>\$ 102,037,976.15</b>	<b>\$ 18,638,771.00</b>	<b>\$ 1,728,500.00</b>	<b>\$ 28,834,888.00</b>	<b>\$ 151,240,135.15</b>

**TOTAL PERMIT UNITS COMPARISON OF 2023-2024**

*BUILDING PERMIT SUMMARY JUNE 2024*

YEAR 2024	Single Family	Duplex (side by side and up & down)	Multi Family (3-plex, 4-plex, townhouse, rowhousing and apartments)	Secondary Suites
	No. of Units	No. of Units	No. of Units	No. of Units
January	28	4	0	7
February	14	10	18	3
March	24	1	10	30
April	20	6	4	16
May	16	1	4	4
June	28	4	0	10
July				
August				
September				
October				
November				
December				
<b>Year-to-date Totals</b>	<b>130</b>	<b>26</b>	<b>36</b>	<b>70</b>

YEAR 2023	Single Family	Duplex (side by side and up & down)	Multi Family (3-plex, 4-plex, townhouse, rowhousing and apartments)	Secondary Suites
	No. of Units	No. of Units	No. of Units	No. Of Units
January	10	0	0	1
February	18	0	4	2
March	22	0	6	10
April	8	0	0	1
May	29	0	0	4
June	25	2	0	11
July	22	0	0	6
August	29	0	0	9
September	10	2	4	2
October	6	14	38	18
November	14	0	0	2
December	9	10	16	2
<b>Year-to-date Totals</b>	<b>202</b>	<b>28</b>	<b>68</b>	<b>68</b>