

EMRB Municipal Data Sheet

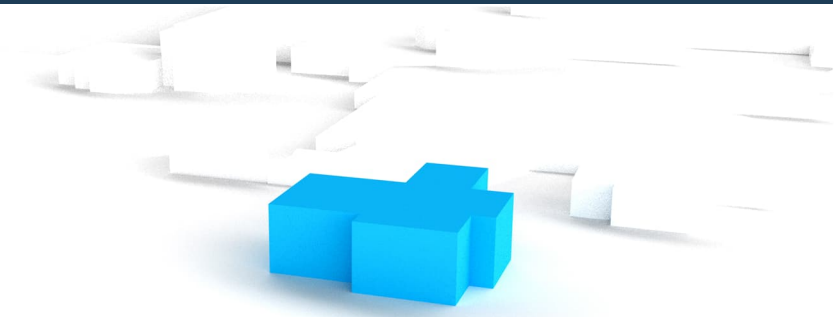
13-member municipalities
3 towns, 4 counties, 6 cities



 34,094

 42.3 km²

(CANADIAN CENSUS, 2021)



Highlights

The City of Leduc is the tenth largest City in Alberta and is well known for its successful oil and gas history.

Leduc is a thriving community with an abundance of parks, recreation and cultural activities, programs, events, and facilities to promote a healthy and happy environment for all residents and visitors.

Located south of Edmonton, at the crossroads of air, highway, and rail transportation, Leduc's key and growing industries include energy and related sectors, advanced manufacturing, value-added agriculture, warehousing, transportation and logistics. Other unique and emerging industries include sports tourism and film production.

Leduc is a sought-after place to do business because of our flexibility, business supports, competitive tax rates and quick permitting turnaround times.

“ Leduc continues to be a destination of choice for business investment. ”

BOB YOUNG | MAYOR



TAX BASE—ASSESSMENT

Residential	\$4.675B
Non-Residential	\$2.208B

The City of Leduc's total municipal operating budget is \$1 12 million with a capital budget of \$34.5 million.

The City's top three assessment contributors are industrial, oil and gas, and large retail.

ABOUT US

A growing community in the thriving Edmonton Metro Region, Leduc offers businesses, residents and visitors opportunities to live, work, invest and play.

Being in close proximity to the Edmonton International Airport - YEG, Leduc is committed to supporting its 24-7 operations to ensure this regional economic asset remains competitive, however, this poses some unique challenges in how and where the City can grow. The recent changes to the Airport Vicinity Protection Area (AVPA) regulation have resulted in improved flexibility for development. This will enable the City continue to grow as a complete and viable community in Region.



REGIONAL AREAS OF FOCUS

- Further developing relationships and continued better regional planning and coordination.
- Finding better solutions to common problems in a collaborative environment (solid waste, regional transit, economic development, broadband, homelessness and affordable housing, etc.).
- Supporting the long-term economic prosperity and livability of the Region and ensuring that the Region is a global competitor.

LOCAL STRATEGIC PRIORITIES

The City of Leduc's strategic priorities are:

- A city where people want to live.
- An economically prosperous city and Region.
- A city with a plan for the future.
- A collaborative community builder and regional partner.



Edmonton Metropolitan Region Board

Stats & Facts

(CANADIAN CENSUS, 2021)



Commute

→ 51% commute for work outside municipality



Housing

→ 73% own their own homes



Employment

→ 62% employment rate with 70% participation rate



Work Force

(top 2 occupation sectors)

→ 27% equipment operators, and related occupations

→ 24% sales and service



Education

→ 50% completed post-secondary education

Untapped Opportunities

- Recent opportunities created by the current construction of the 65 Avenue interchange and the amendments to the AVPA regulation create unprecedented opportunity for both residential and non-residential growth and investment (20 yrs).
- Understanding and promoting success stories from the Leduc Business Park to leverage new investment in the Region.
- leveraging shared and regional service opportunities (e.g. regional transit).
- exploring partnership opportunities with regional partners and other levels of government to address social issues.



DEMOGRAPHICS

The City of Leduc's population has increased roughly 14% since the 2016 Census.

The average age is 38 years, with roughly 80% of the population being 15 years and older.

Close to 16% of the population is 65 years and older.

Visible minorities account for roughly 13% of the municipality's population. The Indigenous population accounts for 7% and the immigrant population totals 12%.



SETTING IDEAS IN MOTION

The City of Leduc is home to a diverse section of companies and enterprises, ranging from home based businesses to international industrial powerhouses. With a thriving entrepreneurial spirit, Leduc creates an environment for business growth.

Leduc is a community built to live, work and play. In fact, 60% of the residents also work within Leduc County and the Region.

Turning Challenges into Opportunities



The City is experiencing growth pressures as it relates to:

- Legacy impacts from past restrictions related to regulations, available land access and affordable housing .
- Recent amendments to the Airport Vicinity Protection Area (AVPA) means that there are increased opportunities for business and community development in both existing and future development areas.
- Benefits from the 65 Avenue interchange (partnership between City of Leduc and the Province) will not be realized until its construction is

CURRENT CHALLENGES / INVESTMENT NEEDS:

- Transitioning into the planning and implementation of potential opportunities created by the changes made to the AVPA regulation.
- Support for affordable housing and other social needs.
- Planning for the 25-50 year future Leduc taking into consideration changes and opportunities realized by recent regulation changes and infrastructure investments (e.g. 65 avenue interchange).

GREATEST RISKS FACING LEDUC:

- Limited non-residential growth.
- Need for long-term, predictable funding by the province.
- lack of affordable housing options and supply.
- infrastructure investments to service future growth.



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