



Edmonton Metropolitan  
Region Board

Regional Action. Global Opportunity.



Urban  
Development  
Institute

Edmonton Metro

# STATE OF GROWTH

2023 REPORT

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## LAND ACKNOWLEDGMENT

Urban Development Institute – Edmonton Metro and the Edmonton Metropolitan Region Board respectfully acknowledges that we are located within Treaty 6 territory and Métis Nation of Alberta Region 4 and Region 2. We acknowledge this land as the traditional home for many Indigenous Peoples including the Cree, Blackfoot, Métis, Nakota Sioux, Dene, Saulteaux, Anishinaabe, Inuit, and many others whose histories, languages, and cultures continue to influence our vibrant communities.

# EXECUTIVE SUMMARY

The Edmonton Metropolitan Region is a vibrant and thriving place to live, work, play, and invest. The region stands out in terms of its talent, its innovations, and its natural assets. From our energy, agricultural, and cultural sectors to our multi-modal transportation networks to our growing technological systems, we are leveraging what we have and building a globally competitive region.

In the past decade, the Edmonton Metropolitan Region has seen a surge in economic development, people, and jobs. We have seen the population grow. We have seen an increase in tax base assessments for both residential and non-residential properties. We have seen an increase in building permit values. We have seen a desire to accommodate diverse housing policy.

How are we positioning these social and economic strengths to attract more residents and economic development? This State of Growth report provides us with a glimpse into where we have been, where we are, and where we can go.

Indeed, the future looks bright and as a dynamic ecosystem of public and private-sector leaders, we have a collective optimism and can-do attitude that can help us realize our bold ambitions.

We cannot take what we have for granted. We want to ensure that the region will continue to be an attractive place for people to migrate to, and for capital investors and job creators to place their big bets here. We will need to be intentional and proactive in how we plan, invest, and build – all to keep the region competitive so that individual families and businesses of all sizes can build their futures here.

The research in this report enables us to speak with confidence on what is working well for us and our communities, and where we will need to seek continuous improvement.

While the national discourse has focused on the innovation occurring in larger markets across Canada, this report punctuates how local actions and strategies, when coordinated and integrated as part of a regional ecosystem, can yield big impacts – or can unlock benefits that no one municipality could achieve on its own. From some of the quickest development permit approval timelines to record-setting fibre-optic investments, the Edmonton Metropolitan Region is finding new ways to set itself apart. At the centre of all of this success is a shared community-building mindset and a desire to collaborate.


The Edmonton Metropolitan Region is expected to grow by an additional one million people and 470K jobs in the next 25 years. How do we create thriving and welcoming communities, where all residents benefit from economic prosperity and quality of life? What are the amenities, services, and other factors that will differentiate our region from others? How do we leverage our potential to continue to enable smart growth now and into the future? How do we welcome new people to Canada and meet their needs? We apply cutting-edge ideas that strategically direct and welcome people home to the region. It is time to get to work.

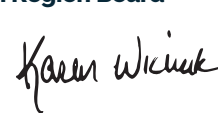
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# OVERVIEW

The Edmonton Metropolitan Region is seeing innovation and record-setting investments in both the public and private sectors that are helping to not only meet the needs of those who live here today, but also those who will live here in the future.

This State of Growth report is our region's economic blueprint. It highlights what we are doing well, and where we may need to improve – to support economic investment and the attraction of jobs, people, and talent. We want to shape a dynamic region that attracts the best and brightest and enables people to contribute socially and economically.

In 2022, the population of the Edmonton Census Metropolitan Area was 1,516,719, up 2.5% from the previous year.<sup>1</sup> Total net migration into the Edmonton Metropolitan Region amounted to 36,650 newcomers, up from 6,692<sup>2</sup> in 2021, which represents an impressive year-over-year surge. However, how do we ensure that a greater proportion of new arrivals to Alberta are choosing our region? The answer is in a collaborative region with leaders and builders of all expertise and insights coming together to proactively address barriers to development while leveraging our assets and quality-of-life.

In 2022, the Canadian Home Builders Association (CHBA) ranked the City of Edmonton as the overall national leader in terms of planning policy and features, permit processes and approval timelines, and government charges.<sup>3</sup> If we expand our lens regionally, we know that the surrounding municipalities are meeting the moment as well – from regulatory improvements and innovations in sustainability to technological advances.

## PROCESS AND METHODOLOGY

UDI - Edmonton Metro (UDI-EM) and the Edmonton Metropolitan Region Board (EMRB) convened municipalities from across the region to serve as a data consortium – as the stories, successes, and challenges in each community are best told by those who work and live there. In bringing together this group, a series of indicators were identified and grouped under four important themes that are relevant to current municipality building discussions: People and Housing, Economic Competitiveness and Employment, Land Use and Development Opportunities, and Quality of Life. Furthermore, a blend of both quantitative and qualitative data enriches this report, through sources like Statistics Canada and input from industry leaders and experts.

## REPORT PHASES

- 1 — CONVENE RESEARCH PARTNERS
- 2 — CONFIRM NEW/ESTABLISHED INDICATORS
- 3 — SOLICIT AND GATHER DATA
- 4 — REVIEW AND ANALYZE DATA
- 5 — DRAFT REPORT
- 6 — SHARE FINDINGS

1. Statistics Canada July 1, 2022 Reporting Period

2. Market Watch January 2023 adapted from Statistics Canada

3. 2022 CHBA Municipal Benchmarking Study Edmonton

## THEMES

## INDICATORS

The following indicators were explored and considered with regards to each of the thematic areas. Given the diversity among the municipalities that make up the Edmonton Metropolitan Region, there may be circumstances where municipalities may not collect specific data sets or the data collected may not be comparable given different methodologies. Due to the scope of this project, not all indicators are presented. Contact [info@udiedmonton.com](mailto:info@udiedmonton.com) for access to raw data files.

### PEOPLE AND HOUSING

We know that Alberta is Calling and that there is a collective push towards attracting more residents. Our province's housing affordability advantage is central to that pitch. We also know that this advantage is precarious as increases to housing costs can price many out of the market.<sup>4</sup> We want to understand how the region is meeting the needs of people who live here today with a mix of housing options and choice, while also planning for future residents.

#### HOUSING STARTS

Beginning of construction work on a building, organized by typology

#### HOUSING COMPLETIONS

Defined as the stage at which all the proposed construction work on a dwelling unit has been performed, organized by typology

#### HOUSING TENURE

Estimated number of households where the principal residence is owned, with or without a mortgage, or rented

#### POPULATION

Estimated number of people per municipality

#### AGE OF POPULATION

The number of people in specific age categories

#### INTRAPROVINCIAL MIGRATION

People moving to the municipality from within Alberta

#### INTERPROVINCIAL MIGRATION

People moving to the municipality from outside of Alberta but within Canada

4. UDI - Edmonton Metro 2022 Housing Everyone Report

## ECONOMIC COMPETITIVENESS AND EMPLOYMENT

We know that Alberta's labour market is hot and unemployment is low. People stay and/or come here for high-paying jobs and wages that outpace the rest of the nation. We want to understand how the region is preparing for new sectors, new jobs, and new investments.

### ASSESSMENT BASE

The assessed value of all property, organized by residential, non-residential, and farmland

### WORKFORCE BREAKDOWN

The distribution of employment organized by industry category

### PUBLIC SECTOR INVESTMENT

The value of investments made by municipalities for infrastructure, facilities, services, and more

### PRIVATE SECTOR INVESTMENT

The estimated value (e.g., construction costs, levies) of private developments

### ECONOMIC ACTIVITY

Spending profiles of residents and number of businesses

## LAND USE AND DEVELOPMENT OPPORTUNITIES

We know that the region is adapting its land supply in accordance with our regional growth plan to support a mix of development opportunities. From residential to industrial to commercial, municipalities throughout the region are seeing innovations and efficiencies in their regulatory environment, processes, and tools. We want to understand where these strategies have worked, and we want to explore which innovative possibilities may exist in our future.

### LAND USE COMPOSITION

The estimated area of land designated for residential, commercial, industrial, institutional, and open space

### AVAILABILITY OF LAND

The breakdown of developable land organized by land uses

### DEVELOPMENT PERMIT TIMELINES

Average development permit approval timelines

### DEVELOPMENT GUIDANCE AND TOOLS

User experience of municipal webpages, application forms, planning documents, and guides

## QUALITY OF LIFE

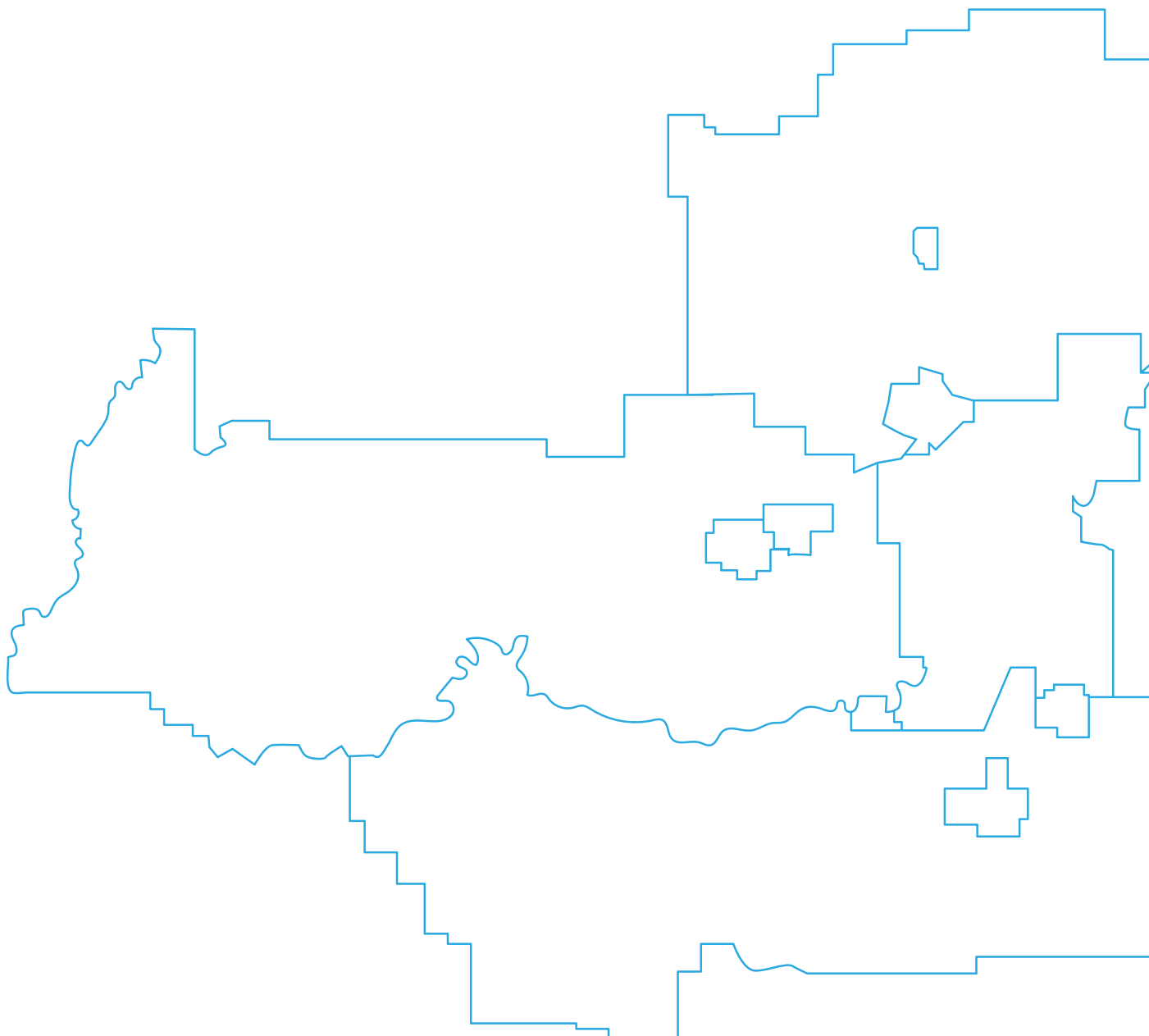
We know people are mobile now more than ever, and make decisions about where to live and work based on economic opportunities and on the quality-of-life that one can expect for themselves and their loved ones. People cherish the open spaces, amenities, and unique experiences and culture that our region has to offer. We want to understand how the region is creating dynamic experiences for people to enjoy, how they are expressing and celebrating culture in all of its forms, and how they are leveraging tourism and hospitality as an important economic driver.

## FESTIVALS AND EVENTS

The number of and/or value of events and their economic impact

## DESTINATIONS AND ATTRACTIONS

Parks, buildings and other interesting areas that bring people to the municipality and their estimated tourism value



# REGIONAL CONTEXT

As the second-fastest growing region in Canada with a current population of 1.5 million and the fifth largest economy at \$107B in GDP<sup>5</sup>, the Edmonton Metropolitan Region is calling.

Projections suggest that over the next 25 to 30 years, our population is expected to increase by approximately one million, creating 470K additional jobs. While our region may be on the cusp of transformative change, that does not mean we can take anything for granted.

Through the Edmonton Metropolitan Region Board, the 13-member municipalities are playing a leadership role through implementing *Re-imagine. Plan. Build.*, the region's award winning 30-year growth plan. This future-focused plan sets a foundation to enable growth and attract investment, including cost-effective municipal services and an infrastructure network, both physical and virtual, that allows people, goods, services, and information to flow freely to, from, and within our borders. We maximize the use of existing and planned infrastructure and steward our natural assets. We are also fuelling economic growth by creating a low tax environment that attracts the best and brightest from across the country and around the world.

Realizing the region's true potential cannot be left to chance alone. It needs to be thoughtful and deliberate. We use robust data, examine forecasts and scenarios, and test modelling on key indicators such as future population and labour market trends to ensure we remain ready and able to adapt to what is to come. We look at the big questions like: Where will these additional million people live? In

what types of housing? How will people, goods, and services move to, from, and around the region? How do we ensure our food security now and into the future? What will we do with the additional waste that is created? How will we adapt to a changing climate and ensure our infrastructure is resilient and protected?

Trends suggest the next million people will come to a region that may look quite different:

- The emergence of the clean energy economy as a major economic driver will impact the type and availability of jobs in the region.
- Technology continues to evolve and disrupt legacy industries, creating new economic opportunities, and altering residents' way of life and travel patterns.
- Climate change is impacting our weather patterns and natural environment and requires coordinated efforts to create more resilient and sustainable communities.
- Canada is projected to be one of six countries worldwide that will be a net food exporter in the future. Within Canada, most of the supply potential lies within regions such as ours.
- The socio-economic composition of our communities continues to evolve with the influx of young adults and newcomers.





LAND AREA  
**9,500 km<sup>2</sup>**



**\$107 billion**  
in GDP<sup>6</sup>



**1.5 million POP**  
up 2.5% from the previous year<sup>5</sup>

# REGIONAL PROFILE<sup>5</sup>



Average age  
**38 years**



**36,650 newcomers** (net migration)  
up 6,692 from the previous year<sup>7</sup>



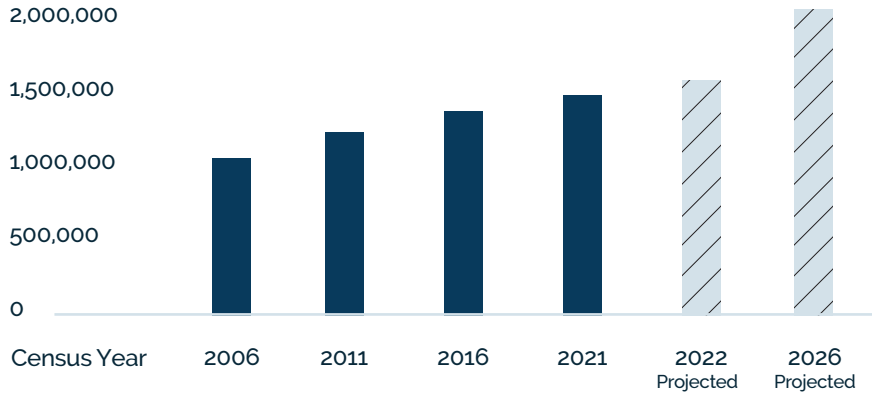
**Increase of 250K in POP**  
over the past decade (2011 to 2022)

<sup>5</sup> Unless otherwise noted, all statistics in the Regional Profile section are sourced from the Government of Alberta Regional Dashboard - Edmonton Metropolitan Regional Board

<sup>6</sup> City of Edmonton December 2022 Forecast Summary

<sup>7</sup> Market Watch January 2023 adapted from Statistics Canada

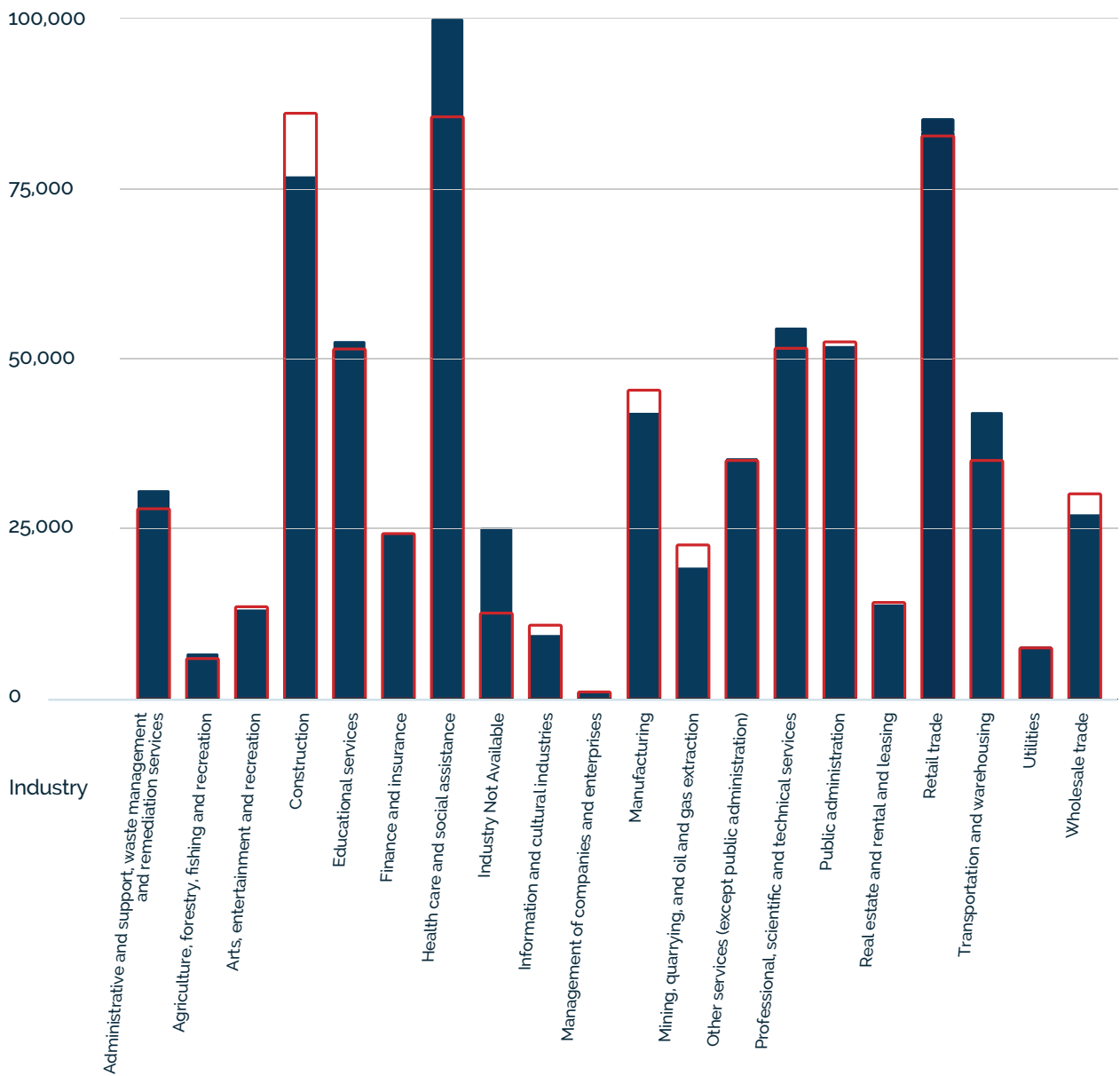
### REGIONAL POPULATION



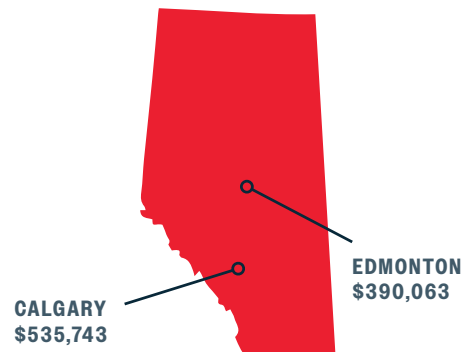
**23% of the POP** are first generation Canadians

**26% of the POP** speak a language other than English

### REGIONAL LABOUR FORCE - 2016 AND 2021

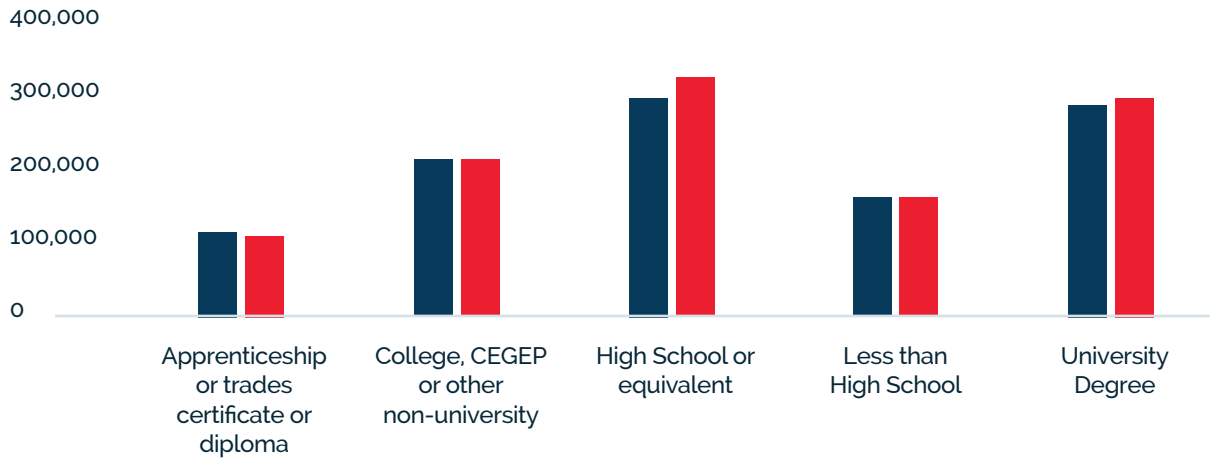


**The Edmonton region is an affordable market compared to other large Canadian housing markets.** The average sold price in the Edmonton Metropolitan Region was \$390,063 in March 2023<sup>8</sup>, compared to the Calgary region with an average sold price of \$535,743 (all housing types).





The region includes a large, **skilled and educated workforce**


**EDUCATIONAL ATTAINMENT – 2016 AND 2021**





# FUN FACTS


- 


**8 of Alberta’s 26 major post-secondary institutions** offer diverse college, technical, undergraduate, graduate, and research programs to more than 130,000 students<sup>9</sup>
- 


**35% of the region** is prime agricultural soil
- 


**Canada’s energy powerhouse** with some of the best renewable resources in the country – wind, solar, bioenergy, hydrogen, and geothermal
- 

The region is known as **Alberta’s Industrial Heartland**, which has grown into Canada’s largest hydrocarbon processing region with operating investments of \$40B and approximately \$30B in additional investment targeted by 2030<sup>10</sup>
- 

Edmonton experiences an average of **325 sunny days and 2,345 bright sunshine hours a year**<sup>11</sup>
- 

Edmonton **outperforms in the global air cargo industry** with more than 52,000 tonnes of cargo annually
- 

Edmonton’s **airport is the fifth busiest in Canada** serving 8.2 million passengers and more than 50 non-stop destinations
- 

**Office space is more affordable** and talent costs are 30% less than other major Canadian centres<sup>12</sup>
- 

The region is **home to Canadian Forces Base (CFB) Edmonton**, and it has around one-third of the Canadian army’s fighting power. It provides an estimated local direct and indirect spending impact of more than \$500M.

8. WOVA Edmonton Housing Market Report  
 9. Edmonton Global and Government of Alberta Roles and Mandates Policy Framework - Alberta’s Adult Learning System  
 10. Alberta’s Industrial Heartland 2020 Industrial Guide  
 11. World Atlas - The Sunniest Cities in Canada  
 12. Edmonton Global - Low Cost of Doing Business

# WHY INVEST?

The real estate development industry was surveyed for their insights on the key advantages of investing in the region, as well as their perspectives on affordability, economic development, efficient design, and sustainability.

## WHY INVEST IN THE EDMONTON METROPOLITAN REGION?

Developers identified the region's high-paying jobs, great quality-of-life, and robust amenities as having been instrumental in attracting and retaining residents from across Canada and around the world. They shared how streamlined regulatory policies and processes have enabled their projects to be approved and built quickly, and have helped the region maintain its status as one of the most affordable markets in North America. Many of the developers in the region are locally-owned, and share a strong desire and ambition to lead and support the story of growth and investment attraction.

Sustained and significant growth in the region provides an optimal environment to invest and develop.

We make significant investments throughout the region due to a combination of affordability, constructability, and regulatory approvals.

The region's advantages on housing, employment, and innovation are more pronounced than other metro regions in Canada.

The region is one of the most affordable markets in North America.

Alberta continues to be a province that provides great opportunities for home ownership backed by a growing, diversified economy, and affordability.

## WHAT KEY STRENGTHS AND ADVANTAGES DOES THE REGION OFFER?

With a welcoming and supportive environment for businesses, a skilled and growing workforce, and a diverse and dynamic economy, the region is well-positioned to attract investment and drive economic growth. The region's public-private collaboration, coupled with its supportive regulatory framework and commitment/openness to innovation, were identified as key advantages by developers. Additionally, the region's affordable housing options were identified as a major driver of migration.

The region is forecasted to continue experiencing high levels of in-migration, which helps drive demand for new homes.

We are innovators at heart, and our ideas are often met with excitement and conversations about ways to make innovation happen.

The long term real estate fundamentals for the province and the region remain positive with strong economic fundamentals, population growth, affordable housing and strong partnerships all allow us to build incredible communities full of unique amenities and experiences.

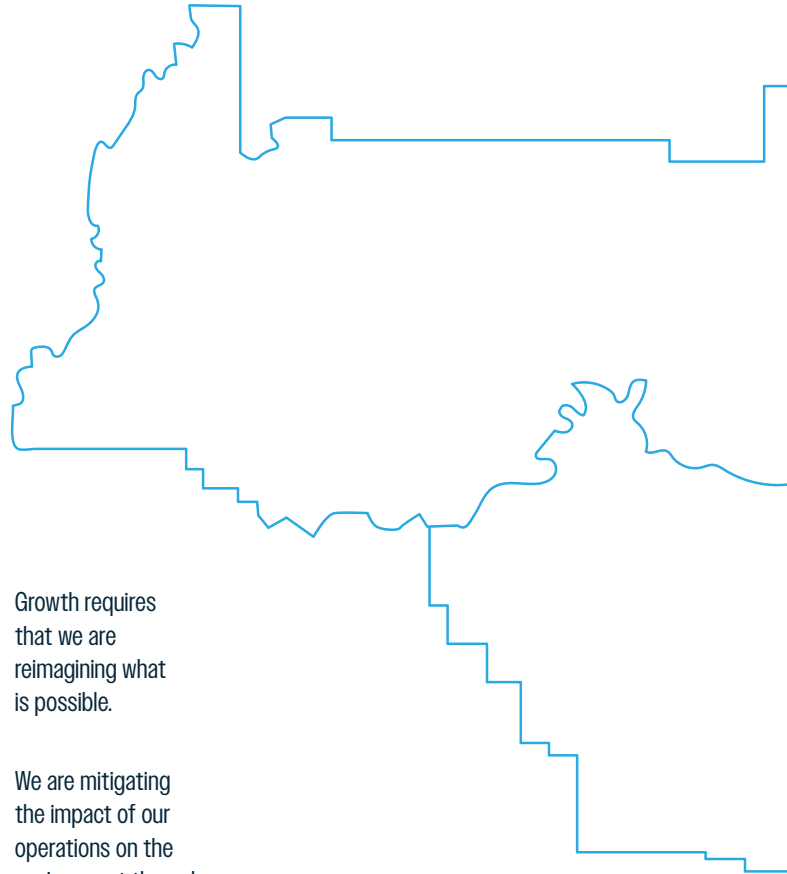
The primary strengths we have in the region is that we work with various stakeholders who are working toward a shared goal of attempting to deliver products to the market.

Although there are always challenges and I would never say it is easy, most municipalities in the region have been progressive in their approach to development.

There is greater access to work with regulatory bodies in the municipalities surrounding Edmonton.

## HOW IS AFFORDABILITY, ECONOMIC DEVELOPMENT, EFFICIENT DESIGN, AND SUSTAINABILITY ACHIEVED?

Developers are working towards achieving affordability, economic development, efficient design, and sustainability through a range of strategies that include net-zero development, housing choice, multi-family housing, density, infill, and adaptive reuse. In order to achieve these goals, developers are exploring innovative planning and design techniques that maximize efficiency and minimize environmental impact.



We offer net zero homes in every community we build in. All of our homes come with solar panels and we offer several energy efficient options at varying price points for purchasers.

We are attempting to deliver a product at its most affordable price point through gains made on subdivision design, value engineering, and other improvements.

Growth requires that we are reimagining what is possible.

We are mitigating the impact of our operations on the environment through the efficient use of resources and supporting net zero GHG development.

One thing that keeps pricing down in the region is the creativity of both the public and private sectors. This can be seen in the evolution of our housing product types which has been enabled by zoning changes and our ability to bring housing to the market quicker than most areas.

We believe that ensuring a continued supply of market affordable housing will not only drive economic opportunity in the city, but also ensure we remove pressures on the non-market affordable housing side of the spectrum.

Our communities are designed around the natural topography and amenities so we can achieve growth in the surrounding area along with sustainability of the land.

All of our projects are centered around the pillars of developing safe, secure, and connected living.

By subdividing land and diversifying our portfolio with mixed-use and multi-family complexes, we are contributing to sustainability by density of living and variety of product type.

# FINDINGS

Collectively, the municipalities in the region offer an attractive and diverse ecosystem to support economic development and investment.

Below are several key findings and cross-cutting themes:



The Edmonton Metropolitan Region continues to boast the youngest population among major metro regions in Canada.

**The median age in our region is 37.6.**

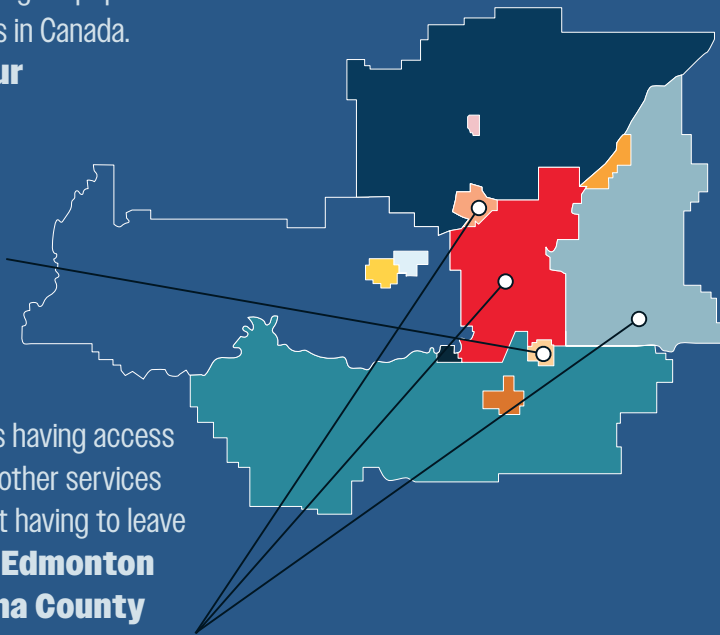
The City of Beaumont claims the top spot for youngest municipality in the region **35.2 years**



A high-quality of life means having access to housing, amenities, and other services for all stages of life without having to leave your community. **City of Edmonton (138,460), Strathcona County (17,510) and St. Albert (13,225) have a greater proportion of population aged 65 and over.**



**Strategies to enable housing diversities through regulatory changes are being explored** by the City of Edmonton, City of Beaumont, City of Fort Saskatchewan, City of Leduc, City of St. Albert and Strathcona County.



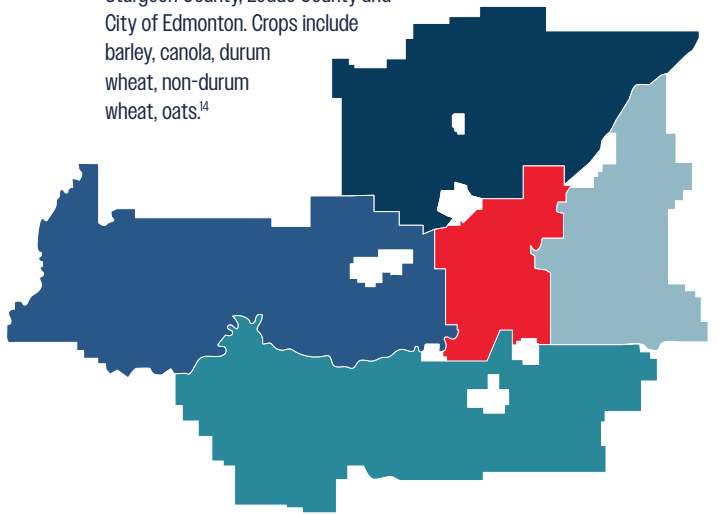
Municipalities like Beaumont, Fort Saskatchewan, City of Edmonton, and St. Albert are working towards age-friendly futures by proactively adopting age-friendly planning and design strategies.



Our region is home to some of Canada's most fertile and productive soils.<sup>13</sup> **35% of the land in our region is prime agricultural land.** We also have over 4,655 farm operators and 1.7 million acres of agricultural land, generating 40% more revenue per acre than their counterparts in the rest of the province (\$499 vs. \$352 per acre), and have rates of invested capital per acre that are almost twice the Alberta average (\$5,581 vs. \$2,863 per acre).

**1.1 M acres across 5 municipalities**

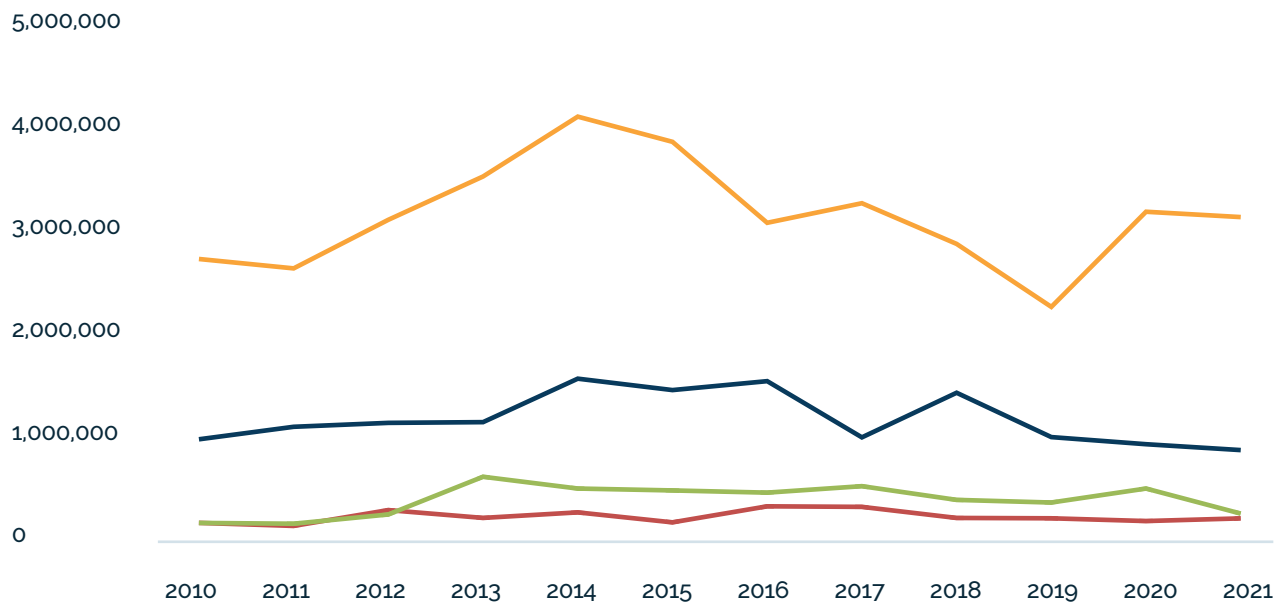
Including Strathcona County, Parkland County, Sturgeon County, Leduc County and City of Edmonton. Crops include barley, canola, durum wheat, non-durum wheat, oats.<sup>14</sup>



**Total Combined Value of Building Permits in 2021 was \$4.45B**

**REGIONAL BUILDING PERMIT VALUES - (2010-2021)**

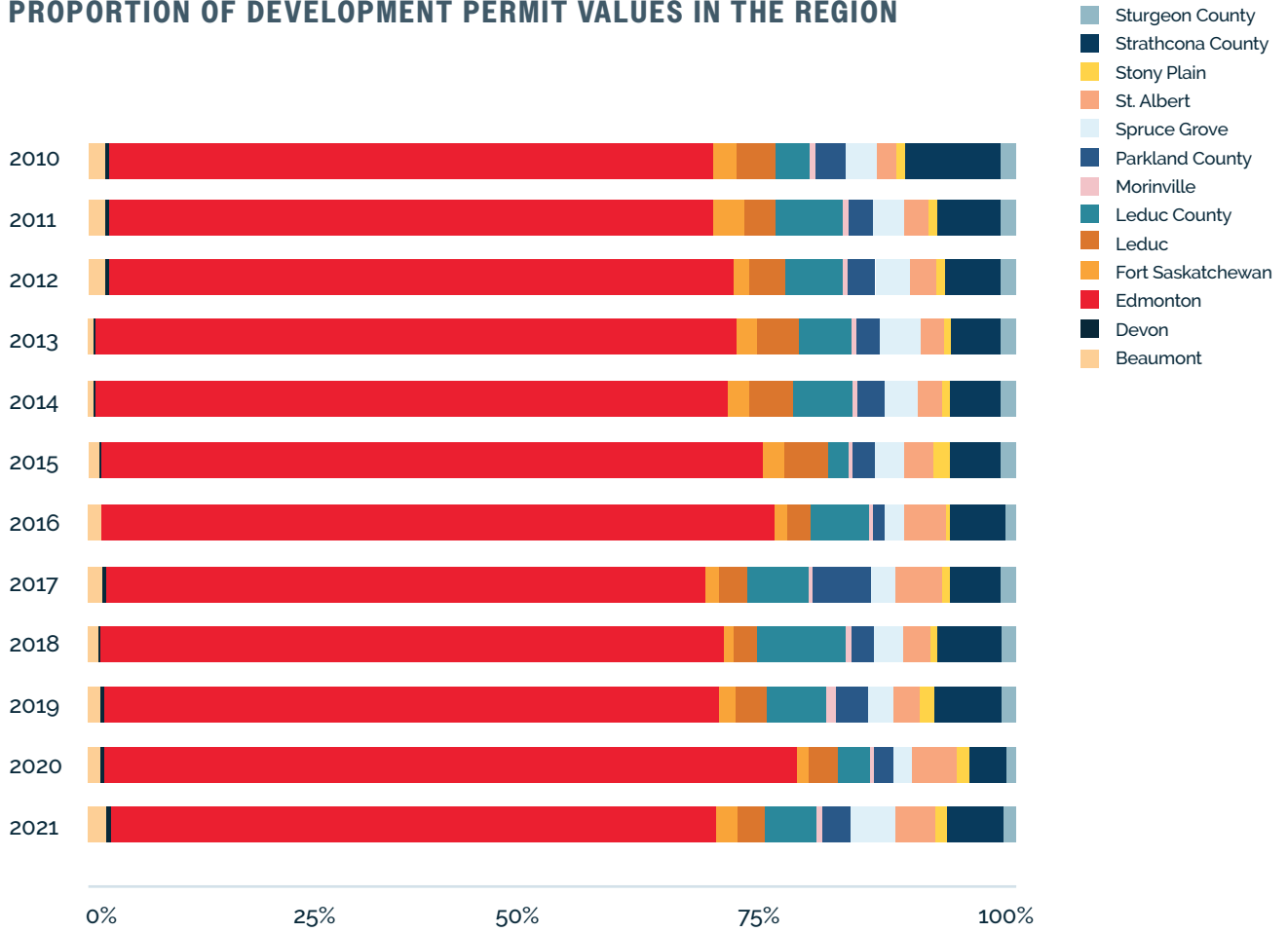
■ COMMERCIAL ■ INDUSTRIAL ■ INSTITUTIONAL ■ RESIDENTIAL



13. EMRB's Regional Agriculture Master Plan (RAMP)

14. Government of Alberta Regional Dashboard - Edmonton Metropolitan Region Board

### PROPORTION OF DEVELOPMENT PERMIT VALUES IN THE REGION



#### Across the region, the time to obtain approved permits<sup>15</sup> is among the fastest times in Canada.<sup>16</sup>



Half of the region's municipalities can approve permits within 15 days (St. Albert, City of Leduc, Spruce Grove, Leduc, Fort Saskatchewan, Stony Plain, Strathcona County, Parkland County).

City of St. Albert takes first place in the region with an average of **4.7 days** for all permit types.

Strathcona County is able to issue a low-density residential permit (discretionary and permitted) within **5-15 days**. They also conduct next day building/safety code inspections for all disciplines.

City of Leduc completes 98% of all buildings/safety inspections within **24-hours** of the request and development permits are approved in **5.4 calendar days** on average.

Development tools to streamline permitting timelines (e.g., online applications, electronic payments) are being advanced by City of Beaumont, City of Edmonton, City of Fort Saskatchewan, City of Leduc, Strathcona County.

15. Timelines are based on a survey of municipalities. Processes and methodologies may differ.

16. According to the 2022 CHBA Municipal Benchmarking Study, Charlottetown (PEI) ranked first for fastest approval timelines (3 months).







**City of Edmonton was ranked as a national leader in local development processes, approvals and charges toward addressing housing affordability and supply issues in major housing markets across the country.<sup>17</sup>**



**New major non-residential development opportunities are being explored** by City of Leduc (Industrial/Commercial), Strathcona County (Industrial/Commercial), City of Fort Saskatchewan (Industrial), City of Beaumont (Commercial), and Parkland County (Recreational/Industrial/Commercial).



**Development tools to streamline permitting timelines (e.g., online applications, electronic payments) are being advanced** by City of Beaumont, City of Edmonton, City of Fort Saskatchewan, City of Leduc, Strathcona County and Parkland County.



**Record investments are being made in broadband upgrades by the City of Beaumont, City of Spruce Grove, Parkland County, and Town of Stony Plain.**

According to the Edmonton Metropolitan Region Board (EMRB), improvements to regional digital infrastructure can result in a \$1B GDP contribution.<sup>18</sup>



**In the region, residential assessment base is a collective \$202B versus \$57.2B for non-residential.** For the majority of municipalities, the assessment base is primarily residential, except for Leduc County, where 82% of their assessment base is non-residential and farmland.

**REGIONAL ASSESSMENT BASE BREAKDOWN (2016 AND 2023)<sup>19</sup>**

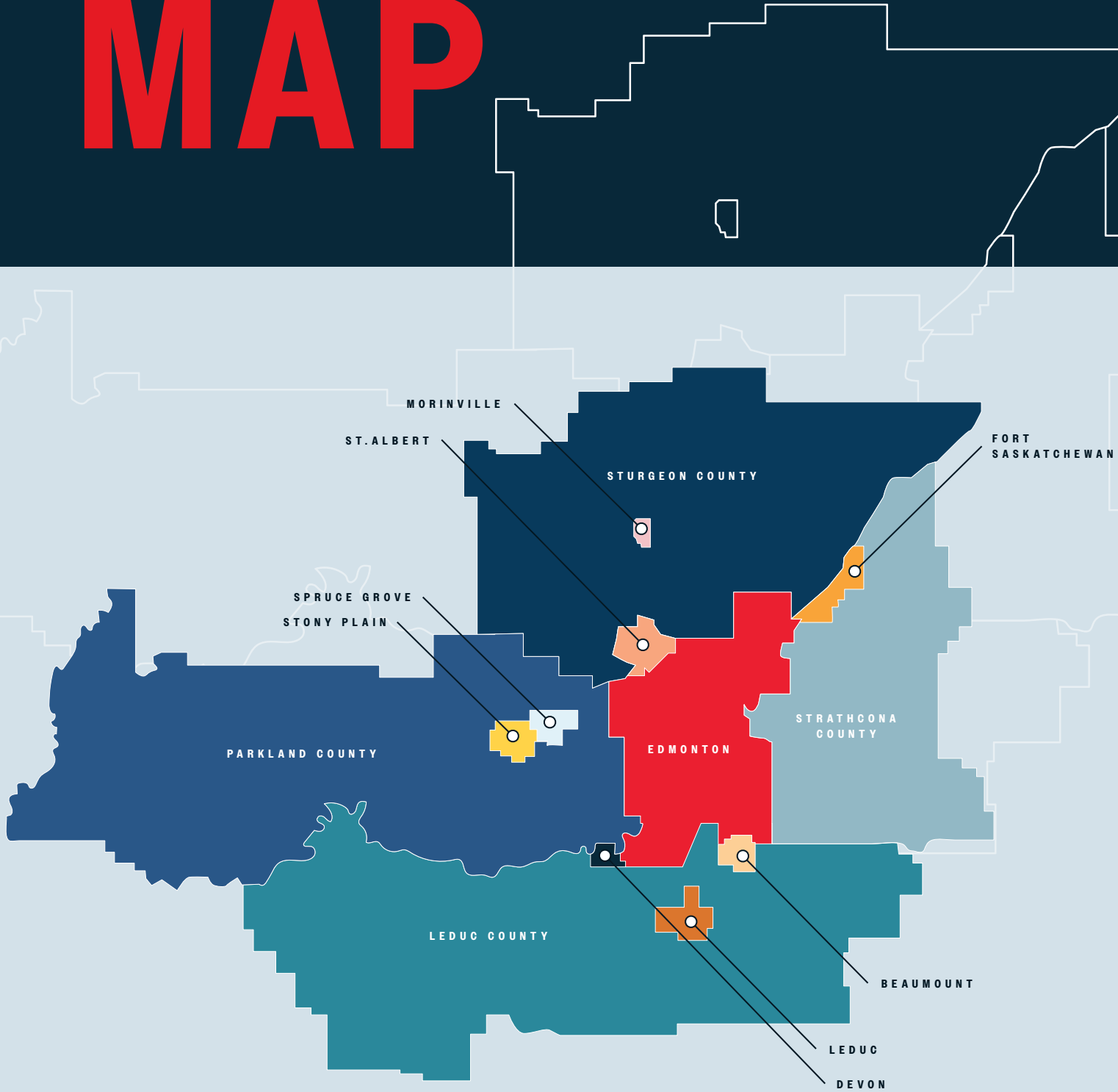
	2016			2023		
	Residential %	Non-res %	Farm %	Residential %	Non-res %	Farm %
City of Beaumont	94%	5%	0%	93%	7%	0%
Town of Devon	85%	13%	0%	88%	12%	0%
City of Edmonton	73%	25%	0%	79%	21%	0%
City of Fort Saskatchewan	67%	19%	0%	77%	23%	0%
City of Leduc	68%	31%	0%	70%	30%	0%
Leduc County	33%	48%	1%	28%	43%	28%
Town of Morinville	89%	10%	0%	88%	12%	0%
Parkland County	61%	18%	0%	71%	29%	0%
City of St. Albert	86%	13%	0%	85%	15%	0%
City of Spruce Grove	82%	17%	0%	83%	17%	0%
Town of Stony Plain	85%	14%	0%	84%	16%	0%
Strathcona County	53%	15%	0%	78%	22%	0%
Sturgeon County	58%	16%	1%	68%	30%	1%
<b>TOTAL</b>	<b>70%</b>	<b>23%</b>	<b>0%</b>	<b>77%</b>	<b>22%</b>	<b>1%</b>

17. 2022 CHBA Municipal Benchmarking Study Edmonton

18. EMRB - Regional Broadband

19. Provincial 2023 Equalized Assessment Report. The assessments are estimates based on Residential, Farmland, and Non Residential (Non regulated) values and do not include NR Linear Property, NR Co-generation M&E, Machinery and Equipment.

# REGIONAL MAP





# CITY OF BEAUMONT

## PEOPLE AND HOUSING



2006 **8,691**

2021 **20,888**

The population has more than doubled (8,691 in 2006 to 20,888 in 2021). Beaumont has the youngest population in the region with a median age of 35.2, serving as a popular community for young families.



**55 Units**  
Row Housing

Since 2020, there has been an increase in housing starts for all typologies. Row housing starts were a record-high of 55 units since 2015 (2021/2022 combined).

Despite a small decrease from 2019 to 2021, housing completions returned to pre-pandemic numbers (280 in 2018 and 291 in 2022).

**20,888**  
POPULATION

**24.7 KM<sup>2</sup>**  
AREA

**87%**  
HOMEOWNERSHIP

**80%**  
COMMUTE FOR WORK  
OUTSIDE MUNICIPALITY<sup>20</sup>

Source: EMRB Municipal Profiles, 2021 Statistics Canada Census

## ECONOMIC COMPETITIVENESS AND EMPLOYMENT



**\$227M**  
**\$3.0B**

Beaumont's tax assessment base is primarily residential (\$3.0B). Their non-residential assessment is \$227M.

Beaumont is home to over 170 storefront businesses and 320 home-based businesses.



2018 **\$367 M**

2021 **\$482 M**

Public sector investments have increased from \$367M in 2018 to \$482M in 2021 (cost, beginning of the year).

In 2022, private sector projects totalled \$25M (combined construction value/levies).

## LAND USE AND DEVELOPMENT OPPORTUNITIES



**4.8 Days**

Development Permit

A development permit (all types) takes an average 4.8 days to be approved (2022). Completeness reviews take an average 13.7 days (2022).

Beaumont has invested in an electronic permitting system to streamline the application process, increase transparency, and expedite approval timelines.

In 2019, the municipality adopted a hybrid land use bylaw to accommodate and enable diverse housing typologies/densities, neighbourhood-level commercial opportunities, and recreation spaces.



**38 KM**

Pathways

Beaumont is home to 38 km of pathways, excellent recreational facilities, and safe neighbourhoods.

Alberta's safest city in Maclean's 2021 ranking of Canada's best communities, as defined by the five-year average Crime Severity Index for communities with a population of more than 10,000.

Beaumont is the third fastest growing city in Alberta. They added 3,431 people, a 19.7% increase, between the 2016 and 2021 Statistics Canada federal census periods.



## DID YOU KNOW?

Beaumont is one of Alberta's four officially bilingual (English/French) municipalities.

In 2022, Beaumont became one of the first 10 gigabit cities in North America, installing fibre optic infrastructure to enable 10 GB per second internet access to every home and business.

Beaumont is the third fastest growing city in Alberta. They added 3,431 people, a 19.7% increase, between the 2016 and 2021 Statistics Canada federal census periods.

High household income – 2020 median of \$130,000 compared to Alberta average of \$96,000.





# TOWN OF DEVON

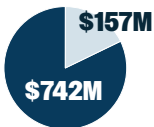
## PEOPLE AND HOUSING

2006 **6,256**2021 **6,545****New**  
Subdivisions

The population has grown from 6,256 in 2006 to 6,545 in 2021. The median age is 40 years old.

Devon consists of primarily single-detached character homes, with several new residential subdivisions<sup>22</sup> having been built in the last couple of years.

## ECONOMIC COMPETITIVENESS AND EMPLOYMENT



Devon's tax assessment base is primarily residential (\$742M). Their non-residential assessment is \$157M.

Devon offers low business taxes to encourage growth in their industrial and commercial sectors.

**111 Acre**  
Industrial Park

Devon's 111-acre Industrial Park supports industries like a provincial research and development centre, oil and gas supply chain, light manufacturing, transportation, energy and innovation, and an expanding supply/service sector. There are natural synergies between the three regional anchor points as well as flourishing collaboration within the Devon Industrial Park.

## LAND USE AND DEVELOPMENT OPPORTUNITIES

**10 Acres**

Devonian Business Park

The Devonian Business Park has 10 acres of fully serviced lots that are primed for development.

The town had recently approved a subdivision that creates over 40 lots to meet the next 3-5 years of residential growth demand based on growth projections.<sup>23</sup>

**\$18.5 M**

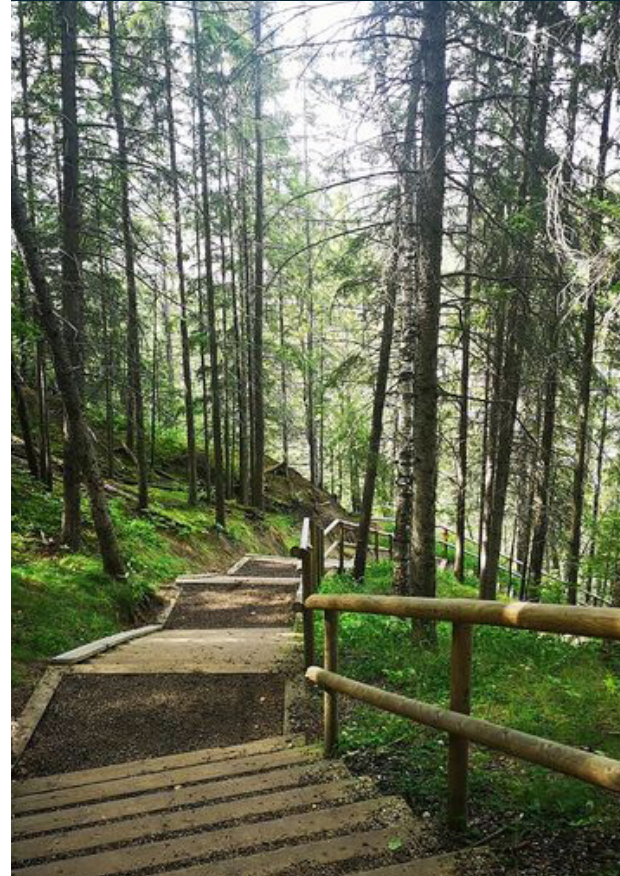
Expanded Arena

Devon is investing \$18.5M in an expanded arena to be completed by 2024.

Devon is minutes from several metro region tourist attractions such as, Castrol Raceway Park, University of Alberta Botanic Gardens, Rabbit Hill Snow Resort, Canadian Petroleum Museum, Shalom Water Park and the Clifford E. Lee Nature Sanctuary.

**6,545**  
POPULATION**14.3 KM<sup>2</sup>**  
AREA**77%**  
HOMEOWNERSHIP**67%**  
COMMUTE FOR WORK  
OUTSIDE MUNICIPALITY<sup>21</sup>

Source: EMRB Municipal Profiles, 2021 Statistics Canada Census



## DID YOU KNOW?

Devon offers 24 km of trails, which connect to 10 km of gravel and natural trails for biking and hiking year round.

21. Based on a 25% data sample from the 2022 Statistics Canada Census. Includes commute to a different census subdivision, community to different census subdivision within province or territory of residence and commute to a different province or territory

22. Ravines and Devon and South Ravines (Qualico Communities)

23. Town of Devon Growth Plan (in-progress)





# CITY OF EDMONTON

## PEOPLE AND HOUSING



2021 **1 Million +**

The City of Edmonton grew to over 1 million residents in 2021.

Edmonton welcomed almost 26,000 net new residents from outside Alberta.<sup>25</sup>



**Starts/Completions**  
Housing

Housing starts have steadily increased (7,263 in 2016 to 11,401 in 2022).

From 2020 to 2022, housing completions were higher than pre-pandemic levels (8,028 in 2019; 9,317 in 2020; 9,189 in 2021; and 9,399 in 2022).

**1,010,899**  
POPULATION

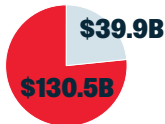
**765.6 KM<sup>2</sup>**  
AREA

**64%**  
HOMEOWNERSHIP

**16%**  
COMMUTE FOR WORK  
OUTSIDE MUNICIPALITY<sup>24</sup>

Source: EMRB Municipal Profiles, 2021 Statistics Canada Census

## ECONOMIC COMPETITIVENESS AND EMPLOYMENT



The tax assessment value base in Edmonton is primarily residential (\$130.5B). The non-residential assessment value is \$39.8B.



**\$2.97B+**  
Private Sector Projects  
in the first three quarters

In 2021, private sector projects totalled \$3B (construction values). Over \$2.97B private sector investments in Q3 of 2022.

## LAND USE AND DEVELOPMENT OPPORTUNITIES



**6th in Canada**  
Development Approval Timelines

Edmonton's approval timelines for all development applications places them sixth in comparison to other major Canadian cities.

The City has migrated all of its development services to web-based platforms, offering applicants the opportunity to apply for land use changes, development/building permits, and business licenses online.

Edmonton was ranked as a national leader in local development processes, approvals and charges toward addressing housing affordability and supply issues in comparison to other major housing markets across the county.<sup>26</sup>

As of December 2022, Edmonton had about 74,600 remaining low density residential lots in approved statutory plans.

The City is making good progress on its goal of increasing the number of dwelling units inside the Anthony Henday Drive. More than one third (34 per cent) of net new dwellings approved in 2022 were in the redeveloping area (formerly known as the Core, Mature and Established areas).



**540**  
Events

Edmonton is known as the "festival city" with more than 540 events with 3.7 million attendees each year – resulting in millions of dollars of local spending.



## DID YOU KNOW?

Edmonton is the fifth largest city in Canada.

The City of Edmonton has 133 km of active paths per 100,000 people – and is actively trying to create more diversity of mobility options.

24. Based on a 25% data sample from the 2022 Statistics Canada Census. Includes commute to a different census subdivision, community to different census subdivision within province or territory of residence and commute to a different province or territory

25. Interprovincial and international immigrants (July 2021-June 2022)

26. 2022 CHBA Municipal Benchmarking Study (approval timelines, government charges, planning features).





# CITY OF FORT SASKATCHEWAN

## PEOPLE AND HOUSING



2006 **14,957**

2021 **27,088**

The population has almost doubled (14,957 in 2006 to 27,088 in 2021). The median age is 36 years old.



**Housing Starts**

Housing starts for 2021 (318) and 2022 (327) were higher than 2018 to 2020 combined. The number of housing starts were at all time high in 2022 (327) since 2014 (548).

**27,088**  
POPULATION

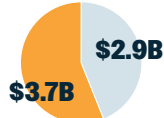
**56.5 KM<sup>2</sup>**  
AREA

**76%**  
HOMEOWNERSHIP

**53%**  
COMMUTE FOR WORK  
OUTSIDE MUNICIPALITY<sup>27</sup>

Source: EMRB Municipal Profiles, 2021 Statistics Canada Census

## ECONOMIC COMPETITIVENESS AND EMPLOYMENT



Fort Saskatchewan's tax assessment base for residential (\$3.7B) and non-residential (\$2.9B) is nearly comparable.

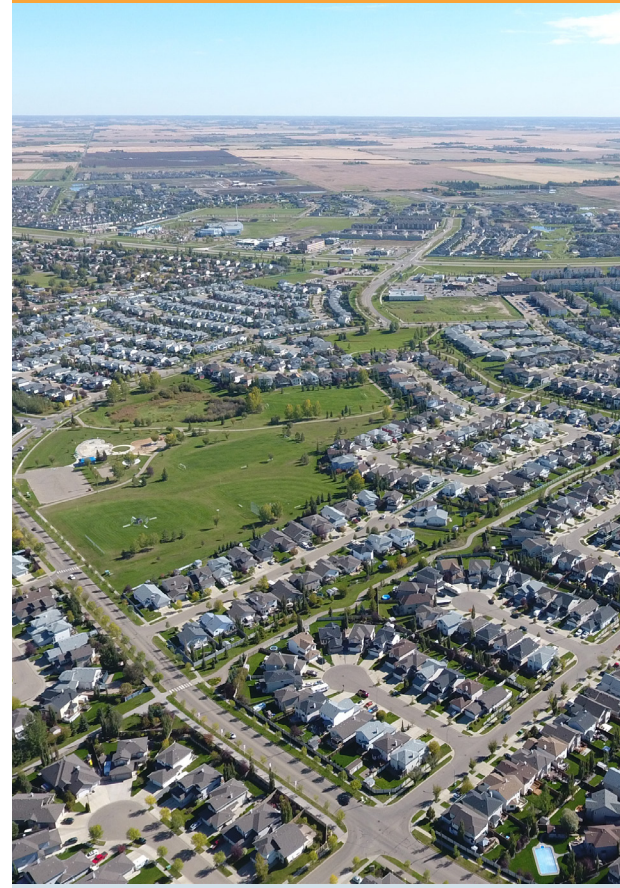
Public sector investments have decreased from \$28M in 2016 to \$14M in 2021 (capital budget).



**\$105 M**  
Permit value in 2022

Permit values for all development types was \$140M in 2021 and \$105M in 2022.

Recently, a number of multi-million dollar industrial projects have made headlines in the region. The world's first net-zero ethane cracker project has been announced with construction to begin in 2023, while a hydrogen blending project, and a facility to produce low-carbon liquified natural gas are currently underway.



## LAND USE AND DEVELOPMENT OPPORTUNITIES



**14 Days**  
Development Permit

A development permit (all types) takes an average 14 days to be approved (2021-2022).<sup>28</sup>

Fort Saskatchewan boasts over 500 hectares of gross developable land in Alberta's Industrial Heartland Region primed for industrial investment.

The municipality is drafting a new land use bylaw to redevelop existing and aging neighbourhoods, and support future green field development.

## QUALITY OF LIFE



**80 km**  
Paved Trails

Fort Saskatchewan boasts more than 80 km of paved trails along with many natural areas for residents to explore.

In 2022 alone, City of Fort Saskatchewan hosted over 93 community and city-wide events and festivals including farmers markets, sleighbell socials, pride week and more.



## DID YOU KNOW?

In a first-of-its-kind project for Alberta, about 2,100 Fort Saskatchewan residents became the first in the province to use hydrogen-blended natural gas to safely and reliably fuel their homes and businesses.

The municipality has experimented with zero-lot line housing, semi-detached housing without backyards, and secondary suites.

There are numerous incentives for large industrial development, as well as small business grants.

Fort Saskatchewan deploys 50 sheep each summer to maintain their parks.

27. Based on a 25% data sample from the 2022 Statistics Canada Census. Includes commute to a different census subdivision, community to different census subdivision within province or territory of residence and commute to a different province or territory.

28. From the date the application is entered into the system and date approved.





# CITY OF LEDUC

## PEOPLE AND HOUSING



2006 **16,967**

2021 **34,094**

The population has more than doubled (16,967 in 2006 to 34,094 in 2021). The median age is 36.8 years old. Since 2016, those aged 65 and over have increased from 2,630 to 4,820.

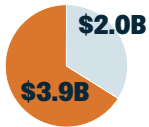


**310**  
Secondary Suites

Since the Land Use Bylaw was amended in 2019 to allow secondary suites within duplexes, townhouses and other residential uses, over 310 secondary suites have been built to-date.

Since 2018, the number of housing starts have remained consistent with a range of 331 to 358 units, and a diversity of typologies.

## ECONOMIC COMPETITIVENESS AND EMPLOYMENT



The City of Leduc's tax assessment base is approximately residential (\$3.9B) and 30% non-residential (\$2.0B).

The public sector has partnered on development projects like a \$45M fibre-optic upgrade to connect more than 13,000 homes and 2,000 businesses to gigabit internet, as well as a \$112M interchange near the Edmonton International Airport to support Alberta's growing warehousing and logistics industry.



**\$29M**  
Industrial Permit Values in 2022

From 2021 to 2022, industrial permit values increased from \$8M to \$29M, while commercial projects tripled from \$6M to \$21M.

Leduc has a thriving business community which allows over 40% of residents to live and work locally, including employees at the nearby Edmonton International Airport.

## LAND USE AND DEVELOPMENT OPPORTUNITIES



**5.4 Days**  
Development Permit

A development permit (all types) takes an average 5.4 calendar days to be approved.

During 2019, a total of 28.1 ha of area was subdivided for both residential and non-residential development, and 171 new lots were created to accommodate short-term future growth. In 2021, those numbers were 21.9 ha of area, and 356 new lots. In 2020, the City of Leduc subdivided 65.1 ha of area for non-residential purposes.

Recent changes to the Airport Vicinity Area Protection Act provide new opportunities for Leduc to grow.



**\$10.5M**  
Tourism Sport Impact in 2019

The City of Leduc is known as a cluster for tourism and sports, with 25 hockey development camps and approximately 250 events – activities that support local economic spending and visitation.

In 2019, sport tourism had an economic impact of \$10.5M for the Leduc region. A similar value is expected for 2023.

Leduc is home to 75 km of multi-way trails groomed and used year-round to stay active and get around.

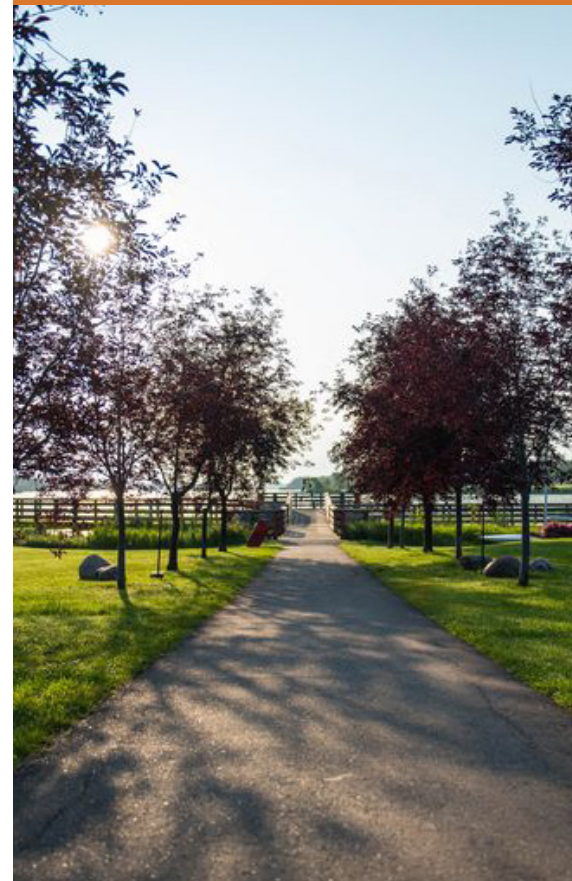
**34,094**  
POPULATION

**42.3 KM<sup>2</sup>**  
AREA

**73%**  
HOMEOWNERSHIP

**56%**  
COMMUTE FOR WORK  
OUTSIDE MUNICIPALITY<sup>29</sup>

Source: EMRB Municipal Profiles, 2021 Statistics Canada Census



## DID YOU KNOW?

The City of Leduc is located at the crossroads of road, rail, and air connections, positioning it for key industries like advanced manufacturing, transportation, and logistics.

Ninety-four percent of the businesses in the City of Leduc are small businesses. Retail, trade and commercial growth have emerged as the City of Leduc has developed.

With over 800 acres of recreation and sport facilities, the City of Leduc hosts more than 150 provincial and major national sporting events annually.

<sup>29</sup>. Based on a 25% data sample from the 2022 Statistics Canada Census. Includes commute to a different census subdivision, community to different census subdivision within province or territory of residence and commute to a different province or territory



# LEDUC COUNTY

## PEOPLE AND HOUSING

2006 **13,177**2021 **14,416**

The population has grown from 13,177 in 2016 to 14,416 in 2021. The median age is 42.8 years old.

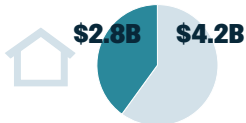
**517 Units**  
Single-detached Housing

Leduc County maintains a predominantly single-detached housing profile, with 517 units built between 2016 and 2022.

**14,416**  
POPULATION**2,502.6 KM<sup>2</sup>**  
AREA**89%**  
HOMEOWNERSHIP**78%**  
COMMUTE FOR WORK  
OUTSIDE MUNICIPALITY<sup>30</sup>

Source: EMRB Municipal Profiles, 2021 Statistics Canada Census

## ECONOMIC COMPETITIVENESS AND EMPLOYMENT



Leduc County's tax assessment base is primarily non-residential (\$4.2B). Their residential assessment is \$2.8B.

**Business and Entrepreneur Centre**

Leduc County's more recent public sector investment included a Business and Entrepreneur Centre in the heart of Nisku Business Park, which is premised on providing space for a range of business types, business development and programming.

## LAND USE AND DEVELOPMENT OPPORTUNITIES

**Economic Investment**

Development Tools

Leduc County has prioritized the development of tools to support economic investment and business attraction/retention — like a business-focused website and resources/figures on key sectors.

Leduc County proactively hosts events, summits, and workshops related to agritourism and food production to raise the profile of this important sector, to bring together businesses and governments, and to ultimately attract new economic development.

## QUALITY OF LIFE

Annual Winter  
**Try It Festival**

Leduc County leverages its natural assets through winter programming, specifically an annual Winter Try It Festival. This festival provides the public with a variety of winter sports and activities including ice skating, snowshoeing, cross country skiing, curling, and ice fishing.



## DID YOU KNOW?

Home to one of the largest business parks and most comprehensive distribution systems in North America, Leduc County is an incubator for business.

Leduc County is home to Edmonton International Airport (EIA), Nisku Business Park and Capital Power's Genesee Generating Station. All of these employment hubs provide thousands of jobs to people in the Edmonton Metropolitan Region.

Agriculture is the second largest industry in Leduc County and is a critical contributor to the local economy, culture and county's sustainability, with 977 farms, 1,365 farm operators and almost \$3B of farm capital at market value field crops.

30. Based on a 25% data sample from the 2022 Statistics Canada Census. Includes commute to a different census subdivision, community to different census subdivision within province or territory of residence and commute to a different province or territory







# TOWN OF MORINVILLE

## PEOPLE AND HOUSING



2006 **6,775**

2021 **10,385**

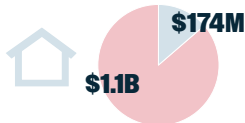


**34 Units**  
Apartments

The population has seen an increase from 6,775 in 2006 to 10,385 in 2021. The median age is 36.4 years old.

Morinville offers a diverse housing typology with over 100 new single, semi-detached, row houses and apartment units built since 2021. Of those completions, 34 apartment units were built in 2021 alone.

## ECONOMIC COMPETITIVENESS AND EMPLOYMENT



Morinville's tax assessment base is primarily residential (\$1.1B). Their non-residential assessment is \$174M.



2021 **\$17 M**

2022 **\$15 M**

Permit values totalled \$17M in 2021 and \$15M in 2022. From 2019 to 2022, the permit values for residential investments were \$49M.

## LAND USE AND DEVELOPMENT OPPORTUNITIES



Public-facing  
**Interactive Map**

Morinville has created a public-facing interactive map for development guidance, and electronic submission/payment for business licence applications.



Newly completed  
**Leisure Centre**

Morinville offers a rich history, expanding residential, commercial and light industry sectors, medical and government services, indoor and outdoor amenities, and various festivals and events. Specifically, the newly completed Morinville Leisure Centre (MLC) has significantly added to the local quality of life.

**10,385**  
POPULATION

**11.2 KM<sup>2</sup>**  
AREA

**84%**  
HOMEOWNERSHIP

**73%**  
COMMUTE FOR WORK  
OUTSIDE MUNICIPALITY<sup>31</sup>

Source: EMRB Municipal Profiles, 2021 Statistics Canada Census



## DID YOU KNOW?

Morinville is one of the first locations in Western Canada to have opened a Royal Bank of Canada (1910) and a credit union (1940).

A series of successful international business ventures include Champion Pet Foods, which exports around the world.

<sup>31</sup> Based on a 25% data sample from the 2022 Statistics Canada Census. Includes commute to a different census subdivision, community to different census subdivision within province or territory of residence and commute to a different province or territory



# PARKLAND COUNTY

## PEOPLE AND HOUSING

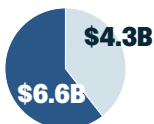
2006 **29,220**2021 **32,205**

The population has grown from 29,220 in 2006 to 32,205 in 2021. The median age is 45.2 years old.

**114**  
Housing Starts

In 2022, Parkland County saw a significant increase in the number of housing starts at 114 from 95 in 2018. Single-detached homes continue to be the most abundant products being built in the municipality, which reflects the country-residential feel of the community.

## ECONOMIC COMPETITIVENESS AND EMPLOYMENT



Parkland County's tax assessment base is primarily residential (\$6.6B). Their non-residential assessment is \$4.3B.

This non-residential assessment and employment base has become increasingly diversified in the most recent five years. This is primarily due to major private sector investments such as Amazon's 2.9 million square foot robotics fulfillment centre, Champion Petfoods' 421,000 square foot manufacturing facility and many others in diversified sectors.

**\$51 Million**  
Investment in future industrial land

In 2022, Parkland County announced \$51 million of investment in future industrial land for businesses, recreation facilities and infrastructure, and trails – all premised on opening up economic development opportunities.

Permit values totalled \$468M in 2021 and \$170M in 2022. This is a significant increase from \$72M in 2020.

## LAND USE AND DEVELOPMENT OPPORTUNITIES

**15 Days**  
Development Permit

A residential development permit takes an average 15 days (2022) to be approved. An industrial development permit takes an average of 40 days to be approved.

There are 26,317 ha of unabsorbed county residential land supply. The county aims to maintain 600 acres of shovel-ready land through developers. Additionally, Parkland County has 1,000 acres of greenfield land, including the newly announced Westlink Business Park in the Acheson Industrial Area, which will add 152 acres and 2 million square feet of industrial development.

Parkland County is streamlining its development permit process through changes to their Municipal Development Plan and Land Use Bylaw regulations as well as the introduction of online application tools.

## QUALITY OF LIFE

Alberta's  
Largest  
**Botanical  
Gardens**

Parkland County places a large focus on tourism facilities that enable visitation – from Alberta's largest botanical gardens to recreation centres for pickleball to golf courses to a new distillery and a number of parks, trails and natural areas.

**32,205**  
POPULATION**2,375.7 KM<sup>2</sup>**  
AREA**92%**  
HOMEOWNERSHIP**82%**  
COMMUTE FOR WORK  
OUTSIDE MUNICIPALITY<sup>32</sup>

Source: EMRB Municipal Profiles, 2021 Statistics Canada Census



## DID YOU KNOW?

Covering an area of 242,595 hectares, Parkland County is one of the largest in land size and highest populated of all rural municipalities in Alberta.

Parkland County is home to several highly popular tourism attractions that serve the entire region, including Wabamun Lake, Pembina River and Chickakoo Lake Recreation Area.

<sup>32</sup> Based on a 25% data sample from the 2022 Statistics Canada Census. Includes commute to a different census subdivision, community to different census subdivision within province or territory of residence and commute to a different province or territory



# CITY OF ST. ALBERT

## PEOPLE AND HOUSING



2006 **57,764**

2021 **68,232**



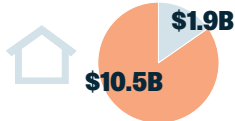
**118 Units**  
Row Housing

The population has grown, from 57,764 in 2006 to 68,232 in 2021 – a little over 10,000 new residents. The median age is 42.4 years old.

The City of St. Albert works with all levels of government, local developers, and non-profit housing providers to improve housing accessibility and affordability.

Since 2016, St. Albert has welcomed a consistent growth of diverse housing typologies. Row housing completions were at an all-time high in 2022 (118). Apartment housing completions were 353 in 2019 and 329 in 2020.

## ECONOMIC COMPETITIVENESS AND EMPLOYMENT



St. Albert's tax assessment base is primarily residential (\$10.5B). Their non-residential assessment is \$1.9B.

Public sector investments were \$93.3M in 2021 and \$59.2M in 2022 (capital expenditures).



2021 **\$229 M**

2022 **\$251 M**

From 2021 to 2022, permit values increased from \$229M to \$251M.

Within St. Albert, over 1.4 million square feet of new warehousing space has been built and absorbed between 2019-2023.

## LAND USE AND DEVELOPMENT OPPORTUNITIES



**4.7 Days**

Development Permit

A development permit (all types) takes an average 4.7 days (2022) to be approved.

Tools like interactive maps and data portals provide free public access to municipal data, land uses and property information such as assessed property values, legal descriptions and tax levies.

The City of St. Albert is investing in business park development by advancing land use planning and servicing infrastructure for the Lakeview Business Park – a 600-acre site in west St. Albert.



**Top Community**

to live in Canada

The City of St. Albert consistently ranks as one of Canada's top communities to live.<sup>34</sup>

The St. Albert Farmers Market is the largest outdoor market in Western Canada and attracts crowds of 10,000 to 15,000 people each Saturday from June to October.

**68,232**  
POPULATION

**47.8 KM<sup>2</sup>**  
AREA

**83%**  
HOMEOWNERSHIP

**60%**  
COMMUTE FOR WORK  
OUTSIDE MUNICIPALITY<sup>33</sup>

Source: EMRB Municipal Profiles, 2021 Statistics Canada Census



## DID YOU KNOW?

St. Albert is home to the 543,000 sq. ft. Alberta Gaming, Liquor and Cannabis Commission (AGLC) facility—that's roughly the size of 8 football fields, and houses almost all of the alcohol that is consumed in the province.<sup>35</sup>

Developers are working with Indigenous communities to build an Urban Village style development. It will be one of the largest Indigenous real estate developments in the Edmonton Metropolitan Region with an estimated appraisal value of \$176M once completed.<sup>36</sup>

33. Based on a 25% data sample from the 2022 Statistics Canada Census. Includes commute to a different census subdivision, community to different census subdivision within province or territory of residence and commute to a different province or territory

34. According to World's Best Cities

35. AGLC states that the warehouse volume is equivalent to 3.2 billion six-ounce glasses of wine

36. Landrex and Fort McKay





# CITY OF SPRUCE GROVE

## PEOPLE AND HOUSING

2006 **19,541**2021 **37,645**

The population has grown from 19,541 in 2006 to 37,645 in 2021. The median age is 36 years old, and there are more 0-14 individuals (8,145) than those aged 65 and over (4,805).

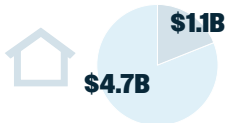
**569**  
Housing Starts

In 2022, the City of Spruce Grove experienced a record-breaking number of housing starts (569). Among these, 180 were dedicated to the construction of new apartment units. Housing completions in 2022 reached 455, marking the highest number of units completed since 2016 (603).

**37,645**  
POPULATION**37.5 KM<sup>2</sup>**  
AREA**77%**  
HOMEOWNERSHIP**53%**  
COMMUTE FOR WORK  
OUTSIDE MUNICIPALITY<sup>37</sup>

Source: EMRB Municipal Profiles, 2021 Statistics Canada Census

## ECONOMIC COMPETITIVENESS AND EMPLOYMENT



Spruce Grove's tax assessment base is primarily residential (\$4.7B). Their non-residential assessment is \$1.1B.

A city-wide fibre optic network was recently completed through a partnership between Telus and the City. The cost of the project was \$54 million and provides access to broadband at gigabit-enabled speeds to over 90% of the premises in Spruce Grove.

**\$38 Million**Focused on City Centre  
revitalization efforts

The city has focused on City Centre revitalization efforts, with approximately \$38 million allocated to infrastructure rehabilitation and streetscape improvements from 2022 to 2027.

In 2022, the value of building permits totalled \$182 million (permit values).



## LAND USE AND DEVELOPMENT OPPORTUNITIES

**11 Days**

Development Permit

A development permit (all types) takes an average 11 days (2022) to be approved, which includes a completeness review.

The city has developed an Industrial Land Strategy to address the shortage of serviced industrial land. As an initial step, Spruce Grove has completed servicing of a city-owned 18-acre industrial park, which is now being marketed for sale.

## QUALITY OF LIFE

**\$74 Million**

Under construction Civic Centre

A City Centre Storefront Improvement Program was developed to encourage businesses to invest in their storefronts.

A \$74 million Civic Centre is under construction and is set to open in late 2024/early 2025.

The Myshak Metro Ballpark project, scheduled to open in spring 2024, is anticipated to accommodate up to 3,500 people. The project will also incorporate adjacent commercial and residential development in later stages.



## DID YOU KNOW?

With over 1,500 businesses, the city is a service and supply destination for a trade area population of 150,000.

Spruce Grove is proactively seeking investment attraction and business retention through the creation of a five-year Economic Development Strategy and Action Plan (2023-2028).

Bee Maid Honey is expanding their existing facility by over 56,000 square feet to add a packaging line and additional inventory storage.



# TOWN OF STONY PLAIN

## PEOPLE AND HOUSING



2016 **12,363**

2021 **17,993**

The population has grown from 12,363 in 2016 to 17,993 in 2021. The median age is 40.8 years old.



**334 Units**  
Housing

Stony Plain enables a variety of housing options, with 2021 setting a record-high of 334 total units. Completed apartment units 230 in 2021 compared to 126 in 2016.

**17,993**  
POPULATION

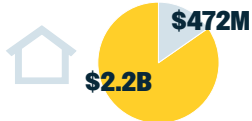
**35.5 KM<sup>2</sup>**  
AREA

**73%**  
HOMEOWNERSHIP

**68%**  
COMMUTE FOR WORK  
OUTSIDE MUNICIPALITY<sup>38</sup>

Source: EMRB Municipal Profiles, 2021 Statistics Canada Census

## ECONOMIC COMPETITIVENESS AND EMPLOYMENT



Stony Plain's tax assessment base is primarily residential (\$2.2B). Their non-residential assessment is \$472M.

Permit values totalled \$51M in 2021 and \$44M in 2022.



90% of subdivisions have  
**High-speed broadband**

Nearly 90% of subdivisions have access to high-speed broadband services, improving connectivity and opportunities for residents and businesses.

A Highway Development Strategy was developed to ensure connectivity of producers to markets, workers to jobs, and students to schools.

## LAND USE AND DEVELOPMENT OPPORTUNITIES



**13 Days**  
Development Permit

A development permit (all types) takes an average of 13 days to be approved.

Stony Plain offers infill incentives in order to encourage diverse housing typologies that meet the needs of residents – expedited consulting and processing time, rebate of development permit fee, adjustments to parking requirements, variance to the setback requirements, and alteration of servicing requirements.



**Best Community**  
to live in Canada

In 2021, Stony Plain was ranked as one of the best communities in Canada based on factors including internet access, taxes, and population growth.<sup>39</sup>

Stony Plain approved a Public Art Policy that calls for 1% of all new capital building budgets and 0.1% of the annual operating budget to be reserved for public art.

Approved in 2021, a Spruce Grove Stony Plain Trail Connection will provide a multi-use trail connection between the Town of Stony Plain and City of Spruce Grove.



## DID YOU KNOW?

With over 1,000 businesses in the area, Stony Plain is a hub for commerce and serves as a key economic driver in the tri-region.

Stony Plain is focused on supporting and enhancing character areas like its Old Town South, to support social, cultural, recreational, institutional, residential, and commercial activities.

38. Based on a 25% data sample from the 2022 Statistics Canada Census. Includes commute to a different census subdivision, community to different census subdivision within province or territory of residence and commute to a different province or territory

39. According to Maclean's Canada's Best Communities Index







# STRATHCONA COUNTY

## PEOPLE AND HOUSING

2006 **82,511**2021 **99,225****669 Units**  
Apartments

Strathcona County is the fourth largest municipality in Alberta in terms of population after Calgary, Edmonton, and Red Deer. It has grown from 82,511 in 2016 to 99,225 in 2021. The median age is 42.4 years old.

Strathcona County generally maintains a diverse housing mix to meet a range of resident needs and lifestyles. From 2016 to 2022, housing starts nearly doubled (454 to 946) with a record-setting 669 apartment units in 2022.

**99,225**  
POPULATION**1,170.65 KM<sup>2</sup>**  
AREA**87%**  
HOMEOWNERSHIP**58%**  
COMMUTE FOR WORK  
OUTSIDE MUNICIPALITY<sup>40</sup>

Source: EMRB Municipal Profiles, 2021 Statistics Canada Census

## ECONOMIC COMPETITIVENESS AND EMPLOYMENT

**\$15.8B**  
**\$16.9B**

Strathcona County's tax assessment base for residential (\$16.9B) and non-residential (\$15.8B) is nearly comparable.

2021 **\$285 M**2022 **\$332 M**

Permit values totalled \$285M in 2021 and \$332M in 2022.

## LAND USE AND DEVELOPMENT OPPORTUNITIES

**5-10 Days**  
Development Permit

A development permit takes an average 5-15 days (2022) for single-detached, semi-detached, townhouses, residential discretionary uses, and other permitted residential uses. Development permits for new commercial, multi-family residential, institutional and industrial developments range from 4-8 weeks (2022).

Strathcona County provides next-day building and safety codes inspections.

## QUALITY OF LIFE

**2.75 Million**  
Visitors annual to  
Millennium Place

Strathcona County is home to 230 sport fields and ball diamonds, 8 golf courses, 19 tennis courts, 25 outdoor ice rinks, 9 indoor recreation facilities and an extensive trail system providing local recreation amenities for residents and visitors alike. Millennium Place, a state-of-the-art recreation facility, serves over 2.75 million visitors annually.



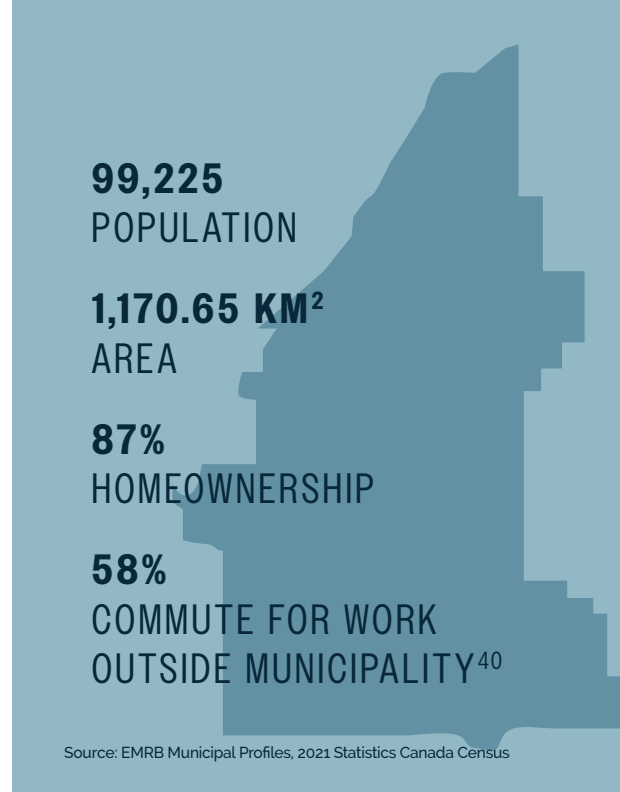
## DID YOU KNOW?

Plans are underway for a 100% hydrogen community in Strathcona County, which would be home to up to 85,000 people. The project would see newly-built homes equipped with furnaces and hot water tanks fuelled by hydrogen.<sup>41</sup>

Imperial Oil announced a \$720 million investment in a renewable diesel facility - creating an estimated 600 construction jobs.

40. Based on a 25% data sample from the 2022 Statistics Canada Census. Includes commute to a different census subdivision, community to different census subdivision within province or territory of residence and commute to a different province or territory

41. Bremner ASP - Qualico Communities





# STURGEON COUNTY

## PEOPLE AND HOUSING



2006 **18,566**

2021 **20,061**



**600 Units**  
Single-detached Housing

The population has increased from 18,566 in 2006 to 20,061 in 2021. The median age is 41.2 years old.

Sturgeon County is primarily a single-detached community with almost 600 new homes built since 2016 in comparison to just 11 semi-detached and apartment units built.

## ECONOMIC COMPETITIVENESS AND EMPLOYMENT



**\$6.6B**  
**\$3.8B**

Sturgeon County's tax assessment base is primarily non-residential (\$6.6B). Their residential assessment is \$3.8B.

Sturgeon County approved municipal tax exemptions of up to 80% (to a maximum of 2% of capital costs) for large-scale investments that enhance domestic and global competitiveness. A Major Investment Incentives Bylaw offers investors tax exemptions on eligible capital costs for new or expanded value-added agriculture and solar power production projects.



2021 **\$128 M**

2022 **\$216 M**

Sturgeon County also offers an 80% tax exemption (to a maximum of 2.5% of capital costs) to encourage investment in the energy and petrochemical sector.

Permit values totalled \$216M in 2021 and \$128M in 2022. For agricultural investments, permit values totalled \$4.6M (2018-2022).

## LAND USE AND DEVELOPMENT OPPORTUNITIES



**18 Days**

Development Permit

A development permit takes an average 18 days (2022) to be approved, including a completeness review.

Gross developable area is 1,416.5 ha for residential, commercial, and light industrial.<sup>43</sup>

A site selection and property viewing tool enables people to find thousands of greenfield acres and multiple business parks, and provides a free database of available commercial and industrial properties.



## QUALITY OF LIFE

Strong network of

**Supportive Schools**

Sturgeon County offers a strong network of supportive schools with 8 childcare facilities, 4 secondary schools, and 1 technical school to support families across their communities.

**20,061**  
POPULATION

**2,084 KM<sup>2</sup>**  
AREA

**87%**  
HOMEOWNERSHIP

**79%**  
COMMUTE FOR WORK  
OUTSIDE MUNICIPALITY<sup>42</sup>

Source: EMRB Municipal Profiles, 2021 Statistics Canada Census



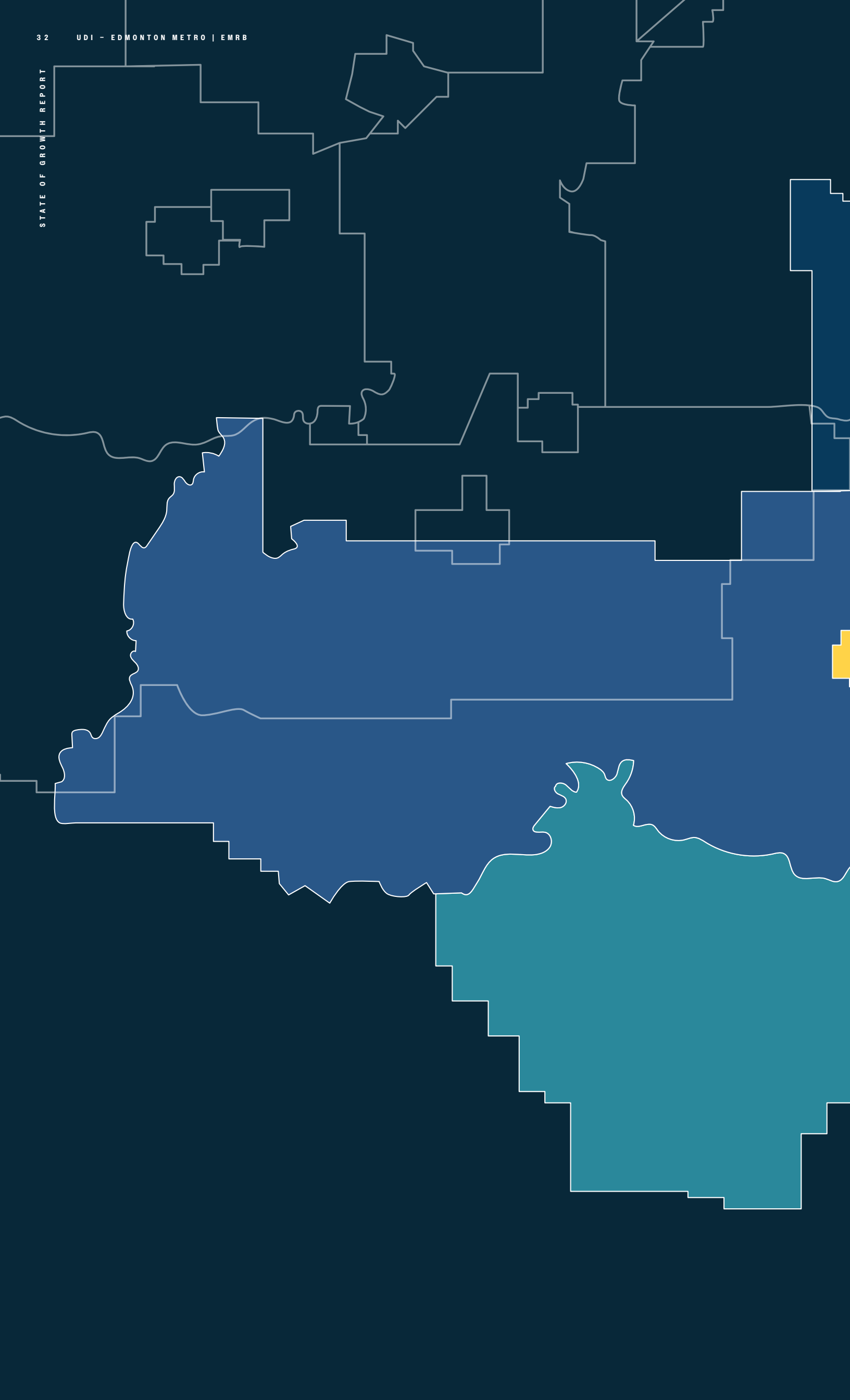
## DID YOU KNOW?

The County is home to a number of well-known flower and fruit U-picks as well as country wedding venues. To capitalize on a growing agritourism industry, Sturgeon County approved a diversified agriculture bylaw in 2022 to make it easier for agricultural landowners to further diversify their operations with a range of uses such as agricultural processing facilities, U-pick and agricultural experiences such as farm-to-table dinners and corn mazes.

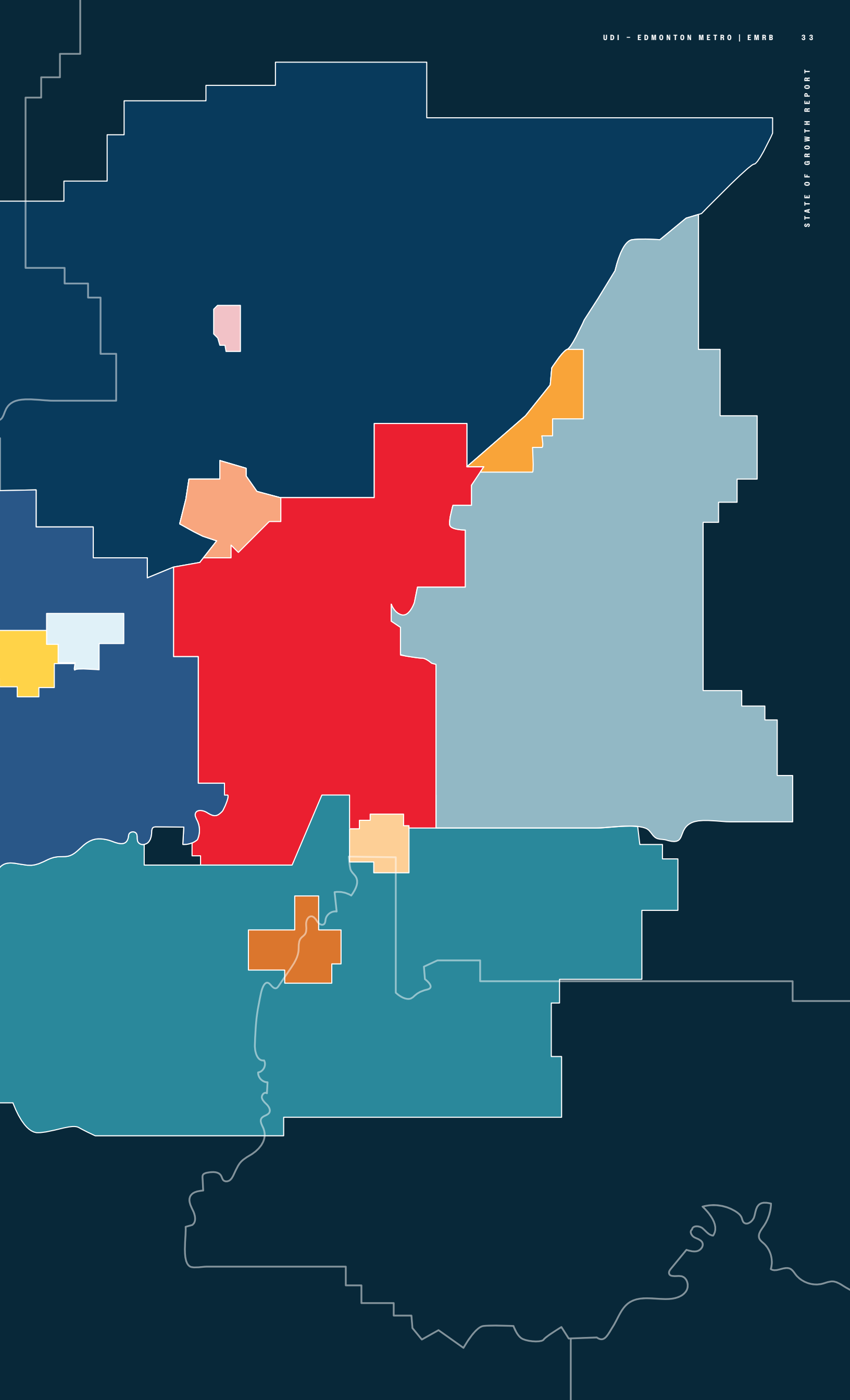
Sturgeon County is home to the Jurassic Forest, a 40 acre prehistoric preserve with life-size dinosaur models and programs to educate about the native flora and fauna of Alberta in prehistoric eras.

42. Based on a 25% data sample from the 2022 Statistics Canada Census. Includes commute to a different census subdivision, community to different census subdivision within province or territory of residence and commute to a different province or territory

43. Sturgeon Valley South and Sturgeon Valley Core Area Structure Plans







# CONTRIBUTORS

This report is made possible through the generous offering of time, insights, and perspectives of many collaborators — from municipal officials to real estate developers to regional associations. Their participation is greatly appreciated and it is our hope that their contributions are appropriately reflected in this report.

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Avillia Developments  
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Cameron Communities  
GoAuto  
Jayman Living  
Lamont Land  
Landrex  
Maclab Development Group  
Melcor  
MLC Group  
Qualico Communities  
Tacada  
TrojWest Builders  
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# REFERENCES

Quantitative and qualitative data featured in this report are from publicly-available data sources, municipalities, interviews, and through regional partners. Contact [info@udiedmonton.com](mailto:info@udiedmonton.com) should you have questions about any of the research shared.

## SUMMARY OF FINDINGS

INDICATOR	SOURCE
Development Permit Timelines	All participating municipalities, 2022 CHBA Municipal Benchmarking Report
Median Age	Statistics Canada. 2023. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released February 8, 2023.
Tax base assessment total	EMRB Municipal Profiles
Total Combined Value of Building Permits	Alberta Economic Dashboard - Adapted from Statistics Canada, Table 34-10-0066-01 (Building permits, by type of structure and type of work). This does not constitute an endorsement by Statistics Canada of this product.
Number of Sheep Maintenance Workers	City of Fort Saskatchewan Website (Visit the Sheep and Goats)
Total Agriculture Land Area	Adapted from Statistics Canada Agricultural Census 2001-2016, Farm Data and Farm Operator Data. This does not constitute an endorsement by Statistics Canada of this product.

## CITY OF BEAUMONT

INDICATOR	SOURCE
Housing Starts and Completions	Canada Mortgage and Housing Corporation, housing starts, under construction and completions, annual
Population	Statistics Canada. 2023. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released February 8, 2023.
Tax Base Assessment	EMRB Municipal Data Sheet
Public Sector Investment	City of Beaumont: Financial Statement from Website ( <a href="https://www.beaumont.ab.ca/Archive.aspx?AMID=45">https://www.beaumont.ab.ca/Archive.aspx?AMID=45</a> ).
Private Sector Investment	City of Beaumont Development Agreement (Construction Value and Levies)
Development Permit Timelines	City of Beaumont
Development Tools and Guidance	City of Beaumont
Quality of Life	City of Beaumont
Did You Know?	City of Beaumont

**TOWN OF DEVON**

INDICATOR	SOURCE
Housing Starts and Completions	Canada Mortgage and Housing Corporation, housing starts, under construction and completions, annual South Ravines and The Ravines of Devon - Qualico southravines. qualicocommunitiesedmonton.com
Population	Statistics Canada. 2023. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released March 29, 2023.
Investment	EMRB Municipal Data Sheet No Business Tax Incentive - <a href="https://www.devon.ca/Portals/0/Documents/CLS/Economic-Development/2022-12-15-2020%20-Business-Profile-Report_v1.pdf">https://www.devon.ca/Portals/0/Documents/CLS/Economic-Development/2022-12-15-2020%20-Business-Profile-Report_v1.pdf</a>
Development Permit Timelines	N/A
Development Tools and Guidance	N/A
Quality of Life	Town of Devon website
Did You Know?	Town of Devon website

**CITY OF EDMONTON**

INDICATOR	SOURCE
Housing Starts and Completions	Canada Mortgage and Housing Corporation, housing starts, under construction and completions, annual
Population	Statistics Canada. 2023. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released March 29, 2023.
Migration	Alberta Treasury Board and Finance, Office of Statistical Information
Tax Base Assessment	EMRB Municipal Data Sheet
Private Sector Investment	2022 Development Services Quarterly Activity Reports
Development Permit Timelines	2022 CHBA Municipal Benchmarking Report
Development Tools and Guidance	2022 CHBA Municipal Benchmarking Report
Quality of Life	City of Edmonton
Did You Know?	City of Edmonton

**CITY OF FORT SASKATCHEWAN**

INDICATOR	SOURCE
Housing Starts and Completions	Canada Mortgage and Housing Corporation, housing starts, under construction and completions, annual
City of Fort Saskatchewan	Statistics Canada. 2023. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released March 29, 2023.
Population	Statistics Canada. 2023. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released February 8, 2023.
Tax Base Assessment	EMRB Municipal Data Sheet
Public Sector Investment	City of Fort Saskatchewan
Private Sector Investment	City of Fort Saskatchewan Development Permit Value
Development Permit Timelines	City of Fort Saskatchewan
Development Tools and Guidance	City of Fort Saskatchewan
Quality of Life	City of Fort Saskatchewan
Did You Know?	City of Fort Saskatchewan

**CITY OF LEDUC**

INDICATOR	SOURCE
Housing Starts and Completions	Canada Mortgage and Housing Corporation, housing starts, under construction and completions, annual
City of Leduc	Statistics Canada. 2023. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released March 29, 2023.
Population	Statistics Canada. 2023. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released February 8, 2023.
Tax Base Assessment	EMRB Municipal Data Sheet
Public Sector Investment	City of Leduc
Private Sector Investment	City of Leduc Development Permit Value
Development Permit Timelines	City of Leduc
Development Tools and Guidance	City of Leduc
Quality of Life	City of Leduc
Did You Know?	City of Leduc

**LEDUC COUNTY**

INDICATOR	SOURCE
Housing Starts and Completions	Canada Mortgage and Housing Corporation, housing starts, under construction and completions, annual
Population	Statistics Canada. 2023. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released February 8, 2023.
Tax Base Assessment	EMRB Municipal Data Sheet
Public Sector Investment	Leduc County Website
Development Tools and Guidance	Leduc County Website
Quality of Life	Leduc County Website
Did You Know?	Leduc County Website

**TOWN OF MORINVILLE**

INDICATOR	SOURCE
Housing Starts and Completions	Canada Mortgage and Housing Corporation, housing starts, under construction and completions, annual
Town of Morinville	Statistics Canada. 2023. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released March 29, 2023.
Population	Statistics Canada. 2023. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released February 8, 2023.
Tax Base Assessment	EMRB Municipal Data Sheet
Public Sector Investment	Town of Morinville
Private Sector Investment	Town of Morinville
Development Permit Timelines	Town of Morinville
Development Tools and Guidance	Town of Morinville
Quality of Life	Town of Morinville
Did You Know?	Town of Morinville ( <a href="https://www.homesandgardensrealestate.com/">https://www.homesandgardensrealestate.com/</a> )

**PARKLAND COUNTY**

INDICATOR	SOURCE
Housing Starts and Completions	Canada Mortgage and Housing Corporation, housing starts, under construction and completions, annual
Population	Statistics Canada. 2023. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released February 8, 2023.
Tax Base Assessment	EMRB Municipal Data Sheet
Public Sector Investment	Parkland County
Private Sector Investment	Parkland County (Development Permit Value)
Development Permit Timelines	Parkland County
Development Tools and Guidance	Parkland County
Quality of Life	Parkland County
Did You Know?	Parkland County

**CITY OF ST. ALBERT**

INDICATOR	SOURCE
Housing Starts and Completions	Canada Mortgage and Housing Corporation, housing starts, under construction and completions, annual
Population	Statistics Canada. 2023. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released February 8, 2023.
Tax Base Assessment	EMRB Municipal Data Sheet
Public Sector Investment	City of St. Albert (Capital Expenditure)
Private Sector Investment	City of St. Albert (Annual Construction Values)
Development Permit Timelines	City of St. Albert
Development Tools and Guidance	City of St. Albert
Land Use	City of St. Albert
Quality of Life	City of St. Albert
Did You Know?	City of St. Albert <a href="https://landrex.com/landrex-partners-with-fort-mckay-for-an-urban-village-real-estate-development/">https://landrex.com/landrex-partners-with-fort-mckay-for-an-urban-village-real-estate-development/</a>

**CITY OF SPRUCE GROVE**

INDICATOR	SOURCE
Housing Starts and Completions	Canada Mortgage and Housing Corporation, housing starts, under construction and completions, annual
Population	Statistics Canada. 2023. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released February 8, 2023.
Tax Base Assessment	EMRB Municipal Data Sheet
Public Sector Investment	City of Spruce Grove (Capital Expenditure)
Private Sector Investment	City of Spruce Grove (Permit Values)
Development Permit Timelines	City of Spruce Grove
Development Tools and Guidance	City of Spruce Grove
Quality of Life	City of Spruce Grove
Did You Know?	City of Spruce Grove

**TOWN OF STONY PLAIN**

INDICATOR	SOURCE
Housing Starts and Completions	Canada Mortgage and Housing Corporation, housing starts, under construction and completions, annual
Population	Statistics Canada. 2023. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released February 8, 2023.
Tax Base Assessment	EMRB Municipal Data Sheet
Public Sector Investment	Town of Stony Plain
Development Permit Timelines	Town of Stony Plain
Development Tools and Guidance	Town of Stony Plain
Quality of Life	Town of Stony Plain
Did You Know?	Town of Stony Plain

**STRATHCONA COUNTY**

INDICATOR	SOURCE
Housing Starts and Completions	Canada Mortgage and Housing Corporation, housing starts, under construction and completions, annual
Population	Statistics Canada. 2023. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released February 8, 2023.
Tax Base Assessment	EMRB Municipal Data Sheet
Public Sector Investment	Strathcona County
Private Sector Investment	Strathcona County Permit Value)
Development Permit Timelines	Strathcona County
Development Tools and Guidance	Strathcona County
Land Use	Strathcona County
Quality of Life	Strathcona County
Did You Know?	Strathcona County <a href="https://bremnerasp.qualicocommunitiesedmonton.com/">https://bremnerasp.qualicocommunitiesedmonton.com/</a>

**STURGEON COUNTY**

INDICATOR	SOURCE
Housing Starts and Completions	Canada Mortgage and Housing Corporation, housing starts, under construction and completions, annual
Sturgeon County	Statistics Canada. 2023. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released February 8, 2023.
Population	Statistics Canada. 2023. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released February 8, 2023.
Tax Base Assessment	EMRB Municipal Data Sheet
Public Sector Investment	Sturgeon County
Private Sector Investment	Sturgeon County (Development Permit Value)
Development Permit Timelines	Sturgeon County
Development Tools and Guidance	Sturgeon County
Land Use	Sturgeon County
Quality of Life	Sturgeon County
Did You Know?	Sturgeon County



**Urban  
Development  
Institute**  
Edmonton Metro

The Urban Development Institute – Edmonton Metro is a non-profit, member-driven organization representing leaders in the real estate development industry in all communities throughout the Edmonton Metropolitan Region. Our members are development companies and the professionals involved in our industry, including planners, surveyors, landscape architects, engineers, contractors, finance managers, and others. Together with municipalities who regulate and set policy related to land use, we are important city builders. We build the communities where people live, the roads they travel, the buildings they work in, and the parks where families gather.

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**Edmonton Metropolitan  
Region Board**

Regional Action. Global Opportunity.

The EMRB unites the decision-makers from 13 rural and urban municipalities in the region. With populations ranging from 6,500 to 1M, these municipalities are at the forefront of shaping the region's future. The Board assumes a pivotal role in ensuring the region's growth is both intelligent and sustainable. Our visionary blueprint, Re-imagine. Plan. Build., an acclaimed growth plan, encompasses six interconnected policy areas that address the region's opportunities and challenges until 2044. Through deliberate and proactive planning, investment, and construction, we steadfastly maintain the region's attraction as a prime destination for businesses and individuals to forge their destinies.

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