

Growth Challenges

Accommodating Growth:

- Alberta's economy leads the nation in growth. It has grown by 4.2% per year over the last three years and is forecasted to grow by 3.0% over the next 3 years.
- In less than 30 years Alberta is projected to grow from 4 million people to 7 million people.
- Edmonton is forecasted to grow to over 2 million people in 50 years from 878,000 people at present – it is expected that Edmonton will represent 70% or more of the region's population.
- Edmonton's 2014 census shows that, in just two years, the city's population has grown by 7.4 per cent, or more than 60,000 people, almost the size of St. Albert.
 - The most southerly two wards (9 and 12) experienced phenomenal growth – accounting for more than 45% of the total population increase; the total gain in population of these two wards is roughly double the total population of Leduc County, presently about 14,000 people.
 - Edmonton has one of the youngest populations in Canada with 50% aged 36 and younger, many who will have families seeking affordable neighbourhoods for their families to grow.
- Edmonton is running out of land to accommodate future growth. In south Edmonton, where 58% of new neighbourhood development occurs, land supply has become critical: 12 years (SW) and 17 years (SE) of residential land is remaining, and 10 years of industrial land is remaining.
- It has been over 30 years since Edmonton's last annexation (Calgary has completed 16 and there have been over 25 in the region during this period, and several that are active at this time).

Balanced Approach to Growth:

- Edmonton is taking a sustainable and responsible approach to managing rapid growth by adopting a strategy to build Up-In-and-Out:
 - 'Up' means building more high-rise towers, such as those in the downtown and high density mixed use buildings around LRT stations and transit nodes throughout the city.
 - 'In' means encouraging infill development such as narrow lot housing or townhouses, creating higher density and sustainable neighbourhoods, such as Blatchford or the Quarters.
 - 'Out' means ensuring our newest communities are significantly more compact and that they are complete communities, such as Rutherford or Summerside in south Edmonton, which offer a diverse mix of housing and employment and service opportunities.
- Ensuring a balanced mix of residential and industrial lands allows the needs of citizens and businesses to be met and for Edmonton to offer entertainment, social service and institutional amenities expected of a large City.
- The status quo is not an option – a balanced approach will provide affordable housing, employment opportunity, high quality of life and economic sustainability for the City and Region.

Growth in the Region:

- The Edmonton Region is a key economic engine of the country and Edmonton is at the heart of this activity with the strongest economic growth of all major Canadian metropolitan areas.
- In the past year, 60% of Canada's job growth occurred in the Edmonton – Calgary economic corridor, which includes the Province's international airports – key economic assets.
- In less than 30 years, 8 of 10 Albertans will live in the Edmonton – Calgary corridor and over a third of the Province's population will live in the Edmonton Region.
- The Capital Region Growth Plan promotes the efficient use of infrastructure through compact development and identifies priority growth areas for urban style development to accommodate future growth. The proposed annexation is consistent with these Growth Plan objectives.
- By planning and growing together in the Edmonton Region, we will be stronger.

About the Annexation Process:

- Annexation is a provincially legislated process of changing boundaries between municipalities. The annexation process is regulated and managed by the Municipal Government Board. The process is expected to take between 2 to 5 years. We are in the early stages of the process.
- Annexation is a common practice, used many times in recent years by municipalities in the Capital Region (e.g. Beaumont, Devon) and Alberta (e.g. Calgary, Grand Prairie, etc.) to accommodate future growth.
- Since June of this year, the City of Edmonton and Leduc County have been meeting to start the negotiation process and begin discussing the proposed annexation. Facilitators are assisting with this discussion.
- The City of Edmonton's Annexation Negotiating Team consists of Mayor Don Iveson, Councillors Bryan Anderson, Ed Gibbons and Michael Walters and City Manager Simon Farbrother.
- Leduc County's Annexation Negotiating Team consists of Mayor John Whaley, Councillors Clay Stumph, John Schonewille and Tanni Doblanko and County Manager Brian Bowles.
- In order to ensure that negotiations are meaningful and productive, the City of Edmonton wants to engage and hear from citizens at the three open houses in Leduc County, Edmonton and the Town of Beaumont.

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