



**Proposed Annexation**

**Southwest Proposed Annexation Area**

Includes 12,050 hectares of land south of Edmonton and west of the QEII, the Edmonton International Airport, and a portion of the QEII (Highway 2) right of way.

**Southeast Proposed Annexation Area**

Includes 3,900 hectares of land south of Edmonton and east of the QEII and a portion of 50th Street within the Town of Beaumont's boundary.

**Economic Growth**

Alberta's economy has grown on average by 4.2% per year over the last three years and is forecasted to grow by 3.0% over the next 3 years.<sup>1</sup>

In 2014, over 60% of Canada's job growth and 89% of the nearly 120,000 jobs added in Alberta in 2011 to 2013 were located in the Edmonton-Red Deer-Calgary corridor.<sup>2</sup>

**Population Growth**

**In less than 30 years:** Alberta is projected to grow to 7 million people, 8 of 10 Albertan's will live in the Edmonton – Calgary economic corridor, over a third of all Albertans will reside in the Edmonton Region, and 75% of Alberta's population will live on 6% of the land.<sup>3</sup>

**2014 Edmonton Census**

City of Edmonton Population from 2001 to 2014	
2001	657,350
2006	730,372
2008	752,412
2012	817,498
2014	877,926

Population Growth 2012 to 2014	
Edmonton	7.4%
Alberta	6.5%
Canada	2.3%

Edmonton is expected to grow to over 2 million people in 50 years.<sup>4</sup>

Edmonton accommodated more than 60,000 new people in the last two years - nearly the population of St. Albert.

Edmonton has one of the youngest populations in Canada with 50% of the population aged 36 and younger.<sup>5</sup>

**Populations south of Edmonton**

	2006 StatsCan	2011 StatsCan	2014 *estimated by CRB **actual civic census
Beaumont	8,961	13,284	*15,400
Devon	6,261	6,510	*7,000
Leduc (City)	16,967	24,139	**28,583
Leduc County	13,118	13,524	*14,100

**Accommodating Growth**

	Edmonton will run out of land in	
	Residential	Industrial
Southwest	12 years	N/A
Southeast	17 years	10 years
North	31 years	17 years <sup>6</sup>

It takes approximately 10 years to assemble, plan, obtain approvals, develop land, and then build homes and businesses in the new areas.



## Accommodating Growth Residential

	In Edmonton	In the Balance of the Capital Region
low density housing starts	67%	33%
medium and high density housing starts	78%	22%
Total Housing Starts	71%	29%

Over the last 3 years, Edmonton has had the most low, medium and high density housing starts in the Capital Region as shown in the chart.

Of all housing starts in the Capital Region, Edmonton accounts for 71%<sup>7</sup>.

58% of Edmonton's growth took place in south Edmonton between Whitemud Dr. and 41<sup>st</sup> Avenue.

## Accommodating Growth Industrial

Edmonton will run out of industrial land by 2031 (not including the Edmonton Energy Technology Park, which is planned for petrochemical and associated industries as part of the Industrial Heartland).

Industrial land in South Edmonton will be depleted by 2024<sup>8</sup>, in 10 years.

## Balanced Growth

Balanced growth means ensuring that the right mix of residential and non-residential properties to ensure affordable and sustainable services and infrastructure.

In addition to balancing residential and non-residential growth, Edmonton's policies direct increasing effort to accommodate residential growth by building at higher densities.

## Capital Region Growth Plan

The Capital Region Board is made up of 24 municipalities and was established by the Province in 2008.

The Capital Region Growth Plan identifies priority growth areas for urban style development. Most of the land in the proposed annexation areas is identified as priority growth area by the Growth Plan. The proposed annexation is consistent with the Capital Region Growth Plan.

## For more information:

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## Keep in touch

If you are interested in receiving updates please fill in the permission form available at one of the November 2014 Open Houses or on-line at [edmonton.ca/annexation](http://edmonton.ca/annexation)

<sup>1</sup> The Conference Board of Canada, Metropolitan Outlook 1, Spring 2014

<sup>2</sup> City of Calgary "Labour Market Review" (June 7, 2013 & August 15, 2014)

<sup>3</sup> Alberta Population Projection Highlights 2014-2041 – released July 18, 2014

<sup>4</sup> Nichols Applied Management Growth Project Report "The Case for Annexation"

<sup>5</sup> City of Edmonton 2014 Census

<sup>6</sup> Nichols Applied Management report "City of Edmonton Growth Study"

<sup>7</sup> CMHC Report "Residential Construction Digest"

<sup>8</sup> Nichols Applied Management report "City of Edmonton Growth Study"