



City of Edmonton

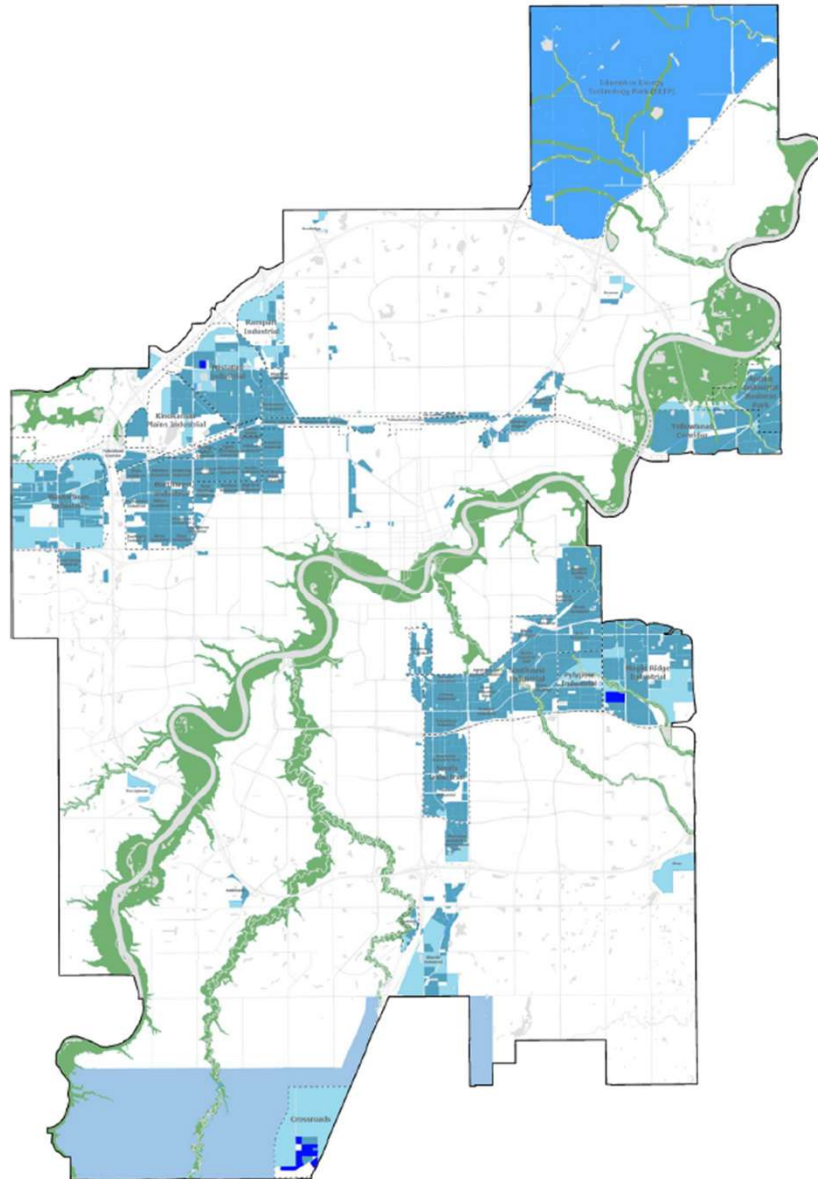
Public Hearing Presentation

Presented by:

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Executive Director
May 7, 2025

Fulton Creek Business Park is a key step in unlocking strategically located, high-value industrial land that is essential to Edmonton's economic competitiveness.

Industrial Development in Edmonton



- Shovel Ready – 0.1% (Ready today)
- Ready for development – 12.5% (1+ to 5+ years away)
- Require ASPs – 8% (5+ to 20+ years away)
- Land in Edmonton Energy and Technology Park (EETP) – 27% (10+ to 40+ years away)
- Absorbed – 52.4%

Edmonton's non-residential assessment base
has declined from...

72% to **60%**

of the region's total since 2008.

Edmonton's industrial properties generate
more than

\$300 million



Industrial development creates long-term value that benefits everyone:



Cheaper to service than residential growth.



Generates more property tax revenue per hectare.



Produces high-paying, future focused employment.

An aerial photograph showing a proposed industrial development. The development features several large, modern industrial buildings with light-colored roofs and walls, arranged in a cluster. These buildings are surrounded by green spaces, including grassy areas and a winding path or stream. The development is situated in an industrial area, with other industrial buildings and parking lots visible in the background. The text "Industrial development that balances the economic, social, and environmental aspects in context to the site and surrounding lands." is overlaid on the image in white, bold, sans-serif font.

**Industrial development that
balances the economic, social, and
environmental aspects in context to
the site and surrounding lands.**



Fulton Creek Business Park will...



Enable industry to capitalize on existing City infrastructure



Bring shovel-ready land to the market



Supports the Industrial Investment Action Plan



Questions?

Thank you.