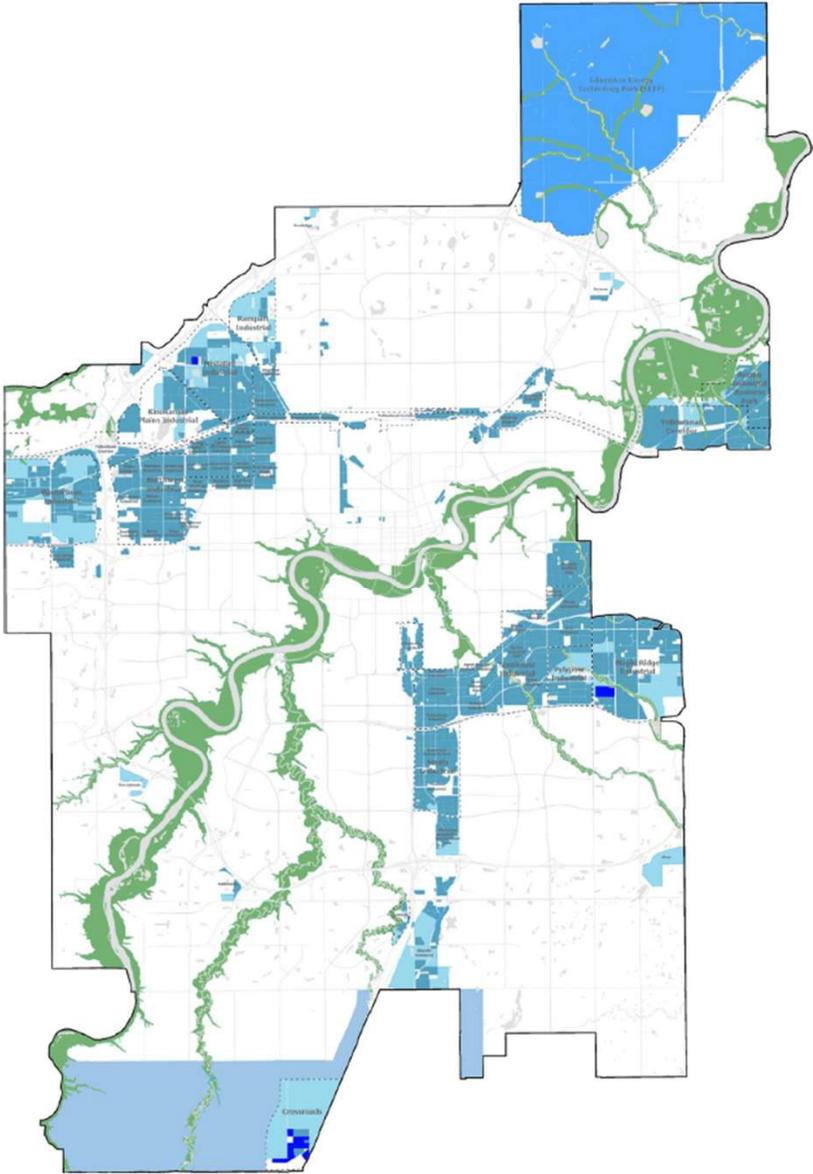


City of Edmonton Public Hearing Presentation

Presented by:
Robynn Holstein
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.



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

NAIOP

COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION

EDMONTON  CHAPTER

Questions?

Thank you.