



Invest **RIGHT** **HERE** IN ST. ALBERT

St. Albert is a thriving, vibrant mid-sized city that is ready to welcome your business.

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Population:
69,579
Average Age: 37

**Average Family
Income:**
\$173,768

Highly Educated:
71% of
residents have
post-secondary
education

We are poised for economic prosperity by supporting an investment positive environment that encourages economic growth and the development of new and existing sectors.

The City's Municipal Development Plan forecasts up to 13,000 new jobs over the coming decades. Six target industries for business and investment have been identified to maximize attraction and employment growth efforts:

- Advanced Manufacturing
- Agri-Business
- Clean Technology
- Construction
- Health & Life Sciences
- Transportation & Logistics

These emerging industries are poised for growth and align with the Province of Alberta and Edmonton Metropolitan Regional investment attraction strategies.

The Economic Development team goes above and beyond, providing valuable concierge service, helping to guide businesses and developers through the multi-layered municipal processes, and committing to expediting permitting timelines.

Turn the pages to discover all the advantages St. Albert has to offer for your next investment opportunity.

Over 1 million square feet of new warehousing built and absorbed over the last 4 years

Construction contributed \$1 billion to the economy over the last 5 years

\$175 million in annual sales from local transportation and warehousing firms

Competitive Non-residential tax
No machinery or equipment tax

Contact one of our Economic Development team members today!
economicdevelopment@stalbert.ca • 780-459-1724

ST. ALBERT ADVANTAGE

EDUCATION

Well Educated

71% of residents have some form of post-secondary education as compared to 65% at the national level

33.3%



University certificate, diploma or degree

26.8%



College certificate or diploma

10.5%



Apprenticeship or trades certificate or diploma



TAX & INCENTIVES

Competitive Non-Residential Property Tax

- » No Machinery & Equipment tax
- » No municipal business tax
- » Competitive non-residential tax rates

Lowest Corporate Tax Rates in Canada

- » 23% – combined federal/provincial corporate tax rate
- » 8% – Alberta's corporate tax rate
- » 2% – Small business income tax rate
- » No payroll tax
- » No inventory tax

Low payroll costs due to public health care

- » No health care premiums
- » Free provincial health care insurance

Lower personal income tax rates

Lowest fuel tax among provinces

Committed to expedited permitting processes



INFRASTRUCTURE

ROAD

- **Anthony Henday Drive** — Major freeway encircling the Edmonton Metro Region
- **Hwy 2** — Major north-south provincial highway
- **Trans-Canada Highway / Hwy 16** — Major east-west interprovincial route and portion of the Trans Canada Highway system

RAIL

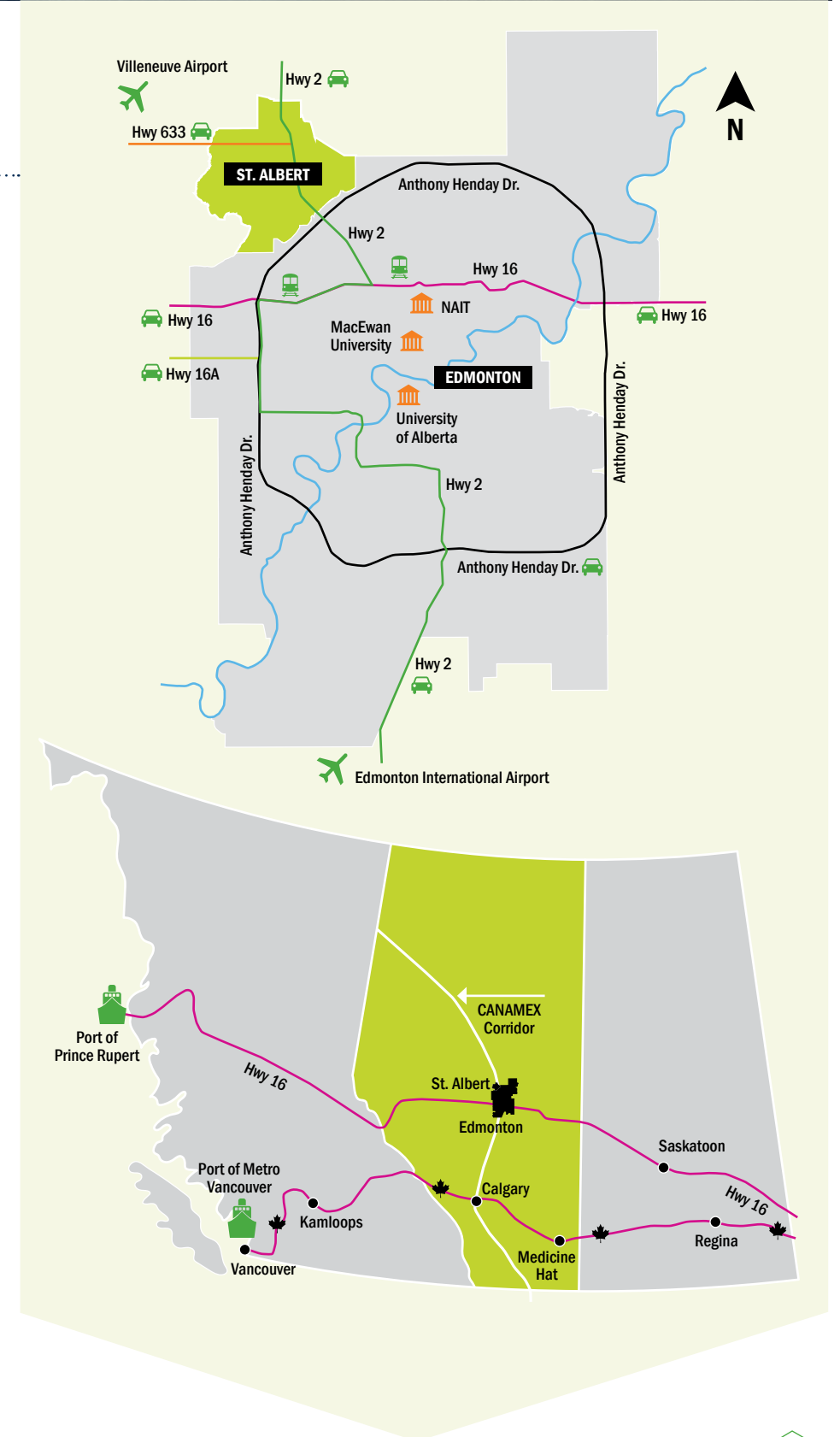
- **Class 1 Rail Access**
 - » Access to two CN main lines
- **Convenient Terminal Access**
 - » CN Edmonton Intermodal Terminal (< 5 km)
 - » CN Walker Yard (< 7 km)
 - » Autoport (< 30 km)

AIRPORTS

- **Edmonton International (YEG)**
 - » 45 km from St. Albert
- **Villeneuve Airport (ZVL)**
 - » 9 km northwest of St. Albert

MARINE

- **Port of Metro Vancouver**
 - » Canada's largest port
 - » 1,150 km from St. Albert
- **Port of Prince Rupert**
 - » Container terminal
 - » Closest port to Asia by 58 hours sailing time
 - » 1,450 km from St. Albert



ADVANCED MANUFACTURING

Plastics/Food Processing/
Green Building Products



St. Albert is well positioned to see a rapid expansion in the Advanced Manufacturing sector.

The city benefits from its proximity to Alberta's largest academic research institution and by its robust transportation and logistics sector.

As well, the area has one of Canada's most educated workforces.

MANUFACTURING SUPPLY CHAIN

Advanced Manufacturing is one of St. Albert's emerging sectors. With local expertise and plastics manufacturing anchors, the arrival of new up-and-coming food processors, and the support for green building products, St. Albert is poised to see rapid expansion and accelerated investment in this sector.

St. Albert's advanced manufacturing sector is boosted by one of Canada's most educated workforces, and by its robust transportation and logistics sector.

ACCESS TO SUPPLY CHAIN

Plastics manufacturing is well established in St. Albert, with \$69 million in annual exports through plastic product manufacturers. Continued growth in the sector represents a significant opportunity with the expansion of regional polypropylene feedstock, providing existing and new businesses to access these supply chains.



Economic Driver

Over \$400 million in annual sales from local manufacturing firms

91

leading edge manufacturing businesses in St. Albert

ADVANTAGES

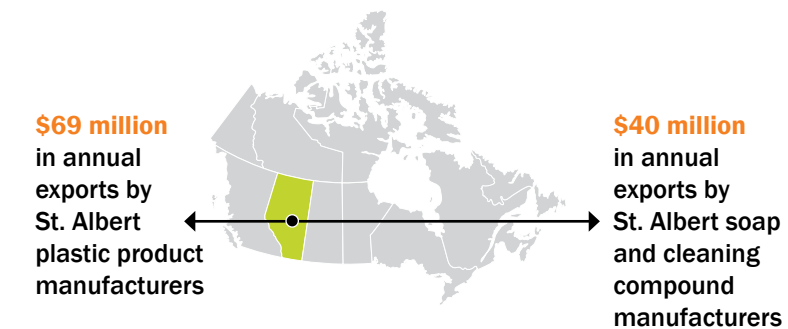
- Major Highway Hub**
 Located at the intersection of Trans-Canada Highway, major provincial highways, CANAMEX Corridor Highway, and Anthony Henday regional ring road
- Rail and Intermodal Terminal Access**
 CN Main Line access and Edmonton Intermodal Terminal within 5 km
- Shovel-ready Land. Move-in Ready Buildings**
 Wide range of available property, including a soon-to-be unlocked new [600+ acre business park](#)
- Edmonton Metro Market Access**
 1.4 million people (Canada's fifth largest metro region)
- Canada's Best & Brightest**
 Consistently ranked as one of Canada's [best places to live](#) and among Canada's smartest cities

KEY EMPLOYERS



- 1 to 49 employees:
[Proclad Enterprises](#)
[Quantum Chemical](#)
- 50 to 100 employees:
[Orion Plastics](#)
[Westcon Precast Inc.](#)
- Over 100 employees:
[Dura-Line Canada](#)
[Pro-Western Plastics Ltd.](#)

HIGHLIGHTS



LABOUR FORCE



48,359
Manufacturing Employees

- St. Albert – 1,715
- Edmonton Metro Region – 46,644

AGRI BUSINESS

Agri-Chemical/Agri-Tech/ Equipment & Services



Agriculture is a vital part of the provincial economy and a driver for the Edmonton Metropolitan Region.

The City of St. Albert benefits from its close proximity to major agricultural producers in nearby counties and is home to a growing number of established and emerging agri-business firms.

ADVANTAGES

- **Proximity to Producers**
Adjacent to major producers and adjacent neighbouring municipalities
- **Famously Farmer Focused**
Home to Western Canada's largest outdoor Farmers' Market
- **Major Highway Hub**
Located at the intersection of Trans-Canada Highway, major provincial highways, CANAMEX Corridor Highway, and Anthony Henday regional ring road
- **Rail and Intermodal Terminal Access**
CN Main Line access and Edmonton Intermodal Terminal within 5 km
- **Genuine Green Reputation**
Environmental sustainability is a core value that guides the City's growth strategy
- **Shovel-ready Land. Move-in Ready Buildings**
Wide range of available property, including a soon-to-be unlocked new [600+ acre business park](#)
- **Edmonton Metro Market Access**
1.4 million people (Canada's fifth largest metro region)



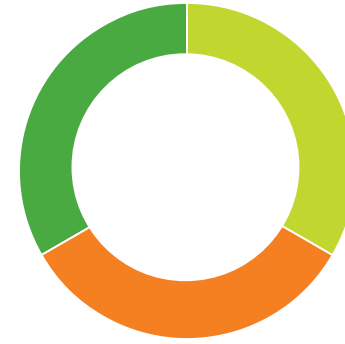
Economic Driver

Alberta exported agriculture and food products valued at \$12.4 billion (2020)

1.7 million

acres of farmland in the region and closely connected to producers across Canada

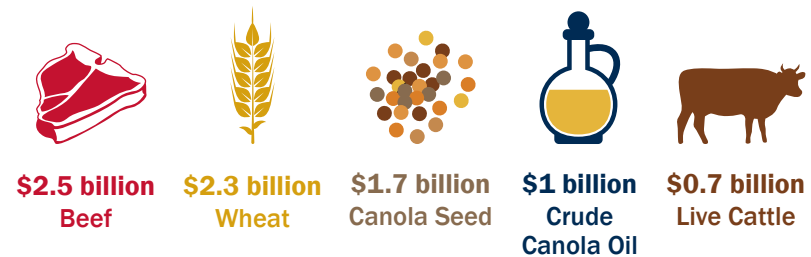
KEY EMPLOYERS



- 1 to 25 employees:
[Tronia Systems](#)
- 26 to 100 employees:
[Nilsson Bros.](#)
- Over 100 employees:
[Alberta Pacific Forest Industries Inc. \(Al-Pac\)](#)

HIGHLIGHTS

TOP 5 AGRI-FOOD EXPORTS



Nilsson Bros.

Nilsson Bros. owns and operates a diverse group of agri-business ventures including food-processing facilities, auction markets, livestock feeder buying services, satellite auction sales, livestock commodity trading, livestock financing, farm & ranch insurance, and cow/calf ranches.

Alberta-Pacific Forest Industries Inc. (Al-Pac)

Alberta-Pacific Forest Industries Inc. (Al-Pac) is a leading manufacturer of quality kraft pulp, with an annual production of about 640,000 tonnes. Al-Pac continuously invests in new technology and science to remain among the most environmentally responsible and competitive forest companies in the world.

LABOUR FORCE



5,621
Agriculture Employees

CLEAN TECHNOLOGY

Bio-products & Biochemicals/ Energy Generation & Storage/ Energy Infrastructure



Energy and environmental conservation are core values of St. Albert with program integration and support of green building products and services.

The [Municipal Development Plan, Flourish](#), further emphasizes the City's commitment to building and maintaining a sustainable green community through overarching and interconnected goals.

ADVANTAGES

- Utility Construction Strength**
 \$40 million in annual exports in utility system construction by St. Albert firms
- Shovel-ready Land. Move-in Ready Buildings**
 Wide range of available property, including a soon-to-be unlocked new [600+ acre business park](#)
- Highly Educated Workforce**
 71% have some form of post-secondary education
- Large Labour Pool**
 Access to over 1.4 million people in the Greater Edmonton Region (Canada's fifth largest metro centre)
- Robust Regional Research**
 Proximity to the University of Alberta, one of Canada's leading research universities, attracting more than \$500 million annually in external research funding
- Major Highway Hub**
 Located at the intersection of Trans-Canada Highway, major provincial highways, CANAMEX Corridor Highway, and Anthony Henday regional ring road



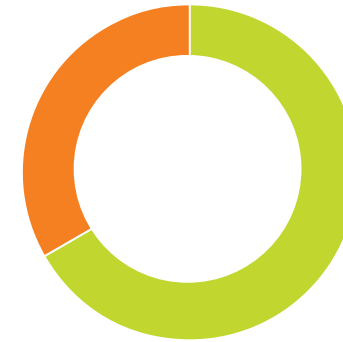
Economic Driver

\$84 billion
in energy products
exported annually
from Alberta



1.26 Billion
Federal Innovation
Incentives for large R&D
and commercialization
projects

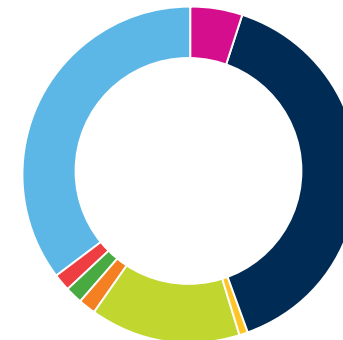
KEY EMPLOYERS



- 1 to 10 employees:
[EnviroTRACE](#)
[IQ Energy and Boundary Energy](#)
- Over 10 employees:
[ASI Tech](#)

SECTOR ECOSYSTEM

(Business type & number)

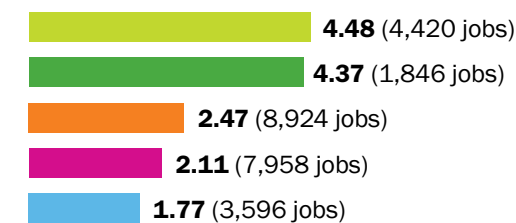


- Architectural Services (6)
- Computer systems design & technical services (46)
- Electric power transmission, control & distribution (1)
- Engineering services (17)
- Heavy & civil, telecom construction (2)
- Organic chemical manufacturing (2)
- Plastic product manufacturing (2)
- Scientific, professional & technical consulting services (41)

LABOUR FORCE

HIGH CONCENTRATION OF CLEAN TECHNOLOGY LABOUR FORCE WITHIN ST. ALBERT AND THE EDMONTON METRO REGION

(Location Quotient and Number of Jobs)



- Steamfitters, pipefitters and sprinkler system installers
- Industrial instrument technicians and mechanics
- Electricians
- Welders and machine operators
- Civil engineers



110,418
Clean Technology Employees

- St. Albert – 4,870
- Edmonton Metro Region – 105,548

CONSTRUCTION

Civil & Road/Green Buildings/Utility System



St. Albert is home to some of Canada's top builders, contractors and building material suppliers.

There are nearly 900 local construction firms that provide a comprehensive array of services from civil and road construction, to services for the energy sector and specialized commercial building applications.

St. Albert has strong utility construction strength with exports over \$40 million worth of goods and services in utilities system construction annually.

Construction is a key economic driver for St. Albert, with the industry contributing over \$700 million annually to the local economy.

ADVANTAGES

- **Strong Construction Sector**
Close to 900 construction related businesses
- **Top Trades Talent Training**
10 km from NAIT, Canada's largest provider of apprenticeship training with 8,400 registered apprentices annually
- **Genuine Green Reputation**
Environmental sustainability is a core value that guides the City's [growth strategy](#)
- **Shovel-ready Land. Move-in Ready Buildings**
Wide range of available property, including a soon-to-be unlocked new [600+ acre business park](#)



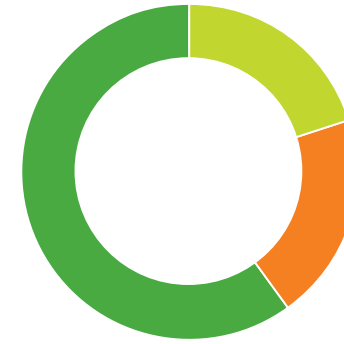
Construction industry contributed \$1 billion to the local economy over the last five years



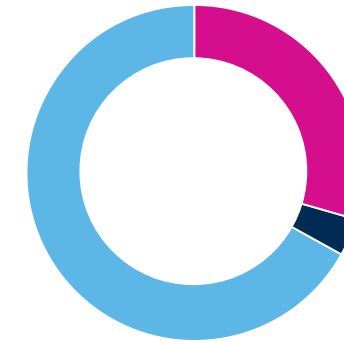
Above average concentration of construction trades and engineering



KEY EMPLOYERS



- 1 to 50 employees: [Johnston Builders](#)
- 51 to 100 employees: [Synergy Projects](#)
- Over 100 employees: [Enterprise Group](#), [Kaefer Integrated Services Ltd.](#), [Standard General Inc.](#)



SECTOR ECOSYSTEM

(Business type & number)

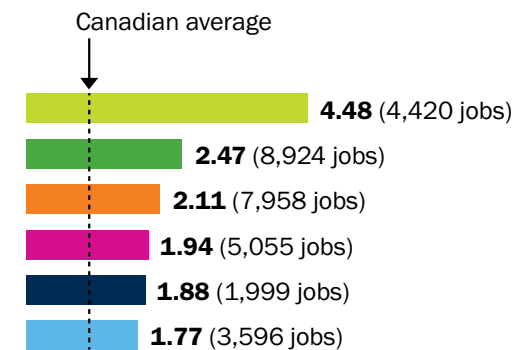
- Construction of buildings (114 businesses)
- Heavy and civil engineering construction (14 businesses)
- Specialty trade contractors (258 businesses)



LABOUR FORCE

HIGH CONCENTRATION OF CONSTRUCTION LABOUR FORCE WITHIN ST. ALBERT AND THE EDMONTON METRO REGION

(Location Quotient and Number of Jobs)



- Steamfitters, pipefitters and sprinkler system installers
- Electricians
- Welders and machine operators
- Construction managers
- Contractors and supervisors, carpentry trades
- Civil engineers



99,761
Construction Employees

- St. Albert – 4,085
- Edmonton Metro Region – 95,676

HEALTH & LIFE SCIENCES

Medical Laboratories/ Medical Equipment & Technology/Pharmaceuticals



As part of Canada's largest integrated healthcare system, benefiting from a high concentration of medical professionals and services, with access to leading health facilities and health science research, St. Albert is prime for growth in the Health & Life Sciences sector.

ADVANTAGES

- An Affluence of Health Professionals**
 9% of residents' major field of study was health professions or related programs
- Sturgeon Community Hospital**
 167-bed hospital, serving St. Albert and the Northern Edmonton Region
- Steady Talent Pipeline**
 100,000 enrolled students in seven post-secondary institutions in the Edmonton Metro Region
- Robust Regional Research**
 Proximity to the University of Alberta, one of Canada's leading research universities, attracting more than \$500 million annually in external research funding
- Major Highway Hub**
 Located at the intersection of Trans-Canada Highway, major provincial highways, CANAMEX Corridor Highway, and Anthony Henday regional ring road
- Shovel-ready Land. Move-in Ready Buildings**
 Wide range of available property, including a soon-to-be unlocked new [600+ acre business park](#)

\$
Economic Driver
 Over \$375 million
 in annual sales
 from local
 health care firms

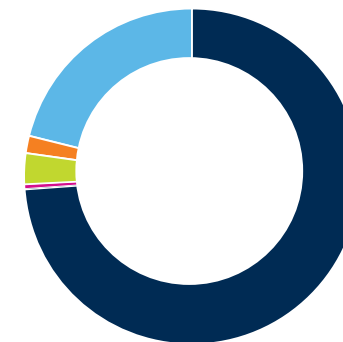
\$
< 35% Tax Credit
 Federal investment
 tax credit available for
 scientific research and
 development

KEY EMPLOYERS



- 1-30 employees:
[Cybernius Medical Ltd.](#)
[Medical Imaging Consultants](#)
- 31 to 50 employees:
[Alberta Health Services](#)
- Over 50 employees:
Elaine Mah Pharmacy
[Orion Plastics](#)

SECTOR ECOSYSTEM (Business type & number)

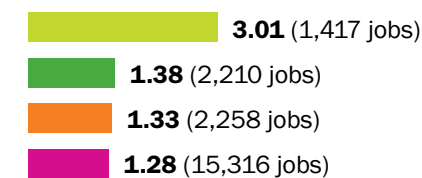


- Ambulatory health care services (293 businesses)
- Hospital (1 business)
- Nursing & residential care facilities (12 businesses)
- Medical imaging/laboratory services (7 businesses)
- Social assistance (83 businesses)

LABOUR FORCE

HIGH CONCENTRATION OF HEALTH & LIFE SCIENCES LABOUR FORCE WITHIN ST. ALBERT AND THE EDMONTON METRO REGION

(Location Quotient and Number of Jobs)



- Respiratory therapists, clinical perfusionists and cardiopulmonary technologists
- Pharmacists
- Specialist physician
- Registered nurses and registered psychiatric nurses



139,375
Health & Life Sciences Employees

- St. Albert - 7,090
- Edmonton Metro Region - 132,285

TRANSPORTATION & LOGISTICS

Transportation/Logistics/Warehousing & Distribution



Strategically located at the convergence of the Trans-Canada and CANAMEX Corridor highways, bordering the metro Edmonton primary ring road (Anthony Henday) and within five kilometres of CN Rail's primary regional intermodal terminal, St. Albert is an ideal location for transportation, logistics and warehousing.

ADVANTAGES

- Explosive Sector Expansion**
 Over one million square feet of new warehousing built and absorbed in the last four years
- Major Highway Hub**
 Located at the intersection of Trans-Canada Highway, major provincial highways, CANAMEX Corridor Highway, and Anthony Henday regional ring road
- Rail and Intermodal Terminal Access**
 CN Main Line access and Edmonton Intermodal Terminal within 5 km
- Low Fuel Cost**
 The region benefits from access to low-cost diesel and aviation fuel
- Shovel-ready Land. Move-in Ready Buildings**
 Wide range of available property, including a soon-to-be unlocked new [600+ acre business park](#)
- Canada's Best & Brightest**
 Consistently ranked as one of Canada's [best places to live](#) and among Canada's smartest cities



Economic Driver

\$175 million in annual sales from local transportation and warehousing firms



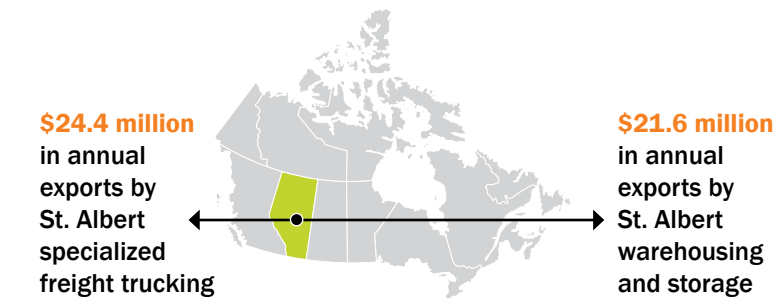
82,000 Students enrolled annually in Logistics programs at local post-secondary institutions

KEY EMPLOYERS



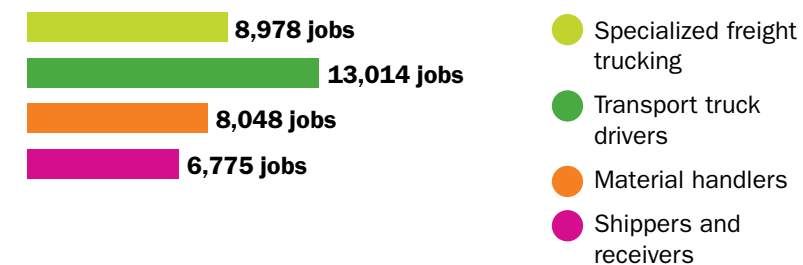
- 1 to 25 employees: [Libra Transport](#)
- 26 to 100 employees: [Zenith Logistics](#)
- Over 100 employees: [Connect Logistics Services](#), [Uline](#)

HIGHLIGHTS



LABOUR FORCE

HIGH CONCENTRATION OF TRANSPORTATION & WAREHOUSING LABOUR FORCE WITHIN ST. ALBERT AND THE EDMONTON METRO REGION



46,199 Transportation & Warehousing Employees

- St. Albert - 1,555
- Edmonton Metro Region - 44,644

EMERGING OPPORTUNITIES



#

Over 1.4 million
sq. ft. of new
warehousing built
and absorbed in the
last four years

\$

Economic Driver
\$175 million
derived from
existing transportation
and warehousing
firms

#

600+ Acres
of light industrial land
is slated to be ready
for development
in 2024

St. Albert is gaining ground to become one of Canada's next transportation, logistics and warehousing hubs. Strategically located at the convergence of the Trans-Canada and CANAMEX Trade Corridor highways, with immediate access to a primary ring road and close proximity to CN Rail's primary regional intermodal terminal, St. Albert is well suited for industries seeking access to expand across North America.

LAKEVIEW BUSINESS DISTRICT

Lakeview Business District will be St. Albert's newest and largest light industrial business district. Designated for non-residential uses, the district is poised to be the future employment driver of the community, teaming with logistics, medical, and manufacturing related facilities, laboratories and office development.

ADVANTAGES

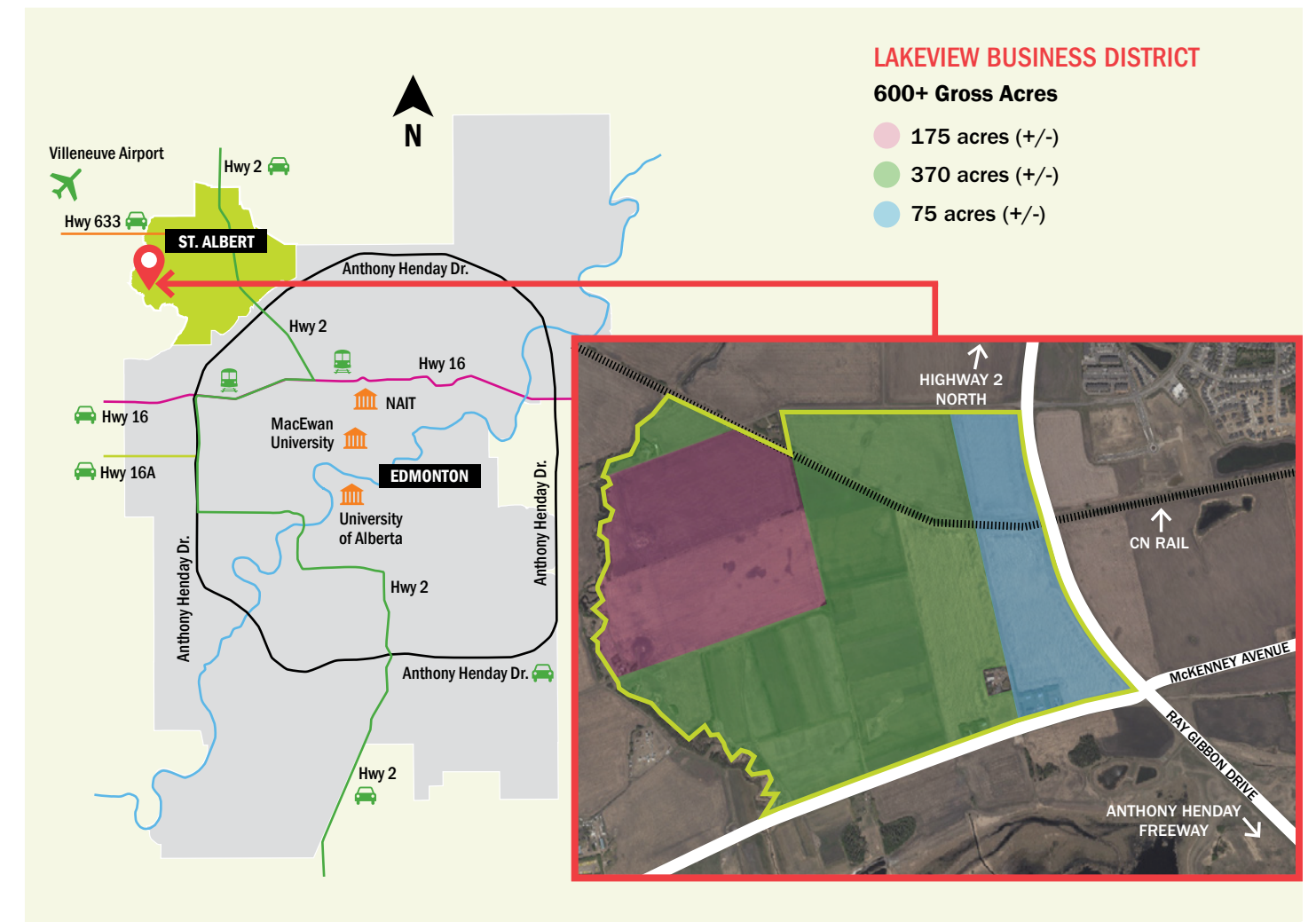
- **Business District Size**
 - » 600+ Acres
- **Location**
 - » Ray Gibbon Drive – future major highway
 - » Meadowview Drive (south access)
 - » Township Rd 540A (north access)
- **Road Access**
 - » Ray Gibbon Drive (adjacent)
 - » Anthony Henday Drive (access within 7 km)
 - » Trans-Canada Highway (access within 10 km)
- **Rail Access**
 - » Rail spur opportunity off CN main line
 - » CN Edmonton Intermodal Terminal (access within 12 km)
 - » CN Walker Yard (access within 15 km)



DEVELOPMENT OPPORTUNITIES

Investment within the Lakeview Business District provides a variety of development opportunities within City owned lands, privately owned lands and planned development lands bordering Ray Gibbon Drive.

- **Designated Uses**
Light Industrial, Warehouse, Office, Supportive Retail/Mixed Used Nodes





Contact Us

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stalbert.ca/invest

City of
St. Albert
Cultivate Life