

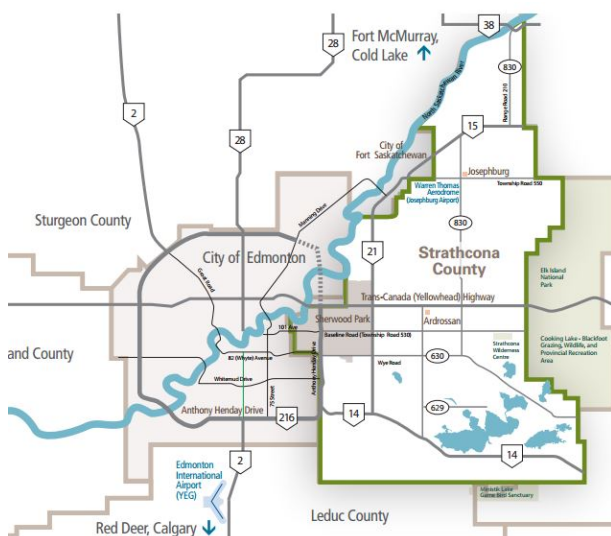
# Facts and Statistics of Strathcona County

## Location

Strathcona County is a specialized municipality that includes a large urban centre, Sherwood Park and a significant rural area. Strathcona County is located just east of Edmonton with convenient access via Yellowhead Trail, Anthony Henday Drive, Sherwood Park Freeway, Whitemud Drive, Highway 14 and Highway 21.

## Accessibility

- 35 minutes from Strathcona County to the Edmonton International Airport (YEG)
- 10 minute drive to Edmonton
- Public Transit access to Edmonton



## County-wide Area (Facts and Stats 2016)

Agricultural	87,946 ha
Industrial	8,698 ha
Commercial	2,063 ha
Residential	18,475 ha
Urban village*	65 ha
Park/recreation/natural	3,703 ha
Other: airports, water bodies etc.	5,670 ha
<b>Total</b>	<b>1,262 km<sup>2</sup></b>

\*New zoning type for 2016 – mix of residential and commercial

## Population Data (2015 Municipal Census)

Sherwood Park	68,782
Rural*	26,815
<b>Total 2015</b>	<b>95,597</b>

\*acres, farms, rural hamlets

<b>Projected 2016 Population</b>	<b>99,000</b>
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(McSweeney Situational Analysis 2016)

## Growth Rate (2015 Municipal Census)

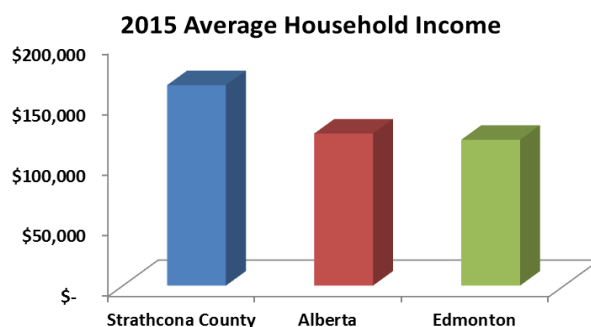
Increase in population, 2009-2015	8.6%
Increase in population, 2003-2015	25.9%
Average growth rate (2012-16) projected	1.24%

## Demographics (2015 Municipal Census)

- Sherwood Park average age is 38.5 years, while the median age is 39
- Rural Strathcona County average age is 40 years, while the median is 43
- Majority of residents married (48.2%)
- Majority of residents working full-time (47.3%)
- Even split between male and female residents in Strathcona County

## Income (McSweeney Situational Analysis 2016)

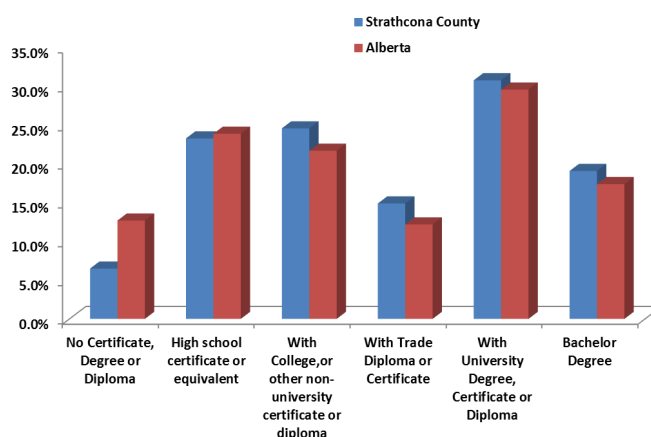
Average total income SC (2015)	\$82,716
Average total income for Alberta (2015)	\$66,430
Average household income SC (2015)	\$165,451



## Education (McSweeney Situational Analysis 2016)

Strathcona County has an educated population as seen in the graph below. Strathcona County also has significantly less people without any kind of certificate, degree or diploma.

### Strathcona County & Alberta Education Levels

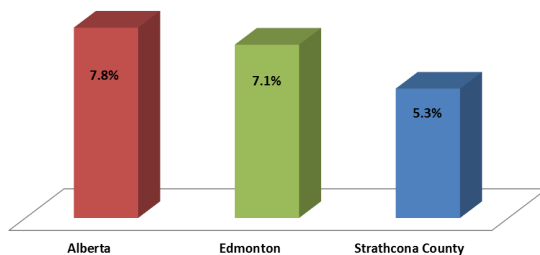


# Facts and Statistics of Strathcona County

## Unemployment Rate *(McSweeney Situational Analysis 2016)*

Unemployment rates have been increasing since 2015 in Alberta, Edmonton and Strathcona County. Strathcona County's unemployment rate has risen at a slower pace and remains lower than Edmonton and Alberta.

Unemployment Rates 2016



## Business Sector *(Facts and Stats 2016)*

No business license or business tax

Businesses in Strathcona County 10,560

With employees 3,926

Value of major projects announced/under construction/recently completed \$7.01B

Market area (Edmonton CM) 1,328,290 people

## Real Estate

Real Estate Annual Comparison					
	2012	2013	2014	2015	2016
<b>Industrial Space</b>					
Vacancy Rate	0.8%	1.81%	0.30%	0.30%	4.21%
Avg Lease Rate (/sq. ft)	\$10-\$15	\$10-\$15	\$12.50-\$16	\$12.5-\$16	\$10.34
<b>Commercial Space</b>					
Vacancy Rate	1.90%	3.40%	1.60%	1.60%	7.50%
Avg Lease Rate (/sq. ft)	\$25.08	\$25.08	\$25.08	\$25.08	\$25.50
<b>Office Space*</b>					
Avg Asking Price	\$12-20	\$12-\$20	\$12-\$22	\$12-\$25	\$13-22
Top End Product	\$16-\$30	\$16-\$30	\$16-\$30	\$32	\$30
Vacancy Rate	--	--	--	16%**	22%**
*Office space includes office only and office warehouse space					
** One Building has been vacant for over four years by choice of the owner. With that building removed the vacancy rate in 2015 is reduced to 11.6% and 17.67% in 2016.					
<i>(Colliers International: www.colliers.com/canada)</i>					

Dwellings occupied 96.5%

Vacant dwellings 2.3%

Under construction 1.3%

*(2015 Municipal Census)*

Average value of single family dwelling \$573,689

## Retail Market

Strathcona County's retail sector grew in 2015, with over 100,000 square feet of new retail and service space opening to customers in Emerald Hills, Broadmoor Heritage Plaza, and Baseline Village.

## Tax Rates 2016 *(Strathcona County website)*

There are four separate tax rates in Strathcona County\*. One tax rate is one thousandth of a dollar.

	Residential/ Farmland	Non- residential	Machinery and Equipment
Municipal operating	4.2657	8.6593	8.6593
Library operating	0.1503	0.4161	0.4161
Heartland Housing Foundation Requisition	0.0861	0.0861	0.0861
Education requisition	2.4112	3.4071	0
<b>Current year total</b>	<b>6.9133</b>	<b>12.5686</b>	<b>9.1615</b>

Example: Non-Residential property assessed at \$300,000 will have an estimated annual property tax of \$3,771.

\***Municipal Operating** rate is required to support municipal operations.

**Library Operating** rate is required to support library operations. **Heartland**

**Housing Foundation Requisition** is required to support social housing

accommodations. **Education Requisition** is required to meet the

Government of Alberta education requisition.

## Utilities, Water, Stormwater, Waste Collection

*(Calculation based on 18 cubic metres (m3) of water each month and is stated as a total utility charge).*

Sherwood Park \$123.42

Ardrossan \$116.14

Rural Service \$187.74

Expanded Services \$111.80

## Gas

[Atco Gas, Direct Energy](#)

## Power

[Fortis Alberta](#)

## Communications

[Telus, Shaw, Bell](#)

<http://www.strathcona.ca/departments/utilities/locating-utility-lines/>

## Community Recreation *(Facts and Stats 2016)*

Recreation Centres 12 indoor facilities

Library Strathcona County Library

Live Theatre Festival Place

Art Gallery Gallery@501

Sports field/diamonds 218

Trails 216 km

Natural areas 1,521 ha

Parkland 1,944 ha

Playgrounds 147

Golf courses 1 municipal, 7 private

Tennis Courts 17

Outdoor Rinks 26

<http://www.strathcona.ca/departments/recreation-parks-and-culture/>

## Accommodations *(Strathcona County Traveller)*

Hotels 8 with 952 rooms/suites

Bed and Breakfasts 2

<http://www.strathcona.ca/edt>

