

**Edmonton**

# ENERGY and TECHNOLOGY PARK

**EDMONTON - PRIMED FOR INDUSTRIAL GROWTH**

- » CUSTOMERS
- » CONNECTIONS
- » COMPETITIVENESS



## 10 REASONS TO LOCATE IN THE EETP

1. WIDE RANGE OF PREMIER GREENFIELD SITES
2. APPROVED INDUSTRIAL LAND USES
3. COST COMPETITIVE
4. WELL SUITED TO MANUFACTURING OPERATIONS
5. EASY HIGHWAY ACCESS FOR LOGISTICS AND WAREHOUSING OPERATIONS
6. QUALITY RAIL, ROAD AND UTILITY INFRASTRUCTURE
7. URBAN-LEVEL SERVICES
8. PART OF ALBERTA'S INDUSTRIAL HEARTLAND
9. PROXIMITY TO A CRITICAL MASS OF SECTOR-SPECIFIC SUPPLY CHAINS
10. A SPECIALIZED, EXPERIENCED CONCIERGE SERVICE TEAM

**Edmonton**

# THE EETP OFFERING NEW BUSINESS OPPORTUNITIES

The Edmonton Energy and Technology Park (EETP) offers more than 4,800 hectares (ha) of greenfield development — and tremendous economic opportunity for manufacturing, logistics and petrochemical-based enterprises.

The EETP, part of Alberta’s Industrial Heartland (AIH), offers all the advantages of being part of Canada’s largest hydrocarbon processing area<sup>1</sup> while expanding its appeal to include a range of light, medium and heavy industry.

The City’s eco-industrial vision encourages the efficient use of all types of resources for industries in the EETP. This approach reduces operating costs for industries, establishes smaller footprints and enhances business reputation.

The City’s efforts, including helping align municipal and industrial infrastructure to improve efficiencies, assist companies to reduce waste and build on business synergies.

As the major manufacturing, supply and service centre for northern communities and resource industries, Edmonton is the gateway to the thriving Western Canadian market of over 10 million people. It is well established as the transportation hub for moving goods into Western Canada and moving products out to North American and Asian markets.

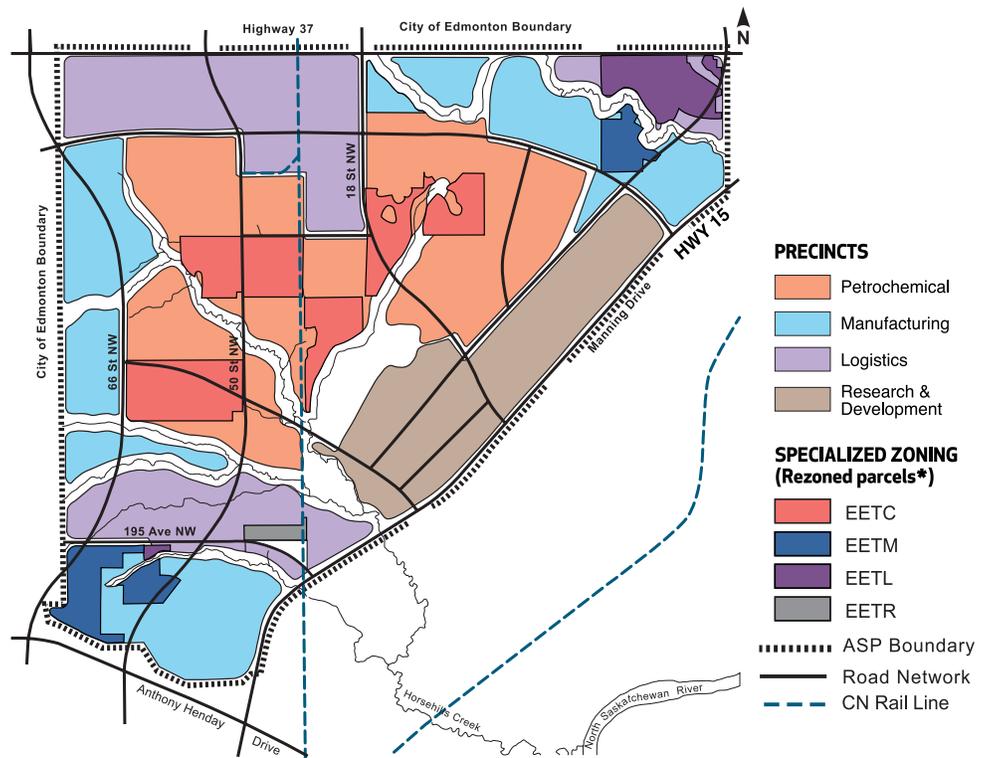
The opportunity for value-added industries and significant spin-off activity based on Alberta’s energy sector is the catalyst for this industrial zone.

## » DID YOU KNOW?

The EETP includes four precincts that offer **specialized industrial zoning**.

About **740 ha\*** have been rezoned, saving about a year in the development approval process.

The EETP Investment Readiness Initiative **reduces development timelines** for investors.



1 Alberta’s Industrial Heartland website, industrialheartland.com  
 2 City of Edmonton Industrial Land Supply and Demand Analysis, Watson & Associates, Oct. 7, 2011  
 3 The Conference Board of Canada, Winter 2015

# STRATEGIC ADVANTAGES OF THE EETP

## ALBERTA'S INDUSTRIAL HEARTLAND

AIH is one of the world's most attractive locations for chemical, petrochemical, oil and gas investment. Edmonton, as a member of AIH, offers investors tremendous business opportunities in the hydrocarbon processing industry and its related service sectors.

- AIH:**
- covers 582 square kilometres (225 square miles),
  - extends into five municipalities including Edmonton, and
  - includes 15 world-class hydrocarbon processing facilities contributing 43% of Canada's basic chemical manufacturing.

## EXCELLENT TRANSPORTATION CONNECTIONS TO RAW MATERIALS & KEY MARKETS

The EETP has outstanding access to both raw materials and key markets because of Edmonton's location and its integrated transportation networks, and the EETP's advantageous position within Edmonton.

### ROADS:



- Direct highway access to AIH, a primary source of feedstocks
- Direct connection to Alberta's new High Load Corridor, facilitating oversized shipments to AIH and north to Fort McMurray and Alberta's oil sands
- Significant transport time saving to Northern Alberta resource regions because of EETP's location north of the North Saskatchewan River
- Connection to the west coast port of Prince Rupert via the Yellowhead Highway, the northern trans-Canada highway

### RAIL:



- Direct rail access within the EETP from a CN line running through the park to northeastern Alberta
- Closest industrial site to intermodal services at Canadian National's Walker Rail Yards in northwest Edmonton

## DIVERSIFIED ECONOMY OFFERS ECONOMIC RESILIENCE

Edmonton's business and industrial sectors benefit from a strong and stable economy – with the demonstrated resilience to withstand even uncertain global economic conditions. Public and private sector investment creates a thriving regional customer base and the ability to attract world-class leaders in many sectors.

Future growth builds upon Edmonton's core fundamentals as Alberta's major manufacturing centre and the urban supply and service centre for the North – the pivotal point between northern resources and U.S. and Asian customers.

GDP projections for the Edmonton region show steady growth of 2.9% annually from 2016 to 2019<sup>3</sup> because of factors such as:

- economic improvement in the U.S.,
- sustained growth in China, a key trading partner,
- a lower Canadian dollar,
- the ongoing servicing needs of Alberta's resource extraction infrastructure,
- increasing market competitiveness for labour, construction, feedstock and overall operating input costs, and
- a growing consumer base.

» **OVER \$30 BILLION** of existing industrial infrastructure in the Edmonton region and Alberta's Industrial Heartland fuels significant maintenance and operational investments for the next decade.



## MANUFACTURING – KEEPS ON GROWING

Fuelled by the energy sector, markets are demanding a range of machinery and metal fabrication to support routine plant maintenance and repair as well as new construction.

With a focus on metal fabrication and machinery manufacturing, Edmonton is the centre of nearly 40% of Alberta's manufacturing. Domestic markets remain a dominant focus for the sector and international markets are offering rich new opportunities.

Edmonton's metal and machinery companies offer a wide variety of goods and manufacturing services including:

- drilling rigs and tools, pipe, valves, pressurized vessels, pumps, boring or sinking machinery, derricks, instrumentation and truck trailers to transport oversized goods,
- custom solutions and repairs,
- coatings and heat treatments to metals and pipes, and
- component manufacturing and module fabrication and assembly.

### » DID YOU KNOW?

Edmonton's manufacturing sector is forecast to **increase by 3.1% in 2016**<sup>1</sup>.

#### For detailed information about the EETP, contact:

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## TRANSPORTATION & LOGISTICS

Edmonton is well positioned as the transportation hub for moving goods into Western Canada and moving products out to North American and Asian markets. Edmonton is well connected – by road, rail and air service – and well serviced by professionals in the logistics sector.

### » DID YOU KNOW?

The Edmonton region's transportation and warehousing sector led the way in economic gains in 2014 with a **10.3% increase**<sup>2</sup>.

- 1 The Conference Board of Canada, Winter 2015
- 2 The Conference Board of Canada, Winter 2015

## WE'RE HERE TO HELP

Our concierge team, part of the EETP Investment Readiness Initiative, will help you find your ideal site and work through the development process. We can put you in touch with the land developer that's right for your enterprise — and will share technical reports that offer valuable insights about the advantages of the EETP greenfield sites. Check out the report summaries at [edmonton.ca/eetp](http://edmonton.ca/eetp).



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