



# Downtown

## Business Improvement Area Economic Indicators 2021

The Edmonton Downtown Business Association is the organization that manages Edmonton's Downtown Business Improvement Area (BIA). As the lead convener, activator, and advocate shaping Downtown Edmonton's future, the Edmonton Downtown Business Association (EDBA) works to support an evolving, inclusive, prosperous, and resilient downtown economy rooted in a vibrant and remarkable downtown experience.

This Economic Indicators project was initiated by City Council to evaluate the overall economic well-being of Edmonton's Business Improvement Areas (BIAs). In partnership with each BIA, the City has developed a set of indicators which can be measured annually to track and report economic trends.



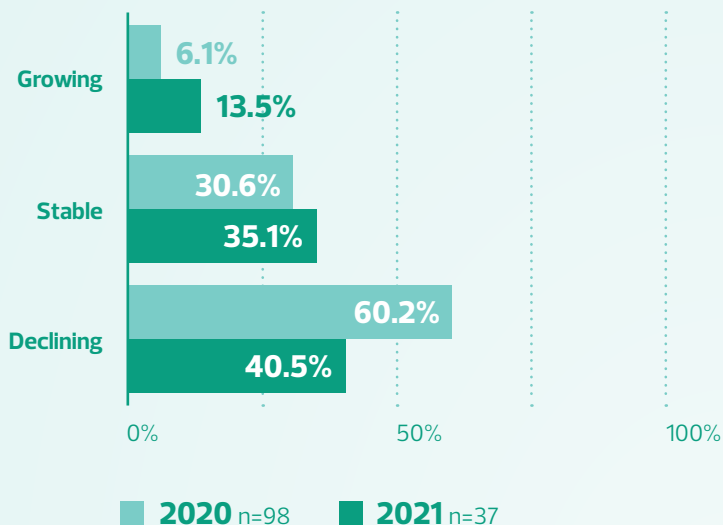
downtown  
business  
association

Edmonton



## INDIVIDUAL BUSINESSES ARE THRIVING

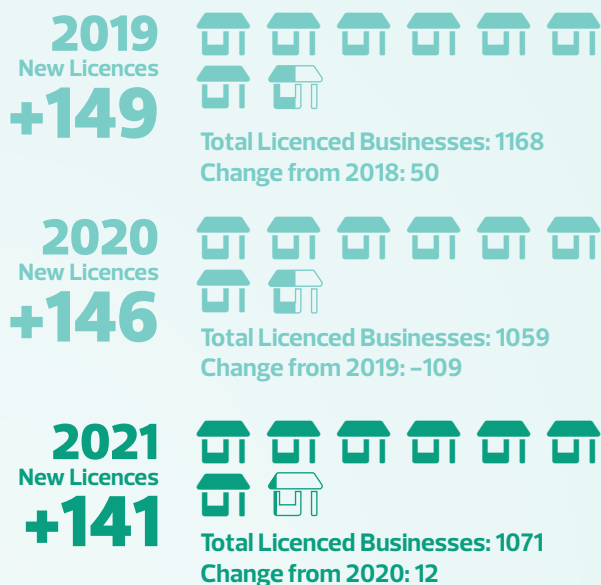
BUSINESSES REPORT THEY ARE STABLE, GROWING OR IN DECLINE



Increase in respondents who reported growing success and stability\*

## NUMBER OF BUSINESSES WITHIN A BIA IS STABLE OR GROWING

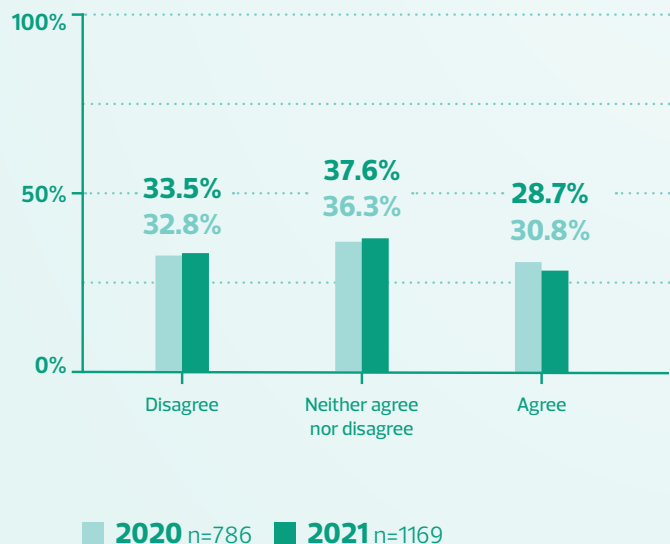
NUMBER OF LICENCED BUSINESSES, YEAR-OVER-YEAR



Net New Licenses = Negative\*

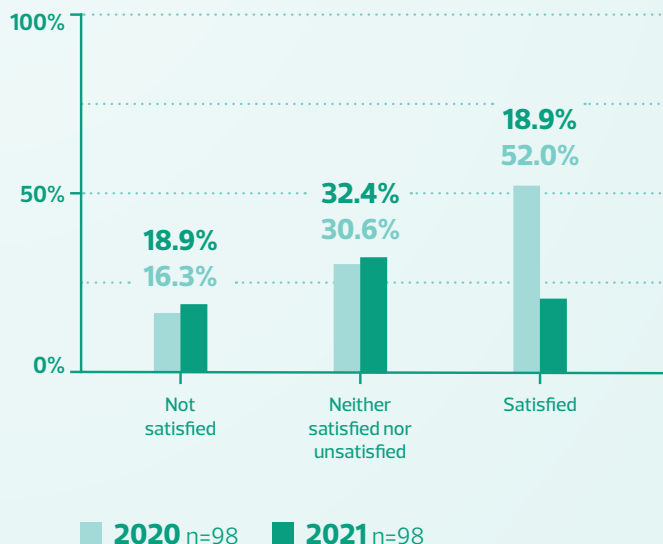
Increase in Total Licenses\* = 20 New Business Licences

## PATRONS REPORT THE BIA IS AESTHETICALLY PLEASING



Decrease in 'Agree' responses\*

## BUSINESSES REPORT THEY ARE SATISFIED WITH THE MIX OF EXISTING BUSINESSES IN THE AREA

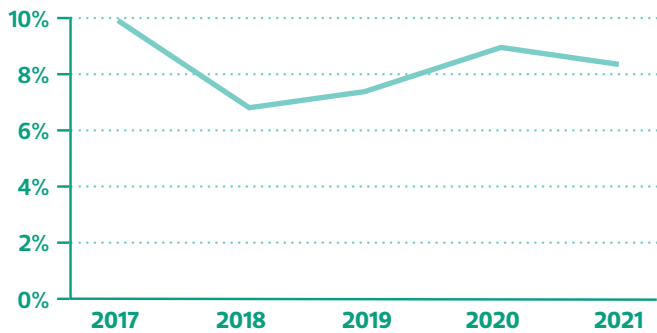


Decrease in respondents who reported satisfaction\*

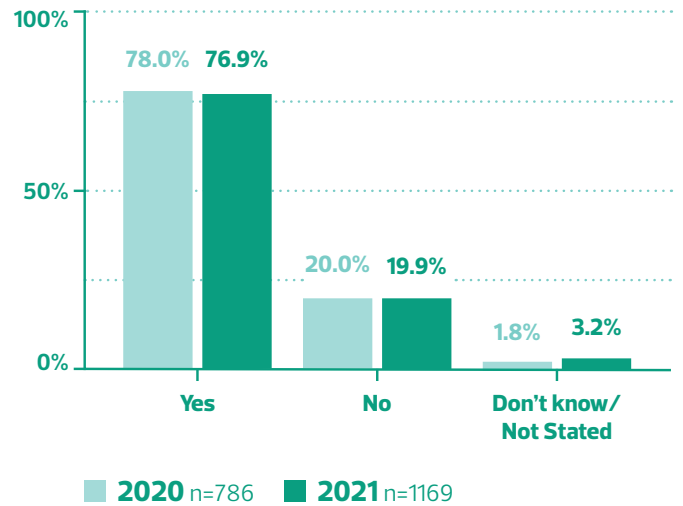
\* Data for 2020-2021

## COMMERCIAL PROPERTY VACANCY RATE 2021

# 8.24%



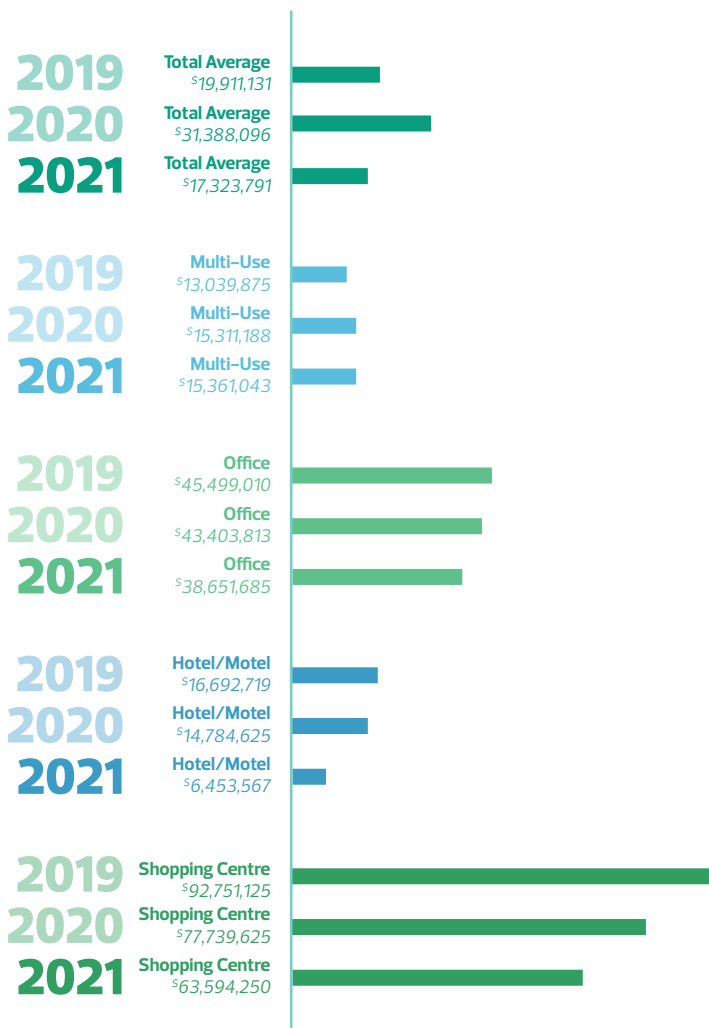
## PATRONS REPORT THE AREA IS A DESTINATION LOCATION



Decrease in 'Yes' responses\*

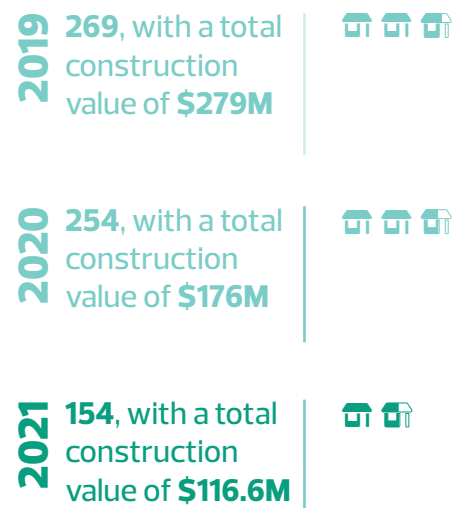
## BIA PROPERTY IS DESIRABLE

AVERAGE COMMERCIAL ASSESSMENT VALUE, BY ASSET TYPE



## PROPERTY IS BEING IMPROVED

NUMBER AND VALUE OF BUILDING PERMITS

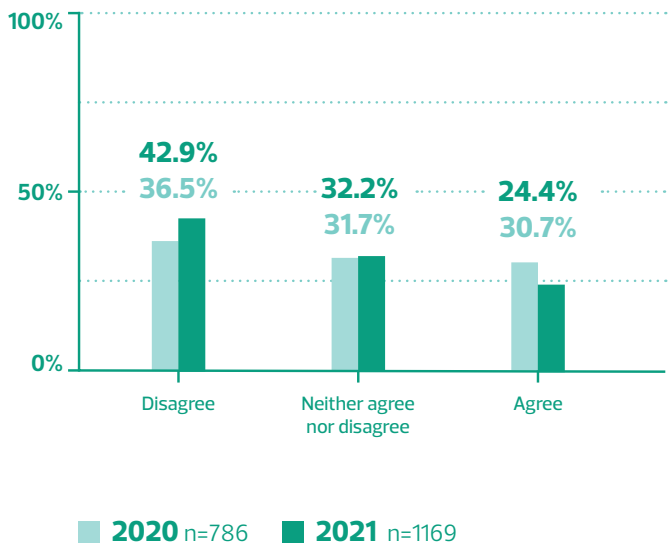


🏠 = 100 building permits

Building permits have decreased in both number and total construction value.\*

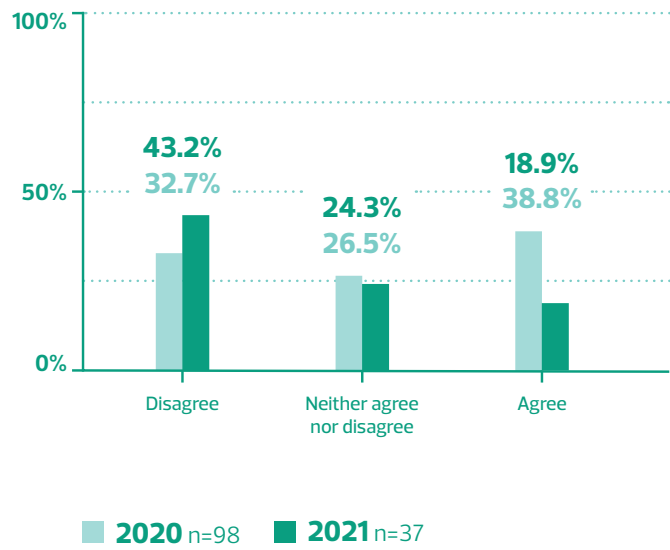
\* Data for 2020-2021

# PATRONS REPORT THE AREA IS SAFE



Decrease in 'Agree' responses\*

# BUSINESSES REPORT THE AREA IS SAFE



Decrease in 'Agree' responses\*

\* Data for 2020–2021

## Methodology

The results in this report reflect data collected from internal City of Edmonton data sources (such as permit and licence applications) and from a series of surveys. Surveys were conducted with businesses and members of the public, including patrons and residents living near the BIA. These surveys were completed online during November and December of 2021. Vacancy data was obtained from CoStar and includes all commercial properties within a BIA. Vacancy rates were determined based upon total commercial space (area measurement) vs. total space occupied. Previous studies were conducted via a visual count and included storefront properties only. Vacancy rates were determined based upon total storefront units vs. total leased units.

The reporting period for the Economic Indicators is from January to December each calendar year.

For additional information, please contact [smallbusiness@edmonton.ca](mailto:smallbusiness@edmonton.ca).

## Acknowledgements

This project would not have been possible without the support and partnership of the BIAs and their member businesses. We wish to extend our sincere thanks to the Executive Directors and Boards for their participation, advice, and direction through this project.

Business License – New  
Downtown

