

EAST CORRIDOR

INSIDER

PEOPLE.

PLACES.

PROJECTS.

INVESTMENTS.

*Understanding the people, places, projects and investments
shaping Calgary's East Corridor.*

Growth Watch

STRATHMORE'S GROWTH TEST

What major employment growth could mean for housing, services and infrastructure



Image courtesy of Adobe Images

Strathmore is positioned to become the community most immediately affected by the major employment projects taking shape in Wheatland County.

Last week, East Corridor Insider examined De Havilland Field—a 1,500-acre aerospace campus now under construction approximately 11 kilometres west of Strathmore.

This week, the focus shifts to the community most likely to feel its impact first.

Strathmore is already a growing regional service centre with an estimated 2025 population of approximately 16,416. It is also positioned near three significant employment projects: De Havilland Field, CGC's wallboard manufacturing plant and the proposed Phytokana plant-protein facility.

The Town's 2026 annexation analysis models those three projects contributing a combined 1,980 economic-base jobs to the local economy by 2042. But employment announcements alone do not guarantee local prosperity.

The lasting impact will depend on whether Strathmore can provide the housing, services, transportation connections and commercial capacity required to attract workers and their families—and whether those workers choose to live, shop and build their lives locally.

The opportunity is significant. So is the test.

STRATHMORE AT A GLANCE

16,416

Estimated 2025 population

11 km

Distance to De Havilland Field

3 Major Projects

De Havilland Field, CGC and
Phytokana

1,980 Jobs

Combined economic-base jobs
modelled by 2042

40-48 years

Estimated residential land supply

EAST CORRIDOR INSIDER

People. Places. Projects. Investments.

Understanding the people, places, projects and investments shaping Calgary's East Corridor.

Housing Watch

STRATHMORE HAS THE LAND.

THE TEST IS DELIVERY.

On paper, Strathmore has considerable room to grow.

The Town's 2026 annexation analysis identifies approximately 833.9 gross developable hectares of unabsorbed residential land within its existing boundaries. Under the report's high-growth scenario, that represents an estimated 40 to 48 years of residential land supply.

That is an important advantage. It also changes the question.

Strathmore's housing challenge is not simply whether land is available. It is whether serviced lots, homes and rental units can reach the market in the right locations, at the right price points and in the right mix as employment expands.

CAPACITY ON PAPER IS NOT HOUSING IN THE MARKET

An aerospace and advanced-manufacturing workforce will not create demand for one type of housing.

It could include tradespeople, engineers, technicians, production employees, apprentices, managers and support workers—each with different incomes, household sizes and housing needs.

Strathmore's most recently published housing profile remains strongly ownership-oriented:

- Approximately 78 per cent of residents own their homes.
- About 60 per cent of dwellings are single-detached houses.
- Approximately 13 per cent are semi-detached homes or duplexes.
- Approximately 23 per cent are within multi-residential buildings.

That existing mix is a strength for families seeking attainable home ownership. Employment growth may also increase demand for rental apartments, townhomes, smaller ownership products and temporary accommodations for workers arriving before they are ready to purchase.

The risk is not necessarily an absolute shortage of land.

It is a timing mismatch: workers arrive faster than housing can be approved, serviced and built.

CAPTURING THE WORKFORCE

Strathmore captures more of the economic benefit when workers can find suitable housing locally instead of commuting from Calgary, Chestermere or other communities.

The strongest response would include:

- Steady serviced-lot and building-permit activity.
- A broader selection of ownership and rental housing.
- Attainable entry points for apprentices, technicians and service workers.
- Family housing close to schools, recreation and everyday services.
- Development timed to municipal infrastructure capacity.

The land appears to be available. The test is whether Strathmore can convert that capacity into the homes its future workforce will need. Sources: Town of Strathmore Community Profile and 2026 Annexation Application Report.

EAST CORRIDOR INSIDER

People. Places. Projects. Investments.

Understanding the people, places, projects and investments shaping Calgary's East Corridor.

COMMUNITY CAPACITY

GROWTH WILL TEST MORE THAN HOUSING

Employment growth changes more than the housing market.

It affects schools, healthcare, recreation, childcare, emergency services, roads and local businesses—and it can do so before the full financial benefits of growth reach municipal budgets.

Strathmore begins from a stronger position than many communities of comparable size. The Town describes itself as a regional service centre with 11 schools, more than five recreation centres, a regional hospital and an established commercial base.

SERVICES ARE ALREADY EVOLVING

Several current projects indicate that community capacity is beginning to expand:

- Westmount School is scheduled to expand from a K–6 to a K–9 school.
- Strathmore Hospital has been undergoing a facility-condition assessment and functional evaluation through the Rural Hospital Enhancement Program.
- The Shasta Seniors Residence is beginning construction with 54 long-term-care spaces, 36 supportive-living spaces and six hospice spaces.
- Provincial funding has helped the Strathmore Fire Department move to 24/7 coverage.

These are meaningful investments. But growth arrives unevenly.

New residents can create immediate demand for classrooms, physicians, childcare, recreation programs and emergency response. New commercial assessment and mature neighbourhood tax revenue can take considerably longer to materialize.

INFRASTRUCTURE WILL DETERMINE THE PACE

Highway 1 is the region's economic spine. Highway 817 provides an important north-south connection through Strathmore.

Current transportation signals include:

- Design work for Highway 817.
- Planned lighting improvements at Highways 817 and 564.
- Three interchanges underway between Strathmore and Calgary—at De Havilland Field, near Chestermere High School and at Conrich.

Strathmore is also pursuing the annexation of approximately 88.9 hectares on its southwest boundary. The proposal is primarily intended to expand the Town's future commercial and industrial capacity.

Town analysis concludes that these lands can be served through extensions of transportation, water, wastewater and stormwater systems, subject to further infrastructure investment. As of publication, the annexation remained within the provincial approval process, with the timing of a final decision still unknown.

THE ECONOMIC CAPTURE QUESTION

If employees commute into the region, work their shifts and leave, Strathmore captures only part of the opportunity.

If those workers live, shop, raise families and build businesses locally, the impact becomes much deeper.

The strongest outcome is not simply a larger population. It is a more complete community—with infrastructure, services and local businesses expanding alongside it.

Sources: Town of Strathmore Community Profile, 2026 Annexation materials and Council Meeting Highlights dated February 11, 2026.

EAST CORRIDOR INSIDER

People. Places. Projects. Investments.

Understanding the people, places, projects and investments shaping Calgary's East Corridor.

Intelligence Brief

WHAT TO WATCH FROM HERE

The employment announcements are significant. The next signals will reveal how effectively Strathmore converts regional growth into lasting community value.

1. HOUSING DELIVERY

Watch building permits, serviced-lot absorption, new rental construction and the range of housing types entering the market.

Land capacity matters—but homes must be delivered before demand becomes shortage.

2. WORKFORCE CAPTURE

Recruitment announcements and employee relocation patterns will show whether workers are choosing Strathmore as a home or commuting from elsewhere.

Local residency is what turns nearby employment into sustained local spending.

3. SERVICE INVESTMENT

School capacity, healthcare access, childcare, recreation and emergency services will indicate whether community infrastructure is keeping pace.

4. TRANSPORTATION MILESTONES

Watch the De Havilland Field interchange, Highway 817 improvements and other Highway 1 projects between Strathmore and Calgary.

These connections will influence commuting, freight movement and future development locations.

5. NON-RESIDENTIAL GROWTH

The annexation decision, new commercial and industrial applications, and supplier businesses locating nearby will show whether Strathmore is successfully broadening its economic base.

FROM THE PUBLISHER

Strathmore does not need to become Calgary to benefit from the growth taking shape around it.

Its advantage is different: available land, relative housing affordability, established regional services and proximity to major new employers.

But proximity alone does not capture opportunity. Prepared communities do.

The next few years will reveal whether Strathmore can translate nearby job creation into a stronger, more complete and more financially resilient town.

Lori Olijnyk

Publisher, East Corridor Insider

JOIN THE CORRIDOR COMMUNITY

Receive East Corridor Insider every Tuesday morning.

eastcorridorinsider.com

COMING NEXT WEEK HIGHWAY 1'S NEXT WAVE

The interchanges changing access, development and investment east of Calgary.



Subscribe here