

Statistical Profile of Lévis

Demographics, Economic Vitality and Quality of Life

Discover Its Advantages



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le courant
LÉVIS

Highlights of Lévis

1st city in Quebec among the 10 largest
for the following 4 aspects

Work-Life Balance

(2024)

Quality of Life and Safety

(2024)

Happiness

(2023)

Economic Vitality

(2020)



Population 2023

156,225

7th largest city in Quebec
in terms of population

Metropolitan area

851,000 people

Number of households

67,544



Average age

42.9 years

(2021)



High level of schooling

29% U-Level

22% College Level

(2021)



Median employment income
of workers aged
25 to 64 in 2021:

\$58,231

2nd in the MRCs of the largest
cities in Quebec



Highlights of Lévis

Standardized property wealth
\$23.2 billion
(2023)

Nearly 12% growth
in one year



Large business community

5,100 companies
and organizations

750 in industrial parks



Proportion of owners
66%
(2021)



Labour force
82,800
(2021)



Vast territory
444 km²

39 km² less than
the Island of Montreal



12 large urban parks
including 1 of
125 hectares

larger than
the Plains of Abraham



Network of bicycle paths
323 km
(2022)





A WORD FROM THE MAYOR

Thanks to its economic, social and cultural dynamism, Lévis is positioned at the forefront of Quebec's major cities for work-life balance, quality of life, security and economic vitality. It also ranks first in the happiness index among cities with 100,000 or more inhabitants in Quebec and sixth among the 100 largest Canadian cities.

This enviable track record is due to the vitality and dynamism of the Lévis community. Our great capacity to mobilize, and our values of caring and solidarity are part of the city's DNA. With its people-oriented culture, Lévis is always at the heart of its community; it is an inclusive and welcoming city that offers proximity to the St. Lawrence River, diversity, and outstanding values of cooperation and solidarity.

In 2023, Lévis attracted more than 2,130 new citizens. Members of the Lévis community stick together at all times, and the economic recovery plan demonstrates this once more. In addition, the construction of 1 147 new housing units has begun, exceeding by nearly 300 the number of 850 units per year on average.

Fellow citizens, promoters wanting to do business, newcomers wishing to settle in Lévis: everyone can experience *the Lévis movement* in all its effervescence! Discover a community where we mobilize, cooperate, and help each other. Lévis is welcoming land and a great place to live!

Gilles Lehouillier
Mayor of Lévis

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TERRITORY

Lévis in Chaudière-Appalaches, Quebec

Lévis is the main city of the Chaudière-Appalaches region. It has the status of Regional County Municipality (MRC) and covers an area of 444 km². This vast territory is the result of the municipal merger of 2002 which, in addition to the former city of Lévis, included nine other towns and municipalities (sectors):

- ~ Saint-Joseph-de-la-Pointe-de-Lévy
- ~ Pintendre
- ~ Saint-Romuald
- ~ Saint-Jean-Chrysostome
- ~ Saint-Hélène-de-Breakeyville
- ~ Charny
- ~ Saint-Rédempteur
- ~ Saint-Nicolas
- ~ Saint-Étienne-de-Lauzon

Map 1: Administrative region of
Chaudière-Appalaches (12) in Quebec



A strategic location

Gateway to the Chaudière-Appalaches region and the national capital of Quebec, Lévis is bathed by the St. Lawrence Seaway, close to Quebec's port infrastructure, crossed by the Jean-Lesage (A-20) and Robert-Cliche (A-73) highways, and located at the junction of the major Canada-wide railway networks. Thanks to its strategic location, the region offers easy access to markets of Greater Quebec City, the United States, the Maritimes and Ontario.

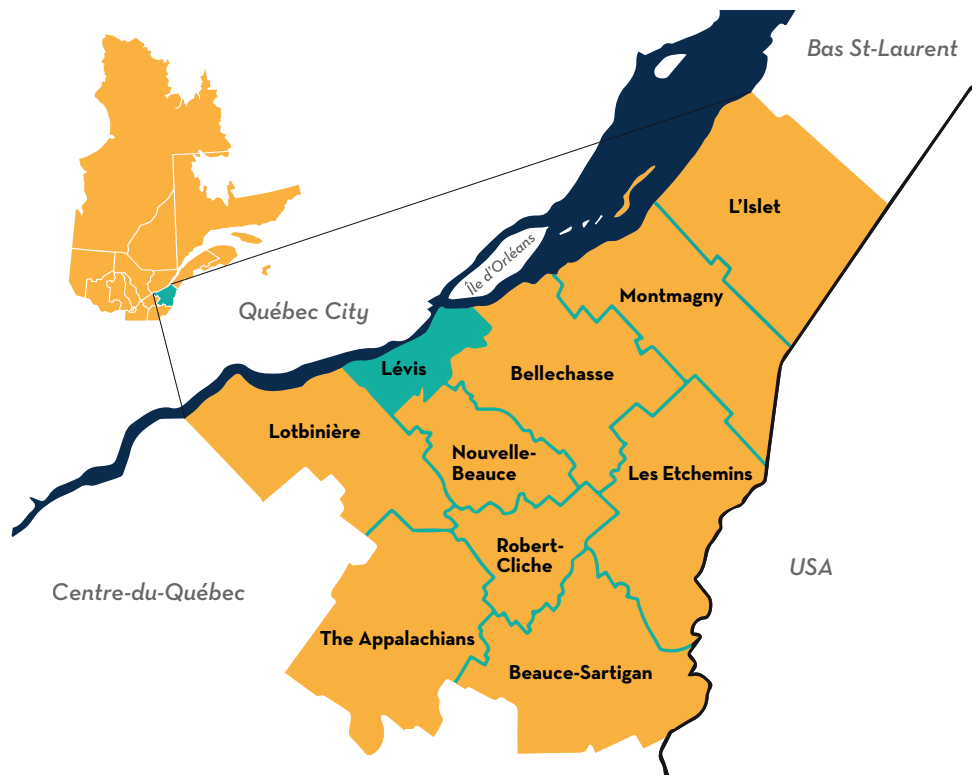


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Map 2: Location of Lévis in relation to other cities, and distance in kilometers



Map 3: Lévis in the administrative region of Chaudière-Appalaches



Map 4: Lévis, its 3 boroughs, 10 sectors and 15 electoral districts



Growing demographic weight

The Chaudière-Appalaches region as a whole has seen a steady increase in population for several years. For reference, over a period of 25 years (1996 to 2021), Lévis has become home to nearly 52,800 more inhabitants. However, this growth is not uniform across the territory. Urban areas offering more services to the population seem to be growing faster than rural areas. The low birth rate as well as the interregional migration deficit also partly explain the decline in the population of areas remote from urban centers.



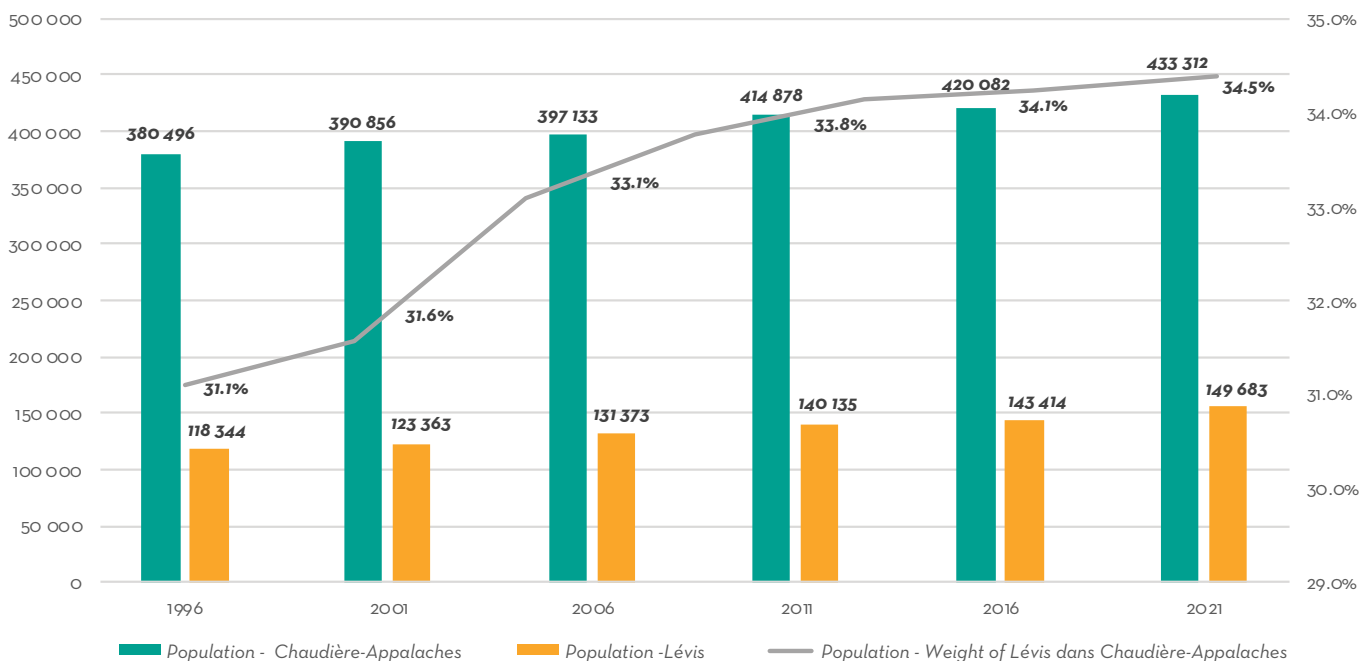
The city of Lévis occupies only 2.8% of the territory of the Chaudière-Appalaches region (444 km² of 15,703 km²). However, its demographic weight in the region is much greater, as in 2021 the population of the city represented 34.5% of the total population of the region, a weight that has intensified for several years. Source: Institut de la statistique du Québec



The following graph shows the importance and growth of Lévis' demographic weight in the Chaudière-Appalaches region.

Graph 1: Demographic weight in Chaudière-Appalaches, Lévis, 1996-2021

Source: Statistics Canada



Aforementioned, the territory divides in different ways; it is often possible to obtain accurate data on each of division through Développement économique Lévis.

Possible divisions of the territory:

- ~ 1 city
- ~ 3 boroughs
- ~ 10 sectors (former cities)
- ~ 30 census sectors
- ~ 56 local communities¹
- ~ 233 dissemination areas²

¹ Local community: A relatively homogeneous entity in human and geographical terms, consisting of residents with a certain sense of belonging or sharing affinities or services while taking into account Statistics Canada's dissemination areas.

² Dissemination area: Small area composed of one or more neighbouring dissemination units and with a population of 400 to 700 people.

Historical flash

Lévis is the first site to be developed on the south shore of the St. Lawrence River.



Indeed, in 1647, Guillaume Couture began colonizing the Lauzon sector.

The table below shows basic data for both the city as a whole and for a specific dissemination area of the Saint-Nicolas sector with only 637 inhabitants.

Table 1: Examples of data for the entire city and for one dissemination area, Lévis

Source: Statistics Canada and City of Lévis

	1 city	3 boroughs	10 sectors (former towns)	30 census sectors	233 dissemination areas
	Lévis	Chaudière-Ouest	Saint-Nicolas	Saint-Nicolas Ouest	Aire 24250300
Population	149 680	44 312	25 626	2 872	637
0 to 14 years old	25 145	9 090	5 250	695	110
15 to 64 years	93 865	27 845	16 035	1730	370
65+ years old	31 670	7 410	4 360	450	155
Average age	42,9	40,2	40,2	39,2	44,8
Number of immigrants	5 295	1 470	945	135	15
Number of households	65 750	17 595	10 190	1 150	250
Median income by household	84 000	111 763	105 176	96 000	104 000
Activity rate	68,4	71,5	71,7	72,3	56,1



You want to obtain data about the demographics, economy or living environment of Lévis?

Ask Développement économique Lévis about the wide range of statistics we can provide.

DEMOGRAPHICS

Population

A dynamic growth

The population of Lévis has been growing significantly for several years. It rose from 154 091 in 2022 to 156 225 in 2024. This significant increase makes Lévis one of the most dynamic cities in the province of Quebec in terms of demographics.

Graph 2: Population by sector* and borough, Lévis, 2023

Source: Institut de la statistique du Québec and City of Lévis



*Estimate

Population growth: Slowdown anticipated in Quebec

The demographic outlook for the next few years is also positive. However, the percentage of growth will not be as strong as between 2006 and 2011 (6.7%). Rather, an increase is expected to range from 5.4% by 2026 (160,282 inhabitants) to 2.0% by 2041 (173,499 inhabitants). This slowdown in population growth is expected for all regions in Quebec.

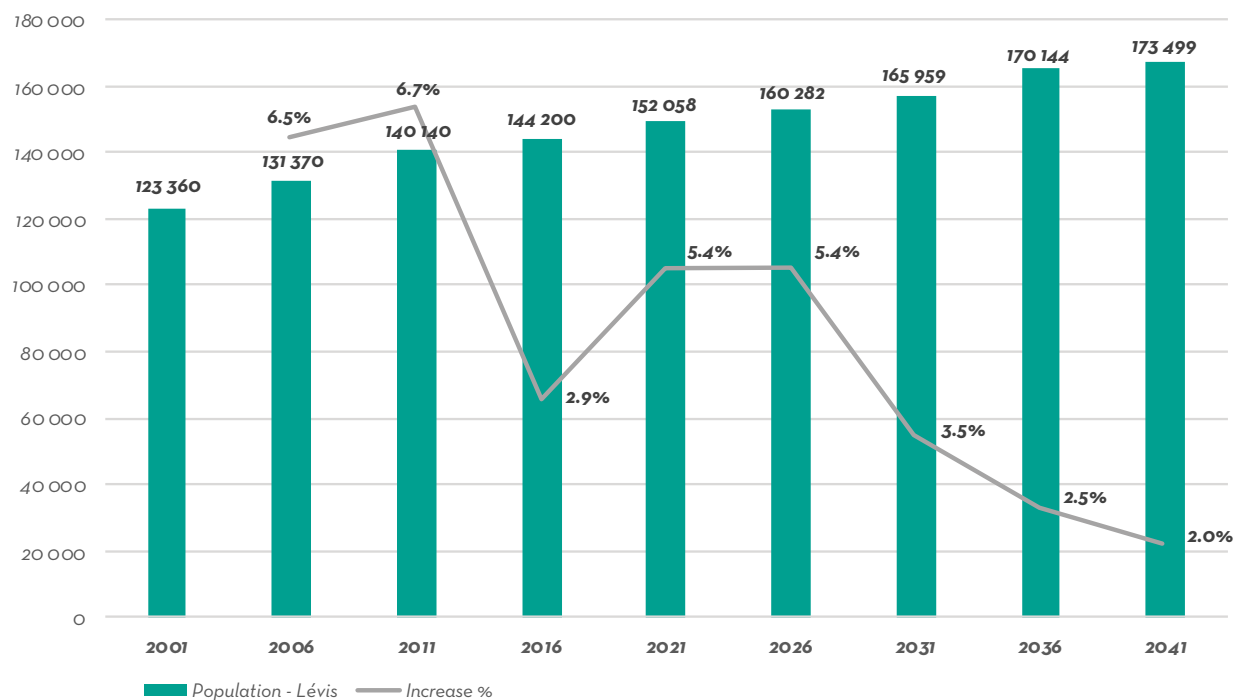
Quality of life

1st rank of best places to live in Quebec

Source: MovingWaldo, January 2024

Graph 3: Actual and projected population, Lévis, 2001 – 2041

Source: Institut de la statistique du Québec, 2022



Population growth: Lévis is well positioned

The strong population growth of Lévis has pushed the city up one step on the list of the most populous cities in Quebec from eighth to seventh position in January 2017.

Table 2: Population of the 10 largest cities in Quebec, cities in Quebec in 2023.

Source: Gazette officielle du Québec and ISQ

City	2016	Rank 2016	2023	Rank 2023
Gatineau	278 589	4	298 126	4
Laval	424 203	3	450 629	3
Lévis	141 147	8	156 225	7
Longueuil	242 701	5	261 516	5
Montreal	1 753 034	1	1 895 211	1
Québec City	540 994	2	574 482	2
Saguenay	145 850	7	148 886	8
Sherbrooke	163 623	6	181 360	6
Terrebonne	112 191	10	123 182	10
Trois-Rivières	135 054	9	144 472	9
Province	8 225 950		8 787 600	
Chaudière-Appalaches	424 900		446 129	

The demographic performance of the City of Lévis goes beyond the boundaries of the province. The growth of its population experienced in recent years allowed it to remain at the 33rd rank in most populated Canadian cities.



Table 3: Population of the 40 largest Canadian cities, 2021
Source: Statistics Canada

Rank	City	Province	Population
1	Toronto	ON	2 954 356
2	Montréal	QC	2 062 949
3	Calgary	AB	1 306 784
4	Ottawa	ON	1 017 449
5	Edmonton	AB	1 010 899
6	Winnipeg	MA	749 607
7	Mississauga	ON	717 961
8	Vancouver	BC	662 248
9	Brampton	ON	656 480
10	Hamilton	ON	569 353
11	Surrey	BC	568 322
12	Québec	QC	549 459
13	Halifax	NS	439 819
14	Laval	QC	445 366
15	London	ON	422 324
16	Markham	ON	338 503
17	Vaughan	ON	323 103
18	Gatineau	QC	291 041
19	Saskatoon	SA	266 141
20	Kitchener	ON	256 885
21	Longueuil	QC	254 483
22	Burnaby	BC	249 125
23	Windsor	ON	229 660
24	Regina	SA	226 404
25	Oakville	ON	213 759
26	Richmond	BC	209 937
27	Richmond Hill	ON	202 022
28	Burlington	ON	186 948
29	Oshawa	ON	175 383
30	Sherbrooke	QC	172 950
31	Grand Sudbury	ON	166 004
32	Abbotsford	BC	153 524
33	Lévis	QC	149 683
34	Coquitlam	BC	148 625
35	Barrie	ON	147 829
36	Saguenay	QC	144 723
37	Kelowna	BC	144 576
38	Guelph	ON	143 740
39	Trois-Rivières	QC	139 163
40	Whitby	ON	138 501

Safety

1st in Quebec
and 4th in Canada
for the safest places
to live with the best
quality of life



Source: MovingWaldo, January 2024

Age and Gender

In the Quebec average

The 20-64 age group has begun to decrease in favor of the 65+ age group. In Lévis, the latter group will have 26,250 more people in 2041 than in 2016, while the 15-64 age group will have 6,750 fewer for the same period.

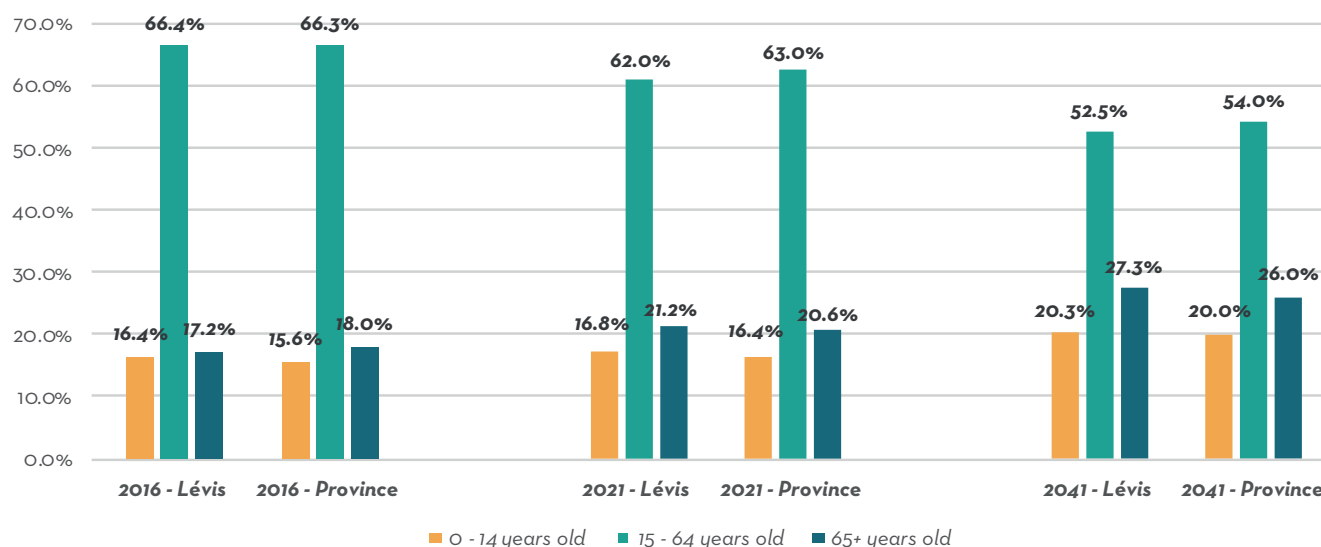
Table 4: Population distribution by age group, Lévis, 2016 - 2021

Source: Statistics Canada

Age group	2016	Relative weight	2021	Relative weight	Growth
0 to 14 years old	24,710	17.2%	25,145	16.8%	1.8%
15 to 64 years old	93,565	65.3%	92,865	62.0%	-0.7%
65+ years old	25,140	17.5%	31,670	21.2%	26.0%
Total	143,415	100.0%	149,680	100.00%	4.4%

Graph 4: Age group composition, Lévis vs. province of Quebec, 2016, 2021 and 2041

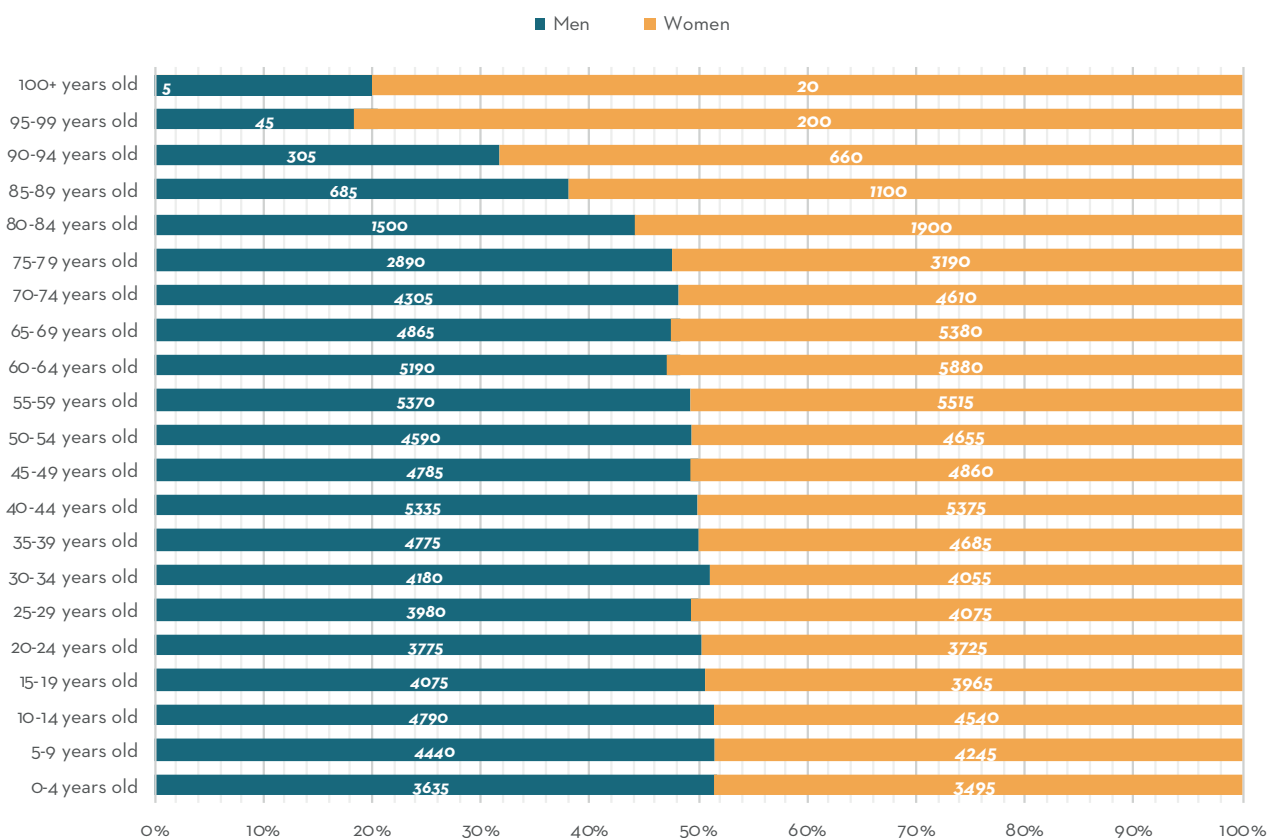
Source: Statistics Canada



In 2021, there were 20 female centenarians in the city, compared to 5 male centenarians.

Graph 5: Population by age group, Lévis, 2021

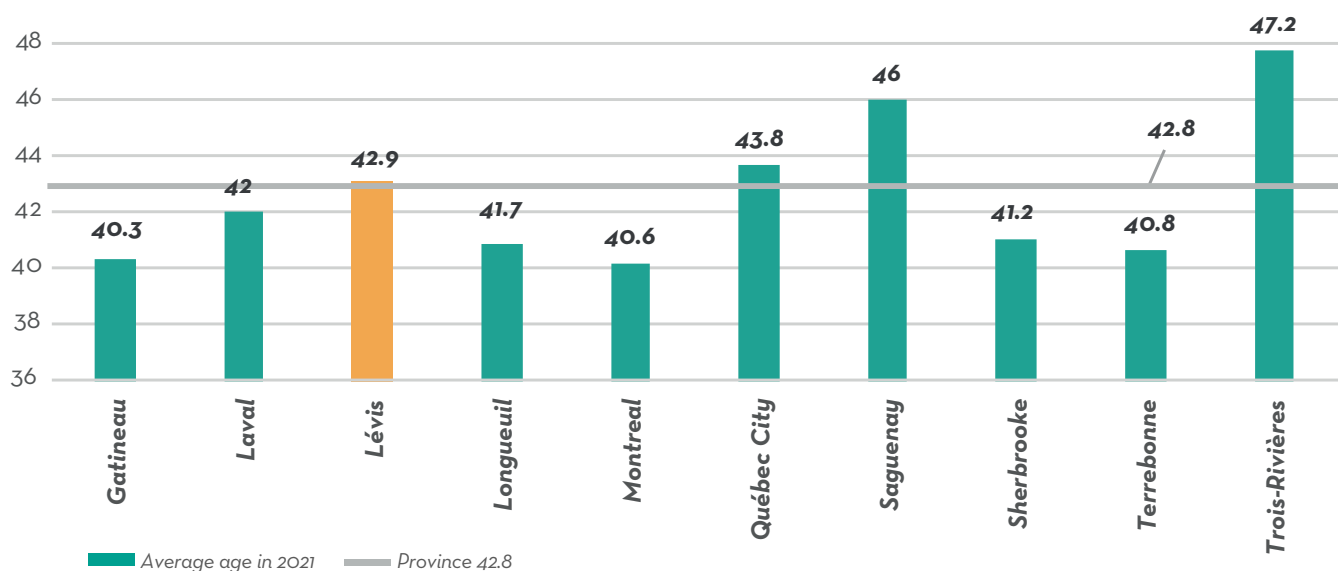
Source: Statistics Canada



The previous table shows that women make for the majority of the Lévis population, particularly from the age of 60.

Graph 6: Average age of the population, Lévis and other major cities in Quebec, 2021

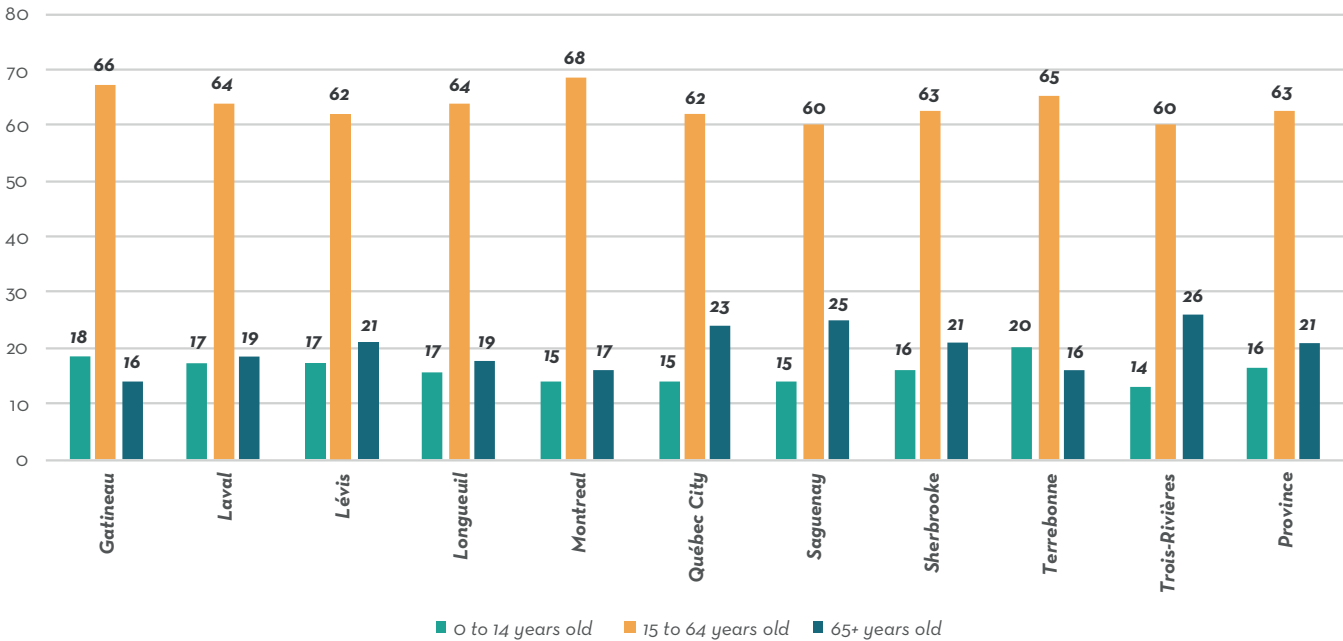
Source: Statistics Canada



In 2021, the average age of the population in Lévis was 42.9 years old, at the same level as the average age for all Quebec citizens.

Table 5: Population distribution by age group (%), Lévis and other major cities in Quebec, 2021

Source: Statistics Canada



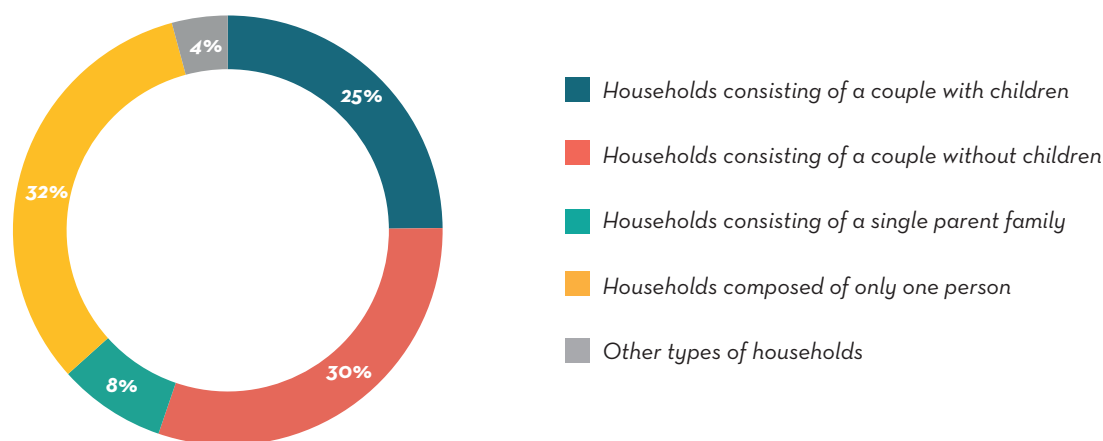
Households and Housing

Couples predominate

In 2021, the number of households on the territory of the city of Lévis was estimated at 65,750. At that time, at least 55% of households consisted of a couple (with or without children), while 32% of households consisted of only one person, an increase of 3% from 2016.

Graph 7: Types of households, Lévis, 2021

Source: Statistics Canada

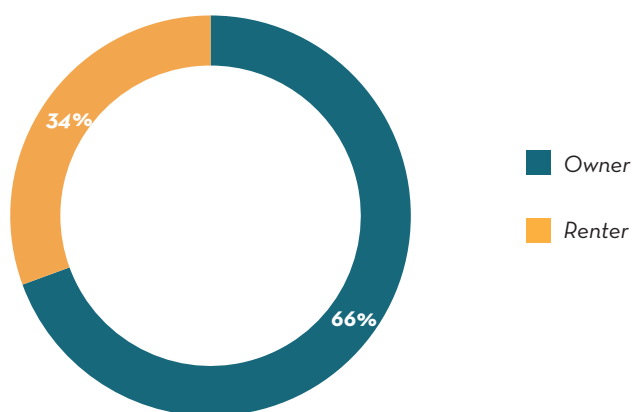


Private property first

In Lévis, 66% of households live in property owned by them, while 34% of households are renters.

Graph 8: Household occupancy mode, Lévis, 2021

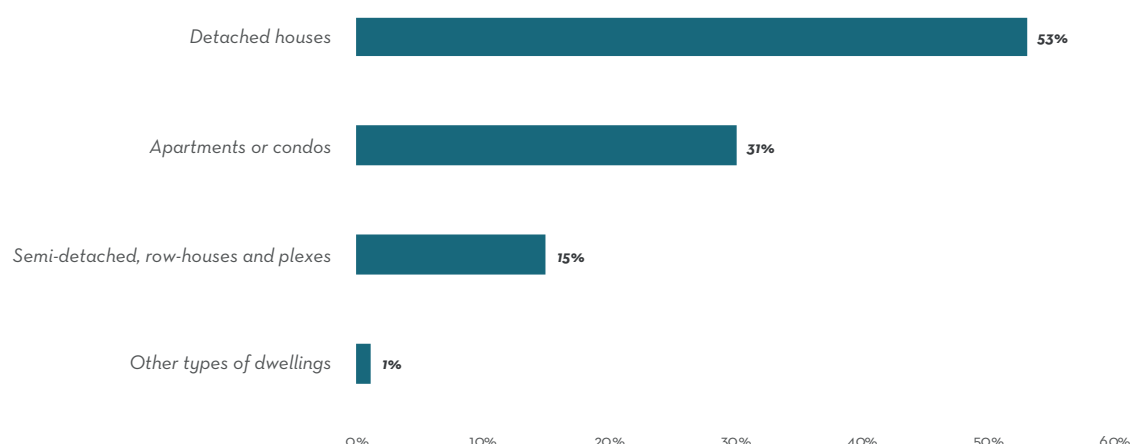
Source: Statistics Canada



The most widespread type of dwelling throughout the territory of the city of Lévis is the single-family house, chosen by 53% of households. Preferred by 31% of households, apartment- or condominium-type dwellings come in second place.

Graph 9: Type of residential construction by private dwellings, Lévis, 2021

Source: Statistics Canada



Social housing for improved quality of life

Lévis is proud to invest in social housing, a measure that contributes to improving the quality of life of people in vulnerable situations. Since 2002, several projects have been completed and there are currently 1097 housing units and 35 in the process of implementation. Ultimately, the goal is to offer a total of 1,250 social housing units.

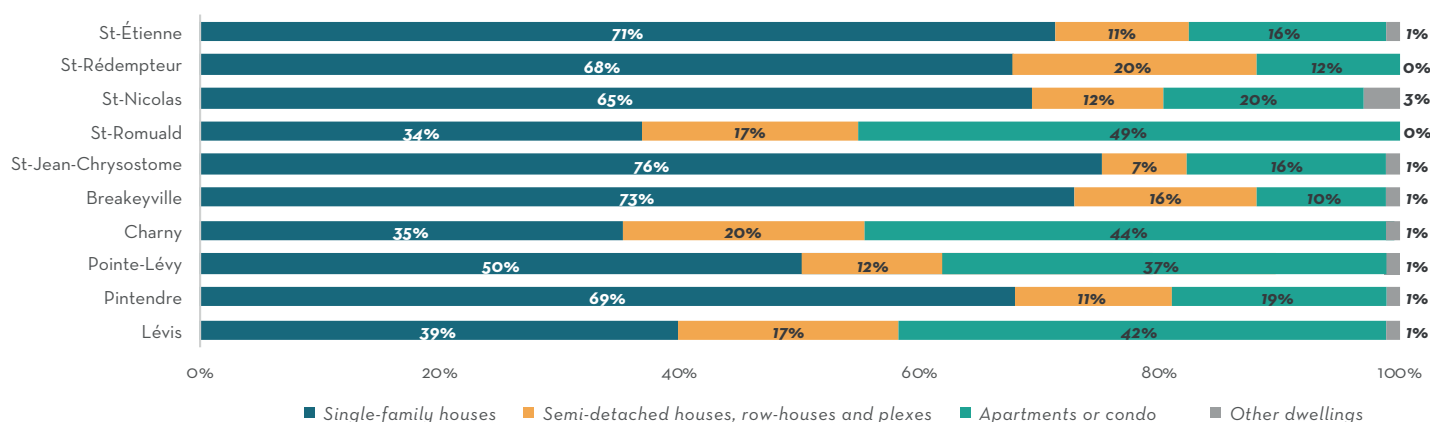
Table 6: Number of dwellings built and under construction since 2002, Lévis.

Lévis 2024

Sector	Seniors	Families	Other
Breakeyville	-	-	-
Charny	48	24	-
Lévis	89	467	54
Pintendre	-	24	-
Saint-Étienne-de-Lauzon	12	-	-
Saint-Jean-Chrysostome	36	-	-
Saint-Nicolas	52	73	-
Saint-Rédempteur	-	-	-
Saint-Romuald	-	150	29
Total	237	738	83
1097 housing units completed			
Lévis	-	-	12
Saint-Romuald	-	23	-
Total	0	23	12
35 housing units under construction			

Graph 10: Types of dwellings by sector, Lévis, 2021

Source: Statistics Canada



Housing

Average price of a two-bedroom dwelling in 2023 in Lévis:

\$1,027

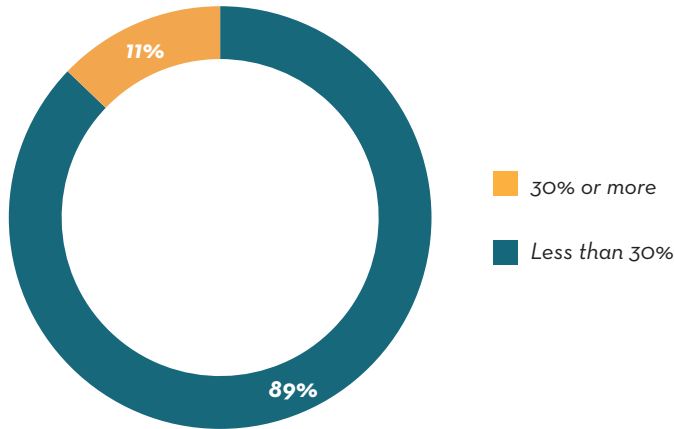


Source: CMHC

When examining dwelling types by sector, it is possible to identify certain trends (please refer to graph 10 on the previous page). For example, in the Lévis, Saint-Romuald and Charny sectors, apartments and condominiums are the majority (between 42 and 49%), while the single-family house is still clearly dominant in the other sectors.

Graph 11: Percentage of income spent on housing costs, Lévis, 2021

Source: Statistics Canada



The previous graph shows that a large majority of Lévis households (89%) spend less than 30% of their income on housing costs. The fact that the median employment income of 25 - 64 year olds is the highest in the MRCs of the ten largest cities may partly explain this situation.

Table 7: Household composition (%), Lévis and other major cities in Quebec, 2021

Source: Statistics Canada

City	One person	Two people	Three people	Four people	Five+ people	Average number of people per household
Gatineau	34	33	14	12	6	2,3
Laval	28	31	15	16	10	2,5
Lévis	32	37	12	13	5	2,2
Longueuil	36	33	13	11	6	2,2
Montreal	42	30	13	10	6	2,1
Québec City	42	35	11	9	4	2,0
Saguenay	36	38	11	10	4	2,1
Sherbrooke	40	34	11	10	5	2,1
Terrebonne	23	34	16	17	10	2,6
Trois-Rivières	41	36	11	8	4	2,0
Province	35	35	13	11	6	2,2

Lévis corresponds exactly to the provincial average for the number of people per household.

Immigration

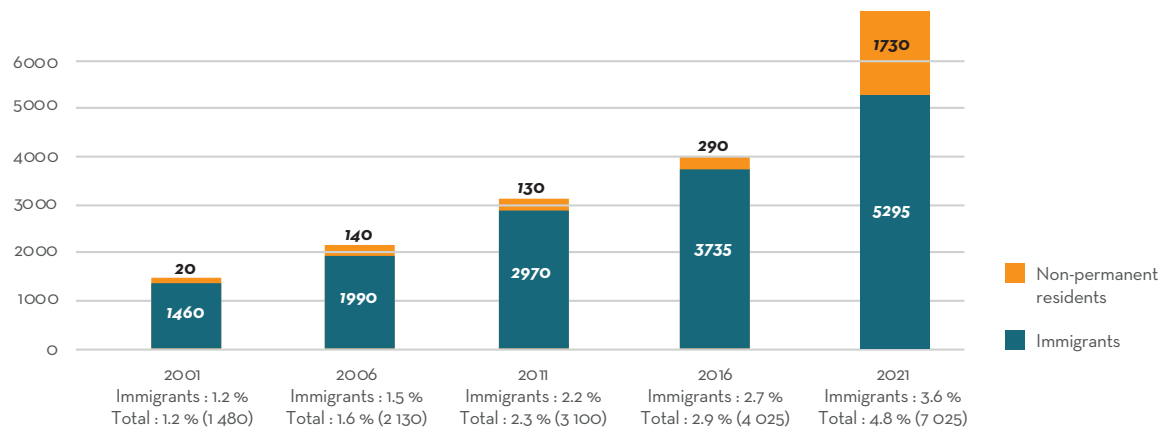
Steadily rising

In 2001, immigrants living on the Lévis territory accounted for 1.2% of the population of the city. In 2021, that proportion reached 3.6%.

Lévis is an attractive urban environment in its administrative region. The few thousand immigrants who live in Lévis come from more than 50 different countries.

Graph 12: Number of immigrants and non-permanent residents, Lévis, 2001 - 2021

Source: Statistics Canada

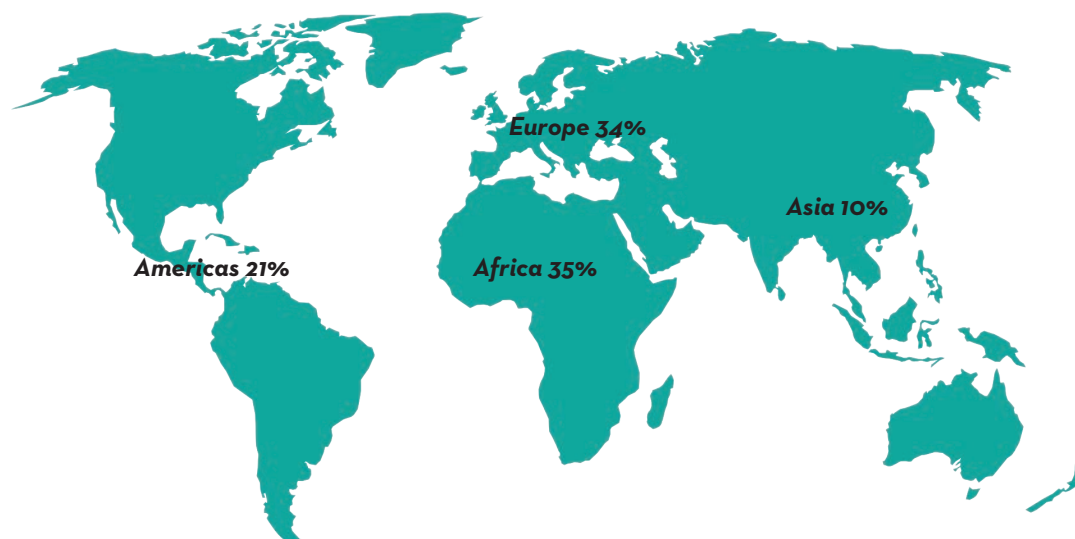


More than half of immigrants (51%) who settle in Chaudière-Appalaches choose Lévis as their host city.



Map 5: Origin of immigrants, Lévis, 2021

Source: Statistics Canada



Historical flash

In the 19th century, Lévis became one of the main places of arrival for immigrants from Europe. Thanks to the presence of railways, nearly 90% of immigrants registered in the Port of Québec landed in Lévis between 1861 and 1881.

Education

Plenty of choice at all levels

There are more than 60 educational institutions on the territory. From preschool to university levels to training centers, all levels of study are accessible in Lévis. The elementary and high school levels, which have nearly 50 schools, include six private institutions. There are also about ten training centers of various levels (professional, technological and scientific).

There are no fewer than 26,000 students, including more than 18,000 in the elementary and high school levels. Approximately 7,500 students enroll at the college and university levels each year.

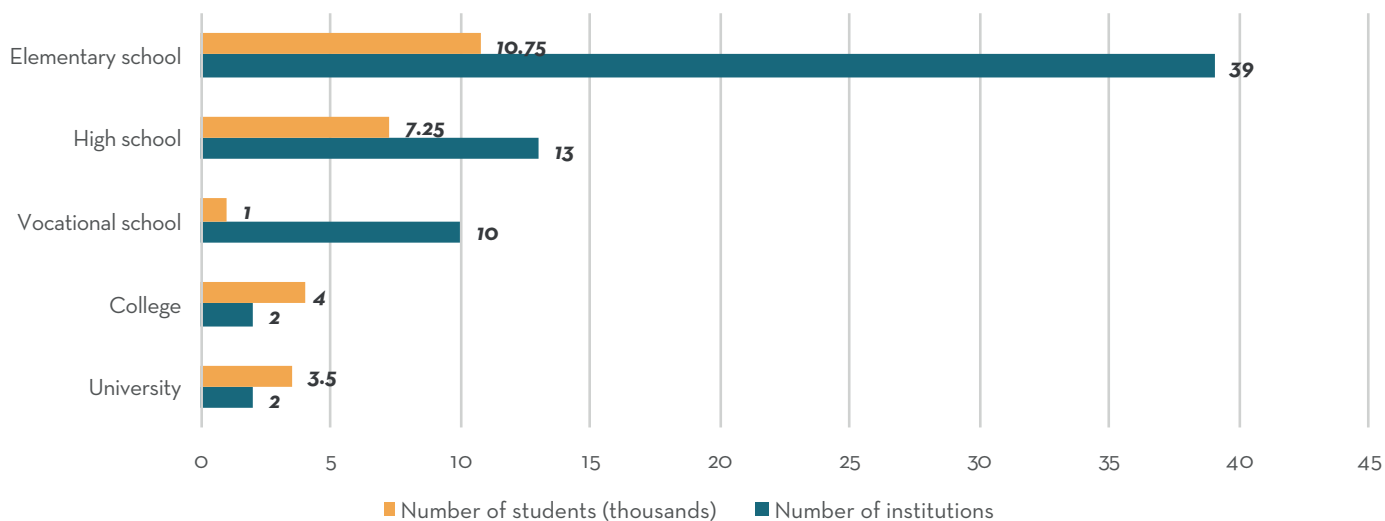


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66 educational institutions of all levels on the territory of Lévis



Graph 13: Number of students and educational institutions, Lévis

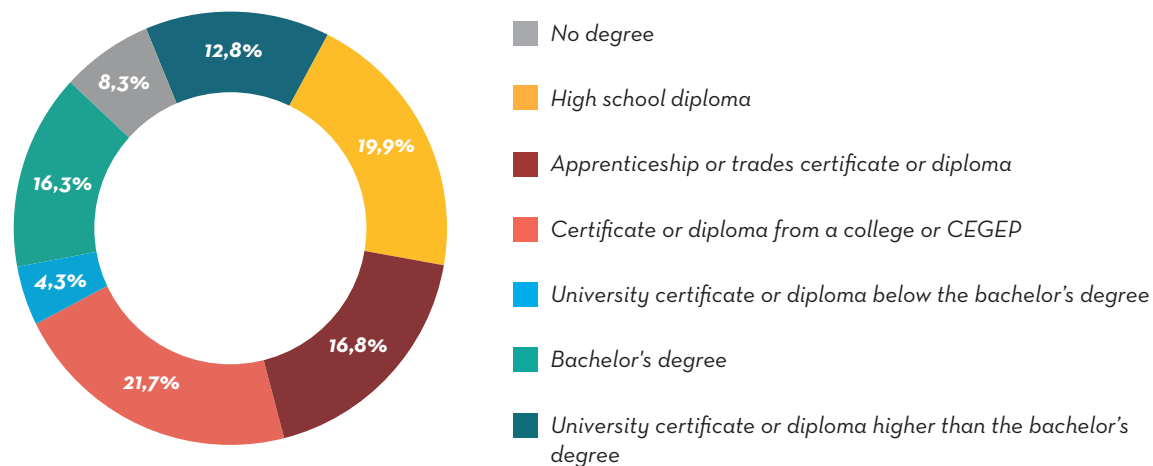


Graduated citizens

In Lévis, 87% of citizens have a high school diploma. Lévis ranks first among the 10 major cities in Quebec for post-secondary graduation with a rate of 67.3% for the population aged 15 and over.

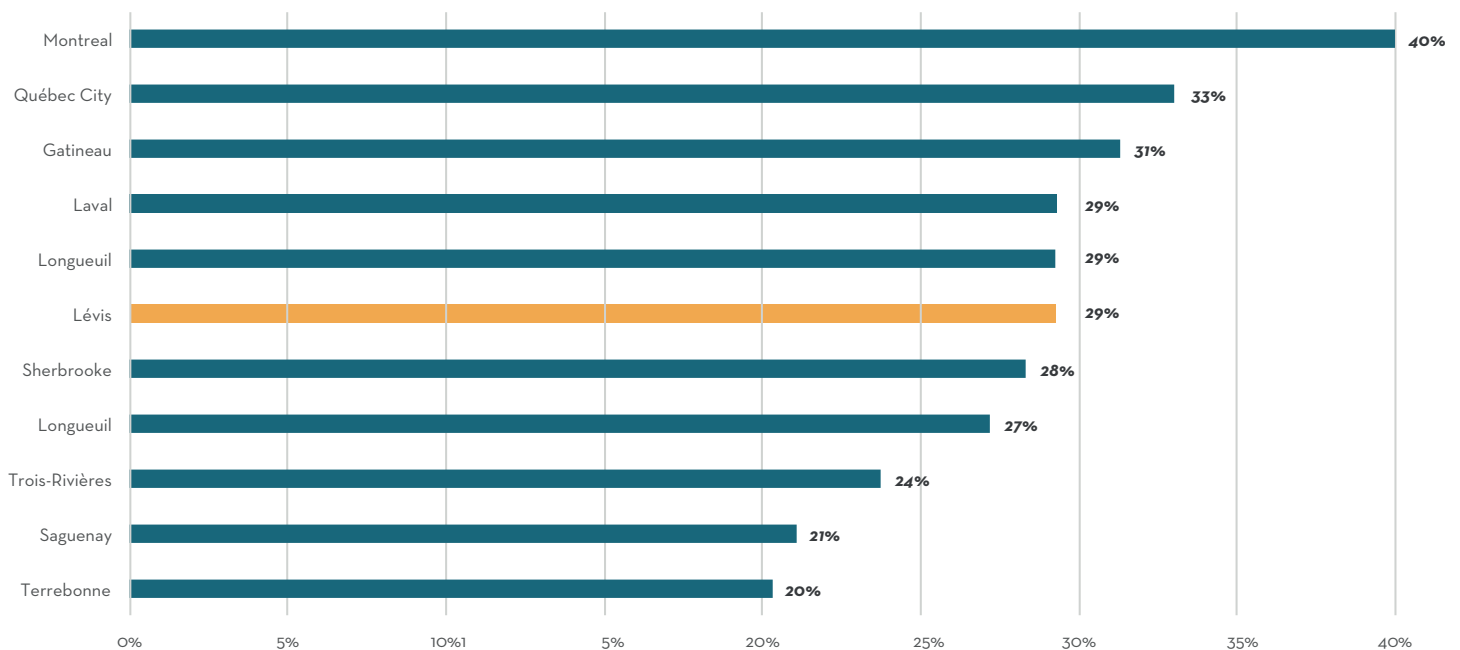
Graph 14: Diplomation of the population aged 15 and over, Lévis, 2021

Source: Statistics Canada



Graph 15: University graduation rate of the population aged 15 and over, Lévis and other major cities in Quebec, 2021

Source: Statistics Canada



51% of the Lévis population aged 15 and over have a post-secondary or vocational degree, of which 29% have acquired a certificate or degree from a university.

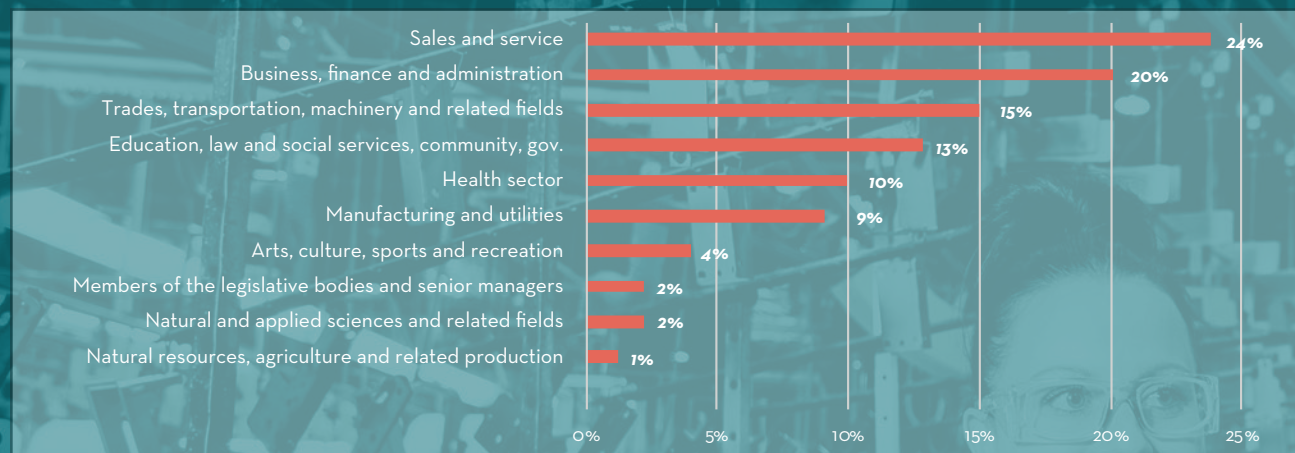
Labour

Diversification of jobs

The number of graduates and the diversity of fields of study lead people in Lévis to work in various fields of activity (in Lévis or elsewhere). The table below depicts this:

Graph 16: Distribution of jobs by field of activity, Lévis, 2021

Source: Statistics Canada



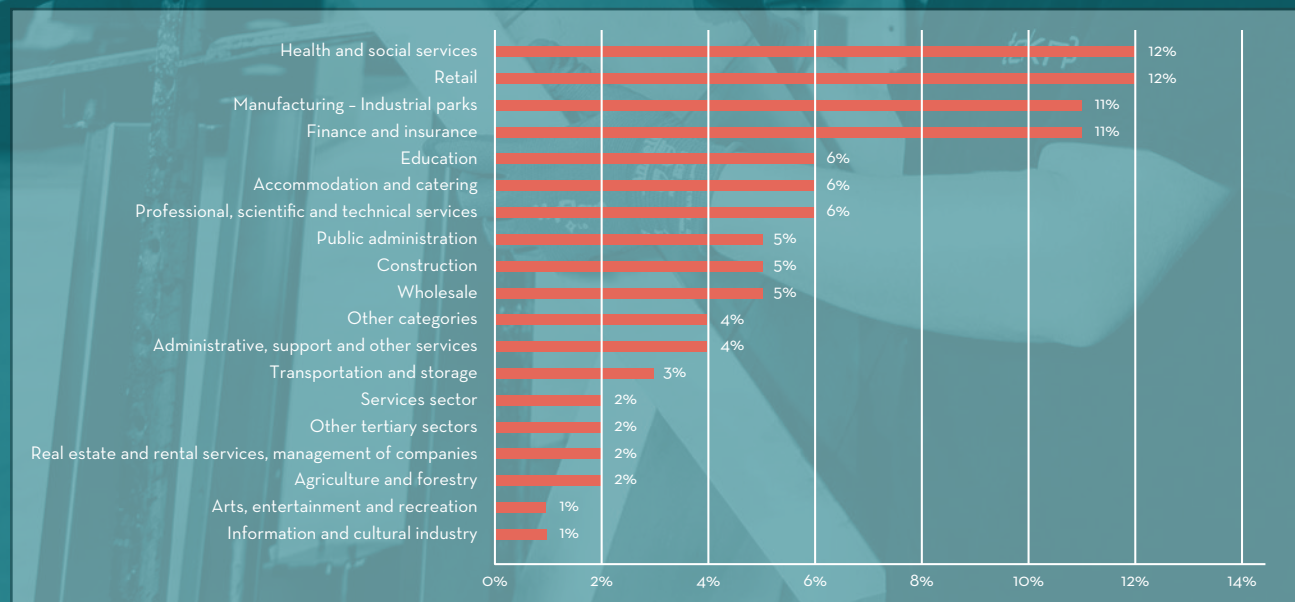
Quality jobs

There are more than 70,000 jobs on the Lévis territory, of which 50.2% are highly skilled jobs³, compared to 45.9% for the province of Quebec as a whole.

³ Highly skilled jobs: Management level, level A (professionals with university degree) or level B Technical portion 1 (college education). Portrait of the 2018 labor market, Direction régionale de Services Québec in Chaudière-Appalaches.

Graph 17: Jobs by field of activity, Lévis, 2022

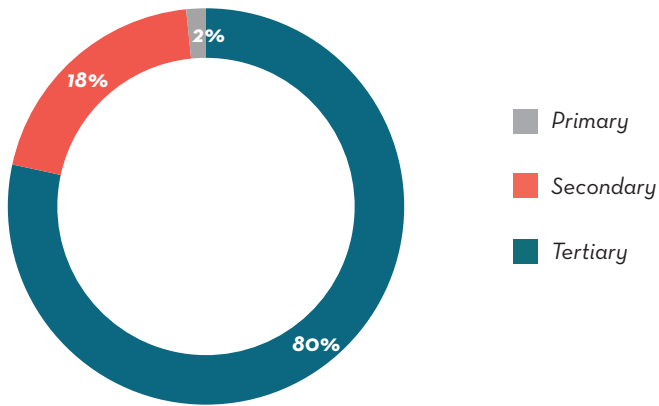
Source: City of Lévis



The cities of Québec and Lévis are a hub of employment for the entire CMQ territory; both cities represent 86% of the population, but account for 92% of employment.

Graph 18: Distribution of employment by major sectors, Lévis, 2022

Source: City of Lévis



The previous graph clearly shows that the tertiary sector, which includes service, commerce, administration, education and transportation, is by far the most job-generating sector in Lévis.

Opportunities aplenty

Labour force⁴

In 2021, the activity rate of the Lévis population was 68.4%. Lévis was then ranked 2nd among Quebec cities with a population of 100,000 or more, preceded only by Terrebonne.

Unemployment rate

In the region, the average unemployment rate for the past 12 months is 2.2%. Lévis ranked first in Canada for having the lowest unemployment rate in 2006 (3.6%), 2011 (4.0%), 2016 (4.1%) and 2021 (5.3%) among the country's 50 largest cities.

A dynamic market

In 2021, there were more than 64,527 workers among the 25 to 64 years old residing in Lévis, which corresponds to a 83% worker rate in this age group.⁵

Jobs

Number of jobs to fill in
Lévis in the next 5 years:

approximately
15,000



⁴ Number of people in the 15+ age group who were employed or unemployed. Retirees, people who are not actively seeking work, as well as people who are not willing to work for other reasons, are not considered part of the labour force. Source: ISQ

⁵ Source: Institut de la statistique du Québec

Table 8: Lévis working territory, 2011, 2016 and 2021

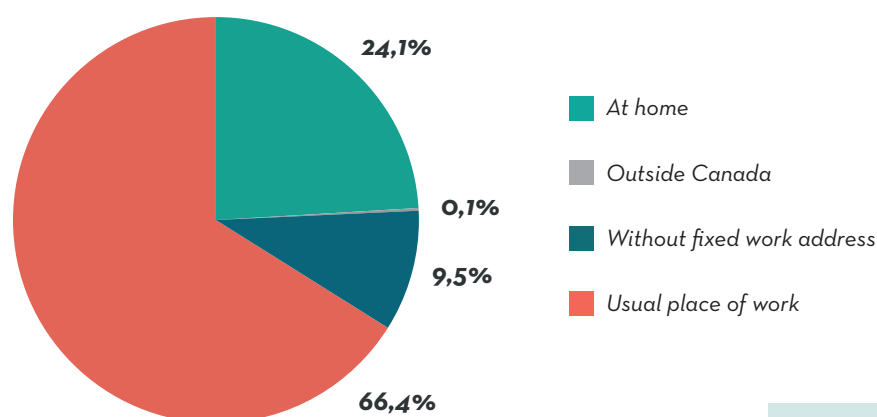
Source: Statistics Canada

Workplace	2011	2016	2021	Rel. weight % 2011	Rel. weight % 2016	Rel. weight % 2021
Lévis (including at home)	38 135	40 010	49 840	54.5%	56.4%	70.3%
Region 03, Region 12 (except Lévis) and other regions	31 805	30 965	21 050	45.5%	43.6%	29.7%
TOTAL	69 940	70 975	70 890	100%	100%	100%

It is possible to see from the table above that the number of Lévis workers in 2021 is virtually the same as in 2016. However, the number of workers working from home was significantly higher in spring 2021, when the pandemic was still heavily prevalent.

Graph 19: Workplace of Lévis workers, Lévis, 2021

Source: Statistics Canada



Although the majority of citizens of Lévis (66.4%) work at a specific location (office, commerce, plant, etc.), the number of Lévis citizens from home has increased significantly in recent years, going from 4,250 (5.5%) in 2016 to 18,885 (24.1%) in 2021.

Historical flash

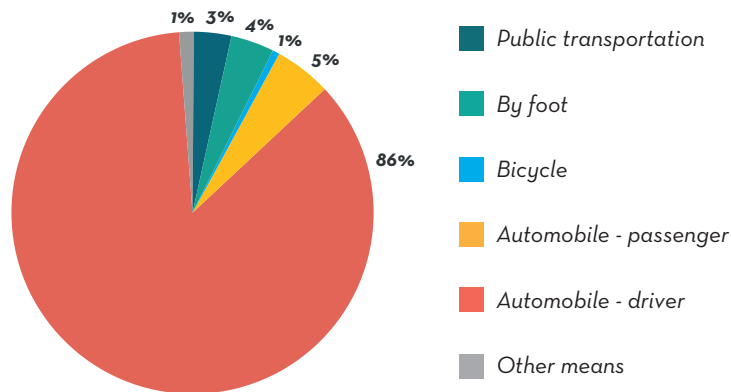
Canoeist (boatman) is one of the oldest professions in Lévis. Their presence gave birth to the Traverse sector, which became the basis for the urban development of Lévis.



In 2021, the vast majority of citizens (86%) used their cars to get to work, compared with 3% who said they used public transit. Walking and cycling combined were also practiced by 5%.

Graph 20: Means of transportation to work, Lévis, 2021

Source: Statistics Canada



Economic Vitality

1st rank among Quebec cities of 100,000+ inhabitants in 2016, 2018⁶ and 2020



⁶ The economic vitality by territory index is the geometric mean of normalized variables in three indicators: Worker rate, median total personal income, and average annual population growth rate over 5 years. These indicators each represent an essential dimension of vitality, namely the labour market, standard of living and demographic dynamics. Source: ISQ



Income



\$58,231 median employment income of workers aged 25 to 64 in 2021
2nd in the MRCs of the largest cities in Quebec

Much higher

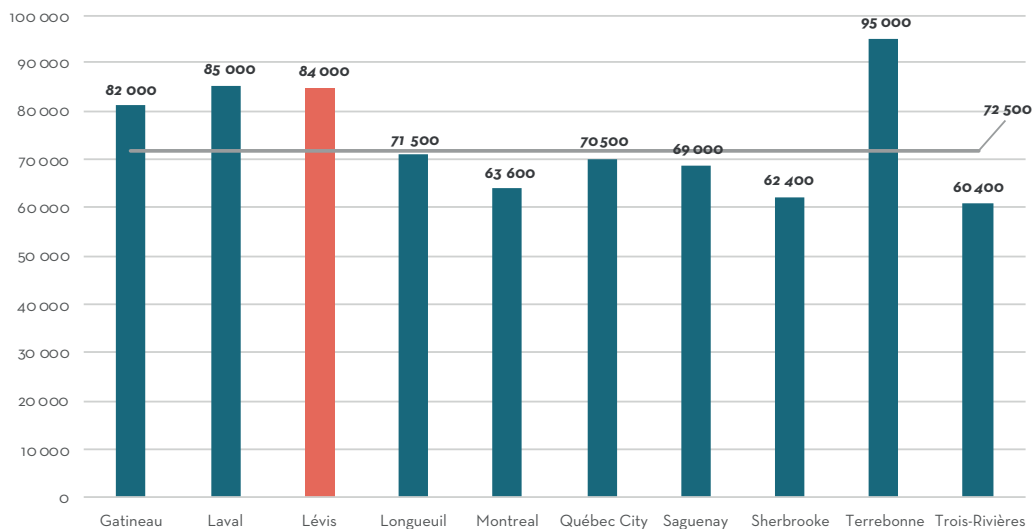
In Lévis, the median household income in 2020 was \$84,000, compared to \$72,500 for Quebec as a whole.

This corresponds to 16% more for Lévis households than the median income of other households in Quebec.



Graph 21: Comparison of median household income, Lévis and other major cities in Quebec, 2020

Source: Statistics Canada



Graph 22: Median personal income, Lévis, 2020

Source: Statistics Canada

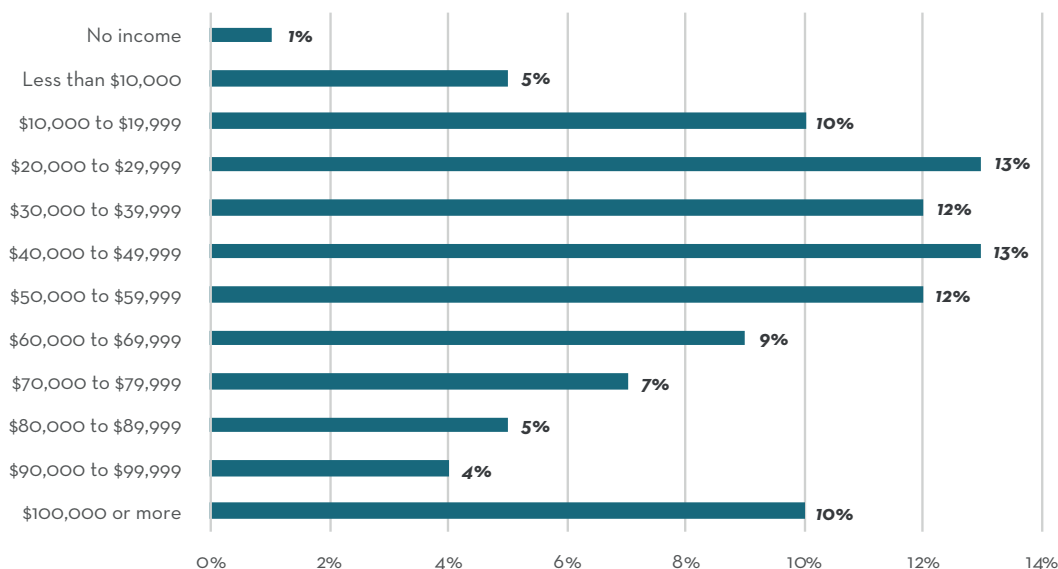


Table 9: Main demographic data by sector (former cities), Lévis, 2021

Source: Statistics Canada and City of Lévis

Statistical data - 2021	Total	Lévis	Pintendre	Pointe-Lévy	Charny	Breakaville	St-Jean-Chrysostome	St-Romuald	St-Nicolas	St-Rédempteur	St-Étienne
Population	149 683	48 750	8 161	1 313	9 297	6 770	16 826	14 254	25 626	8 049	10 637
0 to 14 years old	25 145	6 815	1 440	250	1 245	1 595	2 850	1 845	5 235	1 655	2 185
15 to 64 years old	92 865	28 975	5 520	815	5 735	4 355	11 255	8 355	16 020	5 030	6 775
65+ years old	31 670	12 910	1 205	245	2 310	825	2 730	4 040	4 360	1 370	1 685
Average age of the population	43	46.2	39.8	40.6	45.1	36.8	41.4	47.1	39.8	39.9	39.4
Total of private dwellings	68 205	24 553	3 574	568	4 792	2 651	6 913	7 128	10 482	3 182	4 362
Population density per square kilometer	334	1 103	95	320	1 165	470	207	826	271	2187	113
Non-immigrants	139 205	43 805	7 780	1 290	8 585	6 570	16 400	12 535	24 205	7 725	10 215
Immigrants	5 295	1 890	225	45	315	195	260	655	920	235	295
Non-permanent residents	1 730	650	80	0	145	0	40	205	90	0	70
Land area in square kilometers	448	44	86	4	8	14	81	17	95	4	94
Housing units - Type of construction	65 750	23 265	3 455	560	4 615	2 595	6 820	6 855	10 205	3 130	4 255
Detached house	34 570	9 135	2 395	285	1 635	1 905	5 130	2 330	6 620	2 115	3 050
Building of five storeys or more	9 730	4 065	385	65	905	405	480	1 140	1 195	630	480
Building of less than five storeys	18 745	8 650	650	210	2 050	270	1 105	3 340	1 405	385	680
Semi-detached, duplex, row-houses	1 825	1 125	5	0	0	0	0	45	645	0	0
Other types of dwelling	880	275	25	5	25	20	65	5	335	0	60
Private households by household size	65 750	23 230	3 460	560	4 625	2 595	6 780	6 860	10 190	3 135	4 255
1 person	21 345	9 455	900	150	1 900	550	1 455	2 730	2 445	725	1 015
2 persons	24 495	8 460	1 410	235	1 680	915	2 690	2 600	3 820	1 135	1 580
3 persons	8 195	2 350	475	60	510	400	1 090	710	1 440	485	610
4 persons	8 340	2 100	495	75	385	515	1 115	550	1 790	560	695
5+ persons	3 375	885	185	40	155	200	365	240	695	235	340
Average size of private households	2.2	2.1	2.4	2.4	2.0	2.6	2.5	2.4	2.5	2.6	2.5
Number of families in households	43 005	13 170	2 505	400	2 550	2 005	5 265	3 935	7 620	2 380	3 205
Families with a couple	37 250	11 215	2 140	360	2 135	1 800	4 610	3 345	6 690	2 125	2 815
Single-parent families	5 860	2 180	310	15	505	185	640	615	800	310	390
Median total household income in 2015 (\$)	74 101	61 572	80 943	82 688	63 346	96 312	91 302	65 361	97 426	94 782	81 737
Owner	69%	58%	77%	80%	57%	85%	81%	58%	85%	82%	82%
Renter	31%	42%	23%	20%	43%	15%	19%	42%	15%	18%	18%
Diplomation 25 to 64 years old	76 955	25 225	4 230	305	5 270	3 510	9 770	6 820	12 365	4 345	5 850
No certificate, diploma or degree	5 655	2 325	400	35	450	205	555	580	585	195	435
High school diploma	12 015	2 325	790	35	990	450	1 435	1 010	1 495	635	950
Professional level diploma	16 105	4 310	1 285	95	1 075	725	2 080	1 220	2 185	800	1 445
College diploma	18 790	5 365	1 015	70	1 245	925	2 820	1 610	3 005	1 040	1 460
University diploma below bachelor's degree	3 485	1 195	120	25	240	150	465	335	605	200	260
Bachelor's degree or higher	20 905	6 295	605	40	1 290	1 085	2 445	2 060	4 500	1 475	1 330

ECONOMIC VITALITY

Standardized property wealth

Growing steeply

The standardized property wealth of the City of Lévis was \$4.9 billion in 2003, compared to \$23.2 billion in 2023, an increase of \$18.3 billion over 20 years.

Graph 23: Growth in property wealth, Lévis, 2003 to 2023

Source: Ministère des Affaires municipales et de l'Habitation

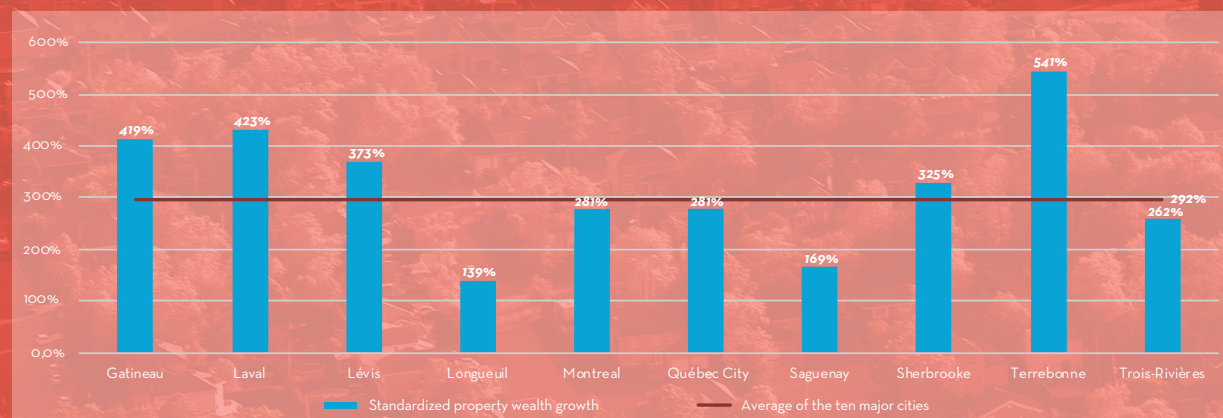


Between 2003 and 2023, growth of 373% was recorded in this regard in Lévis, which ranks well for standardized wealth growth among the 10 major cities in Quebec (average of 292%).



Graph 24: Standardized property wealth growth, Lévis and other major cities in Quebec, 2003 and 2023

Source: Ministère des Affaires municipales et de l'Habitation



Construction

A high level of activity

In 2023, nearly 4,500 permits were issued for an overall value of more than \$571 million. The pace of issuance of residential construction permits remained very high, surpassing the annual threshold of \$300 million for the fifth consecutive year.

Housing units: In 2023, the construction of nearly 1,150 new housing units was launched, exceeding by 300 the anticipated number of 850 units per year on average.

Commercial sector: This sector shows very positive results every year. In terms of permits issued, 189 construction and expansion projects were launched with a total value of nearly \$91 million.

Industrial sector: A significant number of 101 applications were made in this sector in 2023. In total, projects totalling more than \$67 million have to be carried out on the territory.

Institutional sector: The pace of construction permit issuance in this sector was also very strong in 2023, reaching a total value of over \$67 million.

Property value

Average property value of single-family homes in February 2023 in Lévis:

\$330,700



Table 10: Annual compilation of building permits, Lévis, 2020 - 2023

Source: City of Lévis

Year	2020		2021		2022		2023	
Category	Number	Value (\$)	Number	Value (\$)	Number	Value (\$)	Number	Value (\$)
Residential	4133	409 309 671	4 117	547 558 110	4 341	448 981 985	3 939	344 804 166
Industrial	114	46 810 809	128	120 511 734	148	94 151 445	101	67 009 834
Commercial	238	54 515 985	231	64 058 907	176	295 021 349	189	90 756 027
Institutional	38	46 599 748	68	96 981 547	70	85 383 572	54	67 328 279
Others	147	997 478	176	1 893 007	157	1 323 281	210	1 850 742
TOTAL	4670	558 233 691	4 720	831 003 305	4 901	924 861 632	4 493	571 749 048
Housing units	1853		2541		3 012		1 147	

Housing: Paradigm shift

Today, the construction of multi-family dwellings predominate. A shift toward density and mix is confirmed (see Table 11 below). While the single-family home in Lévis represented 43% in 2006, it represented only 18% of the residential construction market in 2021.

Table 11: Comparison of types of dwellings under construction, Lévis, 2006, 2016, 2021

Source: City of Lévis

Type of dwelling	2006	2016	2021
Isolated single-family houses	482	191	477
Tri- and bi-family, semi-detached and row-houses	213	284	98
Collective and multifamily dwellings	398	866	2008

Table 12: Types of dwellings (%), Lévis and other major cities in Quebec, 2021

Source: Statistics Canada

City	family houses	Apartments Condos	Semi-detached Plexes	Others
Gatineau	36.5	36.7	26.5	0.3
Laval	44.8	14.8	40.2	0.2
Lévis	52.6	31.3	14.8	1.3
Longueuil	31.9	13.7	53.4	1.0
Montreal	7.1	19.5	72.9	0.5
Québec City	30.4	14.3	54.3	0.9
Saguenay	48.0	23.6	27.4	1.0
Sherbrooke	36.9	13.7	48.6	0.8
Terrebonne	62.1	13.2	23.7	1.0
Trois-Rivières	41.7	17.2	40.4	0.7
Province	44.6	15.2	39.2	1.1

Table 13: Apartments under construction based on size of building, Lévis, 2010 - 2022

Source: CMHC

Years	1-5	6-19	20-49	50-99	100-199	200+	Total
2010	31	108	40	66	--	--	245
2011	52	36	191	280	--	--	559
2012	59	159	68	60	--	--	346
2013	62	97	239	--	--	--	398
2014	66	134	47	--	149	310	706
2015	71	266	21	152	--	--	510
2016	36	276	68	226	392	--	998
2017	43	321	147	213	473	305	1502
2018	46	205	113	212	152	--	728
2019	39	295	121	219	234	--	908
2020	44	323	82	563	163	325	1500
2021	27	204	214	250	790	--	1485
2022	30	240	175	411	683	1036	2575

Investments

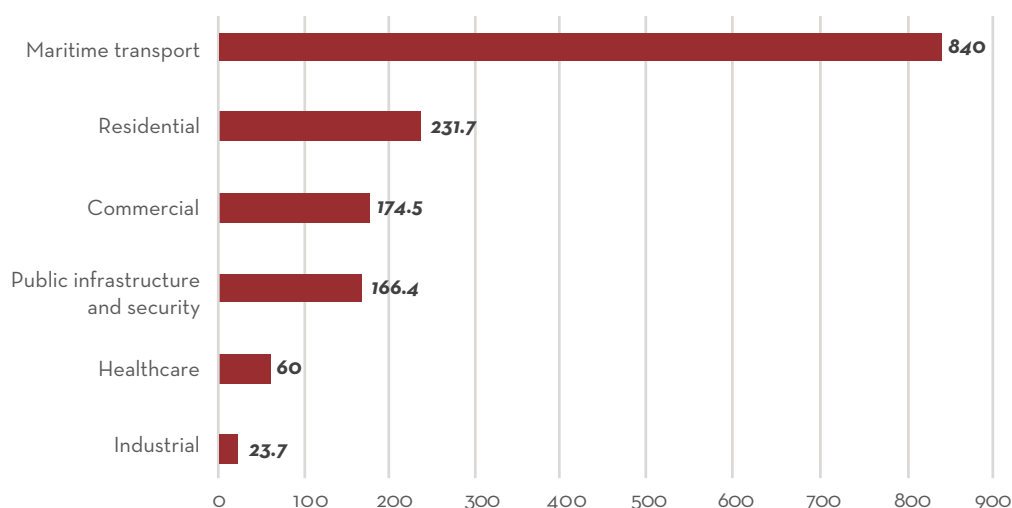
More millions of dollars announced in 2023

The City of Lévis has been attracting many projects related to various fields of activity, such as real estate, commerce and industry for several years. The graphic below accounts for a portion of future investments in Lévis amounting to several hundred million dollars.



Graph 25: Some investments announced (\$ million) by field of activity, Lévis, 2023

Source: City of Lévis



Some projects completed or announced in 2023:

- ~ Chantier Davie Canada - Infrastructure Upgrade: \$840M
- ~ Microsoft - Construction of a complex: \$170M
- ~ Pellimo Immobilier - Three-tower building complex: \$160M
- ~ MaClinique Network - Construction of a health complex: \$60M
- ~ Jambette - Construction of a new production plant: \$18M
- ~ Vieux Bureau de Poste - Expansion of the performance hall: \$4.6M
- ~ City of Lévis - SPA (Humane Society) of Lévis: \$4.4M

Companies and Organizations

Starting a business in Lévis means going over and beyond

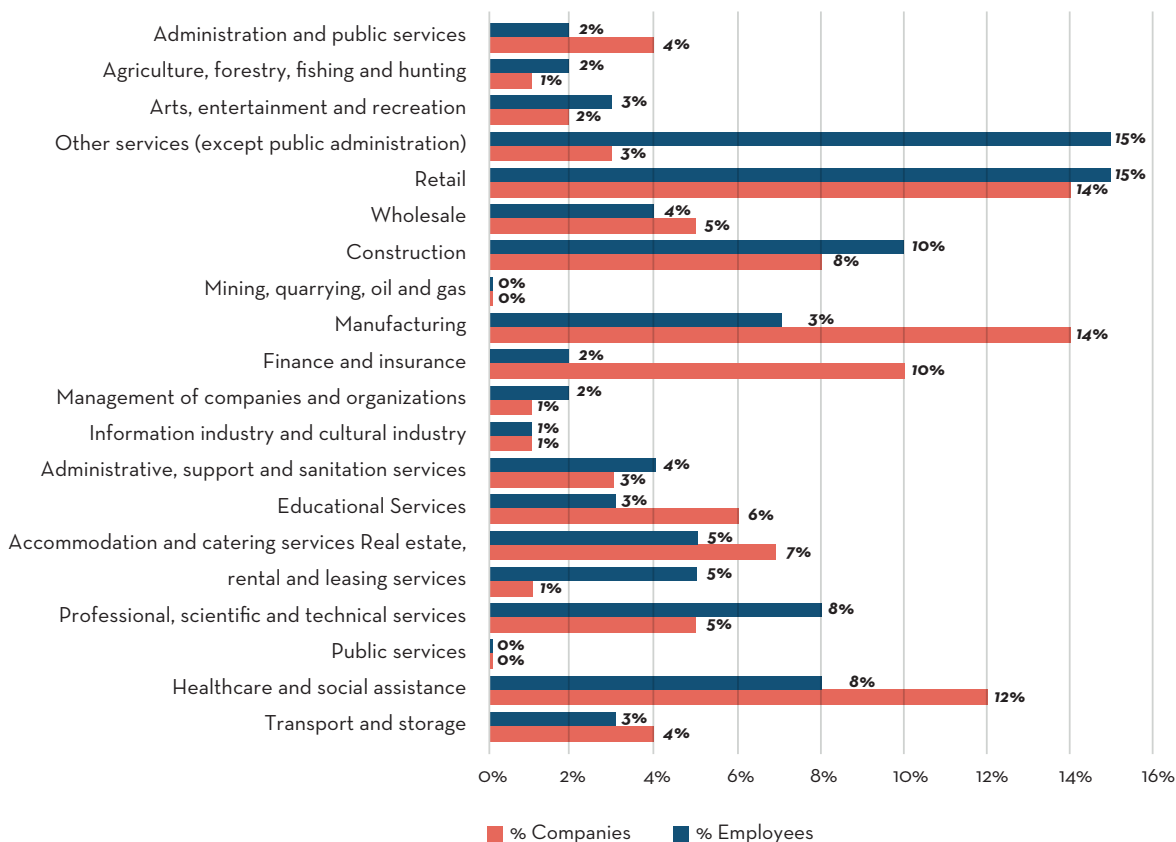
More and more companies on the territory

In 2023, the city will be home to over 5,100 businesses and organizations. Together, they generate nearly 70,000 jobs in a wide range of sectors.

© Hortau

Graph 26: Companies and employees by field of activity, Lévis, 2024

Source: City of Lévis



As shown in the previous graph, the most prominent fields of activity include service companies (40% of all businesses in Lévis, excluding healthcare and social assistance) and wholesale and retail companies (19%).

The sectors hiring the most people are wholesale and retail (18%), manufacturing (15%), healthcare and social assistance (12%), and finance and insurance (10%).

Historical flash

In the 19th century, a large number of shipyards were built in Lévis. Among those, the Davie family stood out through innovation, construction quality and the know-how of the workers. The Chantier Davie Canada is the only one still in operation today, after 190 years of repair and construction of ships of all kinds.



Industrial and Technological Development

Industrial parks and zones

Lévis has ten parks and four industrial zones on its territory. The latter are Davie (Chantier Davie Canada), Breakey (Sustana Fiber), Villieu (Labrie Environmental Group) and Hadlow (Valero Energy port zone). A few industrial parks, including one technology park, offer some of the most interesting investment opportunities.

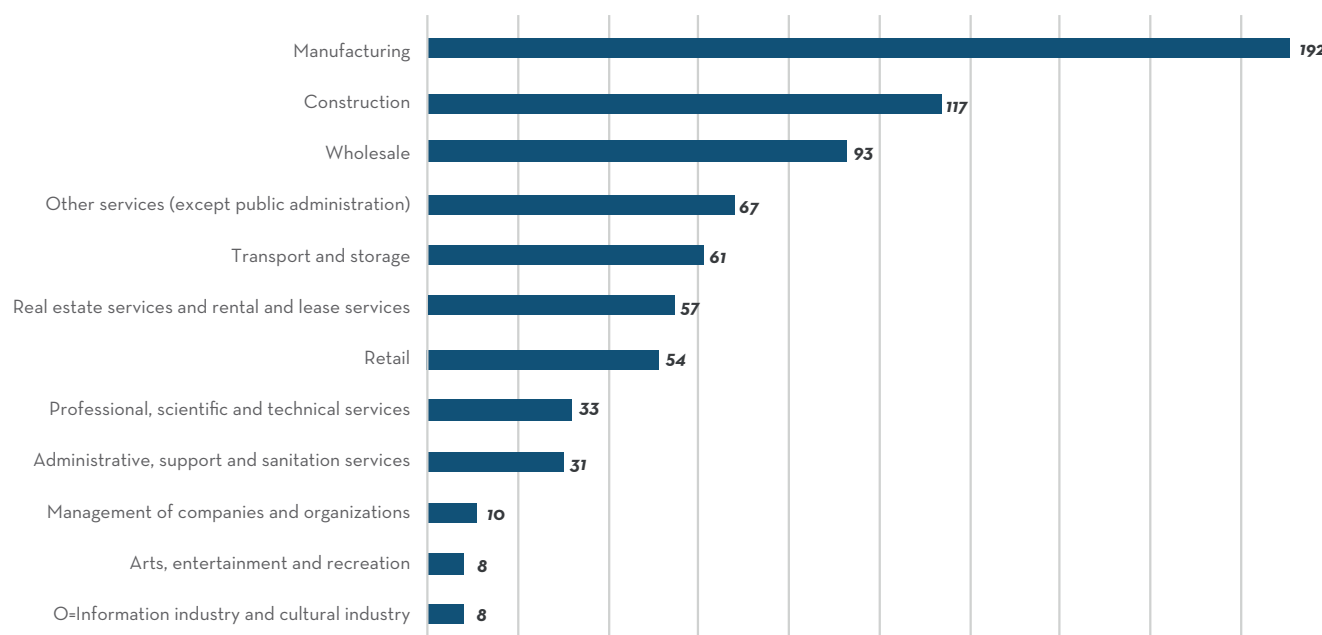
Development of industrial parks

The city has invested tens of millions of dollars since 2019 to acquire and service new land and maintain existing infrastructure in its 14 industrial parks and zones. These sums have been used, for example, to expand the Lauzon industrial park, where an additional 2 million square feet are under development, as well as to greening and upgrading the infrastructure of several industrial parks.



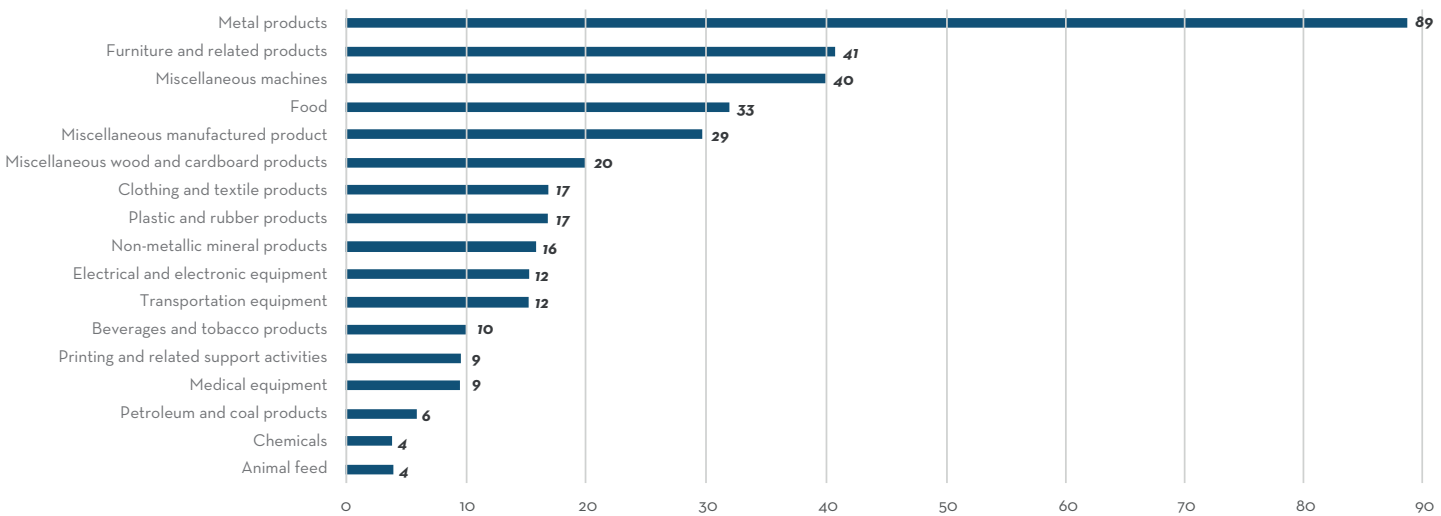
Graph 27: Companies by main sectors in the 14 parks and industrial zones, Lévis, 2024

Source: City of Lévis

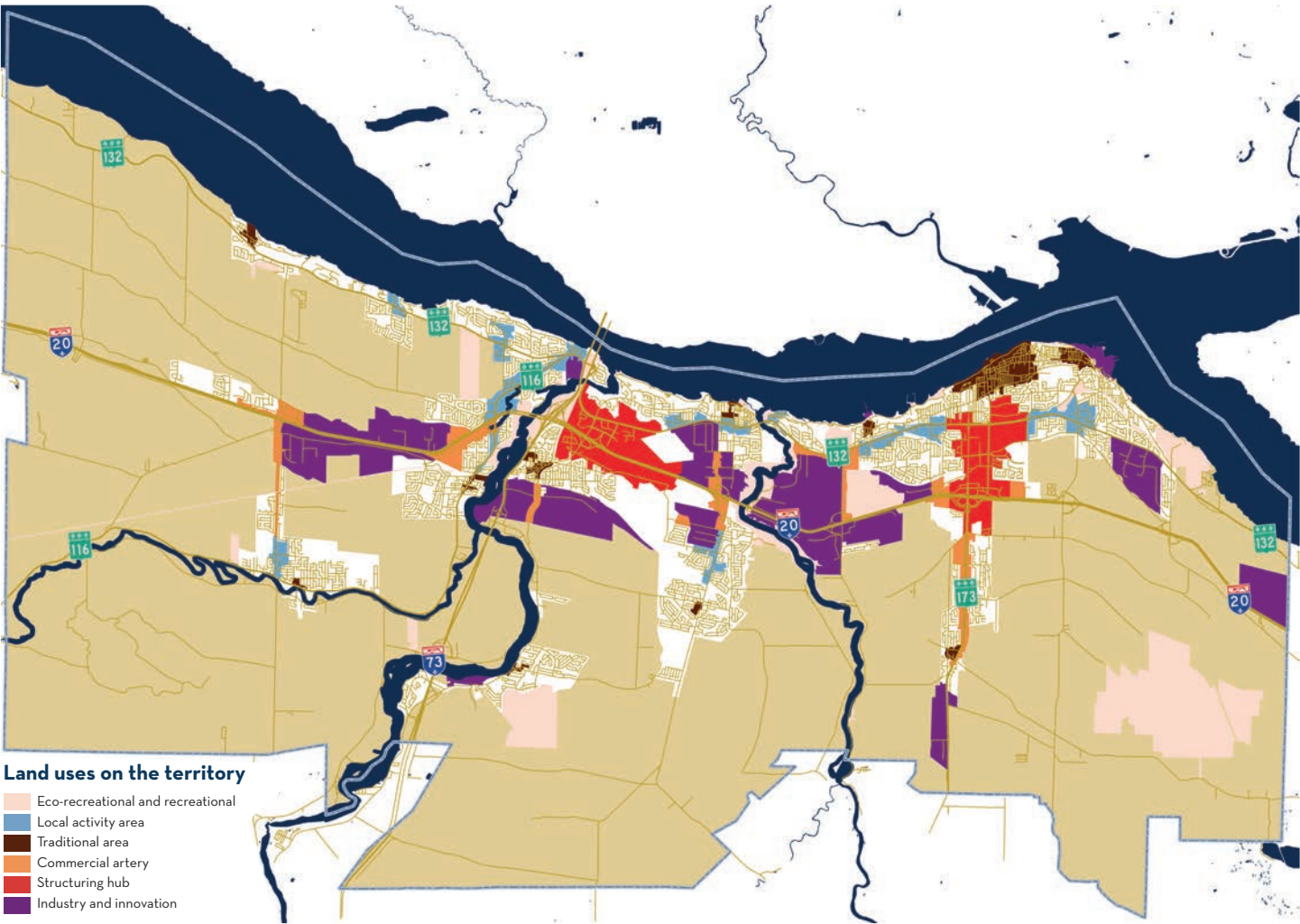


Graph 28: Number of manufacturing companies by field of activity, Lévis, 2024

Source: City of Lévis



Map 5: Urban perimeter, industrial parks and structuring hubs, Lévis



Commercial Development

Two major business hubs

The retail and service sector is in full swing in Lévis (more than 2,200 places of business). A record number of projects are under development, resulting in a significant increase in the square footage of commercial space.

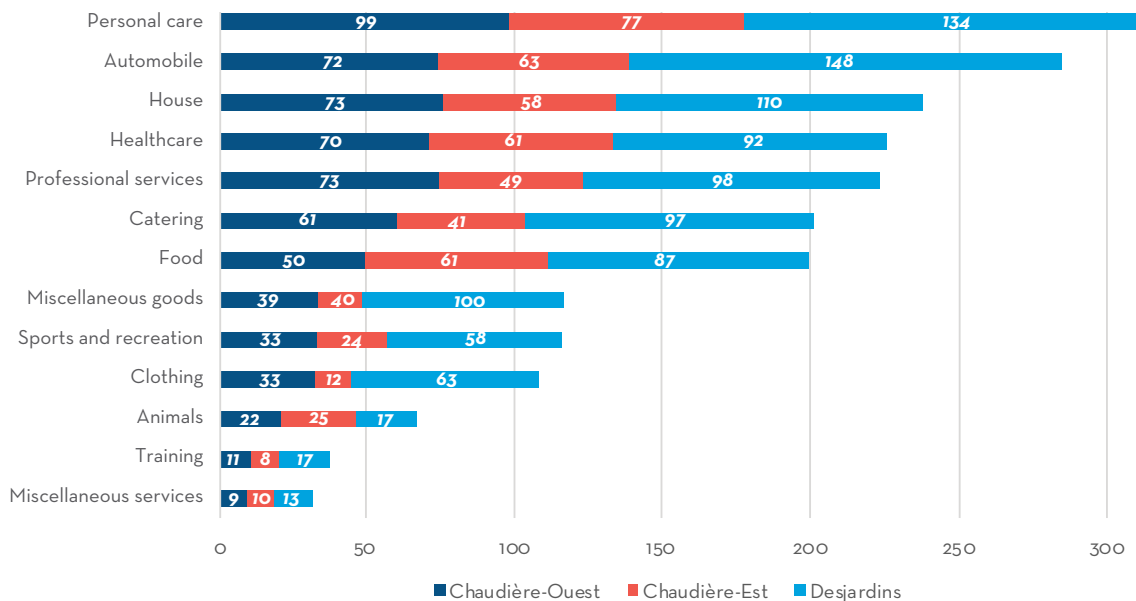
The phenomenon is observable both in the Desjardins hub (East sector) and in the Chaudière hub (West sector close to the bridges). These hubs structure the traffic area. They have a diversified attractiveness in terms of products with a multitude of points of sale grouped together (see Map 5).



© ES Café

Graph 29: Number of businesses by field of activity, Lévis, 2024

Source: City of Lévis



ImmoLévis

To find or advertise a vacant place of business in Lévis, consult our ImmoLévis search tool on the website courantlevis.com

These two structuring hubs, the commercial arteries as well as the multiple shopping centers create a real commercial dynamism responding largely to the needs of consumers, both from Lévis and across the region.

However, there are some commercial gaps to be filled for various products and services across the territory, including stores selling sporting goods, clothing, footwear and clothing accessories, computers, household appliances, games and toys as well as full-service restaurants and some types of specialty grocery stores.

Historic neighborhoods

Each of the ten former municipalities has its own neighborhood life and avidly protects the soul of its *cœur de village* (i.e., French for “village heart”) that has profitably been preserved. You can always find rich architectural or religious heritage, breathtaking landscapes or the remains of the seigneurial regime. Some have seen their development marked by their proximity to the St. Lawrence River or the railway, or by agriculture, fishing or industrial activity. Four of them now presents potential business opportunities: Saint-Nicolas, Charny, Saint-Romuald and Old Lévis. In fact, the *Mon Quartier de Lévis* organization contributes to the commercial development and promotion of businesses in these historic districts. Given its proximity to local actors and its role as facilitator, this organization is an outstanding companion for anyone wishing to make a positive difference in these environments. Learn more: monquartierdelevis.com



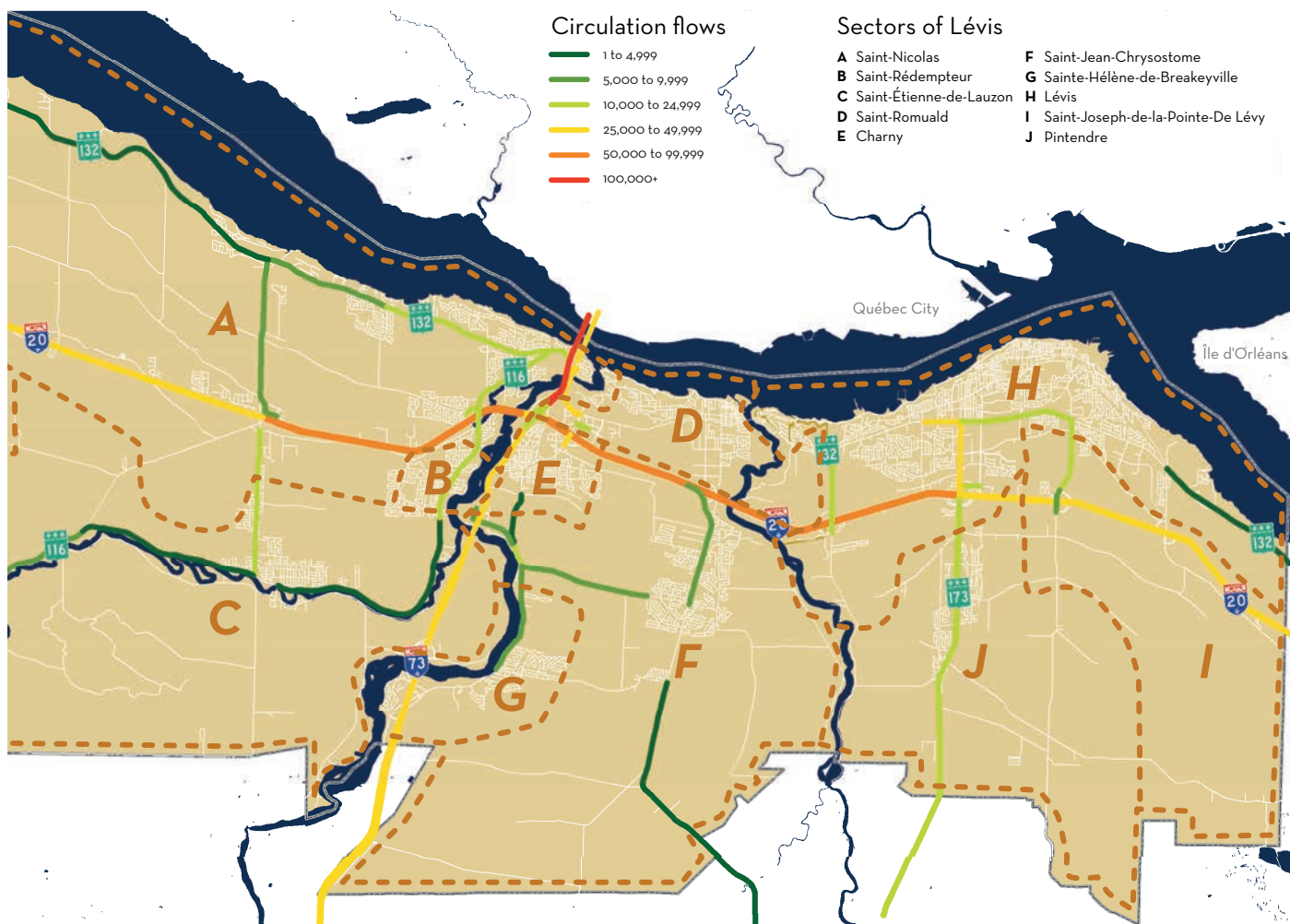
Historical flash

Although they have disappeared completely today, flour and saw mills have contributed greatly to the development of villages on the Lévis territory, particularly in Saint-Nicolas, Saint-Romuald, Sainte-Hélène-de-Breakeyville and Saint-Étienne-de-Lauzon.



Map 6: Daily traffic rates, Lévis

Source: Ministère des Transports du Québec and City of Lévis



Sports and Recreation

Diversified equipment

The City of Lévis is proud to provide its citizens with a multitude of leisure and sports facilities throughout its territory.

Below is a list of some sports and recreational facilities offered to the Lévis population:

- ~ 119 soccer fields (all sizes)
- ~ 53 outdoor ice skating rinks
- ~ 44 tennis courts
- ~ 33 service cabins
- ~ 24 ice skating rings and ice skating trails
- ~ 23 gymnasiums
- ~ 14 baseball fields
- ~ 14 water play areas
- ~ 14 pétanque courts
- ~ 13 community cabins
- ~ 11 skateboard and BMX areas
- ~ 10 outdoor swimming pools
- ~ 7 volleyball courts
- ~ 6 arenas (8 surfaces - soon to be 9)
- ~ 5 indoor swimming pools
- ~ 5 cross-country ski clubs offering 182 km of trails
- ~ 2 marinas
- ~ 2 fountains, one of which is the most powerful of its kind in Canada (Quai Paquet)
- ~ 1 pickleball court
- ~ 1 outdoor training circuit
- ~ 1 outdoor center

Lévis completed the construction of the multifunctional aquatic complex in 2019, a \$35.5 million project that also allows citizens of the western part of the city to enjoy indoor water sports in their borough.



Bicycle Paths and Public Transportation

More than 320 km of cycling network

For several years, Lévis has been constantly improving its cycling network. Between 2015 and 2017, 13 investment projects were carried out, adding 26.7 kilometers to the cycling network, an extension of more than 8.9% in cycling paths.

The current network consists of six routes and more than 323 kilometers throughout the city of Lévis, including 75 kilometers on the provincial Route Verte network.

Cycling is very popular in Lévis, on the entire territory. To measure traffic, three eco-meters have been installed at strategic points on the cycling network.



In 2023, more than 418 411 passages were recorded.



A committed public transit network

The Société de transport de Lévis (STL) moves the population from east to west and north to south, day in day out, and to the north shore.

The people of Lévis can count on STL to get to work or school, of course, but also to get to where it is bustling: commercial arteries, sports and cultural facilities, and local and regional festivities.

STL in numbers

- ~ More than 4 million kilometers travelled
- ~ 181,555 hours of service in control and subcontracting in 2022
- ~ A fleet of 116 buses
- ~ 51 routes
- ~ 1,730 stops spread across the territory
- ~ 217 bus shelters on the main arteries
- ~ 8 incentive parking lots
- ~ 2,127 registered para-transit users in 2022
- ~ 600 departures per weekday in the fall
- ~ 12,600 daily weekday rides
- ~ 169 permanent and occasional employees

Parks

A multitude of green spaces

Lévis people have the privilege of living in a very green city with nearly 300 neighborhood parks and 12 large urban parks. Year after year, the city makes it a duty to ensure their development and maintenance.

In recent years, several million dollars have been invested in green spaces only, including the inauguration of the service pavilion at Pointe-de-la-Martinière Park, the largest urban park in Lévis with its 125 hectares, which is larger than the Plains of Abraham.

The 12 major urban parks in Lévis are the following:

- ~ *Pointe-De la Martinière Regional Park*
- ~ *Harlaka Route*
- ~ *Valéro les Écartés Park*
- ~ *Grande plée Bleue Peat Bog*
- ~ *Traverse de Lévis (Quai Paquet)*
- ~ *Chapais Farm*
- ~ *Parcours des Anses cycling paths*
- ~ *Parc de la Rivière-Étchemin*
- ~ *Éco-Parc de la Chaudière*
- ~ *Parc Linéaire le Grand Tronc*
- ~ *Saint-Nicolas Recreational Trails*
- ~ *Parc des Chutes-de-la-Chaudière*



Omnipresence of nature

One of the largest peat bogs in southern Quebec (Grande plée Bleue)

5 large conservation parks accessible to the population

30 km² of protected natural environments

42 km of riverbank

75% of the territory is made up of agroforestry areas

850 km of creeks and rivers

Several exceptional fishing sites

Environment

A distinctive care for ecology

In the Quebec province, Lévis leads the way in its environmental performance related to waste management, natural and wetland management, and urban forestry. In 2021, the City of Lévis adopted its environmental policy, which aims to establish its priority environmental orientations with a view toward harmonization, coherence and mobilization of the community.

To mobilize the population to protect the environment, Lévis has implemented many programs and services that stand out for their originality and diversity. Here are a few:

- ~ **Financial support**
 - ~ *Green fund with a \$1 million dollar package to support environmental initiatives*
 - ~ *Subsidies for reusable feminine hygiene products and the purchase of washable diapers*
 - ~ *For organizations that promote the reuse of residual materials*
- ~ **Consultations on citizens' environmental concerns**
- ~ **Zero waste: Citizen mobilization activities**
- ~ **Compostable and recyclable materials**
 - ~ *Residential, institutional and commercial waste collection*
 - ~ *Free supply of waste collection equipment*
- ~ **Electric charging stations: More than 20 fast charging stations and 50 standard level 2 charging stations**
- ~ **Awareness-raising in schools and day camps**
- ~ **Distribution**
 - ~ *Low-price rainwater harvesting tanks*
 - ~ *Free compost at the ecocenter*
 - ~ *Trees to riverbank residents*
 - ~ *A Tree for Life Program*



Culture and Heritage

So much to discover

Lévis has approximately fifty cultural organizations and several artistic dissemination sites, not to mention the sixty public works of art present on the territory.

The city is fortunate to have very diverse heritage facets: Archaeological, railway, maritime, natural and landscape, as well as residential and living heritage. Its archeological heritage is also filled with hundreds of artifacts discovered in past years.

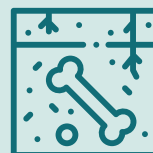
Churches, convents, monasteries and chapels are among the elements of the religious heritage still present in Lévis. While most of them are found at the center of historic areas, some remnants of popular devotion, such as the 41 crosses and several calvaries, testify to the age of the occupation of the territory outside urban zones.

Finally, book enthusiasts are well served since the network of libraries in Lévis extends in every district of the territory. Cultural offer in Lévis:

- ~ 10 libraries
- ~ 5 museums and interpretation centers
 - ~ Maison natale de Louis Fréchette
 - ~ Régiment de la Chaudière
 - ~ Davie Shipyard National Historic Site
 - ~ Lévis Forts National Historic Site
 - ~ Maison Alphonse-Desjardins
- ~ 5 art galleries and exhibition centers
- ~ 4 community centers
- ~ 2 concert halls

Historical flash

Lévis has some of the oldest sites of human occupation in Quebec. Archaeological sites have revealed an occupation as old as 10,500 years before our era.



More than 4,700 heritage buildings have been identified on the territory, which leaves no doubt about the richness of its architectural heritage.

Festivities

For all tastes

In addition to the city's 350 partner events, Lévis offers logistical support to more than 40 major events annually.

Lévis is indeed a dynamic city in terms of events. Neighborhood festivities, Festivent de Lévis, events held at Quai Paquet which welcome between 5,000 and 10,000 people a day: there is something for everyone. In support of many promoters and organizations who want to make Lévis a pleasant and festive living environment, the city provides more than \$500,000 in services to ensure quality and safe events. In addition, in 2023, Lévis provided more than 775 000 \$ in financial support.

The economic and social impact of the events is a major contribution for the community.



Hit The Floor Lévis

6,000 dancers
30,000 visitors



Grand Feux Loto-Québec

8 shows
Tens of thousands
of people

Festivent of Lévis

More than 40 shows
on 5 stages.



Half Marathon of Lévis



Launch of the racing
season with more than
7,300 runners in 2024



Hockey: A Popular Tradition

A multitude of
hockey tournaments are held
every year in Lévis, including six
major tournaments of different
levels. Each of them contributes
to the effervescence of the city
thanks to the people they
attract to the territory.

- ~ 55,000 participants
- ~ 2,500 nights
- ~ Over \$1 million in economic benefits

Tourism

An enviable notoriety

During 2021, the City of Lévis called on tourism, leisure and culture experts of a third-party firm to develop, with local stakeholders, a five-year development plan for the tourism industry in Lévis, supported by a marketing action plan.

Here are the top 5 elements that will be delivered as part of the plan:

- ~ Guidelines for the development and structuring of the offer
- ~ Major hosting and promotion strategies
- ~ Target customer base, positioning, objectives and metrics
- ~ Means and resources for implementation
- ~ Success factors for the industry's mobilization

Historical flash

Lévis is the first city in the region to be connected by railway.

Over the decades, Lévis has worked to connect directly with New England, Ontario, Western Canada, the Maritime provinces and all of southern Quebec.



Some highlights of Tourisme Chaudière-Appalaches' notoriety survey:

- ~ *Lévis is the most visited area: 73% of respondents*
- ~ *Lévis is the best known sub-region: 47% of respondents know it well and have already visited it, while 32% know it well and have visited one of its attractions*



Québec City-Lévis ferry

Between 100,000 and 200,000 more passages recorded in the summer

Did you know?



Among the 15 must-see attractions in the Chaudière-Appalaches region, four are located in Lévis: Parc des Chutes-de-la-Chaudière, Quai Paquet, Parcours des Anses and Les Bleuets du Vire-Crêpe.

Business Tourism

*Holding a
business event
in Lévis is
plain fun*

Encouraging figures for the recovery of the industry

The Lévis Convention Centre can host business meetings and special events for 10 to 2,000 participants in its 22 modular rooms and spaces. In addition to this offer, there are more than 20 other adaptable spaces with capacities varying between 8 and 200 people in the main hotel establishments. Finally, more than 25 other reception facilities and restaurants spread across urban and rural areas have rooms and premises that can host business and sports meetings.

According to the information collected, a total of over 500 conventions, business meetings and events are held annually in the Lévis area. Of these, more than 80 generated 40 or more overnight stays in hotels.

For the 38 establishments located in Lévis, an occupancy rate of 65.7% was achieved in 2023. This is above the average of the province of Québec.



DÉVELOPPEMENT
ÉCONOMIQUE LÉVIS



Développement économique Lévis



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