

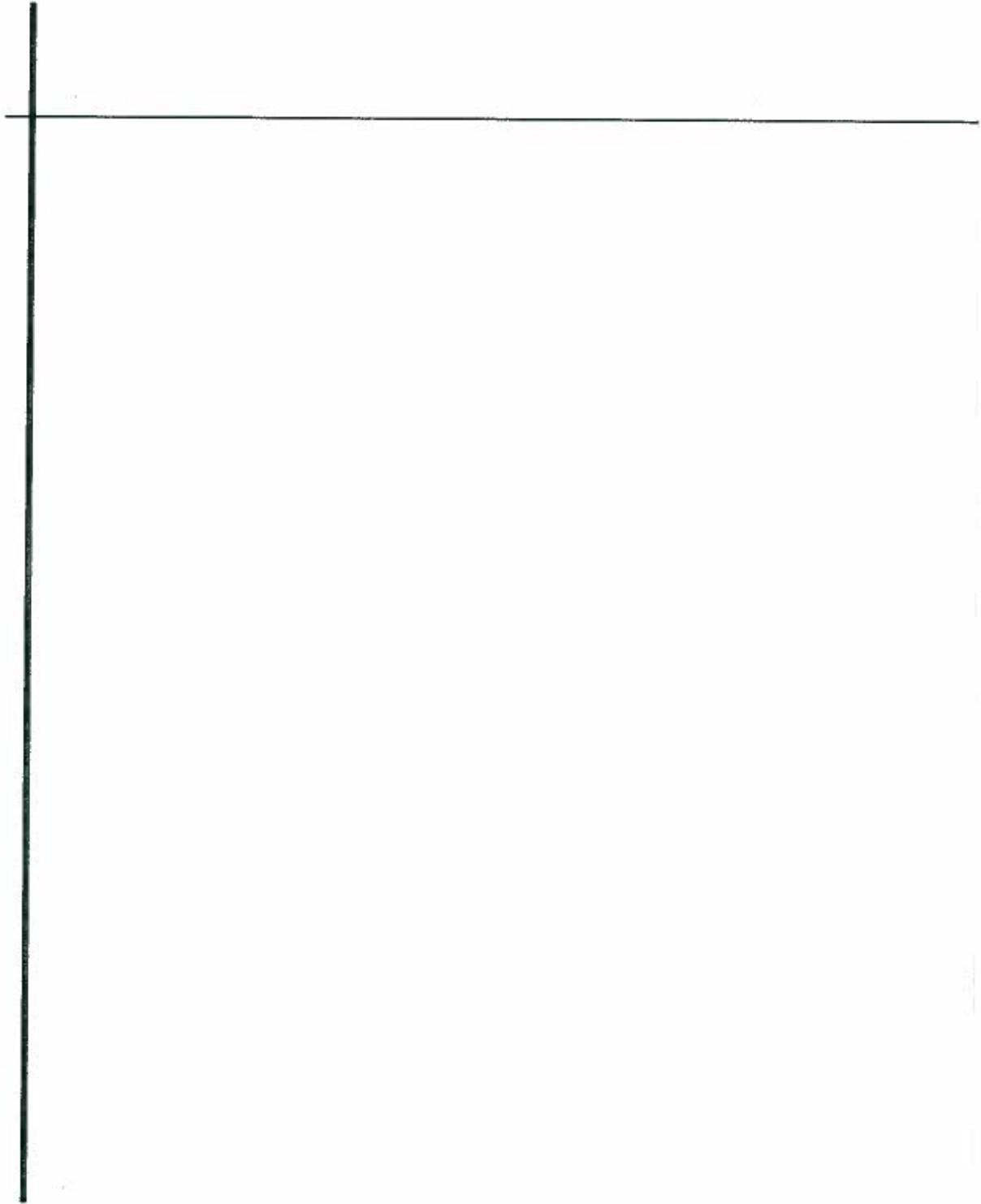
# CITY OF CAMROSE



## Growth Study Update 2006-2056

November 2006

**brown & associates**  
PLANNING GROUP



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## **1.0 Introduction**

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### **1.1 Purpose**

The purpose of this Growth Study Update is to review the October 2003 City of Camrose Growth Study and to update population forecasts and developable land inventory to reflect population growth and development that has occurred in the City over the past three years. The report will update the City's anticipated 30 year land requirements for residential, industrial, commercial, institutional and other land requirements, as well as provide land requirements for the 40 year and 50 year timeframes. The findings and recommendations of the report will support the City's growth management planning initiatives and intermunicipal discussions with the County of Camrose.

### **1.2 Key Findings**

- According to private sector forecasts, Alberta will lead the nation with economic growth of 5.6% in 2006 and 4.2% in 2007 (Alberta Economic Development). Given the strong economic growth potential of Alberta, it is anticipated that Camrose population will grow by 3.5% annually over the next 5 years (2006-2011), and then decline to an average of 2.5% as the average annual long-term growth rate.
- The City of Camrose is expected to grow from 16,000 residents (2006 estimate) to 35,230 by the year 2036. Population growth is expected to reach 45,098 by the year 2046 (40 year growth) and 57,729 by the year 2056 (50 year growth).
- Since the 2003 Growth Study, the City of Camrose has developed or is in the process of developing, an additional 5 quarter sections of land. In other words, the City's inventory of developable land has been reduced by about 5 quarter sections. Developable land remaining within the City has decreased from 16 quarter sections (2,513 gross acres) in 2003, to 11 quarter sections (1,761 gross acres) in 2006. At least 3 of these 11 quarter sections are not developable in the short-term due to sanitary servicing constraints. While the existing developable land may be sufficient to accommodate short-term growth, additional land will be required to accommodate medium and long-term needs and support comprehensive planning and budgeting for long-term community service and infrastructure requirements.

- A total of 25 quarter sections (3,950 acres) are required to accommodate **30 year growth**. Accounting for the existing inventory of 11 quarter sections (1,761 acres) already within the City's boundaries, **a total of 14 additional quarter sections** (2,189 acres) will be required to meet the City's 30 year growth requirements.
- A total of 38 quarter sections (5,977 acres) are required to accommodate **40 year growth**. Accounting for the existing inventory of 11 quarter sections (1,761 acres) already within the City's boundaries, **a total of 27 additional quarter sections** (4,216 acres) will be required to meet the City's 40 year growth requirements.
- A total of 54 quarter sections (8,571 acres) are required to accommodate **50 year growth**. Accounting for the existing inventory of 11 quarter sections (1,761 acres) already within the City's boundaries, **a total of 43 additional quarter sections** (6,810 acres) will be required to meet the City's 50 year growth requirements.

**Table 1**  
City of Camrose  
Quarter Sections Required to Accommodate 30, 40, 50 Year Growth

Period Growth	¼ Sections Required *	Cumulative Total
30 Year Growth 2006-2036	14	14
30-40 Year Growth 2036-2046	13	27
40-50 Year Growth 2046-2056	16	43
<b>Total</b>	<b>43</b>	

\* ¼ Sections required in addition to existing City land inventory (i.e., annexation)

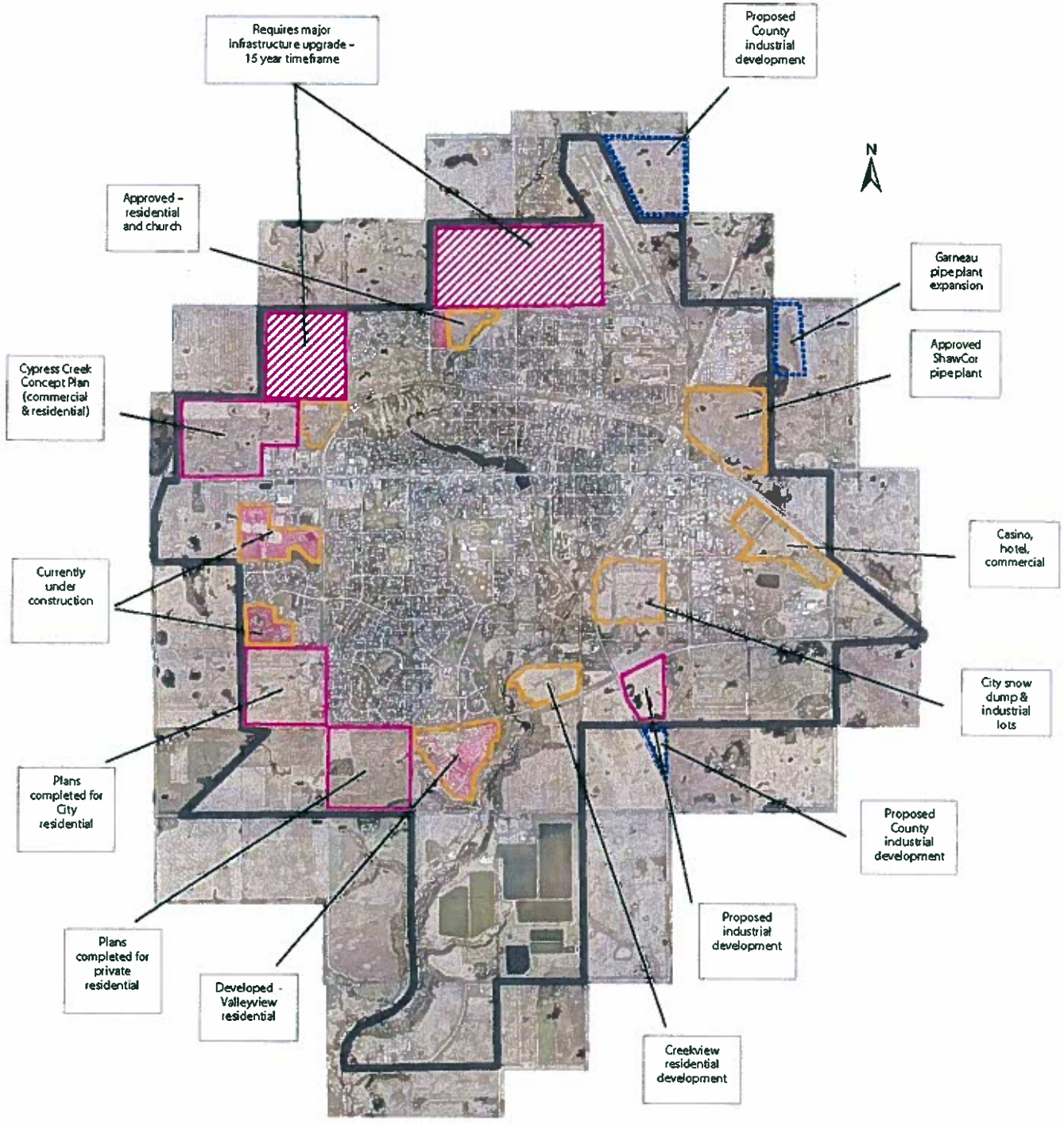
## **2.0 Background Information**






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### **2.1 Recent City Growth Trends**

Figure 1, "Current Development Activity" illustrates the wide range of development activities that are occurring throughout the City of Camrose.

- Creekside Estates, an approved residential and church development in north Camrose;
- ShawCor pipe plant expansion in northeast Camrose using most of the SW1/4 of Section 1-47-20-4;
- Build-out of the casino, hotel and commercial lands on 48<sup>th</sup> Avenue in east Camrose;
- City of Camrose snow dump facility and related industrial subdivision on 44<sup>th</sup> Avenue in the southeast sector;
- The Creekview Development, tentative plan approval in south Camrose for over 200 new residential lots on the north side of Camrose Drive;
- Strong growth in the City of Camrose's Valleyview Subdivision on the south side of Camrose Drive;
- The City has completed Concept Plans for future subdivision of all lands in Sections 28 and 29 to the existing City limits;
- Build-out of lands south of 48<sup>th</sup> Avenue in the Duggan Park/Marler Drive area;
- The City is currently reviewing for a commercial and residential development by Cypress Creek called The Cascades in Camrose. These plans incorporate the south half of Section 4 along the north side of Highway 13, west of Camrose Drive to the City limits.



-  City of Camrose Boundary
-  Approved Subdivision Plans, Construction Underway, or Built
-  Planning Underway
-  County Projects
-  Development Constraint

**City of Camrose**  
**CURRENT DEVELOPMENT ACTIVITY**

Figure 1

These development activities illustrate that recent economic growth and development has far exceeded levels that would be indicated by recent population growth. Important evidence of confidence in Camrose as a centre of economic activity include:

- The \$30 million pipe coating plant capacity addition by ShawCor Ltd. to serve growing demand for oil sands and other large diameter transmission pipeline projects. The pipe industries value a location in Camrose for direct rail access, supply of piped water, and convenient employee access.
- The agreement by the University of Alberta to merge with, and operate Augustana College as a satellite campus offering bachelor's degrees in arts and science and as a transfer college. This decision provides a firm financial future as a platform for growth of this Camrose-based degree-granting institution.

## **2.1 Building Permit Values and Housing Starts**

Statistics on annual building permit values illustrate the strong development activity in Camrose since the 2003 Growth Study.

Chart 1 describes the total value of building permits issued by the City during each of the last 10 years. During this period the annual value of permits has grown from a low of \$7.8 million in 1996 to a year end high of \$35 million in 2005. Permit growth has shown dramatic growth in 2006 with values of \$83.4 million between Jan. 1 and Sept. 30, 2006. Permit values for 2006 represent a 223% increase over a comparable Sept. 20 2005 value of \$25.8 million.

Housing starts also reflect this strong growth during 2006. City records indicate 199 dwelling units starts in the first 9 months of 2006 as compared to a 2005 year end total of 128 unit starts.



**Chart 1**  
 City of Camrose  
 Annual Building Permit Values 1996-2006

\* 2006 data is September 30, 2006 year-to-date only

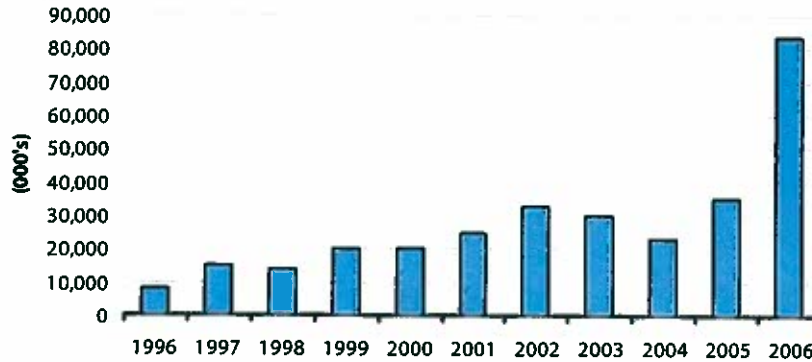
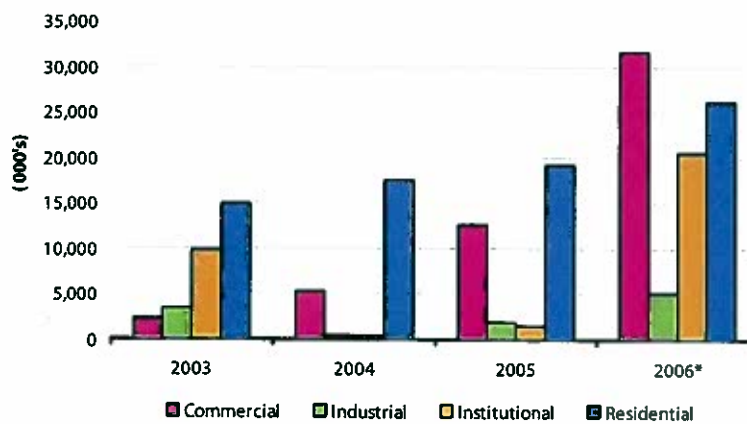


Chart 2 illustrates City of Camrose Building Permits by Type for the 2003-2006 period (2006 data is to September 30, 2006 year to date only). Again, permit growth of all types has been strong during 2006 as compared to previous years. In particular, commercial and institutional growth has seen substantial increases during 2006.

**Chart 2**  
 City of Camrose  
 Annual Building Permit Values, by type, 2003-2006

\* 2006 data is September 30, 2006 year-to-date only



### 3.0 Population Growth Forecast 2006-2056

Since 2003 the City of Camrose has grown from 15,669 to approximately 16,000 residents. Based on a recent population forecast prepared for the City as part of the Transportation Master Plan (June 2006), it is anticipated that Camrose will see annual growth rates of 3.5% over the next five years 2007-2011, and 2.5% annually thereafter. Given these rates, it is estimated that Camrose will achieve a population of 35,230 by 2036 (19,230 additional people over a 30 year period), 45,098 by 2046, and 57,729 by 2056 (41,729 additional people over a 50 year period).

**Table 2**  
City of Camrose  
Population Forecasts 2006-2056

Year	Population	Annual Growth Rate	
		#	%
2006*	16,000		
2011	19,003	600	3.5%
2016	21,500	499	2.5%
2021	24,325	565	2.5%
2026	27,522	639	2.5%
2031	31,139	723	2.5%
2036	35,230	818	2.5%
2046	45,098	986	2.5%
2056	57,729	1,263	2.5%

\*2006 figure is an estimate

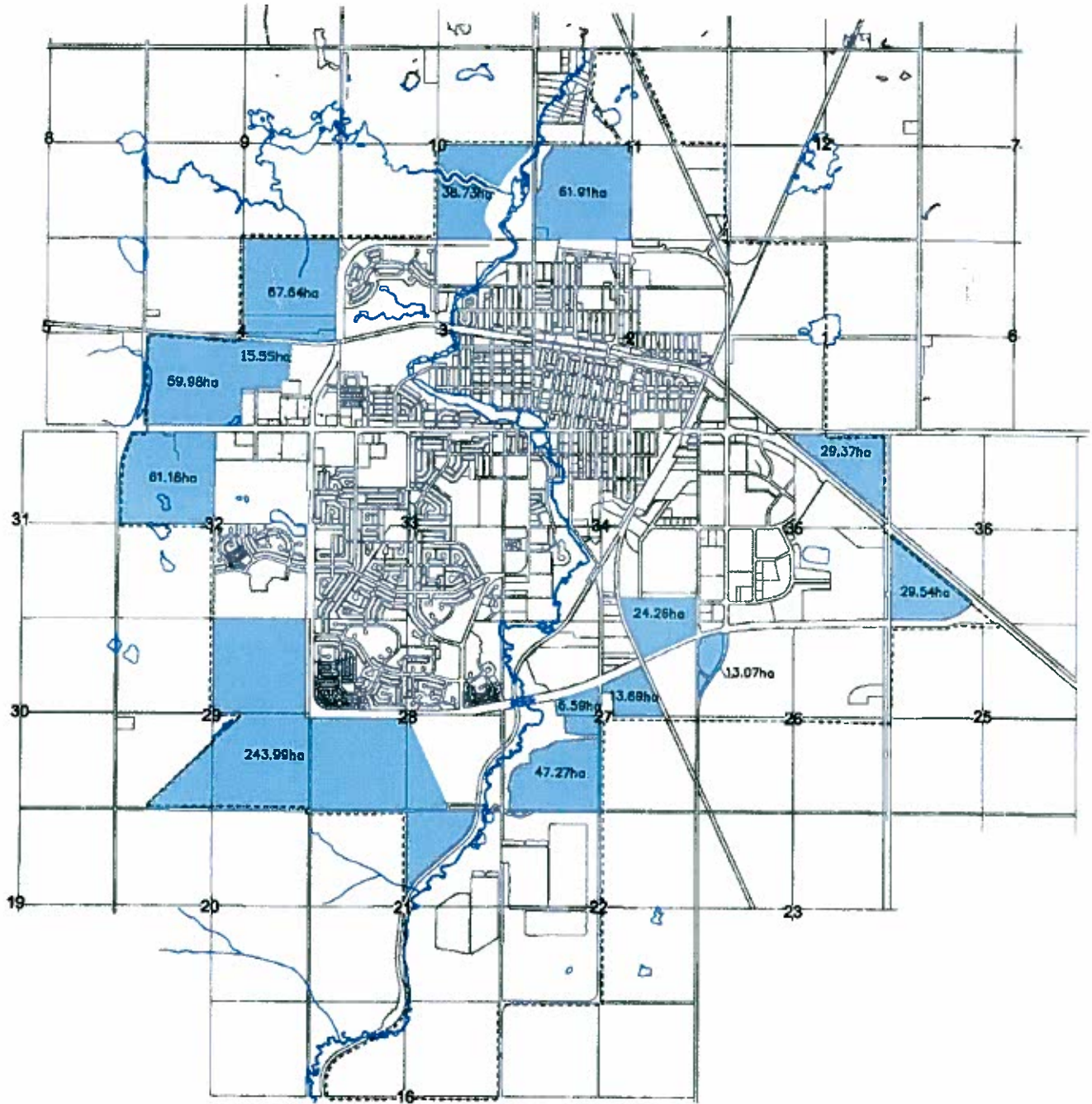
## 4.0 Land Requirements 2006-2056

### 4.1 Developable Land Inventory

Table 3 and Figure 2 identify the remaining developable land within the City of Camrose. There are currently 11 quarter sections or 1,761 acres of developable land within the City's boundary, a decrease of 5 quarter sections or 752 acres from 2003. This represents development activity within Camrose of 250 acres per year.

**Table 3**  
City of Camrose  
Developable Land Inventory

Category	2006 Developable Lands		2003 Developable Lands		Total Development Activity 2003-2006	
	Ha.	Ac.	Ha.	Ac.	Ha.	Ac.
Residential	22.1	55	134.4	332	112.3	277
Commercial	0	0	37.2	92	37.2	92
Industrial	67.3	166	179.6	444	112.3	278
Agricultural (Urban Reserve)	623.3	1,540	665.8	1,645	42.5	105
<b>Total Land Inventory</b>	<b>712.7</b>	<b>1,761</b>	<b>1017.0</b>	<b>2,513</b>	<b>304.3</b>	<b>752</b>



	Hectares	Acres
<b>TOTAL LAND INVENTORY</b>	<b>712.76</b>	<b>1,761</b>

**City of Camrose  
DEVELOPABLE LAND INVENTORY**

**Figure 2**

November 2006

## 4.2 Assumptions

In order to identify the amount of land required to accommodate forecast future growth, certain assumptions have been made about the form and type of future development. These assumptions are based on the City of Camrose Municipal Development Plan policies, typical standards of service provision in urban centers, and judgements about the City's ability to attract non-residential land uses within a competitive regional market. These assumptions are identified in Table 4.

**Table 4**  
City of Camrose  
Assumptions for Land Requirements

<b>Residential</b>	Average household size of 2.4 persons Average density of 4 units per gross developable acre *These assumptions are based on single and multi-family development, and include local parks, schools, roads, convenience retail and other land uses normally found within a residential neighborhood. Measured density of recent single family areas is in the range of 3.2 to 3.6 upa.
<b>Commercial / Industrial</b>	Provides for 67 acres of commercial and industrial land for each 1000 persons of new growth. *This assumption is based on existing commercial and industrial land use within the City. Additional land needs to be considered for land intensive industries, particularly pipe plants.
<b>Other land uses</b>	This study adds 20% of the calculated residential, industrial, and commercial lands to accommodate a broad range of other land uses including institutional, freeways, regional parks, vacancy, and land held off the market and unavailable for development at any particular time.

### **4.3 Total Land Requirements 2006-2056**

#### **30 Year Land Requirement**

Table 5 Summary of Land Requirements 2006-2056 identifies the amount of land that would be required within the City based on forecasted population growth. The total amount of land required to accommodate projected 30 year population growth will be approximately 25 quarter sections or 3,950 acres. The City currently has 11 quarter sections (1,761 acres) of vacant land. Therefore, the City will need another 14 quarter sections or 2,189 acres of land to accommodate 30-year growth.

#### **30-40 Year Land Requirement**

To accommodate 30-40 year growth, an additional 13 quarter sections would be required. An overall total of 27 quarter sections would be required beyond the City's existing 11 quarter sections of developable land to accommodate 40 year growth.

#### **40-50 Year Land Requirement**

To accommodate 50 year growth, an additional 16 quarter sections would be required. An overall total of 43 quarter sections would be required beyond the City's existing 11 quarter sections of developable land to accommodate 50 year growth.

**Table 5**  
**City of Camrose**  
**Summary of Land Requirements 2006-2056**

	2006- 2016	2016- 2026	2026- 2036	30 Year Total	2036- 2046	40 Year Total	2046- 2056	50 Year Total
<b>Total City Population</b>	<b>21,500</b>	<b>27,522</b>	<b>35,230</b>		<b>45,098</b>		<b>57,729</b>	
<b>Population Growth</b>	<b>5,500</b>	<b>6,022</b>	<b>7,708</b>	<b>19,230</b>	<b>9,868</b>	<b>29,098</b>	<b>12,631</b>	<b>41,729</b>
<b>Cumulative Total</b>	<b>5,500</b>	<b>11,522</b>	<b>19,230</b>	<b>19,230</b>	<b>29,098</b>	<b>29,098</b>	<b>41,729</b>	<b>41,729</b>
<b>New Household / Units (at 2.4 ppu)</b>	<b>2,292</b>	<b>2,509</b>	<b>3,212</b>	<b>8,013</b>	<b>4,112</b>	<b>12,124</b>	<b>5,263</b>	<b>17,387</b>
<b>Land Requirements</b>								
Residential Acres (at 4 upgda) <sup>1</sup>	573	627	803	2,003	1,028	3,031	1,316	4,347
Cumulative Total (acres)	573	1,200	2,003	2,003	3,031	3,031	4,347	4,347
Commercial/Industrial Acres (at 67 ac/1000) <sup>2</sup>	369	403	516	1,288	661	1,950	846	2,796
Cumulative Total (acres)	369	772	1,288	1,288	1,950	1,950	2,796	2,796
Subtotal	941	1,031	1,319	3,292	1,689	4,981	2,162	7,143
Cumulative Total (acres)	941	1,972	3,292	3,292	4,981	4,981	7,143	7,143
Other Land Uses (at 20%)	188	206	264	658	338	996	432	1,429
Cumulative Total (Acres)	188	394	658	658	996	996	1,429	1,429
<b>Total Land Requirement (Cumulative)</b>	<b>1,130</b>	<b>2,367</b>	<b>3,950</b>	<b>3,950</b>	<b>5,977</b>	<b>5,977</b>	<b>8,571</b>	<b>8,571</b>
Acres per 1,000 population growth	205	205	205	205	205	205	205	205
<b>Existing Land Supply</b>				<b>1,761</b>				
<b>Additional Land Requirement (Annexation)</b>				<b>2,189</b>	<b>2,027</b>	<b>4,216</b>	<b>2,594</b>	<b>6,810</b>
<b>Additional 1/4 Sections (at 160 acres)</b>				<b>14</b>	<b>13</b>	<b>27</b>	<b>16</b>	<b>43</b>

<sup>1</sup> This includes single and multi-family development. Measured density of recent single family areas is in the range of 3.2 to 3.6 upa.

<sup>2</sup> Industrial acres are estimated at 61 acres per 1000 population, and commercial acres are estimated at 6 acres per 1000 population, which is based on existing development within the Town.

## **5.0 Growth Strategy**

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### **5.1 Growth Strategy and Implementation**

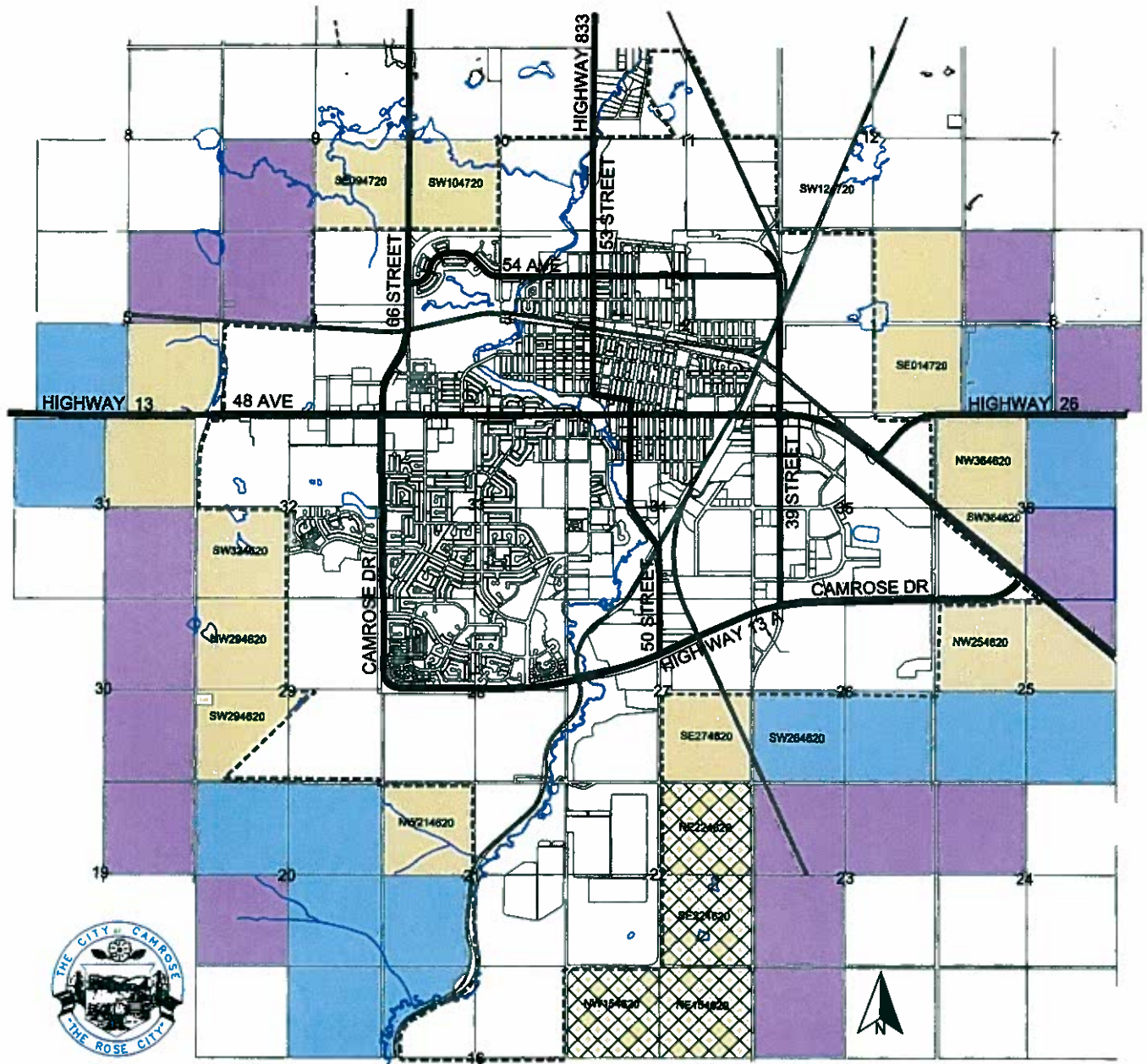
Figure 3 shows the areas surrounding the City that are recommended for future growth. Thirty year growth of the City of Camrose will require 25 quarter sections; 11 quarter sections within the existing City limits and 14 quarter sections outside the existing City boundary. In addition, the City should annex 4 quarter sections of land for a public works buffer adjacent to the sanitary treatment plant. Although these public works buffer lands are unlikely to be needed for urban development, it would be prudent for the land to be under the City's jurisdiction due to the large scale and sensitivity of the adjacent facilities.

To accommodate 30-40 year growth, the City would require an additional 13 quarter sections, or 27 quarter sections in total outside the existing City limits to accommodate 40 year growth.

To accommodate 40-50 year growth the City would require an additional 16 quarter sections, or 43 quarter sections in total outside the existing City limits to accommodate 50 year growth.

The Growth Strategy as illustrated in Figure 3 limits future growth in the northwest and northeast sectors due to the high cost of upgrading sanitary and stormwater systems to serve these areas. Preferred growth areas include lands extending along major highway and arterial entranceways to/from the City. Additional lands recommended in the southwest sector are well integrated with the planned future road system and will accommodate planning for complete neighbourhoods. Additional lands recommended in the southeast sector will be well suited to a variety of land uses with a focus on appropriate areas for fully-serviced industrial areas within the City.





- 30-YEAR GROWTH - 14 QUARTER SECTIONS
- 40-YEAR GROWTH - 13 QUARTER SECTIONS
- 50-YEAR GROWTH - 16 QUARTER SECTIONS
- PUBLIC WORKS BUFFER

**CITY OF CAMROSE**  
**RECOMMENDED GROWTH AREAS**

Figure 3  
 November 2006