



# City of Camrose

## Administrative Report

To: Committee of the Whole Council

Date: October 7, 2024

From: Manager – Planning & Development

Re: For Information – Development Statistics – 2024 Q3 (July 1 to September 30)

### RECOMMENDATION:

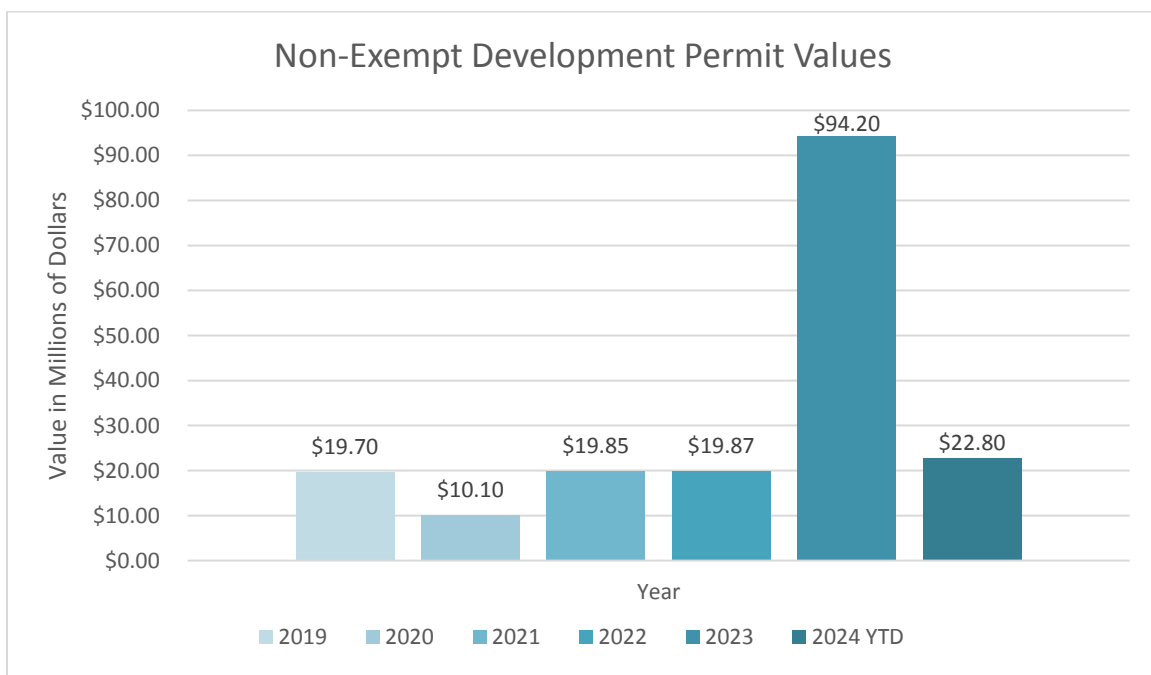
That the Committee of the Whole Council accept this report as information.

### BACKGROUND:

#### Total Non-Exempt (taxable) Construction Value:

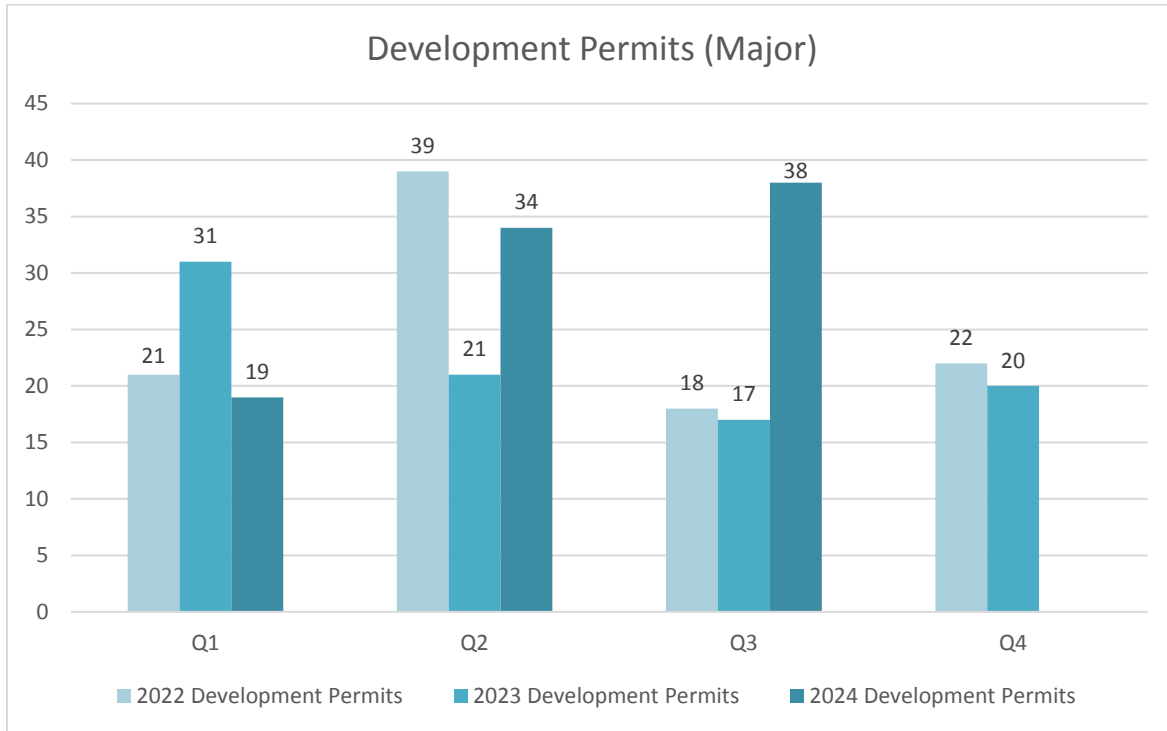
Estimated construction value continued at a steady pace in Q3 and is now tracking above the 5-year average. Estimated taxable construction value is \$22,800,000 year-to-date. This includes both approved and pending applications.

The Paradox, a 98-unit apartment building, is included in the 2023 YTD column, as this application was received in February 2023. The application process was extensive, resulting in approval in Q3, 2024.



### Total Development Permits (Major):

Major development permits consist of residential (single-family dwellings & multi-family), commercial, institutional, industrial, and mixed-use applications.



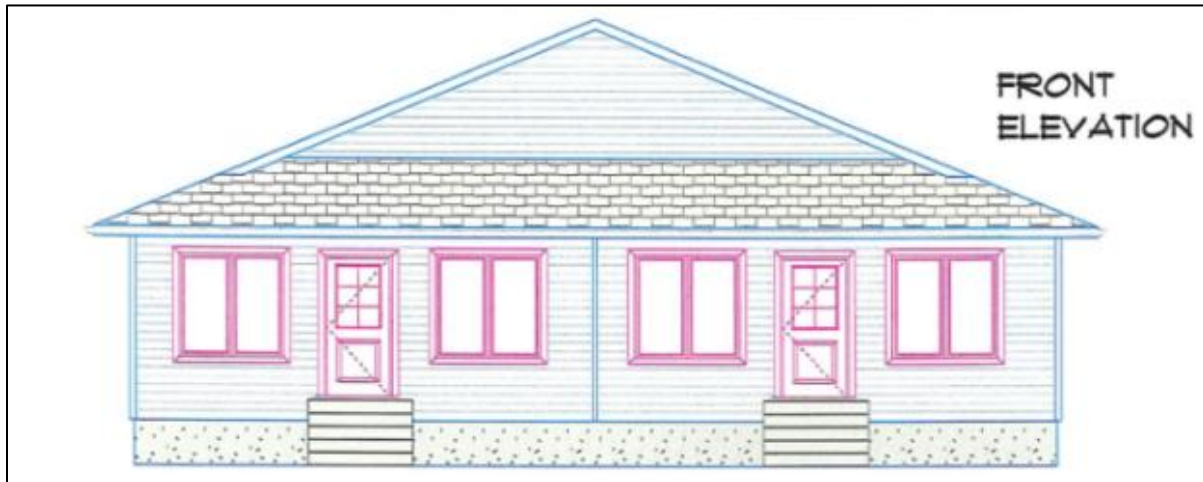
### Q3 Development Permits (Major) – Detail:

In Q3, three (3) major non-exempt (i.e. taxable) development permits were approved. A major permit is classified as any permit with an estimated construction value exceeding \$500,000.

Applicant	Address	Type	Estimated Cost
Habitat for Humanity	7018/7020 50 Avenue	Duplex	\$510,000
Arc Studios	5402 – 55 Avenue	98 Unit Apartment “The Paradox”	\$24,000,000*
Align Builders	3771 – 48 Avenue	Addition to Lamb Ford	\$3,500,000
Total Estimated Construction Cost for Permits Over \$500,000 in Q3:			\$28,010,000
Total Estimated Construction Cost for Permits Under \$500,000 for Q3:			\$3,687,065
Total Estimated Construction Cost for All Major Permits in Q3:			\$31,697,065

*\*The Paradox was reported in Q1 2023 as this was the date the application was originally filed. The application was conditionally approved Q3 2024.*

**Habitat for Humanity (7018 & 7020, 50 Avenue)**



**Arc Studios (The Paradox – 5402, 55 Avenue)**

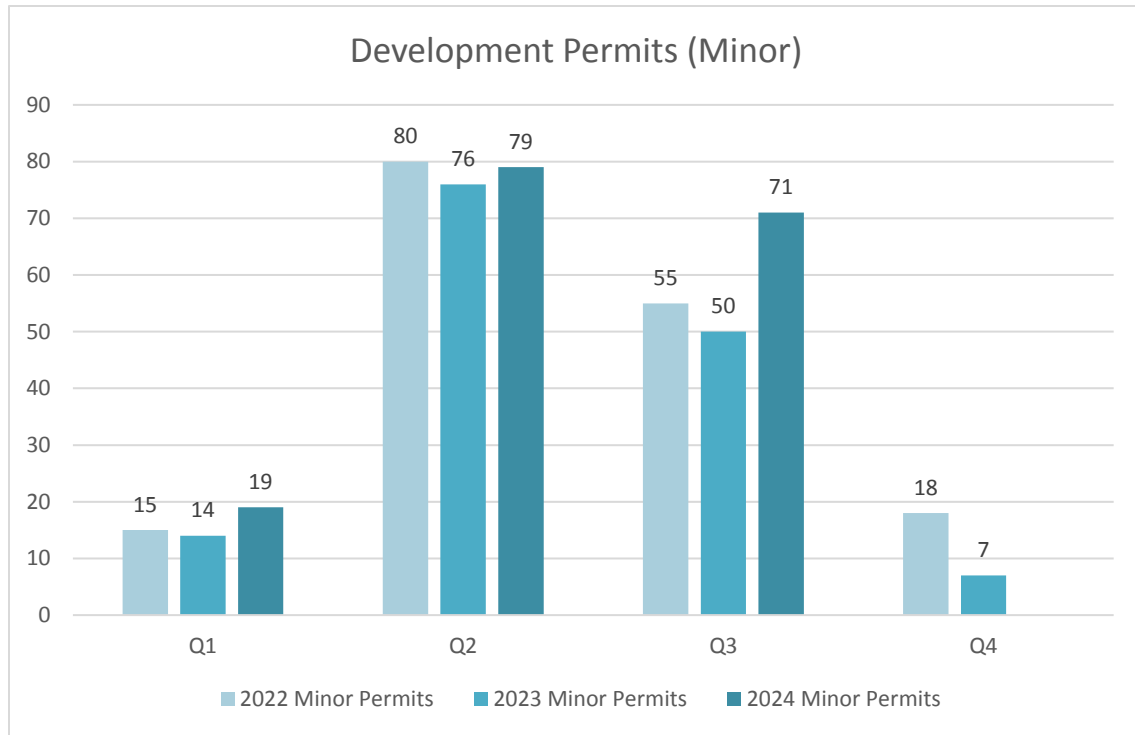


**Align Builders (Lamb Ford – 3771, 48 Avenue)**



### Q3 Development Permits (Minor):

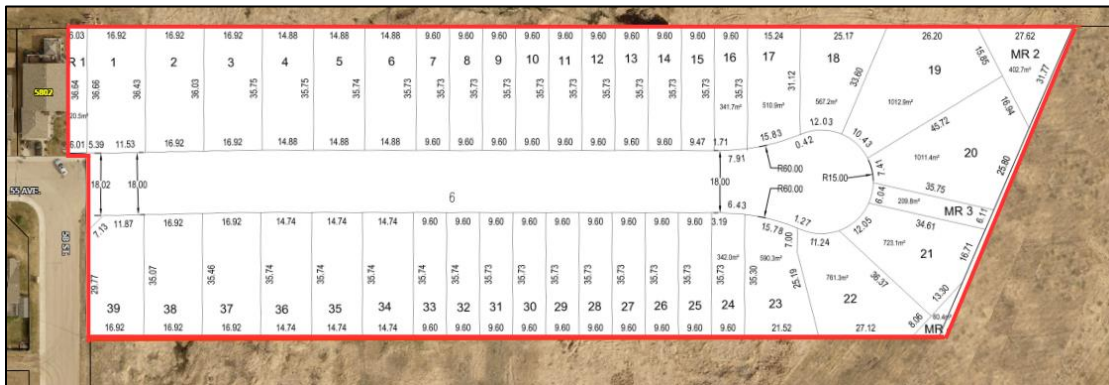
There is a strong seasonality to small permits and Q2/Q3 are substantially busier than Q1/Q4.



### Subdivisions:

Due to the length of time it takes for subdivisions to be developed, data will continue to be provided to Council annually. Major subdivision activity continues in Stoney Creek Estates, Creekview Estates, Valleyview West, and West Park.

#### Stoney Creek Estates (39 Lots, Not Registered)



**West Park (95 Lots, Not Registered)**



**Valleyview West (41 Lots, Endorsed but Not Registered)**





## Creekview Estates (29 Lots Registered)



### STRATEGIC PLAN ALIGNMENT/MUNICIPAL DIRECTIVES:

#### *Build a Strong Economy*

Continuing to advance development and subdivision projects in alignment with local strategies, bylaws, policies, and standards.

### ADVOCACY / COLLABORATION OPPORTUNITIES:

Not applicable.

### COMMUNICATION CONSIDERATIONS:

Not applicable.

### IMPLICATIONS OF RECOMMENDATION:

None.

### SUBMITTED BY:

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Manager – Planning & Development

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