



City of Camrose

Administrative Report

To: Committee of the Whole Council

From: Manager – Planning & Development

Re: For Information – Q3 Development Statistics

Date: October 30, 2023

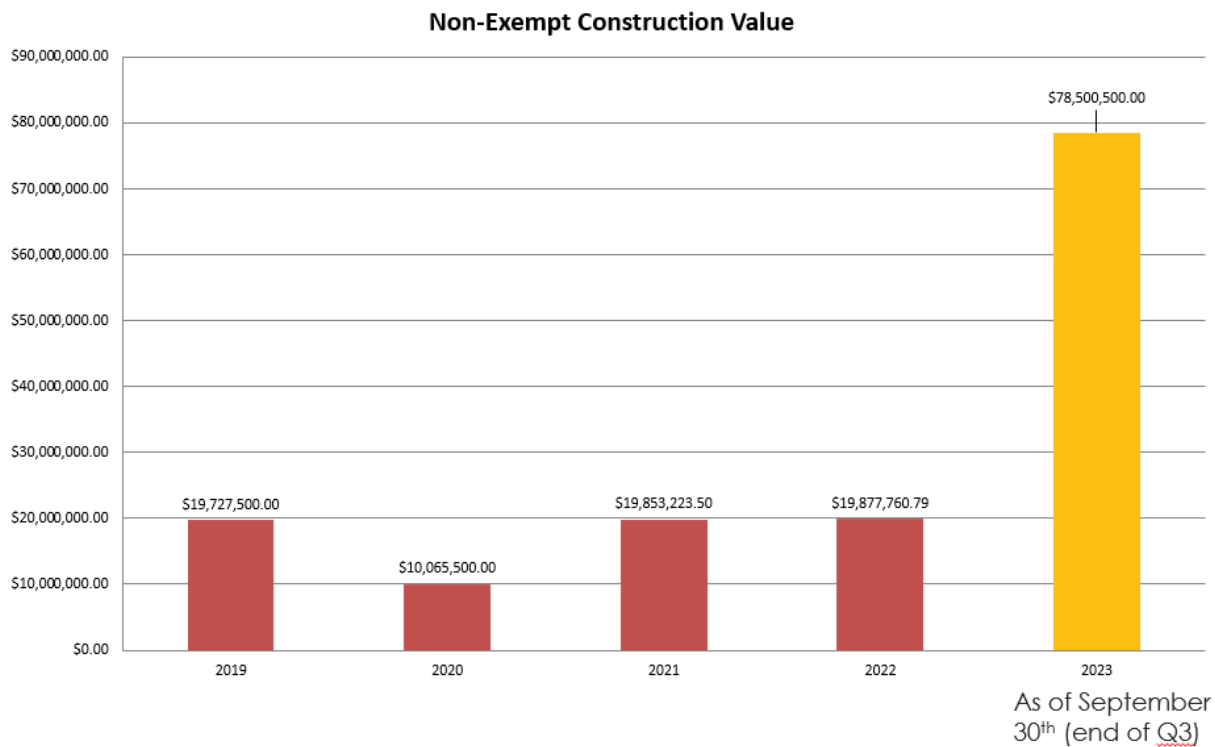
RECOMMENDATION:

THAT Committee of the Whole Council accept the Planning & Development Q3 Development Statistics report for information.

BACKGROUND:

Total Non-Exempt (taxable) Construction Value:

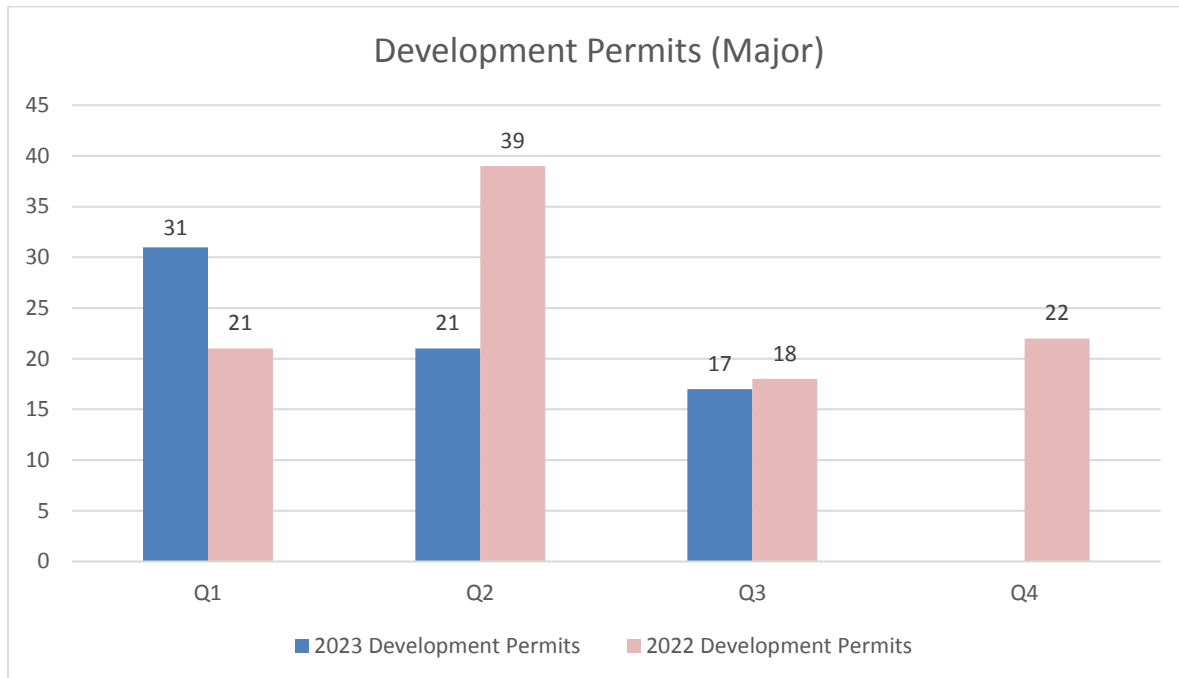
The estimated construction value has continued at a record pace into Q3. Estimated taxable construction value is up 400% year-to-date compared to the 5-year average (excluding COVID-19 outlier in 2020).



Total Development Permits (Major):

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

Q3 has been slower for single detached dwellings as there continues to be material shortages for the installation of power, cable, and fiber infrastructure. This material shortage has slowed the development of dwellings in West Park Phase 5 as well as other new communities to a lesser degree.



Development Permits (Major) – Detail:

Three (3) approved non-exempt (i.e. taxable) development permits were valued at over \$500,000 each.

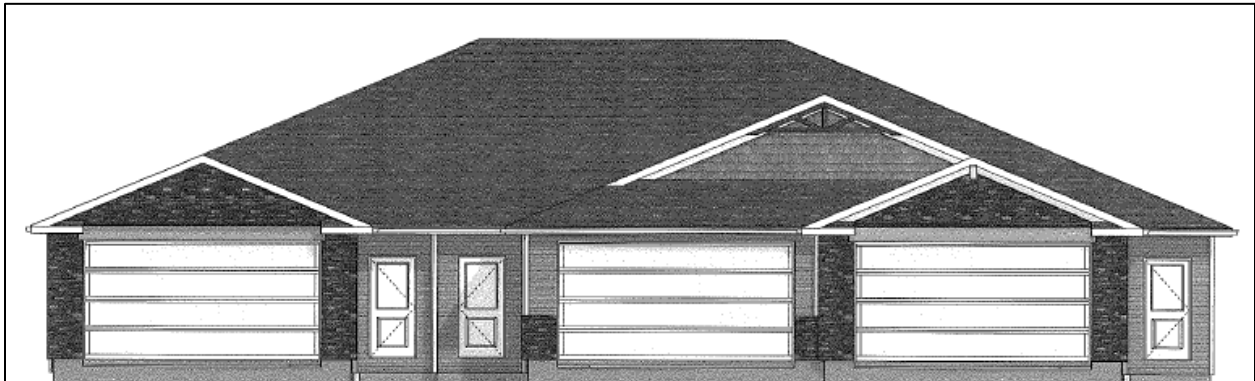
Applicant	Address	Type	Estimated Cost
Battle River Homes Inc.	5903 & 5905 24 Avenue Close	Residential Duplex	\$800,000
IPEC Developments Inc.	3310-3314 50A Street Close	Triplex	\$560,000
SPAN Architecture Inc.	5411 48 Avenue	Clinic/Pharmacy	\$600,000
Total Estimated Construction Cost for Permits Over \$500,000 in Q3:			\$1,960,000
Total Estimated Construction Cost for Permits Under \$500,000 for Q3:			\$1,249,300
Total Estimated Construction Cost for All Major Permits in Q3:			\$3,209,300

Year-to-date the total estimated construction value of all major projects is \$42,441,736. This list includes issued permits only, not applications that are still ongoing.

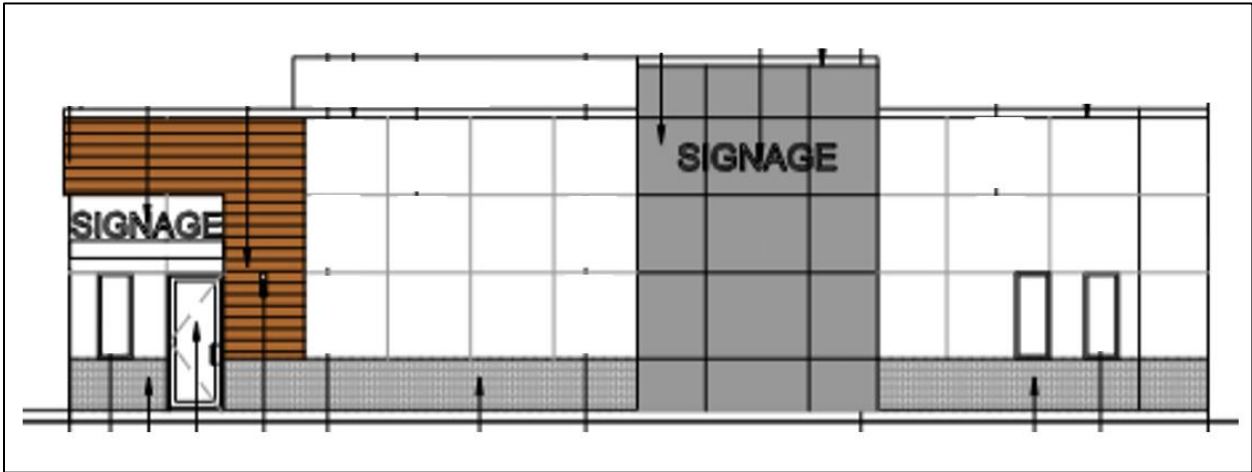
Battle River Homes Inc. (5903 & 5905 24 Avenue Close)



IPEC Developments Inc. (3310-3314 50A Street Close)

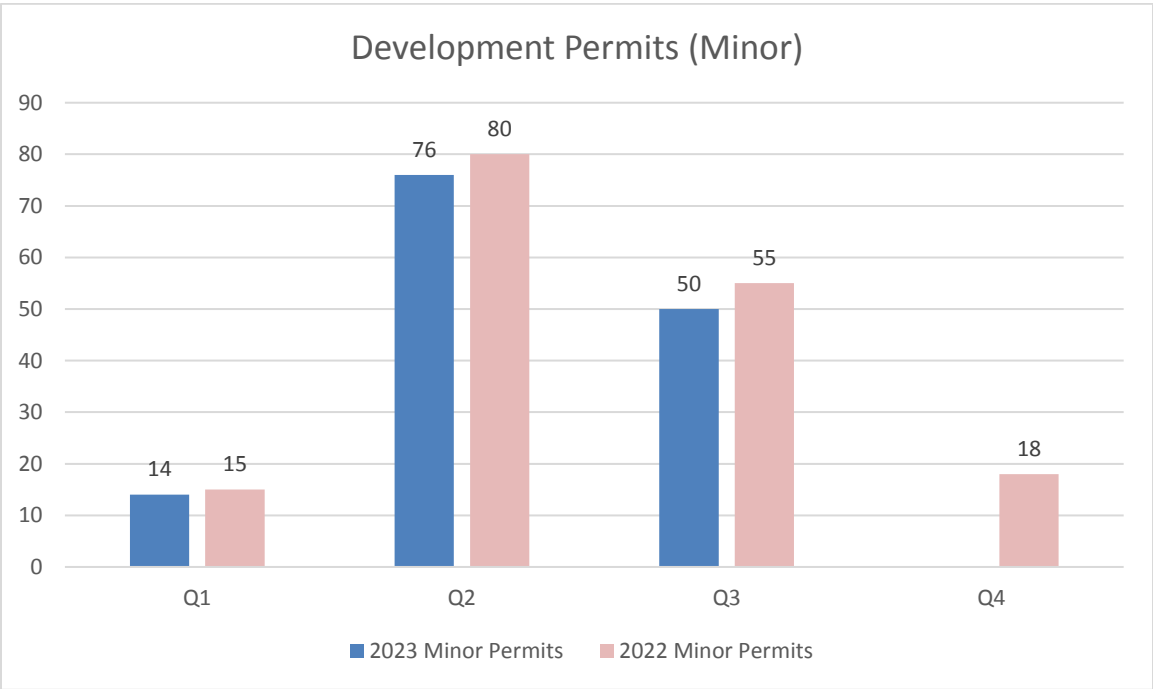


SPAN Architecture Inc. (5411 48 Avenue)



Total Development Permits (Minor):

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



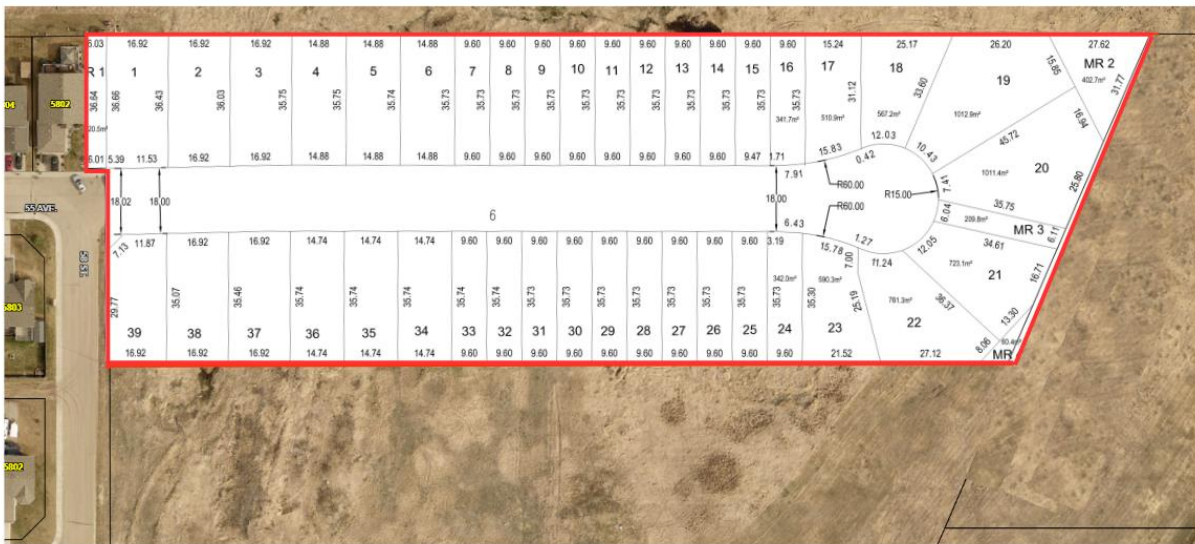
Subdivisions:

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 Creekview Estates, Valleyview West, and West Park.

In Q3, the new community of Stoney Creek Estates was applied for and received conditional approval.

Stoney Creek Estates (39 Lots, Not Registered)

Stoney Creek Estates was conditionally approved by the Subdivision and Development Authority on September 20, 2023.



West Park (95 Lots, Not Registered)



Valleyview West (41 Lots, Not Registered)



Creekview Estates (29 Lots Registered)

Creekview Estates was registered in early 2023 and dwelling construction is proceeding according to plan.



SUBMITTED BY:

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Aaron Leckie
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Aaron Leckie
Manager – Planning & Development

Report Prepared By: Kari Burnstad, Planning Services Assistant