



City of Camrose

Administrative Report

To: Committee of the Whole Council

Date: April 22, 2024

From: Manager – Planning & Development

Re: For Information – Development Statistics – 2024 Q1 (January 1 to March 31)

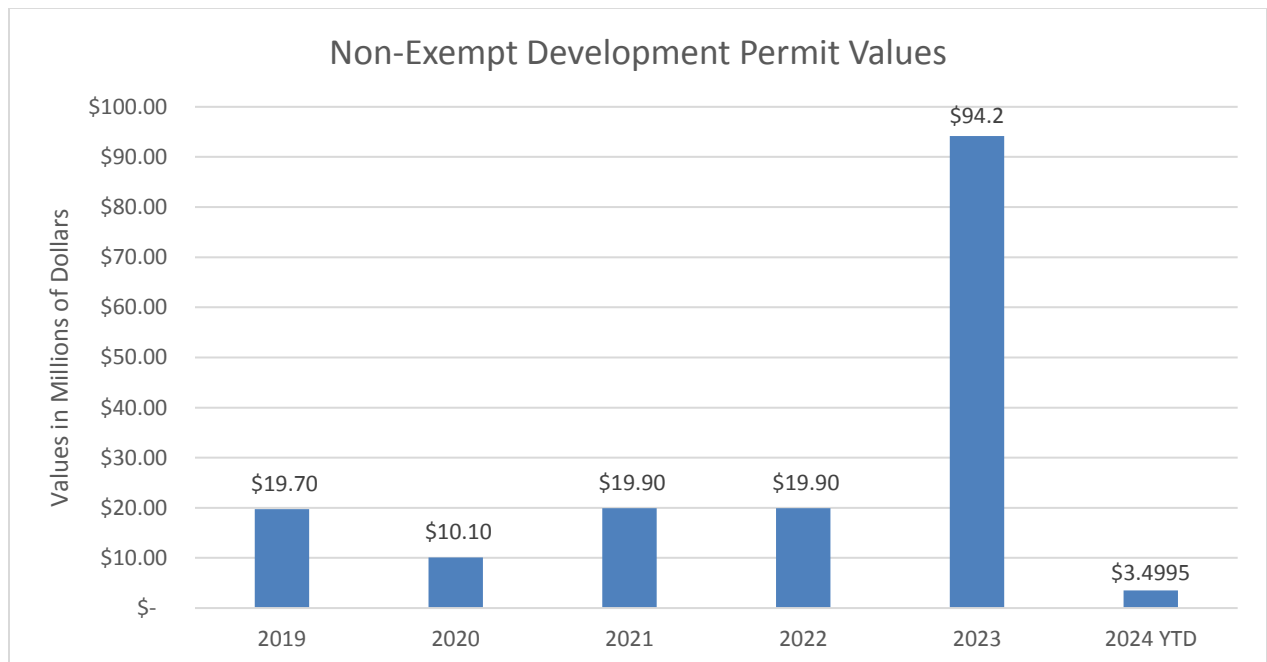
RECOMMENDATION:

That the Planning & Development 2024 Q1 Development Statistics report be received as information.

BACKGROUND:

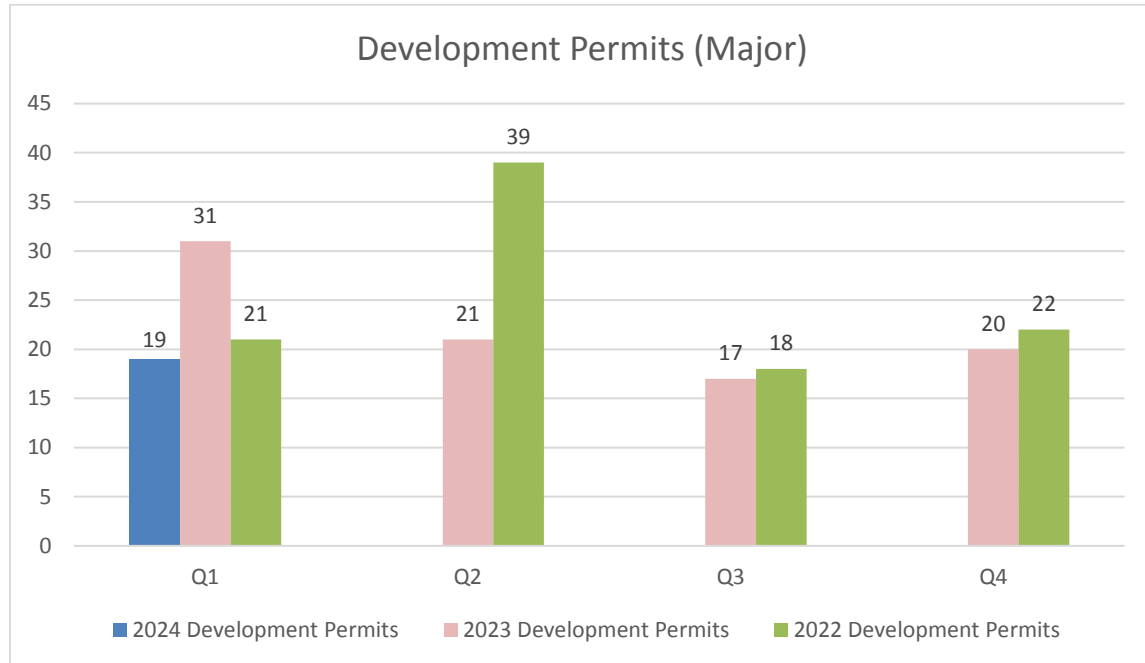
Total Non-Exempt (taxable) Construction Value:

The estimated construction value has continued at a steady pace in Q1. Estimated taxable construction value is \$3,499,500.



Total Development Permits (Major):

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



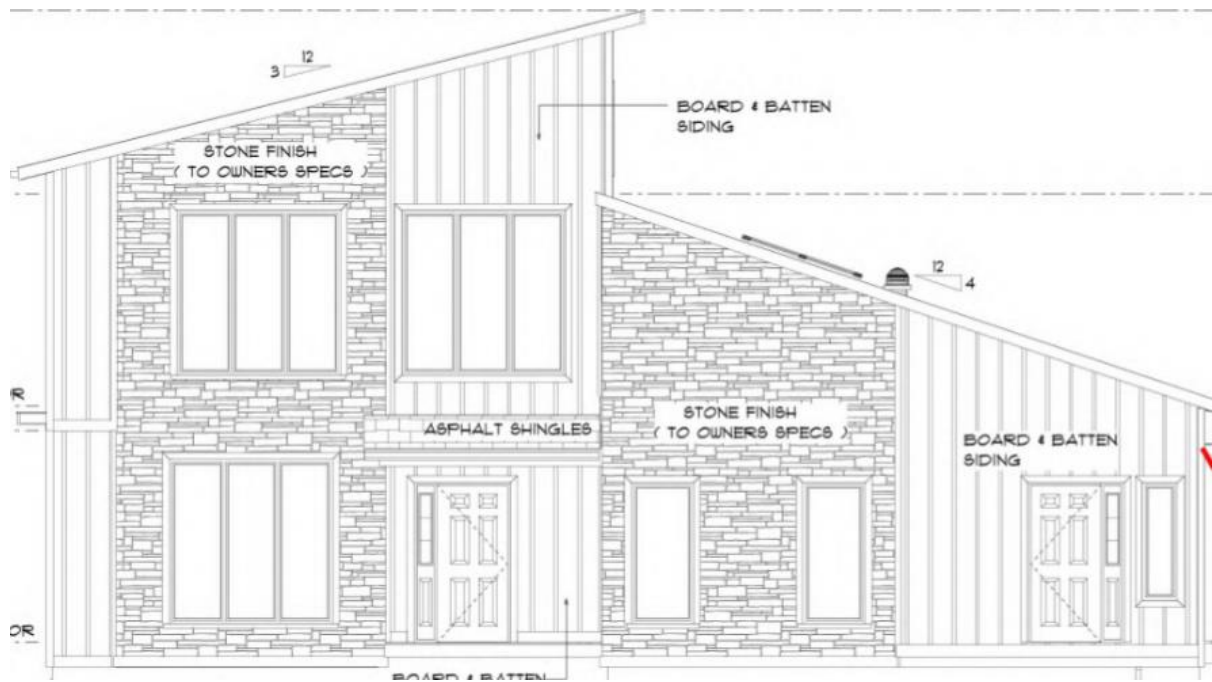
Development Permits (Major) – Detail:

Three approved non-exempt (i.e. taxable) development permits provided an estimated construction value of over \$500,000 each. To date for approved permits in Q1, there is a total of \$3,499,500 in estimated construction value.

Applicant	Address	Type	Estimated Cost
Five Star Home Solutions	4823 – 54 ST	Duplex	\$800,000
Battle River Homes	6203-6209 Valleyview Drive	Fourplex	\$800,000
Kimmy Holdings	3920 – 48 Ave	Commercial Addition	\$500,000
Total Estimated Construction Cost for Permits Over \$500,000 in Q1:			\$2,100,000
Total Estimated Construction Cost for Permits Under \$500,000 for Q1:			\$1,399,500
Total Estimated Construction Cost for All Major Permits in Q1:			\$3,499,500

In the first week of Q2, Planning and Development has approved \$1,600,000 of estimated construction value. Additionally, there is one major development permit pending, with an estimated construction value of \$3,500,000.

Five Star Home Solutions (4823 – 54 Street)



Battle River Homes (6203-6209 Valleyview Drive)

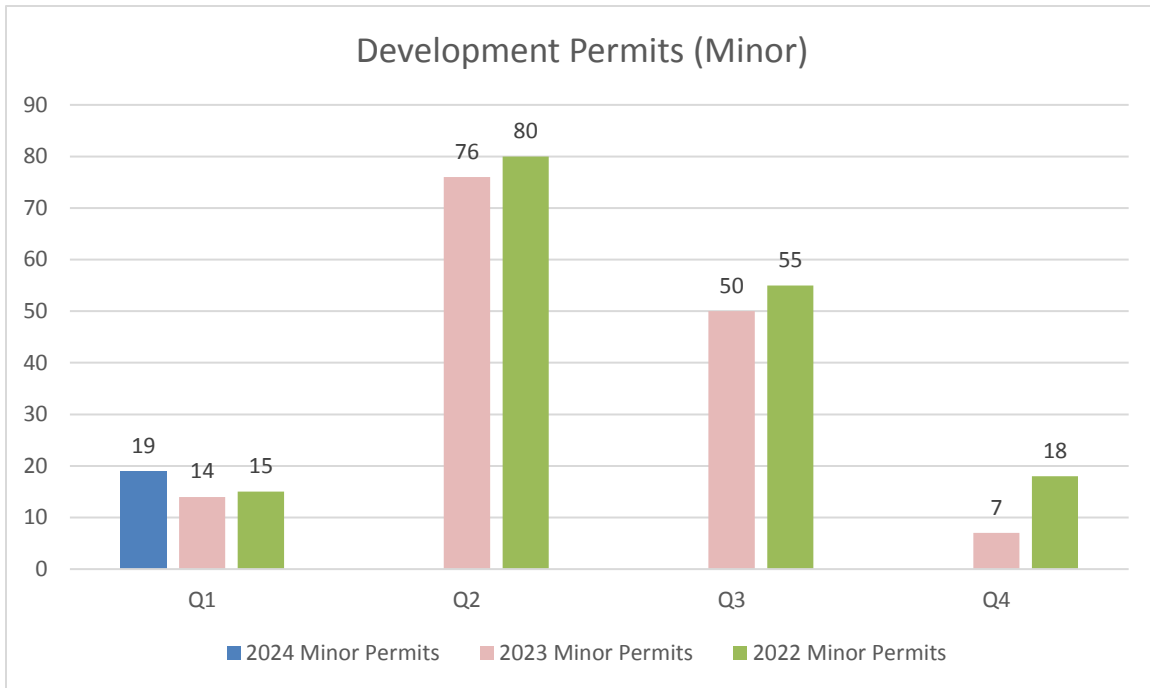


Kimmy Holdings (3920 – 48 Avenue)



Development Permits (Minor):

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

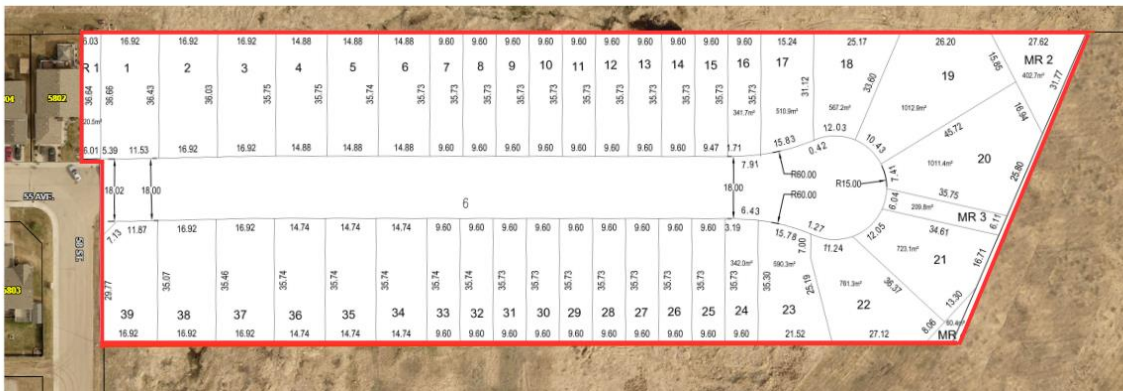


Subdivisions:

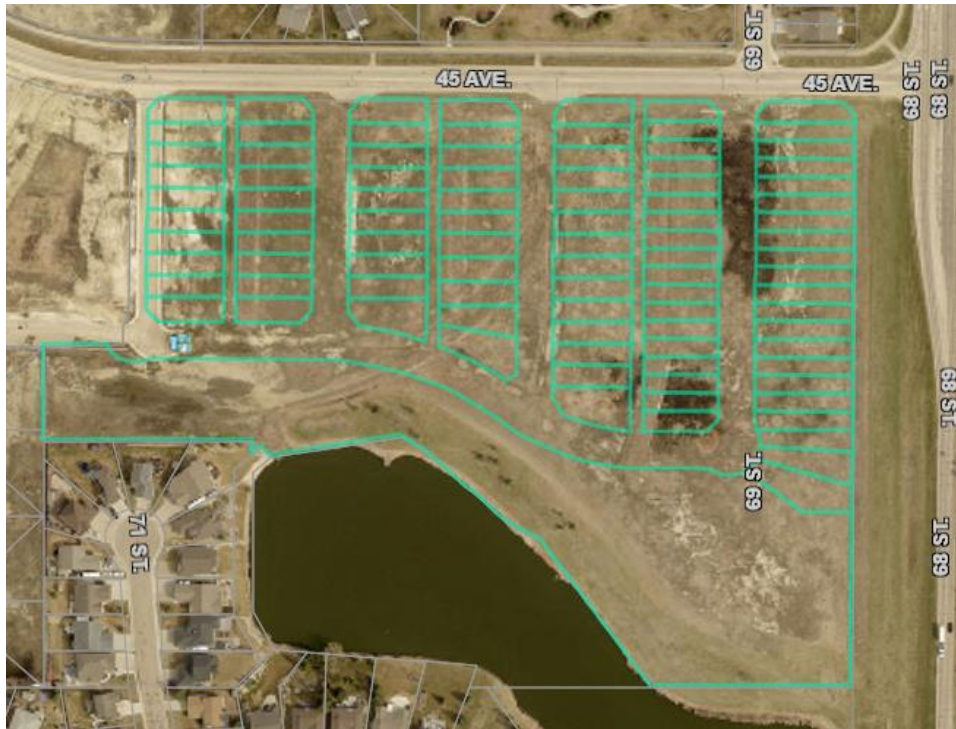
Due to the length of time it takes for subdivisions to be developed, data will continue to be provided to Council annually. Major subdivision activity continues in Creekview Estates, Valleyview West, and West Park.

Stoney Creek Estates (39 Lots, Not Registered)

Stoney Creek Estates was conditionally approved by the Subdivision and Development Authority on September 20, 2023. Servicing is expected to start mid-April 2024.



West Park (95 Lots, Not Registered)



Valleyview West (41 Lots, 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.

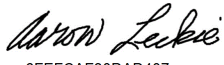
COMMUNICATION CONSIDERATIONS:

Not applicable.

IMPLICATIONS OF RECOMMENDATION:

None.

SUBMITTED BY:

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Aaron Leckie

Manager – Planning & Development

Report Prepared By: Kari Burnstad, Planning Services Assistant