



City of Camrose

Administrative Report

To: Committee of the Whole Council

Date: April 24, 2023

From: Manager – Planning & Development

Re: For Information – Development Statistics – 2023 Q1 (January 1 to March 31)

RECOMMENDATION:

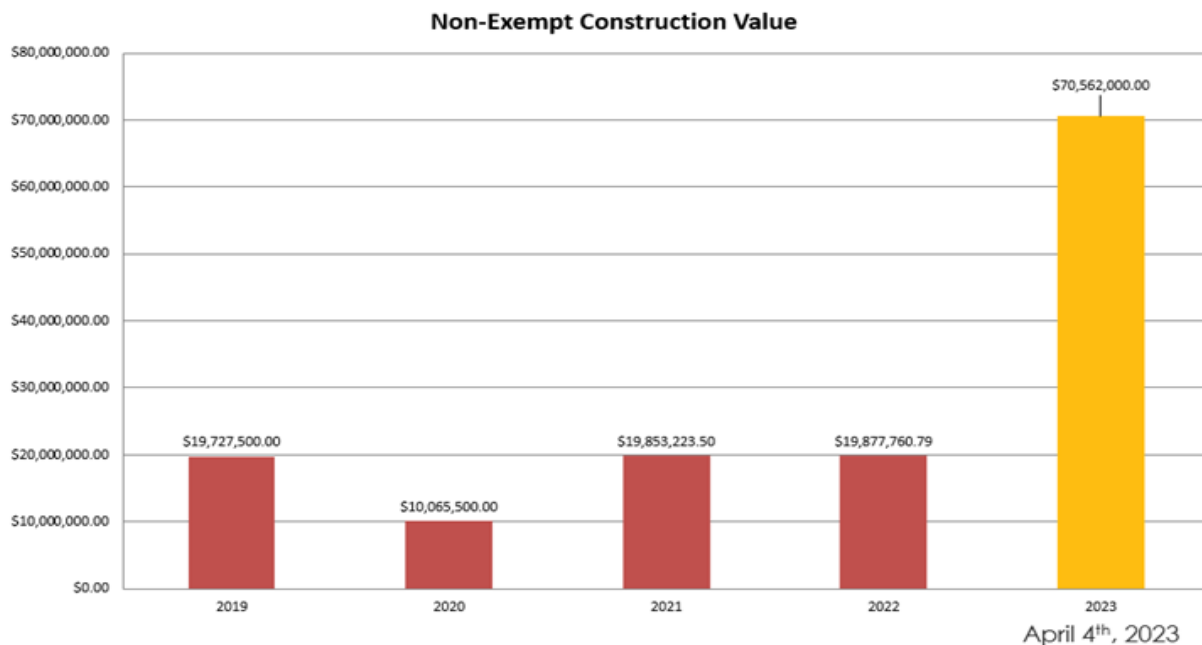
THAT Committee of the Whole Council accept the Planning & Development 2023 Q1 Development Statistics report for information.

BACKGROUND:

In addition to the annual development and licensing data provided to Committee of the Whole Council, Administration has developed a new process to provide quarterly updates. The more detailed annual update will still occur in January / February of each year.

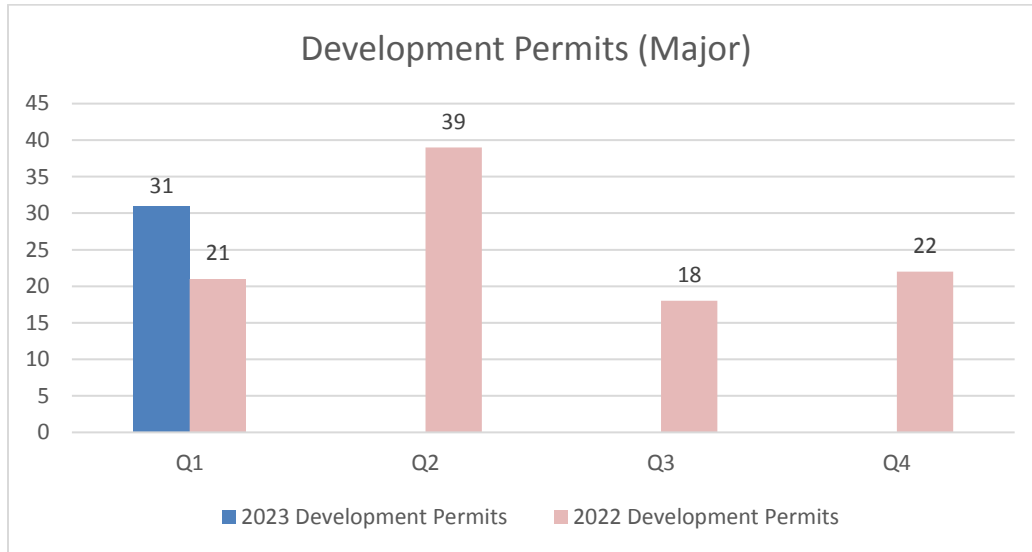
Total Non-Exempt (taxable) Construction Value:

This has been a historic start to the year. There is more construction value approved or in-progress in the first 3 months of 2023 than the combined total for all of 2019-2022.



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:

Seven 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 \$23,447,436 in estimated construction cost.

Currently, there are four major development permits in progress with a total estimated construction cost of \$37,650,000. Details will be provided in the Q2 report to Council.

Applicant	Address	Type	Estimated Cost
Jason Beisick	6217 – 48 Avenue	Commercial (Amendment)	\$1,600,000
Brian Allsopp Architects	4707 – 46 ST	Temporary Care Facility	\$6,000,000
Battle River Homes	2608 – 62 ST	Battle River Homes Inc.	\$550,000
Battle River Homes	5915-5917 – 24 Avenue Close	Duplex Residential	\$800,000
Scott Builders	3411 – 48 Avenue	Commercial – Car Dealership	\$9,000,000
Goransrud Holdings Ltd.	5013-5017 – 54 ST	24 Unit Residential	\$2,600,000
Evolve Surface Strategies	201 Mt. Pleasant	Communication Tower	\$500,000
Total Estimated Construction Cost for Permits Over \$500,000 in Q1:			\$21,050,000
Total Estimated Construction Cost for Permits Under \$500,000 for Q1:			\$2,397,436
Total Estimated Construction Cost for All Major Permits in Q1:			\$23,447,436

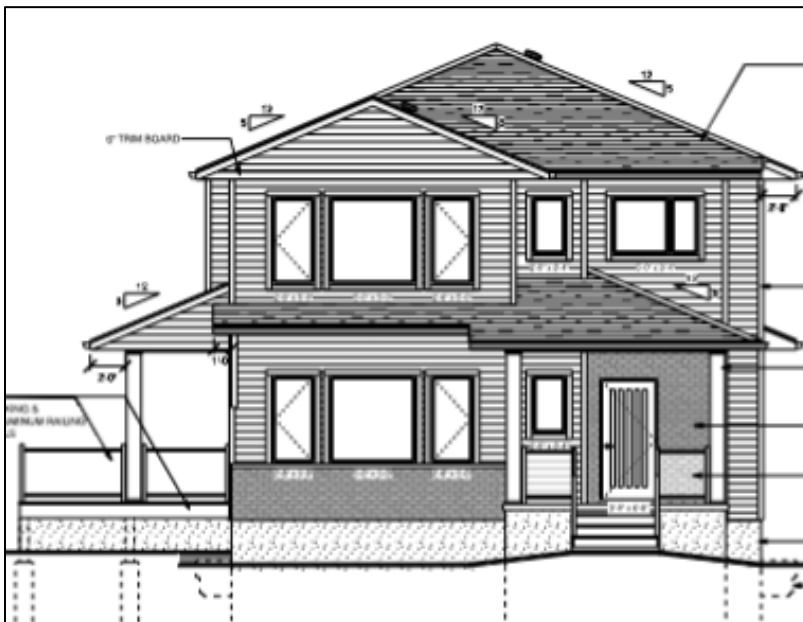
Jason Beisick (6217 – 48 Avenue)



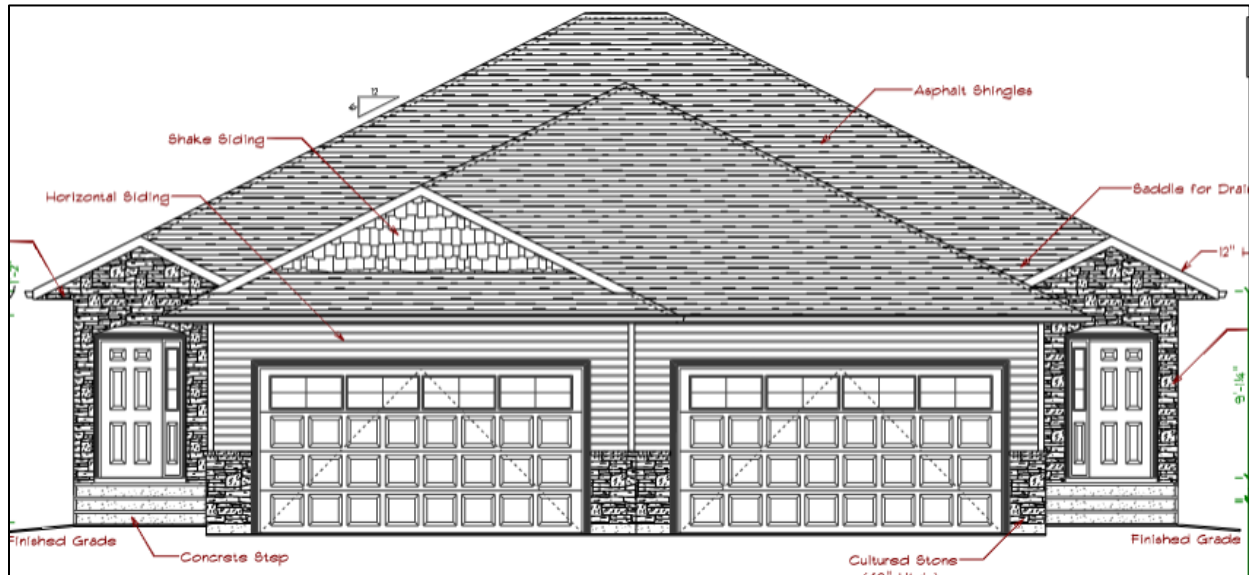
Brian Allsopp Architect Ltd. (4707 – 46 Street)



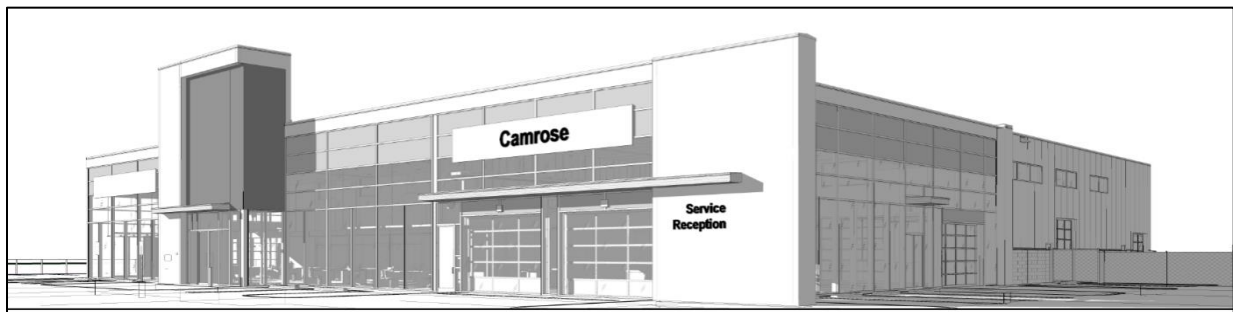
Battle River Homes (2608 – 62 Street)



Battle River Homes (5915-5917 – 24 Avenue Close)



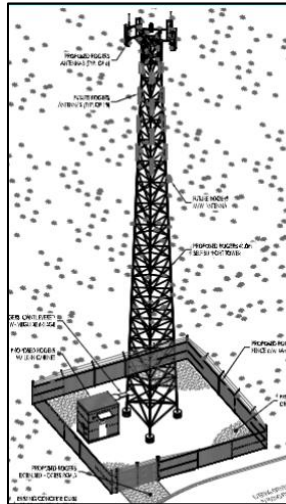
Scott Builders (3411 – 48 Avenue)



Goransrud Holdings (5013-5017 – 54 Street)

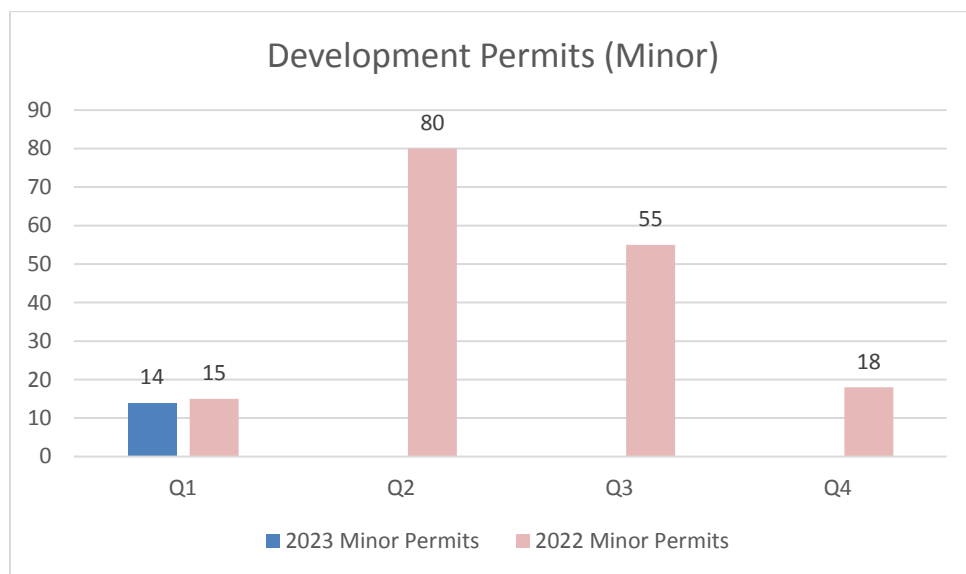


Evolve Surface Strategies (201 Mt. Pleasant)



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.

West Park (95 Lots, Not Registered)

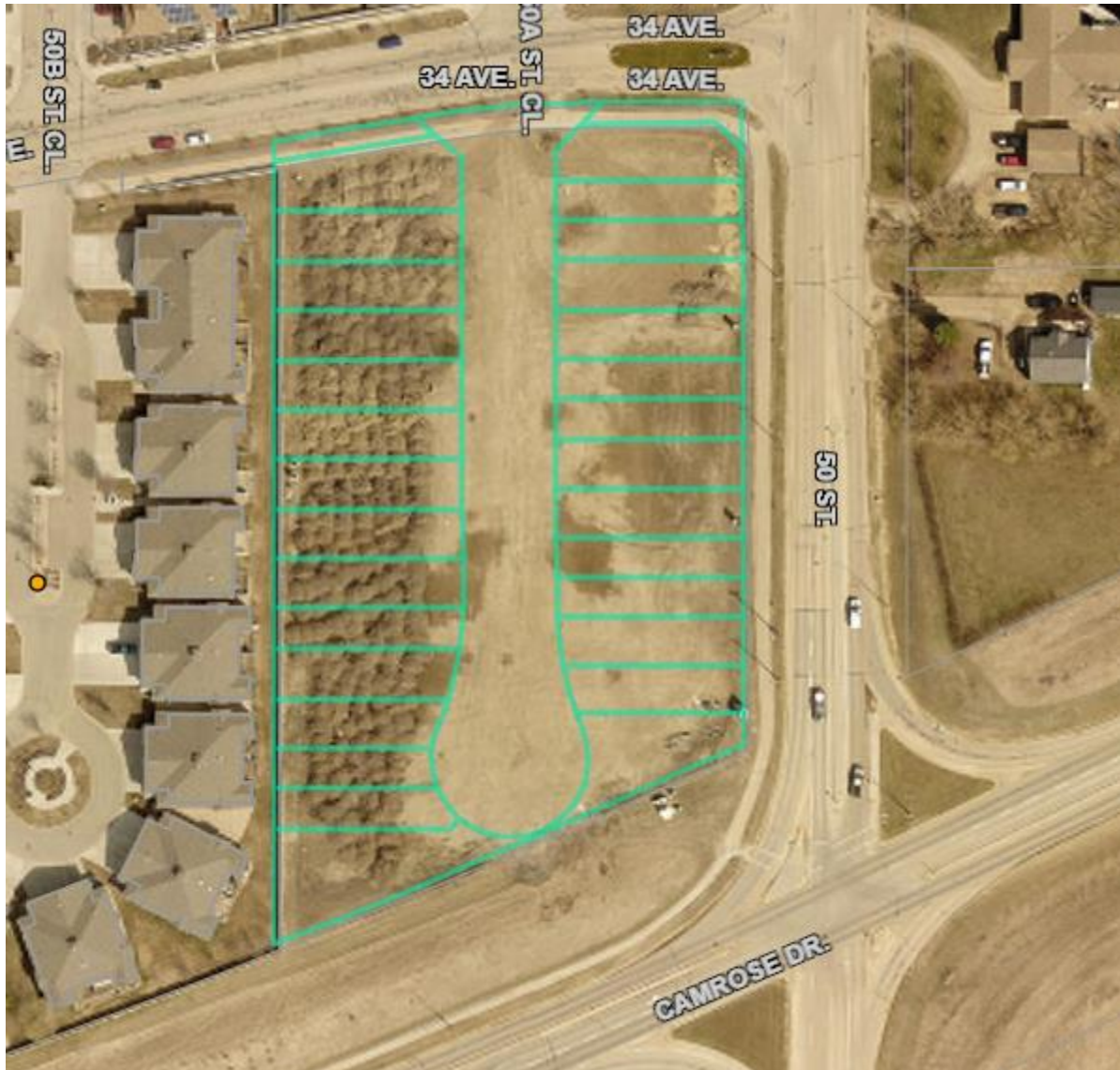


Valleyview West (41 Lots, Not Registered)



Creekview Estates (29 Lots Registered)

Creekview Estates was registered in early 2023.



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