



City of Camrose

Administrative Report

To: Committee of the Whole Council

Date: July 24, 2023

From: Manager – Planning & Development

Re: For Information – Development Statistics – 2023 Q2 (April 1 – June 30, 2023)

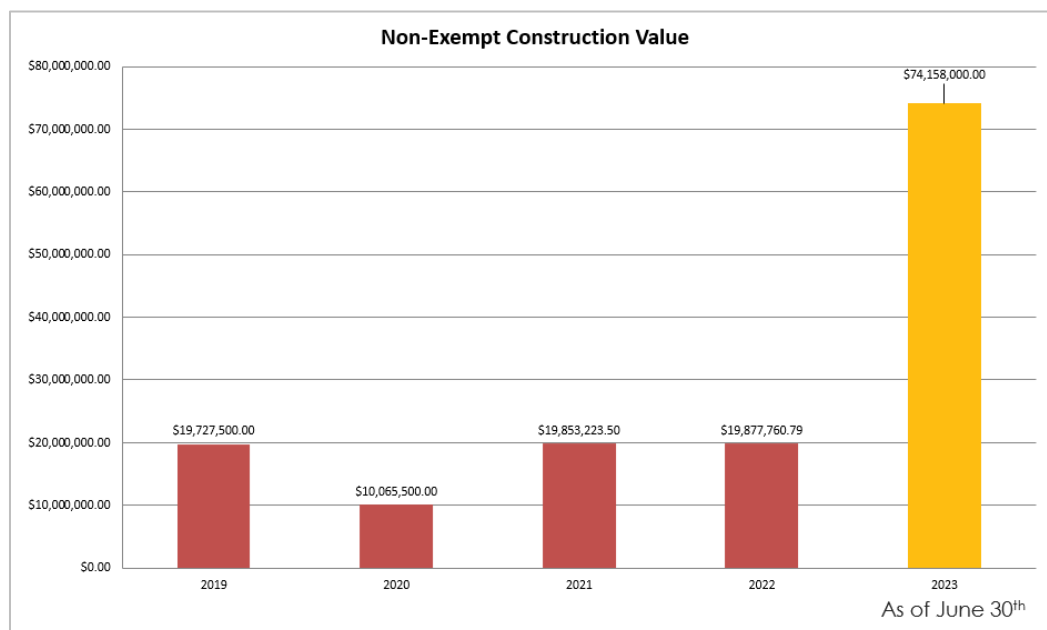
RECOMMENDATION:

THAT Committee of the Whole Council accept the Planning & Development 2023 Q2 Development Statistics report for information.

BACKGROUND:

Total Non-Exempt (taxable) Construction Value:

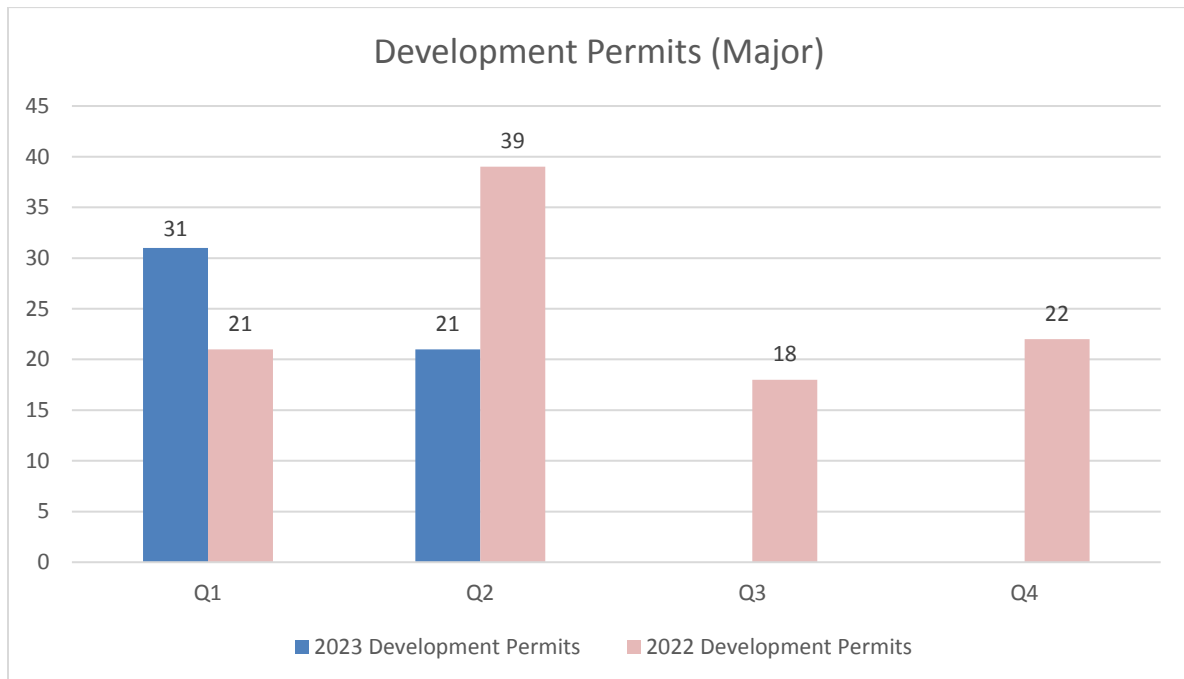
The estimated construction value has continued at a record pace. There is more construction value approved or in-progress in the first 6 months of 2023 than the combined total for all of 2019-2022.



Total Development Permits (Major):

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

Q2 has been slower for single detached dwellings as there continues to be material shortages for the installation of power, cable, and fiber. This material shortage is preventing dwelling construction in Valleyview West and West Park.



Development Permits (Major) – Detail:

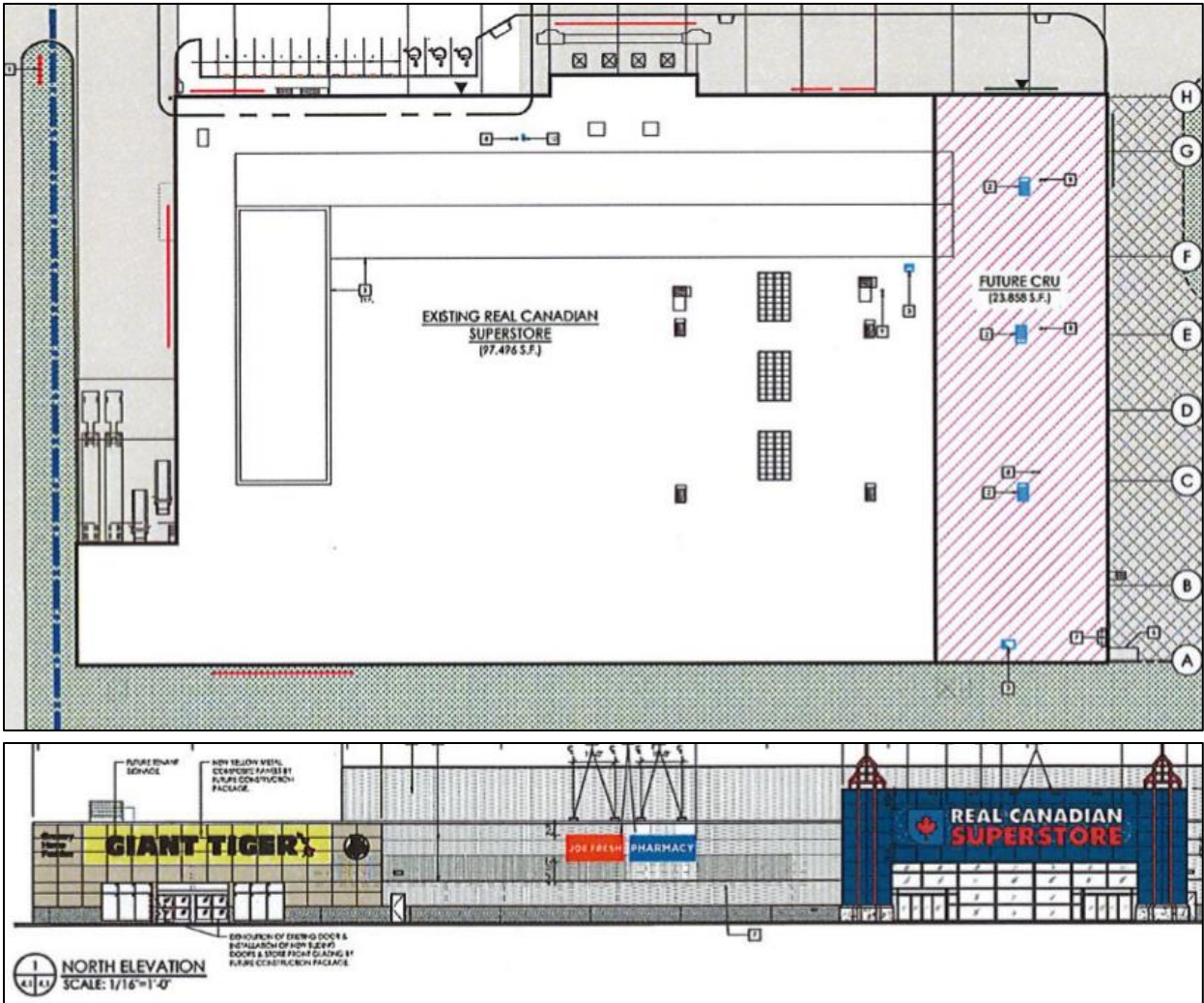
Four (4) approved non-exempt (i.e. taxable) development permits were valued at over \$500,000 each.

Applicant	Address	Type	Estimated Cost
Nejmark Architect [Superstore]	7005 48 AVE	Commercial (Renovation)	\$5,300,000
IPEC Developments Inc.	3321-3327 50A ST CLOSE	4 Plex	\$669,000
aodbt Architecture + Interior Design [Wildrose Co-op]	4851 51 ST/5010 48A AVE	Administration Building and Liquor Store	\$4,100,000
DeJong Architecture [Olson+Rau Law]	5014 49 AVE	2 Storey Commercial Office Building	\$4,250,000
Total Estimated Construction Cost for Permits Over \$500,000 in Q2:			\$14,319,000
Total Estimated Construction Cost for Permits Under \$500,000 for Q2:			\$1,466,000
Total Estimated Construction Cost for All Major Permits in Q2:			\$15,785,000

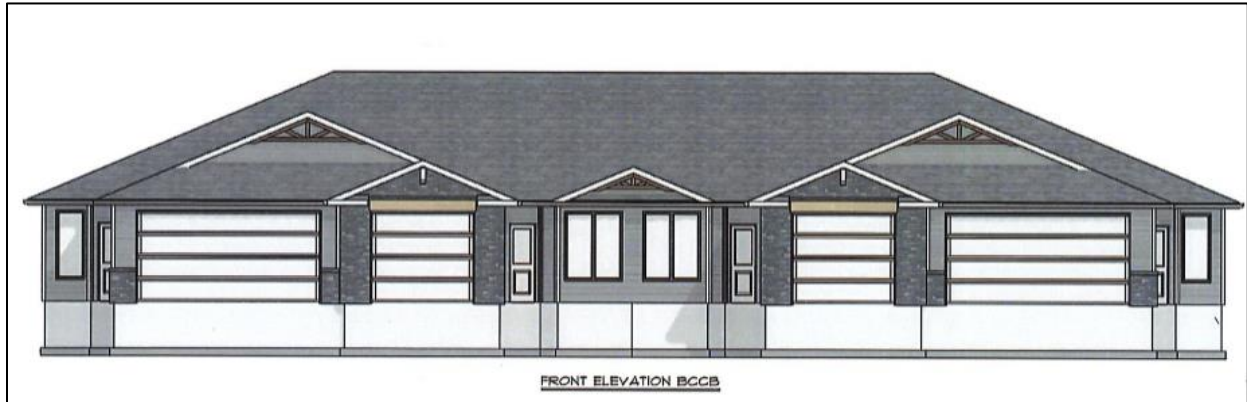
Year-to-date the total estimated construction value of all major projects is \$40,850,000.

Nejmark Architect (7005 – 48 AVE)

[Superstore]



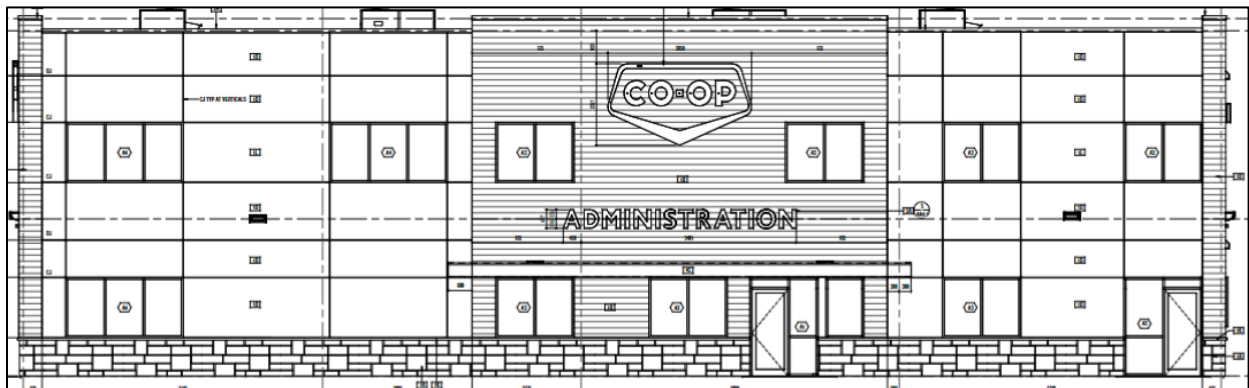
IPEC Developments Inc. (3321-3327 50A ST CLOSE)



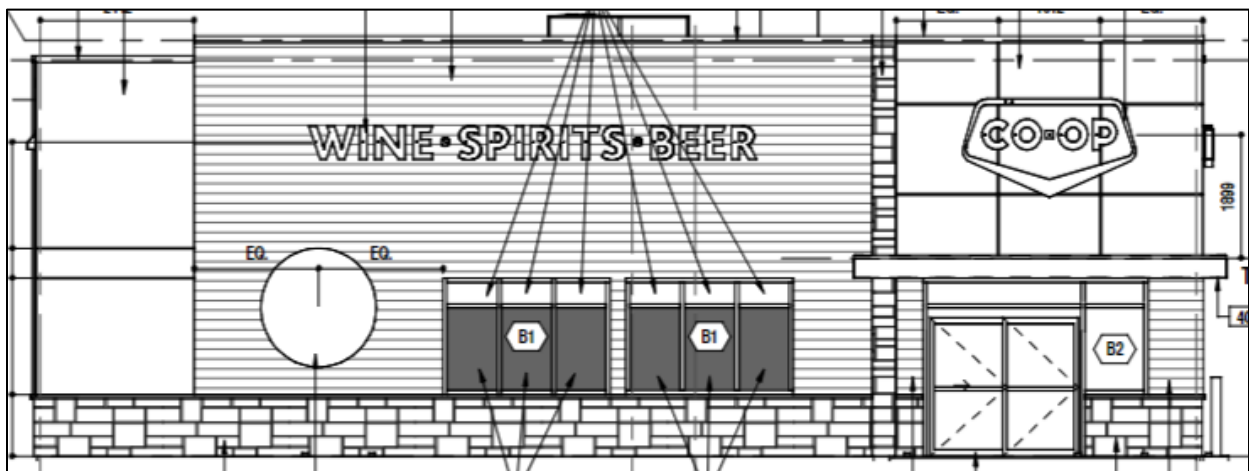
[Wild Rose Co-op]



Administration Building:

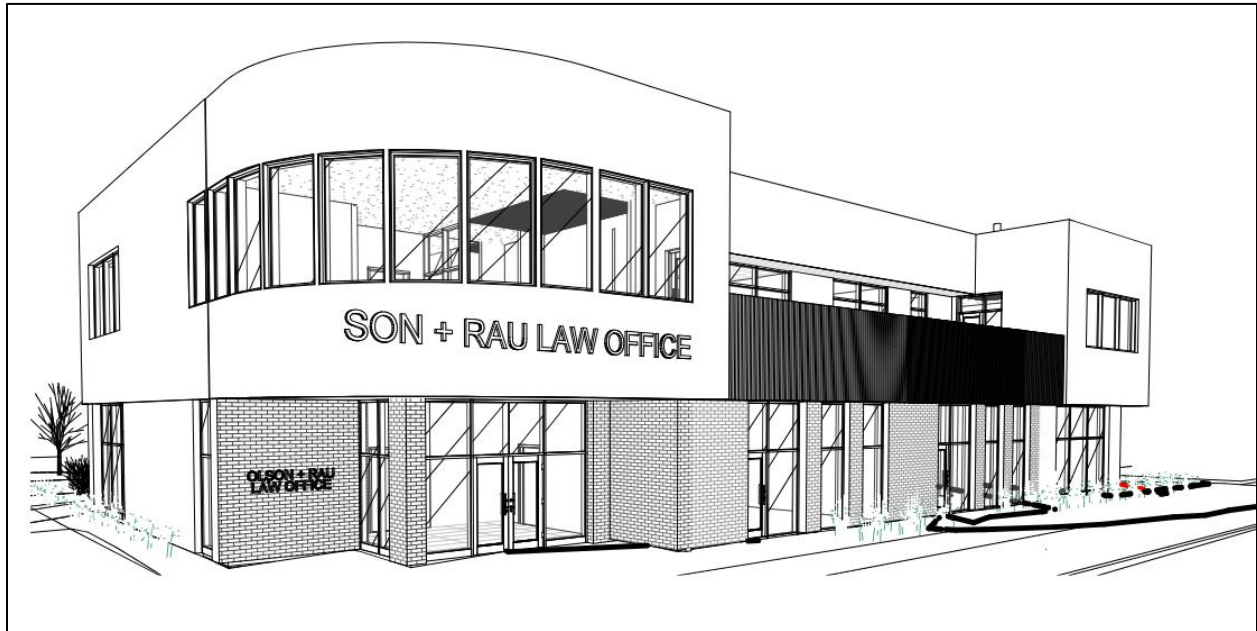


Liquor Store:



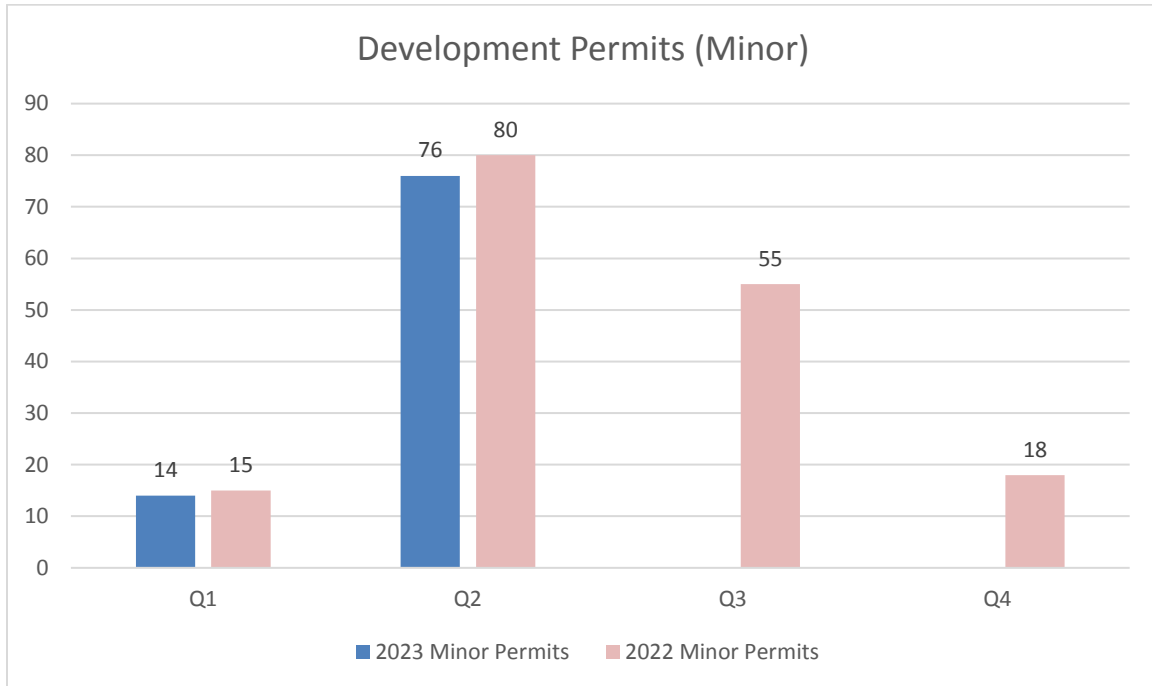
DeJong Architecture/Greyline Design (5014 49 AVE)

[Olson + Rau Law Office]



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.

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
Manager – Planning & Development

Report Prepared By: Kari Burnstad, Planning Services Assistant