



# City of Prince Albert

## RPT 2024-215

**TITLE:** 8th Avenue West Right-of-Way – Sale for Below Market Value

**DATE:** July 10, 2024

**TO:** City Council

**PUBLIC:** X

**INCAMERA:**

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### RECOMMENDATION:

1. That the sale of a portion of St/L 15, Plan G6163 Ext 15 be approved for \$1.00 including PST; and,
2. That the Mayor and City Clerk be authorized to execute the Sale Agreement and any other required documentation, on behalf of The City, once prepared.

### EXECUTIVE SUMMARY:

On April 22<sup>nd</sup>, 2024, Bylaw No. 11 of 2024 for the closure of a portion of 8<sup>th</sup> Avenue West Right-of-Way, legally described as St/L 15, Plan G6163 received 3<sup>rd</sup> Reading. Administration is now seeking approval for the sale of this portion of land for \$1.00, which is considered below market value. Once sold, the land will be consolidated with the land to the east, forming part of the Lake Estates Subdivision.

### BACKGROUND:

Bylaw No. 20 of 2023, approved on November 6<sup>th</sup>, 2023, rezoned a portion of Parcel J, Plan 72PA00606 Ext. 4 from FUD – Future Urban Development to R4 – High Density Residential. This was to support the subdivision and development of a new phase within the Lake Estates subdivision. Please see the attached report for more information.

Bylaw No. 11 of 2024, approved on April 22<sup>nd</sup>, 2024, closed the subject portion of St/L 15, Plan G6163 Ext. 15. The 8<sup>th</sup> Ave West right-of-way in question is undeveloped and in its previous configuration was not useable as a right-of-way. Please see the attached report for more information.

### PROPOSED APPROACH AND RATIONALE:

When rights-of-way are closed and sold, there are generally three (3) standard procedures that need to be completed, a road closure (bylaw), subdivision and land sale. In this case, there is a

4<sup>th</sup>, which is the rezoning to match the zoning of the land being developed. Of these four (4) steps, completion of the subdivision application is underway and the land sale needs to be finalized, which will close out this project. And, the closure, sale, rezoning and subdivision of this undeveloped right of way supports the development of thirty-five (35) dwelling units located in the Lake Estates subdivision.

Speaking to the sale of the land for \$1, the right-of-way was undeveloped and could not be used in its previous configuration. As well, its location would not have supported any purposeful standalone development and the West Hill Master Plan does not require it for future use, so closing and selling it to be developed in the short term, generating tax revenue, is ideal.

Given this information, Administration recommends approving the land sale.

**CONSULTATIONS:**

Administration has been in contact with the applicant throughout the Road Closure and land sale process.

Planning coordinated the review of the road closure with the Public Works, Parks/Rec/Culture and Financial Services Departments. No concerns with the proposed closure, sale, rezoning or consolidation were raised.

**COMMUNICATION AND/OR ANNOUNCEMENT PLAN:**

Subject to approval, the applicant will be notified of City Council’s decision. Administration will continue to work with the applicant to complete the sale, road closure, and consolidation processes.

**OTHER CONSIDERATIONS/IMPLICATIONS:**

There are no other policy, privacy, financial or environmental implications, or options to recommendations to consider with this report.

**STRATEGIC PLAN:**

The road closure and proposed sale of the subject portion of the 8<sup>th</sup> Avenue West Right-of-Way supports the City’s focus on Building a Robust Economy. Approving this sale and related processes supports the development of new homes.

**OFFICIAL COMMUNITY PLAN:**

In accordance with Section 6.4.2 of the Official Community Plan, this rezoning will:

“Encourage the distribution of a range of housing types throughout the neighbourhood...”

The rezoning, closure, sale, and consolidation will facilitate future development of the site and the proposed thirty-five (35) new dwelling units which aligns with this policy statement.

**PUBLIC NOTICE:**

Public Notice is required for consideration of this matter, pursuant to Section 5(1) of Public Notice Bylaw No. 24 of 2015. The following notice was given:

- Public Notice in the Prince Albert Daily Herald on Thursday, July 11<sup>th</sup>, 2024.

**ATTACHMENTS:**

1. Location Map
2. April 22<sup>nd</sup>, 2024 – City Council Report
3. November 6<sup>th</sup>, 2023 – City Council Report
4. Public Notice – Below Fair Market Value – 8<sup>th</sup> Avenue West

**Written by:** Tanner Cantin, Development Coordinator

**Approved by:** Director of Community Development & City Manager