



RPT 24-107

TITLE: Bylaw No. 11 of 2024 - Closure and Sale of a Portion of 8th Avenue West Right of Way

DATE: **April 11, 2024**

TO: City Council

PUBLIC: X

INCAMERA:

RECOMMENDATION:

1. That Bylaw No. 11 of 2024 receive 3 readings; and
2. That the Mayor and City Clerk be authorized to execute the Plan of Survey and any other required documentation, on behalf of The City, once prepared.

TOPIC & PURPOSE:

The purpose of this report is to approve Bylaw No. 11 of 2024 for the closure of a portion of 8th Avenue West right-of-way located east of 10th Avenue West and north of 36th Street West, as depicted on the attached Location Map.

BACKGROUND:

The Department of Planning and Development Services is in receipt of a request to close, purchase and consolidate a portion of the 8th Avenue West right-of-way with the development site located immediately to the east. The intention is to accommodate the development of a 35 unit Dwelling Group, comprised of several fourplexes.

Bylaw No. 20 of 2023, approved on November 6th, 2023, rezoned the land from FUD – Future Urban Development to R4 – High Density Residential, facilitating this proposed development.

PROPOSED APPROACH AND RATIONALE:

The developer proposes the construction of thirty-five (35) new dwelling units and requires a portion of the right-of-way to accommodate the site design.

While it is typical for the City to price the sale of right-of-way at \$1/square foot, the recommended sale price is \$1 because the developer intends to construct the 35 unit, fourplex dwelling group in 2024, which will generate considerable, more immediate, tax revenue. The sale will be processed after the closure and will be subject to public notice.

Administration has reviewed the information submitted and recommends that the closure and consolidation be approved.

CONSULTATIONS:

Administration consulted with the following parties throughout this process in order to ensure this request moves ahead in a timely manner, and to ensure that any necessary easement agreements or other required documentation is identified and completed:

- The owner of Parcel J, Plan 72PA00606 Ext 4;
- The Department of Public Works, Community Services, Assessment, and Fire;
- The Ministry of Highways and Infrastructure; and
- SaskPower, SaskEnergy, and SaskTel.

No concerns were raised by any of these parties during the consultation process.

COMMUNICATION AND/OR ANNOUNCEMENT PLAN:

Administration will continue to be in contact with the applicant, the Ministry of Highways and Infrastructure and the utility companies in order to ensure that the requirements for the road closure and subsequent consolidation have been met.

OTHER CONSIDERATIONS/IMPLICATIONS:

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

STRATEGIC PLAN:

A strategic priority that is being used to guide this right of way closure and sale, as outlined in the City of Prince Albert Strategic Plan, 2023-2025, is Building a Robust Economy; as the specific area of focus, "Population Growth" is being utilized to "Create a wide range of property and housing options to accommodate people who choose to relocate to Prince Albert."

OFFICIAL COMMUNITY PLAN:

In accordance with Section 6.4.2 of the Official Community Plan, developments shall provide:

"... a range of housing types throughout the neighbourhood to foster a more varied social composition."

The closure and sale of this portion of right-of-way will facilitate the development of thirty five (35) dwelling units, which aligns with this policy statement.

PUBLIC NOTICE:

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

- Public Notice in the Prince Albert Daily Herald on Thursday, April 11, 2024.

Public Notice is required for the sale of the subject portion of 8th Avenue West right-of-way. The sale will be processed after the closure and will be subject to this Public Notice.

ATTACHMENTS:

1. Bylaw No. 11 of 2024 – 8th Avenue West Right of Way Closure
2. Location Map
3. Site Plan
4. Public Notice – 8th Avenue West Right of Way Closure – Daily Herald

Written by: Tanner Cantin, Development Coordinator

Approved by: Director of Planning and Development Services & City Manager

CITY OF PRINCE ALBERT BYLAW NO. 11 OF 2024

*A Bylaw of The City of Prince Albert for the closing of a
portion of a right-of-way*

WHEREAS Pursuant to Section 13 and 102 of *The Cities Act*, the Council of The City of Prince Albert in the province of Saskatchewan hereby enacts as follows;

AND WHEREAS the Ministry of Highways and Infrastructure for the Province of Saskatchewan has consented to the closure on the 5th day of February, 2024;

AND WHEREAS SaskTel for the Province of Saskatchewan has consented to the closure on the 5th day of February, 2024;

AND WHEREAS SaskPower for the Province of Saskatchewan has consented to the closure on the 6th day of March, 2024;

AND WHEREAS SaskEnergy for the Province of Saskatchewan has consented to the closure on the 20th day of February, 2024;

AND WHEREAS Notice of Intention to pass this Bylaw has been given in accordance with **Bylaw No. 24 of 2015**, being a Bylaw of the City of Prince Albert to establish a Public Notice Policy, by publishing the same in the Prince Albert Daily Herald, a newspaper published in the City of Prince Albert on the 11th day of April, 2024;

1. That the portion of the right-of-way, legally described as St/L 15, Plan G6163 Ext 0, shown on Schedule "A" of this Bylaw be closed; and,
2. That this Bylaw shall come into force and effect on, from and after the final passing thereof.

INTRODUCED AND READ A FIRST TIME THIS _____ DAY OF _____, AD 2024.

READ A SECOND TIME THIS _____ DAY OF _____, AD 2024.

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, AD 2024.

MAYOR

CITY CLERK

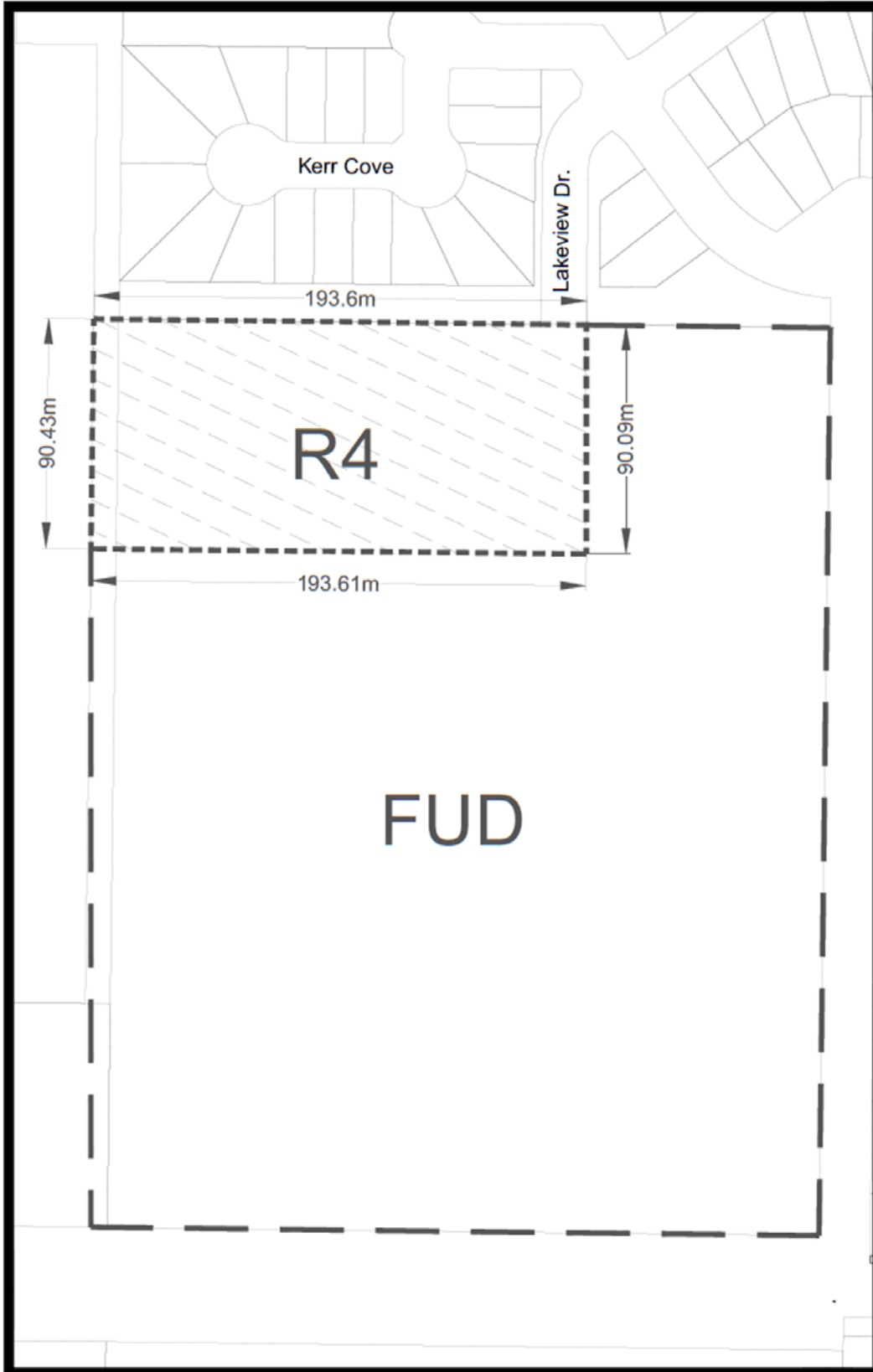
Schedule "A"





8th Avenue Right of Way - Location Map

“Site Plan”



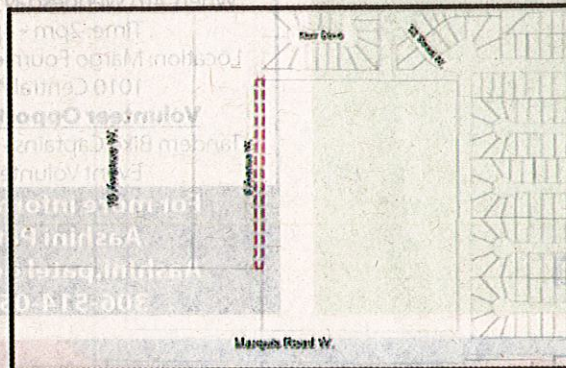


CITY OF PRINCE ALBERT PUBLIC NOTICE

RIGHT OF WAY CLOSURE – BYLAW NO. 11 OF 2024

Public Notice is hereby given that the Council of the City of Prince Albert intends to consider Bylaw No. 11 of 2024 to authorize the road closure outlined below.

Reason for the Closure: The portion of right-of-way shown on the map below is proposed to be closed, subdivided and sold to these abutting property to the east for future development. All required external agencies and ministries have reviewed and approved the proposed road closure and sale.



Therefore, City Council, at its meeting to be held on Monday, April 22nd, 2024, at 5:00 p.m., will consider all submissions both written and verbal respecting the Public Hearing for the above bylaw. If you would like your written submission reviewed by City Council PRIOR to the meeting, it would be preferable if it were provided by 4:45 p.m. on Tuesday, April 16th, 2024. In accordance with City Council's Procedure Bylaw No. 23 of 2021, any written submissions must be provided to the City Clerk.

INFORMATION – Information regarding the proposed road closure may be directed to the following without charge:

Planning and Development Services
City Hall, 1084 Central Avenue
Prince Albert SK, S6V 7P3
8:00 am to 4:45 pm – Monday to Friday (except holidays)
Phone 306-953-4370

Issued at the City of Prince Albert, this 11th day of April 2024
Terri Mercier, City Clerk

P.A. Daily Herald
April 11th, 2024