



City of Prince Albert

RPT 2026-122

TITLE: Discretionary Use Development Permit Application - Hotel - 4415 7th Avenue East

DATE: April 10, 2026

TO: City Council

PUBLIC: X

INCAMERA:

RECOMMENDATION:

That the Discretionary Use Development Permit Application for a Hotel, to be located at 4415 7th Avenue East, legally described as Blk/Par 4, Plan 102391646, be approved subject to the Administration's approval of the required Development Permit plans.

EXECUTIVE SUMMARY:

The City of Prince Albert has received a Development Permit Application for a 139-room, four-storey hotel, to be located at 4415 7th Avenue East. Administration has reviewed the submitted Development Permit drawings and has identified only minor revisions, with no significant concerns regarding the proposed development.

If approved, the project will be eligible for the Commercial & Multi-Unit Residential Construction Incentive Program, demonstrating the City's commitment to supporting growth and encouraging investment within Prince Albert.

The Lake Country Co-op Leisure Centre is expected to increase demand for short-term accommodations, and the proposed hotel will help meet this demand while also supporting citywide activities. As such, Administration recommends approval, subject to final review of the Development Permit drawings.

BACKGROUND:

The Community Development Department has received a Discretionary Use Development Permit Application for a 4-storey hotel with 139 guest rooms, to be located at 4415 7th Avenue East.

To date, Administration has reviewed the submitted Development Permit drawings and has identified only minor revisions, with no significant concerns regarding the proposed development.

Per Section 14 of the Zoning Bylaw, a Hotel is defined as:

“the use of a building, or a portion thereof, for the provision of temporary accommodations to the public, and may include additional facilities and services such as assembly areas, banquet halls, recreational facilities, and other related food and service uses;”

The subject property is zoned C4 – Highway Commercial, and the purpose of this district is:

“to provide a diverse mixture of large scale, commercial uses. As an automobile dependent zoning district, the intention is to provide adequate space for large scale commercial developments, as well as easy access to the city’s many arterial and highway corridors.”

Within the C4 Zoning District, Hotel is identified as a Discretionary Use – Council. As such, City Council is required.

PROPOSED APPROACH AND RATIONALE:

The Lake Country Co-op Leisure Centre is expected to attract large-scale events, including concerts, sporting tournaments, and cultural events. This increased activity will create additional demand for short-term accommodations in the City. The proposed hotel will help meet this demand, serving both events at the facility and broader citywide activities.

The proposed hotel represents the first phase of development on the parcel, with additional development anticipated in the future.

If approved, the project will be eligible for the Commercial & Multi-Unit Residential Construction Incentive Program, demonstrating the City’s commitment to supporting growth and encouraging investment within Prince Albert.

In support of the City’s ongoing growth, Administration recommends that the Development Permit Application be approved, subject to final review and approval of the Development Permit drawings.

CONSULTATIONS:

At this time, Administration, including Public Works, Parks, Financial Services, the Fire Department and Building have minor comments on the permit drawings submitted. No major concerns have been raised at this time that would keep the permit from being issued.

COMMUNICATION AND/OR ANNOUNCEMENT PLAN:

The applicant will be notified in writing of City Council’s decision.

Administration will remain in contact with the developer throughout the Development Permit review process to ensure that all required plans are submitted, reviewed and approved

BUDGET/FINANCIAL IMPLICATIONS:

The Applicant may submit an additional application for the new Commercial & Multi-Unit Residential Construction Incentive Program, which, once approved, will provide a multi-year, tax abatement as follows:

- 70% in the first year,
- 50% in the second year,
- 30% in the third year, and
- 15% in the fourth year

The total value of the tax incentive will be calculated once Administration has a complete set of construction drawings to evaluate.

The city has collected a permit application fee of \$500 for the Development Permit. Similarly, once construction drawings are submitted to the Building Division for their review, a building permit fee based on \$7.50/\$1000 of construction value will be collected.

For reference, comparable hotels in this area contribute approximately \$270,000.00 annually in municipal taxes.

OTHER CONSIDERATIONS/IMPLICATIONS:

The proposed development is expected to conform to the regulations of the Zoning Bylaw, subject to final review of detailed plans.

There are no other policy, privacy, safety or environmental concerns to consider with this report.

OPTIONS TO RECOMMENDATION:

There are no options to the recommendation to consider with this report.

STRATEGIC PLAN:

Strategic Direction: Building a Robust Economy.

Strategic Goal: Establish economic development partnerships.

Strategic Initiative: Promote Prince Albert as the cultural and economic hub connecting Northern and Southern Saskatchewan.

This project supports the ongoing growth of the city, and with City Council's support, Prince Albert is becoming more prominent as the economic and cultural hub between Northern and Southern Saskatchewan.

OFFICIAL COMMUNITY PLAN:

Schedule 16.1.1 of the City of Prince Albert's Official Community Plan identifies the subject parcel as being Highway Commercial land. As per Section 6.5.4:

"The highway commercial use allows for the orderly development of automobile dependent accommodation and services for residents, tourists and transient

motorists... The purpose is to provide for regional retail and service commercial services with convenient, controlled access parking and without increasing traffic burdens upon the adjacent streets and highways”.

The proposed development conforms to the above statement as it will provide accommodations to tourists and transient motorists, as well as ample on-site parking.

PUBLIC NOTICE:

Public Notice is required for consideration of this matter, pursuant to Section 9 of Public Notice Bylaw No. 24 of 2015. The following notice was given:

- Public Notice was issued on April 10th, 2026, to all property owners within 75 metres of the subject property.

ATTACHMENTS:

1. Location Plan – 4415 7th Avenue East
2. Site Plan
3. 75m Public Notice Letter - Issued April 10th, 2026

Written by: Darien Frantik, Planner

Approved by: Director of Public Works, Director of Community Development & City Manager