



**RPT 20-246**

**TITLE:** New Home Construction Program Applications – 433 6th Street East, 12 Wilson Bay, 90 Hadley Road, and 3040 Lakeview Drive

**DATE:** June 16, 2020

**TO:** City Council

**PUBLIC:** X

**INCAMERA:**

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**RECOMMENDATION:**

1. That the New Home Construction Tax Incentive Program applications for 433 6th Street East, 12 Wilson Bay, 90 Hadley Road, and 3040 Lakeview Drive be approved, subject to:
  - a. The applicant for 3040 Lakeview Drive obtaining a Building Permit; and,
  - b. The applicants entering into New Home Construction Tax Incentive Agreements with the City of Prince Albert; and,
2. That the Mayor and City Clerk be authorized to execute the New Home Construction Tax Incentive Agreements on behalf of the City, once prepared.

**TOPIC & PURPOSE:**

The purpose of this report is to approve four (4) New Home Construction Tax Incentive Program applications, which will provide a three-year abatement of the municipal and education taxes for the properties located at the above noted addresses.

**BACKGROUND:**

As per Resolution 0093 of the February 24th, 2020, City Council Meeting, the Building Our Tax Base - New Home Construction Tax Incentive Program was renewed by City Council:

- “3. *That the Building Our Tax Base – New Home Construction Program, as described in City Council Resolution No. 0241 dated May 7, 2018, be renewed until December 31, 2020*”.

In 2019, City Council approved nine (9) applications for the New Home Construction Program. Seven (7) came into effect in January of this year, and two (2) will come into effect on January 1st, 2021.

In 2020, City Council has approved two (2) applications to date, both of which will come into effect on January 1st, 2021.

#### **PROPOSED APPROACH AND RATIONALE:**

Planning and Development Services is in receipt of four (4) applications for the New Home Construction Tax Incentive Program. The estimated annual taxes for these four (4) properties is \$19,600, which equates to a total abatement of \$58,800 over the term of the agreements.

All the applicants meet the necessary conditions to qualify for this program with the exception of 3040 Lakeview Drive. As part of the program criteria, the applicants must have constructed or be in the process of constructing a new home in 2020. The applicant for 3040 Lakeview Drive has not obtained a Building Permit, and therefore, it is a condition of the approval.

#### **CONSULTATIONS:**

Administration has consulted with each of the applicants in order to determine their qualification for the program and status updates are provided as needed.

#### **COMMUNICATION AND/OR ANNOUNCEMENT PLAN:**

The applicants will be notified in writing of City Council's decision and Administration will continue to work with each of them to finalize the related agreements.

The Assessment Division and the City Solicitor's Office will be provided with a copy of the Council resolution and signed agreement once prepared. Additionally, Assessment will forward a copy of the Council resolution to the Prince Albert Catholic School Division (PACSD), requesting the waiver of their portion of the education tax.

#### **FINANCIAL IMPLICATIONS:**

As part of this program, a portion of the tax abatement is an education tax that may be directed by the property owner to either the Public School Division or the PACSD. The total education taxes abated under these agreements amounts to \$5,800 over the term of the agreements, which would be paid by the City if an abatement is denied by the PACSD.

**OTHER CONSIDERATIONS/IMPLICATIONS:**

There are no other options to the recommendation, or any policy or privacy implications to consider with this report.

**STRATEGIC PLAN:**

The incentives provided through the New Home Construction Tax Incentive Program support and conform to the City's "Innovative" core value. The program provides a valuable and effective service that helps spur residential development, which broadens the City's tax base and supports the movement of residents through the housing continuum.

**OFFICIAL COMMUNITY PLAN:**

Section 11.3 of the City of Prince Albert Official Community Plan states that one of the goals of Urban Renewal and Redevelopment is to encourage the redevelopment of vacant residential land and buildings wherever economically feasible and when compatible with existing land uses. The application for 433 6th Street East supports this policy, as it will redevelop an existing residential lot in the Midtown neighbourhood.

The development of 12 Wilson Bay, 90 Hadley Road, and 3040 Lakeview Drive as single-detached dwellings is also supported through the Official Community Plan's designation of these sites as Low Density Residential Land. The purpose of this designation is to allow for single-family and duplex residential developments in new and well established neighbourhoods throughout the City.

The Official Community Plan Section 15.5 also supports the creation and continuation of the New Home Construction Program, as the program provides a tax incentive for the construction of new single-family dwellings throughout the City.

**PUBLIC NOTICE:**

Public Notice pursuant to the Public Notice Bylaw No. 24 of 2015 is not required.

**ATTACHMENTS:**

1. Location Plan with Aerial - 12 Wilson Bay & 90 Hadley Road
2. Location Plan with Aerial - 433 6th Street East
3. Location Plan with Aerial - 3040 Lakeview Drive

Written by: Jordan Olmstead, Planner

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