



RPT 21-326

TITLE: Reduction of Outstanding Costs for 500 38th Street West

DATE: July 8, 2021

TO: Executive Committee

PUBLIC: X

INCAMERA:

RECOMMENDATION:

That the outstanding infrastructure costs for 500 38th Street West, legally described as Parcel BB, Plan No. 101891662 Ext. 128 be reduced by \$166,139.70 for a new total of \$195,033.56.

TOPIC & PURPOSE:

The purpose of this report is to approve the above noted reduction of outstanding infrastructure costs for the Rose Garden Hospice, located at 500 38th Street West.

BACKGROUND:

Correspondence was submitted to the Executive Committee on May 31st, 2021, by the Rose Garden Hospice Association, see attached.

As per Resolution No. 0146 of the May 31st, 2021, Executive Committee meeting, this correspondence was referred to the Planning and Development Services Department for review and report.

Reference to “outstanding infrastructure costs” speaks to servicing and surfacing costs, as well as development levies.

PROPOSED APPROACH AND RATIONALE:

Seeing the rationale provided in the attached correspondence, in addition to the conversations held between the City and the Rose Garden Hospice in this regard, and as this development will provide a care service not currently available in Prince Albert, Administration recommends that the outstanding infrastructure costs be reduced, without taking ownership of the 1.88 acre parcel, by \$166,139.70, bringing the total outstanding costs down from \$361,713.26 to \$195,033.56.

Administration’s recommendation follows a previously approved application for the Building Our Tax Base – Outstanding Underground/Surface Improvement Cost Waiving Program,

which waived 46% of the outstanding costs for the properties located at 3003 and 3015 5A Avenue East.

As noted above, Administration has not included taking ownership of the 1.88 acre parcel for the development of a park in its recommendation because:

- There is an existing park (Mahon Park) already located within close proximity to the subject parcel, serving the neighbourhood; and
- The cost (initial development and long term maintenance) to develop a new park outside of any existing park development plan, where location and costs have been considered, identified, and approved, and the general public consulted, is not ideal.

See the Financial Implications section for a breakdown of the outstanding infrastructure costs.

CONSULTATIONS:

The Planning and Development Services Department has worked with the Public Works Department to determine the total outstanding costs for the property, as well as the Community Services Department to determine whether the City would benefit from taking ownership of the 1.88 acre parcel and converting this into park space.

Administration remains in regular contact with representatives of the Rose Garden Hospice in order to ensure this project moves forward in a timely manner.

COMMUNICATION AND/OR ANNOUNCEMENT PLAN:

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

FINANCIAL IMPLICATIONS:

The total outstanding infrastructure costs for 500 38th Street West are:

Outstanding Costs	
Servicing Costs	\$193,474.03
Surfacing Costs	\$87,597.00
Development Levies	\$80,102.23
Total Outstanding Costs	\$361,173.26

The majority of the servicing costs comes from the extension of the sanitary and storm mains (see attached "Rose Garden Hospice Servicing Drawing"), which had to be extended 177 metres, from 6th Avenue West, in order to service the site.

The surfacing costs come from the extension of 38th Street West to provide legal access to the site, which includes 758 m² of new roadway and 150 m of new curbing and gutters.

The development levies for this parcel are based on the area to be developed, which are charged at a rate of \$106,377 per hectare.

The outstanding infrastructure costs and proposed cost reductions are outlined below:

Outstanding Costs		Proposed Reduced Costs
Cost	Outstanding Costs	Reduced Cost
Servicing Cost	\$193,474.03	\$79,112.48
Surfacing Cost	\$87,597.00	\$35,818.85
Development Levies	\$80,102.23	\$80,102.23 (no reduction)
Total Outstanding	\$361,173.26	\$195,033.56

As the Development Levy Bylaw does not specifically provide for the reduction of development levies in this instance, the reduction has only been applied to the servicing and surfacing costs.

OTHER CONSIDERATIONS/IMPLICATIONS:

There are no policy or privacy implications to consider with this report.

STRATEGIC PLAN:

Throughout the review and consideration of the proposed cost reduction for the development of the site, Administration has followed the City's core value of being accountable and transparent by providing accurate information to the applicant in a timely manner.

OFFICIAL COMMUNITY PLAN:

Section 6.4.1 of the City of Prince Albert's Official Community Plan identifies the following as an "Access to Housing" goal:

"Supportive housing forms and tenures, such as private and public care homes, senior's housing, residential care homes, child day care centres, shelters and other forms of supportive housing should be facilitated in all areas of the City".

The proposed development conforms to the above policy statement as it will improve access to care services in the city, allowing people to remain in their home community while receiving this end of life care.

OPTIONS TO RECOMMENDATION:

For this report, two additional options exist, and the rationale for why these are not preferred has been provided above.

The first reflects the request made by the Rose Garden Hospice Association and includes the City's acceptance of the land for park space in exchange for a complete reduction of all outstanding infrastructure costs. Keep in mind, the Development Levy Bylaw does not provide language to specifically waive costs for this project and the development of a new park will incur new costs that are not fully known.

- “ 1. That the outstanding infrastructure costs for 500 38th Street West, legally described as Parcel BB, Plan No. 101891662 Ext. 128 be waived in their entirety, subject to:
- a. The City’s receipt of the northern-most 1.88 acres of the same parcel, at no cost to The City, to be subdivided and transferred by the Rose Garden Hospice Association; and,
 - b. That the Mayor and City Clerk be authorized to execute the Plan of Survey and any related agreement or documentation, on behalf of The City, once prepared.”

OR

The second option represents a complete waiver of the development levies, though it does not include any waiver of the outstanding infrastructure costs, amounting to \$281,071.03. This option, subject to further review, would likely require entrance into a Development Levy Agreement and it impacts the City’s collection of funds for future servicing needs.

- “1. That the development levies for 500 38th Street West, legally described as Parcel BB, Plan No. 101891662 Ext 128 be waived, subject to:
- a. Entrance into a Development Levy Agreement, if required; and
 - b. That the Mayor and City Clerk be authorized to execute the agreement and any other related documentation, on behalf of The City, once prepared.”

PUBLIC NOTICE:

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

PRESENTATION: Verbal Presentation – Director of Planning and Development Services

ATTACHMENTS:

1. Location Plan
2. Location Plan with Aerial
3. Location Plan with Site Plan Overlaid
4. Rose Garden Hospice Servicing Drawing
5. Correspondence Submitted to the May 31st, 2021 Executive Committee Meeting

Written by: Jordan Olmstead, Planner

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