



CITY OF PRINCE ALBERT

CITY COUNCIL SPECIAL MEETING

AGENDA

**TUESDAY, MAY 23, 2023, 3:45 PM
COUNCIL CHAMBER, CITY HALL**

1. CALL TO ORDER

2. PRAYER

3. APPROVAL OF AGENDA

4. DECLARATION OF CONFLICT OF INTEREST

5. REPORTS OF ADMINISTRATION & COMMITTEES

- 5.1 Development Permit Application – Liquor Store – 4280 7th Avenue East (RPT 23-202)

6. UNFINISHED BUSINESS

7. ADJOURNMENT



RPT 23-202

TITLE: Development Permit Application – Liquor Store – 4280 7th Avenue East

DATE: **May 10, 2023**

TO: City Council-Special

PUBLIC: X

INCAMERA:

RECOMMENDATION:

That the Discretionary Use Development Permit Application for a Liquor Store to be located at 4280 7th Avenue East be approved, subject to the following conditions:

1. The Applicant rezoning the property to C4 – Highway Commercial;
2. The Applicant providing final plans for review and approval by Administration;
3. The Applicant entering into a Landscape Agreement with the City;
4. The Applicant applying for and receiving any necessary Building Permits and any/all necessary Municipal Fire and Building Safety Inspections; and
5. The development complying with the requirements of the City's Zoning Bylaw No. 1 of 2019, as amended.

TOPIC & PURPOSE:

The purpose of this report is to approve the Development Permit Application for a Liquor Store located at 4280 7th Avenue East.

BACKGROUND:

The Department of Planning and Development Services is in receipt of a Development Permit Application for the development of a Liquor Store at 4280 7th Avenue East.

As per Section 14 of the Zoning Bylaw, a Liquor Store is defined as:

“the use of a building, or a portion thereof, for the sale of alcoholic beverages that are consumed off-site, which does not include a drive-through service, and which is licensed by the Saskatchewan Liquor and Gaming Authority”.

The applicant currently operates an existing Liquor Store at 602 Marquis Road East. As per the attached submission from the applicant, if the new Development Permit Application is approved, the applicant will cease operations at the Marquis Road location prior to opening the new store.

PROPOSED APPROACH AND RATIONALE:

This Development Permit Application is being reviewed prior to the land being rezoned from FUD – Future Urban Development, to the proposed zoning district of C4 – Highway Commercial, as the sale of the property is subject to the approval of a Liquor Store on the site.

If City Council were to approve this Development Permit, the applicant will be required to rezone the property and submit a full application package with detailed plans for review. Initial site plan review has shown that the development will be in compliance with the requirements of the Zoning Bylaw, therefore Administration is recommending that the application be approved subject to conditions.

CONSULTATIONS:

The Department of Planning and Development Services has been in contact with the applicant throughout the application review process.

When the applicant has a full application package to submit, it will be reviewed by the Departments of Public Works, Community Services, Financial Services, Fire and Emergency Services, and the Building Division, to ensure all requirements are met.

COMMUNICATION AND/OR ANNOUNCEMENT PLAN:

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

OTHER CONSIDERATIONS/IMPLICATIONS:

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

STRATEGIC PLAN:

This project is in support of City Council's area of focus for Economic Diversity and Stability, as it will accommodate the needs of new and existing industries and businesses in Prince Albert.

OFFICIAL COMMUNITY PLAN:

Under Section 6.5.1 of the Official Community Plan, there is a Commercial Land Use policy to ensure commercial development is located and operated in ways that are compatible with the community.

PUBLIC NOTICE:

Public Notice is required for consideration of this matter, pursuant to Section 10 of Public Notice Bylaw No. 24 of 2015. The following notice was given:

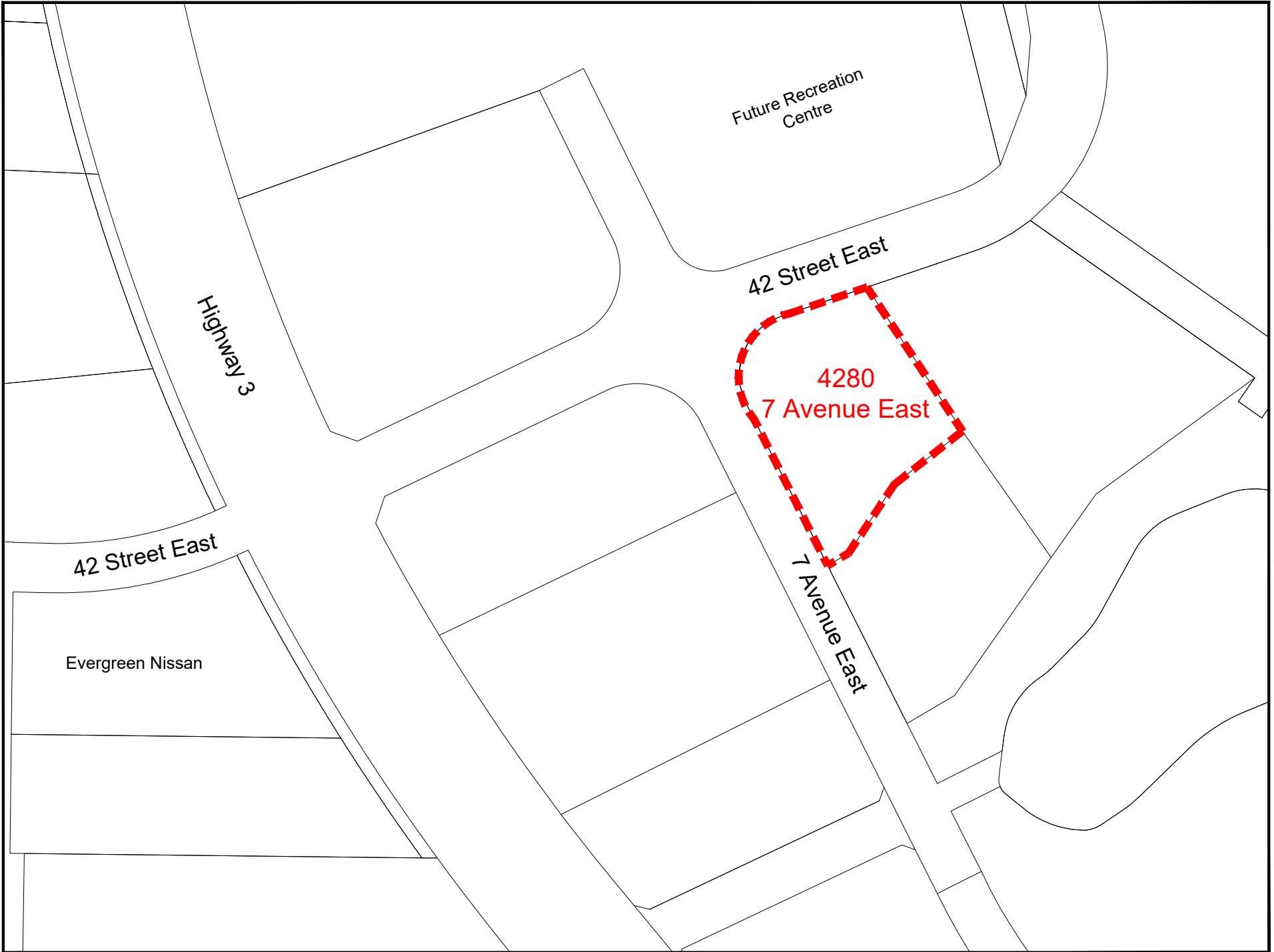
- Public Notice was issued May 9, 2023 to all property owners within 75 metres of the subject property.

ATTACHMENTS:

1. Location Plan - 4280 7th Avenue East
2. Applicant Submission
3. Public Notice - Issued May 9, 2023

Written by: Ellen Pearson, Planner

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



Prince Albert City Council,

We are thrilled to announce our proposed project at the Yard District. We would like to take this opportunity to describe our development; the site consists of a luxury branded franchise hotel, retail space and a retail liquor store.

We aim to commence construction this year with a 8000-sf retail liquor store. This store will have approximately 4000-sf of retail space, 2000-sf of walk-in cooler space, and 2000-sf of storage and office space. We anticipate completion in early 2024, at which time we will cease operations at Bailey's Cold Beer & Wine. In addition to this development, we will also have 4000 sf of additional retail space. We plan to begin development, once we find suitable tenants for the space.

Construction will begin on the 100-room hotel in spring of 2024. We are working with a well-recognized luxury branded franchise that is not currently flagged in the city. We have selected a brand that will complement the recreation centre and sports arena, as well as the Yard District as a whole. We estimate this project will take us 16 months to complete, making us operational slightly after the opening of the recreation centre. With the influx of new travellers, multi-night events, and social media buzz, the timing of this project is key to its success.

This will be our largest development in the city, and represents a great opportunity for the growth of Prince Albert both from an employment and economic standpoint. We strongly believe in the potential that Prince Albert has, it's the reason we have continued to invest here.

We would like to get your endorsement on this development at the Yard District in Prince Albert. We look forward to your approval so that we may commence construction.

Thank you kindly,

Abdul & Faizan Hirani
Developers



City of Prince Albert

Planning and Development Services
1084 Central Avenue
Prince Albert SK S6V 7P3
Phone: (306) 953-4370
Fax: (306) 953-4380

May 9, 2023

«Primary_Owner»
«Primary_Owner_Address»
«Address2»
«City» «STATE» «ZIP»

Dear Sir or Madam:

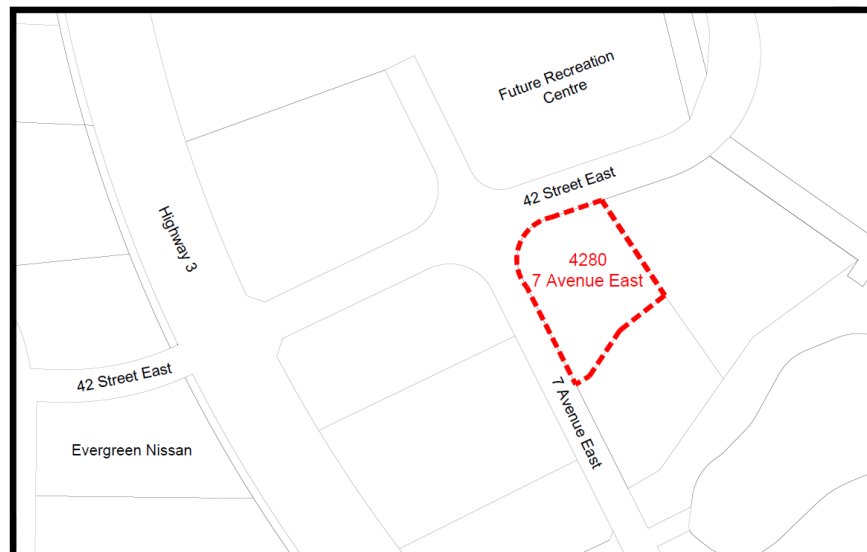
**Re: Discretionary Use Development Permit – 4280 7th Avenue East, Prince Albert SK
Liquor Store**

The City of Prince Albert is in receipt of a development permit application for a Liquor Store, which is to be located at the above noted address. As a landowner located within 75 meters of the proposed development, and as required by the *City of Prince Albert Public Notice Bylaw No. 24 of 2015*, you are being provided with written notice of the proposed development.

The City of Prince Albert Zoning Bylaw No. 1 of 2019 defines Liquor Store as:

“the use of a building, or a portion thereof, for the sale of alcoholic beverages that are consumed off-site, which does not include a drive-through service, and which is licensed by the Saskatchewan Liquor and Gaming Authority”.

The subject property will be required to go through a rezoning process to a commercial zoning district where Liquor Stores are considered discretionary uses. As such, the permit application must be approved by City Council. The subject property is identified with a bold dashed line in the map below:



Please be advised, as per Section 56(2) of *The Planning and Development Act, 2007*, City Council may approve a discretionary use application if the facts presented can establish that the use(s) will:

- 1) Comply with the provision of the Zoning Bylaw that pertain to the specific use or uses, including the intended intensity of use, applied for;
- 2) Comply with the development criteria listed in the Zoning Bylaw for that particular use;
- 3) In the opinion of City Council, be compatible with the existing development in the immediate area of the proposal; and,
- 4) Comply with all relevant Provincial land use policies.

Therefore, City Council, at its meeting to be held on Tuesday, May 23, 2023 at 4:00 p.m., will consider submissions respecting the above noted application and review criteria. In accordance with the *City of Prince Albert Procedure Bylaw No. 23 of 2021*, all submissions in this regard must be provided to the City Clerk. If you would like your submission reviewed by City Council PRIOR to the meeting, it would be preferable if it was provided to the City Clerk's Office by 4:45 p.m. on Tuesday, May 16, 2023. Submissions can be emailed to cityclerk@citypa.com or mailed to the City Clerk's Office, 1084 Central Avenue, Prince Albert SK S6V 7P3.

If you have any questions regarding this application, please do not hesitate to contact Planning and Development Services at 306-953-4370.

Yours truly,



Ellen Pearson
Planner