

**CITY OF
PRINCE ALBERT**

Land Development Forum

Tuesday May 15, 2012

7:30 – 8:30 a.m.

AGENDA

Mayor Jim Scarrow

- Opening Remarks

Elaine M^cCloy, Property Coordinator

- Property Sales Stats

Joan Corneil, Director of Economic
Development & Planning

- Lot Costing
- Green Industrial Park

Yves Richard, Planning Manager

- West Hill Master Plan
- Crescent Acres Land Development
Study
- Development Levy

Robert Cotterill, City Manager

- Annexation Update
- Closing Remarks

Questions / Comments

OPTIMISTIC FUTURE

KPMG Survey – Prince Albert ranks 2nd in Midwest Canadian & US Cities, 11th in Canada and 25th Internationally.

MoneySense – Prince Albert ranked 88th out of 190 Canadian cities for Best Places to Live 2012.

Canadian Federation of Independent Business – Prince Albert ranked 12th out of 100 census metropolitan areas with populations over 25,000 in Canada ranking Presence, Perspective and Policy.

Residential Units Available in Prince Albert

	Developed Sites For Sale		New Sites Under Development		Houses Listed With Real Estate	Total Units
	Public	Private	Public	Private		
	Single Family Lots	16	23	55		
Multi Family Lots	6	1	0	0	0	7
Multi Family/Condo Units				206	350	556
Rental Options				24		24
				Grand Total		948

Residential Land Sales – 2007 - 2011



of Lots Sold

120

100

80

60

40

20

0

2007

2008

2009

2010

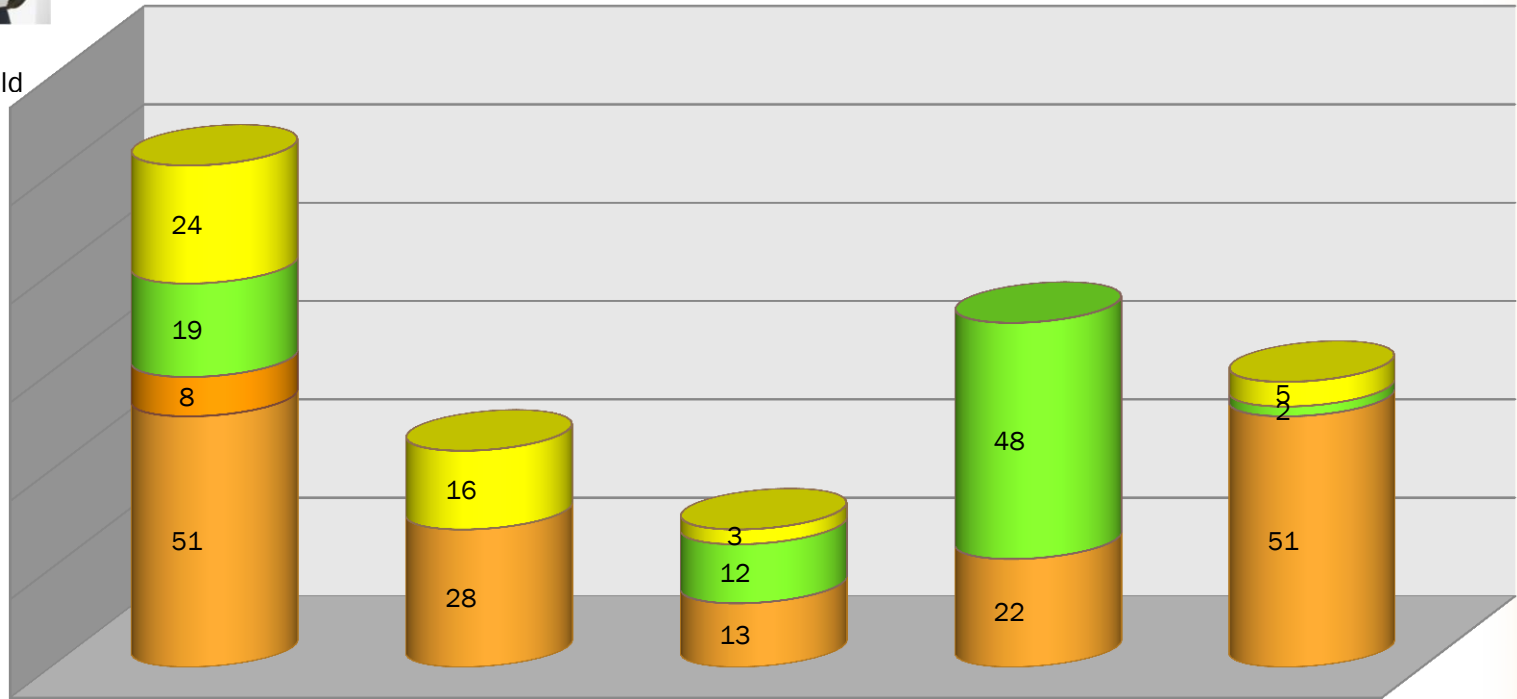
2011

■ Crescent Acres

■ Riverview

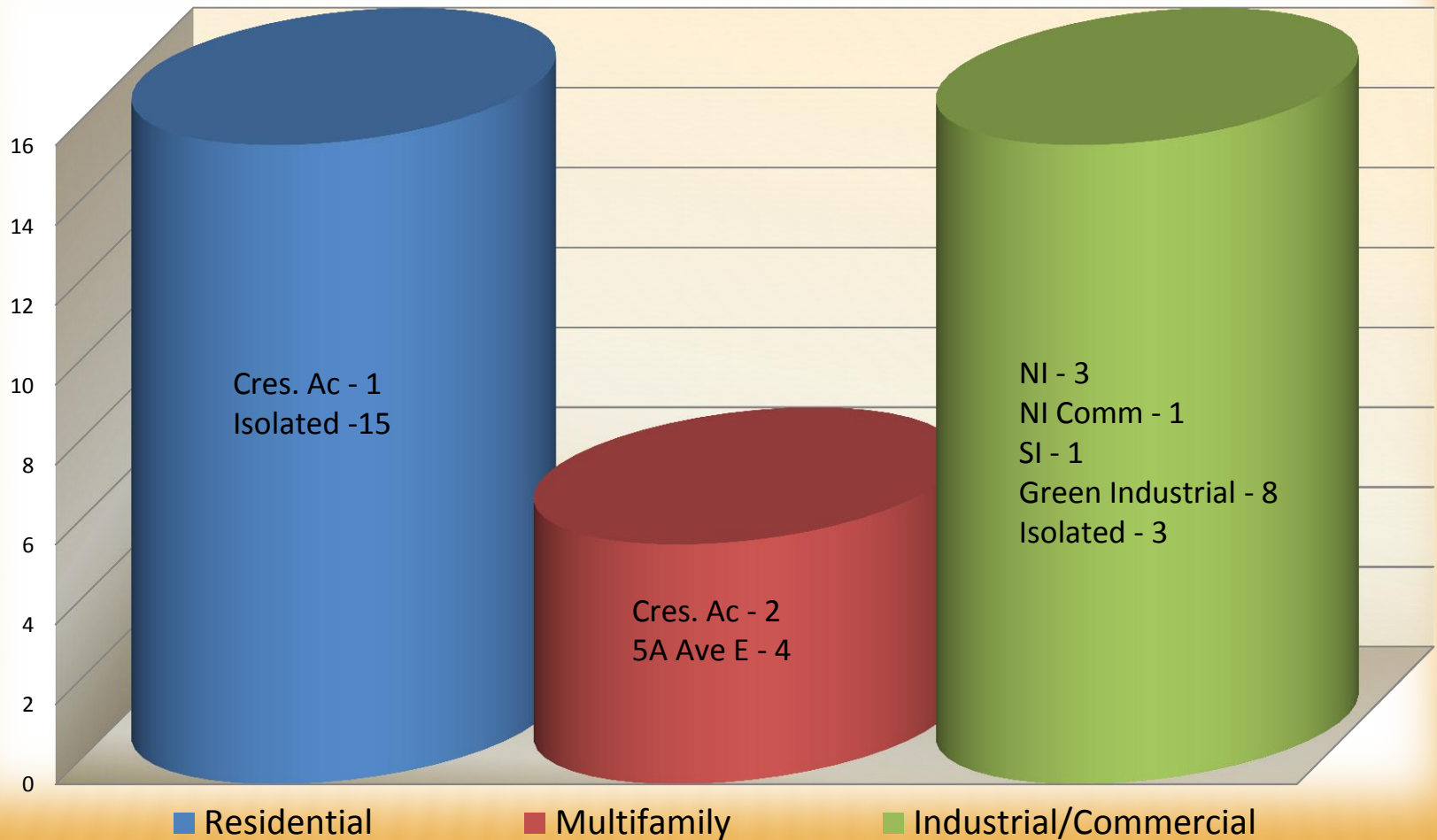
■ Southwood

■ Others



Serviced City Owned Lot Inventory

Existing City Owned Inventory - All Lots
as of April 16, 2012



SOUTHWOOD DELRORME BAY

25 lot subdivision situated on the corner of Southwood Drive & Central Avenue

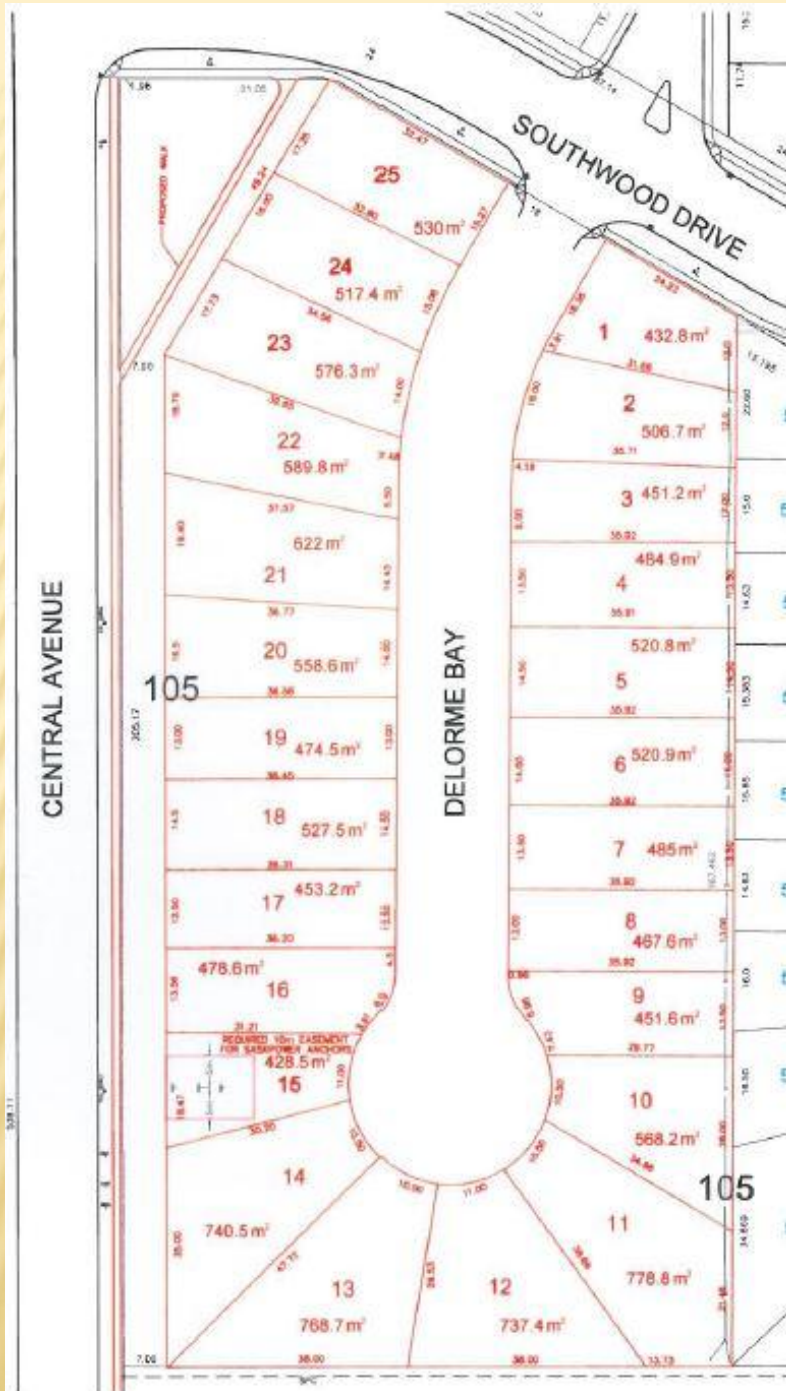
6 lots are suitable for walk-out basements

Zoned R1 – Small Single Dwelling

Underground servicing completed in 2011

Surface improvements in 2012

Sale offering in 2012



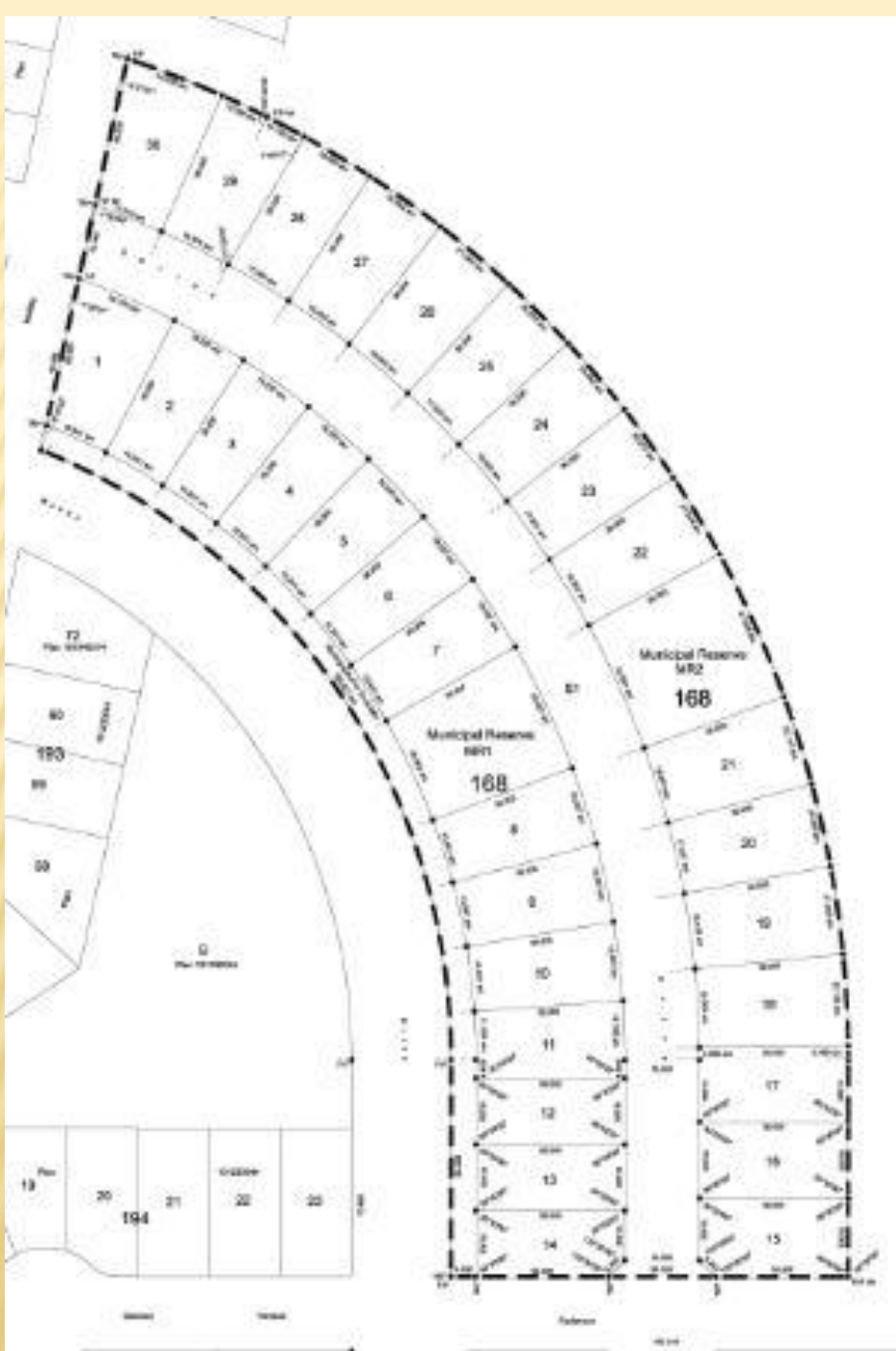
CRESCENT ACRES SMILEY DRIVE

30 lot subdivision bordering Muzzy Drive

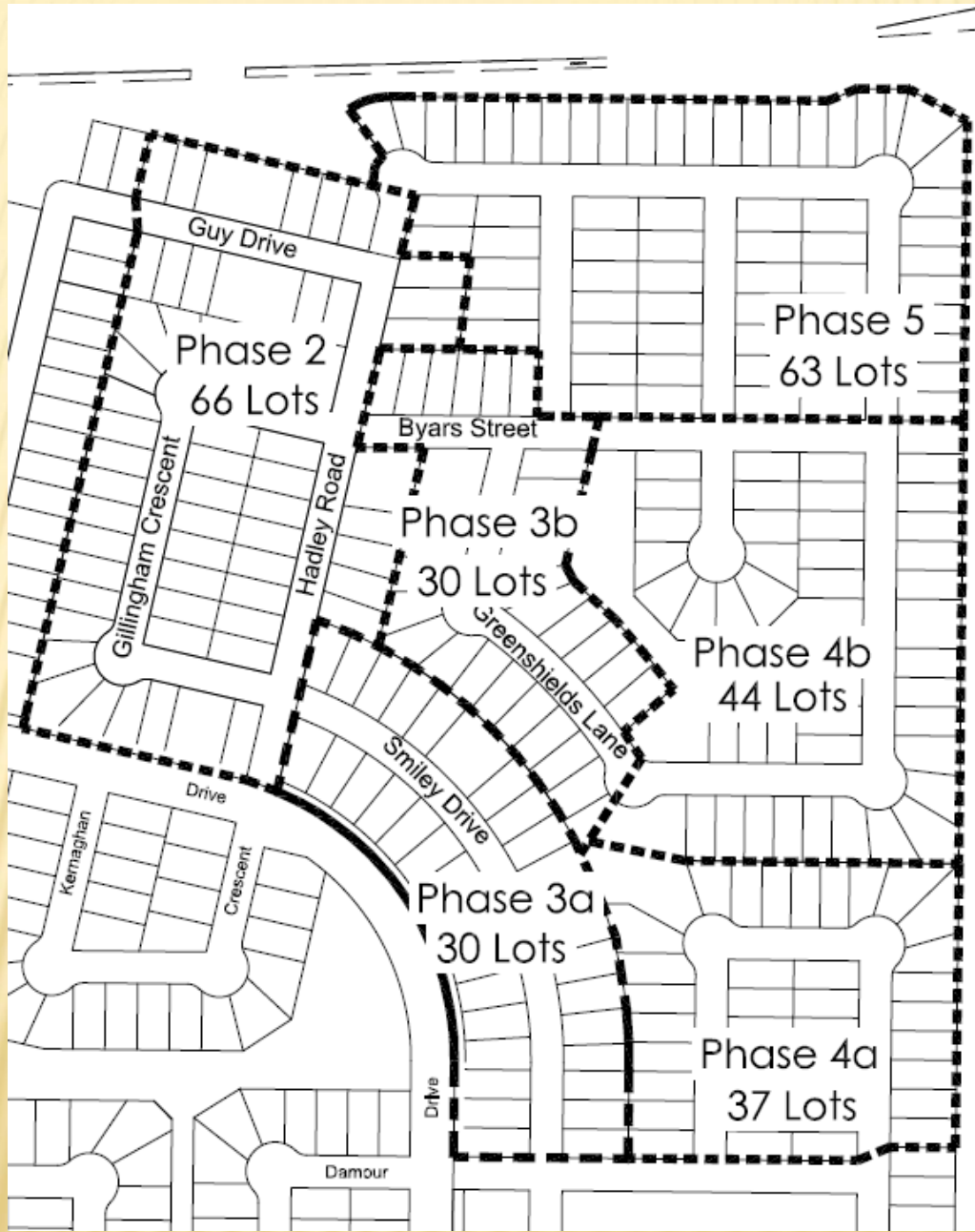
R2 - Large Single Dwelling zoning

Servicing to be completed in 2012.

Lots for sale following servicing and surface improvements.



Crescent Acres IV Subdivision Plan



PRIVATE LAND DEVELOPMENT

- Lake Estate – Lake Estates on South Hill - 28th Street West
- Diversity Developments – Byers St./Greenshields Lane
- Amigo Developments – Former Prince Charles School Site
- Adanac Pointe – Grand Trunk Developments –
Gurney Cres./Glass Drive
- North Ridge - Rosemont Estates & Single Family lots –
Pederson Dr./Borrowman Place/Hinz Place
- Sky Rider Developments - The Blackstone – East
Windermere – 1501 – 15 St. East

Project Budget

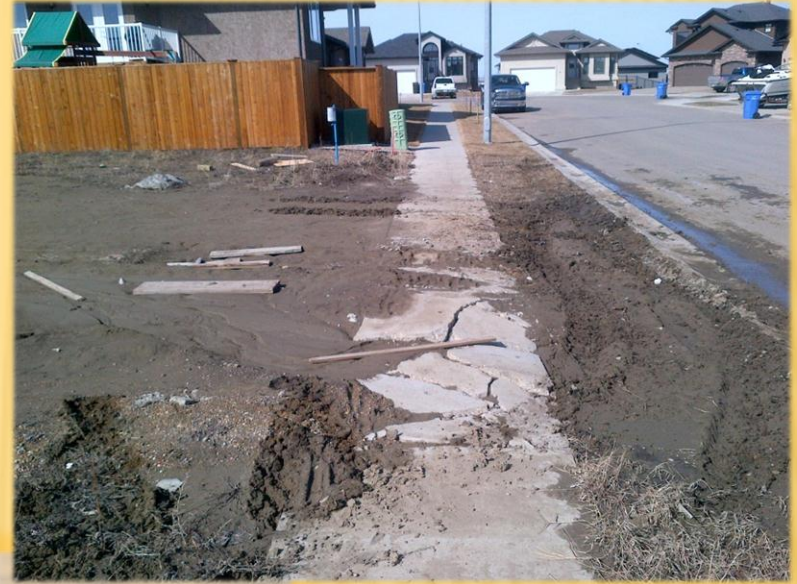
Updated Apr 2012

Southwood - Parcel B

2011 - Underground 2012 1st Lift, grading and curbs; 2013 - 2nd Lift & Boulevards/Trees

Expenditures	Cash Expense	allocated Reserve	Revenue	Cash	Units	Avg Price Per Lot	Price /sq ft	Sale Year
Total Public Works:	455,303		Parcel B (1)	\$ 1,414,483	25	\$ 56,579	\$ 9.60	2012
Total Community Services	30,211		Less costs	<u>1,413,742</u>				
Total Other Utilities	<u>99,963</u>		Net Profit(Loss)	<u>741</u>				
Development Costs	585,477				Square Footage	147,342	5,894	
Land Costs:					Cost per square foot	<u>\$ 6.70</u>		
Provision for Raw Land (5)		23,200			20% FF(costs)	1.34		
Development Levy (6)		184,718			10% Premium (costs)	0.67		
Road agreement (7)	35,910				5% P&A (costs)	0.34		
Total Land Costs	<u>35,910</u>	<u>207,918</u>			sub total	9.06		
Other Administration:					5% Parks (sale)	0.45		
Housing		13,349			1% Housing	0.09		
Survey and Legal	20,000					9.60		
Planning Admin/Marketing	2,000	49,394						
10% premium	-	98,789						
20% Franchise Fee		197,577						
Parks 5% Surcharge		66,746						
Total Other Administration:	<u>22,000</u>	<u>425,855</u>						
2011 Historical costs	100,672							
Historical Costs	35,910							
Total Costs	<u>779,969</u>	<u>633,773</u>		<u>1,413,742</u>				

UNNECESSARY DEVELOPMENT COSTS

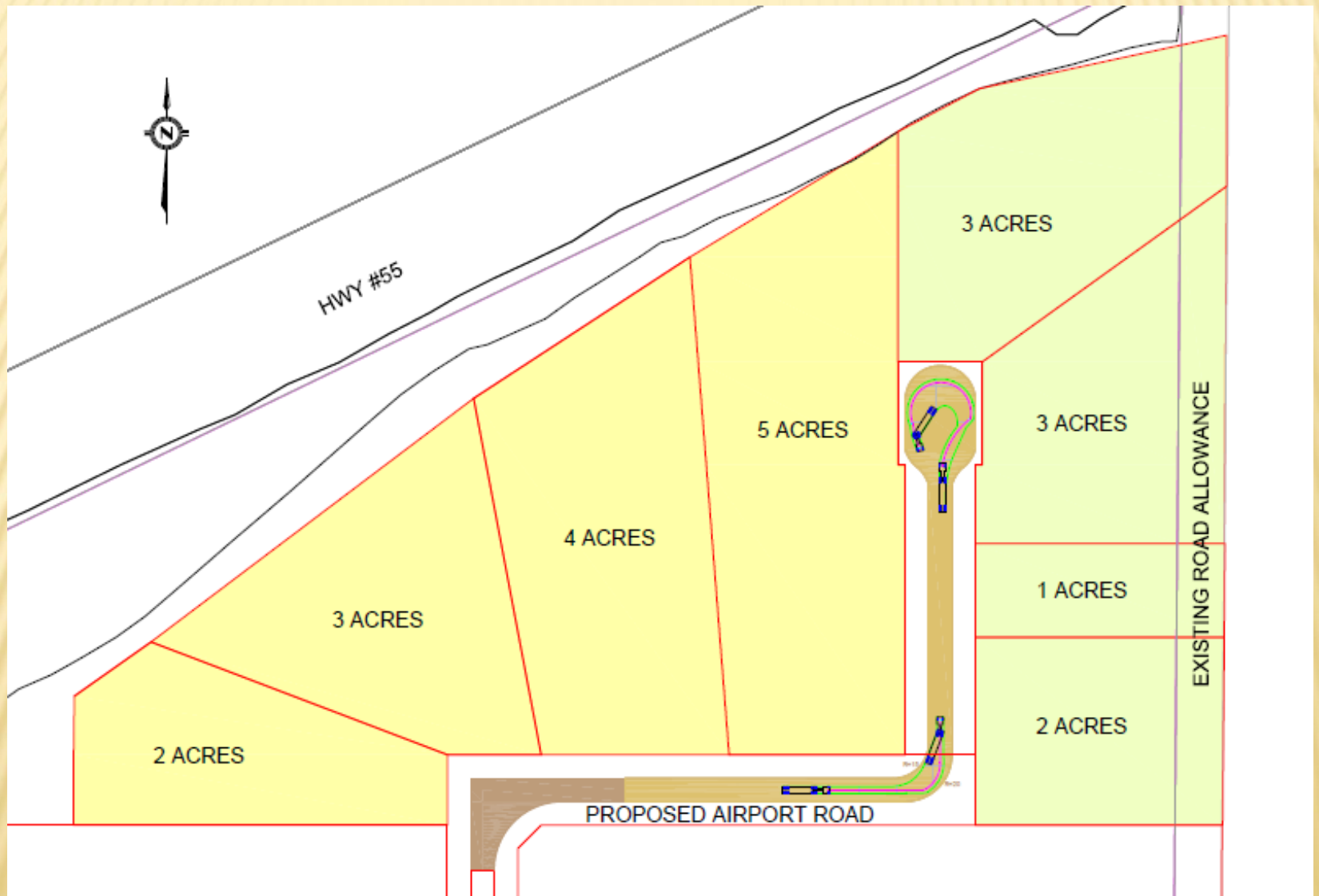


Unauthorized Dumping of Fill and Debris

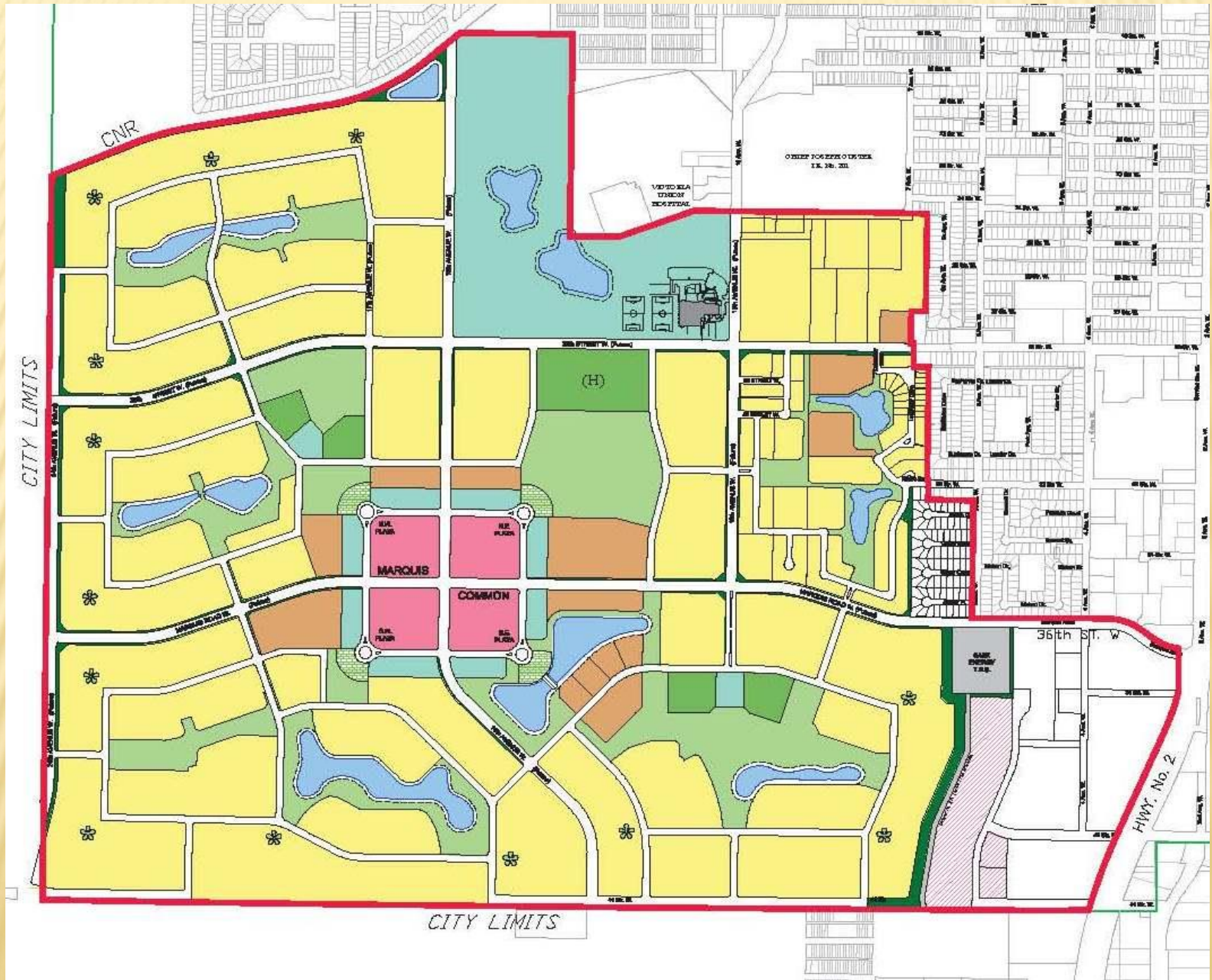
Heavy Equipment Driving over Sidewalks



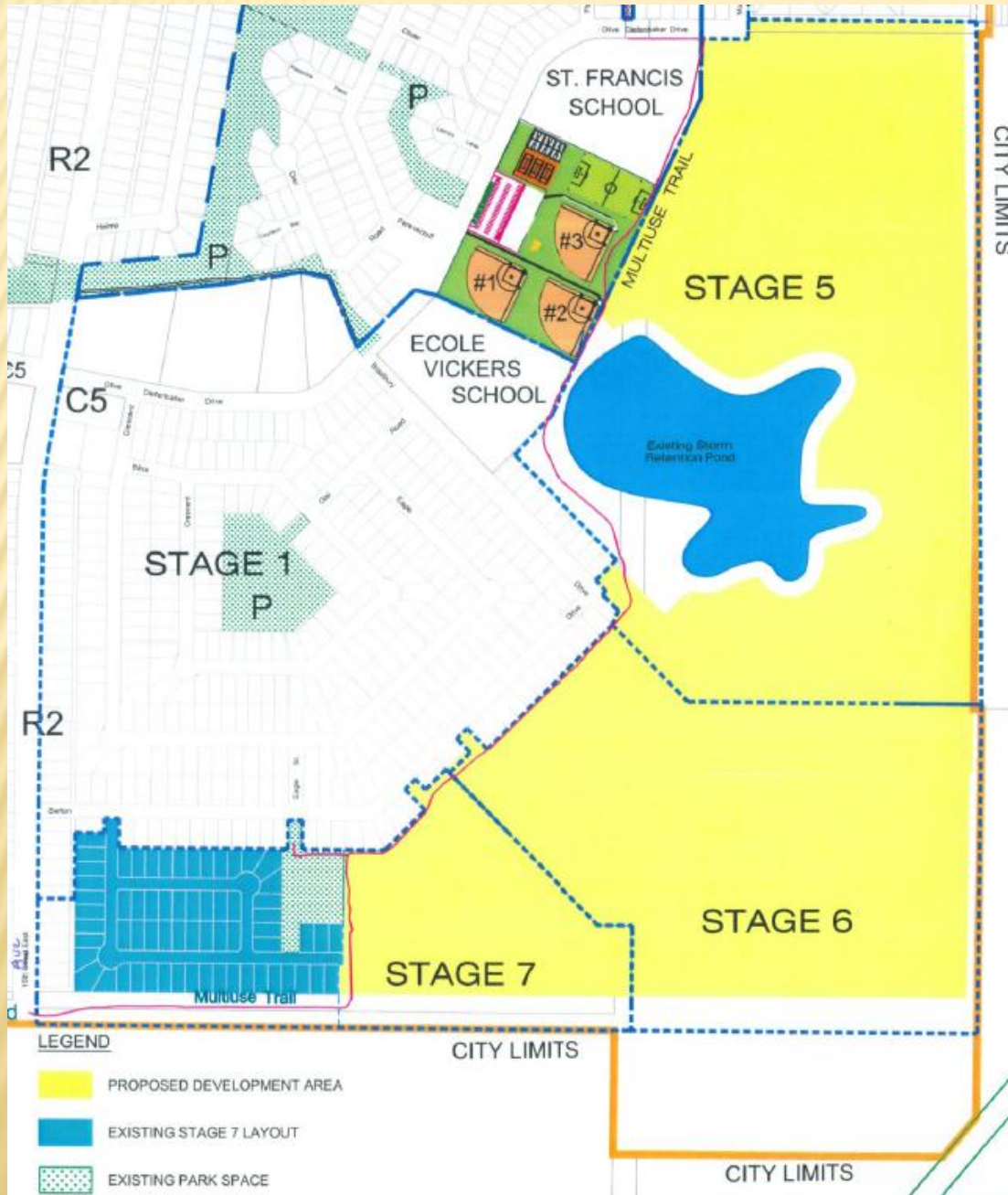
GREEN INDUSTRIAL PARK



WEST HILL MASTER PLAN



CRESCENT ACRES LAND DEVELOPMENT STUDY



- Kick off meeting with consultant on January 12, 2011
- Main components:
 - Earthwork analysis
 - Neighborhood design and land use
 - Municipal infrastructure
 - Traffic analysis
 - Development phasing

Development area 76.4 ha

Estimated # of units 1150

Including townhouses & apartments

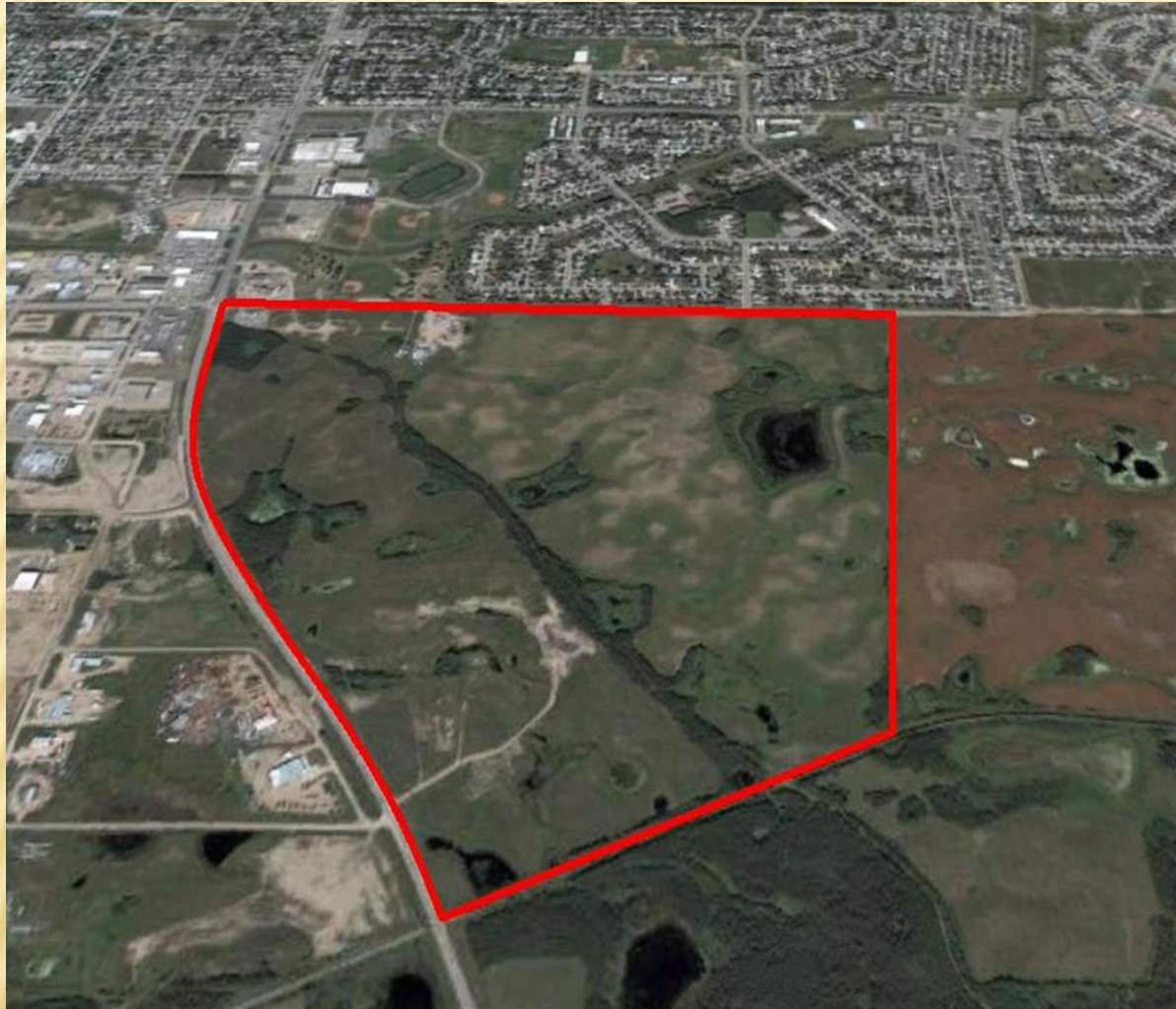
Estimated population 3,000

DEVELOPMENT LEVY

(Bylaw #41 of 2011)

- Adopted by City Council on March 12, 2012
- Phased-in implementation:
 - \$48,185/ha until August 1, 2012
 - \$84,324/ha after August 1, 2012 until August 1, 2013
 - \$98,372 after August 1, 2013
- Exemptions for affordable housing (Clause 7)

ANNEXATION UPDATE



Annexation Area = 338 acres

Approximately 30 acres in serviceable area for development

- **Minister approved annexation on February 2012**
- **30 acres intended for short term Light Industrial**
- **Rezoning from Agricultural to M3-Light Industrial Business District which will require public notification**

CONTACT FOR FURTHER INFORMATION

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This presentation will be available for viewing on the City web site at www.citypa.ca