



City of Prince Albert

RPT 2024-247

TITLE: Bylaw No. 26 of 2024 – Rezoning 325 15th Avenue East from R2 to R3 – 2nd and 3rd Reading

DATE: August 8, 2024

TO: City Council

PUBLIC: X

INCAMERA:

RECOMMENDATION:

That Bylaw No. 26 of 2024 to amend *The City of Prince Albert Zoning Bylaw No. 1 of 2019*, to rezone 325 15th Avenue East, legally described as Lot B, Block 105, Plan 101376064, Ext. 66 from R2 – Small Lot Residential to the R3 – Medium Density Residential Zoning District be given 2nd & 3rd reading.

EXECUTIVE SUMMARY:

The Community Development Department is in receipt of a Zoning Bylaw Amendment Application to rezone 325 15th Avenue East from R2 – Small Lot Residential to R3 – Medium Density Residential. To support the development of a Multi-Unit Dwelling of up to 5 units, a Zoning Bylaw amendment is required to increase the permitted number of dwelling units on a single property. Bylaw No. 26 of 2024 was introduced and given 1st reading at the July 22nd, 2024, City Council meeting. Since the Zoning Bylaw Amendment Application complies with the *City of Prince Albert Zoning Bylaw No. 1 of 2019* and *The City of Prince Albert Official Community Plan Bylaw No. 21 of 2015*, Administration recommends that Bylaw No. 26 of 2024 receive 2nd and 3rd readings.

BACKGROUND:

On July 22, 2024, City Council gave 1st reading to Bylaw No. 26 of 2024, which is a bylaw to rezone 325 15th Ave East from R2 – Small Lot Residential to R3 – Medium Density Residential. See attached for a copy of the July report.

As per Section 6.3 of *The City of Prince Albert Zoning Bylaw No. 1 of 2019*, the purpose of the R3 - Small Lot Residential District is:

“to provide one to five unit residential development that allows for limited, complementary uses.”

PROPOSED APPROACH AND RATIONALE:

With the proposed rezoning to R3 – Medium Density Residential and the completion of the necessary Development and Building Permits, the applicant will have the opportunity to redevelop their site, their goal is to construct a multi-unit dwelling. Given that the property to the south is already zoned R3 – Medium Density Residential and the property is located adjacent to two (2) main collector and arterial roads, 4th Street East and 15th Avenue East, this proposed Zoning Bylaw Amendment would allow the property to be utilized in a way that is consistent with the surrounding neighbourhood.

As the rezoning complies with the *City of Prince Albert Zoning Bylaw No. 1 of 2019* and *The City of Prince Albert Official Community Plan Bylaw No. 21 of 2015*, Administration recommends that Bylaw No. 26 of 2024 receive 2nd and 3rd readings.

CONSULTATIONS:

The Community Development Department has contacted the applicant, discussing the steps required to prepare the land for development. Planning has also spoken with the Building Division, and the Public Works, Parks/Rec/Culture and Financial Services Departments, identifying that this land use amendment and rezoning application will proceed with 2nd and 3rd reading.

COMMUNICATION AND/OR ANNOUNCEMENT PLAN:

Subject to approval, the applicant will be notified in writing of City Council’s decision and the Zoning Bylaw and City website will be updated. Also, Administration will continue to work with the applicant on the next steps required for their residential development project.

BUDGET/FINANCIAL IMPLICATIONS:

If the amendments to the Zoning Bylaw are approved and a Multi-Unit Dwelling is constructed, the City would benefit from the taxation revenue and Building Permit Application Fee.

OTHER CONSIDERATIONS/IMPLICATIONS:

Administration cannot accept a Development Permit application for the proposed development project unless the Zoning Bylaw is amended to allow for it.

OPTIONS TO THE RECOMMENDATION:

There are no options to the Recommendation.

STRATEGIC PLAN:

The multi-unit development proposed with this rezoning supports the City's goal of being a healthy community of opportunity in that we are supporting residential redevelopment in existing neighbourhoods.

OFFICIAL COMMUNITY PLAN:

As per the City of Prince Albert Official Community Plan Land Use Map, the subject property is considered Medium Density Residential and is compatible with the proposed rezoning.

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:

- Published on August 8th, 2024, in the Prince Albert Daily Herald;
- Posted on the City's website on August 8th, 2024; and
- Posted on the bulletin board at City Hall on August 8th, 2024.

ATTACHMENTS:

1. Location Plan
2. Zoning Map
3. Bylaw No. 26 of 2024
4. Public Notice - Prince Albert Daily Herald - August 8th, 2024.
5. Bylaw No. 26 of 2024 – Rezoning 325 15th Avenue East from R2 to R3 – 2nd (RPT 2024-222)

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Approved by: Director of Community Development & City Manager