



# City of Prince Albert

## RPT 2024-212

**TITLE:** Bylaw No. 21 of 2024 – Rezoning FUD to R4 and Adding Street Townhouses

**DATE:** July 11, 2024

**TO:** City Council

**PUBLIC:** X

**INCAMERA:**

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### RECOMMENDATION:

1. That Bylaw No. 21 of 2024 be given first reading; and,
2. That Administration be authorized to provide public notice for the public hearing.

### EXECUTIVE SUMMARY:

The purpose of this report is to consider Bylaw No. 21 of 2024, which proposes an amendment to the *City of Prince Albert Zoning Bylaw No. 1 of 2019*. Metis Nation – Saskatchewan (MN-S) is proposing to rezone a portion of their land from the FUD – Future Urban Development Zoning District to the R4 – High Density Residential Zoning District, while also adding a new residential use, Street Townhouse, to the R4 Zoning District. Support for these changes will allow MN-S to begin the first phase of their housing plan, the development of rent-to-own townhouses.

### BACKGROUND:

The Community Development Department is in receipt of a Zoning Bylaw Amendment Application to rezone a portion of Parcel AA in the West Hill neighbourhood from FUD – Future Urban Development to R4 – High Density Residential, as per the attached Location Plan. In addition, the amendment includes a request to establish a new use, Street Townhouse.

MN-S is proposing to develop buildings containing three or four individual townhouse units, and a new use needs to be added to the Zoning Bylaw to accommodate this development. The Zoning Bylaw currently allows duplexes (two unit dwellings) to be subdivided, giving each unit

its own lot, but this is limited to two lots. The new use will allow for fee simple townhouses, meaning each unit will be on its own legal lot. A rendering of the planned townhouses is attached.

The purpose of the R4 – High Density Residential Zoning District is to:

*“provide the full continuum of residential development options that allows for limited, complementary uses. With no maximum density, this zoning district is best located along arterial and collector streets or immediately adjacent to commercial nodes or centres, and provides the highest level of access to park space and commercial services through multiple modes of transportation”.*

## **PROPOSED APPROACH AND RATIONALE:**

The proposed rezoning from FUD to R4 will allow the applicant to proceed with residential development on their land. Additionally, by adding the new Street Townhouse use to the Zoning Bylaw, MN-S will be able to provide a new form of housing that is intended to transition people from rental to home ownership through a rent-to-own model.

The newly defined Street Townhouse use is proposed to be a discretionary use in the R4 – High Density Residential Zoning District. The initial limitation on where the use will be allowed is to ensure the close monitoring of their development. The R4 Zoning District is currently limited to Midtown, a portion of the East Hill, and a few large parcels located around the City. Once Administration can review the impacts of this form of development over time on existing infrastructure and neighbourhoods, the use may be included in other zoning districts.

In order to support the MN-S proposal, Administration has developed the following regulations:

- Street Townhouse buildings shall have no more than four residential units per building;
- Street Townhouse lots shall be a minimum of 6.0m (19.6ft) wide with a minimum site area of 180m<sup>2</sup> (1,938ft<sup>2</sup>). The lot size is smaller than current residential lot minimums in R4 (10m width and 303.5m<sup>2</sup> area), however, this is to accommodate the interior townhouse units that do not require side yards. Townhouse units on the ends of buildings will be required to have side yards, resulting in wider lots; and
- All other Zoning Bylaw regulations apply, including parking requirements. The minimum parking requirement is proposed to be the same as a typical one unit dwelling, which is one stall per unit.

Since the proposed rezoning conforms to the West Hill Master Plan and the proposed rent-to-own Street Townhouses align with the Housing Plan Action Strategy, Administration recommends that this bylaw be approved.

## **CONSULTATIONS:**

This Zoning Bylaw amendment was drafted in consultation with MN-S, the Building Division, and Department of Public Works.

**COMMUNICATION AND/OR ANNOUNCEMENT PLAN:**

Subject to the approval of this bylaw amendment, the applicant will be notified in writing of City Council's decision and the Zoning Bylaw and City website will be updated accordingly.

**BUDGET/FINANCIAL IMPLICATIONS:**

There are no budget or financial implications to this report.

**OTHER CONSIDERATIONS/IMPLICATIONS:**

There are no policy, privacy, legal, safety or environmental implications.

**OPTIONS TO RECOMMENDATION:**

There are no options to the recommendation.

**STRATEGIC PLAN:**

This Zoning Bylaw amendment supports the City's Strategic Plan Priority of Building a Robust Economy by creating a wide range of property and housing options.

**OFFICIAL COMMUNITY PLAN:**

This Zoning Bylaw amendment is aligned with the policies outlined in Section 6.4.2 of the Official Community Plan, specifically to encourage the distribution of a range of housing types throughout the neighbourhood to foster a more varied social composition.

**PUBLIC NOTICE:**

Public Notice pursuant to the Public Notice Bylaw No. 24 of 2015 is not required prior to the 1<sup>st</sup> reading of this bylaw. Upon approval of 1<sup>st</sup> reading of this bylaw, Administration will proceed with issuing the following public notice to include:

- Including public notice in an issue of the Prince Albert Daily Herald,
- Posting the public notice on the City's website, and
- Posting the public notice on the bulletin board at City Hall.

**ATTACHMENTS:**

1. Location Plan – Rezoning from FUD to R4
2. Proposed Street Townhouse Development
3. Bylaw No. 21 of 2024

**Written by:** Ellen Pearson, Planner

**Approved by:** Director of Community Development & City Manager