



City of Prince Albert

RPT 2024-222

TITLE: Bylaw No. 26 of 2024 – Rezoning 325 15th Avenue East from R2 to R3

DATE: July 12, 2024

TO: City Council

PUBLIC: X

INCAMERA:

RECOMMENDATION:

1. 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 first reading; and,
2. That Administration be authorized to provide public notice for the public hearing.

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. There is currently a one-unit dwelling located on the subject property, which is intended to be demolished for the development of a Multi-Unit Dwelling of up to 5 units. To accommodate this proposed residential development, a Zoning Bylaw amendment is required to increase the permitted number of dwelling units on a single property. This rezoning would be consistent with the surrounding neighbourhood, as the adjacent property is currently Zoned R3 - Medium Density Residential and comprised of multiple Duplexes. For these reasons, Administration recommends that Bylaw No. 26 of 2024 be given 1st reading and that Administration proceed with public notice.

BACKGROUND:

The City of Prince Albert is in receipt of a Zoning Bylaw amendment application to rezone 325 15th Ave East from R2 – Small Lot Residential to R3 – Medium Density Residential. The property owner intends to submit a Development Permit Application to build a multi-unit dwelling on the property and to do so it needs to be rezoned. See attached for the Location Plan.

As per Section 13 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 completion of the necessary Development Permit, the applicant would have an opportunity to increase the housing supply within the City of Prince Albert. Given that the property to the south is zoned R3 – Medium Density Residential, and that 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 noted above, if approved, the property owner intends to submit a Development Permit Application for a Multi-Unit Dwelling. Multi-Unit Dwellings are considered a Discretionary-Development Officer use in the R3 Zoning District and are reviewed and approved by Administration.

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 first reading and that Administration proceed with Public Notice

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 1st reading.

COMMUNICATION AND/OR ANNOUNCEMENT PLAN:

Subject to the approval of 2nd and 3rd readings, the applicant will be notified in writing of City Council's decision and the Zoning Bylaw, Official Community Plan 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.

OTHER CONSIDERATIONS/IMPLICATIONS:

There are no policy, privacy, financial, legal, safety, or environmental implications or options to the recommendation to consider with this report

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

ATTACHMENTS:

1. Zoning Map
2. Location Plan
3. Bylaw No. 26 of 2024

Written by: Darien Frantik, Planner

Approved by: Director of Community Development & City Manager