



# City of Prince Albert

**RPT 2024-280**

**TITLE:** Bylaw No. 27 of 2024 – OCP Land Use Amendment – 791 25th Street West

**DATE:** September 11, 2024

**TO:** City Council

**PUBLIC:** X

**INCAMERA:**

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## **RECOMMENDATION:**

1. That Bylaw No. 27 of 2024 to amend *The City of Prince Albert Official Community Plan Bylaw No. 21 of 2015*, to amend the land use for 791-25<sup>th</sup> Street West, legally described as Parcel F & G, Plan 68PA08273, from Low Density Residential to High Density Residential be given 1<sup>st</sup> reading; and,
2. That Administration be authorized to provide public notice for the public hearing.

## **EXECUTIVE SUMMARY:**

Bylaw No. 27 of 2024 proposes to amend *The City of Prince Albert Official Community Plan Bylaw No. 21 of 2015*, to amend the land use for the subject property from Low Density Residential to High Density Residential. The amendment is intended to accommodate the Ronald McDonald House Charity's (RMHC) Development Permit for a twelve (12) unit building at 791 25<sup>th</sup> Street West. Without the OCP amendment, the previously approved Zoning Bylaw amendment becomes invalid, and we cannot process the Development Permit Application. In order to ensure that all necessary processes are completed to support the new Ronald McDonald House, Administration recommends that the proposed OCP land use amendment be approved.

## **BACKGROUND:**

RMHC is proposing the development of a twelve (12) unit dwelling, a new Ronald McDonald House, to provide housing and support to families who have to travel to Prince Albert to come to the hospital for extended stays. In order to prepare the subject property for the development of the new Ronald McDonald House, the following processes are required to be completed:

1. Servicing Agreement. A servicing agreement between RMHC and the City for the installation of both the underground (approved July 22, 2024) and surface infrastructure (not yet prepared);
2. OCP land use amendment from Low Density Residential to High Density Residential. This is being proposed in this report;
3. Zoning Bylaw amendment. The property was rezoned from FUD - Future Urban Development to R4 - High-Density Residential by Bylaw No. 17 of 2024, which was approved May 22, 2024;
4. Land sale below fair market value (City land donation). Approved May 22, 2024;
5. Subdivision application. The land donated by the City needs to be consolidated with the land donated by Co-op. This is in process and nearing completion;
6. Development Permit. A Development Permit is required for the development of the property. The application has been submitted for review; and
7. Building Permit. A Building Permit is required for the construction of the twelve (12) unit dwelling.

Unfortunately, step 2, noted above, was not completed at the same time as step 3 and it is required for the Zoning Bylaw amendment to be valid. The OCP land use required to support both the zoning and the development of the Ronald McDonald House is High-Density Residential.

As per Section 6.4.2.4 of the OCP,

*“High density residential land use allows for high density residential development in areas adjacent to the downtown and arterial commercial area. The purpose of this land use is to allow for multi-storey residential apartments and walk-up residential near the downtown core. This high density form of housing supports walking, cycling and transit in the downtown but provides more living spaces to animate the downtown core over a wider number of hours.”*

#### **PROPOSED APPROACH AND RATIONALE:**

In order to ensure the previously approved Zoning Bylaw amendment remains valid, and in order to process the Development Permit application recently submitted by RMHC, the land use for the subject property needs to be amended from Low Density Residential to High Density Residential.

Over the past few years, multiple properties in the area have seen the land use and zoning be amended to support high-density residential development. See the attached map for the areas that have been rezoned. These amendments have had the support of Administration as they are creating a high-density residential node within close proximity to both the hospital and the Alfred Jenkins Field House, amenities that will serve the surrounding neighbourhood well, and that will likely employ many (particularly the hospital). Therefore, Administration recommends that Bylaw No. 27 of 2024 receive 1<sup>st</sup> reading and proceed with Public Notice.

**CONSULTATIONS:**

The Community Development Department remains in regular contact with the applicant, discussing the steps required to prepare the land for development.

The Planning Division has also spoken with the Building and Assessment Divisions and the Public Works, Parks, Recreation and Culture Departments, advising that an application to amend the land use will be going forward for consideration as it was initially missed.

**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 accordingly. As well, Administration will continue to review the Development Permit Application, preparing for formal consideration

**BUDGET/FINANCIAL IMPLICATIONS:**

Administration has received a Bylaw Amendment Application Fee of \$500.

If this Official Community Plan Amendment is approved, the City will expect a Development Permit Application Fee of \$350, and a Building Permit Fee that will be determined on the value of construction. The Building Permit Fee will be \$7.50 per \$1000 of construction value and will be determined at later date.

**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:**

The development of a Ronald McDonald House supports the City's goal of being a Healthy Community as it represents a critical component of health care, providing a safe and reliable place for families to stay while their loved ones are being cared for.

**OFFICIAL COMMUNITY PLAN:**

Amending the land use for the property in question is in keeping with the Official Community Plan and in keeping with similar land use amendments that have taken place in the area over the past few years. The creation of a high-density residential node along an arterial corridor, within close proximity to many different services, is ideal.

**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 amendment. Upon approval of 1<sup>st</sup> reading, Administration will proceed with issuing the following public notice, to include:

- Public notice being provided in 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.

All of which is anticipated to take place on September 26<sup>th</sup>, 2024.

**ATTACHMENTS:**

1. Bylaw No. 27 of 2024
2. Zoning Map

**Written by:** Darien Frantik, Planner

**Approved by:** Planning Manager, Planning and Development Manager, Director of Community Development & City Manager