



City of Prince Albert

RPT 23-120

TITLE: Bylaw No. 11 of 2023 - Rezoning 800 28th Street West from the FUD Zoning District to the R4 Zoning District

DATE: **March 27, 2023**

TO: City Council

PUBLIC: X

INCAMERA:

RECOMMENDATION:

1. That Bylaw No. 11 of 2023 receive 2nd and 3rd readings;

TOPIC & PURPOSE:

The purpose of this report is to request second and third reading of Bylaw No. 11 of 2023, to rezone the property at 800 28th Street West, legally described as Parcel H, Plan No. 102132199, from FUD – Future Urban Development to the R4 – High Density Residential Zoning District.

BACKGROUND:

City Council approved the BRAR Investment Group Project intending to sell the land for high density residential development. As per City Council Resolution No. 0045, dated February 13, 2023:

1. *That the Offer to Purchase from BRAR Investment Group located at 800 28th Street West, legally described as Parcel H, Plan No. 102132199 be approved in the amount of \$1, 000, 000, subject to the City Solicitor reviewing and making revisions to the offer as necessary;*

Bylaw No. 11 of 2023 was introduced and given first reading at the March 6, 2023, City Council meeting.

PROPOSED APPROACH AND RATIONALE:

Since the sale of the subject property has already been approved by City Council, it is necessary to rezone the land from the current FUD – Future Urban Development Zoning District to a Zoning District that will allow residential development.

Administration is proposing the property be rezoned to R4 – High Density Residential Zoning District, which will allow for the development of multi-unit dwellings, specifically apartment buildings. Since the surrounding properties are already zoned R4 - High Density Residential Zoning District, rezoning the subject property to R4 will complement the surrounding area.

Overall, changing the Zoning District from FUD – Future Urban Development to R4 - High Density Residential will give the property sale purpose, while promoting economic and social prosperity for the future of Prince Albert.

If approved, BRAR Investment Group will provide Planning and Development Services with detailed site plans for development and building permits. BRAR Investment Group will be seeking to get permits for two buildings this year, while attaining permits for the third building in the future.

Since the proposed rezoning conforms to the regulations contained in both the Zoning Bylaw and the Official Community Plan; Administration recommends that this bylaw be approved.

CONSULTATIONS:

The Department of Planning and Development Services has been in contact with the applicant throughout the Zoning Bylaw Amendment process.

COMMUNICATION AND/OR ANNOUNCEMENT PLAN:

The applicant will be notified in writing of City Council's decision and the Zoning Bylaw and City website will be updated.

OTHER CONSIDERATIONS/IMPLICATIONS:

There are no other options to the recommendation or any policy, financial or privacy implications to consider with this report.

STRATEGIC PLAN:

The future development proposed in the rezoning application supports the City's area of focus for Economic Diversity and Stability by accommodating the needs of new and existing organizations in Prince Albert.

OFFICIAL COMMUNITY PLAN:

As per Section 6.4.2 of the City of Prince Albert's Official Community Plan, the subject property supports the given policies in terms of diversifying housing types and is also the ideal location for the proposed multi-dwelling units:

“Encourage the distribution of a range of housing types throughout the neighbourhood to foster a more varied social composition;” . . . “ be located adjacent to and with direct access to the municipal roadway system to minimize infiltration of high volumes of traffic through low density residential developments;”

Overall, this zoning bylaw amendment would allow the proposed development to diversify the housing market with multi-unit dwellings, while also reducing vehicular congestion with its close proximity to a main arterial road.

PUBLIC NOTICE:

Public Notice is required for consideration of this matter pursuant to Section 10 of Public Notice Bylaw No. 24 of 2015. The following notice was given:

- Public Notice was posted on the bulletin board at City Hall on March 16, 2023;
- Public Notice was posted on the City website on March 16, 2023; and,
- Public Notice was posted in the Prince Albert Daily Herald on March 16, 2023.

ATTACHMENTS:

1. Location Plan
2. Zoning Proximity Map
3. Bylaw No. 11 of 2023
4. Public Notice – March 16, 2023

Written by: Darien Frantik, Planner

Approved by: Director of Planning and Development Services & City Manager