



***RPT 20-423***

**TITLE:** Bylaw No. 23 of 2020 – Rezoning 1492 7th Street East from the CMU Zoning District to the R4 Zoning District

**DATE:** October 1, 2020

**TO:** City Council

**PUBLIC:** X

**INCAMERA:**

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**RECOMMENDATION:**

That Bylaw No. 23 of 2020 be given 2nd and 3rd reading.

**TOPIC & PURPOSE:**

The purpose of this report is to request 2nd and 3rd reading of Bylaw No. 23 of 2020.

**BACKGROUND:**

As members of Council are aware, Bylaw No. 23 of 2020 was introduced and given 1st reading at the September 21, 2020, City Council meeting.

**PROPOSED APPROACH AND RATIONALE:**

The applicant is seeking to rezone the subject property from the CMU – Commercial Mixed Use Zoning District to the R4 – High Density Residential Zoning District.

The proposed rezoning conforms to the regulations contained in both the Zoning Bylaw and the Official Community Plan, therefore, Administration recommends that this bylaw be given 2nd and 3rd reading. Once the property has been rezoned, the applicant can then move forward with other required applications such as a Development Permit and Building Permit.

**CONSULTATIONS:**

The Zoning Bylaw Amendment has been referred to the Department of Public Works, Community Services, Financial Services, and Fire and Emergency Services for review and comment, and there were no issues with the proposed rezoning.

The Department of Planning and Development Services has been in contact with the applicant throughout the Zoning Bylaw Amendment process in order to manage timelines and to ensure that proposed rezoning conforms to the long term plan for the area established under the Official Community Plan.

**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 proposed development supports the City's strategic plan goal of "Sustainable Growth" as the future development of this parcel would make use of a large, infill site.

**OFFICIAL COMMUNITY PLAN:**

As per the City of Prince Albert Official Community Plan Land Use Map, the subject parcel is considered "Neighbourhood Mixed Use". According to Section 6.5.3 of the Official Community Plan, Neighbourhood Mixed Use land consists of, "moderate density residential corner lot and mixed use development with a mixed use commercial component located on the ground floor".

Though this project lacks a ground floor commercial component, the proposed rezoning would allow for the development of a high density residential building, adjacent to an existing neighbourhood commercial development. Because the existing mixed use building has the potential to provide services to the high density residential development, and the residential development may support the businesses located within the area, the proposed rezoning meets the intent of "Neighbourhood Mixed Use".

**PUBLIC NOTICE:**

Public Notice is required for consideration of Bylaw No. 23 of 2020, pursuant to Section 10 of Bylaw No. 24 of 2015. The following was provided:

1. Notice of the matter was posted to the bulletin board at City Hall on October 1st, 2020;
2. Notice of the matter was posted on the City's website on October 1st, 2020; and,
3. Notice of the matter was published on October 1st, 2020, in the Prince Albert Daily Herald.

**PRESENTATION:****ATTACHMENTS:**

1. Location Plan
2. Location Plan with Aerial
3. Bylaw No. 23 of 2020
4. Letter from the Applicant
5. Public Notice published on October 1st, 2020 in the Prince Albert Daily Herald

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