



City of Prince Albert

RPT 21-61

TITLE: Bylaw No. 4 of 2021 – Rezoning 149 29th Street West from the R4 Zoning District to the C4 Zoning District

DATE: February 5, 2021

TO: City Council

PUBLIC: X **INCAMERA:**

RECOMMENDATION:

1. That Bylaw No. 4 of 2021 to rezone 149 29th Street West from R4 – High Density Residential to C4 – Highway Commercial be given first reading; and,
2. That Administration be authorized to provide public notice for the public hearing.

TOPIC & PURPOSE:

The purpose of this report is to rezone 149 29th Street West, legally described as Lot 7, Block 6, Plan No. B668 Extension 77, from R4 – High Density Residential to C4 – Highway Commercial.

BACKGROUND:

The Department of Planning and Development Services is in receipt of a Zoning Bylaw Amendment Application to rezone 149 29th Street West from the R4 – High Density Residential Zoning District to the C4 – Highway Commercial Zoning District in order to accommodate future commercial development.

The purpose of the C4 – Highway Commercial Zoning District is to:

“provide a diverse mixture of large scale, commercial uses. As an automobile dependent zoning district, the intention is to provide adequate space for large scale commercial developments, as well as easy access to the city’s many arterial and highway corridors”.

PROPOSED APPROACH AND RATIONALE:

There are four adjacent lots directly to the west of 149 29th Street West that are all currently zoned C4 – Highway Commercial, and the goal of the rezoning application is to create the potential to consolidate all five lots into one larger parcel for a commercial development fronting on 2nd Avenue West.

Prior to the applicant moving forward with any commercial development, the land in question will need to be consolidated and a portion of the westernmost lot will need to be sold to the City in order to complete the 2nd Avenue West right-of-way widening project. In addition to this, further permits such as Development Permits and Building Permits may be required.

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 approved.

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.

COMMUNICATION AND/OR ANNOUNCEMENT PLAN:

Subject to approval of the 3rd reading, 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 strategic plan goal of "Sustainable Growth" by encouraging the redevelopment of existing sites on a major commercial corridor.

OFFICIAL COMMUNITY PLAN:

As per the City of Prince Albert Official Community Plan Land Use Map, the subject parcel is considered “Highway Commercial”. According to the Official Community Plan, Highway Commercial land allows for the “orderly development of automobile dependent services for residents, tourists and transient motorists along the Highway 2 corridor”. The land use is designated primarily at the major commercial corridors of the city with the intention of making the city more attractive as a tourist destination while providing needed commercial activity.

PUBLIC NOTICE:

Public Notice pursuant to the Public Notice Bylaw No. 24 of 2015 is not required at this time.

However, upon approval of 1st reading of this bylaw, Administration will proceed with issuing public notice regarding the public hearing in the Prince Albert Daily Herald, as well as posting the public notice on the City’s website and on the bulletin board at City Hall in accordance with the Public Notice Bylaw.

ATTACHMENTS:

1. Location Plan with Zoning
2. Location Plan with Aerial
3. Bylaw No. 4 of 2021

Written by: Ellen Pearson, Planner

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