

Rezoning Application Extension for 1727 Prairie Avenue

RECOMMENDATION:

That Committee of Council extend the date of expiry for adoption of “Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2022, No. 4290” to December 13, 2025.

PREVIOUS COUNCIL/COMMITTEE ACTION

December 13th, 2022 - Council approved:

1. *Third reading for “Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2022, No. 4290” to amend the zoning designation of 1727 Prairie Avenue from (Residential Single Dwelling 1) to RTh3 (Residential Townhouse 3).*
2. *Prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:*
 - a. *Installation of protective fencing for on-site and off-site trees prior to demolition*
 - b. *Demolition of all existing buildings; and*
 - c. *Completion of design and submission of fees and securities for off-site works and services.*
 - d. *Payment in the amount of \$6,500 for on-site tree replanting.*

REPORT SUMMARY

This report recommends extending the expiry date of an amending bylaw that would rezone the property at 1727 Prairie Avenue from RS1 (Residential Single Dwelling 1) to RTh3 (Residential Townhouse 3). As no circumstances related to the amending bylaw changed within this period, and the property is in an acceptable condition, approval of a one-year extension is recommended.

BACKGROUND

On December 13, 2022, Council gave third reading to rezone 1727 Prairie Avenue to facilitate the development of a 3 storey, 6-unit townhouse. The Development Procedures Bylaw provides applicants two years to meet third reading conditions and proceed to bylaw adoption; the amendment bylaw expired on December 13, 2024.

The Delegation of Authority Bylaw provides Committee of Council with the authority to issue time extensions for Council consideration of adoption of a Zoning Bylaw amendment for a period of up to one year from the initial two-year period.


The applicant has advised he was unable to fully complete the required conditions of bylaw adoption within that time frame and has requested a one-year extension.

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DISCUSSION

The applicant advises that fulfilling the required conditions has taken longer than anticipated, due to adverse market conditions and personal setbacks. Since receiving third reading, the applicant has installed tree protection measures and completed a comprehensive hazardous material inspection and risk assessment in preparation for demolition of existing structures. The applicant is requesting a one-year extension to continue working on these requirements under improved conditions. The site is well-kept as it awaits redevelopment. Since the application was made, the City has implemented bylaw amendments in response to the provincial Bill 44 (Small-Scale Multi-Unit Housing) that have changed the permitted uses and density in properties zoned RS1. The applicant is aware of these changes but has indicated that he would like to continue with the application to rezone the property to RTh3, which is in keeping with the Townhouse designation in the OCP. Staff recommend approval of the requested extension.

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Approve the requested time extension.
	2	Defer the request for extension and request staff to provide further information (to be specified).
	3	Not approve the time extension. If this decision is made, the applicant may request that Council reconsider the requested extension.

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