



COMMITTEE OF THE WHOLE AGENDA CITY OF MERRITT

Wednesday, March 4, 2020

6:00 P.M.

COUNCIL CHAMBERS, CITY HALL

2185 Voght Street

Merritt, B.C

Mission Statement: *The City of Merritt is a progressive, attractive, economically viable City that is socially responsible and environmentally sustainable.*

Pages

1. CALL TO ORDER

1.1 Call to Order

2. ADOPTION OF MINUTES

3. GENERAL MATTERS - Delegations and Recognitions

3.1 Barkman Concrete Presentation

Powerpoint presentation by Brian Pries, Alan Barkman and Brian Nemez of Barkman Concrete.

4. UNFINISHED BUSINESS

5. NEW BUSINESS

5.1 Zoning Bylaw Updated Presentation

2

Presentation by Don McArthur. Council is encouraged to provide preliminary feedback on the trajectory of the proposed bylaw, so that staff can incorporated suggestions in advance of bringing the Bylaw to Council for 1st reading on May 12, 2020.

6. TERMINATION OF MEETING



Zoning Bylaw Update

Why is an Update Needed?

- Development and Growth
 - **60%** of residents want Merritt to grow to 15,000;
 - Additional **36%** of residents want Merritt to grow beyond 15,000
(Integrated Growth Strategy Survey, 2010)
 - Regulations and policy must facilitate growth
- Meet Bylaw objectives
- Correct Bylaw deficiencies



Bylaw Objectives

- Should be aligned with the OCP
- Should enable, not restrict, development
- Should be easy to use and understand
- Should be adaptable over time





Current Bylaw Deficiencies

- Lack of connection with OCP
- Separation of uses causing social segregation
- Lack of flexibility
- Regulations require Council approval, preventing speedy approvals
- Does not enable development with innovative design
- Inconsistent language and terminology

Sections to Revise

- Part 2 Interpretation (Definitions)
- Part 3 Enforcement
- Part 4 General Development Regulations
- Part 5 Specific-Use Regulations
- Part 6 Zoning Districts
- Part 7 Screening and Landscaping
- Part 8 Parking and Loading



General Revisions

- “Affordable” / Alternative Housing
 - Infill, Secondary Detached Dwellings
- Crime Prevention → CPTED
- Downtown Revitalization
 - Create regulations to encourage patios, plazas and parks
- Food Systems
 - Backyard Hens, Beekeeping, Frontyard Farming, Community Gardens
- Enabling development rather than restricting it





Specific Revisions: Part 2 Definitions

- Revise Definitions for clarity, consistency and alignment with Permitted Uses
 - E.g. lack of definition: Liquor Store
 - E.g. unclear definition: Floor Area
 - E.g. multiple definitions for similar uses: Government Services / Public Use



Specific Revisions: Part 3 Enforcement

- Clarify penalty
- Ensure alignment with Municipal Ticket Information Bylaw



Specific Revisions: Part 4 General Use

- Merge Part 4 General Use and Part 5 Specific Use
- Accessory Buildings/ Structures
- Cargo Containers



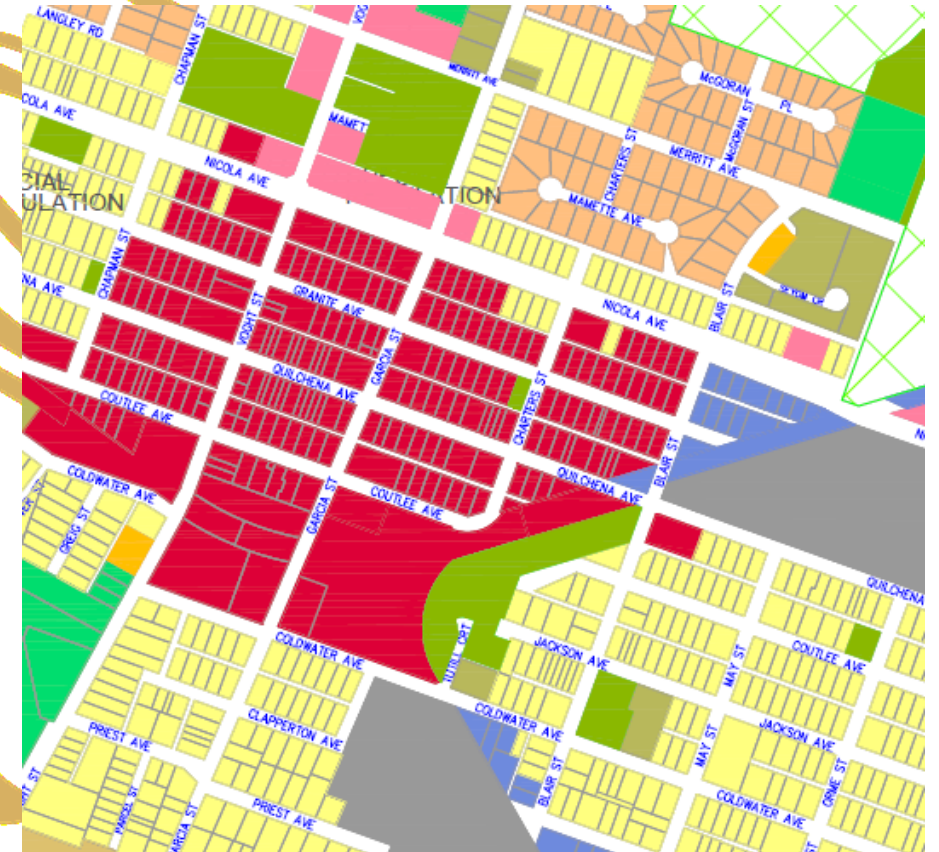
Specific Revisions: Part 5 Specific Use

- Merge Part 5 Specific Use and Part 4 General Use
- Home-based Businesses
- Detached Secondary Dwellings



Specific Revisions: Part 6 Zoning Districts

- Move to Part 7
- Re-order and rename Zones
- Permitted and Discretionary Uses
- Mixed Use
- Parcel Size, coverage and setbacks
- Density
- Height





Re-order and Rename Zones

- Re-order Zones to generally flow from low to high density/intensity
- Rename Zones to be more appropriate
 - E.g. Comprehensive Residential → Strata Lot Residential

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Permitted and Discretionary Uses

- Zones should enable businesses to locate here, not restrict them
 - Evaluate and expand permitted uses for each zone
 - E.g. Brewing & Distilling was added to C2, C9 and M1 zones
 - E.g. Participant Recreation Services, Indoor was added to C3 and M1 zones
- Discretionary uses should be added
 - E.g. Building Supply Centre appropriate downtown, but not on Quilchena

Mixed Use

- Mixing of uses is considered good planning practice
- C2 Central Business District is only zone that currently permits mixed use



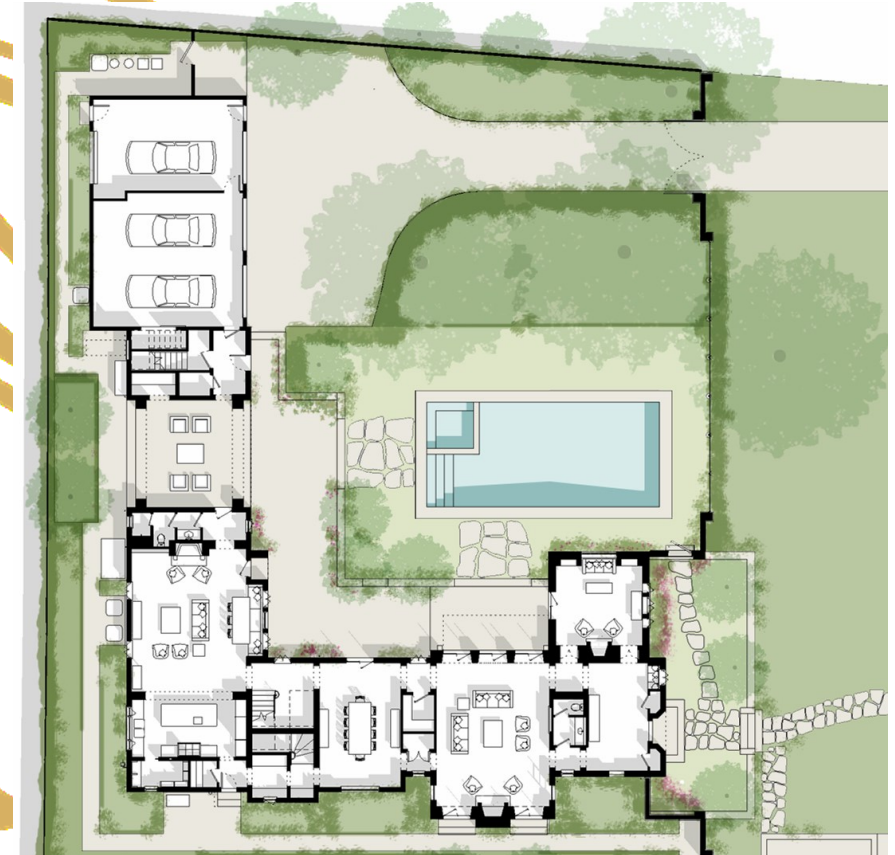
Parcel Size

- OCP identifies infill development as key to growth
 - Minimum parcel dimensions prevent infill development
 - E.g. R2 zone minimum lot width 18m (60 ft)
- Subdivision and infill requires 120 ft wide lot



Parcel Coverage

- Parcel coverage includes primary buildings, accessory buildings, driveways, parking and pools
 - E.g. R3 zone maximum coverage 50% (65%)
- Not sufficient, forces a variance



Setbacks

- Setbacks should be evaluated for appropriateness
 - E.g. Commercial buildings should front on to streets
 - Improves pedestrian experience
 - Enables development by increasing developable area
- C1, C4, C9 zones currently require 6m front setback



Density

- Current densities prevent development
 - E.g. R3 Medium Density Residential 60 units per hectare
 - Minimum dimensions 20m width, 25m depth → density only enables 3 units



Height

- OCP suggests “3 plus storeys”
- Tallest buildings should be located in City Centre
- Zones that permit highest buildings:
 - M2 Heavy Industrial – 18-26 metres (equivalent to 5-8 storey residential)
 - P3 Institutional and Public Use – 5 storeys
 - C4 Highway Commercial – 4.5 storeys
 - R4 High Density Residential – 4.5 storeys
- Downtown – 3.5 storeys
→ prevents downtown re-development



Specific Revisions: Part 7 Landscaping

- Move section and rename Part 6
- Landscaping
- Screening



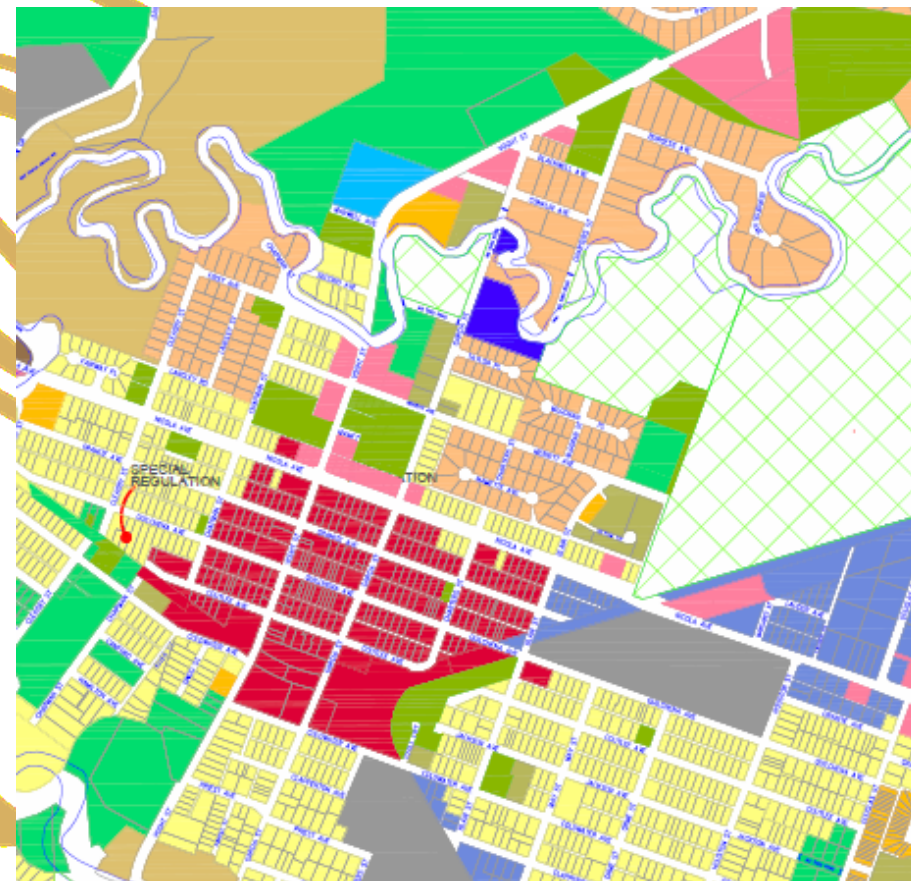
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Specific Revisions: Part 8 Parking

- Move section and rename Part 5
- Add City Centre parking reduction
- Pay in Lieu of Parking
- Review Table 6.1 Minimum Parking Space and Aisle Dimensions
- Review Table 8.2 Vehicle Parking and Loading Requirements
 - E.g. Industrial development with 10 employees that's required to provide 40 parking spaces → illogical
- Review Table 8.3 Bicycle and Motorcycle Parking

Other Potential Revisions

- Short term Rentals (AirBnB, VRBO)
- Update Schedule A Zoning Map
- List of Amendments
- Create an Index





Timeline

- COW meeting March 4th
- Meeting with developers March 5th
- Meeting with real estate agencies March 12th

Proposed dates:

- 1st & 2nd Reading – May 12th
- Open House – mid May
- Public Hearing – May 26th
- MOTI approval
- Anticipated final adoption July 21