



PUBLIC HEARING AGENDA CITY OF MERRITT

Tuesday, October 13, 2020

6:00 P.M.

ROOMS 2 AND 3, CIVIC CENTRE
1950 MAMETTE AVE

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. Introduction of Bylaw
 - 2.1. Bylaws 2289 (OCP amendment) and 2290 (Zoning Bylaw amendment) 3
3. Staff report
 - 3.1. Public Hearing OCP Amendment Bylaw No. 2289 and Zoning Amendment Bylaw No. 2290 (3350 Voght Street and 3155 Grimmitt Street) 7

To be introduced by Mr. McArthur
4. Proponent's Submission
5. Public Input
 - 5.1. Written submissions 22

The attached submissions were received in writing by the deadline in the statutory advertisements
 - 5.2. Oral submissions

For all persons who believe that their interest in property is affected by the proposed bylaws to be heard.

6. Consideration of returning Bylaw to Council meeting for further readings

Recommendation:

THAT Bylaws 2289 and 2290 be returned to Regular meeting of Council for consideration

7. Termination of Meeting

CITY OF MERRITT

BYLAW 2289

A BYLAW TO AMEND THE OFFICIAL COMMUNITY PLAN

WHEREAS the Municipal Council of the City of Merritt has received an application to amend the City of Merritt Official Community Plan Bylaw No 2116, 2011;

NOW THEREFORE the Municipal Council for the City of Merritt in open meeting assembled, **ENACTS AS FOLLOWS:**

Citation

1. This Bylaw shall be cited as the “**Official Community Plan Amendment Bylaw No. 2289, 2020**”.

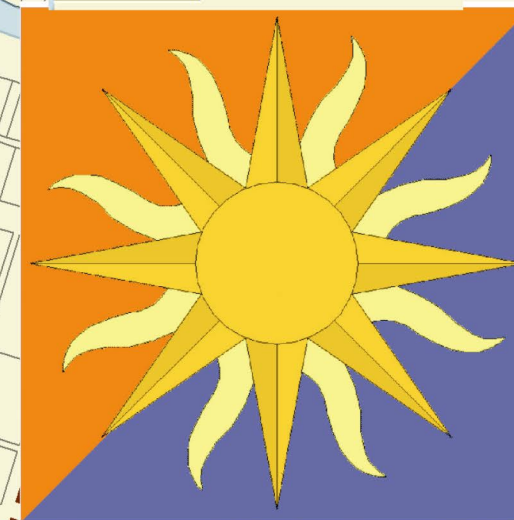
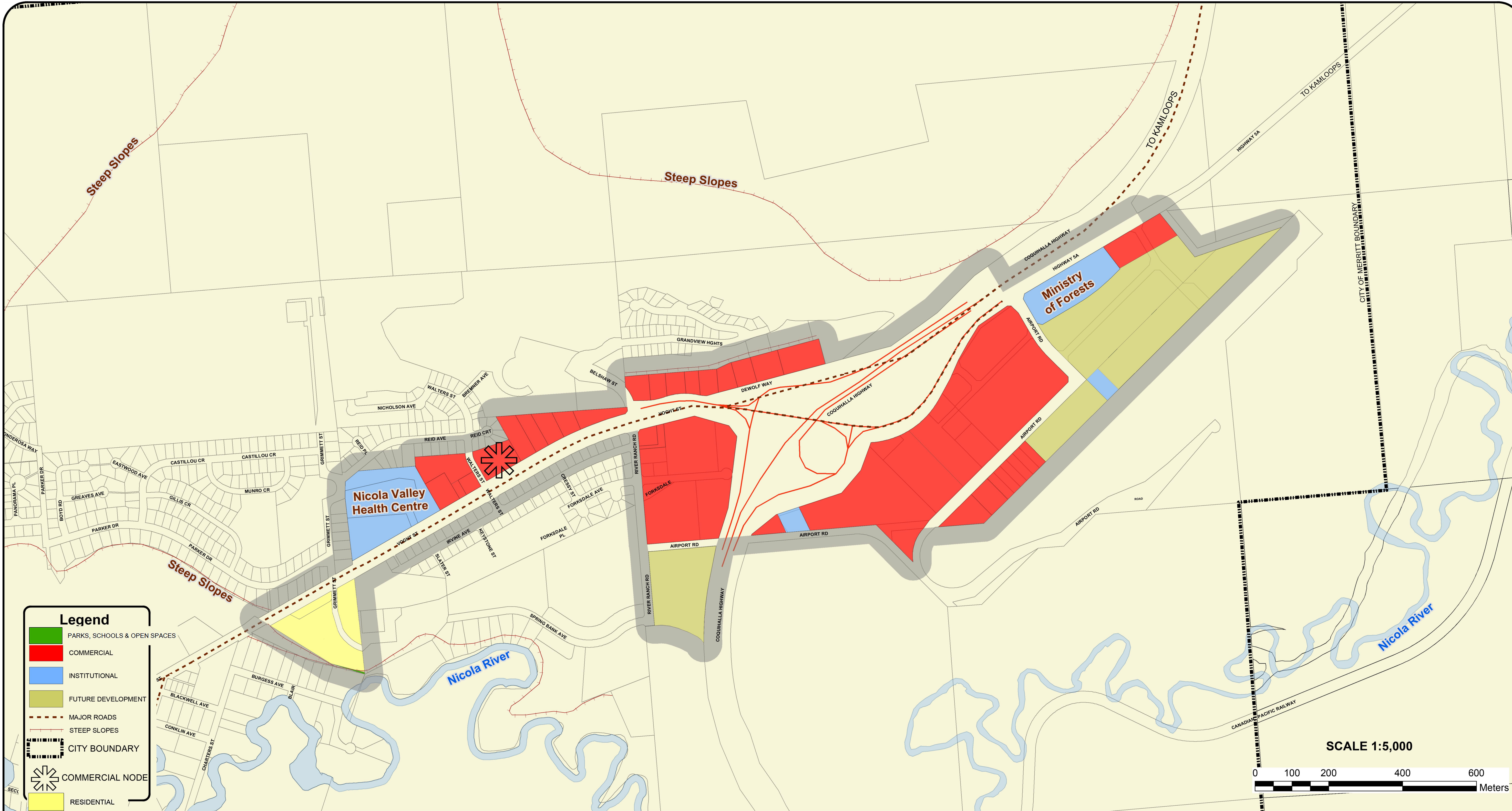
Amendments

2. Section 5.4.10.2 .10 is amended to read “Encourage medium or high density multi-family development in the Residential designation”.
3. The Official Community Plan Land Use Designation Map for Voght Street / North Entry is amended to change the parcels legally described as 3350 Voght Street, Block 5, District Lot 181, Kamloops Division Yale District, Plan 10096 Except Plan 14921, PID: 009-629-467, and 3155 Grimmitt Street, Lot 1, District Lot 181, Kamloops Division Yale District, Plan 14921, PID: 008-915-695 from “Future Development” to “Residential” and “Parks, Schools & Open Spaces”, and would appear as attached in Schedule “A” which forms part of this Bylaw.

READ A FIRST TIME this	15th day of September, 2020
READ A SECOND TIME this	15th day of September, 2020
PUBLIC HEARING this	13th day of October, 2020
READ A THIRD TIME this	____ day of ____, 2020
ADOPTED this	____ day of ____, 2020

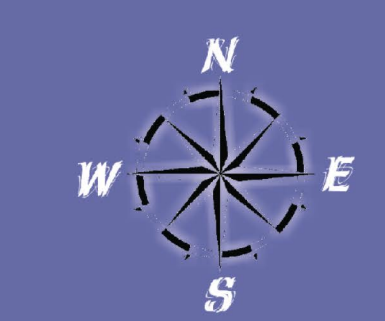
Linda Brown
Mayor

Greg Lowis
Corporate Officer



City of Merritt
Official Community Plan
Flourishing Under The Sun

Voght Street / North Entry
 Land Use Designation Map
 Official Community Plan Bylaw No.2116, 2011



CITY OF MERRITT

BYLAW 2290

A BYLAW TO AMEND THE ZONING BYLAW

WHEREAS the Municipal Council of the City of Merritt has received an application to amend the City of Merritt Zoning Bylaw No. 2284, 2020;

AND WHEREAS the zoning amendment conforms to the City of Merritt Official Community Plan Bylaw No. 2116, 2011 as amended;

NOW THEREFORE the Municipal Council for the City of Merritt, in open meeting assembled, **ENACTS AS FOLLOWS:**

Citation

1. This Bylaw shall be cited as the “**Zoning Amendment Bylaw No. 2290, 2020**”.

Amendments

2. That the Official Zoning Map, being Schedule “A” of the City of Merritt Zoning Bylaw No. 2284, 2020, is amended by changing the zoning designation of the parcels legally described as 3350 Voght Street, Block 5, District Lot 181, Kamloops Division Yale District, Plan 10096 Except Plan 14921, PID: 009-629-467, and 3155 Grimmitt Street, Lot 1, District Lot 181, Kamloops Division Yale District, Plan 14921, PID: 008-915-695 from “Corridor Commercial (C4)” to “Medium Density Residential (R7)”, “Residential Modular Home (R4)” and “Park & Cemetery (P1)”, and would appear as attached in Schedule “A” which forms part of this Bylaw.

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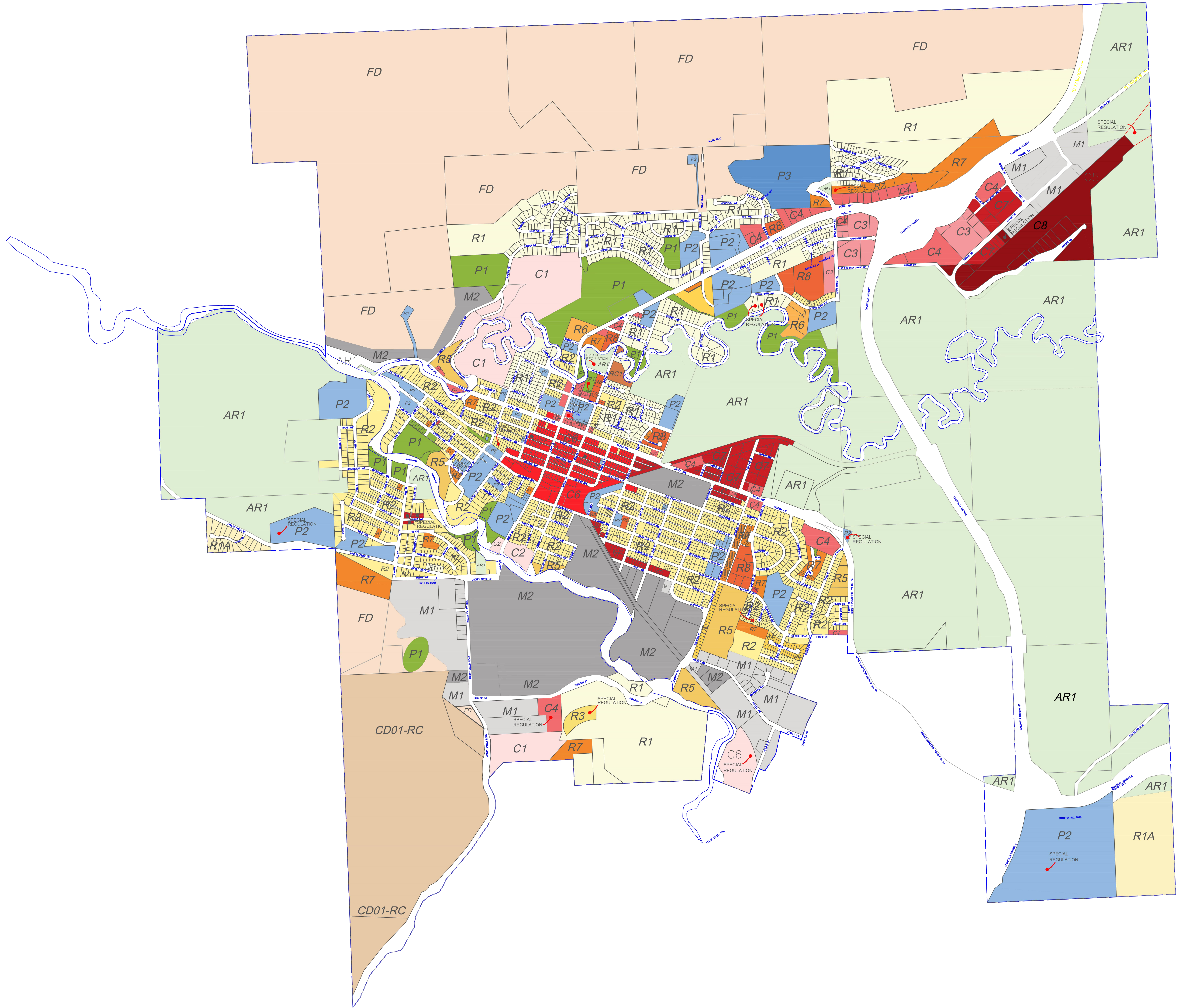
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ADOPTED this ____ day of ____, 2020

Linda Brown
Mayor

Greg Lowis
Corporate Officer



LEGEND

- Agricultural

AR1
AGRICULTURAL
- Residential

R1
Single Family Residential

R1a
Large Parcel Residential

R2
Low Density Residential

R3
Small Parcel Residential

R4
Residential Modular Home

R5
Mobile Home Park

R6
Strata Parcel Residential

R7
Medium Density Residential

R8
High Density Residential

RC1
Residential Care Housing
- Commercial

C1
Recreational Commercial

C2
Tourist Commercial

C3
Regional Commercial

C4
Corridor Commercial

C5
Neighbourhood Commercial

C6
City Centre District

C7
Service Commercial

C8
Airport Commercial
- Industrial

M1
Light Industrial

M2
Heavy Industrial
- Institutional

P1
Parks & Cemetery

P2
Institutional & Public Use

P3
Post Secondary Educational
- Special Use

FD
Future Development

CD01-RC
Comprehensive Development

AMENDMENTS

BYLAW No.	AMENDMENTS	DATE	BYLAW No.	AMENDMENTS	DATE

SCHEDULE A
BYLAW No. 2284, 2020
AS ADOPTED, 2020

ORIGINAL SIGNED BY

LINDA A. BROWN, MAYOR

ORIGINAL SIGNED BY

SEAN SMITH, CAO



OFFICIAL ZONING MAP
SCHEDULE A
CONSOLIDATED FOR CONVENIENCE ONLY



Merritt Information Item

FLOURISH UNDER THE SUN

To: Sean Smith, Chief Administrative Officer

From: Don McArthur, Planning Manager

Date: October 8, 2020

Subject: Public Hearing OCP Amendment Bylaw No. 2289 and Zoning Amendment Bylaw No. 2290 (3350 Voght Street and 3155 Grimmer Street)

This is provided as information, and no resolution is required. Council may make a motion to direct staff to take particular action if they wish.

Background:

On September 15, 2020, Council gave First and Second Readings to Official Community Plan Amendment Bylaw No. 2289 and Zoning Amendment Bylaw No. 2290, and directed staff to set a Public Hearing date.

If approved, the Bylaw amendments would enable the creation of a development of 52 modular homes (CSA A277 certification) and 15 townhomes.

Council also indicated a desire for an Open House to be held by the developer prior to the Public Hearing. Staff worked with the applicant to coordinate the Open House, which was held at the Civic Centre on October 1, 2020 (see Attachment D).

Development Process

Rezoning is the first step in the development process. At this stage, Council is being asked to consider whether the proposed zones and uses are appropriate for the subject property. Other matters are addressed at later stages of the development process.

If the proposed rezoning were to be approved, the next stage in the development process is Subdivision. Issues such as fencing, parking, roads and servicing, and any required technical studies are addressed at this stage.

A Development Permit (DP) is also required for the subject property, as it is in the Highway Corridor Gateway Development Permit Area No. 3. At the DP stage, issues such as form and character of the buildings, landscaping, and exterior lighting are addressed.

The final stage of the development process is the Building Permit stage. Issues related to earth works, foundations, Building Code compliance and other building related matters are addressed at this final stage.

Open House

32 people attended the Open House on October 1st. The main concerns raised are as follows:

Rezoning related issues:

- Dwellings fronting Voght Street
- Mobile Homes vs Modular Homes

Issues which would be addressed at later stages of the development process:

- Fencing at the southern property line
- Potential City trail and fencing on City land
- Access and Parking
- Stormwater
- Grimmitt Street extension
- Wildlife corridors

Each of the above items is addressed in detail below.

Rezoning: Dwellings fronting Voght Street

Voght Street is a main gateway to the community. However, the street isn't as welcoming as it could be. Numerous initiatives have been completed, are being implemented, or are planned to help improve this important gateway to Merritt.

Signage has been installed at the entrance to the community to promote downtown and hopefully encourage visitors to travel down Voght Street into the community. Banners are planned to run alongside the street to help beautify the streetscape. Phase 2 of the Voght Street road improvement is currently being designed. Roundabouts may be included in the road improvement works. All of these initiatives are aimed at making Voght Street a more welcoming gateway to the community.

Another important Voght Street corridor initiative is to ensure that buildings on properties along Voght Street are situated to face the street, not back on to it. In the past, many buildings along Voght Street were situated in an unwelcoming manner, with their backs facing the street and tall fences lining the corridor. This is partly due to its former status as a highway. Voght Street is no longer a highway, however.

Another important reason to not have tall fences or walls along Voght Street, or any street, is for safety. At a Council meeting last December, the issue of crime in Merritt was discussed. Council indicated support for initiatives that would address crime. Staff heard that message and have been implementing initiatives to improve safety in the community. One of those initiatives is Crime Prevention Through Environmental Design (CPTED). Ensuring there are no visual obstructions in spaces where people walk, including along streets such as Voght, is a key principle of CPTED. Streets that are lined by tall fences or walls create a feeling of insecurity, especially at nighttime. The tall

fences prevent pedestrians from being seen from adjacent home windows. The tall fences prevent a means of escape if the person is in danger. On the other hand, if front doors are facing the street, people walking on that street have a sense of safety, knowing they can knock on a door for help, if needed.

Ensuring that buildings face Voght Street is vital to improving safety and making the street more welcoming for visitors and residents alike.

The developer had multiple options for the buildings facing Voght Street. Under the existing zone, commercial buildings, or mixed use with retail on the ground floor and apartments/condominiums above, are permitted. The developer did not want to proceed with commercial or mixed use, and chose to propose townhomes as an alternative. Staff would support any of the above options, as long as the buildings along Voght Street are facing the street.

Rezoning: Mobile Homes vs Modular Homes

Modular homes are not mobile homes. Below is a comparison of the two types of housing.

Mobile Homes:

- Built to CSA-Z240 code
- Not affixed to a permanent foundation
- Finished with vinyl or insulated skirting
- Standard Vipsun interior wall panels
- Available in single or double wide homes

Modular homes:

- Built to CSA-A277 code
- Affixed to a permanent foundation
- Standard 2x6 exterior wall construction
- Finished drywall on the home's interior
- Available in a variety of lengths and widths
- Often placed on private lots as a primary home



Figure 1: Mobile Home without skirting



Figure 2: Modular Home

The developer is proposing Modular Homes for the area identified as Residential Modular Home (R4) on the Proposed Site Plan (Attachment C).

Later Development Stages: Fencing at the southern property line

Fencing is not a rezoning consideration. Residents on Burgess Street have expressed privacy concerns, as their backyards are located at the bottom of the slope below the proposed development. While there is no way to provide complete privacy for property owners in the community, especially for properties located below other developments, staff would request at Subdivision stage that a fence be constructed along the southern parcel line of the subject property.

Later Development Stages: Potential City trail and fencing on City land

Residents on Burgess Street have also requested a second fence be constructed on the City owned property south of the subject property, most of which is the slope of the bank. There are multiple difficulties with constructing a fence before a plan for a potential trail is created.

Firstly, there is currently no funding allocated to developing a potential trail or constructing fencing. Secondly, surveying would need to be conducted and engineered design drawings would need to be created. Thirdly, due to the nature of the slope, it is quite likely that retaining walls and stormwater management would be required.

Without a survey and plan drawings detailing the required works, there is no way to determine where a potential fence should be located.

Furthermore, installation of fences along both sides of a trail does not conform with Crime Prevention Through Environmental Design principles. If there is a fence to the north of the trail, along the development's southern parcel line, it would be more likely that a row of evergreen trees be planted on the other side of the trail. This is hypothetical, however, because a trail plan has not been initiated. If a trail were to be planned and constructed in future, a privacy barrier, such as evergreen trees, would be installed at that time.

Later Development Stages: Access and Parking

Access and parking are not rezoning considerations. At the Subdivision stage, the proposed development's internal road and parking configuration would be refined. The developer is proposing access to the townhomes from the internal road, with parking at the rear. Most of the modular homes would have access from the internal road, while some would front Grimmatt Street, similarly to the modular homes on Spring Bank Avenue.

Later Development Stages: Access and Parking

Stormwater is not a rezoning consideration. Submission of a Stormwater Management Plan would be a requirement for Subdivision approval.

Later Development Stages: Grimmatt Street extension

Some residents suggested that the City should close Grimmatt Street south of Voght Street and transfer the land to the developer. There are two important reasons why this suggestion is not advisable: fire response and traffic.

Spring Bank Avenue currently has a longer Fire Department response time than most neighbourhoods in the City due to fire trucks having to drive all the way up Voght Street, down River Ranch Road, and then back down Spring Bank Avenue. Creating a connection from Grimmatt Street to Spring Bank Avenue would alleviate this concern.

Additionally, as the community grows, traffic on Voght Street will continue to increase. An alternate route to the commercial area on River Ranch Road will be important. The Grimmatt Street to Spring Bank Avenue connection would provide this alternate route.

Later Development Stages: Wildlife corridors

Maintaining access to the Nicola River for deer and other wildlife is important. While this is not a rezoning consideration, the developer has provided a proposed site plan that illustrates the maintaining of river access. There is a north-south open space corridor at the eastern side of the proposed development. Extending Grimmatt Street will provide an additional access route. Additionally, the City owned property south of the subject property provides another wildlife corridor. Furthermore, there is a trail east of the subject property from Voght Street to Irvine Avenue, with access to the river at Spring Bank Avenue Park.

Public Notice

Notice of this Public Hearing was provided in accordance with the *Local Government Act* and City of Merritt bylaws, including the following:

- Newspaper ads in two consecutive editions of the Merritt Herald, on October 1 and 8

- Letters mailed to property owners and tenants within a 30 metre radius of the subject property
- Notice published on the City of Merritt website
- Public Hearing date posted on the rezoning sign at the subject property

Attachments:

Attachment A: Official Community Plan Amendment Bylaw No. 2289, 2020.

Attachment B: Zoning Amendment Bylaw No. 2290, 2020.

Attachment C: Proposed Site Plan.

Attachment D: Applicant's Open House Summary Report

Respectfully submitted,

Don McArthur

Planning and Development Services Manager

CITY OF MERRITT

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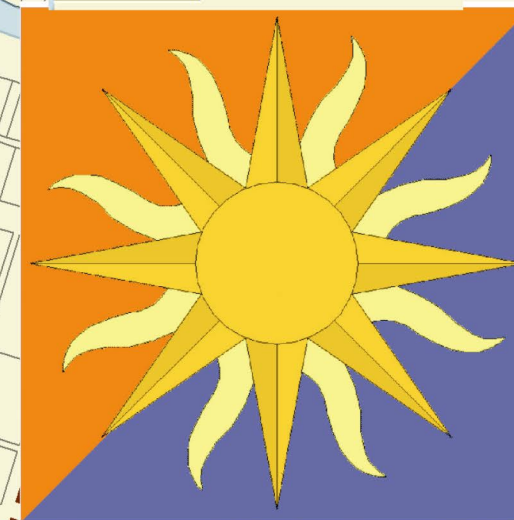
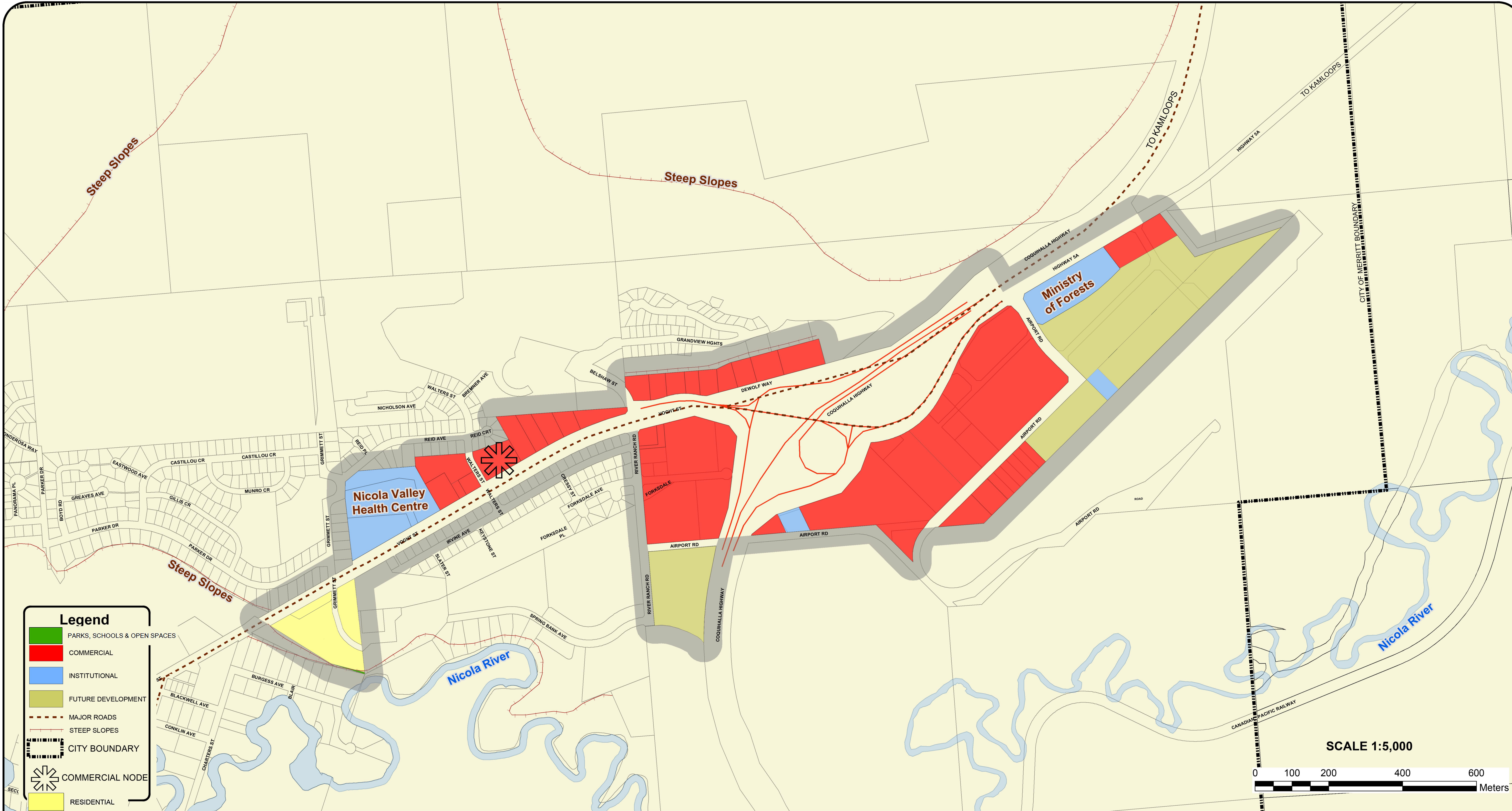
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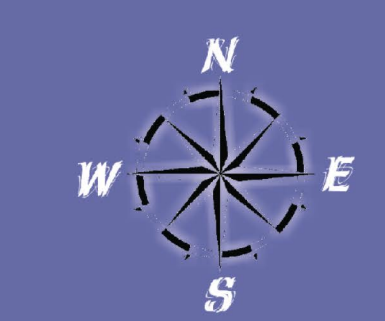
Linda Brown
Mayor

Greg Lowis
Corporate Officer



City of Merritt
Official Community Plan
Flourishing Under The Sun

Voght Street / North Entry
 Land Use Designation Map
 Official Community Plan Bylaw No.2116, 2011



CITY OF MERRITT

BYLAW 2290

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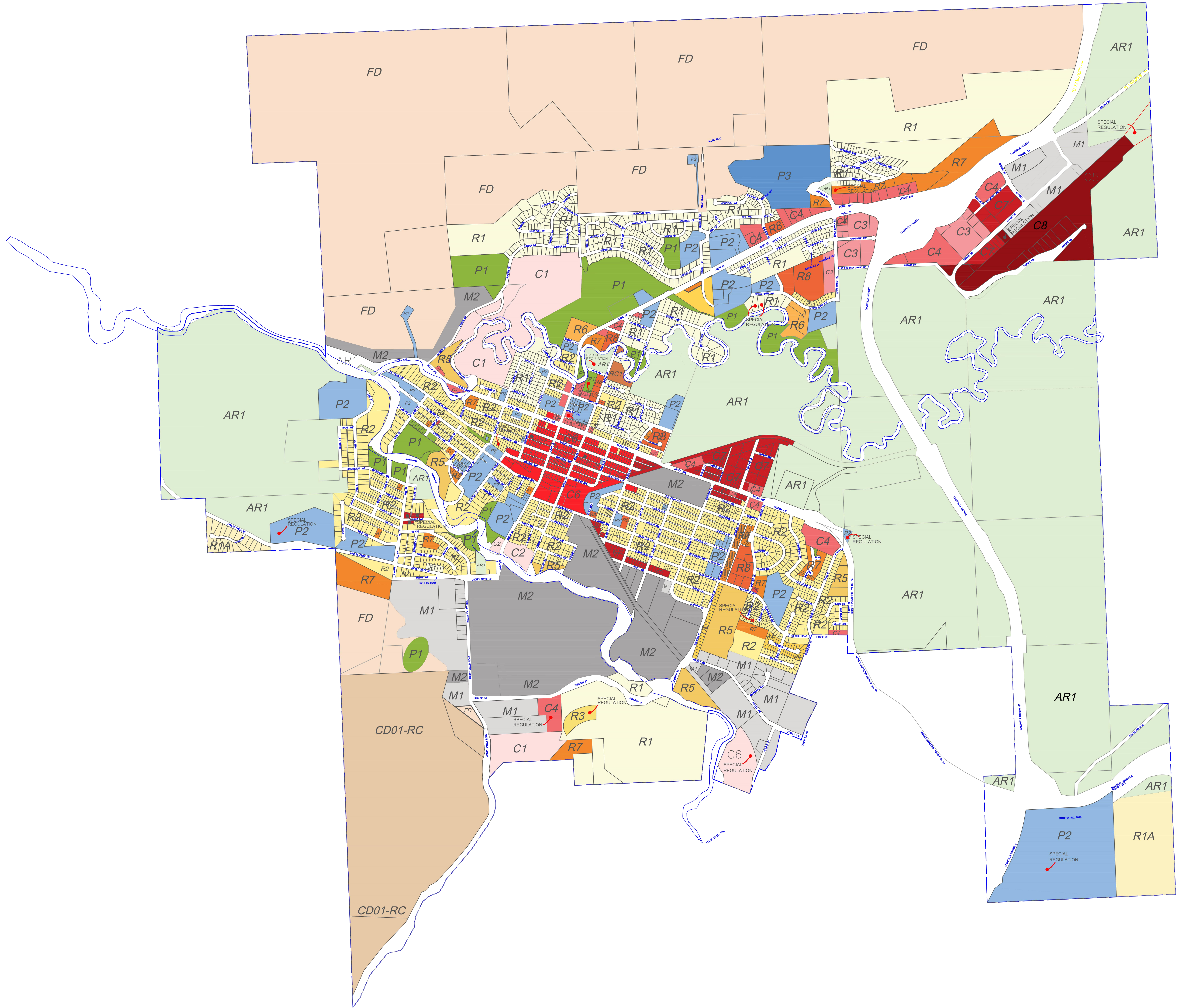
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Linda Brown
Mayor

Greg Lowis
Corporate Officer



LEGEND

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AR1
AGRICULTURAL
- Residential

R1
Single Family Residential

R1a
Large Parcel Residential

R2
Low Density Residential

R3
Small Parcel Residential

R4
Residential Modular Home

R5
Mobile Home Park

R6
Strata Parcel Residential

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Medium Density Residential

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Residential Care Housing
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C1
Recreational Commercial

C2
Tourist Commercial

C3
Regional Commercial

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City Centre District

C7
Service Commercial

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- Industrial

M1
Light Industrial

M2
Heavy Industrial
- Institutional

P1
Parks & Cemetery

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Institutional & Public Use

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Post Secondary Educational
- Special Use

FD
Future Development

CD01-RC
Comprehensive Development

AMENDMENTS

BYLAW No.	AMENDMENTS	DATE	BYLAW No.	AMENDMENTS	DATE

SCHEDULE A
BYLAW No. 2284, 2020
AS ADOPTED, 2020

ORIGINAL SIGNED BY

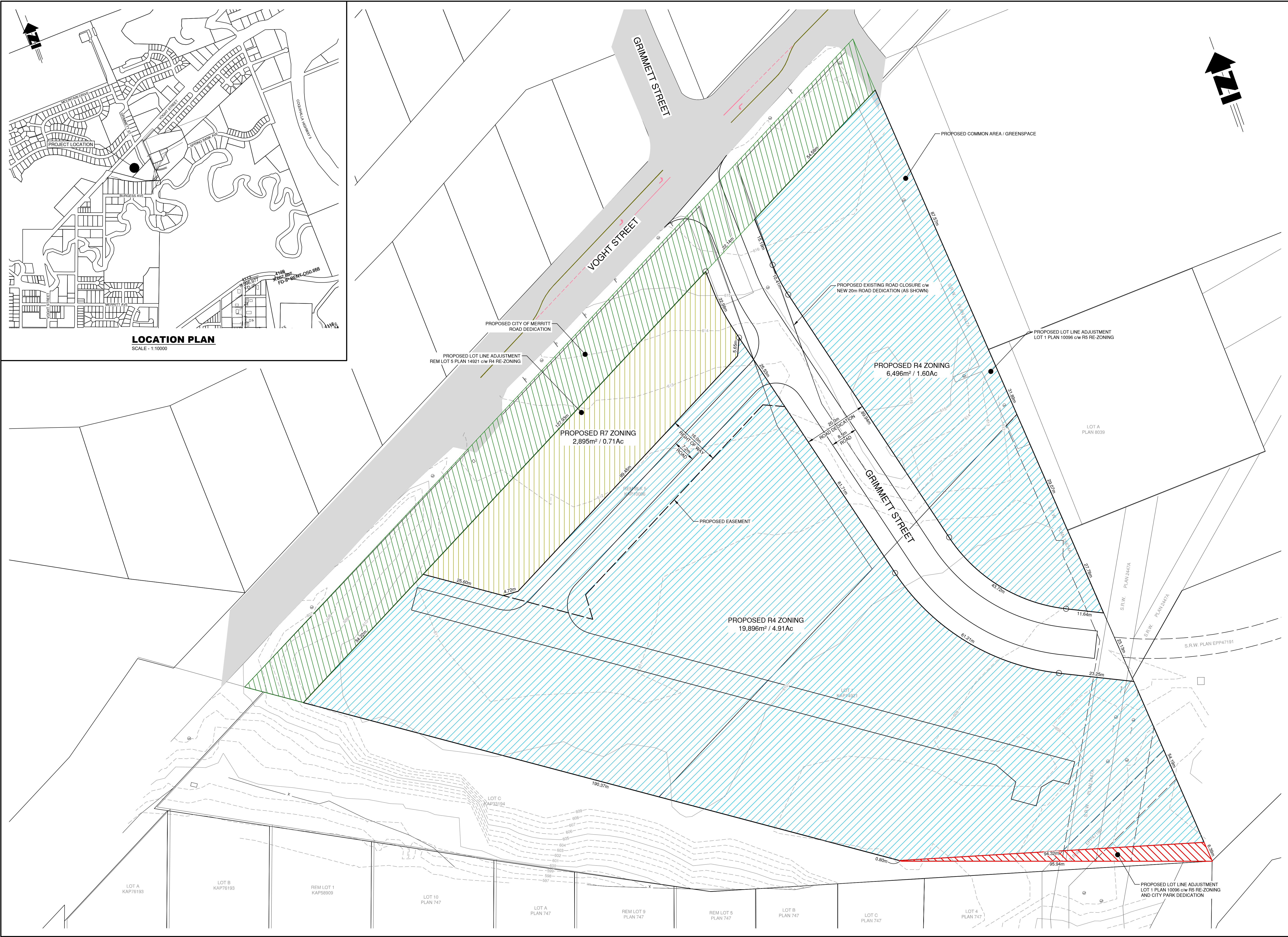
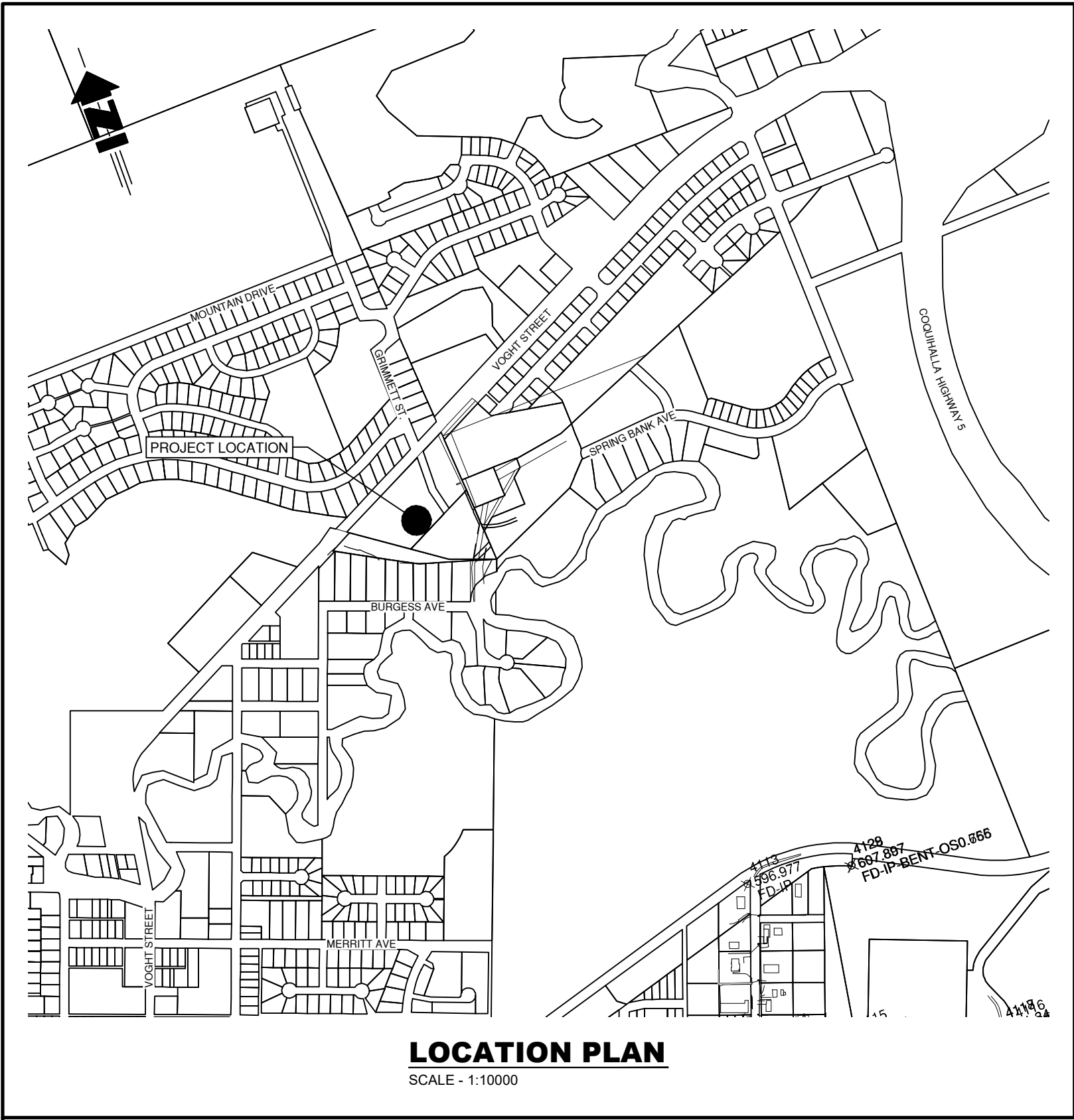
LINDA A. BROWN, MAYOR

ORIGINAL SIGNED BY

SEAN SMITH, CAO



OFFICIAL ZONING MAP
SCHEDULE A
CONSOLIDATED FOR CONVENIENCE ONLY



LEGEND

PROPOSED LOT LINE ADJUSTMENT
LOT 1 PLAN 10096 c/w R5 RE-ZONING

PROPOSED LOT LINE ADJUSTMENT
REM LOT 5 PLAN 14921 c/w R4
RE-ZONING

PROPOSED CITY OF MERRITT ROAD
DEDICATION

PROPOSED LOT LINE ADJUSTMENT
LOT 1 PLAN 10096 c/w R5 E-ZONING
AND CITY PARK DEDICATION

2	AUG 2020	RE-ISSUED FOR RE-ZONING APPLICATION	NA	NA
1	MAY 2020	ISSUED FOR RE-ZONING APPLICATION	SPC	SU
No.	DATE	DESCRIPTION	BY	APPROVED

ISSUES / REVISIONS

CONSULTANT SEAL

201 - 2079 Falcon Road ■ Kamloops BC ■ V2C 4J2
tel 250.828.0881 ■ fax 250.828.0717
info@TRUE.bc.ca

SPAYUM
HOLDINGS LIMITED
PARTNERSHIP

SITE CONCEPT

PROPOSED
ZONING
PLAN

SCALE 0 1:500 25

DESIGN BY SUJNA

DRAWN BY SPC

DATE MAY 2020

PROJECT REFERENCE No. 1411-021

DRAWING No. 1411-021

SHEET 2



Open House Summary Report

As per Section 7.2.2 of the Officer Designation of Authority Bylaw No. 2246, 2019

DETAILS:

At the request of Council, an Open House was held on October 1, 2020 between the hours of 5:00pm – 8:00pm at the Civic Centre. Due to Covid-19 restrictions, Administration limited attendance to a maximum of 32.

A total of 32 individuals attended which included area residents, City staff, City Council, Spayum Holdings Ltd. Partnership (Owner) and TRUE Consulting (Applicant).

The Open House was advertised in the Merritt Herald as well as on the City's website. As a result of the advertising, a number of area residents contacted the Applicant in advance of the Open House to obtain information on the proposed amendments.

PURPOSE:

The purpose of the Open House was to provide information to and collect feedback from the public regarding the proposed Official Community Plan Amendment Bylaw No. 2289, 2020 and zoning Amendment Bylaw 2290, 2020. The proposed amendments would result in the subject lands being rezoned from Corridor Commercial (C4) Zone to Residential Modular Home (R4) Zone and Medium Density Residential (R7) Zone.

OPEN HOUSE SUMMARY:

The Applicant prepared and presented ten display boards throughout the auditorium. The boards included such information as: proposed amendments; proposed site plan; land use comparisons for C4, R4 and R7; conceptual viewscales; information with respect to modular home designs and mobile home designs; and pictorials of modular home communities throughout Canada.

Because of Covid-19 restrictions traditional methods of gathering feedback during the Open House was avoided. As such, the Applicant sent out an online survey to those residents who attended the Open House. Of the 11 individuals/couples in attendance, 7 completed the online survey. The following is a summary of the survey results.



3350 Voght St. & 3155 Grimmatt St. Survey Results

Post October 1st Open House

An email survey was sent out to 11 individuals/couples who attended the Open House. Survey was open from noon on Oct. 2nd till 9:00pm on October 4th. Of the 11 recipients we received 7 responses. The following summarizes the results.

Q1: Where do you live in relation to the subject lands?

- 57% - Parker Dr
- 43% - Burgess Ave

Q2: Recognizing the subject lands allow for commercial development presently, what type of future land use do you support at this location?

- 14% - Residential – Multi Family
- 43% - Residential – Single Family
- 14% - Remain a Vacant Parcel
- 29% - Other (Modular Home Park; Adult oriented small ranchers)

Q3: Do you support the proposed location for the Townhomes along Voght Street?

- 29% - Somewhat Support
- 71% - Don't support

Q4: If you do not support the location of the proposed townhomes, where would you like to see them located on the subject lands (see image below)?

- 43% - East of Grimmatt St
- 43% - Removed from site entirely
- 14% - location as proposed

Q5: What should the maximum height be for the townhomes?

- 100% - 2 Storey

Q6: Do you support the extension of Grimmatt Street through the subject lands?

- 29% - Yes
- 71% - No

Q7: If the proposed concept plan were to be revised what would you like to see in terms of revisions?

- 29% - only modular homes
- 14% - Combination of modular homes and townhomes
- 14% - Combination of modular homes and commercial
- 43% - Other (green space; modular – min. 1,200 ft² with double garage; adult-oriented detached ranchers with attached double wide garages)

Q8: Do you have anything further you would like to share regarding the proposed development?

Response #1:

As there are protected lands to the east and this area being the only east west corridor for wildlife this should be enhanced as a green area for wildlife travel. Green spaces are promoted throughout the Province and this is a fragile arid area that requires cautious mgmt. The hillside is a fragile ecosystem and cannot withstand any alterations to it. We see deer, bobcat, various raptors, and even 2 moose this past year. The opportunity to protect this valuable land should not be lost to a major development. Some development along Voght St and beside the Hydro property would still allow for an adequate green space. If this property is to be developed there must be an 8 foot privacy fence placed along the ridge line above Burgess to prevent damage to the hill from illicit usage as well as for continued privacy that the landowners treasure and purchased their properties for this reason. We do not want our land values to go down because of privacy loss, increased crime through easy access, noise, and degradation of the hillside. This must be in place when the development starts.

Response #2:

I do not see a market for 1 bedroom 1 bathroom single family homes in Merritt. I am a realtor and those do not sell in Merritt. You need a minimum of 2 bed, 2 bath with double car garages. These are the requirements in demand and so I am unsure as to who conducted the study. Parkview in Merritt has a wait list. Those properties never hit the open market. You need larger lots with a minimum of 1200 sq ft rancher style homes with the double garage. This should be your target market. The lot sizes proposed are too small. Another major concern is bank stability and water drainage (which I am sure has been taken into consideration). I live on Burgess and get a tremendous amount of water channeling down the bank into my back yard. I am concerned about safety precautions and privacy for my family also. If the city builds walking trails, I want assurance that the people on Burgess are taken into consideration with regards to this. I DO NOT want to see another trailer park in Merritt. We have vacant parks already. I do not mind the townhome concept on site A. I think if done properly with a 2 storey concept, it will look good. I am also very pro development for the City of Merritt. We are very short on inventory and need more housing. I am not opposed to this concept in the least bit; however, I feel that the 19' wide mobiles are a mistake.

Response #3:

Meeting left me no further convinced that at the end of the day this will be just a glorified mobile home park. Who in their right mind would spend somewhere in the 300 thousand range for a one or two bedroom home that you don't even own the land. Add on the lease fees of perhaps 500 dollars, makes no sense. This proposal doesn't compare to the Gallagher Lake one that was touted by the City. I've toured those and spoke with a resident there. There is only so much you can put on a 30 foot wide lot with setbacks etc. Hence a glorified mobile home park.

Response #4:

Planners and team very open and good communicators, wishing AND PRAYING THAT THE Merritt council is as open to making project more appealing and attractive

Response #5:

2 stories max on townhomes!!

Response #6:

A traffic circle for access at time of development and a plot overlay plan A gated community type for traffic noise and privacy Grimmert street closed and not carried though as it would just cost tax payers money for no improvement Front of voght street with 8 ft cement fence and trees and shrubs in front towards voght street Senior village 55 and older with only owner occupied, no rentals RV parking for residence at back at a reasonable rate 30 a month

Response #7:

Planning Consultants and Developer Representatives seemed open to change ideas. City representatives definitely were not.

CITY OF MERRITT

OCT 06 2020

RECEIVED

To: Mayor Linda Brown and Councilors

October 5, 2020

Subject: For Inclusion in Public Hearing Agenda on Tuesday, October 13, 2020
3350 Voght Street and 3155 Grimmett Development Proposal

Attention: Don McArthur, Planning & Development Services Manager

Hello, our name is Ken & Barb Sward. We live at 2259 Burgess Avenue, which is directly to the south of the proposed development of Townhouses and Modular Homes located to the south of Voght Street.

We write you today with both praise and concern as it relates to this project.

Development is required and is a good thing for the City of Merritt. Merritt needs to, and should, grow. There is tremendous potential in this City. That is one of the reasons we moved to this beautiful area.

However, it must also be noted that one of the major reasons we moved to Burgess Avenue was the privacy and "elbow room" it afforded. We can view deer feeding by our home, we can view raptors sitting in the dead tree behind our home daily, and are always encouraged to experience rarer sightings such as in the past year, we have had 2 moose in the area, as well as a bobcat, beaver, and a bear. It is a quiet street and is relatively crime free.

If, and when, this development takes place much of this could be lost. We believe in order to preserve some of the reasons we live here will require some cooperation and consideration on behalf of the city, as well as the developer. The residents of Burgess pay very high taxes and do not have a sidewalk, street lights, or storm drains. We do not complain about this as we knew this when moving in, but the changes proposed offer some challenges as listed below.

- 1) As this is the ONLY east/west corridor for wildlife to travel from one side of the valley to the other within the City of Merritt, this valuable land must be recognized as such. The property ties in with the protected lands and oxbows recently recognized by the City to the east. The hillside is their corridor and is regularly travelled by wildlife. This is an invaluable commodity that would be lost forever;
- 2) The hillside is obviously arid and as such makes it vulnerable to any sort of activity placed upon it. There must not be access to this hillside for things such as tobogganing, mountain biking, hiking, or any other usage which will only serve to permanently damage these sensitive grass lands;

For Inclusion in Public Hearing Agenda

3350 Voght Street and 3155 Grimmer Development Proposal

- 3) As a rear entry point to the properties located on Burgess Ave., it becomes an open invitation to crime. Obviously this is not something any of us want;
- 4) With a large amount of people residing on the property to be developed, it is only a short matter of time before a hiking trail is created along the ridge crest, be it an official trail or simply one through the grass whereby hikers can enjoy the view of the city, or the view of residents' back yards; and
- 5) Property values would be significantly reduced as a result of the loss of privacy. Obviously a situation that does not sit well with the residents of Burgess Ave. This would also be reflected in the reduction of taxes paid to the City by those same property owners.

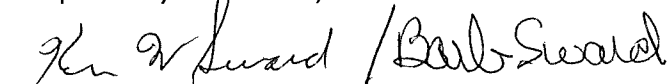
Something that can be done to mitigate many of the above mentioned problems is an 8 foot high privacy fence that can be constructed along the top of the hillside on City property at the time of development. We are proposing that the City and the developer cost share in the erection of a privacy fence as this would alleviate much of the residents' concerns with this potential development. This fence would be located at the crest of the hill and extend the full length of the development property, from the east by the Hydro property to the west at Voght Street.

We believe that there are always solutions to problems and we believe that a privacy fence would minimize many of the concerns, and is something the taxpayers who currently live on Burgess Avenue could live with.

Please feel free to contact us at any time should you have questions about our opinions. We would welcome you to view the project from our backyard and the privacy lost. We do understand the importance of this project for the City of Merritt, and that is why we are looking for solutions.

Thank you for your time and consideration to this urgent matter.

Respectfully Submitted,



Ken & Barb Sward
2259 Burgess Ave
1 250 599-9355
1 250 315-7892

To: Mayor Linda Brown and Councilors

October 3, 2020

Subject: 3350 Voght Street and 3155 Grimmer Development Proposal

Attention: Don McArthur, Planning & Development Services Manager

From: Residents of Burgess Avenue, Merritt, BC



PETITION

We, the undersigned, are current residents of Burgess Avenue in Merritt and oppose in part, the development currently under consideration to be located at 3350 Voght Street, Merritt for the following reasons:

- 1) Ease of ingress and regress to rear of properties located on Burgess Avenue from aforementioned development via the hillside to the south of Burgess Avenue.
- 2) The high probability of the risk of crime, including trespass and theft due to increased ease of access and alternative escape routes the development will provide.
- 3) A high degree of loss of privacy for all residents on Burgess via viewing from developed properties as well as from walking trails that will inevitably be developed.
- 4) A decrease in property values due to the loss of privacy, which in turn would reduce land taxes currently being paid to the City by Burgess Avenue residents.
- 5) Intrusion of the only east/west wildlife corridor that currently allows wildlife to travel through Merritt via their natural habitat.
- 6) Restricts a possible future addition to the newly announced conservation areas designated by the City to the east of the property in question.
- 7) Concerns regarding possible water runoff and drainage problems due to development.
- 8) A loss of, or damage to, valuable grasslands by intrusion of hikers, snow enthusiasts, bikers, and sightseer traffic.

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**3350 Voght Street and 3155 Grimmert Development
Petition**

In order to mitigate much of our concerns, if a tasteful and permanent 8 foot high privacy fence were to be built on City land at the top of the hill above Burgess Avenue, we would be much more receptive to this project.

We do understand that Merritt requires development and needs to move forward with a community plan. It should not, however, infringe so strongly on residents currently living and paying a high tax rate on the neighboring properties.

Respectfully submitted for your consideration and action.

Please see attached Petition.

PETITION

NAME

ADDRESS

Ken W Sward

2259 BURGESS AVE.

Barb Sward

2259 Burgess Ave

DIA Danielle Martens 2267 Burgess

BA Blake Martens

2267 Burgess Ave

Michael
Arlene Brown

2216 Burgess Ave

2211 Burgess Ave

Justin

2241 Burgess Ave

CHRISTINE BERKEY

2433 BURGESS AVE

MARK SCHAENZELBACH
MS

2499 BURGESS AVE.

Q

" " "

Q Mowland

2485 Burgess Ave

PETITION

NAME

ADDRESS

Glenn Meuland

2485 BURGESS AVE

R. Leach

2112 BURGESS AVE.

Khanjoo

2112 Burgess Ave.

Ann Luho

2215 BURGESS AVE

P. Jurko

2215 Burgess Ave.

Dan Post

2241 Burgess Ave.

Mayor and Council has a very important opportunity to consider the OCP amendment By-Law and Zoning amendment By-Law mentioned above. We are asking that the Mayor and Council consider the relocation or elimination of the Townhouses and allow only a Modular Home Park/Estate/Village to help protect the View Corridors on the property, (known as the Grasslands). Also please note when I originally contacted the City Planner to voice my opinions and concerns on this development he stated several times the I should go and visit the Gallagher Village outside of Oliver, as the City of Merritt was modelling this development on the Gallagher Village format before I furthered my conversation with him. I did in fact follow his suggestion, my husband, myself and neighbours on Parker Drive drove there and back. Were the Mayor and Council also told this before making any suggestions, questions or concerns. The Gallagher Village is very beautiful, clean and landscaped with native plants requiring no or little water, visitor parking and RV storage on site for owners. My husband and I spoke to residences of the Village and all spoke highly of the Village. There are no and will never be any Townhouses on this property. I plan on speaking to you all at the Public Hearing on Tuesday Oct 13th 2020. I can only stress that the Mayor and Council are the caretakers of our Community and Resources, and as such We ask that you all make an informed decision. We know from past experiences that Council and Mayors change, it is a reality, along with the registered owners of Properties, properties can be sold. None of us has a crystal ball, however, we ask that consideration is given to rewriting the Zoning By-Law to remove the R7 section completely that allows for up to 4 storey Townhouses. We know it has been said the intention is for 2 storey Townhouses along Voght Street and that we should trust that the 4 storey Townhouse option will never come into play, however the days of trust and a handshake agreement has passed and everything should be legal and in written form. Spayum Holdings Limited Partnership and True Consulting have both stated to both my husband and myself, that the City of Merritt Planning has asked for Townhouses facing Voght Street, not their choice but the City's. None of the Modular Home Developments that True Consulting has completed across the Province have any Townhouses. Since the Mayor and Council act on our behalf we urge you all to be prudent and ensure your decision not only protects the Citizens of Merritt but yourselves and having everything in writing Thanking you in advance for your consideration and time spent reading our email.

Yours very sincerely.

Ronald and Cathy Ann Norris
2238 Parker Drive Merritt BC