

Report

City of Merritt
REGULAR Council Meeting
September 15, 2020

File Number: 3900.2116 & 3900.2284

To: Sean Smith, Chief Administrative Officer

From: Don McArthur, Planning Manager

Date: September 10, 2020

Subject: OCP Amendment Bylaw No. 2289, 2020 and Zoning Amendment Bylaw No. 2290, 2020 (3350 Voght Street and 3155 Grimmer Street)

RECOMMENDATION:

THAT Council give First Reading to Official Community Plan Amendment Bylaw No. 2289, 2020.

And

THAT Council give Second Reading to Official Community Plan Amendment Bylaw No. 2289, 2020.

And

THAT Council direct staff to schedule a Public Hearing date for Official Community Plan Amendment Bylaw No. 2289, 2020.

And

THAT Council give First Reading to Zoning Amendment Bylaw No. 2290, 2020.

And

THAT Council give Second Reading to Zoning Amendment Bylaw No. 2290, 2020.

And

THAT Council direct staff to schedule a Public Hearing date for Zoning Amendment Bylaw No. 2290, 2020.

Background:

The proposed Official Community Amendment Bylaw No. 2289, 2020 (Attachment A) and Zoning Amendment Bylaw No. 2290, 2020 (Attachment B) would enable the creation of a townhome and modular home development.

Spayum Holding Limited Partnership, a consortium of local First Nations, is proposing to develop the parcels at 3350 Voght Street and 3155 Grimmatt Street, formerly the site of the Grasslands Motel. The proposed development includes 15 townhomes fronting Voght Street and 52 modular homes in a modular home park, which would have vehicular access off Grimmatt Street (see Attachment C for Site Plan).



Figure 1: Subject Property

The applicant is proposing to dedicate land for the extension and widening of Grimmatt Street, as well as land along Voght Street and a narrow strip of land at the south of the subject property. The Voght Street dedication would enable a potential roundabout at the intersection of Voght Street and Grimmatt Street. The dedication at the south of the property would enable the potential construction of a trail from Voght Street to the currently landlocked Spring Bank Avenue Park.

If the proposed rezoning is approved by Council, a subdivision and development permit application would be required prior to building permit stage.

Official Community Plan

Adopted in 2011, the Official Community Plan (OCP) envisioned the Voght Street corridor as an area of commercial development, without a mixing of uses. However, both planning theory and our community have changed over the past decade. Sound planning principles generally encourage a mixing of uses now, rather than creating areas of one type of use. There is currently also an acute need for residential housing in the community, especially of more affordable housing types, such as townhomes and modular homes.

Reflective of the new mixed use direction for the Voght corridor, in 2019, the OCP's Voght Street / North Entry Sector policies were amended to include high density residential on parcels designated for Residential land use.

The proposed OCP Amendment Bylaw would continue the rebirth of the Voght Street corridor as a mixed use zone by amending the sector policies to enable medium density residential and change the land use designation of the subject property from Future Development to Residential.

The small strip of land at the south of the property would change from Future Developments to Parks, Schools and Open Spaces.

Zoning Bylaw

The existing zoning of the subject property is Corridor Commercial (C4), which allows for a mix of commercial and residential uses. The applicant is requesting a change to a split zone of Medium Density Residential (R7), Residential Modular Home (R4) and Park & Cemetery (P1).

The proposed development of 15 townhomes and 52 modular homes would be consistent with the proposed zoning. In order to accommodate the two types of housing and park dedication, the applicant is proposing a split zone, with the northern portion zoned R7 (for the townhomes) most of the remainder of the property zoned R4 (for the modular home park) and a small strip of land zoned P1 (to enable to a future trail).

Options / discussion

1. That Council give First and Second Readings to Official Community Plan Amendment Bylaw No. 2289, 2020 and give First and Second Readings to Zoning Amendment Bylaw No. 2290, 2020 and direct staff to schedule a Public Hearing date; or
2. That Council request staff to provide more information before proceeding further; or
3. That Council receive this report as information.

Financial / Risk Implications:

N/A

Others Consulted:

Referrals were sent to the following recipients:

- Building & Inspection Services
- Fire Department
- Public Works

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: Existing Voght Street / North Entry Land Use Designation Map

Attachment E: Existing Zoning Map

Respectfully submitted,

Don McArthur

Planning & Development Services Manager