

Report

City of Merritt
REGULAR Council Meeting
September 15, 2020

File Number: 3900.2291

To: Sean Smith, Chief Administrative Officer

From: Don McArthur, Planning Manager

Date: September 10, 2020

Subject: Zoning Amendment Bylaw No. 2291, 2020 (2201, 2213, 2225, and 2237 Nicola Avenue)

RECOMMENDATION:

THAT Council give First Reading to Zoning Amendment Bylaw No. 2291, 2020.

And

THAT Council give Second Reading to Zoning Amendment Bylaw No. 2291, 2020.

And

THAT Council direct staff to schedule a Public Hearing for Zoning Amendment Bylaw No. 2291, 2020.

Background:

The proposed Zoning Amendment Bylaw No. 2291, 2020 (Attachment A) would enable the creation of a commercial building and a future mixed use building in the Nicola Avenue corridor.

Clara Harder is proposing to develop the parcels at 2201, 2213, 2225 and 2237 Nicola Avenue. The western two parcels (2201 and 2213) would be the site of a commercial building, which would accommodate a fitness and wellness facility (see Attachment B for Site Plan and Renderings). The eastern two parcels (2225 and 2237) would potentially be the site of a future mixed use building, with commercial space on the ground floor and condominiums above.

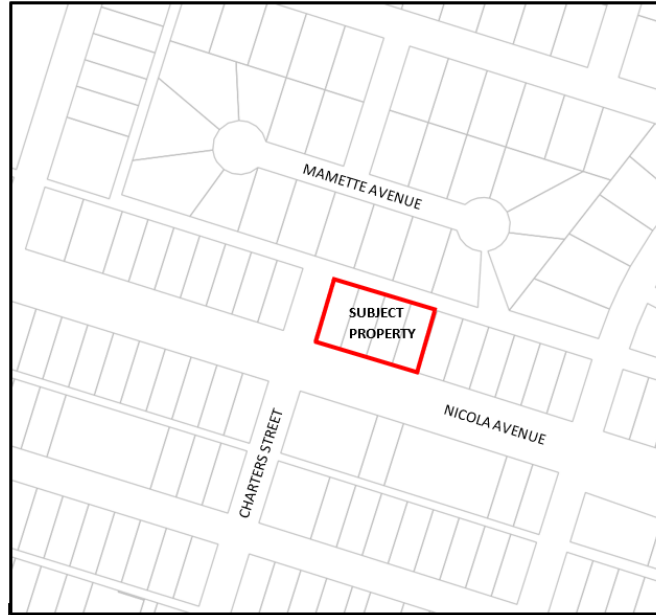


Figure 1: Property Location

The two developments would share a parking lot, and have access from the rear lane. Ministry of Transportation and Infrastructure (MOTI) have advised that access off Nicola Avenue will not be permitted.

If the proposed rezoning is approved by Council, each proposed development would require a development permit prior to building permit stage.



Figure 2: Rendering of Proposed Commercial Building

Official Community Plan

The proposed rezoning is in conformance with Official Community Plan No. 2116, 2011 (OCP). The subject property is located within the City Centre Sector, as outlined on the OCP's City Centre Land Use Designation Map (Attachment C). The OCP's City Centre sector policies also support the proposed development, as mixed use, commercial and multi-family residential are all encouraged, as outlined in Section 5.4.7.3.

Zoning Bylaw

Both the proposed fitness and wellness centre (Personal and Professional Services and Participant Recreation Services, Indoor) in the commercial building and the potential future proposed mixed use commercial and multi-family building would conform to the proposed zoning of City Centre District (C6).

While the second phase development has not yet been finalized, the proposed zoning would enable a building of up to six storeys. The C6 zone in the newly adopted Zoning Bylaw No. 2284, 2020 was redesigned to enable this type of development.

Options / discussion

1. That Council give First and Second Readings to Zoning Amendment Bylaw No. 2291, 2020 and direct staff to schedule a Public Hearing; 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
- Ministry of Transportation and Infrastructure

Attachments:

Attachment A: Zoning Amendment Bylaw No. 2291, 2020
 Attachment B: Proposed Site Plan and Renderings
 Attachment C: OCP City Centre Land Use Designation Map
 Attachment D: Existing Zoning Map

Respectfully submitted,

Don McArthur
Planning & Development Services Manager