



## 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 1<sup>st</sup> Open House**

An email survey was sent out to 11 individuals/couples who attended the Open House. Survey was open from noon on Oct. 2<sup>nd</sup> till 9:00pm on October 4<sup>th</sup>. 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 ft<sup>2</sup> 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.