

# Memo

City of Merritt

**To:** J.E. Barry, Acting Administrator

**For Council 05/09/2000**

**From:** Robert Kojima, Development Officer

**Date:** May 2, 2000

**Subject:** Zoning Amendment Bylaw 1767, 2000  
Nicola Native Lodge Society – Text Amendment

---

## Recommendation

1. THAT City of Merritt Zoning Amendment Bylaw No. 1767, 2000 be adopted.

## Purpose

To amend the Zoning Bylaw to include “Seniors Housing” as a permitted use in the P3 (Public Use) zone.

## Policy

There is no existing policy.

## Background

The applicant for this text amendment to the Zoning Bylaw is the Nicola Native Lodge Society, acting as agent for the Roman Catholic Bishop of Kamloops. In January, Council adopted site-specific OCP and zoning amendments for this property, amending the OCP designation to Institutional and the zoning to P3 (Public Use). The purpose of the amendments was to permit the development of a seniors care facility. Subsequently, the Society was informed that a requirement of a mortgage by Canadian Mortgage and Housing is that multi-family uses are to be a permitted use on the property in addition to public uses.

A representative of the Nicola Native Lodge Society came to Council as a delegation to explain the situation, and Council directed staff to investigate options that would allow the Society’s proposal to proceed. The Planning Department contacted the City of Kamloops Planning Department regarding a similar situation there. The project in the City of Kamloops was located in their “quasi-institutional zone”, where “Senior Citizens’ Housing” is a permitted use. This use proved sufficient for CMHC to provide the needed support for the project in Kamloops; consequently the Planning Department drafted this amendment to include the same use, with the support of the Nicola Native Lodge Society. The

amendment was also forwarded to CMHC for comment; however, despite several attempts at contacting CMHC, we did not receive a response from CMHC prior to First and Second Reading on March 28<sup>th</sup>. On March 30<sup>th</sup> the Planning Department received a call from Steve Hall of CHMC informing the City that CHMC could not take the risk of insuring a project on a site that did not include multi-family residential zoning. He explained that CMHC had insured the Kamloops project based on financial involvement by the City of Kamloops. Subsequent to this, the applicant decided to proceed with this application in order to demonstrate good faith in their dealings with CMHC. The applicant feels that lack of CMHC support at this stage would not jeopardize the project.

A Public Hearing was held at the regular meeting of April 25 and the bylaw received third reading at that same meeting. It is scheduled for final adoption at this meeting.

### **Agency Referrals**

This amendment was referred to the Ministry of Transportation and Highways and has received final approval (see attached letter).

### **Planning Department Comments**

The Planning Department supports this amendment and the goals of the Nicola Native Lodge Society in developing the proposed facility.

Adding 'Seniors Housing' as a permitted use to the whole P3 zone meets the needs of the applicant, without altering the zoning on the site itself. Seniors facilities already exist in the P3 zone and public use includes government and non-profit care facilities. This zone, along with the newly proposed RC-1 zone, are the appropriate ones for such a non-profit facility and reflects the actual proposed use.

In the Planning Department's opinion, changing the zoning on the property in question to allow multi-family residential outright would not be appropriate. The property is designated for public use in the OCP and in the land use plan for the Coyote Bluffs development. Council of the day originally required a comprehensive land use plan for the multi-phase development of Coyote Bluffs and in that plan the site in question was designated for public use. There is also significant other multi-family zoned land within the immediate area. In addition, the proposed development is not a multi-family residence, but is a seniors care facility and amending the zoning simply to accommodate the requirements of an insuring agency would set a poor precedent.

### **Recommendation**

1. THAT City of Merritt Zoning Amendment Bylaw No. 1767, 2000 be adopted.

RZ2000-03  
May 2, 2000  
Page 3

Respectfully submitted,

Robert Kojima  
Development Officer