

Report

City of Merritt
REGULAR Council Meeting
January 26, 2021

File Number: 3900.2297 and 3900.2298

To: Sean Smith, Chief Administrative Officer

From: Don McArthur, Planning Manager

Date: January 21, 2021

Subject: Official Community Plan Amendment Bylaw No. 2297, 2020 and Zoning Amendment Bylaw No. 2298, 2020 (2587 Forksdale Avenue) – Third Reading

RECOMMENDATION:

THAT Council give Third Reading to Official Community Plan Amendment Bylaw No. 2297, 2020

And

THAT Council give Third Reading to Zoning Amendment Bylaw No. 2298, 2020

Background:

At the December 15, 2020 Regular Council Meeting, Council gave First and Second Readings to Official Community Plan Amendment Bylaw No. 2297, 2020 and Zoning Amendment Bylaw No. 2298, 2020, with the amendment of removing the proposed High Density Residential (R8) and replacing it with Medium Density Residential (R7). A Public Hearing was held on January 26, 2021.

The proposed Official Community Plan Amendment Bylaw No. 2297, 2020 would revise the land use designation from Future Development to Residential and Parks, Schools & Open Spaces.

The proposed Zoning Amendment Bylaw No. 2298, 2020 would rezone the subject property from Single Family Residential (R1) to Medium Density Residential (R7) and Park & Cemetery (P1).

Official Community Plan Amendment

The Official Community Plan supports mixed density residential development in this area of the North Nicola sector. The subject property is identified as a multi-family development permit area and there is OCP support for a change in land designation change from Future Development to Residential and Parks, Schools & Open Spaces. See Attachments A, B, and C.

Section 5.4.5.2 of the Official Community Plan (Page 49) states the following:

It is council policy to:

- .1 Preserve the residential character of each area within this neighbourhood and direct commercial, institutional, and recreational uses along the Voght Street corridor.
- .2 Encourage mixed density residential development that complements the scale and character of surrounding neighbourhoods.
- .3 Encourage mixed density residential development on lands south of Irvine Avenue and north of Nicola River.

These provisions provide direction to both residents and developers that the area south of Irvine Avenue and north of the Nicola River should be developed as mixed density residential. To date, the area has only seen low density development, so to meet the vision set out in the OCP, some higher density development that complements the scale and character of the surrounding neighbourhood should be anticipated.

Zoning Amendment

The proposed zoning of Medium Density Residential (R7) and Park & Cemetery (P1) would be consistent with zones in the neighbourhood. Properties directly to the south are zoned for apartment buildings (R8), while there are also multiple nearby parcels zoned for townhomes (R2, R6), as well as apartments in mixed use developments (C3, C4). See Attachments D and E.

Rezoning is the first step in the development process. If the rezoning were to be approved, Subdivision, Development Permit, and Building Permit stages would follow.

The applicant has submitted a conceptual site plan, which illustrates the potential location of the 32 townhomes and 72 apartment units, as well as the neighbourhood park. The two storey townhomes would be situated adjacent to existing residential, while the lowrise apartment buildings would be situated further south, away from existing residential. See Attachment F.

The developer would be required to dedicate and construct Forksdale Avenue, Slater Street, and Cedar Road. There is currently no sanitary sewer to the property, so that service would need to be extended to the property, at the developer's expense.

The applicant is proposing a 0.19 hectare (0.47 acre) park dedication to create a neighbourhood park. At Subdivision stage, staff will request that the developer install playground equipment in the park.

There is an identified archaeological site at the southwest corner of the property. During the Subdivision process, staff will work with the developer and First Nations on an appropriate course of action.

The OCP does not identify the subject property as a geotechnical area. Therefore, staff may request, but cannot currently require, submission of a geotechnical report.

Ministry of Transportation and Infrastructure has indicated that no traffic impact study would be required for the proposed development.

Options / discussion

1. THAT Council give Third Reading to Official Community Plan Amendment Bylaw No. 2297, 2020 and Zoning Amendment Bylaw No. 2298, 2020; or
2. THAT Council give Third Reading to Official Community Plan Amendment Bylaw No. 2297, 2020 and Zoning Amendment Bylaw No. 2298, 2020, with any amendments deemed necessary, and direct staff to schedule another public hearing; or
3. THAT Council receive this report as information.

Financial / Risk Implications:

None.

Others Consulted:

The following departments and agencies were provided a referral for comment:

Internal
 Building Inspector
 Finance Department
 Fire Department
 Public Works

External
 Ministry of Transportation and Infrastructure

MOTI also forwarded the referral to local First Nations.

Attachments:

Attachment A: Official Community Plan Amendment Bylaw No. 2297, 2020

Attachment B: Existing OCP Land Use Designation Map
Attachment C: OCP Development Permit Areas Map
Attachment D: Zoning Amendment Bylaw No. 2298, 2020
Attachment E: Existing Zoning Map
Attachment F: Conceptual Site Plan

Respectfully submitted,

Don McArthur
Planning and Development Services Manager