

Merritt City Hall  
Merritt, B.C.

January 15, 2021

To: Merritt Mayor and Council,

For: Inclusion in Public Hearing Agenda

Attention: Don McArthur, Planning & Development Services Manager

I am writing this submission in response to the Public Notice regarding the proposed development of Part 1, SW Section 16 Township 91 Land District 25 Except Plan 707. B1194 B1245 B3015 H18324 & KAP50322, PID: 013-022-563 (Lindley Creek Road).

My wife, Gail, and I have been resident in Merritt for 45 years, and of Collettsville particularly, for the last 40 years. We live at 2072 Birch Avenue, and have a clear view of the proposed development property.

First, we would like to commend the City staff and Council, as well as the developer, on the proposal. It is comprehensive, thoughtful, and contains a number of considerations that are in keeping with the OCP.

We would also like to state that we understand the need for higher density housing in order to help the developer alleviate the extreme costs associated with buying and developing land.

Some of those considerations are:

1. Requiring improvements to street surfaces, lighting and drainage.
2. Large, undeveloped park land.
3. Consideration for foot, bike & auto access to the park.
4. Designated RV parking area.
5. Mixed housing development.
6. Dog park.
7. Appropriate development timeline.

Having said that, we would like to offer some further points for consideration.

1. We think it would be appropriate to have multiple access points to the park area, from the residential area, for foot and other non-motorized traffic.
2. We believe modular homes would be more acceptable, and still be affordable, than mobile homes.
3. We believe a 55+ designation, in some part of the development, would be an excellent option.

4. Lot sizes for the townhomes need to be large enough for owners to take personal pride in their yards and still have enough space for appropriate storage, including ample off-street parking.
5. To alleviate traffic issues that are already escalating on Lindley Creek Road, we believe it would be appropriate to install sidewalks, on both sides of Lindley Creek Road, from Hill Street, throughout the length of the proposed development. Children walking, or cycling to school, in particular, need a safe way to negotiate the dramatic increase in traffic that would be expected.
6. Ongoing evidence of high speed driving on the long straight stretch of Lindley Creek Road needs to be addressed as well, again considering the increased traffic. An effective way of slowing drivers down, without creating a bottleneck, needs to be identified.

We think this will be a positive development for the City, particularly, if the traffic issue can be mediated satisfactorily.

Finally, we have lived across from the Collettsville Flats, and utilized them for our own, our children's, and our dog's recreation and general exercise. We knew when we moved here that at some time in the future the Flats would be built on. Truthfully, we expected it to happen years ago. We count ourselves lucky that we got as many years with that unfettered view of our "playground" as we did. Development is inevitable, and not always beneficial, that is why it is so important to work together as a community to achieve the best development we can.

We are thankful that there will still be almost half of the property devoted to what we have used it for for so long. We need a wild area and we will still have a substantial one within easy walking distance.

Thank you for giving all of us an opportunity to make our presentations.

Jeff & Gail Bloom  
2072 Birch Avenue  
Merritt, B.C.  
V1K 1K2  
250-378-9170