An architectural rendering of a city street scene, showing buildings, trees, and a street with a crosswalk. The style is a watercolor-like sketch with soft colors and visible brushstrokes.

REZONING APPLICATION

3350 VOGHT STREET, MERRITT

On behalf of
Spayum Holdings Limited
Partnership



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Rezoning Proposal

3350 Voght Street

1. INTRODUCTION

On behalf of our client (Spayum Holdings Limited Partnership), TRUE Consulting is pleased to submit this application package to the City of Merritt seeking to rezone a portion of land located at 3350 Voght Street.

The purpose of this application is to rezone a parcel currently zoned Medium Density Residential (R7) Zone to Residential Modular Home (R4) Zone. The rezoning will allow our Client to develop the entire property (including 3155 Grimmitt Street) as a complete modular home community.

The attached documents include the necessary information required to fulfill the City's rezoning amendment application requirements. Should you have any questions or require clarification, please feel free to contact me at 250.320.8796 or via email at: gmelenka@true.ca.

Sincerely,

TRUE Consulting Ltd.



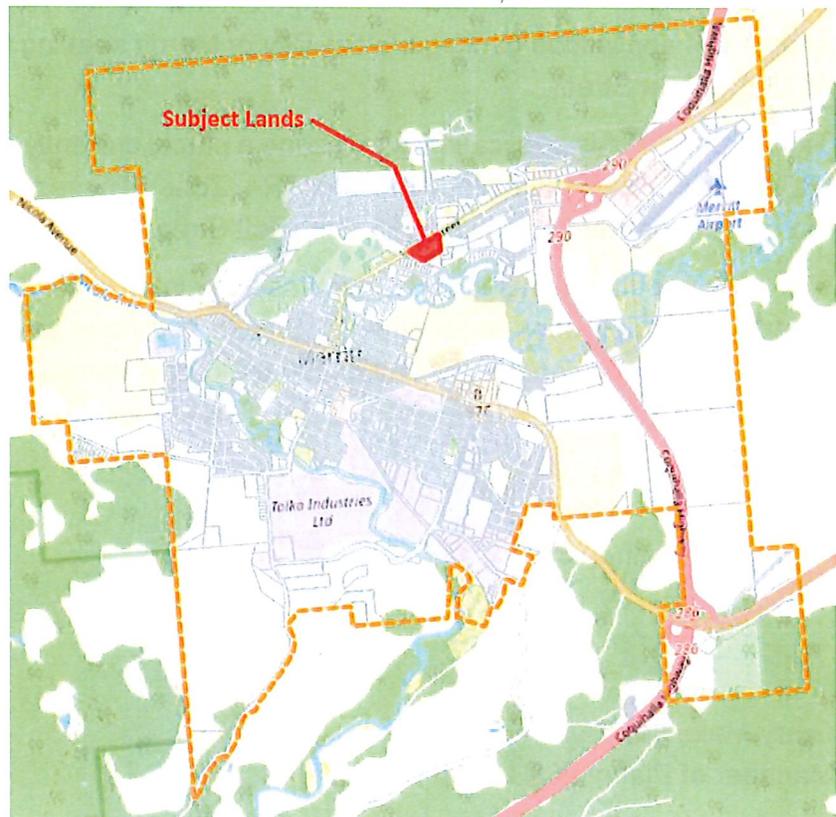
Gerry Melenka, MCIP, RPP
Manager of Planning & Urban Design

2. LOCATION

The subject lands are situated at the southwest corner of Voght Street and Grimmitt Street, approximately 1.3 km from downtown Merritt and 1.4 km from the Coquihalla (No. 5) Highway.

The property is comprised of 2.36 ha (5.83 ac) and represents one of two contiguous parcels known as the former 'Grasslands Hotel' site. The abutting parcel (3155 Grimmitt Street) is 1.12 ha (3.0 ac).

The subject property is legally described as: Block 5, District Lot 181, Kamloops Division Yale District Plan 10096 Except: Plan 14921.



Surrounding Land Uses:

North: Voght Street, single family residential

South: Open space, Nicola River

East: Industrial and institutional (BC Hydro sub-station and Court House)

West: Open space, single family residential

3. SITE DESCRIPTION

The subject property is currently vacant with no structures present. The land contains a mix of grasses, shrubs, and gravel throughout. Access to the site is from Voght Street via an undeveloped road allowance (Grimmett Street). The land slopes gently from the northeast to the west and to the south. Beyond the southern and western property lines there is a significant change in elevation toward the river valley and residential development along Burgess Avenue.

The south portion of the site is bisected by a transmission line originating at the BC Hydro sub-station immediately to the east.

Given the history, available servicing, and condition of the subject lands, the site is well suited for redevelopment.



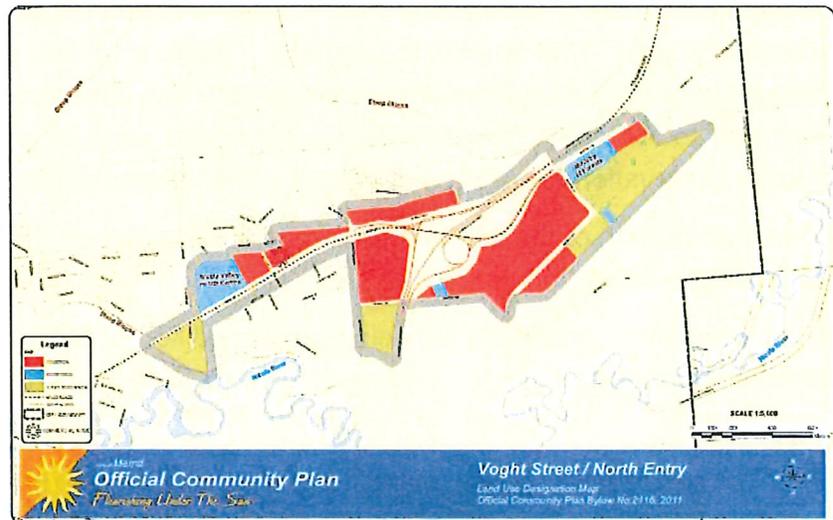
Aerial photo circa 2005

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4. OFFICIAL COMMUNITY PLAN

The City of Merritt's Official Community Plan, 2011 (OCP) provides policy guidance in terms of development of the site. An amendment to the OCP on October 13, 2020 designated the subject lands 'Residential' within the Voght Street / North Entry Corridor. Residential policies within the OCP encourage new residential development and redevelopment within existing serviced areas.



The site falls within 'Development Permit Area No. 3 – Highway Corridor Gateways'. The guidelines set out in DPA 3 supports development along the Voght Street corridor that presents an attractive appearance in terms of design, landscaping, parking, signage and access. The vision for this development is one that recognizes the future of Voght Street as a major active transportation corridor through the City. The proposed development recognizes that Voght Street is a major arterial and removes vehicular access in favor of access along the future Grimmert Street extension. In terms of design and landscaping the proposed site plan accommodates the requested widening of Voght Street which will include a regional pathway and bike lane and proposes perimeter screening that is both visually appealing and appropriate in scale with the surrounding area.

“Supply Not Meeting Demand in Merritt Home Market”

- Merritt Herald, January 26, 2021

Policy 5.3.1.1 encourages “redevelopment and development of a full range of residential types, densities, tenures and prices to accommodate various age groups and household compositions allowing a range of choices for housing.” The proposed modular home development offers a residential form that does not exist within the City presently.

Section 5.3.2 states that “it is important to provide a range of housing types that meet varying requirements and income levels.” The proposed development adheres to policy 5.3.2.2. in that it provides a type of housing that is attractive to the 55+ age group.

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5. EXISTING ZONING

On October 13, 2020 the subject lands were zoned Residential Modular Home (R4) Zone, Medium Density Residential (R7) Zone and Parks and Cemetery (P1) Zone. The rezoning would have supported a mix of 52 modular home dwellings and 15 townhome dwellings.

As shown below, access to both the R4 and R7 zones were proposed via the Grimmnett Street extension as access to Voght Street was discouraged. This would have required a shared access agreement between residents living in the townhomes and those living in the modular homes. Such an arrangement is not typical of modular home communities.

The conceptual plan in support of this application takes into account the City's request for widening along Voght Street, a future extension of Grimmnett Street through the site, and a proposed traffic circle. While the City has provided detailed drawings showing the alignment of the Grimmnett Street and the future traffic circle, the actual alignment of both Grimmnett Street and the traffic circle have yet to be finalized.



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6. PROPOSED ZONING

Spayum Holdings LP is seeking to rezone the R7 lands to that of R4 which if approved would result in the entire parcel being zoned R4, thus allowing the entire site to be developed as a complete modular home community. The conceptual site plan can accommodate up to 46 modular homes across the entirety of both parcels (3350 Voght Street and 3155 Grimmert Street). This includes community open space, visitor parking and an area for storage of recreational vehicles. Just as the rezoning of the majority of the lands to R4 in October 2020 was deemed appropriate by Council, so should the rezoning of the remaining 0.44 ha.

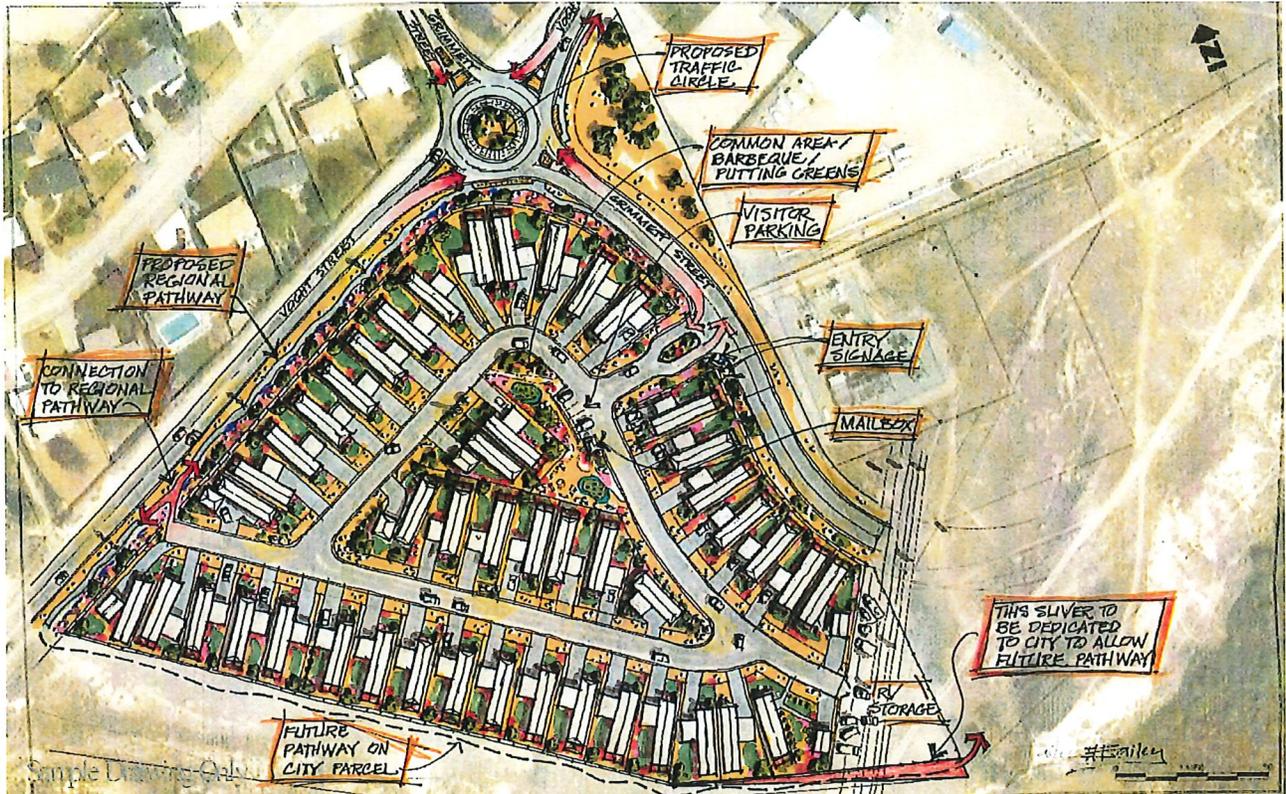


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7. REZONING RATIONALE

Since receiving approval in October of 2020, the Developer has been unsuccessful in securing a developer/investor interested in developing the R7 lands on a lease basis. Concerns regarding access, limited number of townhome/apartment units, and frontage onto a major arterial have contributed to the need to reconsider the medium density residential zoning on this site. Furthermore, when the Developer put out an Expression of Interest seeking partners in developing the R4 lands all parties who responded asked if the R7 lands could be removed so that the entire site could be developed as a modular home community.



Comparable modular home communities such as 'Gallagher Lake Village' in Oliver, the 'Bow' in Penticton or 'Copper Ridge' in Olalla are successful, in part because they are communities exclusively made up of the modular homes as opposed to a mix of various housing types and tenures.

Removal of the multiple unit dwelling option will also address concerns raised by many area residents who objected to the placement of 2-4 storey townhome units along Voght Street.

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With the City of Merritt located three hours from Vancouver, one and half hours from Kelowna and an hour from Kamloops, its location makes it highly desirable for those seeking to move to a smaller urban center with more affordable housing options. However, a shortage in housing supply as well as a lack of a healthy housing mix, can negatively impact affordability which could dissuade people from relocating to Merritt.

"There is a massive need for a seniors care home, rental units, affordable living housing. There is almost nothing available. Zero rentals for years. Less than 20 houses for sale currently. We need more options."

- 2021 Housing Needs Report

"Merritt grew 3% overall between 2006 and 2016. Projections anticipate a 10% gain from 2016 to 2026, largely supported by a jump in senior populations."

- 2021 Housing Needs Report

"Finding an affordable house in Merritt is getting harder and harder."

- 2021 Housing Needs Report

Recent zoning approvals along Forksdale Avenue and Lindley Creek Road will help reduce this shortage in housing by providing a mix of medium and high-density housing (townhomes, apartments, mobile homes). However, neither development proposes modular homes. While there are a number of individual modular homes constructed on free-hold lots within the City there are no modular home communities as are found in Penticton, Oliver, Olalla. The proposed modular home development would allow residents to own their modular homes, while holding long-term leases on their pad.

Based on a lease/ownership structure, it is anticipated that the modular community will attract the 45+ demographic. The property is ideal for such demographic in that it is located in proximity to the central business district, regional shopping, as well as the Nicola Valley Health Care Center.

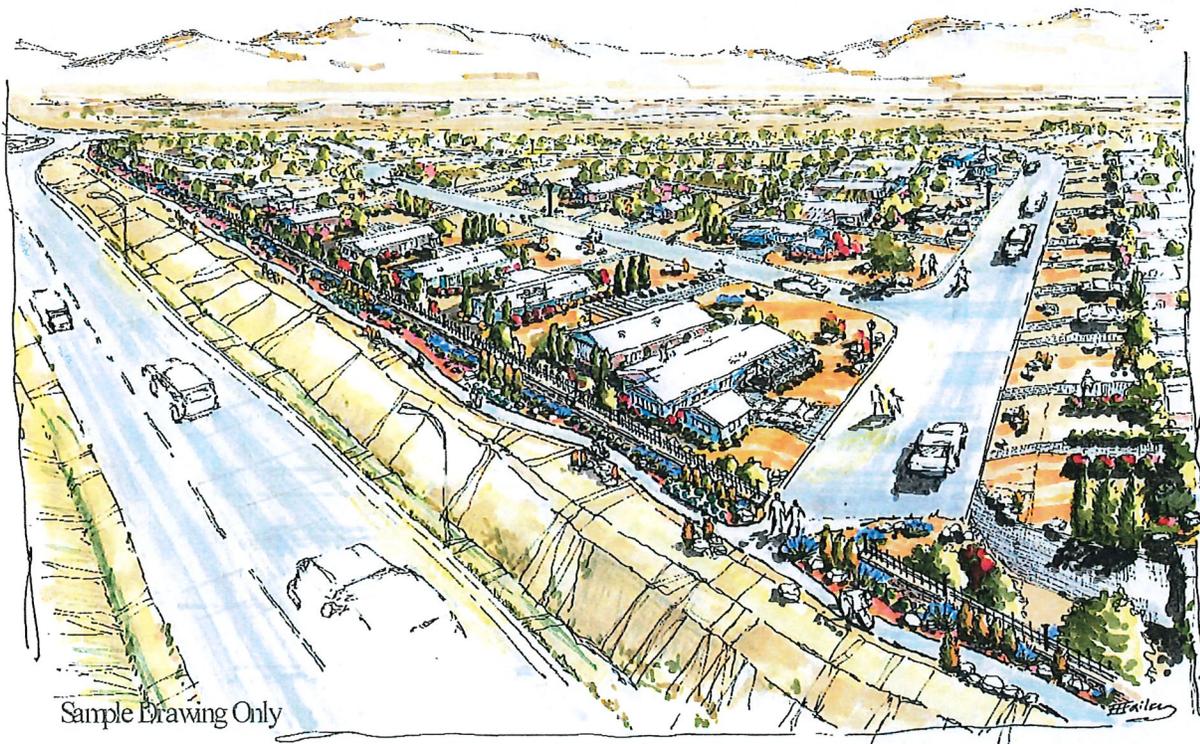
Furthermore, public sentiment during the open house and public hearing suggests support for removal of the R7 zone (townhomes) in favor of zoning the entire property R4 (modular homes).

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8. DESIGN PRINCIPLES

The conceptual site plan envisions the entire site consisting of up to 46 modular home units. This represents a reduction in density from the 52 modular homes and 15 townhomes originally proposed in 2020. The units will range in size between 1,040 ft² to 1,584 ft² and include 2- or 3-bedroom floorplans.



Proposed screening along Voght Street and Grimmett Street will model that found at the Sage Creek modular home community in West Kelowna. It includes a combination of brick, stone, wrought iron and/or vegetation. This style of screening separates the private amenity areas from the public realm while providing a visually appealing streetscape compared to that of a typical six-foot-high solid fencing that can be along parts of Voght Street.

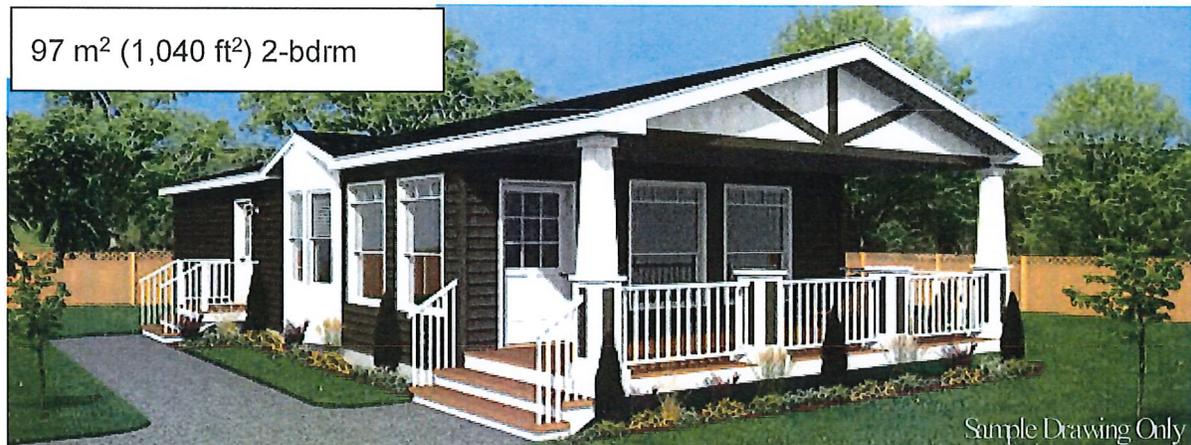
- ◇ Total Developable Area: 2.17 ha (5.37 ac)
- ◇ Parcel to be Rezoned from R7 to R4: 4,409 m² (47,458 ft²)
- ◇ Total Road Dedication: 3,524 m² (37,932 ft²)
 - Grimmett Street extension
 - Voght Street widening
 - Traffic Circle - TBD
- ◇ Maximum Density: 46 dwelling units or 12.3 uph (spans two parcels)
- ◇ Projected Population: 81-92 (spans two parcels)

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The concept plan recognizes planned improvements to Voght Street (regional pathway, bike lane) and incorporates connections to the future active transportation improvements along Voght Street and the future extension of Grimmert Street.

Examples of potential elevations can be found below. Each site can accommodate either an attached carport or detached garage.



Building Site Design

- ◆ Front/side verandas
- ◆ Attached carports or detached garages
- ◆ Xeriscape pads
- ◆ Water conservation fixtures/appliances
- ◆ Rainwater collection

Onsite Amenities

- ◆ Visitor parking
- ◆ Community mailboxes
- ◆ Communal meeting space
- ◆ Xeriscape communal areas
- ◆ Recreational vehicle storage

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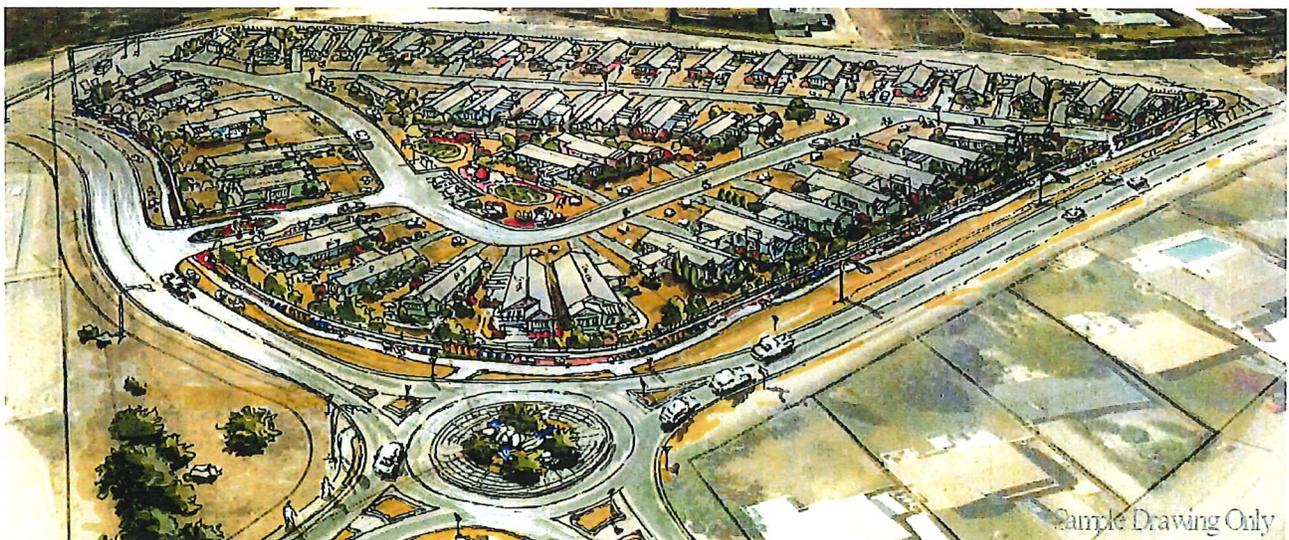


9. COMMUNITY CONSULTATION

In support of the initial rezoning application in the summer of 2020 that saw the subject lands zoned R4, R7 and P1, an open house (October 1st) and public hearing (October 13th) were held to present and solicit feedback on the proposed modular home and townhouse development. In addition to the formal public forums, TRUE staff also responded to numerous calls and emails seeking information on the proposed rezoning prior to Council approving the OCP and Zoning amendments.

Further input was gathered via an online survey following the Open House. Comments received during community consultation included the following:

- We are short on inventory and need more housing
- 63% of the survey respondents didn't support townhomes along Voght Street
- Concerned about design of modular units in that they might look like mobile homes
- Would like to see development marketed at 55 plus demographic
- In support of modular homes if the product is similar to those at Gallagher Lake Village
- There must be 8-foot privacy fencing placed along the ridge above Burgess Ave. to prevent damage to the hill and for continued privacy
- Questioned the need for Grimmatt Street being extended toward Springbank Avenue



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Following the statutory public hearing, a number of residents reached out to further express their concerns with the approved OCP and Zoning amendments. The concerns centered around the feasibility of mixing townhomes with modular homes; the need for a collector road (Grimmett Street) cutting through the development; and if the City/Developer will plant trees along the western ridge overlooking Burgess Avenue.

Some area residents also expressed safety concerns with the fact that the townhomes front onto a major arterial road. Furthermore, there was some concern as to where the amenity space (yard) would be for those living in the townhomes. Would it be in the rear yard or front yard and would the yards be fenced.

While questions around site and building design, amenity space, visitor parking, fencing, traffic impact, and geotechnical concerns are valid planning and design considerations, they are best answered during the development permit and subdivision stages of an application. As was noted by administration to Council and the public during the previous rezoning application, an application for zoning is to determine if the use is appropriate for the site in question. Design and technical considerations are addressed at the development permit and subdivision stage.

TRUE Consulting has been in contact with a number of area residents who have been seeking updates to the project since the initial approval. As well, we have reached out to a number of residents to seek their feedback on the revised conceptual site plan. While still early in the application process, there appears to be support for the removal of the R7 zoning. TRUE is committed to reaching out to all those residents who attended the initial open house to make them aware that we are seeking a new zoning amendment with the intent of developing the entire site as a complete modular home community. As part of our outreach, we will be providing all those who attended the October 1st open house with a copy of the proposed conceptual plan and site illustrations should they have any questions or concerns leading up to the public hearing (if one should be deemed necessary).

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APPENDICES

Application Form

Conceptual Site Plan

Authorization Letter

State of Title Certificate

Registered Documents

Site Disclosure Statement

Application Fee & Sign Removal Deposit (cheque of \$1,938.00)