

Report

City of Merritt
REGULAR Council Meeting
July 19, 2022

File Number: 3900-2338

To: Sean Smith, Chief Administrative Officer
From: Don McArthur, Director of Planning & Development Services
Date: July 13, 2022
Subject: Zoning Amendment Bylaw No. 2338, 2022 (Former Railway Corridor) – First Reading

RECOMMENDATION:

THAT Council give First Reading to Zoning Amendment Bylaw No. 2338, 2022

And

THAT Council give Second Reading to Zoning Amendment Bylaw No. 2338, 2022

And

THAT Council direct staff to schedule a Public Hearing.

Background:

Staff are proposing that the City owned property legally described as Lot A, DL 125, KDYD, Plan EPP27753 (PID 029-292-484) be rezoned from Low Density Residential (R2) and Park & Cemetery (P1) to Small Parcel Residential (R3), Park & Cemetery (P1), and Medium Density Residential (R7). See Attachment A.

The City purchased the subject property from CP Rail in 2013. The property has long been envisioned as a site for housing and active transportation. Urban Systems prepared a report for the City in 2014 which outlined several opportunities for the property (see Attachment C). The City held an Open House in 2015 to present options to residents.

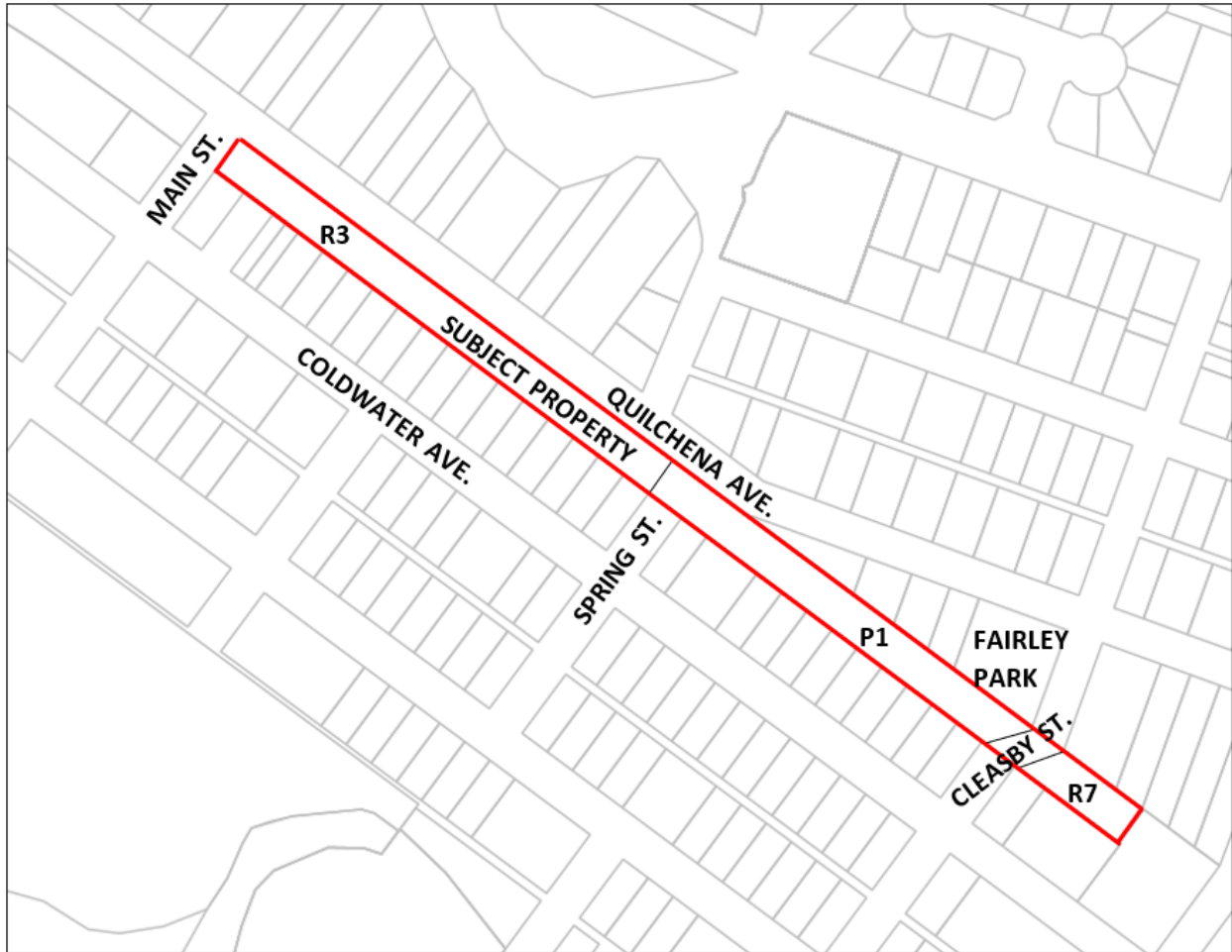


Figure 1: Proposed Zones

Official Community Plan

The proposed rezoning is consistent with the Official Community Plan (OCP) land use designations for the property of Low to Medium Density Residential, Park, and Medium to High Density Residential. The OCP Land Use Map is attached (Attachment D).

Zoning Bylaw

The subject property would be zoned in three parts: Small Parcel Residential (R3) from Main Street to Spring Street, Park & Cemetery (P1) from Spring Street to Cleasby Street, and Medium Density Residential (R7) east of Cleasby Street.

While both the R2 and R3 zones enable single detached, semi-detached and townhome dwellings, the R3 zone was designed with the subject property in mind, allowing for parcel depth of 15 metres. Rezoning to R3 would enable the property to be subdivided into freehold parcels.

The area from Spring Street to Cleasby Street is already zoned P1, and would retain that zoning to expand the size of Fairley Park and accommodate a section of the West Merritt Active Transportation multi-use path.

The R7 zone to the east of Cleasby Street would enable a future housing development. This future parcel is adjacent to the City's existing ESS facility, and may be suitable for an affordable housing development.

Housing Needs Report

The Housing Needs Report outlines the acute needs for housing options of all types. The proposed rezoning would enable the creation of additional housing for residents.

Active Transportation Plan

A section of the West Merritt Active Transportation multi-use path is planned to run along the length of the subject property. Rezoning the property will enable subdivision of a 4.5 metre wide corridor along the frontage of the property from Main Street to Spring Street.

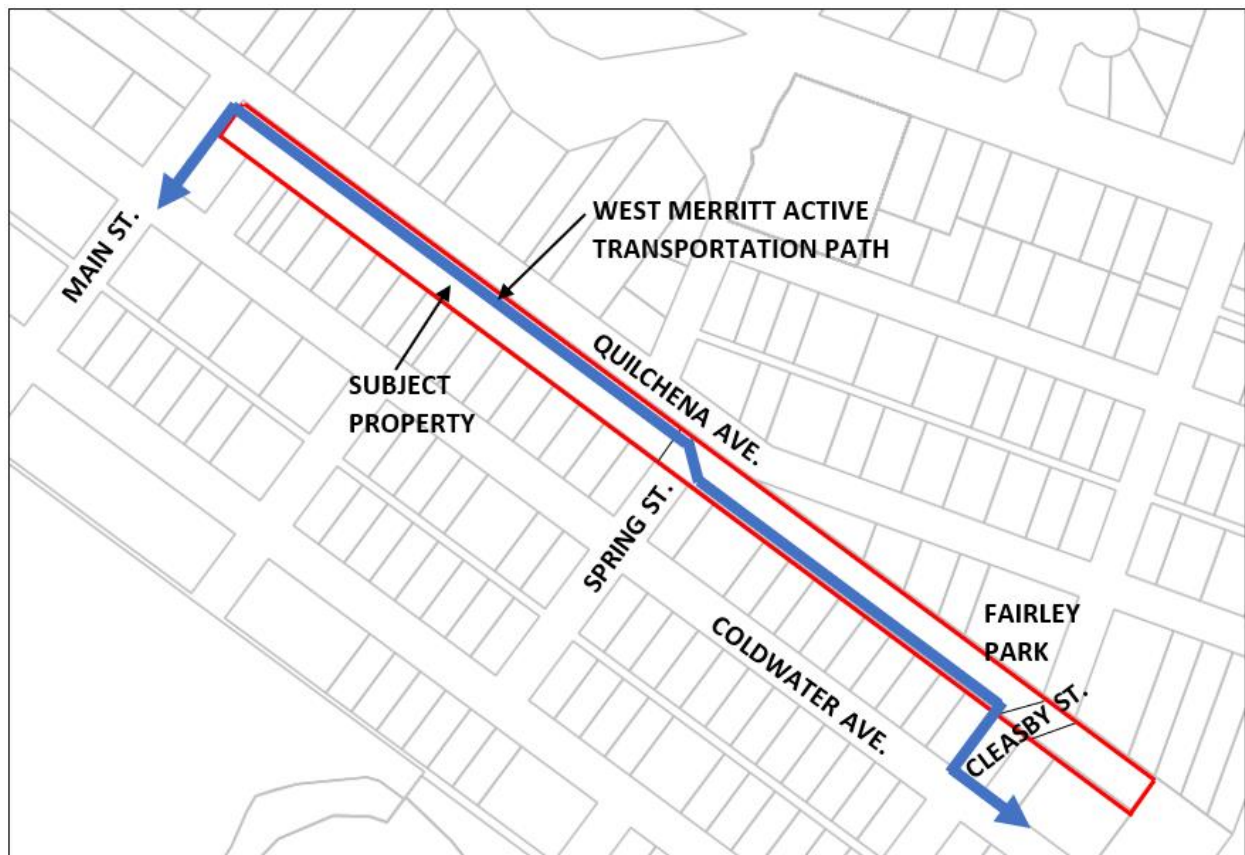


Figure 2: West Merritt Active Transportation Path

3D Printed Homes

The R3 zoned area of the property could accommodate the 3D printed homes that were proposed as temporary housing following the 2021 Coldwater River flood. While the project development is ongoing, having the zoning in place will enable the subdivision and building permit processes to be started when the project is ready.

If the 3D printed homes are not built on the site, the R3 zone would enable the City to develop or sell the property for residential purposes.

Options / discussion

1. THAT Council give First and Second Readings to Zoning Amendment Bylaw No. 2338, 2022 and direct staff to schedule a Public Hearing

OR

2. THAT Council make any amendments deemed necessary and give First and Second Readings to the amended Zoning Amendment Bylaw No. 2338, 2022

OR

3. THAT Council receive this report as information.

Financial / Risk Implications:

None.

Others Consulted:

Referrals were provided to the following departments and organizations:

Internal

- Building
- Engineering & Public Works
- Finance
- Fire & Rescue
- Flood Recovery
- Contracted engineer

External

- Ministry of Transportation and Infrastructure

Additional referrals to utilities providers would be completed as part of the subdivision stage.

Attachments:

Attachment A: Zoning Amendment Bylaw 2338, 2022

Attachment B: Existing Zoning Map

Attachment C: Urban Systems 2014 Report

Attachment D: OCP Land Use Map

Respectfully submitted,

Don McArthur

Director of Planning and Development Services