

Report

City of Merritt
REGULAR Council Meeting
April 20, 2021

File Number: 3900.2310 and 3900.2311

To: Sean Smith, Chief Administrative Officer
From: Don McArthur, Planning Manager
Date: April 15, 2021
Subject: Official Community Plan Amendment Bylaw No. 2310 and Zoning Amendment Bylaw No. 2311 (2320 Hamilton Hill Rd) – Second Reading

RECOMMENDATION:

THAT Council repeal Second Reading of Bylaw 2311, 2021

And

THAT Council give Second Reading to Bylaw 2311, 2021, as amended

And

THAT Council direct staff to schedule a Public Hearing.

Background:

The applicant is proposing to amend Official Community Plan No. 2116, 2011 to change the land use designation of the subject property from Future Development to Comprehensive Residential Commercial. See Attachments A and B.

The applicant is also proposing to amend Zoning Bylaw No. 2284, 2020 to change the zoning of the subject property from Large Parcel Residential (R1A) and Agricultural (AR1) to Comprehensive Development (CD2). See Attachments C, D and E.

On March 23, 2021, Council gave First and Second Readings to the proposed Bylaws. Subsequently, the applicant requested that the application be revised to remove the “Gaming Facility” use from the proposed CD2 zone. In order to amend the proposal

prior to a public hearing, Council would need to rescind Second Reading of Zoning Amendment Bylaw No. 2311, 2021, and then reconsider Second Reading for the revised Bylaw with the “Gaming Facility” use removed (see Attachment C for the revised Bylaw and Attachment E for the revised CD2 zone).

As there are no proposed changes to OCP Amendment Bylaw No. 2310, 2021, Second Reading for that Bylaw does not need to be repealed.

Development Design

The developer has provided a package of information, which includes a proposed CD2 zone and information about the character of the planned neighbourhood. See Attachments E and F.

The proposed development includes up to a maximum of 450 residential dwelling units and a 100 room hotel.

The residential units would be a mix of a single detached, semi-detached, townhome and apartment dwellings.

The revised proposal would include a hotel with 100 rooms, and no casino.

The planned build out is 20 years, with approximately 50% of the housing expected to be completed in the first 10 years, and the remainder of the housing and the hotel being constructed from years 11-20.

Official Community Plan

The Official Community Plan generally supports the proposed development. Section 5.4.6 of the OCP outlines policy direction for establishing development at Gateway 286, including commercial and medium density residential. The area is also within the Highway Corridor Gateway Development Permit Area, which encourages multi-storey buildings and mixed-use commercial.

Zoning Bylaw

The applicant has revised the proposed Comprehensive Development zone, which would be called CD2 (see Attachment E). Unlike rezoning applications involving other zones, Comprehensive Development policies are specific to the proposed development. This enables Council to consider aspects of the proposed development that would normally be considered at later stages of the development process.

Options / discussion

1. THAT Council repeal Second Reading of Zoning Amendment Bylaw No. 2311, 2021 and give Second Reading to Zoning Amendment Bylaw No. 2311, 2021, as amended, and direct staff to schedule a Public Hearing; or
2. THAT Council receive this report as information.

Financial / Risk Implications:

There is a financial component for the proposal for the borrowing of funds for the extension of sanitary sewer and water services. However, the cost of borrowing would be covered by payments (parcel tax) from property owners who will benefit from the Local Area Service.

Others Consulted:

Referrals were sent to the following internal departments and external agencies:

Internal

Building Inspector
Fire Department
Public Works

External

Ministry of Transportation and Infrastructure
Agricultural Land Commission
Thompson-Nicola Regional District

Attachments:

Attachment A: Official Community Plan Amendment Bylaw No. 2302, 2021
Attachment B: Existing OCP Land Use Designation Map for Gateway 286
Attachment C: Revised Zoning Amendment Bylaw No. 2311, 2021
Attachment D: Existing Zoning Map
Attachment E: Proposed CD2 Zone
Attachment F: Developer Information Package

Respectfully submitted,

Don McArthur
Planning and Development Services Manager