



City of Merritt

Official Community Plan Update Workshops, October 7th, 2020

Business and Economic Development Workshop: 5:00 – 6:00 p.m.

Land Use & Housing Workshop: 6:00 – 7:00 p.m.

Infrastructure & Climate Change Workshop: 7:00 – 8:00 p.m.





Acknowledgement

***In the spirit of reconciliation, we acknowledge that we live,
work, and play on the traditional territories of the
Nlaka'pamux and Syilx nations, and all people who make their
homes in the Nicola Valley.***



Agenda

- Welcome, Introductions & Instructions (10 minutes)
 - Presentation participants include:
 - Don McArthur, City of Merritt Planning & Development Services Manager
 - Chen Peng, WSP, Project Manager & Presentation Facilitator
 - Brittany Shewchuk, WSP, Project Planner
- Presentation & Live Polling (45 mins)
- Concluding Remarks (5 minutes)





Meeting Objectives

- To provide an overview of Merritt's Official Community Plan update
- To discuss background information / data that pertains to land use and housing in Merritt
- To virtually meet one another
- To generate discussion, and collect feedback on the future of land use and housing for the City of Merritt
 - Live polling questions will be included throughout the presentation, in order to collect feedback



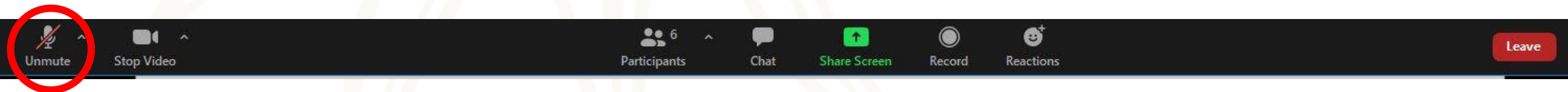
Today's Meeting

- Please disable video when not actively participating to maintain bandwidth
- Please keep your microphone muted when you aren't speaking
- There will be opportunities for questions and discussion throughout the presentation
- This presentation will use a secure external website for live polling and feedback
- This workshop will be recorded for posterity



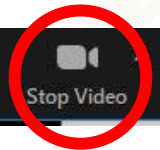
Zoom Instructions

Mute/Unmute



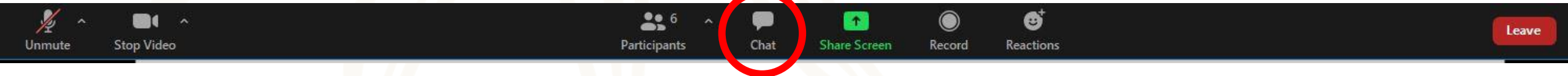
Zoom Instructions

Video



Zoom Instructions



Chat







Zoom Instructions




Chat

Participants (6)








EB Erika Blackie (Me)  

BS Brittany S (Host)    

Chat

To: Everyone   File 

Type message here...

Unmute  Stop Video  Participants 6  Chat  Share Screen  Record  Reactions  Leave





Mentimeter Live Polling Instructions

This presentation will use a secure external website for live polling and feedback.

1. Please visit www.menti.com (on your smartphone or desktop) when prompted.
2. Please enter this code: **15 10 177**, which will allow you to access and answer all of the live polling questions provided.
3. The live polling questions will be open until Thursday, October 8th at 8:00 p.m. PDT.
4. If you do not provide a response to a live polling question, please make sure to click 'submit' which will move you to the next question.



Go to www.menti.com and use the code 15 10 17 7

Q1: Who are you representing today? (i.e. community organization, local area business, personal interests)

 Mentimeter



Official Community Plan – What is it?

- An OCP is a municipality's highest level policy document that describes the **long-term vision** of communities through **objectives and policies** that guide decisions on planning and land-use management
- OCP objectives and policies will **accommodate the municipality's anticipated growth**, and guide where **future land uses** should be located / not located
- OCP's generally focus on **land use**, however can include policies for other areas such as **climate change, housing, and economic development**
- OCP policies provide a basis for Council and the public to evaluate development proposals, to **ensure that all development within the municipality is consistent with the municipality's vision**





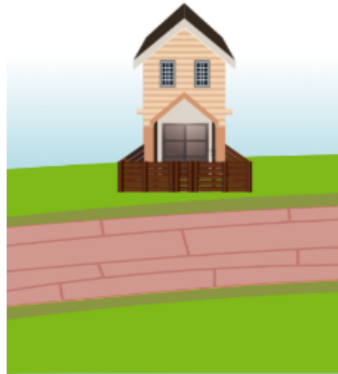
Merritt's Official Community Plan Update

- In 2011, the current Official Community Plan (OCP) was adopted by Council
- The City is currently in the process of updating its OCP
- The updated **OCP must reflect the changes** Merritt has experienced **over the last decade**, and reflect the **future growth projections, development intentions**, and **future vision** of the City of Merritt moving forward to 2040 through a series of **goals, objectives, and policies**
- The OCP update will be guided by a **comprehensive background research process**, and a thorough **community and stakeholder engagement process**, to ensure that the final document will be reflective of the community's goals and intentions, grounded through research



Official Community Plan – Project Timeline

| Phase 1 |



Project Kick-off
Engagement Plan
Development
May – July 2020

| Phase 2 |



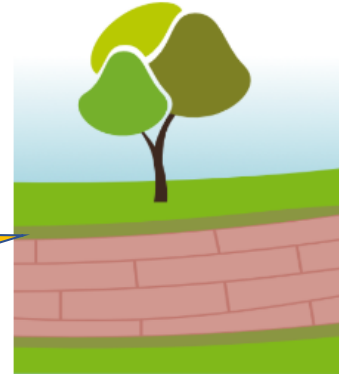
Background Analysis
July – August 2020

| Phase 3 |



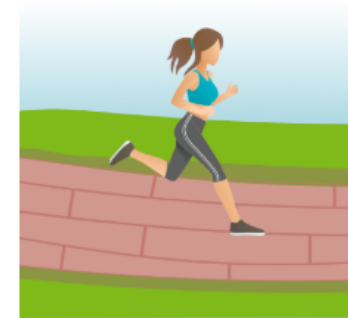
Public Engagement
Events
September – November
2020

| Phase 4 |



Draft OCP Development
December 2020 –
February 2021
–
Report Back “What We
Heard”
Engagement Events
February 2021 – March
2021

| Phase 5 |



OCP Finalization
March 2021 – April 2021
–
OCP Final Adoption
Public Hearing
May 2021 – June 2021



Background Information: Population & Growth

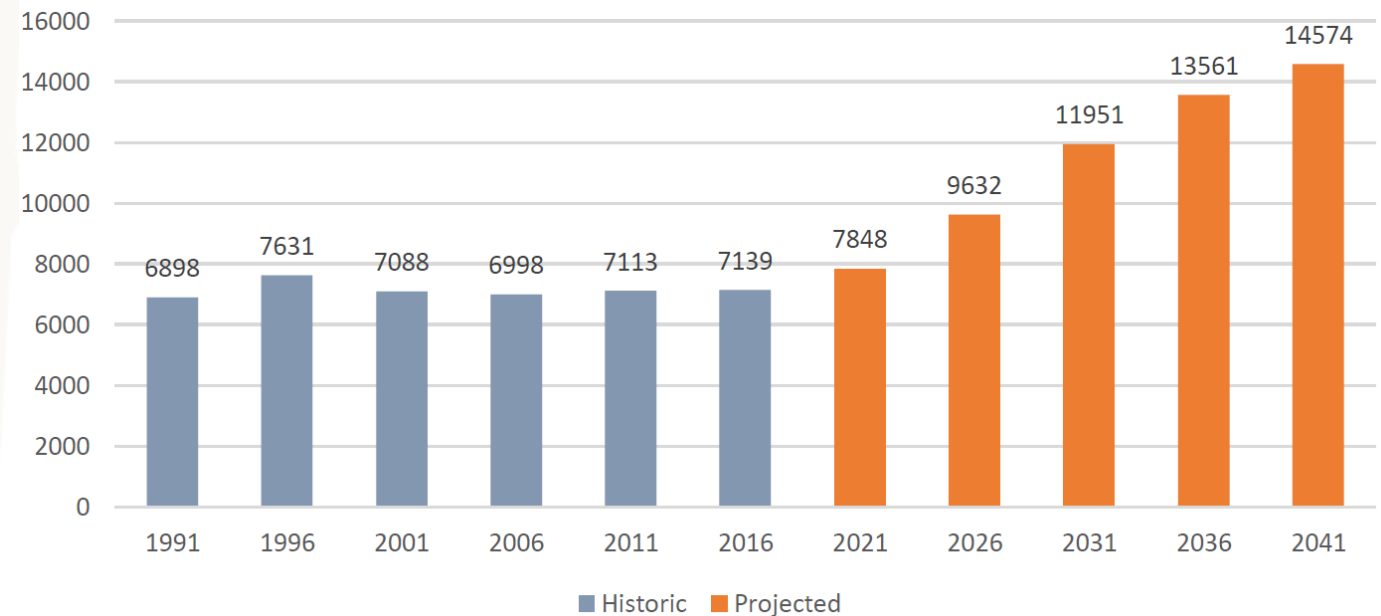
- Since 1991, the population has remained largely stable, with an increase of approximately 3.49%:

1991 population = 6,889

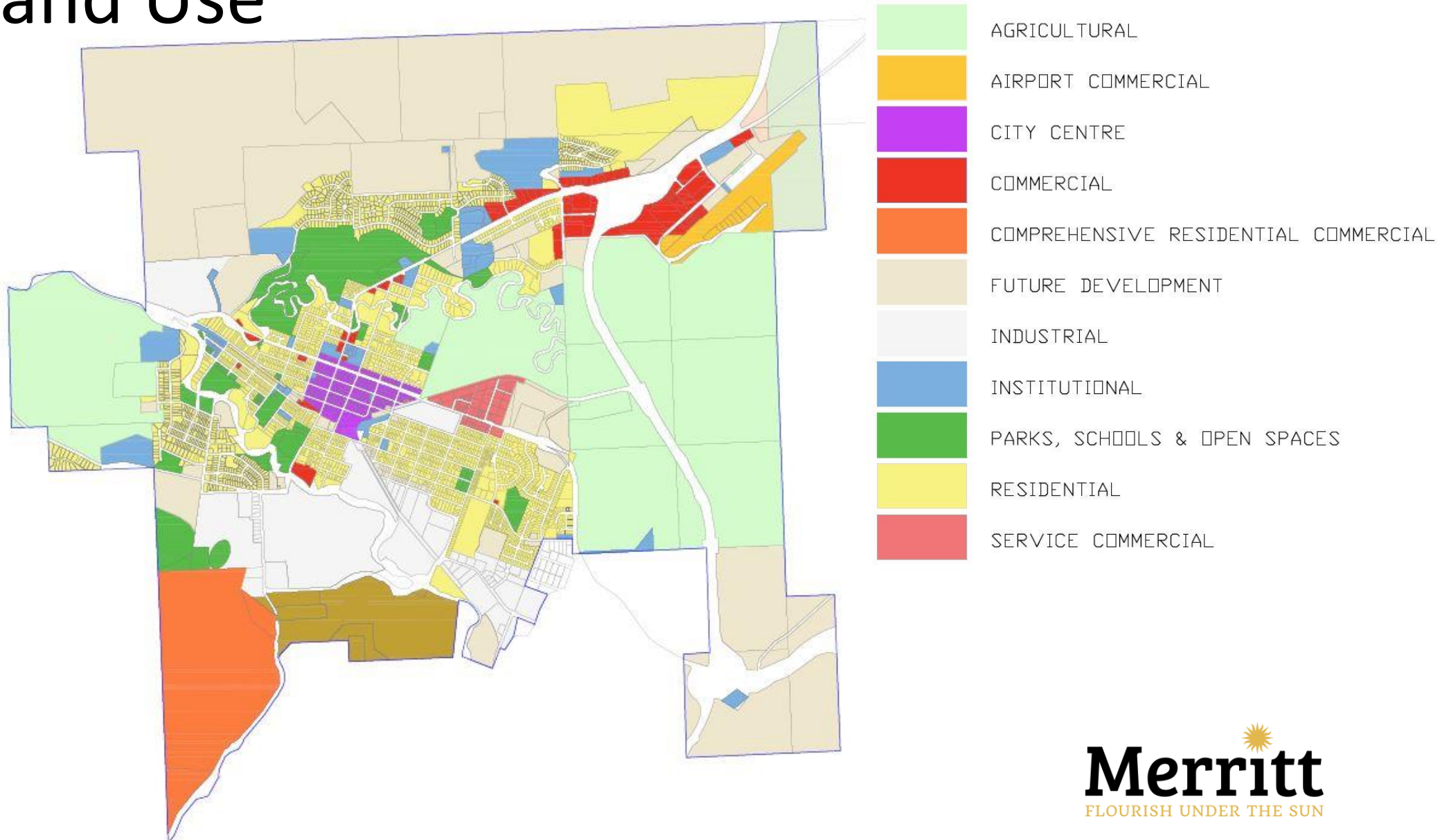
2016 population = 7,139

- The City is looking to increase Merritt's population through **policy changes and incentives** which will attract new residents to relocate in Merritt
- The growth rate was calculated using the Province of British Columbia's growth rate as a baseline (1.2%) supplemented by Merritt's residential development permit applications & recent neighbourhood plan (2,000+ units to housing market in next 20 years)
- With these interventions, Merritt's population is projected to reach a population of **14,574 by 2041**, this is an **increase of 104.14% over the next 25 years**

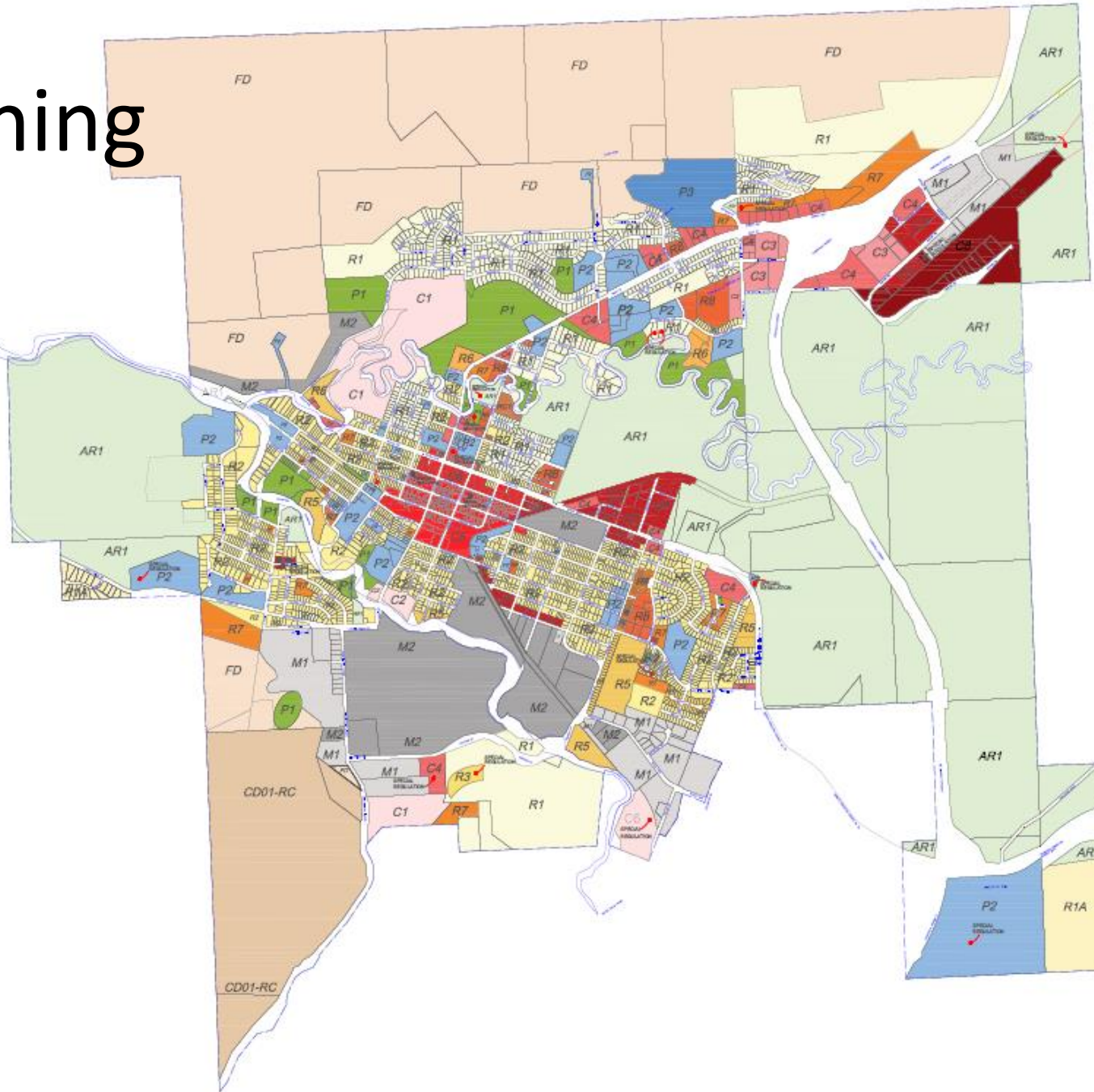
Projected Population Change, 1991 - 2041



OCP Land Use



Zoning



Legend

Agricultural

AR1
AGRICULTURAL

Residential

R1
Single Family Residential

R1a
Large Parcel Residential

R2
Low Density Residential

R3
Small Parcel Residential

R4
Residential Modular Home

R5
Mobile Home Park

R6
Strata Parcel Residential

R7
Medium Density Residential

R8
High Density Residential

RC1
Residential Care Housing

Commercial

C1
Recreational Commercial

C2
Tourist Commercial

C3
Regional Commercial

C4
Corridor Commercial

C5
Neighbourhood Commercial

C6
City Centre District

C7
Service Commercial

C8
Airport Commercial

Industrial

M1
Light Industrial

M2
Heavy Industrial

Institutional

P1
Parks & Cemetery

P3
Post Secondary Educational

P2
Institutional & Public Use

Special Use

FD
Future Development

CD01-RC
Comprehensive Development

Land Use

Challenges

- Limited land available for new development
- Past growth and development supported car dependent sprawl
- Infrastructure is aging and in need of investment
- Climate change is having a greater impact on land use (i.e. higher river levels and flood risks, increased spread of wildfire damage)

Discussion Question

What actions can the City of Merritt take to overcome these challenges related to land use?

Press the enter your comments in the chat box



Housing

Challenges

- Residential development somewhat constrained geographically
- The demand for housing is far greater than what is available
- Increased housing options (i.e. type and tenure) are needed for the community to grow
- Residential areas are isolated from non-residential uses areas

Discussion Question

What actions can the City of Merritt take to overcome these challenges related to housing?

Press enter your comments in the chat box



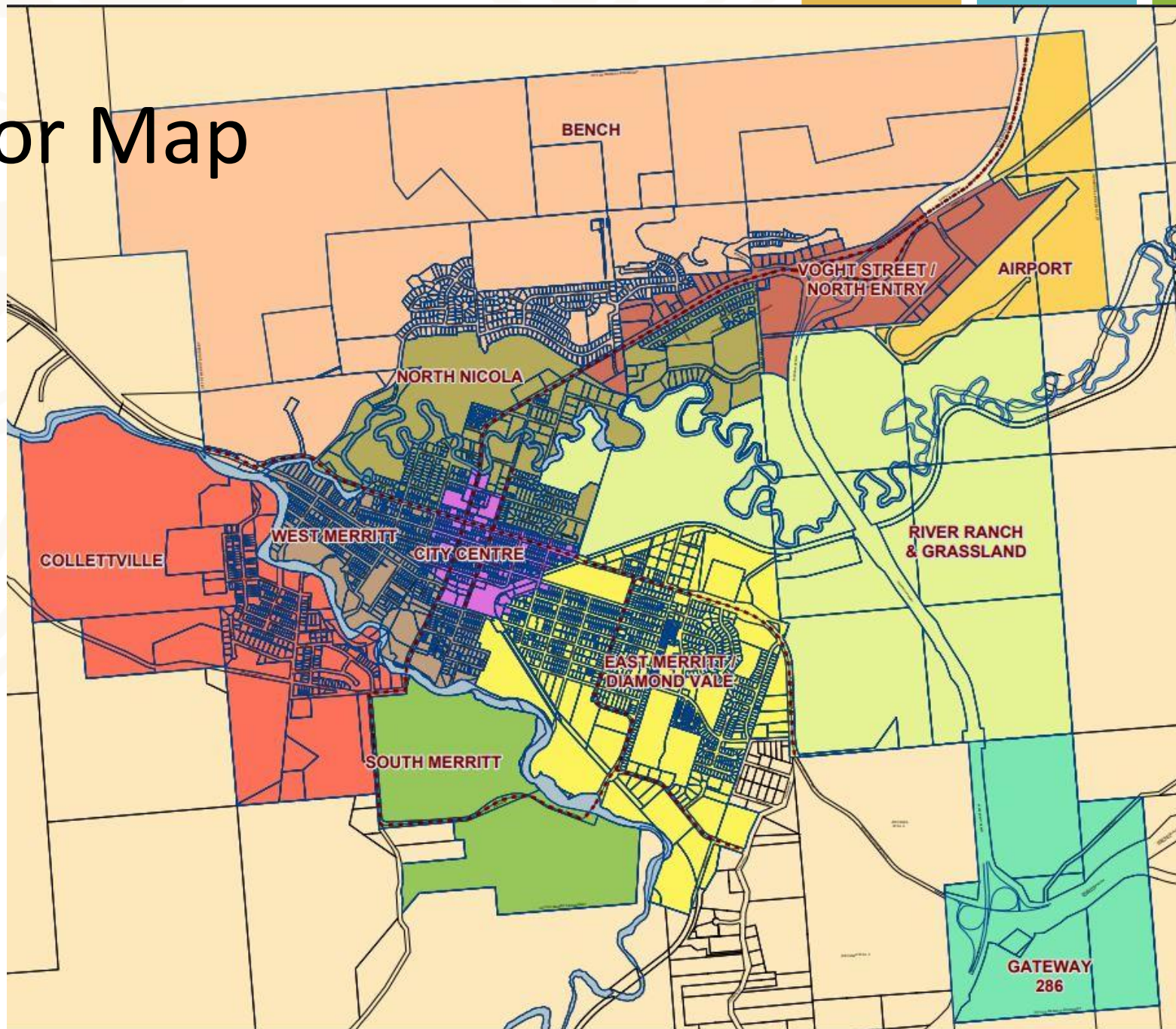
Locations for New Housing

Mentimetre: Question 2 Preamble

- To support Merritt's future projected population growth, approximately 4,050 new housing units will be required by 2041.
- Redeveloping underused sites or developing vacant lands with higher density residential can help overcome the somewhat limited opportunities for new residential development



Sector Map



Go to www.menti.com and use the code 15 10 17 7

 Mentimeter

Q2: Where should new housing be built in Merritt?





Housing Downtown

Mentimeter: Question 3 Preamble

- Downtown has enormous potential to become a thriving residential neighbourhood
- Merritt's Zoning By-law currently allows a maximum building height of 6 storeys or 8 storeys with density bonusing
- Developers need to provide a certain number of dwelling units to offset the cost of underground parking and other amenities
- Increasing the maximum allowable downtown building height can help encourage downtown residential development



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Q3: In your opinion, what should the maximum building height be for downtown?

 Mentimeter

0
6

0
8

0
10

0
12





Housing Type

Mentimeter: Question 4 Preamble

- The majority of Merritt's housing stock is single-family low-density residential
- Having a range in housing types and tenure is essential to accommodate residents in all stages of life





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Q4: What type of housing should be built in Merritt over the next 20 years?

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- 1st | Accessory Units
- 2nd | Small lot single-family residential
- 3rd | Medium lot single family residential
- 4th | Low-density multi-family
- 5th | Medium density multi-family
- 6th | High density multi-family
- 7th | Mixed use buildings
- 8th | Other



15 Minute Neighbourhood

Mentimeter: Question 5 Preamble

- A **15 minute neighbourhood** is a residential area in which all day-to-day needs can be acquired within a 15 minute walk
- Merritt's past development patterns has resulted in car-dependent sprawl where residential uses are isolated from non-residential uses



Go to www.menti.com and use the code 15 10 17 7

Q5: What services or amenities would you like to be a 15 minute walk away from in your neighbourhood (i.e., grocery store, bakery, parks, transit)?

 Mentimeter





Thank you!

Thank you for your participation and for your interest in Merritt's OCP update!

For more information, please visit:

www.merritt.ca/ocp

If you have any questions, feel free to contact:

Don McArthur, Planning & Development Services Manager

Planning@merritt.ca

