



REQUEST FOR DECISION

MEETING DATE: June 13, 2022

TITLE: C-1142-21 - Land Use Bylaw Text Amendment - Section 120 RMHC
- Manufactured Home Court District – Second and Third Reading

DIVISION: Planning & Infrastructure

SUMMARY:

Second and third reading of Bylaw C-1142-21, a proposed text amendment to Section 120 RMHC – Manufactured Home Court Residential District in the Land Use Bylaw, is being brought forward for Council consideration. The proposal is a comprehensive District update that recognizes the existing conditions of the Mobile Home Estates and seeks to clarify how current and future onsite development shall be regulated for this city housing option.

Administration supports this bylaw.

PROPOSED MOTION:

THAT second reading be given to Bylaw C-1142-21 - Land Use Bylaw Amendment – Section 120 RMHC – Manufactured Home Court Residential District.

THAT third reading be given to Bylaw C-1142-21 - Land Use Bylaw Amendment – Section 120 RMHC – Manufactured Home Court Residential District.

BACKGROUND / ANALYSIS:

An application was received to make changes to Section 120 RMHC – Manufactured Home Court Residential District from Mobile City Estates, the landowner and only user of this District, on December 16, 2020. The applicant’s goal with this proposal is to change the existing land use district to clarify regulation in the developed areas and to establish how available expansion areas can develop.

Mobile City Estates is located west of Calahoo Road adjacent to the City Centre, and it is a 22.2 hectare site with approximately 20% of its lands remaining undeveloped. The existing development has approximately 240 units with a density of 10.8 dwelling units per net residential hectare, which is a low-density residential use in the City.

A previous District amendment (C-857-13) in 2013 made some minor regulation changes to clarify the area regulations, but there was no agreement on internal expansion. In recent years Administration and Mobile City Estates management have been working to bring the development into compliance with some safety and building code related matters. The City and Mobile City Estates recognize Land Use Bylaw changes are needed to improve the District's usefulness.

This proposal defines substantial changes to the existing Section 120 RMHC - Manufactured Home Court Residential District, and therefore the existing District is proposed to be rescinded and replaced in its entirety. The proposed regulation divides Mobile City Estates into three areas:

- Area A addresses the existing Mobile Home Court development and defines how it is to be managed over time while still allowing for orderly and incremental upgrading. A new Development Permit will be issued to capture the existing conditions, and all future development would comply with the new District. This Area's development is to be based on agreed separation distances from existing manufactured home units in relation to its neighbouring units as confirmed by an Alberta Land Surveyor, unit changes that meet safety standards, and the number of accessory structures is agreed and controlled.
- Area B addresses the landowner's desired expansion area and establishes a regulatory system based on a detailed Site Plan with individual stalls and setback regulations to ensure clear development standards and expectations. This area is adjacent to existing residential and these neighbours were considered for ensuring a compatible land use transition.
- Area C consists of a large, treed area adjacent to Heritage Grove Park that has been addressed in that any future development in this area of undetermined environmental status would require a further District amendment.

Administration supports this amendment as a reasonable solution that establishes an operable regulatory system that will allow development in Mobile City Estates to continue in a manner that provides a higher degree of predictability regarding the site's development and safe operation.

OPTIONS / ALTERNATIVES:

This bylaw is being brought forward for consideration of second and third reading. Based on information provided at the public hearing, discussion and consideration of changes to the bylaw may be made. Alternatively, Council may defeat the motion for second or third reading and choose to defeat this bylaw.

CONSULTATION / ENGAGEMENT:

The applicant has conducted an information mail-out (December 2020) and an advertised Open House (April 13, 2022) to inform and discuss their amendment. A statutory public hearing was held on June 13, 2022, prior to consideration of second reading per the requirements of the *Municipal Government Act*.

IMPLEMENTATION / COMMUNICATION:

If approved, the Land Use Bylaw will be updated per Bylaw C-1142-21 and be published on the City's website.

IMPACTS:

Approval of this bylaw will replace the existing regulations for use in regulating the Mobile Home Estates development.

FINANCIAL IMPLICATIONS:

n/a

STRATEGIC VISION ELEMENT:

Where People Choose to Live - A dynamic city with and exceptional quality of life

RELATED GOAL:

n/a