MOBILE CITY ESTATES

PUBLIC ENGAGEMENT REPORT
What We Heard + What We Did
April 2022

Engagement Report Introduction

This report has been prepared by Invistec Consulting Ltd. on behalf of W.J. Properties Inc. for the use of the City of Spruce Grove.

The content provided within this engagement report encapsulates public engagement, which occurred throughout the Section 120 RMHC Text Amendment Application.

This engagement report has been broken into three (3) particular sections. Section 1 includes a What We Heard summary from online engagement that occurred during the peak of the COVID-19 pandemic (December 2020 - January 2021). Section 2 includes a second What We Heard summary from a Public Open House held April 13, 2022 at the Pioneer Centre in Spruce Grove. Section 3 includes a What We Did summary based off the feedback provided from both the online engagement and the public open house, and how the feedback was utilized to inform the proposed amendments to-date.

An Appendix section has been included at the end of this engagement report, which includes the raw data (or feedback information) received throughout the history of the application for clear reference.

What We Heard Summary #1

December 2020 - January 2021 Feedback Form

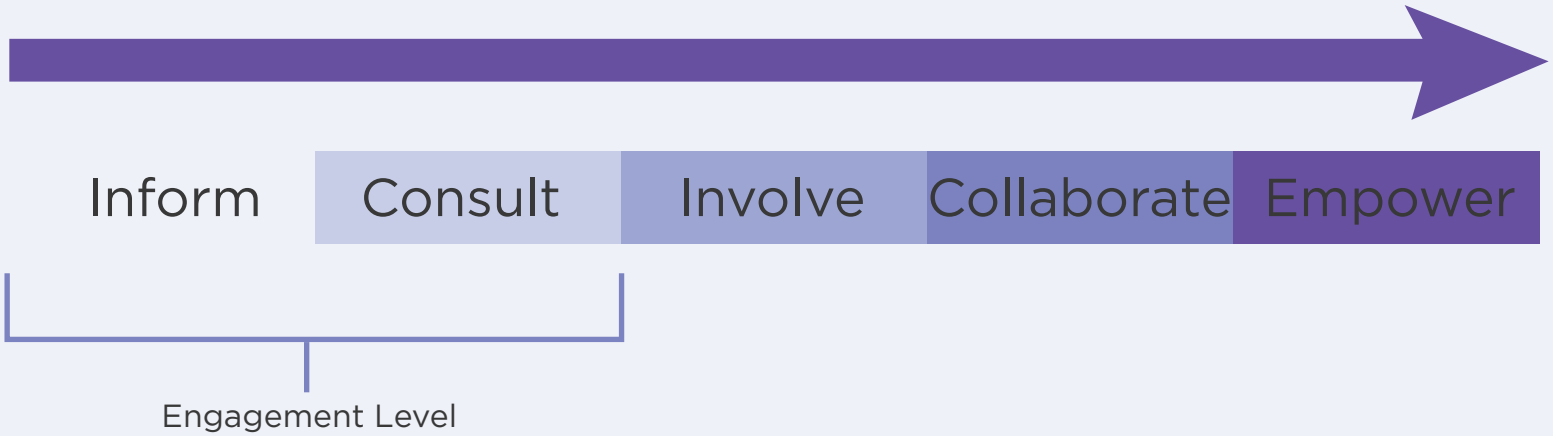
What We Heard Summary #2

April 13, 2022 Public Open House

What We Did

Engagement Spectrum: Inform - Consult

Referencing the International Association for Public Participation (IAP2) the proposed Section 120 RMHC text amendment application falls under the inform to consult range of the engagement spectrum. At the inform to consult level the goal is to provide the public with information as it pertains to what is occurring within the application and to keep them informed. Furthermore, it also aims to obtain input or feedback as it relates to the application through general consultation (i.e. surveys / feedback forms).



PROJECT TIMELINE

WHAT WE HEARD

Summary #1 December 13, 2020 - January 13, 2021
Online Feedback Form

Purpose of Public Engagement

To inform and consult tenants of Mobile City Estates as well as other affected area landowners of the application and its associated future implications.

Mail-Out Letter and Online Feedback Form

350
Mail-Out Invitations

33
Returned and completed Feedback Forms

Options to provide feedback

Email

Hardcopy Mail

Online Google Forms

A summary of returned forms, phone calls, and email inquiries has been produced to capture the essence of the first round of initial online engagement. This initial outreach and feedback engagement ultimately was designed to: 1) create public awareness to the project; 2) facilitate an understanding of what is occurring; 3) collect input that captures a wider range of perspectives; 4) highlight key issues so they may be resolved or incorporated early on in the project's process.

Of the 33 returned surveys 2/3 (66%) of respondents had mailing addresses found within Mobile City Estates. Respondents stated they are largely in support of Area A evolving to a higher standard over time through unit replacement. Concerns stemmed from their future or potential role as it relates to unit replacement or upgrades. Additional feedback indicated they would like to see added visitor parking, sidewalks, and a play space for children within Area A. Area B responses expressed interest in greater rear setbacks from existing Westgrove Residential to the rear of a manufactured home unit as well as tree and fence privacy buffer to separate the two developments. In addition, there was concern over the loss of the ability to connect / walk to the commercial shopping centre located south of Mobile City Estates. Other respondents indicated support for the future development of Area B and view it as an opportunity to further enhancer the greater area through the addition of new manufactured homes. Area C responses indicated a preferred sentiment to keep this area as a natural space with amenities such as trails, benches, and off-leash space.

For a complete reference of the raw feedback provided please see the Appendices.

WHAT WE HEARD

Summary #2 April 13, 2022 Public Open House

In-Person Public Open House
Pioneer Centre, Spruce Grove, AB

304
Open House
Mail-Out Invitations

29
Open House
Attendees

6
Returned and
completed
Feedback Forms

Options to provide feedback

Email

Hardcopy
Mail

Online Google
Forms

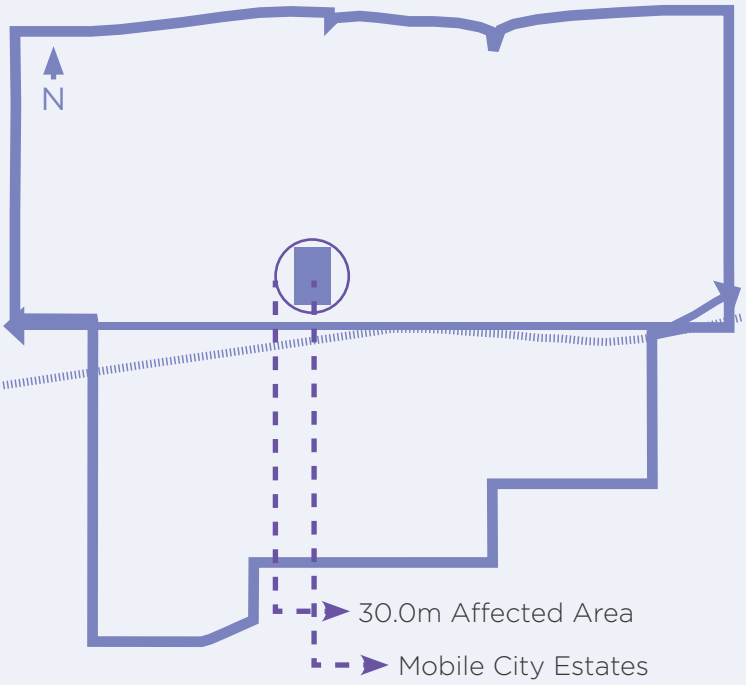
Nearly 30 attendees came out to the Mobile City Estates Public Open House, held April 13 from 6pm-730pm at the Pioneer Centre in Spruce Grove, AB. The evening began with a formal presentation by the project team, followed by a question and answer period from attendees. The purpose of the Open House was: 1) to provide an additional touch point with members of the public on the application and progress made to date; 2) review and answer questions on proposed regulations informed (in-part) by the previous online engagement; 3) ensure a shared understanding of how the text amendments would be applied and answer questions relating to the impact of the proposed regulations on existing tenants and their manufactured home units / yards; and 4) to allow for attendees an additional opportunity to review new information and provide further feedback or commentary on the proposal prior to its finalization and proceeding through the Council adoption process.

Of the attendees at the Open House, a majority were tenants of Mobile City Estates. Of the six (6) returned and completed feedback forms, all six (6) were completed by tenants of Mobile City Estates. Respondents stated that they are either very familiar or somewhat familiar with the project area and the current land use bylaw amendment application. Respondents noted several concerns through recorded live comments at the Open House or through their formal feedback forms, which are as follows: 1) the interface between existing Area A units backyards and proposed / future Area B unit backyards and how the existing yards may be decreased in size to accommodate future development; 2) not enough visitor parking stalls; 3) would like a dedicated play area for children in the form of a playground or play space; and 4) unit signage and addressing issues.

For a complete reference of the raw feedback provided please see the Appendices.

WHAT WE DID

Incorporation Of Feedback



To conclude, the proposed section 120 RMHC has incorporated feedback provided throughout the application's history and in doing so has resulted in a responsive district that will support landowner aspirations, while also providing current tenants, and affected area residents with development certainties against privacy impacts, and guest parking needs. Moreover, the newly proposed regulations will also provide the City of Spruce Grove with a more predictable site and unit arrangement for increased overall safety and aesthetic.

Through review and analysis of all feedback provided, the proposed text amendments to Section 120 RMHC have endeavored to integrate as much of the feedback provided by respondents. In doing so, this has enabled the newly proposed Section 120 RMHC to be a district that will not only enable the addition of new and affordable manufactured home units, but will also bring the district to a modern standard, while simultaneously ensuring there is greater privacy mitigation and overall orderly unit arrangement across Area A and B of the site.

Through initial engagement (December 13, 2020 - January 13, 2021) a primary point of feedback was how new development in Area B would interact with existing single detached homes within Westgrove residential. What we did in response to this was create a 7.0m rear setback regulation for future units adjacent to Westgrove, while also requiring an additional 1 tree per manufactured home stall to be included within the rear setback to further mitigate privacy concerns. In addition, the requirement of a uniform fence has also been added as a regulation to further ensure Westgrove and Area B of Mobile City are well delineated.

From the feedback provided at the Open House what we have done is required that guest parking be accommodated through a 1 visitor stall for every 7 manufactured homes regulation. Further, we have also required unit addressing to be approved by the City for each new unit placed in the site. As it relates to common amenity space, accessory uses and accessory buildings would enable this opportunity (at the owner's discretion), however this will not be a regulation requirement due to a private amenity space regulation requirement of a minimum of 7.5m2 per manufactured home unit, along with ample open space located at St. Joseph Catholic School (directly adjacent to north part of Area A), as well as the natural recreation opportunities included within the remaining undeveloped Area C.

APPENDIX I

Invistec Consulting Ltd.
4th Floor, 10235 – 101 Street
Edmonton, Alberta T5J 3G1
Project 2020-014

December 18, 2020
Dear Sir/Madam,

RE: Notice of Section 120 RMHC Land Use Bylaw Amendment for Mobile City Estates (305 Calahoo Road, City of Spruce Grove)

Please find this letter as notice that Invistec Consulting Ltd. is preparing a Land Use Bylaw Amendment to Section 120 RMHC – Manufactured Home Court District for Mobile City Estates. As an identified resident in proximity to (or living within) Mobile City Estates, you are an important stakeholder.

This application proposes to amend the current Section 120 RMHC to bring it to a higher standard. The amended Section 120 RMHC proposes to create three distinct areas. Area A – the existing developed area; Area B – a planned expansion area; and Area C – a future planning stage (map attached on separate page). The amended Section 120 aims to achieve the following goals:

- Make improvements to the quality of the development;
- Respect existing residential development to the west;
- Increase privacy and buffering between Area B and existing residential development to the west; and
- Standardize the layout of home units to create a cohesive site area.

This will be done through the replacement of old units (over time) with new units of a higher standard; ensure that any new manufactured home does not infringe on the 7.0 metre west development setback; and providing future landscaping primarily along the western boundary area (where the setback is located).

Due to COVID-19 it is preferred that you visit the link below to provide your comments. If you are unable to complete the digital form, please fill out the form provided. You can scan or take a photo of the form once complete and email it to the contact below, or it can be mailed back to the address in the header above. Should you have any questions, comments, or concerns, please contact the applicant via email.

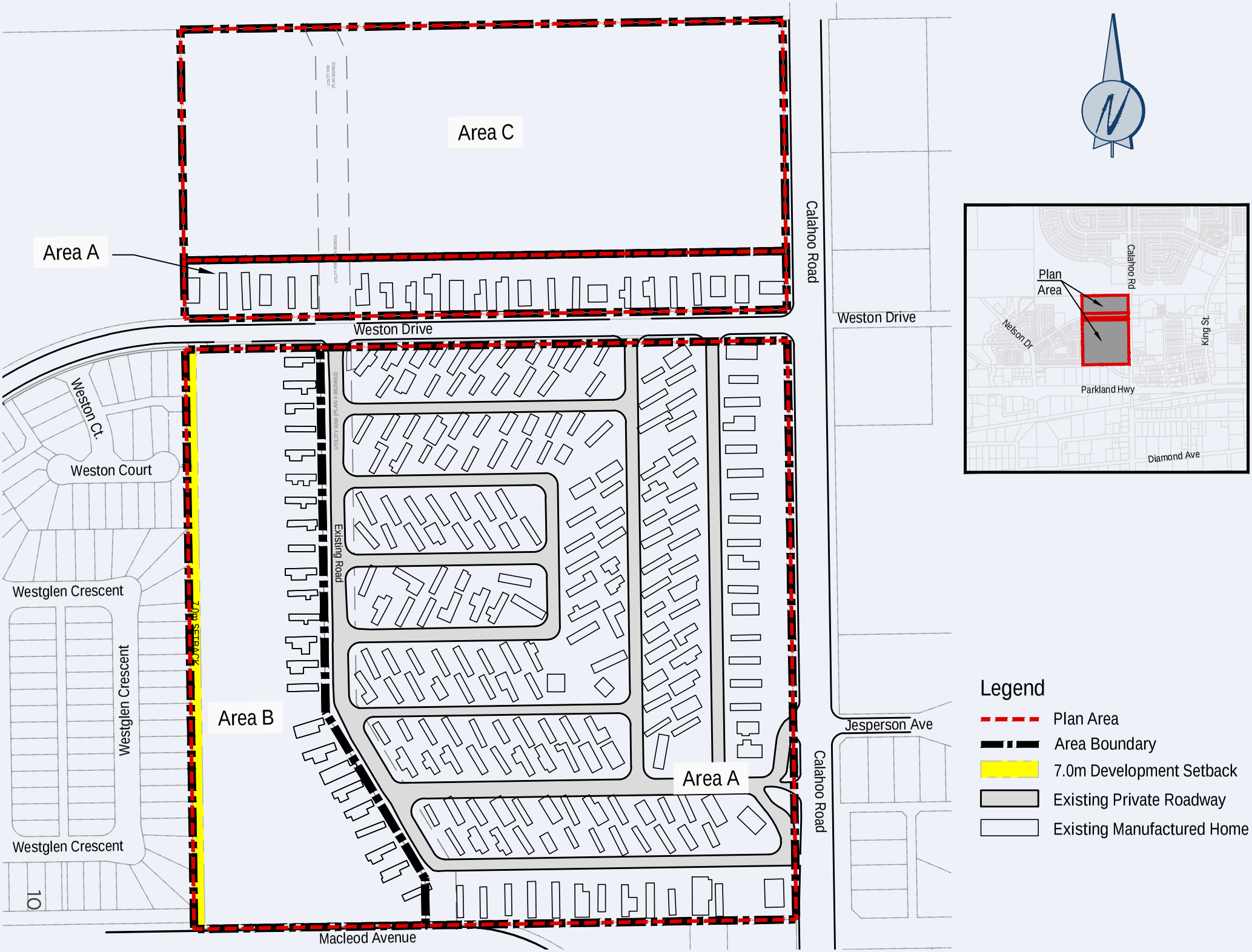
Please provide your comments by January 8, 2021. This is part 1 of 2 of our notification and feedback collection. A follow-up notification and feedback will be sent out in early 2021 so please look out for that in your mail.

https://forms.gle/yyLVe7uDHtfzd2TA8

Best Regards,

[redacted]

Fabio Coppola, MPlan
Planner
Invistec Consulting Ltd.
fabio.coppola@invistec.ca


Area C
Area A
Weston Drive
Calahoo Road
Weston Drive
Weston Ct.
Weston Court
Westglen Crescent
Westglen Crescent
Westglen Crescent
7.0m SETBACK
Area B
Existing Road
UTILITY R/W (PLAN 8820633)
Area A
Jesperson Ave
Calahoo Road
Macleod Avenue
Plan Area
Calahoo Rd
Nelson Dr
King St.
Parkland Hwy
Diamond Ave
Legend
Plan Area
Area Boundary
7.0m Development Setback
Existing Private Roadway
Existing Manufactured Home

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Edmonton, Alberta T5J 3G1
Project 2020-014

Mobile City Estates – Feedback Form (Part I)

1. Please provide your postal code.

2. Based on the attached site plan map Area A is an existing development area. This area will largely remain the same but will evolve through the replacement of old homes with new homes that are of a higher standard. Please provide your comment on how you would like to see Area A change over time.

3. Based on the attached site plan map Area B is a planned expansion area. **As part of the design considerations the existing 7.0m setback will not allow manufactured homes to be placed within the setback**. Please provide your comment on what you would like to see included within Area B's design.

4. Based on the attached site plan map Area C is a planned future stage. Please provide your comment on how see Area C developing in the future.

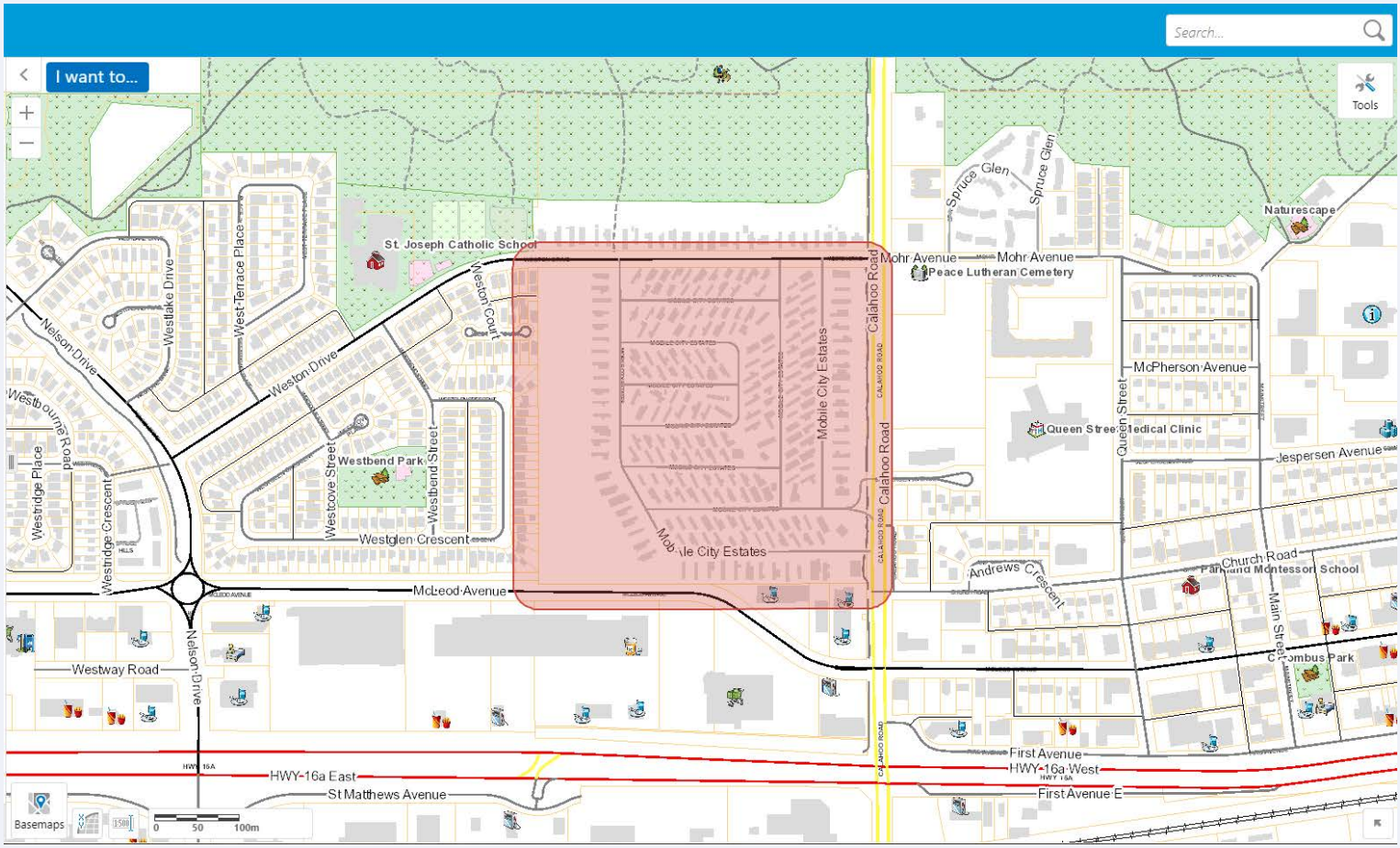
5. Please provide any additional comments.

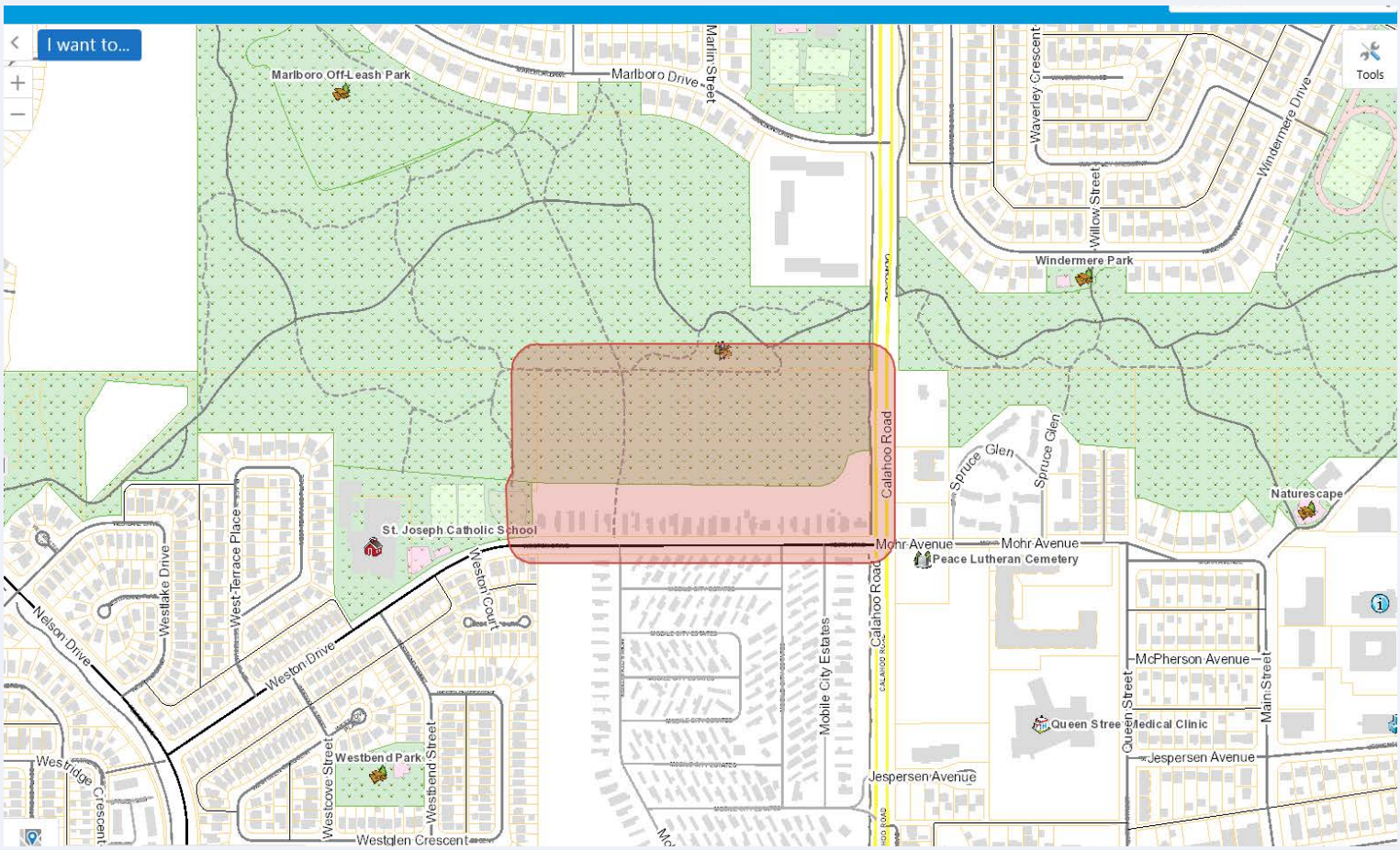
Thank you.

We appreciate all your comments and feedback and we will be in touch again in the New Year for part 2 of our feedback form.

Your personal feedback will be provided in summary format to the City of Spruce Grove Planning and Development department.

30.0m Affected Area Notification Radius





APPENDIX II

Invistec Consulting Ltd.
4th Floor, 10235 – 101 Street
Edmonton, Alberta T5J 3G1
Project 2020-014

Mobile City Estates – Feedback Form (Part I)

1. Please provide your postal code. T7X-3K7 #108,
2. Based on the attached site plan map Area A is an existing development area. This area will largely remain the same but will evolve through the replacement of old homes with new homes that are of a higher standard. Please provide your comment on how you would like to see Area A change over time.

   I LIVE 108 we bot Sideing on THE LAST TWO YEARS
3. Based on the attached site plan map Area B is a planned expansion area. **As part of the design considerations the existing 7.0m setback will not allow manufactured homes to be placed within the setback**. Please provide your comment on what you would like to see included within Area B's design.
4. Based on the attached site plan map Area C is a planned future stage. Please provide your comment on how see Area C developing in the future.
5. Please provide any additional comments.

   we Fixed .100UP THE LAST TWO YEARS ARE we OK New SIDING PLEASE LET US KNOW.

Thank you.

We appreciate all your comments and feedback and we will be in touch again in the New Year for part 2 of our feedback form.

Your personal feedback will be provided in summary format to the City of Spruce Grove Planning and Development department.

2

Invistec Consulting Ltd.
4th Floor, 10235 – 101 Street
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Project 2020-014

Mobile City Estates – Feedback Form (Part I)

1. Please provide your postal code.

   T7X 3L1
2. Based on the attached site plan map Area A is an existing development area. This area will largely remain the same but will evolve through the replacement of old homes with new homes that are of a higher standard. Please provide your comment on how you would like to see Area A change over time.

   We do not want area A to change! We want to die herein our trailer!
3. Based on the attached site plan map Area B is a planned expansion area. **As part of the design considerations the existing 7.0m setback will not allow manufactured homes to be placed within the setback**. Please provide your comment on what you would like to see included within Area B's design.

   mobile homes that can be moved out easily as trailers in Area A are replacat with new ones. to even out the roads!
4. Based on the attached site plan map Area C is a planned future stage. Please provide your comment on how see Area C developing in the future.

   Doublewide trailers. Two rows only with access to Calahoo Road.
5. Please provide any additional comments.

   We call this "Paradise"

Thank you.

We appreciate all your comments and feedback and we will be in touch again in the New Year for part 2 of our feedback form.

Your personal feedback will be provided in summary format to the City of Spruce Grove Planning and Development department.

2

Invistec Consulting Ltd.
4th Floor, 10235 – 101 Street
Edmonton, Alberta T5J 3G1
Project 2020-014

Mobile City Estates – Feedback Form (Part I)

1. Please provide your postal code.

   T7X 3K7
2. Based on the attached site plan map Area A is an existing development area. This area will largely remain the same but will evolve through the replacement of old homes with new homes that are of a higher standard. Please provide your comment on how you would like to see Area A change over time.

   I think if the older homes have need roofs siding + Shirting they Should be allowed to stay.
3. Based on the attached site plan map Area B is a planned expansion area. **As part of the design considerations the existing 7.0m setback will not allow manufactured homes to be placed within the setback**. Please provide your comment on what you would like to see included within Area B's design.

   why Can we not have a storage area for R.Vs + Small utility trailers that is Safe So no one breaks into them + distroys things
4. Based on the attached site plan map Area C is a planned future stage. Please provide your comment on how see Area C developing in the future.

   whatever you do It won't matter to the rest of us because they don't listen to us anyways
5. Please provide any additional comments.

   Will the rent go up to get the rest of us to move out, to replace the older homes?

Thank you. Most of us live here because can not afford a house down payment, TAXES, + high mortgage.

We appreciate all your comments and feedback and we will be in touch again in the New Year for part 2 of our feedback form.

Your personal feedback will be provided in summary format to the City of Spruce Grove Planning and Development department.

2

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4th Floor, 10235 – 101 Street
Edmonton, Alberta T5J 3G1
Project 2020-014

Mobile City Estates – Feedback Form (Part I)

1. Please provide your postal code.

   T7X 3K6
2. Based on the attached site plan map Area A is an existing development area. This area will largely remain the same but will evolve through the replacement of old homes with new homes that are of a higher standard. Please provide your comment on how you would like to see Area A change over time.

   Larger lots so area is not so congested.
   Better alignment with homes
   Green space, with benches and play structures so residents have a communal space to gather and thus making the park more attractive to families.
   How will the process of removing older homes be executed?
3. Based on the attached site plan map Area B is a planned expansion area. **As part of the design considerations the existing 7.0m setback will not allow manufactured homes to be placed within the setback**. Please provide your comment on what you would like to see included within Area B's design.

   Large lot sizes so homes aren't as in as close proximity as they are in the inner part of the park.
   Highest allowable privacy fencing
   Discriminate removal of existing trees
   Green space with benches and play structure
4. Based on the attached site plan map Area C is a planned future stage. Please provide your comment on how see Area C developing in the future.

   as in #3
5. Please provide any additional comments.

   I appreciate that we are given this opportunity for input. Nice fencing, green spaces, updated exteriors, nicely aligned homes would make MCE more aesthetically pleasing.

Thank you.

We appreciate all your comments and feedback and we will be in touch again in the New Year for part 2 of our feedback form.

Your personal feedback will be provided in summary format to the City of Spruce Grove Planning and Development department.

2

TELUS LTE 2:06 PM 60%

Done

1. T7X 3L1
2. Don't like the higher standard comment. Area A I believe the power needs upgrades & assurance that all fire hydrants are working & with sufficient force. I would venture a guess sewer lines are very old. It would be nice to have underground power & proper phone & internet lines. Likely some of this

TELUS LTE 2:06 PM 60%

Done

lines. Likely some of this falls on the city or Shaw & Telus.
3. Area B in the setback area can part of it be made into a playground even supervised by the city.
As long as it's developed by Government & City guide lines I see no problem
4. I see no issue with the developers developing it

TELUS LTE 2:07 PM 60%

Done

4. I see no issue with the developers developing it as long as done by government & city regulations. Possibly part of it could be used. As a play area & left with bush on for the kids to experience nature.
5. I feel if the park expects us to keep a tidy weed free yard that they actually do the same with vacant lots & other areas

TELUS LTE 2:07 PM 60%

Done

of it could be used. As a play area & left with bush on for the kids to experience nature.
5. I feel if the park expects us to keep a tidy weed free yard that they actually do the same with vacant lots & other areas that are there's.
Walkways. The plowing of the snow etc. Could definitely be done more professionally.

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Project 2020-014

Mobile City Estates – Feedback Form (Part I)

1. Please provide your postal code.

   T7X 3K7

2. Based on the attached site plan map Area A is an existing development area. This area will largely remain the same but will evolve through the replacement of old homes with new homes that are of a higher standard. Please provide your comment on how you would like to see Area A change over time.

   As older mobile homes are removed lots should be made larger for existing home owners. Extra parking No on street parking, No Visitor Parking

3. Based on the attached site plan map Area B is a planned expansion area. **As part of the design considerations the existing 7.0m setback will not allow manufactured homes to be placed within the setback**. Please provide your comment on what you would like to see included within Area B's design.

   This area should remain as green space

4. Based on the attached site plan map Area C is a planned future stage. Please provide your comment on how see Area C developing in the future.

   If future development is to happen the lots should be build lot sizes

5. Please provide any additional comments.

   Repair what needs fixing (sign by the office
   Pot hole from water line repair
   Eye sore.)

Thank you.

We appreciate all your comments and feedback and we will be in touch again in the New Year for part 2 of our feedback form.

Your personal feedback will be provided in summary format to the City of Spruce Grove Planning and Development department.

[redacted]

Invistec Consulting Ltd.
4th Floor, 10235 – 101 Street
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Project 2020-014

Mobile City Estates – Feedback Form (Part I)

1. Please provide your postal code.

   T7X 3K9

2. Based on the attached site plan map Area A is an existing development area. This area will largely remain the same but will evolve through the replacement of old homes with new homes that are of a higher standard. Please provide your comment on how you would like to see Area A change over time.

   REPLACEMENT OF OLDER HOMES SHOULD BE A HIGH PRIORITY. MANY ARE AN EYE SORE AND DEPRECIATE THE VALUE OF THE PARK.

3. Based on the attached site plan map Area B is a planned expansion area. **As part of the design considerations the existing 7.0m setback will not allow manufactured homes to be placed within the setback**. Please provide your comment on what you would like to see included within Area B's design.

   ITS A SMALL AREA BUT NEW HOMES SHOULD BE OK WITH TASTEFUL DESIGN STANDARDS, MODERN + CONSISTENT WITH THE NICER HOMES IN THE PARK.

4. Based on the attached site plan map Area C is a planned future stage. Please provide your comment on how see Area C developing in the future.

   THIS LARGER AREA SHOULD INCORPORATE A WATERFALL OR FENCED OFF LEASH DOG PARK. KEEP WOODED AREAS + NATURE TRAILS.

5. Please provide any additional comments.

   EXPANSION OF THE PARK WILL RESULT IN INCREASED REVENUE FOR YOUR COMPANY. KEEP LOT FEES STABLE W/O INCREASES.
   THE EXISTING RESIDENTS WOULD LIKE TO SEE AN APPRECIATION OF THEIR HOMES FOR CONTINUED TENANCY.

Thank you.

We appreciate all your comments and feedback and we will be in touch again in the New Year for part 2 of our feedback form.

Your personal feedback will be provided in summary format to the City of Spruce Grove Planning and Development department.

[redacted]

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4th Floor, 10235 – 101 Street
Edmonton, Alberta T5J 3G1
Project 2020-014

Mobile City Estates – Feedback Form (Part I)

1. Please provide your postal code.

   T7X 3K9

2. Based on the attached site plan map Area A is an existing development area. This area will largely remain the same but will evolve through the replacement of old homes with new homes that are of a higher standard. Please provide your comment on how you would like to see Area A change over time.

   OLD HOMES SHOULD BE RENOVATED, OR REMOVED.

3. Based on the attached site plan map Area B is a planned expansion area. **As part of the design considerations the existing 7.0m setback will not allow manufactured homes to be placed within the setback**. Please provide your comment on what you would like to see included within Area B's design.

   NEW, MODERN HOMES WOULD ENHANCE THE APPEARANCE OF THE PARK.

4. Based on the attached site plan map Area C is a planned future stage. Please provide your comment on how see Area C developing in the future.

   NOT JUST NEW HOMES, TRAILS, TREES ARE ALSO TO BE KEPT.

5. Please provide any additional comments.

   WOULD LIKE TO SEE AN INCREASE IN VALUE OF MY INVESTMENT.

Thank you.

We appreciate all your comments and feedback and we will be in touch again in the New Year for part 2 of our feedback form.

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Mobile City Estates – Feedback Form (Part I)

1. Please provide your postal code.

   T7X 3K5

2. Based on the attached site plan map Area A is an existing development area. This area will largely remain the same but will evolve through the replacement of old homes with new homes that are of a higher standard. Please provide your comment on how you would like to see Area A change over time.

   What is the meaning of old homes. That would cost thousands of dollars to replace + remove. At what time area would this be. Most people that have older homes are for a reason. There are still more things people could do to upgrade their homes + lots.

3. Based on the attached site plan map Area B is a planned expansion area. **As part of the design considerations the existing 7.0m setback will not allow manufactured homes to be placed within the setback**. Please provide your comment on what you would like to see included within Area B's design.

   If traffic would dump onto Weston Drive – maybe the speed limit should be lower as speeding and racing is a problem – anywhere to 100 KMS – racing. Speeding is a every day problem.

4. Based on the attached site plan map Area C is a planned future stage. Please provide your comment on how see Area C developing in the future.

   Fence to the rear of existing trailers – then a row of trailers and a road on the North side near the back

5. Please provide any additional comments.

Thank you.

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Mobile City Estates – Feedback Form (Part I)

1. Please provide your postal code.

   T7X 3K7

2. Based on the attached site plan map Area A is an existing development area. This area will largely remain the same but will evolve through the replacement of old homes with new homes that are of a higher standard. Please provide your comment on how you would like to see Area A change over time.

   I think if the older homes have new roofs siding & shirting they should be allowed to stay.

3. Based on the attached site plan map Area B is a planned expansion area. **As part of the design considerations the existing 7.0m setback will not allow manufactured homes to be placed within the setback**. Please provide your comment on what you would like to see included within Area B's design.

   Why can we not have a storage area for R.VS + small utility trailers that is safe so no one breaks into them & distroys things

4. Based on the attached site plan map Area C is a planned future stage. Please provide your comment on how see Area C developing in the future.

   Whatever you do it won't matter to the rest of use because they don't listen to us anyways

5. Please provide any additional comments.

   Will the rent go up to get the rest of us to move out, to replace the older homes?

Thank you. Most of us live here because can not afford a house down payment, TAXES, + High morgage.

We appreciate all your comments and feedback and we will be in touch again in the New Year for part 2 of our feedback form.

Your personal feedback will be provided in summary format to the City of Spruce Grove Planning and Development department.

Mobile City Estates - Feedback Form (Part I)

Thank you for visiting the Mobile City Estates Engagement Survey page. Invistec Consulting Ltd. is soliciting input from local area residents to help inform how Mobile City Estates may potentially evolve and develop into the future. Your input provided will be kept confidential and only used in a summary "What We Heard Report". We look forward to hearing from you.

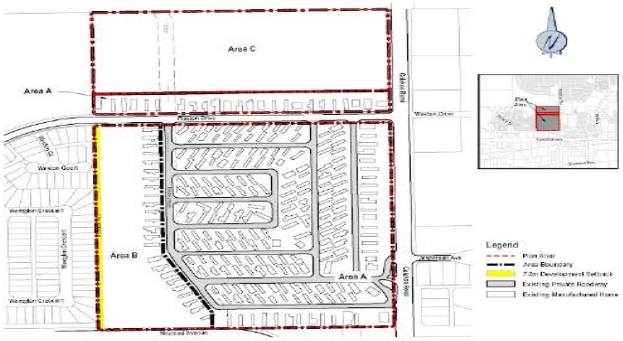
Introduction

This is part 1 of a 2 part engagement series. This survey will remain open until January 15, 2021. Part 2 of the feedback series will commence in the early part of the New Year with notifications being sent out again so please be on the look out for another notice.

1. Please provide your postal code.

T7X 3K5

Mobile City Estates Site Plan Map



2. Based on the attached site plan map Area A is an existing development area. This area will largely remain the same but will evolve through the replacement of old homes with new homes that are of a higher standard. Please provide your comment on how you would like to see Area A change over time.

It would be nice if we could implement a logical numbering system for the houses throughout the Estate. Probably not possible but maybe naming the roadways? At the very least, replace the map at the office parking lot. Emergency dispatch and delivery companies are often stymied by the current state of things.

3. Based on the attached site plan map Area B is a planned expansion area. As part of the design considerations the existing 7.0m setback will not allow manufactured homes to be placed within the setback. Please provide your comment on what you would like to see included within Area B's design.

Has a "tiny home" development been considered (for B&C)? The lot size could be changed to accommodate groupings of small homes that would share a lot. A more affordable home ownership option in Spruce Grove would be of benefit to this City. Perhaps there may even be an opportunity for a grouping of the tiny homes to be sponsored for Veterans like the program Homes for Heroes.

4. Based on the attached site plan map Area C is a planned future stage. Please provide your comment on how you see Area C developing in the future.

See the above answer.

5. Please provide any additional comments.

A couple of community gardens (raised bed plots) would be a great start at fostering a stronger sense of community in the Estate.

Thank you

We appreciate all your comments and feedback and we will be in touch again in the New Year for part 2 of our online engagement series. If you have questions please contact Fabio Coppola, MPlan at fabio.coppola@invistec.ca.

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Mobile City Estates - Feedback Form (Part I)

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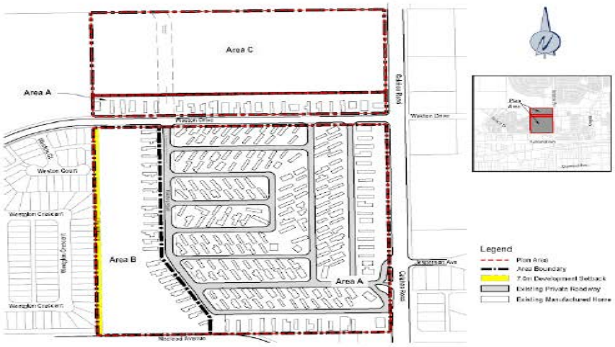
1. Please provide your postal code.

T7X 3K7

Mobile City Estates Site Plan Map



2. Based on the attached site plan map Area A is an existing development area. This area will largely remain the same but will evolve through the replacement of old homes with new homes that are of a higher standard. Please provide your comment on how you would like to see Area A change over time.

I would not like to see it change, except for bigger yards but we know that wont happen. Installing 6 foot, solid fences between yards would also be nice. Asking people to buy newer mobile homes is ridiculous. Most of the homes in area A have been re-sided and re-roofed and look fine!

3. Based on the attached site plan map Area B is a planned expansion area. As part of the design considerations the existing 7.0m setback will not allow manufactured homes to be placed within the setback. Please provide your comment on what you would like to see included within Area B's design.

4. Based on the attached site plan map Area C is a planned future stage. Please provide your comment on how you see Area C developing in the future.

I'm assuming Area C is the wooded area behind Area A, to even think about taking that out is disgraceful. I understand that its all about making money but one of the "features" of this mobile home park is that wooded area.

5. Please provide any additional comments.

Thank you

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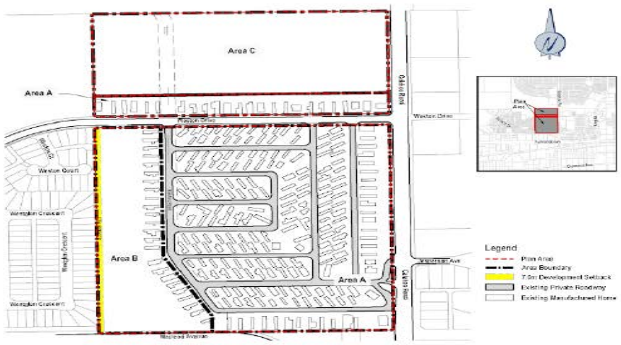
T7X3K8

Mobile City Estates Site Plan Map



2. Based on the attached site plan map Area A is an existing development area. This area will largely remain the same but will evolve through the replacement of old homes with new homes that are of a higher standard. Please provide your comment on how you would like to see Area A change over time.

As a resident of Area A I would like to know how you expect us to upgrade our housing?? are we supposed to sell our current home and buy a new one?? in the midst of a pandemic??? I would love to see this park improve but I'm just wondering what our role as residents are??

3. Based on the attached site plan map Area B is a planned expansion area. As part of the design considerations the existing 7.0m setback will not allow manufactured homes to be placed within the setback. Please provide your comment on what you would like to see included within Area B's design.

Personally I like having the little field behind the park but if ya'll wanna destroy it for pavement do it up.

4. Based on the attached site plan map Area C is a planned future stage. Please provide your comment on how you see Area C developing in the future.

Another natural area you wanna pave. Seems like we are all getting screwed here.

5. Please provide any additional comments.

confused and irritated.

Thank you

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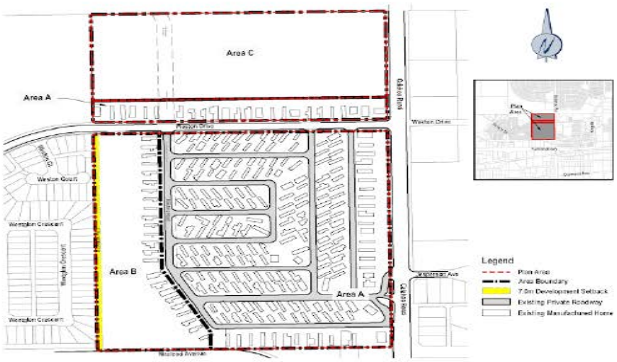
T7X 3L2

Mobile City Estates Site Plan Map



2. Based on the attached site plan map Area A is an existing development area. This area will largely remain the same but will evolve through the replacement of old homes with new homes that are of a higher standard. Please provide your comment on how you would like to see Area A change over time.

Better quality roads, sidewalks

3. Based on the attached site plan map Area B is a planned expansion area. As part of the design considerations the existing 7.0m setback will not allow manufactured homes to be placed within the setback. Please provide your comment on what you would like to see included within Area B's design.

A walking path, nice trees, benches, garbage bins, etc.

4. Based on the attached site plan map Area C is a planned future stage. Please provide your comment on how you see Area C developing in the future.

Proper kids playing area

5. Please provide any additional comments.

I'm hoping to move out within the next 5 years. the original plan was to do upgrades until the place was worth at least $70,000. But if you're planning on building new homes anyway, please be aware that I would sell today for $60K.

Thank you

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T7X 3K5

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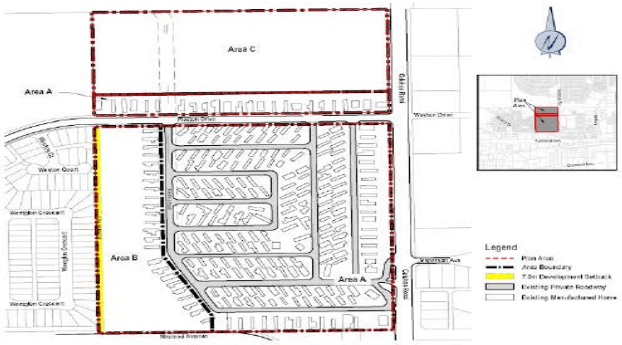

2. Based on the attached site plan map Area A is an existing development area. This area will largely remain the same but will evolve through the replacement of old homes with new homes that are of a higher standard. Please provide your comment on how you would like to see Area A change over time.

It would be nice if we could implement a logical numbering system for the houses throughout the Estate. Probably not possible but maybe naming the roadways? At the very least, replace the map at the office parking lot. Emergency dispatch and delivery companies are often stymied by the current state of things.

3. Based on the attached site plan map Area B is a planned expansion area. As part of the design considerations the existing 7.0m setback will not allow manufactured homes to be placed within the setback. Please provide your comment on what you would like to see included within Area B's design.

Has a "tiny home" development been considered (for B&C)? The lot size could be changed to accommodate groupings of small homes that would share a lot. A more affordable home ownership option in Spruce Grove would be of benefit to this City. Perhaps there may even be an opportunity for a grouping of the tiny homes to be sponsored for Veterans like the program Homes for Heroes.

4. Based on the attached site plan map Area C is a planned future stage. Please provide your comment on how you see Area C developing in the future.

See the above answer.

5. Please provide any additional comments.

A couple of community gardens (raised bed plots) would be a great start at fostering a stronger sense of community in the Estate.

Thank you

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T7X 3K7

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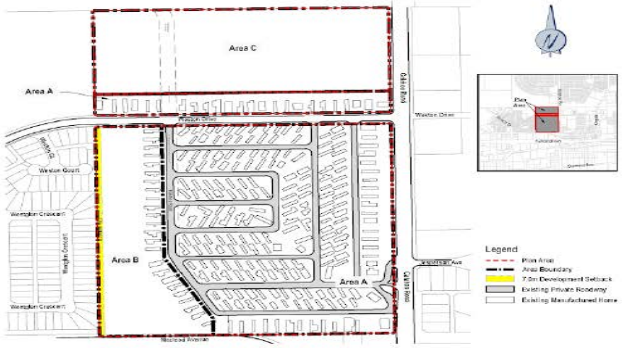

2. Based on the attached site plan map Area A is an existing development area. This area will largely remain the same but will evolve through the replacement of old homes with new homes that are of a higher standard. Please provide your comment on how you would like to see Area A change over time.

We would like to have fibre optics from Telus installed (under road), better drainage in the event of heavy rain/ snow melt as our garage has flooded previously and we find ourselves building berms to direct it away, speed bumps to enforce speed limit and/or one way streets, under ground power lines.

3. Based on the attached site plan map Area B is a planned expansion area. As part of the design considerations the existing 7.0m setback will not allow manufactured homes to be placed within the setback. Please provide your comment on what you would like to see included within Area B's design.

A park with benches

4. Based on the attached site plan map Area C is a planned future stage. Please provide your comment on how you see Area C developing in the future.

A park with benches

5. Please provide any additional comments.

Thank you

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T7X 3K7

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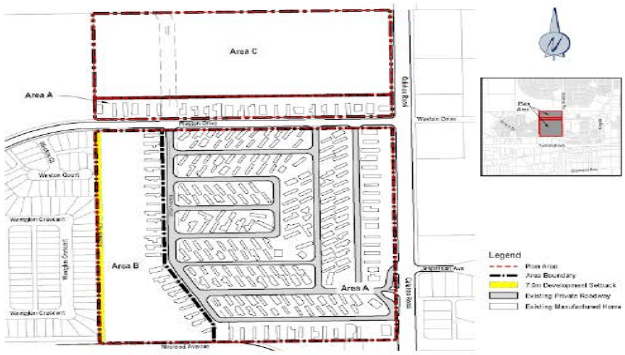

2. Based on the attached site plan map Area A is an existing development area. This area will largely remain the same but will evolve through the replacement of old homes with new homes that are of a higher standard. Please provide your comment on how you would like to see Area A change over time.

We would like to have fibre optics from Telus installed (under road), better drainage in the event of heavy rain/ snow melt as our garage has flooded previously and we find ourselves building berms to direct it away, speed bumps to enforce speed limit and/or one way streets, under ground power lines.

3. Based on the attached site plan map Area B is a planned expansion area. As part of the design considerations the existing 7.0m setback will not allow manufactured homes to be placed within the setback. Please provide your comment on what you would like to see included within Area B's design.

A park with benches

4. Based on the attached site plan map Area C is a planned future stage. Please provide your comment on how you see Area C developing in the future.

A park with benches

5. Please provide any additional comments.

Thank you

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T7x3k5

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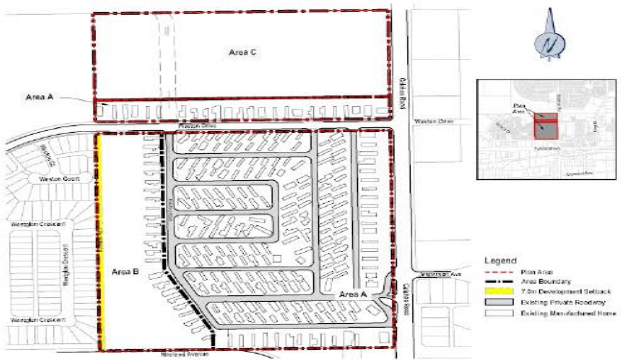

2. Based on the attached site plan map Area A is an existing development area. This area will largely remain the same but will evolve through the replacement of old homes with new homes that are of a higher standard. Please provide your comment on how you would like to see Area A change over time.

3. Based on the attached site plan map Area B is a planned expansion area. As part of the design considerations the existing 7.0m setback will not allow manufactured homes to be placed within the setback. Please provide your comment on what you would like to see included within Area B's design.

7.0m is really close to put more manufactured home it needs to have or give more a respect and private area

4. Based on the attached site plan map Area C is a planned future stage. Please provide your comment on how you see Area C developing in the future.

5. Please provide any additional comments.

Thank you

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T7X 3K7

Mobile City Estates Site Plan Map

2. Based on the attached site plan map Area A is an existing development area. This area will largely remain the same but will evolve through the replacement of old homes with new homes that are of a higher standard. Please provide your comment on how you would like to see Area A change over time.

Every Unit to have a Peaked Roof. All Lot fencing back 1M from City Sidewalk. All fencing no Higher than 1 M + 10% allowance. All fencing currently over the 1M + 10% allowance should be required to conform and change fencing. All Sheds in rear of lots to be moved inside lot perimeter especially along green space Area C.

3. Based on the attached site plan map Area B is a planned expansion area. As part of the design considerations the existing 7.0m setback will not allow manufactured homes to be placed within the setback. Please provide your comment on what you would like to see included within Area B's design.

Every Unit to have a Peaked Roof. All Lot fencing back 1M from City Sidewalk. All fencing no Higher than 1 M + 10% allowance. All fencing currently over the 1M + 10% allowance should be required to conform and change fencing.

4. Based on the attached site plan map Area C is a planned future stage. Please provide your comment on how you see Area C developing in the future.

leave as green space. create park, dog run, or picnic areas

5. Please provide any additional comments.

All Units within the park should conform to the Bylaws of the City and of Mobile City Estates. Applies to all owners not just new owners. What is required of one owner should be required of all owners.

Thank you

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T7X 3K9

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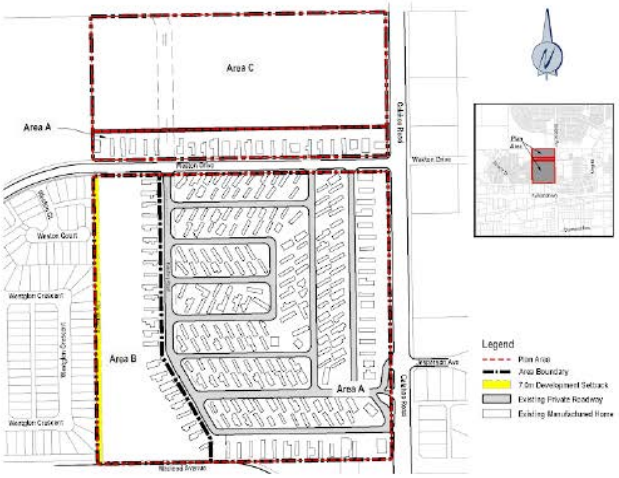

2. Based on the attached site plan map Area A is an existing development area. This area will largely remain the same but will evolve through the replacement of old homes with new homes that are of a higher standard. Please provide your comment on how you would like to see Area A change over time.

We are excited about the changes planned for Area A, modernizing the neighborhood can change the stigma of life in a trailer park.
I would, however, like to know if we have plans to renovate our existing unit is that in keeping with your plans to modernize the park? I am Alex Swan, Miriam Swan's son. We are at 177 as you know and Miriam has just invested $17,000 into her unit for a new roof. We are currently investigating our options on further improvements like; new windows, new siding, new plumbing and wiring, adjusted floor plan, revised landscaping, fence and possibly a new out building (garage or additional shed).
We do not want to make that kind of investment if REPLACEMENT of the unit is required. It would be a shame to ask Miriam to discard her $17,000 investment for the new roof.
Thank-you Alex Swan

3. Based on the attached site plan map Area B is a planned expansion area. As part of the design considerations the existing 7.0m setback will not allow manufactured homes to be placed within the setback. Please provide your comment on what you would like to see included within Area B's design.

4. Based on the attached site plan map Area C is a planned future stage. Please provide your comment on how you see Area C developing in the future.

5. Please provide any additional comments.

Thank you
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T7X1V9

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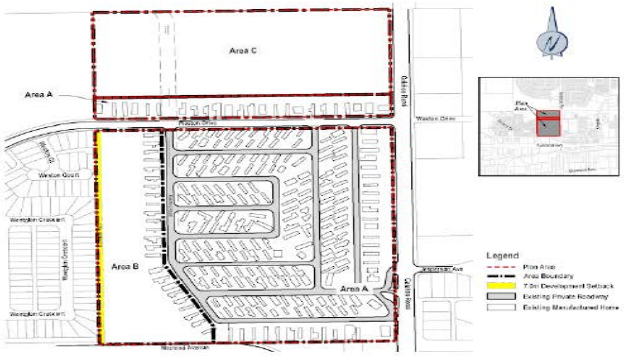

2. Based on the attached site plan map Area A is an existing development area. This area will largely remain the same but will evolve through the replacement of old homes with new homes that are of a higher standard. Please provide your comment on how you would like to see Area A change over time.

New homes of a higher standard would be great to see. New, standardized fencing between units would also be nice to give the existing development an clean, refreshed appearance.

3. Based on the attached site plan map Area B is a planned expansion area. As part of the design considerations the existing 7.0m setback will not allow manufactured homes to be placed within the setback. Please provide your comment on what you would like to see included within Area B's design.

We would like to see a path along with a set of trees or shrubs or some sort of nature break beside the 7.0m setback to allow people to continue walking through the area while still providing privacy for both the current homes and the planned homes.

4. Based on the attached site plan map Area C is a planned future stage. Please provide your comment on how you see Area C developing in the future.

We would like to see the tree line stay where it is. We would also like any future developments to not be overcrowded.

5. Please provide any additional comments.

Unfortunately the current state of the Mobile City Estates leaves a lot to be desired. There are units that look to be falling apart and fencing that looks like it was put up 80 years ago. I grew up in a house on Westlake Drive and recently bought a house on Westglen Crescent, I've been in the area my whole life and have never really seen any major improvements take place in the area. I'm sure that for the people living in the current area and those living around the area, having the property management company do something to improve the standards would be amazing. I would love to see the Mobile City Estates be a Mobile Park that people are proud to live by/in and don't feel worried driving through. There are many great Mobile Parks in the surrounding areas (Edmonton, Stony Plain, Parkland Village) and it would be nice to be able to call the Mobile City Estates one of the great ones but that does mean that the property management company needs to step up and put some standards in place and ensure those standards are followed.

Thank you
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T7X 3K6

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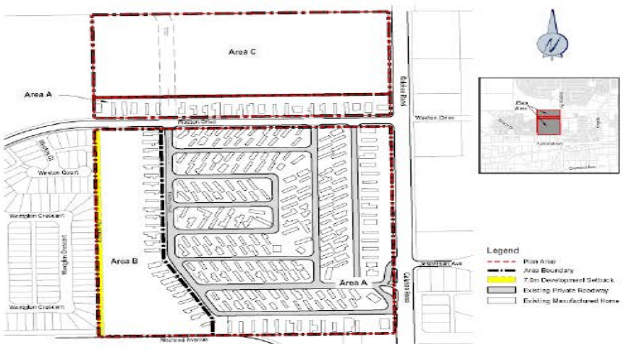

2. Based on the attached site plan map Area A is an existing development area. This area will largely remain the same but will evolve through the replacement of old homes with new homes that are of a higher standard. Please provide your comment on how you would like to see Area A change over time.

Area A should be have a sound barrier fence erected along McLeod Ave. and along Calahoo Road. The existing park is sorely lacking in park space and playground area for the little kids. Areas must be designated for this.Some additional "visitor" parking is also necessary .

3. Based on the attached site plan map Area B is a planned expansion area. As part of the design considerations the existing 7.0m setback will not allow manufactured homes to be placed within the setback. Please provide your comment on what you would like to see included within Area B's design.

Area B would need a continuation of a sound barrier fence along Mcleod Ave. A walking path between McLeod Ave. and Weston Drive should be shown on plan. Areas for park and or playground also need to be shown.

4. Based on the attached site plan map Area C is a planned future stage. Please provide your comment on how you see Area C developing in the future.

Area C has plenty of room and it would great to have an outside skating rink and or tennis court designed here. Park area is essential.

5. Please provide any additional comments.

Thank you

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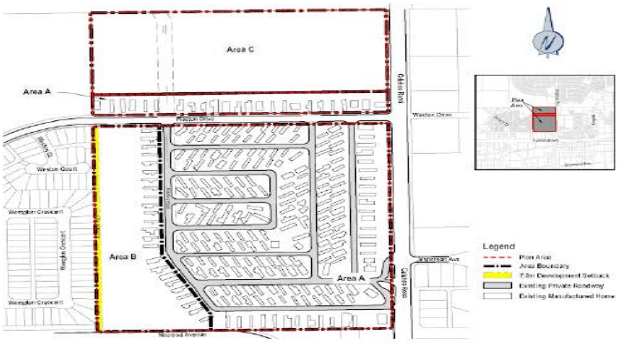
T7X1V9

Mobile City Estates Site Plan Map



2. Based on the attached site plan map Area A is an existing development area. This area will largely remain the same but will evolve through the replacement of old homes with new homes that are of a higher standard. Please provide your comment on how you would like to see Area A change over time.

I have friends that live there. I would like to see improvements and upgrades deemed whatever is necessary to bring this aged mobile city up to a more safe and visually appealing area. Some of the roads with the park are in poor shape and I would like to see the same standard through out the park that would match the surrounding area roads.

3. Based on the attached site plan map Area B is a planned expansion area. As part of the design considerations the existing 7.0m setback will not allow manufactured homes to be placed within the setback. Please provide your comment on what you would like to see included within Area B's design.

I always have been and still am STRONGLY opposed to any further development in area B . I feel the current greenway is a pleasant privacy barrier to my back yard and my longtime neighbors and also contributes to less noise due to the large space . However , I have seen the the owners of mobile city have slackened in their care and maintenance in keep the area grass cut.
If this expansion is approved, as I know the previous attempts all faced a setback , I would prefer the setback be moved from 7 meters to 10 meters. I want privacy! I've lived here almost 30 years now . I say "don't mess with what works" ! I know my neighborhood.
Furthermore, if this goes ahead. I would want to see a paved walkway in the 7 meter setback. I would want it to be like the trail system as I know many people walk through the current area B green space to go to shopping etc.

Are you going to fence it off completely at both ends of the 7 meter setback so no one can walk through this area at all anymore? This could be a huge hassle to the community if so! If it's not blocked off, then it has to be a publicly accessible walkway, and be beautiful in order to have residents affected to be acceptable to the new proposed changes!

What I'm saying is , the proposed 7 meter setback is a huge concern as to what is going to be done in this area. I have a gate on my fence that is an emergency exit. Also many of my neighbors as well. I am not going to be forced to not have access to this.
This was a huge issue the the first time when they tired to develop this years ago and tried to say we would be forced to block off any back gates we had then. What is the plans.?

4. Based on the attached site plan map Area C is a planned future stage. Please provide your comment on how you see Area C developing in the future.

No comments in area C

5. Please provide any additional comments.

Email me directly at jandjjobst@shaw.ca to explain more and I will tell you more of my concerns as a long time resident. Again, I am STRONGLY opposed to developing area B

Thank you

We appreciate all your comments and feedback and we will be in touch again in the New Year for part 2 of our online engagement series. If you have questions please contact Fabio Coppola, MPlan at fabio.coppola@invistec.ca.

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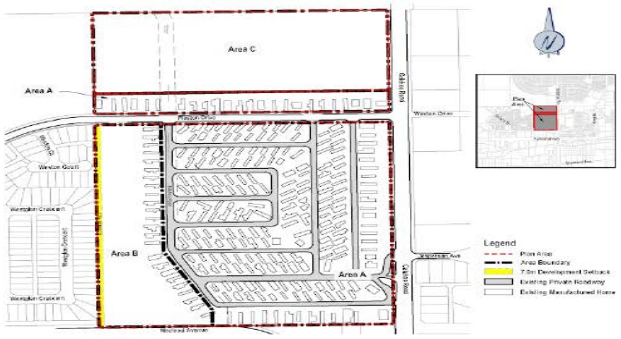
t7x3k9

Mobile City Estates Site Plan Map



2. Based on the attached site plan map Area A is an existing development area. This area will largely remain the same but will evolve through the replacement of old homes with new homes that are of a higher standard. Please provide your comment on how you would like to see Area A change over time.

i would like to see the people maintain there lots like paint a fix the fences,do there siding, put a peaked roof on,control there animals that run at large and poop and pee all over everything, move sheds that are to close to the property lines and other units.If people don't like you trimming grass on there unit they should then keep it trimmed.There should be visitor parking

3. Based on the attached site plan map Area B is a planned expansion area. As part of the design considerations the existing 7.0m setback will not allow manufactured homes to be placed within the setback. Please provide your comment on what you would like to see included within Area B's design.

should build a burm in the set back lots of back fill from new basements looking for a place to dump it they will make your burm 8 to 12 feet high for free and put a layer of black soil and seed it.You can then have units in there and not bother any one also maybe a play park for the kids where it wides at the front

4. Based on the attached site plan map Area C is a planned future stage. Please provide your comment on how you see Area C developing in the future.

install units there a road is already there

5. Please provide any additional comments.

I think people need to be treated the same not some bending over backwards to get things done wiles other do nothing at all that my friends is just not right

Thank you

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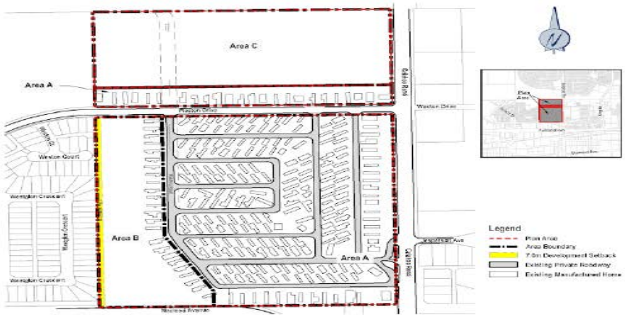
T7X 3K6

Mobile City Estates Site Plan Map



2. Based on the attached site plan map Area A is an existing development area. This area will largely remain the same but will evolve through the replacement of old homes with new homes that are of a higher standard. Please provide your comment on how you would like to see Area A change over time.

Mobile City has made some headway into cleaning up this area. I would like to see this continue. I understand the need to replace homes - and fundamentally agree with the concept, but how will this be done? I worry about resale value?

3. Based on the attached site plan map Area B is a planned expansion area. As part of the design considerations the existing 7.0m setback will not allow manufactured homes to be placed within the setback. Please provide your comment on what you would like to see included within Area B's design.

In the initial survey some 6 years ago, my shed was not infringed upon. With this survey it is. I am wondering what the difference is. Are you taking more of our back yards to allow for the "respect" and "consideration" of the existing homes to the west? If so, may I request that you remember to show the same "respect" and "consideration" to your tenants who have been here for many years [18 for myself] and who call this home. I am very concerned with resale value of my home if it is to be replaced " in time" and would like to know exactly what that means and how it will work. I pay City taxes at an estimated home value of over $80,000.00 and prior to my more recent upgrades a realtor assessed it's value at $110,000.00. I plan to live here for many years to come, but wonder what I will be able to sell it for when the time comes.

4. Based on the attached site plan map Area C is a planned future stage. Please provide your comment on how you see Area C developing in the future.

I actually do not have any thoughts about Area C at this time.

5. Please provide any additional comments.

We should have sidewalks throughout. Many residents walk and it is treacherous - even just getting to one of the roads / sidewalks. Also, I have issue with 2 cars per lot. I realize this is in the by-laws. However it is discriminatory against those who have 3 drivers in the household. I live alone so it does not affect me, but I empathize for others in the compound. I love living here and, as I said, plan to be here for many more years. There could - and should be- a good relationship between tenants and Landlord here. Sadly, that is not the case. More recently, it is increasingly difficult to get answers to basic questions. I am hopeful that mine will be answered truthfully.
I have put several thousands of dollars into upgrades and renos and am very concerned that if the time comes that I can no longer live here I will not be able to sell.
Thank you.

Thank you

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T7X 3J7

Mobile City Estates Site Plan Map

2. Based on the attached site plan map Area A is an existing development area. This area will largely remain the same but will evolve through the replacement of old homes with new homes that are of a higher standard. Please provide your comment on how you would like to see Area A change over time.

N/A

3. Based on the attached site plan map Area B is a planned expansion area. As part of the design considerations the existing 7.0m setback will not allow manufactured homes to be placed within the setback. Please provide your comment on what you would like to see included within Area B's design.

Traffic has increased over the past few years since Nelson Drive has opened up. Adding more mobile home traffic would be undesirable for our area, especially with the elementary school bus traffic and evening use of the ball diamonds and soccer fields.

If this proposal is accepted by the city, we would like AT LEAST a 15 metre setback from existing residential fence to the beginning of the backyards of the manufactured homes. We do not want the setback area to become a walkway from Weston Dr. to McLeod and feel this would attract undesired foot traffic. Planted trees for privacy would be a good option. Also the trees would have to be 3.5 metres away from the existing fence to prevent overgrowth into our property. We are also concerned about the grading that would take place. Currently the land adjacent to 170 Weston Dr. is graded to drain into our property and causes ice buildup in the winter and water seepage in the summer. This could be addressed for safety concerns regardless of the outcome.

Overall, we are not in favour of this proposed bylaw amendment.

4. Based on the attached site plan map Area C is a planned future stage. Please provide your comment on how you see Area C developing in the future.

Again, if Weston Drive is involved, we are opposed to the extra traffic this would cause.

5. Please provide any additional comments.

Thank you

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T7X1W4

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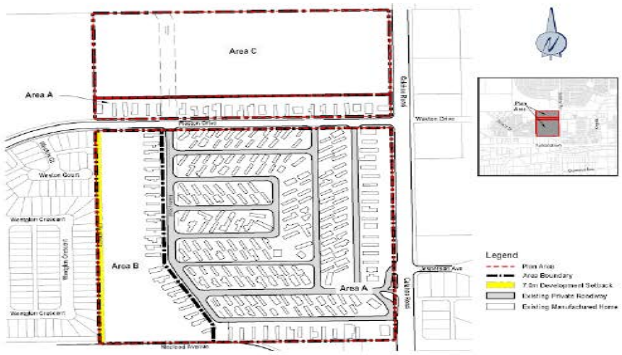

2. Based on the attached site plan map Area A is an existing development area. This area will largely remain the same but will evolve through the replacement of old homes with new homes that are of a higher standard. Please provide your comment on how you would like to see Area A change over time.

property lines should be maintained, no crowding of outbuildings like sheds or lean-tos. proper fencing that isn't falling over.

3. Based on the attached site plan map Area B is a planned expansion area. As part of the design considerations the existing 7.0m setback will not allow manufactured homes to be placed within the setback. Please provide your comment on what you would like to see included within Area B's design.

the 7 meters should just be treed for privacy so no sheds or other developments end up there over time. A playground area would be nice in the wider section and one row of homes on the narrow section.

4. Based on the attached site plan map Area C is a planned future stage. Please provide your comment on how you see Area C developing in the future.

5. Please provide any additional comments.

I don't think there should be any development happening until Area A meets higher standards. replacing the old homes over time will take years, and I understand that, but there still should be enforcement of property lines and outbuildings to help set a standard for the new properties.

Thank you

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T7X 3K6

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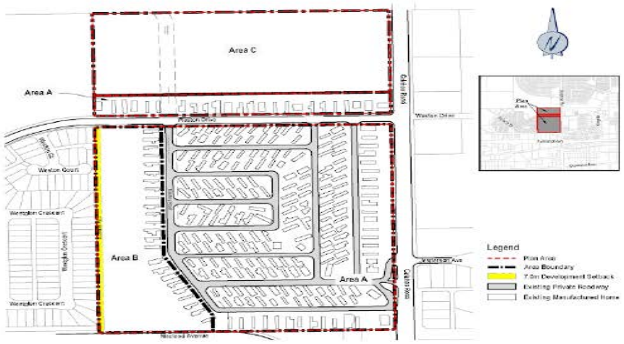

2. Based on the attached site plan map Area A is an existing development area. This area will largely remain the same but will evolve through the replacement of old homes with new homes that are of a higher standard. Please provide your comment on how you would like to see Area A change over time.

I believe this is a good idea, provided that residents are not displaced as a part of this redevelopment, and provided that the replacement of existing units comes at no cost to residents.

3. Based on the attached site plan map Area B is a planned expansion area. As part of the design considerations the existing 7.0m setback will not allow manufactured homes to be placed within the setback. Please provide your comment on what you would like to see included within Area B's design.

Unfortunately, this section of land is really not suitable for major expansion. It's simply too small to place a worthwhile number of new units. I believe that the majority of this space should be park space, or contain amenities like playgrounds or facilities for resident use (such as rentable event space or small business to benefit residents). Again, any development should be done without displacing residents and at no cost to them.

4. Based on the attached site plan map Area C is a planned future stage. Please provide your comment on how you see Area C developing in the future.

This is a large plot of land that would be well suited to development and the placement of additional lots and units. It is large enough to undergo major development, and would not impact residents through displacement or the like.

5. Please provide any additional comments.

It is imperative that any development impacting residents not result in a loss of their homes, forcing residents to buy new homes that they may not be able to afford, or otherwise negatively impact residency in this area. Further, redevelopment in Area A and the established parts of Area B should consider the replacement of utilities, such as proper and updated phone lines and water/sewer.

Thank you

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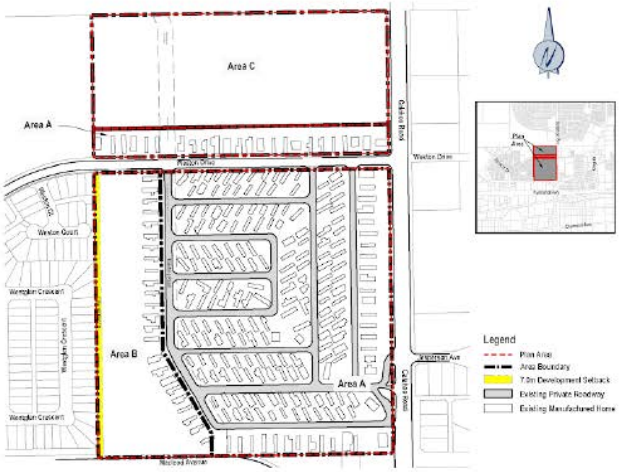

2. Based on the attached site plan map Area A is an existing development area. This area will largely remain the same but will evolve through the replacement of old homes with new homes that are of a higher standard. Please provide your comment on how you would like to see Area A change over time.

With mobile city being able to build additional mobile home areas I am wondering why the origianl area has deteriorated. It would be nice to see some road work or better upkeep in the winter. It would be helpful to have help maintaining trees. A lot of people in the area are elderly, single or very low income, sometimes a little bit of help with dead tree removal or tree trimming would make a difference to the appearance. It would be nice to see some newer mobiles moved in the original area, however, a lot of the yard sizes don't allow for it. I back on to the plan b area and my yard has been decreased to 10 feet behind my home. If I was to pull a newer mobile on I would not be within fire code anymore. It would also be nice to have help with maybe paving driveways instead of loads of gravel that just sprout weeds within weeks of spreading; or a possible load of dirt would be nice to help people improve their lots with maybe grass seed or rut filling.

3. Based on the attached site plan map Area B is a planned expansion area. As part of the design considerations the existing 7.0m setback will not allow manufactured homes to be placed within the setback. Please provide your comment on what you would like to see included within Area B's design.

As far as my understanding goes this will largely effect the homes on the west side of the field. I back onto the field on the east side right now. I was very surprised to see how close the new fence will be put to my home at the back, it had been mentioned before to many of the people in the mobiles on the east side that the fence would not be as close as it has been staked. It was a selling feature for me when I purchased my home and now I have to move sheds, demolish a back deck and remove my childrens play equipment.

4. Based on the attached site plan map Area C is a planned future stage. Please provide your comment on how you see Area C developing in the future.

According to the outline it looks as though the trees for particapark are in that area. Is this a futyure plan to remove the trails and trees from that area?

5. Please provide any additional comments.

If mobile city has the abbility to develope a new area it would be nice to see a little bit put in the maintenance of the exsisting area. A lot of low income, elderly or single people and families make this area their home and would probably welcome even a little bit of upkeep help or improvement to some of the area.

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T7X 3K5

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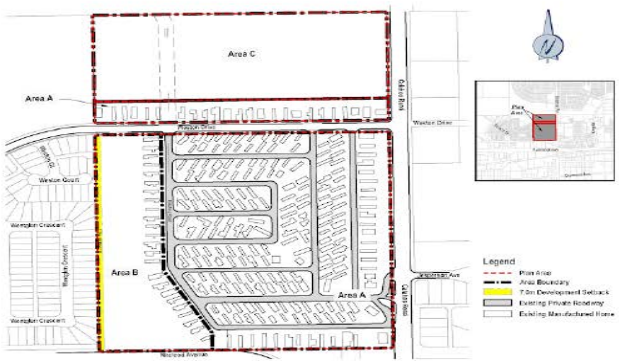

2. Based on the attached site plan map Area A is an existing development area. This area will largely remain the same but will evolve through the replacement of old homes with new homes that are of a higher standard. Please provide your comment on how you would like to see Area A change over time.

I believe updating the homes is a great idea.

3. Based on the attached site plan map Area B is a planned expansion area. As part of the design considerations the existing 7.0m setback will not allow manufactured homes to be placed within the setback. Please provide your comment on what you would like to see included within Area B's design.

A street or walkway would be nice.

4. Based on the attached site plan map Area C is a planned future stage. Please provide your comment on how you see Area C developing in the future.

Putting a park back there would be amazing. I would not like to see more homes. The value of my home will drop and I will not get what I paid into it. I just completed 40,000 in Reno's to come up to Mobile City Estates standards. I would not be happy if I try to sell and not get what I put into it.

5. Please provide any additional comments.

The area to the north of Weston drive by the nature walk would look nice if they added more trees. A lot of people love walking along this area and lots of people play back there. It is frequently used by people so would hate to see it taken away.

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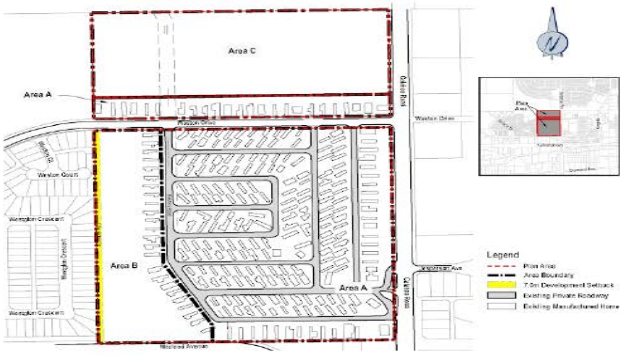

2. Based on the attached site plan map Area A is an existing development area. This area will largely remain the same but will evolve through the replacement of old homes with new homes that are of a higher standard. Please provide your comment on how you would like to see Area A change over time.

How will this impact resale of the existing homes? Will our homes be phased out? If so, what is the plans or intention for this?

3. Based on the attached site plan map Area B is a planned expansion area. As part of the design considerations the existing 7.0m setback will not allow manufactured homes to be placed within the setback. Please provide your comment on what you would like to see included within Area B's design.

Green space - community space for benches and or recreation
Designated walkways

4. Based on the attached site plan map Area C is a planned future stage. Please provide your comment on how you see Area C developing in the future.

5. Please provide any additional comments.

Thank you
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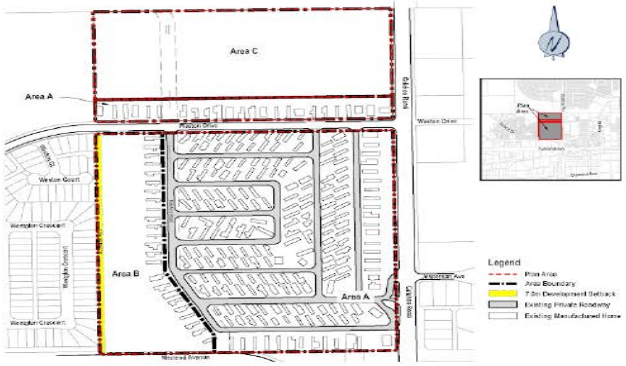

2. Based on the attached site plan map Area A is an existing development area. This area will largely remain the same but will evolve through the replacement of old homes with new homes that are of a higher standard. Please provide your comment on how you would like to see Area A change over time.

We have no concerns

3. Based on the attached site plan map Area B is a planned expansion area. As part of the design considerations the existing 7.0m setback will not allow manufactured homes to be placed within the setback. Please provide your comment on what you would like to see included within Area B's design.

A continuous fencing of higher construction to define the setback

4. Based on the attached site plan map Area C is a planned future stage. Please provide your comment on how you see Area C developing in the future.

We would not like to see the local walk ways and park like setting be reduced or have the enjoyment of Sprue Grove residents reduced.

5. Please provide any additional comments.

Thank you
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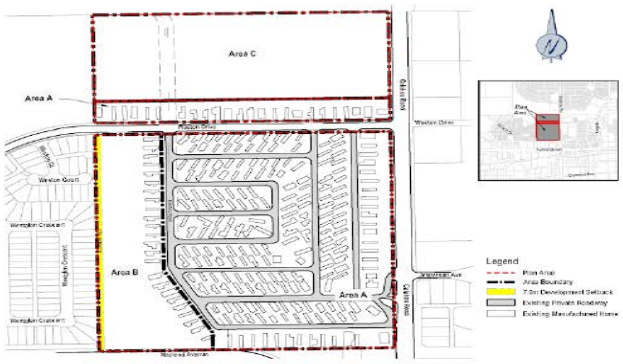
T7X1V9

Mobile City Estates Site Plan Map



2. Based on the attached site plan map Area A is an existing development area. This area will largely remain the same but will evolve through the replacement of old homes with new homes that are of a higher standard. Please provide your comment on how you would like to see Area A change over time.

Improved newer homes, trees and flourishing yards.

3. Based on the attached site plan map Area B is a planned expansion area. As part of the design considerations the existing 7.0m setback will not allow manufactured homes to be placed within the setback. Please provide your comment on what you would like to see included within Area B's design.

A reconsideration for a 10m set back. Green space or a Park.

4. Based on the attached site plan map Area C is a planned future stage. Please provide your comment on how you see Area C developing in the future.

Cleaner Housing, continued green space.

5. Please provide any additional comments.

What considerations for air quality are being made for the residents in the area once construction begins?

Thank you

We appreciate all your comments and feedback and we will be in touch again in the New Year for part 2 of our online engagement series. If you have questions please contact Fabio Coppola, MPlan at fabio.coppola@invistec.ca.

This content is neither created nor endorsed by Google.

Google Forms

APPENDIX III

Mobile City Estates - Land Use Bylaw Amendment - Public Open House

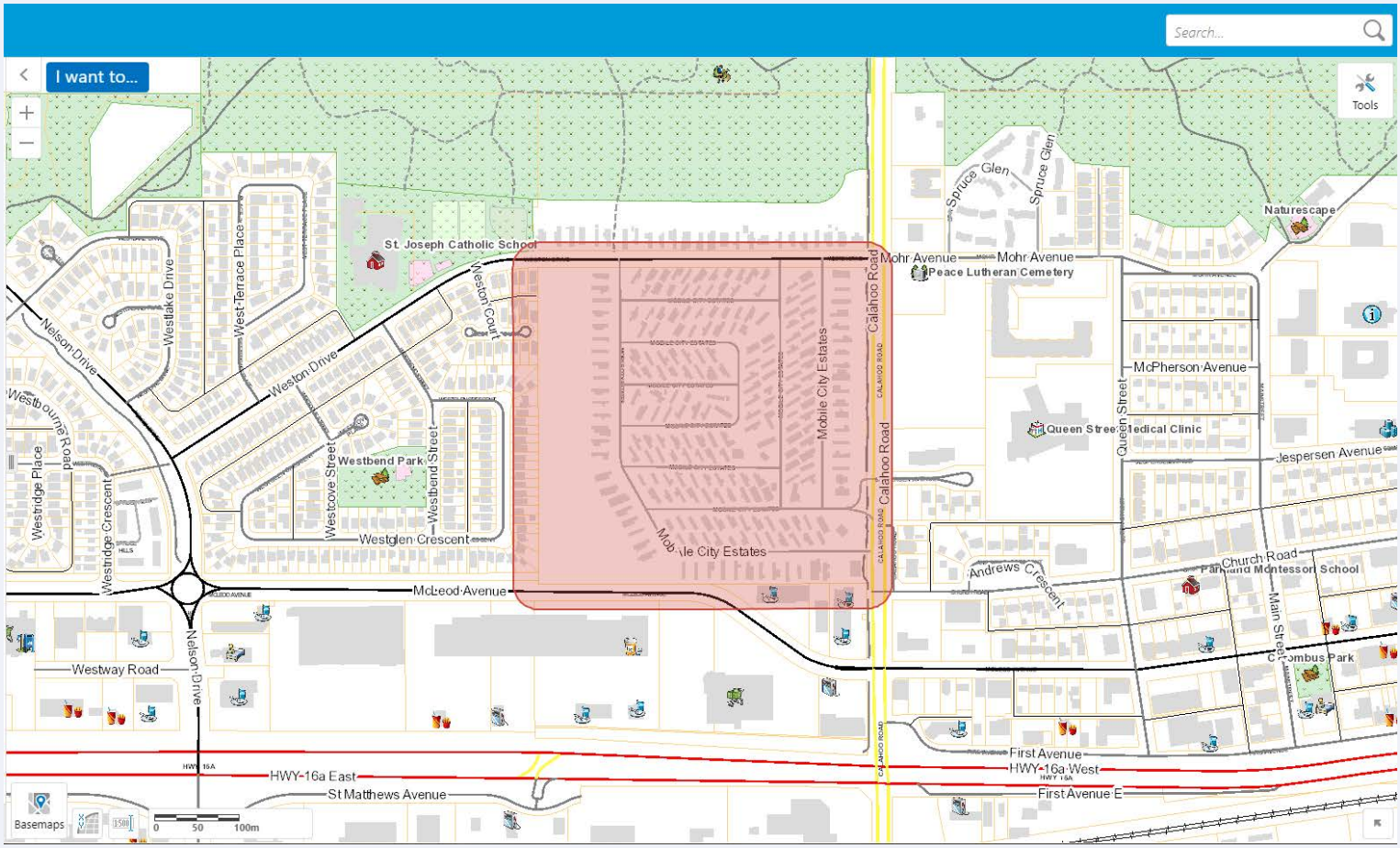
Wednesday April 13, 2022
6:00pm - 7:30pm
Pioneer Centre - RPW Room
301 Jespersen Avenue
Spruce Grove, AB T7X 2J1

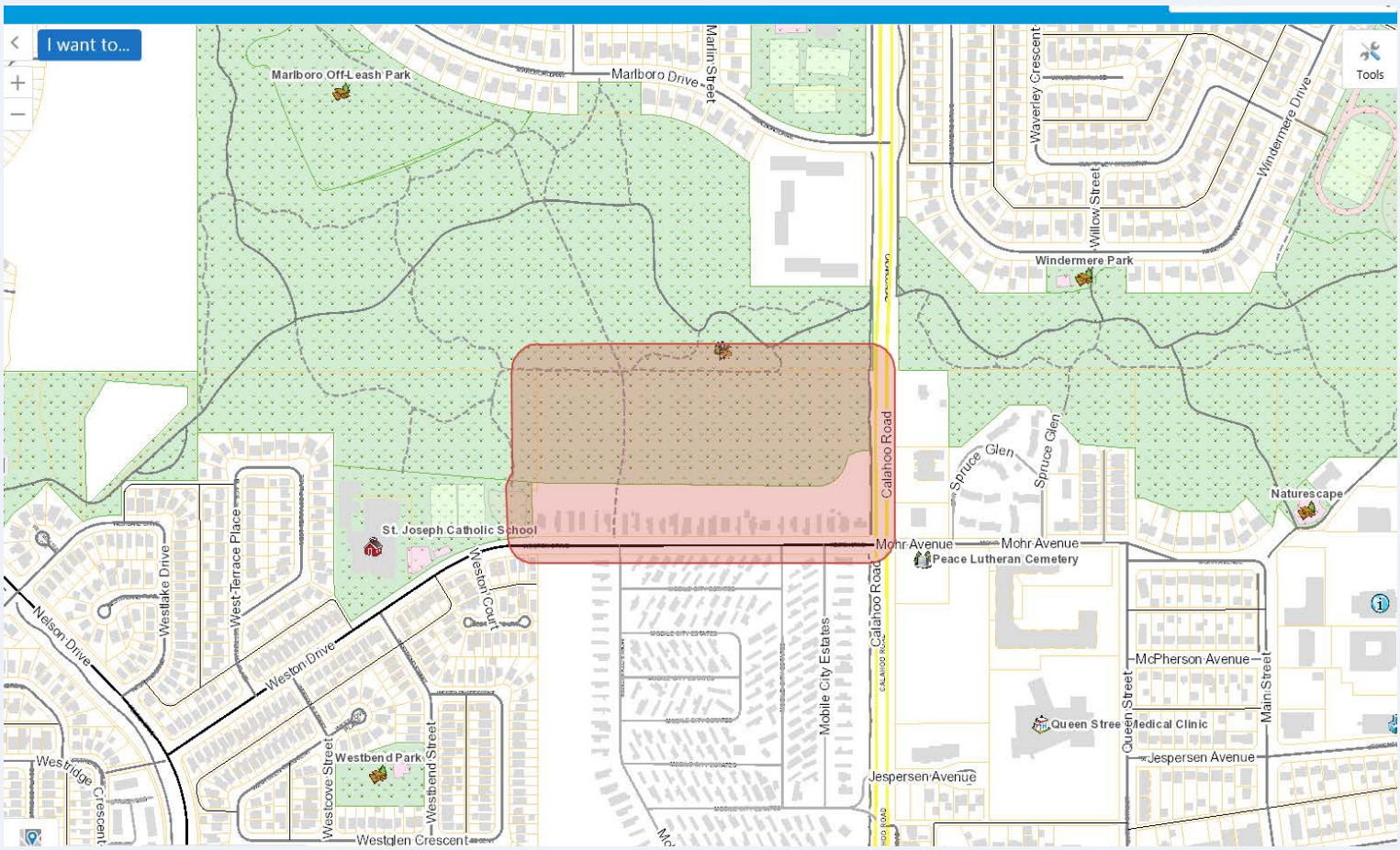
SCAN ME

Please join us on April 13 from 6:00pm - 7:30pm at the Pioneer Centre RPW room for a Public Open House regarding the Mobile City Estates Section 120 RMHC Land Use Bylaw Amendment project. **A presentation will be given at 6:30pm on the proposed land use bylaw amendments followed by a Q&A session.** Feedback will be considered and documented prior to the project's presentation to Council. Please RSVP your attendance by scanning the QR code OR by directly emailing the contact provided. Coffee and bottled water will be provided at the event for attendees.

Contact Information:
Fabio Coppola, MPlan
Senior Planner, Invistec Consulting Ltd.
fabio.coppola@invistec.ca

30.0m Affected Area Notification Radius





APPENDIX IV

- Is there a fence along west of Area A?
  - not determined at this point.
  - lots along this area losing 30ft of back yard

Property owner ~~de~~ vs CITY OF SPRUCE GROVE

↓ GETS TO ESTABLISH ADDITIONAL RULES W/ CURRENT TENANTS

↓ EXISTING PROPERTIES GRANDFATHERED IN.

- THE LANDLORD DETERMINES LOT POSITIONING, NOT CITY
- THERE IS NO PARK/PLAY AREA FOR THE CHILDREN
- ARE ROADS BEING UPGRADED? How much more road TRAFFIC WILL THERE BE W/ MORE UNITS? CONCERN OVER BUSY ROAD.
- WILL SURVEYING BE DONE BEFORE DEVELOPMENT? ~~THE LAND~~ WILL THERE BE ENCROACHMENTS INTO EXISTING AGREEMENTS?

  ↳ THIS IS A CONTRACTUAL AGREEMENTS B/W LANDOWNER & TENANT.

(2)

- PRIVATE AMENITY AREA REG'T IN PROPOSED BYLAW.
- AMENITY AREA REQUIREMENTS, ISSUES W/ HYDRANTS + WATER + UTILITIES IN EXISTING DEVELOPMENT.
- WHAT ARE THE CONNECTIONS FROM AREA → AREA B ?
  - ↳ SEVERAL LOCATIONS PROPOSED FOR CONNECTING ROADS.
- GUEST PARKING REGULATIONS ADDED TO AREAS A + B.
- CONCERNS OVER GUEST PARKING BEING TOO FAR FROM SOME UNITS.
- SITE SIGNAGE / ADDRESSING ISSUES CURRENTLY.
- ~~WHAT SET~~ SUGGESTION TO PUT SETBACK B/W AREAS A+B.
  - ↳ PRIVATE PROPERTY · UP TO OWNER
  - ↳ 1.5m separation proposed.
- w/ new unit additions, the land will be surveyed to determine percise lot configuration.
- PROCESS MOVING FORWARD:
  - BYLAW PROCESS → PUBLIC HEARING → VOTING BY COUNCIL

(36)

- TIMEFRAME? OF DEVELOPMENT?
  ↳ CONTROLLED BY DEVELOPER.

- CONSTRUCTION / NOISE / DUST REGULATIONS?
  • THE CITY HAS GENERAL RULES RE: CONSTRUCTION.

- RESIDENTS CONCERNED ABOUT BEING NOTIFIED PRIOR TO CONSTRUCTION BEGINNING.

- MAJORITY OF ATTENDANTS LIVE IN MOBILE CITY ESTATES.

- BY LAW, CERTAIN SIZE OF STORAGE AREA MUST BE PROVIDED TO RESIDENTS (COMMON). MOBILE C.E. TOOK THEIRS OUT DUE TO THEFT. IS THIS A BYLAW THAT'S REQ'D?
  ↳ not in this area. ↳ IS THIS A ~~STORAG~~ BYLAW FOR THE AREA?

- IS THERE A PUBLIC HEARING FOR THIS BYLAW? YES

- IS AREA B ZONED COMMERCIAL? NO.

- WHY SO FEW PEOPLE AT THE MEETING TODAY? APPROPRIATE REPRESENTATION?
  ↳ 30m buffer notification area.

- BYLAW MUST BE APPROVED BEFORE ANY DEV. PLANS.

Mobile City Estates - Public Open House Feedback Form

Invistec Consulting Ltd. Suite 1700, 10130 103 Street NW Edmonton, AB T5J 3N9

Thank you for attending the Mobile City Estates Public Open House on April 13,2022 at the Pioneer Centre. We appreciate all comments and feedback provided. Your feedback will be summarized into a What We Heard Report and will be provided to City Council as part of the overall application submission. Your responses and information is anonymous. If you are completing a hard copy version of this form please leave it with the project team before you leave. If you would like to submit it later this week please take a picture of it and email it to the contact below. You may also mail your completed form to the Invistec address provided above.

Questions & Comments

1. Please select which neighbourhood you live in (or own a business in):

- Mobile City Estates
- Westgrove
- Westgrove Commercial
- Other...

2. How familiar are you with the project area and the current land use bylaw amendment application for Mobile City Estates?

- Very Familiar - engaged on this topic within the last 18 months and recall application details
- Somewhat familiar - engaged, but dont recall the application details
- Not familiar - never been engaged on the application

Mobile City Estates - Public Open House Feedback Form

Questions & Comments

3. Referencing the Mobile City Estates Sub-Area Map, **Area A is an existing development area.** This area will continue to operate and exist as is and will continue to allow owner's to improve their unit if they wish to (subject to obtaining proper development or building permit approvals). The proposed changes to Sub-Area A include added visitor parking near the Mobile City Estates Office, as well as slightly increasing the separation distance between an existing and a future replacement unit in order to avoid unit crowding. Using the space provided below, please provide any additional comments or concerns you may have regarding Area A.

4. Referencing the Mobile City Estates Sub-Area Map, **Area B is a new development area. This area will be developed to include a maximum of 43 new manufactured home units.** The proposed regulations that will apply to Area B have focused on limiting the impacts on privacy of existing homes within Westgrove that back onto Area B. These mitigation measures include requiring a 7.0m (23 feet) minimum rear setback from the rear property line to the rear of a manufactured home, requiring the placement of landscaping in the form of a tree in each rear yard, constructing a uniform fence, and added visitor parking. Using the space provided below, please provide any additional comments or concerns you may have regarding Area B.

Mobile City Estates - Public Open House Feedback Form

Questions & Comments

5. Referencing the Mobile City Estates Sub-Area Map, **Area C is a future study area that will not be changing at this time.** This area will continue to exist in its current natural form. Please provide any additional comments or concerns you may have regarding Area C.

6. Please provide any other additional comments

The presitation was awesome!
We are happy to live here as the rent is manageable.
I don't expect to have all the ammenities of higher class places.

Thank you for taking the time to attend our open house! We hope you found this event useful and informative. If you have any questions, please contact Fabio Coppola, MPlan, RPP at fabio.coppola@invistec.ca.

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Mobile City Estates - Public Open House Feedback Form

Questions & Comments

3. Referencing the Mobile City Estates Sub-Area Map, **Area A is an existing development area.** This area will continue to operate and exist as is and will continue to allow owner's to improve their unit if they wish to (subject to obtaining proper development or building permit approvals). The proposed changes to Sub-Area A include added visitor parking near the Mobile City Estates Office, as well as slightly increasing the separation distance between an existing and a future replacement unit in order to avoid unit crowding. Using the space provided below, please provide any additional comments or concerns you may have regarding Area A.

2 land surveys have been done previously. The stakes in my yard were placed in a different location the second time. First time did not impact my shed. Wonder why the second one does.

4. Referencing the Mobile City Estates Sub-Area Map, **Area B is a new development area. This area will be developed to include a maximum of 43 new manufactured home units.** The proposed regulations that will apply to Area B have focused on limiting the impacts on privacy of existing homes within Westgrove that back onto Area B. These mitigation measures include requiring a 7.0m (23 feet) minimum rear setback from the rear property line to the rear of a manufactured home, requiring the placement of landscaping in the form of a tree in each rear yard, constructing a uniform fence, and added visitor parking. Using the space provided below, please provide any additional comments or concerns you may have regarding Area B.

Will mobile City move + replace fence?
Will " " move or demolish shed if necessary?
Definitely need parking for Area A for visitors.
Unacceptable to expect people with kids, Seniors to walk several blocks, especially in inclement weather.

Mobile City Estates - Public Open House Feedback Form

Questions & Comments

5. Referencing the Mobile City Estates Sub-Area Map, **Area C is a future study area that will not be changing at this time.** This area will continue to exist in its current natural form. Please provide any additional comments or concerns you may have regarding Area C.

I like that as a green space.

6. Please provide any other additional comments.

I am hoping Mobile City will give us time to ~~develope~~ clear plants, etc.
I hope our fence will be moved and fencing replaced.
I have no problem with development especially if it is affordable housing.
I just want to keep my shed as is. PLEASE
Calisando
#50

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Mobile City Estates - Public Open House Feedback Form

Questions & Comments

3. Referencing the Mobile City Estates Sub-Area Map, **Area A is an existing development area.** This area will continue to operate and exist as is and will continue to allow owner's to improve their unit if they wish to (subject to obtaining proper development or building permit approvals). The proposed changes to Sub-Area A include added visitor parking near the Mobile City Estates Office, as well as slightly increasing the separation distance between an existing and a future replacement unit in order to avoid unit crowding. Using the space provided below, please provide any additional comments or concerns you may have regarding Area A.

I would like to see speed bumps added to area A's private roads. Speed lim signs on every street, with a lowered speed limit to only 15km. "Children playing" signs would also be nice to have. There are lots of children here in the park and way to many people speed through here. I would also want to see all the above mentioned added to both area B and C when they are developed.

4. Referencing the Mobile City Estates Sub-Area Map, **Area B is a new development area. This area will be developed to include a maximum of 43 new manufactured home units.** The proposed regulations that will apply to Area B have focused on limiting the impacts on privacy of existing homes within Westgrove that back onto Area B. These mitigation measures include requiring a 7.0m (23 feet) minimum rear setback from the rear property line to the rear of a manufactured home, requiring the placement of landscaping in the form of a tree in each rear yard, constructing a uniform fence, and added visitor parking. Using the space provided below, please provide any additional comments or concerns you may have regarding Area B.

I would like to see a play area for children added to area B.

Mobile City Estates - Public Open House Feedback Form

Questions & Comments

5. Referencing the Mobile City Estates Sub-Area Map, **Area C is a future study area that will not be changing at this time.** This area will continue to exist in its current natural form. Please provide any additional comments or concerns you may have regarding Area C.

Rather than developing this for housing, turn it into a more eye pleasing green space with benches and a couple gazebos for families to take their children or read their books or whatever it is they want to do.

6. Please provide any other additional comments.

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- ( ) Westgrove
- ( ) Westgrove Commercial
- ( ) Other:

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- ( ) Not familiar - never been engaged on the application

Referencing the Mobile City Estates Sub-Area Map, Area A is an existing development area. This area will continue to operate and exist as is and will continue to allow owner's to improve their unit if desired or necessary (subject to obtaining proper development or building permit approvals). The proposed changes to Sub-Area A include added visitor parking near the Mobile City Estates Office, as well as slightly increasing the separation distance from other units in order to avoid unit crowding in tighter areas. Using the space provided below, please provide any additional comments or concerns you may have regarding Area A.

Need Park space as well as playground areas for children

Referencing the Mobile City Estates Sub-Area Map, Area B is a new development area. This area will be developed to include a maximum of 43 new manufactured home units. The proposed regulations that will apply to Area B have focused on limiting impacts on privacy of homes within Westgrove that back onto Area B. These mitigation measures include requiring a 7.0m (23 feet) minimum rear setback, requiring the placement of landscaping in the form of a tree in each rear yard, constructing a uniform fence, and added visitor parking. Using the space provided below, please provide any additional comments or concerns you may have regarding Area B.

Should have set back area between Area A and Area B

Referencing the Mobile City Estates Sub-Area Map, Area C is a future study area that will not be changing at this time. This area will continue to exist in its current natural form. Please provide any additional comments or concerns you may have regarding Area C.

The City should buy this area to ensure in remains a green space with possible city owned facilities installed

Please provide any other additional comments.

Disappointed by the lack of any protection from the City to Mobile City Estates owners who pay taxes to the city

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Mobile City Estates - Feedback Form

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Referencing the Mobile City Estates Sub-Area Map, Area A is an existing development area. This area will continue to operate and exist as is and will continue to allow owner's to improve their unit if desired or necessary (subject to obtaining proper development or building permit approvals). The proposed changes to Sub-Area A include added visitor parking near the Mobile City Estates Office, as well as slightly increasing the separation distance from other units in order to avoid unit crowding in tighter areas. Using the space provided below, please provide any additional comments or concerns you may have regarding Area A.

If separation distances are going to be increased to reduce crowding, why is the distance between the mobiles in section A backing up to section B not being distanced slightly further apart? If new bylaws are being adopted to stop crowding, distance for new mobiles backed up to existing mobiles should be spaced further apart.

Referencing the Mobile City Estates Sub-Area Map, Area B is a new development area. This area will be developed to include a maximum of 43 new manufactured home units. The proposed regulations that will apply to Area B have focused on limiting impacts on privacy of homes within Westgrove that back onto Area B. These mitigation measures include requiring a 7.0m (23 feet) minimum rear setback, requiring the placement of landscaping in the form of a tree in each rear yard, constructing a uniform fence, and added visitor parking. Using the space provided below, please provide any additional comments or concerns you may have regarding Area B.

I think adding trees to the area is a very good idea. Trees should be added along the back of the existing mobiles as well. A green space behind the existing mobiles would also allow for play space which is being taken away from families and children already enjoying that area.

Referencing the Mobile City Estates Sub-Area Map, Area C is a future study area that will not be changing at this time. This area will continue to exist in its current natural form. Please provide any additional comments or concerns you may have regarding Area C.

The trees and trails that are in section C should be protected! They are on private land but protection of our forested and natural areas should be top priority. The owner purchased the land with part of it existing with forested area and waking trails. We are so fortunate to be able to have a small area for people to enjoy the nature and animals. It should be a bylaw that no existing part of that area is ever to be destroyed.

Please provide any other additional comments.

St. Thomas school causes so much congestion with buses, children, and not adequate parking for parents. Vehicles from the houses as well as people attending sports in the field is already causing limited area for driving through as well as backed up traffic. This needs to be addressed before adding more entrance and exits with more traffic. I am concerned that services in the existing area have never been upgraded. With the new development happening the existing electricity, water and sewer should all be addressed too. For existing fences, sheds, etc in section A backing onto section B it was stated that all of that will be grandfathered in. If there is a shed at the back of one of those lots, the distance should be calculated from that and not the manufactured home because it was grandfathered in. If roads are added from existing are to new development there should be stop signs at those points to help with speed reduction of vehicles driving through. I think it would also deter vehicles from passing through as a short cut to avoid main roads.

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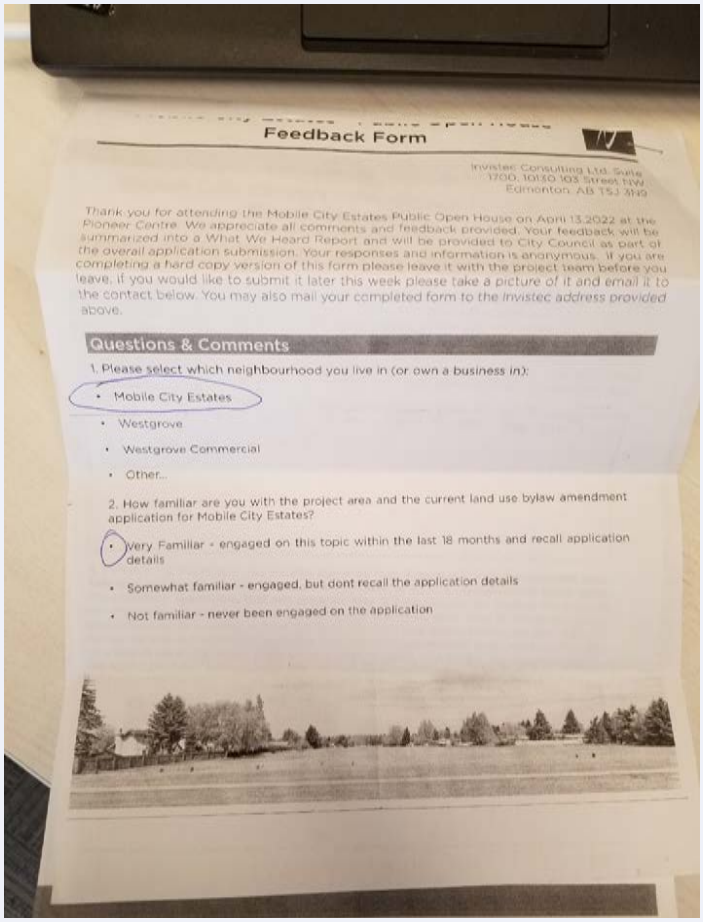
Google Forms



Feedback Form

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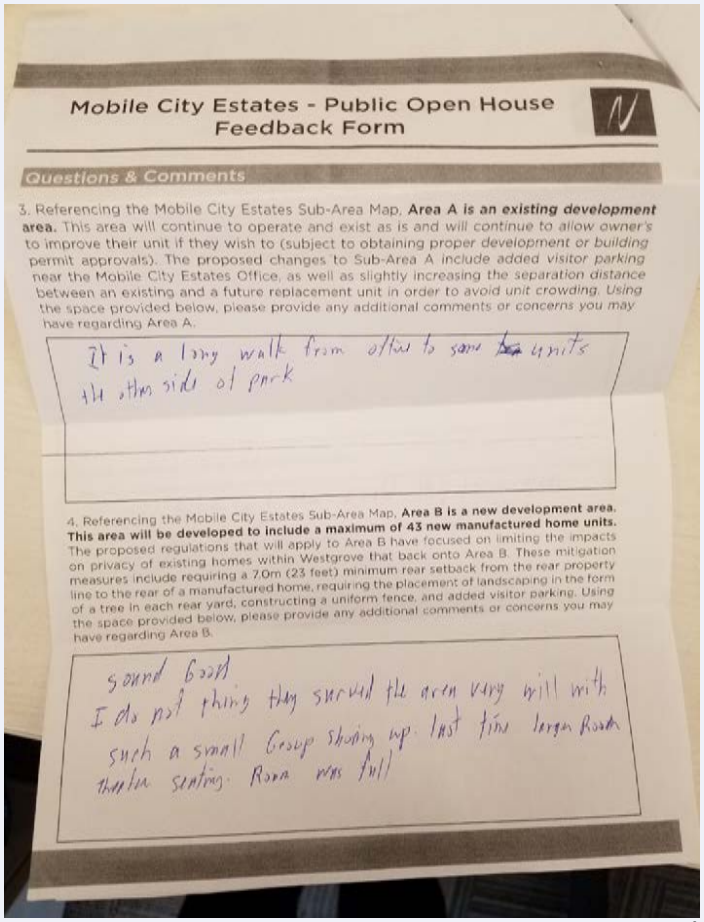


Mobile City Estates - Public Open House
Feedback Form

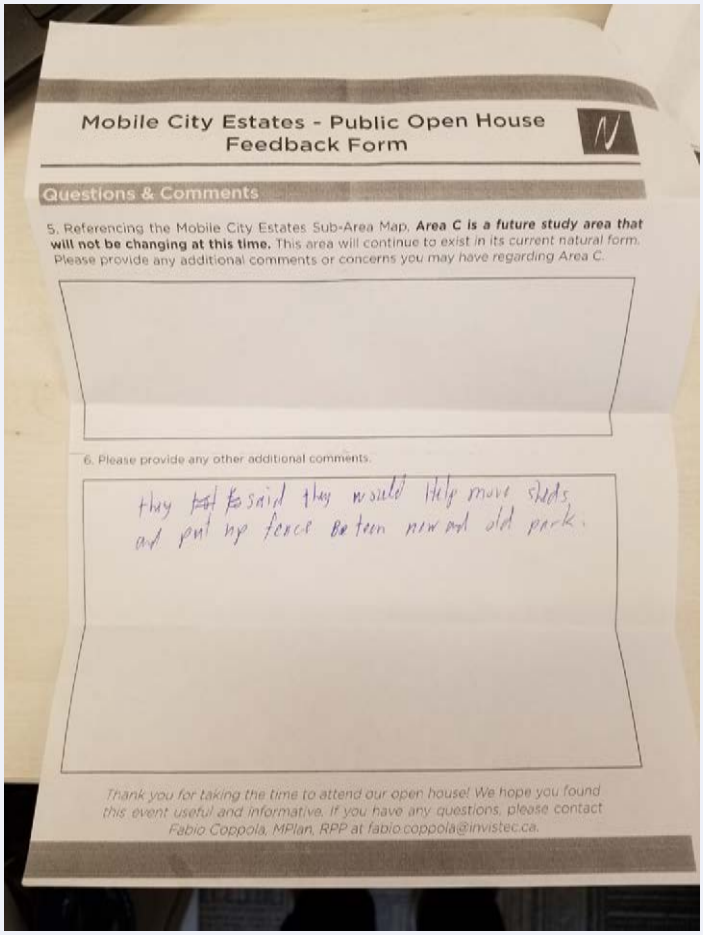
Questions & Comments

3. Referencing the Mobile City Estates Sub-Area Map, **Area A is an existing development area.** This area will continue to operate and exist as is and will continue to allow owner's to improve their unit if they wish to (subject to obtaining proper development or building permit approvals). The proposed changes to Sub-Area A include added visitor parking near the Mobile City Estates Office, as well as slightly increasing the separation distance between an existing and a future replacement unit in order to avoid unit crowding. Using the space provided below, please provide any additional comments or concerns you may have regarding Area A.

It is a long walk from office to some ~~[illegible]~~ units the other side of park

4. Referencing the Mobile City Estates Sub-Area Map, **Area B is a new development area. This area will be developed to include a maximum of 43 new manufactured home units.** The proposed regulations that will apply to Area B have focused on limiting the impacts on privacy of existing homes within Westgrove that back onto Area B. These mitigation measures include requiring a 7.0m (23 feet) minimum rear setback from the rear property line to the rear of a manufactured home, requiring the placement of landscaping in the form of a tree in each rear yard, constructing a uniform fence, and added visitor parking. Using the space provided below, please provide any additional comments or concerns you may have regarding Area B.

sound Good
I do not thing they surved the area very well with such a small Group showing up. last time larger Room than seating. Room was full



Mobile City Estates - Public Open House Feedback Form

Questions & Comments

5. Referencing the Mobile City Estates Sub-Area Map, **Area C is a future study area that will not be changing at this time.** This area will continue to exist in its current natural form. Please provide any additional comments or concerns you may have regarding Area C.

6. Please provide any other additional comments.

they ~~not~~ ~~to~~ said they would help move sheds and put up fence between new and old park.

Thank you for taking the time to attend our open house! We hope you found this event useful and informative. If you have any questions, please contact Fabio Coppola, MPlan, RPP at fabio.coppola@invistec.ca.

APPENDIX V

LAND USE BYLAW AMENDMENTS COMPARISON
CHART - AREA A

PROJECT INTRODUCTION
EXIT
FIRE DOOR
KEEP CLEAR

PROJECT INTRODUCTION
EXIT

Mobile City Estates - Public Open House Feedback Form

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Suite 1700, 10130 103
Street NW
Edmonton, AB T5J 3N9

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Mobile City Estates - Public Open House Feedback Form

Mobile City Estates Sub-Area Map

Mobile City Estates - Public Open House Feedback Form

Questions & Comments

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Its fine to have parking by the office BUT doesn't make it convient for those in the middle of the park. I think vacant lots could be used as addit'nal parking. Drop a couple cement bumpers so they need to angle park.

4. Referencing the Mobile City Estates Sub-Area Map, **Area B is a new development area. This area will be developed to include a maximum of 43 new manufactured home units.** The proposed regulations that will apply to Area B have focused on limiting the impacts on privacy of existing homes within Westgrove that back onto Area B. These mitigation measures include requiring a 7.0m (23 feet) minimum rear setback from the rear property line to the rear of a manufactured home, requiring the placement of landscaping in the form of a tree in each rear yard, constructing a uniform fence, and added visitor parking. Using the space provided below, please provide any additional comments or concerns you may have regarding Area B.

I see nothing wrong with the ~~devolo~~ developing of Area B. as long as By laws of the city are adhered to. There is traffic everywhere. Its better than a Cannabis or liquor store.

Mobile City Estates - Public Open House Feedback Form

Questions & Comments

5. Referencing the Mobile City Estates Sub-Area Map, **Area C is a future study area that will not be changing at this time.** This area will continue to exist in its current natural form. Please provide any additional comments or concerns you may have regarding Area C.

It would be nice to have a fence behind the existing Area A so kids can kick a ball around or walk their dog without enfringing on lots there.

6. Please provide any other additional comments.

I really think on some of the more through roads - Speed Bumps - would be an asset. People definitely speed in here.

I suggested to do a block party when the city does this but was told it was tried once.

The so called map Needs to be replaced then add another piece when the Area B is set up. (It's crazy sore)

Public Relations?? I miss you Jay!

Thank you for taking the time to attend our open house! We hope you found this event useful and informative. If you have any questions, please contact Fabio Coppola, MPlan, RPP at fabio.coppola@invistec.ca.