



Mobile City Estates

PUBLIC HEARING June 13, 2022
*LAND USE BYLAW AMENDMENT SECTION 120 RMHC
BYLAW C-1142-21*

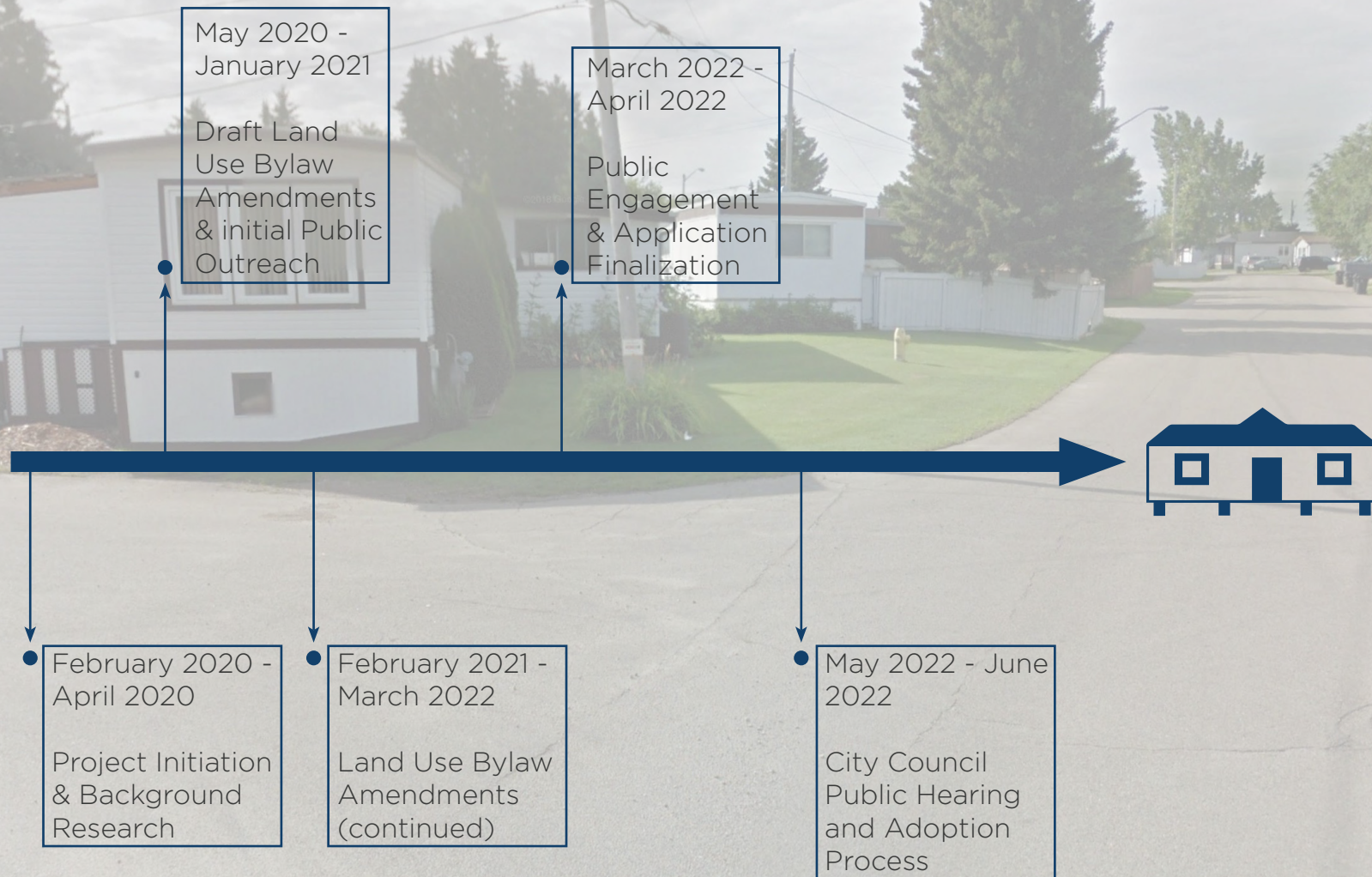
LOCATION + LAND USE



EXISTING CONDITIONS



APPLICATION TIMELINE

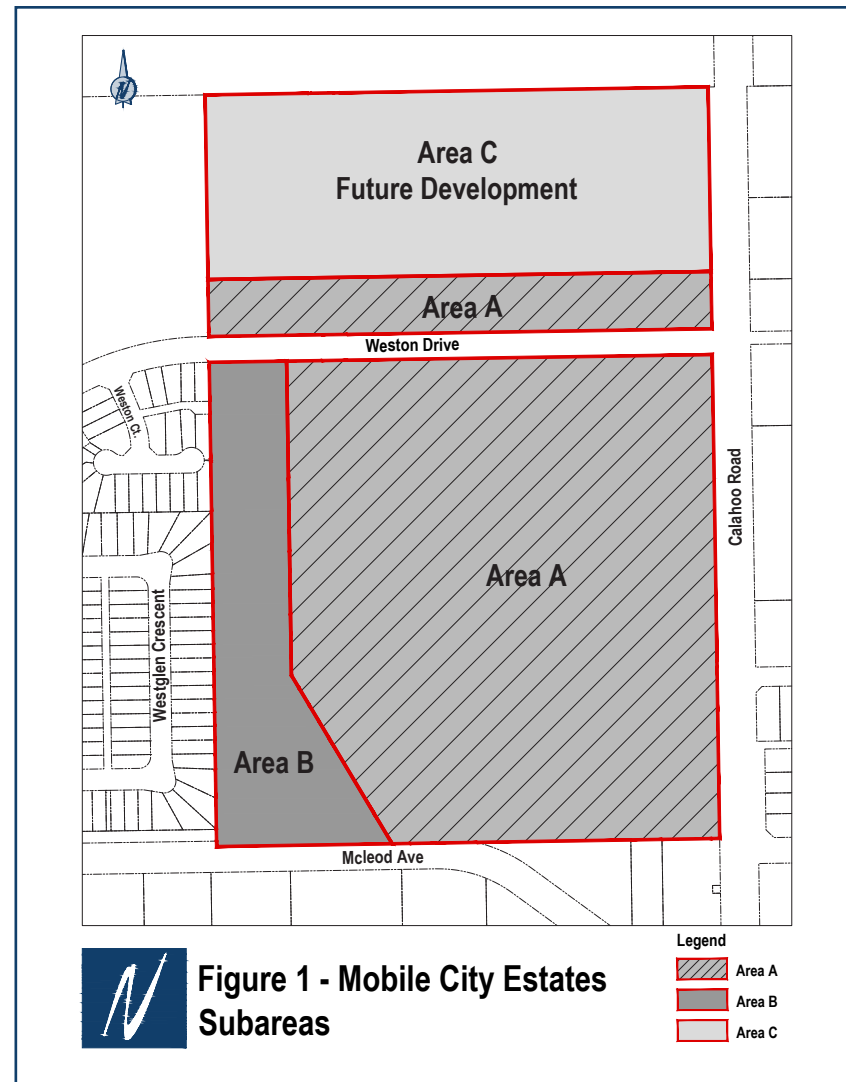


APPLICATION OVERVIEW



Section 120 RMHC Text Amendment Application

- To create an updated Section 120 RMHC - Manufactured Home Court District - to allow for future (new) affordable manufactured housing opportunities and orderly unit replacement.
- Area A is an existing development area; Area B is a new development area; Area C will remain as is and would require an amendment to this proposed bylaw prior to exploring future development.

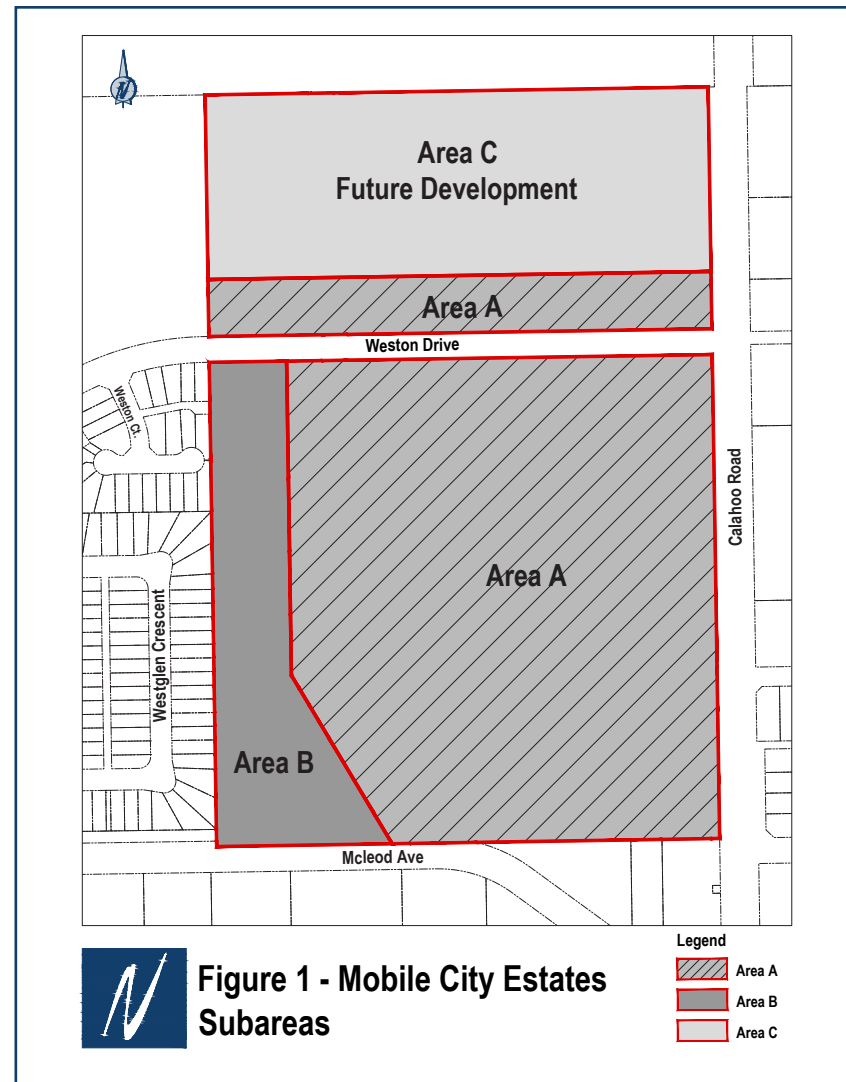


APPLICATION OVERVIEW



Section 120 RMHC Text Amendment Application

- Proposed text amendments aim to improve site arrangement; set clear parameters for future development permit applications and review processes; and enable new development opportunity within the currently undeveloped Sub-Area B.
- Application process included iterative submissions and close working efforts with the land owner, members of Administration, as well as tenants and local area residents through public consultation.



STRATEGIC PLAN



Where People Choose to Live

A dynamic city with an exceptional quality of life

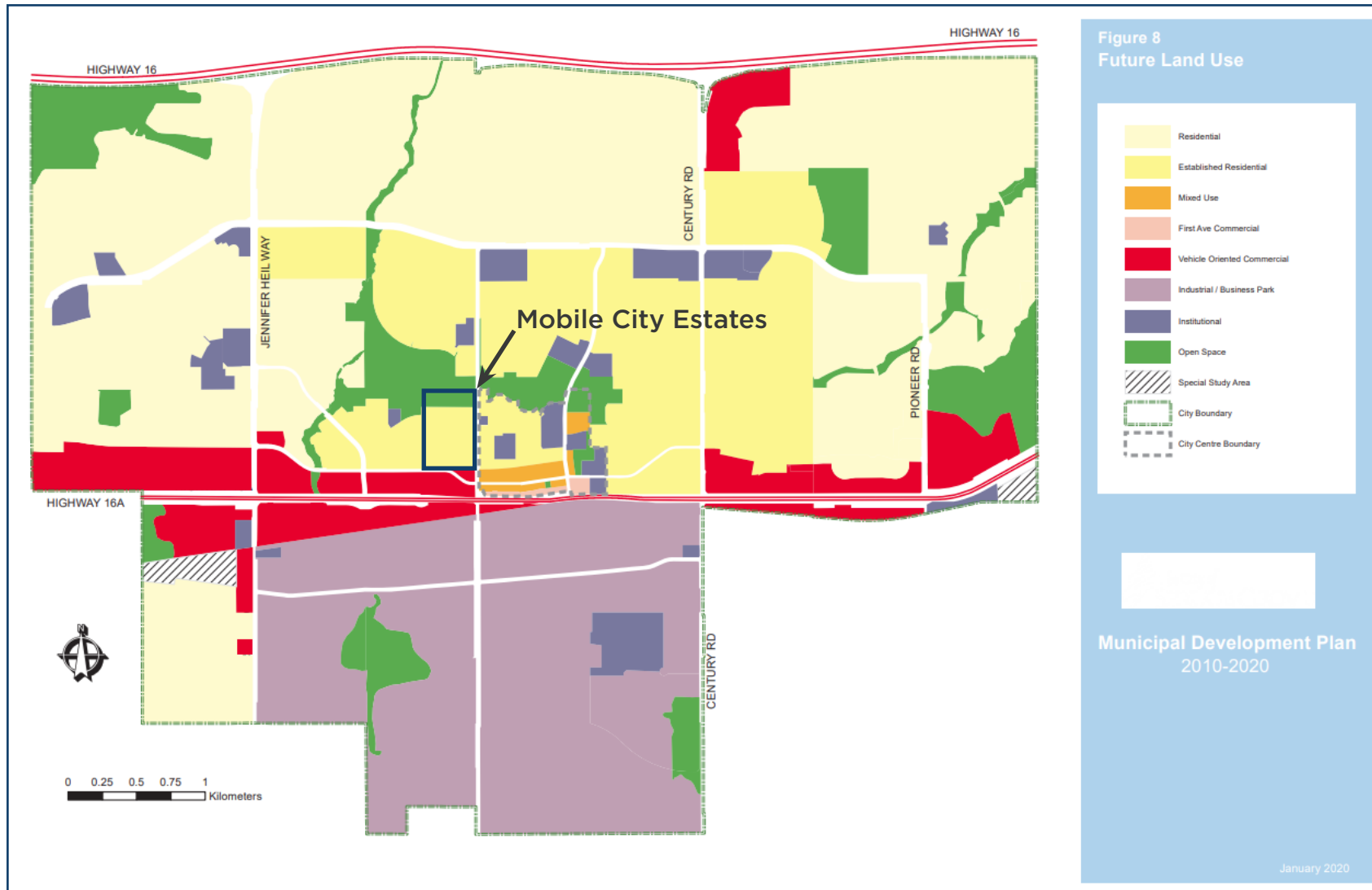
“Through high quality municipal services, Spruce Grove is a safe, dynamic **and affordable** urban centre with an exceptional quality of life and is an inclusive, sustainable place through all ages and stages of life.” - *Strategic Plan 2018-2035, p.11*

Principles

Building a complete community for all

“We are committed to meeting the needs of all segments of our community” - *Strategic Plan 2018-2035, p.12*

POLICY REVIEW

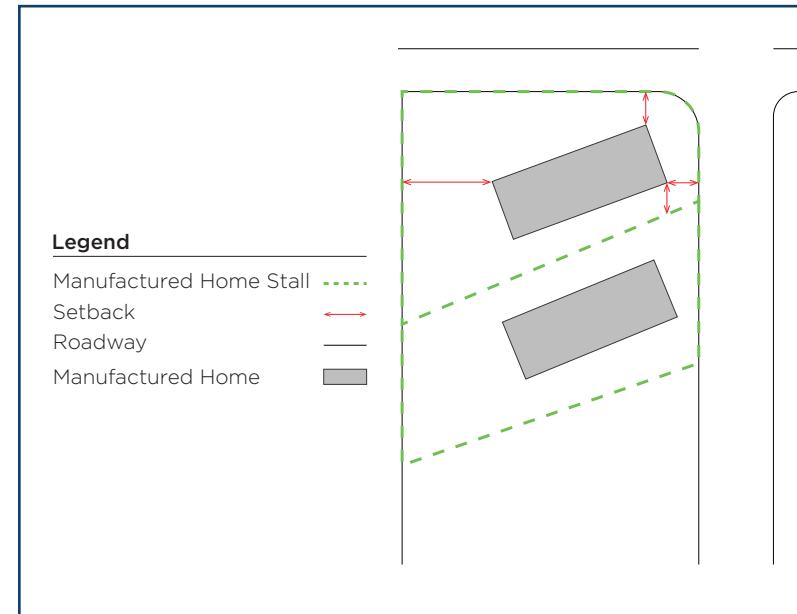
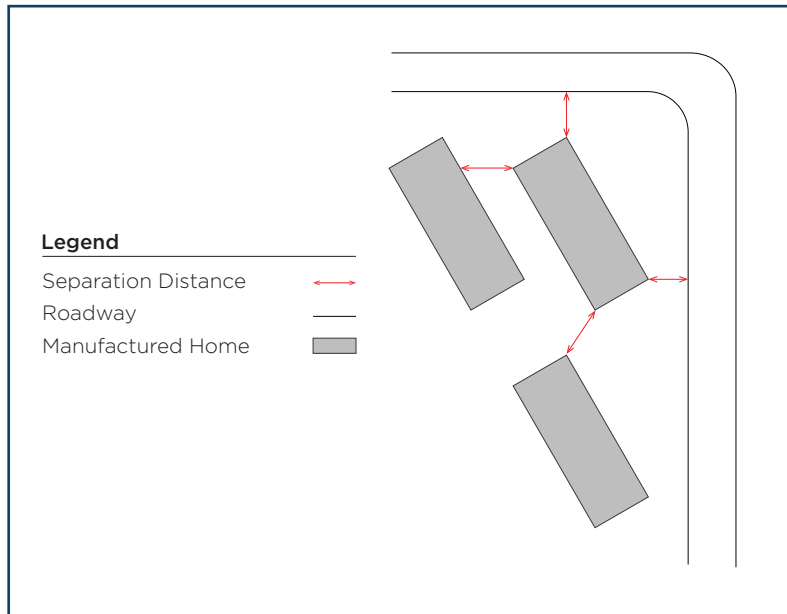


REGULATION COMPARISON



Regulation	Existing Section 120 RMHC		Proposed Section 120 RMHC	
Uses	<u>Permitted</u> <ul style="list-style-type: none"> Manufactured Home 	<u>Discretionary</u> <ul style="list-style-type: none"> Accessory Building Family Day Home Manufactured Home Court Public Utility Buildings Show Home 	<u>Permitted</u> <ul style="list-style-type: none"> Accessory Building and Use Manufactured Home 	<u>Discretionary</u> <ul style="list-style-type: none"> Home Occupation Public Utility Building Sales Centre
Height	One (1) Storey not to exceed 5.5m		One (1) Storey, not to exceed 5.5m	
Private Amenity Area	N/A		7.5m ²	
Stall Coverage	45%, exclusive of carport		Area A - N/A	
			Area B - 50% total, 40% for Principal Building	
Accessory Buildings	Section 53 Accessory Buildings		Not to exceed two (2) buildings per Manufactured Home subject to: <ul style="list-style-type: none"> One (1) attached Accessory Building up to a maximum of 20% of the area of the Manufactured Home and being a covered Deck, Deck, porch, foyer; One (1) detached Accessory Building in the form of a storage shed that shall not exceed 10m² in area. Minimum separation of 1.0m from another Building; and A maximum Building Height of 4.5m. 	

PROPOSED REGULATION SEPARATION AND SETBACKS



Proposed - Area A*

Front Separation (Minimum)	<ul style="list-style-type: none"> 1.5m abutting an internal road 3.0m abutting a Street
Side Separation (Minimum)	<ul style="list-style-type: none"> 4.5m from a Manufactured Home 2.4m from an attached Accessory Building 3.0m abutting an internal access road or Street
Rear Separation (Minimum)	<ul style="list-style-type: none"> 2.4m from a Manufactured Home or internal road 3.0m abutting a Street

Proposed - Area B

Front Setback (Minimum)	<ul style="list-style-type: none"> 1.5m abutting an internal road 3.0m abutting a Street
Side Setback (Minimum)	<ul style="list-style-type: none"> 1.2m 3.0m abutting an internal road or a Street
Rear Setback (Minimum)	<ul style="list-style-type: none"> 3.0m 4.5m abutting a Street 1.5m abutting Sub-Area A 7.0m abutting a Site with Single or Semi-Detached Dwelling

**Note: proposed regulations apply to new development permit applications / unit replacement*

EXAMPLE BUILT FORM



PUBLIC CONSULTATION




Summary of Public Consultation

- Two (2) unique sets of public engagement occurred throughout the Application process.
- 1) Online Feedback Form / Survey - December 2020 - January 2021
 - 350 Mail-Out Letters
 - 33 returned and completed feedback forms
- 2) Public Open House - April 13, 2022
 - 304 Open House Mail-Out Invitations
 - 29 Open House Attendees
 - 8 returned and completed feedback forms
- A What We Heard + What We Did Report was prepared and submitted under separate cover to the City in accordance with the application requirements

MOBILE CITY ESTATES



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

 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/vyLVe7uDHtz2T2AB>

Best Regards,

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

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



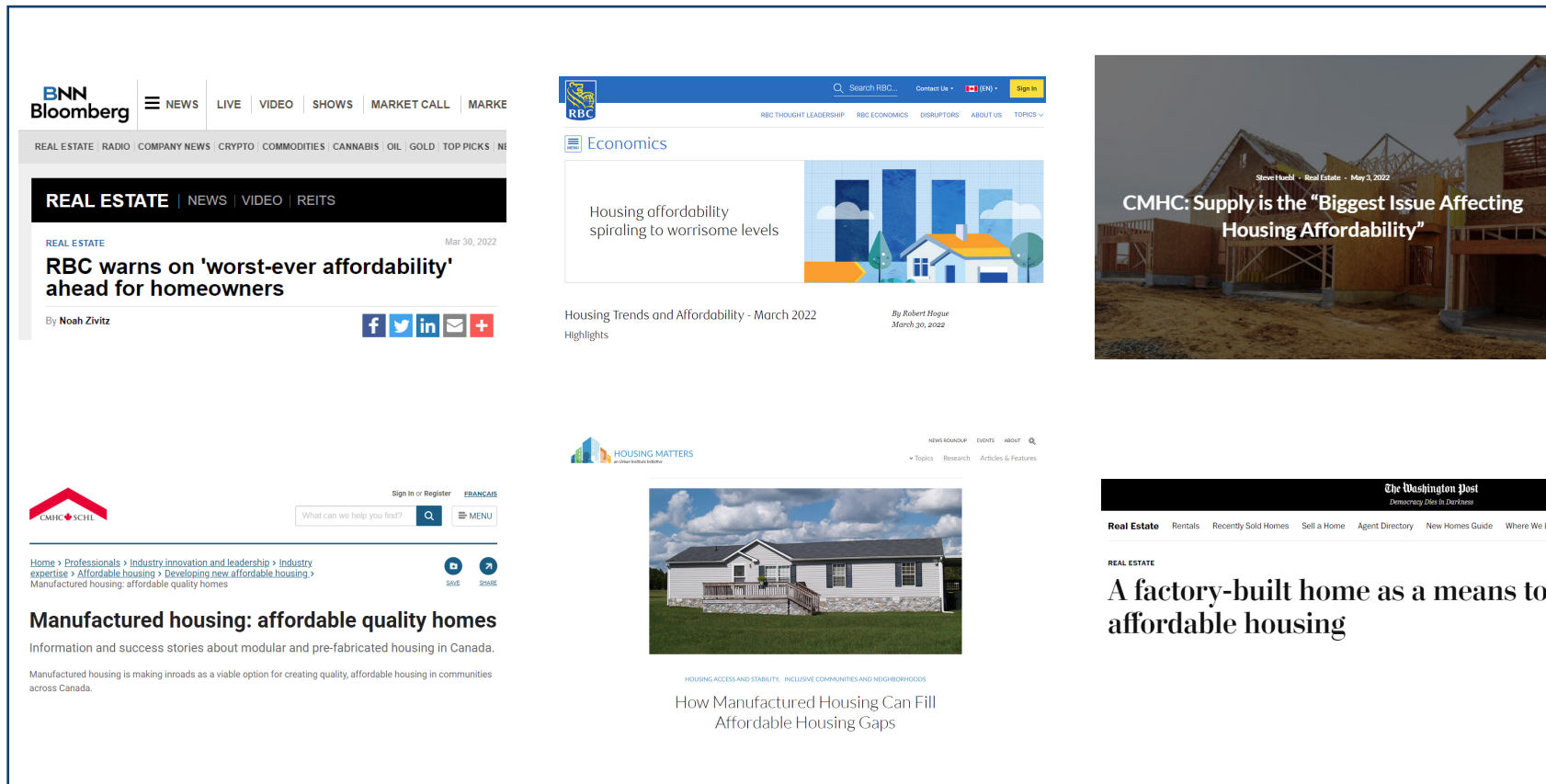
Please join us on April 13 from 6:00pm - 7:30pm at the Pioneer Centre RPW room for a Public Open House regarding the Mobile City Estates Section 120 RMHC Land Use Bylaw Amendment project. A presentation will be given at 6:30pm on the proposed land use bylaw amendments followed by a Q&A session. Feedback 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



HOUSING AFFORDABILITY



SUMMARY



- Application aligns with the City's Strategic Plan to provide accessible and affordable housing typologies to its current and future residents.
- Application meets the spirit and intent of "Your Bright Future - Municipal Development Plan 2010-2020".
- Comprehensive Public Consultation helped inform the application's text amendments, which in turn, has resulted in an updated Section 120 RMHC district that will support orderly on-site design and a sensitive interface with adjacent residential uses and public streets.



Thank You