

17. Re: Mobile Home Parks
Proposed Zoning Regulations and Bylaw Requirements

Following is a report dated October 27, 1971 from the Planning Department outlining its proposed changes to the Zoning Bylaw in connection with the above.

While the Department suggests that this report is primarily intended for the information of Council, it would be desirable to have Council approve it in principle so that we know Council's thoughts in this respect.

RECOMMENDATION:

THAT the report be approved in principle.

Planning Department,
October 27, 1971.

RE: MOBILE HOME PARKS - PROPOSED ZONING REGULATIONS AND BYLAW REQUIREMENTS.

A. BACKGROUND

Following a request from the Council, the Planning Department prepared a report concerning the development of appropriate standards for the establishment of a new zoning category that would allow mobile home parks to locate in Burnaby. This report, which was submitted to the Council on April 19, 1971, was referred to the Advisory Planning Commission for comment. It was also directed that the report be sent to Gordon and Gordon Realty Limited (a prospective developer) for their views with the request that these be provided to the Commission for its consideration.

The proposed mobile home park standards, the comments of Gordon and Gordon Realty Limited and the views of this department on these comments were considered at the June meeting of the Advisory Planning Commission. As a result of its deliberations, the Commission agreed with the development standards proposed by this department for mobile home parks, with certain minor modifications, and forwarded its views to the Council.

The Council, on June 28, 1971, authorized the use of the standards proposed in our report of April 14th as a basis for the establishment of a zoning district category for mobile home park development, with the understanding that account would be taken of the Advisory Planning Commission recommendations and any other alterations that were considered superior as a result of the survey made of mobile home park standards in various American cities.

B. THE CONTROLS NECESSARY FOR MOBILE HOME PARK DEVELOPMENT

The basic zoning standards governing mobile home park development, which reflect the foregoing considerations, are set out later in this report. These are in the form of a proposed amendment to the Zoning Bylaw that will provide for the establishment of a new category for mobile home parks and include the usual zoning district type of regulations governing such items as permitted uses, general development requirements, building heights, lot area and coverage standards, minimum setbacks and off-street parking. Also included are other proposed Zoning Bylaw amendments made necessary by the introduction of mobile home parks, such as additions or revisions to Section 3

(Definitions), Section 5.1 (Designation of Districts), Section 6.10 (Minimum Floor Area For Dwelling Units), and Section 100.4 (Required Off-Street Parking Spaces).

While this report deals with the proposed zoning regulations for mobile home parks, further modifications and additions will be necessary as a prelude to the introduction of this type of development in the Municipality. For example because of the many factors involved and the absence of any governing controls in the Building Bylaw, the establishment of a separate mobile home park bylaw is considered essential.

Among the items covered would be requirements for streets and walkways, drainage, exterior lighting and electrical connections, service and auxiliary buildings, washroom and laundry facilities, sewage disposal, water supply distribution, fire safety and protection, etc. Work has recently been undertaken on this proposed bylaw, which will require consultation with other Municipal departments, including Building, Engineering, Health and Legal. A draft bylaw will be presented for Council's consideration in a separate report. This bylaw will also include certain standards that were previously approved by the Council with respect to buffer areas, open space provisions, street and walkway requirements, etc., in mobile home park developments. Because of these factors, this report is primarily intended for the information of the Council. Once the Mobile Home Park Bylaw has been prepared, then all of the regulations governing this type of development could be considered at the same time.

C. RECOMMENDATIONS

1. The Establishment of a New Zoning District Category for Mobile Home Park Developments with the Following Regulations:

107. MOBILE HOME PARK DISTRICT (R7)

This District provides for the establishment of mobile home parks for residential occupancy in proper relationship to community facilities and surrounding development.

107.1 Uses Permitted:

- (1) Mobile home parks.
- (2) Accessory buildings and uses.

107.2 Conditions of Use:

- (1) Every application for a mobile home park development shall be subject to Preliminary Plan Approval in accordance with the provisions of Section 7.3 of this Bylaw.
- (2) Each mobile home park shall have an area of not less than 20 acres.
- (3) Each mobile home park shall include a buffer area, outdoor recreation space, a service building, paved streets and walkways, and services and utilities in accordance with the provisions of the Barnaby Mobile Home Park Bylaw.
- (4) Each mobile home unit shall be located on a separate lot or area.
- (5) Each mobile home lot or area shall be provided with a paved mobile home stand and a paved outdoor patio in accordance with the provisions of the Barnaby Mobile Home Park Bylaw.

107.3 Height of Buildings:

The height of a building shall not exceed 20 feet.

107.4 Lot Area:

Each mobile home lot shall have an area of not less than 5,000 square feet. In no case shall the depth of a lot be less than 75 feet.

107.5 Lot Coverage:

The maximum coverage shall be 30 percent of the mobile home lot area.

107.6 Front Yard:

A front yard shall be provided on each mobile home lot of not less than 15 feet in depth.

107.7 Side Yards:

A side yard shall be provided on each side of the mobile home of not less than 10 feet in width.

107.8 Rear Yard:

A rear yard shall be provided on each mobile home lot of not less than 15 feet in depth.

107.9 Off-Street Parking:

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.

2. The following changes and additions to Section 3(Definitions) of the Zoning Bylaw:

- (1) "MOBILE HOME" means a detached factory built structure designed for long term single family occupancy with all of the following characteristics:
 - a) Includes sleeping accommodation, flush toilet, a tub or shower and kitchen facilities, with plumbing and electrical connections for attachment to outside systems.
 - b) Designed to be transported after fabrication on its own wheels, or on flatbed or other trailers or detachable wheels.
 - c) Is ready for occupancy upon arriving at the site, except for minor foundation supports, connection to utilities, and the like.

11-1-77
 1977 BARNABY BYLAW NO. 1
 PART III - ZONING BYLAW
 SECTION 5.1 - ZONING DISTRICTS

Mobile Home Parks - Proposed Zoning By-Laws and Bylaw Amendment

- (2) "MOBILE HOME PARK" means a parcel of land under single ownership on which mobile homes are intentionally installed for permanent occupancy.
- (3) "BUILDING, TEMPORARY" means and includes:
- a) Any building (except a private garage or other accessory building) not having its exterior walls supported on continuous concrete or masonry foundations or walls.
 - b) Notwithstanding clause (a) above, a temporary building shall also include boat shelters, bunkhouses, skid shacks, huts, tents, trailers or any other similar type of portable building or structure, whether or not the same be placed on foundations or affixed to the land in any way. However, a temporary building shall not be construed to include mobile home units which are located in a mobile home park nor permanent prefabricated residential dwellings, industrial, warehouse or storage buildings which conform to the construction standards specified in the Barnaby Building Bylaw.
- (4) "TRAILER" means any structure or vehicle used or designed to be used for living or sleeping purposes on a short-term or temporary basis and which is designed or intended to be mobile on land, whether or not self-propelled.

3. The Amendment of Section 5.1 (Designation of Districts) as follows:

1	RESIDENTIAL	R
	Residential	R1
	Residential	R2
	Residential	R3
	Residential	R4
	Residential	R5
	Residential	R6
	Residential	R7

4. The addition of the following clause (clause (3)) to Section 6.10 (Minimum Floor Area for Dwelling Units):

"A mobile home unit in an R7 District shall contain at least 500 square feet of floor area".

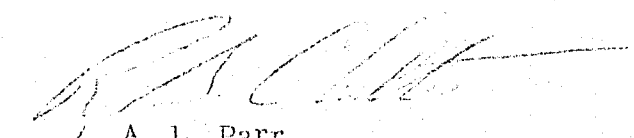
5. The addition of the following (clause (25)) to Section 800.4 (Required Off-Street Parking Spaces):

<u>Use</u>	<u>Required Parking Spaces</u>
Mobile Home Parks	1 for each mobile home unit, with such space to be located on the mobile home lot, plus the provision of a communal parking area or areas for additional tenant and guest parking at a ratio of 1 parking space for each 2 lots in the mobile home park.

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The foregoing amendment proposals are those which are considered necessary to establish mobile home parks as a separate zoning district in the Burnaby Zoning Bylaw. The proposed R7 (Mobile Home Park) Zone would also be subject to the general standards which apply to other residential district categories. These would include existing bylaw regulations concerning such items as the location and siting of buildings, accessory buildings and uses, lots of irregular shape, vision clearance at intersections, fences, screening and landscaping, and the various regulations for the provision of off-street parking spaces and areas. In other respects, mobile home park developments would be governed by the requirements that would be included in the proposed Burnaby Mobile Home Park Bylaw, which was referred to earlier in this report.

Respectfully submitted,



A. L. Parr,
DIRECTOR OF PLANNING.

RBC:ew

- c. c. Chief Building Inspector
 Chief Public Health Inspector
 Municipal Clerk
 Municipal Solicitor
 Senior Planner