

ITEM 4
MANAGER'S REPORT NO. 50
COUNCIL MEETING Aug. 14/72

4. Re: Proposed Mobile Home Park Bylaw and Zoning Regulations

Following is a report from the Planning Director dated August 2, 1972, regarding the above.

RECOMMENDATION:

THAT the recommendations contained in the report be adopted.

CONCLUDED - MAILED THAT
THE ITEM BE SENT TO
THE ADVISORY PLANNING
COMMISSION *****

Planning Department,
August 2, 1972.
Our File #02.230

RE: PROPOSED MOBILE HOME PARK BY-LAW AND ZONING REGULATIONS.

A. BACKGROUND

Mobile home parks have been the subject of a number of Planning Department reports to the Council. Proposed development standards for this type of use were included in our report of April 14, 1971. Following the referral of this report to the Advisory Planning Commission, the Council, on June 28, 1971, authorized the use of these standards as a basis for the establishment of a new zoning district category.

Detailed Zoning By-law amendment proposals were set out in a further report of October 27, 1971. This was subsequently referred for comment to the Advisory Planning Commission. The Commission, on December 9, 1971, recommended approval of these regulations with the exception of the proposed off-street parking standards. While it was agreed that the ratio of one parking space per each four mobile home lots should be accepted for communal parking, it was suggested that the developer provide off-street parking for two cars in tandem for each mobile home lot. It was further proposed that these parking spaces be so located as not to encroach into the 15 foot front yard setback.

The Planning Department is in agreement with this recommendation and has therefore included it in the proposed Zoning By-law amendments, which are attached for the consideration of the Council.

Also attached is a proposed Mobile Home Park By-law, which includes necessary 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. The draft by-law also contains standards that were previously approved by the Council with respect to buffer areas and open space provisions.

Re: Proposed Mobile Home Park By-law and Zoning Regulations


The servicing requirements included in the draft by-law have been prepared in consultation with the Engineering Department. Both the zoning regulations and the draft Mobile Home Park By-law are necessary if Council wishes to permit the introduction of this type of development in the Municipality.

B. RECOMMENDATIONS

Assuming that Council still wishes to provide for the development of Mobile Home Parks in the Municipality of Burnaby, it is recommended;

- (1) THAT the Council give approval in principle to the proposed Zoning By-law amendments for the establishment of a Mobile Home Park District category and advance these to a Public Hearing.
- (2) THAT the Council adopt the proposed Mobile Home Park By-law and refer it to the Municipal Solicitor for review before proceeding with the necessary readings to implement its regulations.

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING.

RBC:ew

att. 2

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

PROPOSED ZONING REGULATIONS FOR MOBILE HOME PARKS

1. Proposed Mobile Home Park District 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 By-law.
- (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 Burnaby Mobile Home Park By-law.
- (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 Burnaby Mobile Home Park By-law.

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 By-law.

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

- (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.
- (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 Burnaby Building By-law.
- (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	2 for each mobile home unit to be located on the mobile home lot. Such spaces may be in tandem but shall not be located within a required front yard. In addition, a communal parking area or areas shall be provided on the mobile home park site at a ratio of 1 parking space for each 4 lots in the mobile home park.

ITEM 4
MANAGER'S REPORT NO. 50
COUNCIL MEETING Aug. 14/72

THE CORPORATION OF THE DISTRICT OF BURNABY

DRAFT MOBILE HOME PARK BY-LAW

PLANNING DEPARTMENT

JULY, 1972

TABLE OF CONTENTS

<u>Section Number</u>		<u>Page Number</u>
1.	SHORT TITLE	1
2.	PURPOSE	1
3.	DEFINITIONS	1
4.	APPLICATION	2
5.	REGULATIONS	3
	5.1 General Requirements	3
	5.2 Mobile Home Lots	3
	5.3 Mobile Home Stands and Patios.	4
	5.4 Accessory Structures, Additions and Extensions	4
	5.5 Buffer and Recreation Areas	4
	5.6 Service Building	5
	5.7 Streets, Sidewalks and Walkways	6
	5.8 Illumination and Electrical Systems	6
	5.9 Distribution and Storage of Gas or Fuel Oil . .	6
	5.10 Refuse Handling and Disposal	6
6.	ADMINISTRATION AND ENFORCEMENT	6
7.	EFFECTIVE DATE OF BY-LAW.	7

THE CORPORATION OF THE DISTRICT OF BURNABY

BY-LAW NO. _____

The Mayor and Council of the Corporation of the District of Burnaby enacts as follows:

SECTION 1 SHORT TITLE

This By-law may be cited for all purposes as the "Burnaby Mobile Home Park By-law, 1972".

SECTION 2 PURPOSE

The purpose of this By-law is to regulate the development and use of land for mobile home parks and mobile homes within the Corporation of the District of Burnaby.

SECTION 3 DEFINITIONS

In this By-law, unless the context otherwise requires:

"ACCESSORY STRUCTURE" means any structural addition to the mobile home which includes awnings, canopies, carports, porches, sunshades, storage cabinets and similar appurtenant structures.

"BUILDING INSPECTOR" means the person appointed from time to time by the Council or Chief Building Inspector of the Corporation of the District of Burnaby.

"CORPORATION OR MUNICIPALITY" means the Corporation of the District of Burnaby.

"MEDICAL HEALTH OFFICER" means the Medical Health Officer appointed under the Health Act for the Corporation of the District of Burnaby.

"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.

"MOBILE HOME LOT" means a parcel of land located within a mobile home park intended to be occupied by one mobile home, and having a principal frontage upon a street or place.

"MOBILE HOME PARK" means a parcel of land under single ownership on which mobile homes are intentionally installed for permanent occupancy.

"MOBILE HOME STAND" means an area within a mobile home lot upon which the mobile home unit is intended to be directly situated.

"MUNICIPAL ENGINEER" means the person appointed from time to time by the Council of the Corporation of the District of Burnaby.

"PERSON" includes a firm, association, organization, partnership, trust company or corporation as well as an individual.

"SERVICE BUILDING" means a building housing administrative, recreational, mobile home park maintenance, lavatory, laundry, washroom and such other facilities required by this regulation.

SECTION 4 APPLICATION

- (1) No person shall develop, construct, alter or extend a mobile home park except in compliance with the provisions of this By-law and in accordance with the applicable regulations of the Burnaby Zoning By-law, 1975, and the contrary shall be unlawful.
- (2) The regulations governing the subdivision of land and all works and services including sewage disposal, water distribution and drainage, which are specified for subdivisions in the Burnaby Subdivision Control By-law, 1971, shall be constructed and installed by the developer of the mobile home park in accordance with the provisions of the said By-law.
- (3) All plumbing and building in the mobile home park shall comply with the regulations of the Burnaby Building By-law.
- (4) Nothing in this By-law shall be taken to relieve any person from complying with the provisions of any other By-law of the Corporation.

SECTION 5 REGULATIONS

5.1 General Requirements:

- (1) No mobile home shall be located in a mobile home park for a period of less than 6 months.
- (2) A mobile home park shall only be located on a well drained site that is above the high-water line, is at all times free of stagnant water pools, and is graded for rapid drainage.
- (3) Every part of the land included in a mobile home park shall be contiguous with every other part except where the site is divided by public streets, lanes or service easements.
- (4) No part of any mobile home park shall be used for non-residential purposes, except such uses that are required for the direct servicing and well-being of the park residents and for the management and maintenance of the park.
- (5) All those portions of the mobile home park site not occupied by buildings, mobile home stands, patios, parking areas, drive-ways, streets or walkways shall be fully and suitably landscaped and properly maintained.

5.2 Mobile Home Lots:

- (1) No mobile home unit shall be located elsewhere in a mobile home park than on a mobile home lot.
- (2) Not more than one mobile home unit shall be located on each mobile home lot.
- (3) The limits of each mobile home lot shall be clearly marked on the ground by permanent flush stakes, markers or other suitable means.
- (4) Mobile home lots shall be of such elevation, distance and angle in relation to access streets that the placement and removal of a mobile home unit can be accomplished without infringement on other property, or allowing the undercarriage of the mobile home unit to make contact with the ground. It shall be such as to allow easy hook-up to utilities.

5.3 Mobile Home Stands and Patios:

- (1) Each mobile home lot shall be provided with a paved mobile home stand with minimum dimensions of 14 feet by 60 feet.
- (2) Each mobile home lot shall be provided with a paved outdoor patio of not less than 200 square feet in area and a minimum width of 10 feet. Such patio shall be accessible by means of a paved walkway to the mobile home entrance.

5.4 Accessory Structures, Additions and Extensions:

- (1) Each mobile home lot may include a carport, and an accessory storage cabinet with maximum dimensions of 4 feet by 8 feet. Such accessory structures shall not be located in a required front yard.
- (2) No other additions or extensions to mobile homes shall be permitted, with the exception of the following:
 - (a) Skirting around the base of the unit, which shall include an easily removable access panel of a minimum width of 4 feet to provide access to the area enclosed by the skirting.
 - (b) Steps, open porches and canopies, to a maximum projection of 6 feet from the mobile home.
 - (c) Awnings and sun shades to a maximum projection of 4 feet from the mobile home.

5.5 Buffer and Recreation Areas:

- (1) Each mobile home park shall include within all its boundaries a buffer area of a minimum of 25 feet in depth which shall be suitably landscaped with planted material and/or natural growth to effectively screen the site which it encloses. Such buffer area shall not be used for any other purpose, except that it may be traversed, where necessary, by access roads to connect with the road system contained within the mobile home park.
- (2) Not less than 5 percent of the mobile home park site, excluding the required buffer area, shall be provided on a communal basis and developed exclusively for outdoor recreation purposes.

5.6 Service Building:

- (1) Each mobile home park shall include a service building with the following facilities:
 - (a) Administration office
 - (b) Indoor recreation area
 - (c) Storage area (unless alternative in Clause (1) of Section 5.4 is used).
 - (d) Laundry and drying room, with one automatic washing machine and one dryer for every 40 mobile home lots or fraction thereof.
 - (e) Separate washrooms for male and female residents of the mobile home park, each to include one washbasin, one water closet, and one bathtub or shower for every 100 mobile home lots or fraction thereof.

- (2) Each service building shall be of permanent construction and comply with the regulations of the Burnaby Building By-law and shall include the following requirements:
 - (a) All interior finishes shall be smooth, hard, durable, highly water resistant, and contain a minimum of dirt catching or holding crevices, pockets or ledges.
 - (b) A six-inch-high base along all walls shall be constructed of waterproof masonry or masonry composition which shall have rounded corners and shall be coved into the floor.
 - (c) All floors shall be waterproof and slope to floor drains which connect with the sewer system.

5.7 Streets, Sidewalks and Walkways:

- (1) All streets located within the mobile home park site shall be constructed with concrete curb and gutters and surfaced with asphaltic concrete to Corporation engineering specifications, and comply with the following standards:
 - (a) Collector streets - 60 foot right-of-way widths with a 36 foot pavement between curb faces.
 - (b) Local streets - 50 foot right-of-way widths with a 28 foot pavement between curb faces.

- (2) Concrete sidewalks to a minimum width of 5 feet shall be provided along at least one side of each street within the mobile home park site.

- (3) Walkways for pedestrian access to common facilities and individual lots within the mobile home park shall be constructed of concrete or equivalent all weather surface to a minimum width of 3 feet.
- (4) Specifications for construction will be in accordance with regulations governing the subdivision of land as specified in the Burnaby Sub-division Control By-law 1971.

5.8 Illumination and Electrical Systems:

- (1) Outdoor facilities and access ways to indoor facilities which are intended for evening or night use shall be illuminated and designed in accordance with the provisions of the Illuminating Engineering Society Lighting Handbook - the Standard Lighting Guide.
- (2) The electrical distribution system within the mobile home park, including telephone and television services, shall be provided by underground wiring. All electrical services shall meet the applicable provisions of the Canadian Electrical Code.

5.9 Distribution and Storage of Gas or Fuel Oil:

The installation, maintenance and operation of all equipment and appliances employed in the distribution, storage and disposal of gas, fuel oil, or other flammable liquids shall be in accordance with the regulations of the Fire Marshal Act.

5.10 Refuse Handling and Disposal:

The provision, maintenance and storage of garbage and refuse containers, and the collection and disposal of garbage and refuse shall comply with the requirements of the Medical Health Officer.

SECTION 6 ADMINISTRATION AND ENFORCEMENT

The administration and enforcement of this By-law shall be in accordance with the provisions of Section 7 of the Burnaby Zoning By-law, 1965.

SECTION 7 EFFECTIVE DATE OF BY-LAW

This By-law shall come into force and take effect upon the adoption thereof.

Read a First Time this ____ day of _____, 1972.

Read a Second Time this ____ day of _____, 1972.

Read a Third Time this ____ day of _____, 1972.

Reconsidered and finally adopted by a two-thirds majority of all the members of the Council this ____ day of _____, 1972.

MAYOR

CLERK