

ITEM	7
MANAGER'S REPORT NO.	10
COUNCIL MEETING	1981 08 10

RE: COMPARISON OF MOBILE HOME PARK REGULATIONS OF THE PROVINCE WITH
THOSE WHICH APPLY IN BURNABY

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the report of the Director of Planning be received for information purposes.

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TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
RE: COMPARISON OF MOBILE HOME PARK REGULATIONS OF THE PROVINCE WITH THOSE WHICH APPLY IN BURNABY

PLANNING DEPARTMENT
1981 AUGUST 04

RECOMMENDATION

1. THAT this report be received for information purposes.

SUMMARY

This report provides a comparison between the model mobile home park by-law of the province and the Burnaby regulations governing mobile home parks (Burnaby Mobile Home Park By-law 1972 and the Burnaby Zoning By-law 1965 - Mobile Home Park District - R7). These by-laws are examined initially in general terms, then followed by a comparison of the specific bulk regulations which apply to mobile home park developments.

For the most part, the various regulations are quite similar. However, the Burraby standards are slightly higher where such matters as lot area requirements and setbacks are concerned. This is a reflection by Burnaby of the urban nature of the municipality and the recognition of the mobile home park subdivision as an alternative form of residential housing that needs to be made as compatible as possible with surrounding or adjacent residential accommodation.

REPORT

A. BACKGROUND

During discussion of a letter from the Minister of Lands, Parks and Housing regarding "British Columbia Residential Conversion Guidelines", the Council, on 1981 July 13, requested the Planning Department to provide a comparison of the provincial regulations governing mobile home park developments with those which apply in Burnaby.

Related to this is a recent announcement from the province that funds in the form of incentive grants and low interest financing (15%) will be provided to municipalities with the objective of creating more mobile home sites. The amount of each grant will be determined by the Ministry of Municipal Affairs, based on a review of mobile home demand, evictions due to local mobile home park closures, and compliance with the model mobile home park by-law. This announcement was made in a joint news release (1981 July 13)

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by the Minister of Municipal Affairs and the Minister of Lands, Parks and Housing.

The model mobile home park by-law, developed by the Province in 1978, is intended primarily for use by municipalities which do not have their own regulations. In Burnaby, mobile homes and the development of mobile home parks are governed by a zoning district category (R7) for this type of use, and a separate Mobile Home Park By-law. Both of them - the Mobile Home Park By-law (By-law #6196) and the necessary Zoning By-law text amendments (By-law #6176) were adopted by the Council on 1972 December 04. It should be noted that due to the urban character of Burnaby, and the competition for high cost land, it is unlikely that the provincial proposals will result in any Mobile Home Park development in Burnaby.

B. REVIEW OF GENERAL PROVISIONS

In both the provincial and Burnaby regulations, a mobile home is basically defined as a factory-built single family dwelling unit which, although capable of being moved from place to place, is intended to occupy a site on a long-term basis. Similarly, a mobile home park is referred to as an area for the accommodation of mobile homes, each of which must be located on its own lot or space.

Other common provisions stipulate a location on a well drained, graded and properly landscaped site; communal recreational space comprising a minimum of 5% of the mobile home park area; a landscaped buffer strip around the perimeter of the mobile home park to a minimum depth of 25 feet (in the case of the Province this dimension is reduced to 15 feet from boundaries not abutting a public street); as well as compliance with the applicable regulations governing mobile home construction and servicing including electrical connections, lighting, plumbing, water distribution, drainage, sewage and garbage disposal. Each of the by-laws also requires the provision of an administration office - service building. In the case of Burnaby, such a building is specifically required to include an indoor recreation area, storage area, laundry and drying room and washroom facilities.

Road and street requirements for mobile home park developments are set out below:

	<u>Province</u>	<u>Burnaby</u>
Collector Streets -	46 ft. right-of-way 36 ft. pavement	60 ft. right-of-way 36 ft. pavement
Local (minor) Streets -	40 ft. right-of-way 16 ft. pavement	50 ft. right-of-way 28 ft. pavement

In addition, the Burnaby regulations require concrete sidewalks to a minimum width of 5 feet along at least one side of each street within the mobile home park.

C. COMPARISON OF BULK REGULATIONS

Bulk regulations refer to the size and siting of buildings and structures in relation to the lot and include such items as lot areas, building heights, yard setbacks, open space standards and lot coverage. A comparison of the applicable regulations for the Province and Burnaby is provided in the following table:

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<u>Item</u>	<u>The Province</u>	<u>Burnaby</u>
- Minimum mobile home park site area	5 acres	20 acres
- Minimum mobile home lot area	3,500 sq. ft.	5,000 sq. ft.
- Minimum lot depth	Not specified	75 ft.
- Minimum lot width	40 ft.	Not specified
- Maximum height of mobile home	25 ft.	20 ft.
- Maximum lot coverage	35%	30%
- Minimum yard setbacks - front	6 ft.	15 ft.
- side	5 ft.	10 ft.
- rear	5 ft.	15 ft.
- Accessory structures, additions and extensions	- carport - awnings and sun shades - storage cabinet - steps, open porches, canopies - vestibules (max. of 40 sq. ft.)	- carport (not in front yard) - awnings and sun shades (up to 4 ft. projection) - storage cabinet (max. 4 ft. x 8 ft. and not in front yard) - steps, open porches, canopies (up to 6 ft. projection)
- Required parking spaces per unit	1, plus 1 additional for each 2 mobile homes	2

Although many of the requirements governing mobile home parks in the Province and the municipality are quite similar, there are a number of differences. The most notable of these include the minimum mobile home park site area, which are higher in these cases, and setback regulations. The Burnaby standards, character of mobile home parks which, through the rezoning process, are required to locate within residential areas in such a way as to have a minimum amount of impact on surrounding or adjacent residential development.

This is for the information of Council.

RBC/er



A. L. Parr,
DIRECTOR OF PLANNING

c.c. Chief Building Inspector
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