

Request for Decision



To: Committee of the Whole
From: **Development, Engineering and Planning**
Date: January 14, 2019
Subject: Proposed Comprehensive Development (CD-1) Zone to accommodate a Mobile Home Park and Ecological Reserve – Boundary Drive North (File: ZA1803)
Recommendation: **THAT Committee of the Whole recommends to Council to give first and second reading to Zoning Bylaw Amendment No. 2019-A2 at the January 28, 2019 Regular Council Meeting.**

Background

Overview

The City has received a rezoning application to rezone 1.2 hectares (3 acres) to accommodate a 25-unit mobile home park at the northerly extent of Boundary Drive. The site is currently zoned R1 – Residential (Single and Two Family Zone) and a portion of the site is an ecologically sensitive wetland which is proposed to be preserved as part of the City's protected area network.

Due to the uniqueness of the site and the development scheme, staff is proposing that a new "site-specific" type of zoning be used for this project to ensure that it is developed in accordance with specific plans approved by City Council. Thus, a "Comprehensive Development (CD)" zone (see Appendix B) is proposed to explicitly apply to this property for the following reasons:

- The northwest portion of the site has been identified as an ecologically sensitive wetland area - this zoning will ensure it is protected in perpetuity;
- The 25-unit mobile home park is put forth by the applicant as an affordable housing project and therefore has unique development requirements;
- The City's Mobile Home Parks Bylaw No. 1001 is from the 1970s and was designed to accommodate "old-style" mobile homes and larger mobile home parks – this is a small mobile home park which will incorporate tiny houses as well as regular mobile homes (all constructed to CSA standards);
- The site is in a semi-rural and isolated area of the City (but within walking distance to the high school and limited commercial); and,
- Substantial off-site water, sewer and electrical infrastructure is required to service the site.

Details about the applicant and the site are listed in Appendix A. A site plan, rendering and landscape plans for the project are contained in Appendix B as part of the draft CD zone bylaw.

Policy and Zoning Framework

- In March, 2018 a major Official Community Plan (“OCP”) amendment came into effect promoting and accommodating more affordable housing types and developments in the City (see Section 4 of the OCP). This project will help fulfill this objective.
- Boundary Drive is designated in the OCP and the Utilities Capital Plan (2009) as a proposed major road, to be upgraded (medium priority in the future). The road upgrade is currently not identified in our Capital Plan.
- The north west portion of the most northerly Lot 18 is a wetland and seasonally flooded field in the Sensitive Ecosystem Inventory and as such will be protected and incorporated into the Protected Area Network via land protection or dedication. The applicant has expressed interest in exploring options in relation to the Ecological Gifts Program once the rezoning is finalized. The ecologically sensitive lands are identified in the proposed CD-1 zone.
- This proposal fronts onto Boundary Drive which is part of the City’s main bicycle trail network. Boundary Drive connects to the trail along the old east/west railbed to the north.
- If a CD zone were not proposed, the Zoning Bylaw (R5) and the Mobile Home Parks Bylaw would apply. To accomplish this project, a number of variances to these bylaws would be required. For reference, Appendix C contains an analysis of the differences between the existing bylaws and the new CD-1 zone.

Servicing and Infrastructure

The applicant will be required to enter into a Works and Services agreement with the City, which will be finalized prior to final reading of the rezoning bylaw. Some components of this agreement are:

- The three parcels will need to be consolidated, the wetland surveyed, and the extent of the wetland/setback requirement be clarified prior to final reading of the rezoning bylaw.
- The provision of an extended gravity sewer main to the site and appropriate on-site sewer collection.
- The provision of an extended water main to the site.
- On-site storm water/runoff management to the extent that all storm water is contained on the site and drainage into the City’s system is maintained at pre-development flows.
- Electrical service as per the City’s bylaws.
- Landscaping and screening to mitigate impacts on adjacent development and the wetlands including bonding/security to ensure that the landscaping is undertaken and maintained to a specified standard.
- Road upgrades as per City bylaws.
- Fire protection (hydrants, access, etc.)
- Payment of Development Cost Charges (DCCs) as per City bylaws. *(Note: The applicant is requesting that DCCs be waived for the tiny houses. DCCs are payable at the time of building permit for each mobile home/tiny house and requests to waive*

DCCs must be made on a case by case basis. DCCs must be paid by the land owner/developer and not be passed on to the owner of the mobile homes).

- Other works and services requirements as per Bylaw No. 1970.

Proposed Timing

If the rezoning application receives support from Council to move forward, the next steps and estimated time frame are outlined below:

Activity	Timing
Council approves application/bylaw to move forward.	January 14, 2019
First and second reading of the rezoning bylaw.	January 28, 2019
Bylaw and Public Hearing advertised twice and residents within 100 metres notified in writing of the application.	January 30 & February 6 th , 2019
Public Hearing held by City Council.	February 11, 2019
Third reading of the rezoning bylaw.	February 11, 2019
Works and services agreements finalized; MOTI approval; development permit reviewed.	February/March, 2019
Final reading of the bylaw and Development Permit (Environmental) considered for approval.	March 11 or 25 th , 2019
Site servicing completed; building permit applications reviewed and issued.	April, 2019

Benefits or Impacts

Strategic Impact



Community Engagement

- The public will be advised and invited to comment on the rezoning application in writing and through advertisements in the Gazette. A public hearing will be held to allow Council to hear any comments or concerns respecting the proposal.



Community Livability

- The project would contribute much needed affordable housing to the City and offer an alternative to regular rental or fee simple ownership.



Economic Growth

- An alternative housing type may make it easier and more affordable for the local work force to relocate to or remain in Grand Forks. Once a municipal sewer/water line is brought to this site, fronting land owners may be able to utilize the servicing which may induce new developments in the area.

Policy/Legislation

The Official Community Plan, Zoning Bylaw, Local Government Act and the Planning Process and Fees Bylaw.

Attachments

Appendix A: Applicant and Site Information Sheet

Appendix B: Draft Bylaw No. 2039 – A2 (Comprehensive Development CD-1 Zone)

Appendix C: Summary of Differences between City Bylaws and the CD-1 Zone

Recommendation

THAT Committee of the Whole recommends to Council to give first and second reading to Zoning Bylaw Amendment No. 2019-A2 at the January 28, 2019 Regular Council Meeting.

Options

1. RESOLVED THAT Committee of the Whole accepts the report.
2. RESOLVED THAT Committee of the Whole does not accept the report.
3. RESOLVED THAT Committee of the Whole refers the matter back to staff for further information.