

COUNCIL REPORT

Date: 10 November 2015
File: 7.5.3.127
To: Warren Waycheshen, CAO for Mayor and Council
From: Director of Community Planning & Development
Re: **Riverbrook Manufactured Home Park Rezoning Application**



Recommendation

THAT Council accept this application for consideration of R6-B zoning and covenant amendment;

AND THAT Council refer this application to the Advisory Planning Commission.

1. Application Overview

Leonard Kerkhoff of Riverbrook Estates Ltd. has applied to rezone a portion of Block 210; Plan 8918 (current civic address 167 Konigus St) to allow the development of a 70-unit manufactured home park. See attached application and site plan. The site is currently zoned G5 – Forestry. The applicant is seeking that the site be zoned R6-B Residential Zone – Mobile Home Park.

2. Background

a. Site History

Block 210 was created by subdivision in 1968, as an amalgamation of remnant District Lots. Zoning (R1-B and G5) was already in place. This site was the subject of a zoning amendment application in 2014; a portion of the site was zoned R3-A to allow the construction of a 47-unit townhouse complex.

Council granted a Development Permit for the townhouse complex in January 2015. Site has been cleared and pre-loaded for construction. Remainder of residential portion of site is zoned R1-B.

b. Flood covenant

There is a registered flood covenant governing development on this site. See copy attached to this report. On the portion of the site zoned for residential use this covenant: restricts building within a set distance of the dyke; requires a certain [minimum] elevation of building; requires the landowner to maintain flood insurance; and protects the province and the District of Kitimat from liability in the event of a flood. On the portion zoned G5 Forestry—the subject of this rezoning application—the covenant prohibits the construction of any building.

The applicant is requesting two amendments to the covenant:

1. Extend building restrictions placed on residential portion of the site over the proposed manufactured home park area; and
2. Lift the no build restriction.

3. Staff Comment

a. Fire

Proposed development meets BC Building Code 3.2.5.5(b) regarding location of access route which indicates the maximum distance between hydrant and building must not exceed 90 m. Fire Chief Bossence indicated there are no concerns with the application at this time. Additional review will be conducted at time of Building Permit application.

b. Engineering

Application was reviewed with the Engineering Department to discuss water, sewer, access and potential traffic impacts. A traffic impact study was completed for the proposed Riverbrook development adjacent to the subject property. An amendment to assess impact of traffic to and from the proposed manufactured home park is needed. Servicing information will also be required to ensure adequate capacity for sewage and water to support the development.

c. Release of Covenant

Geotechnical work done by applicant indicates that the G5 Zone area is at a similar or, in some cases, higher elevation than the adjacent R1-B and R3-A Zone areas. Risk of flooding is similar for all areas.

Alteration of flood covenant would be subject to approval by the Ministry of Environment and the District of Kitimat. Ministry of Environment has indicated support on condition that the District of Kitimat likewise supports alteration of the flood covenant.

The Administration has carefully considered potential impacts of removing the no build restriction. Should Council wish to remove the restriction, staff recommend all buildings have a minimum floor elevation 0.3m ($\approx 24''$) above the crown of the nearest municipal road. This condition would apply across the site.

d. Affordable Housing

Manufactured home parks are a unique type of housing that provides an affordable option and lifestyle for people who may not wish to live in traditional multi-family housing. Park pad rents are typically lower than apartment units rental rates for an equivalent sized space. Manufactured home parks provide an affordable housing alternative, and many allow residents to own their home. Current manufactured home parks in Kitimat face aging infrastructure and redevelopment pressure. An additional park will provide existing park residents an alternative location, and create opportunities for additional residents to choose a manufactured home in a park setting.

4. Policy Considerations

a. Official Community Plan

Proposed Manufactured Home Park complies with future land use designation of 'Neighborhood' as Schedule D of the Official Community Plan. The site falls within the 200-year flood zone as indicated on Schedule C: Hazardous Areas.

b. Housing Action Plan

Kitimat's Housing Action Plan identifies tenants of manufactured home parks to be vulnerable to redevelopment due to booming market conditions, size and location. Planning staff are currently working on a redevelopment of manufactured home park policy. A new manufactured home park is less vulnerable to redevelopment, and creates more housing choice: an opportunity to buy a new home or site an existing home.

c. Province of BC Flood Hazard Area Land Use Management Guidelines

Flood Hazard Area Land Use Management Guidelines have been prepared by the provincial government to help local governments make decisions in areas subject to flood hazards. Guidelines were established in 2004 and were being updated in 2014; however, no revisions have been incorporated to date.

Implementation measures for Manufactured Homes or Units recommended the unit to be located on natural ground or on top of concrete or asphalt pad that is at or above the flood construction level. For ordinary watercourses, a setback of 30 metres from the natural boundary of any watercourse is recommended. Where dykes exist, the setback may be reduced to 7.5 metres.

5. Summary

Site is currently zoned G5 – Forestry, and a no-build covenant prohibits building. Proposal is for a manufactured home park of up to 70 pads. Development of park would also require municipal support to amend an existing flood covenant. Council's role at this time is to endorse, amend or reject the proposed zoning amendment.

Budget Implication: Amendment of zoning and covenant is likely to increase assessed value

Treasurer Initials

Council Initiative: 5 – Facilities: Housing (Seniors and Affordable)

Submitted by:
Gwendolyn Sewell, MCIP, RPP
Director of Community Planning & Development

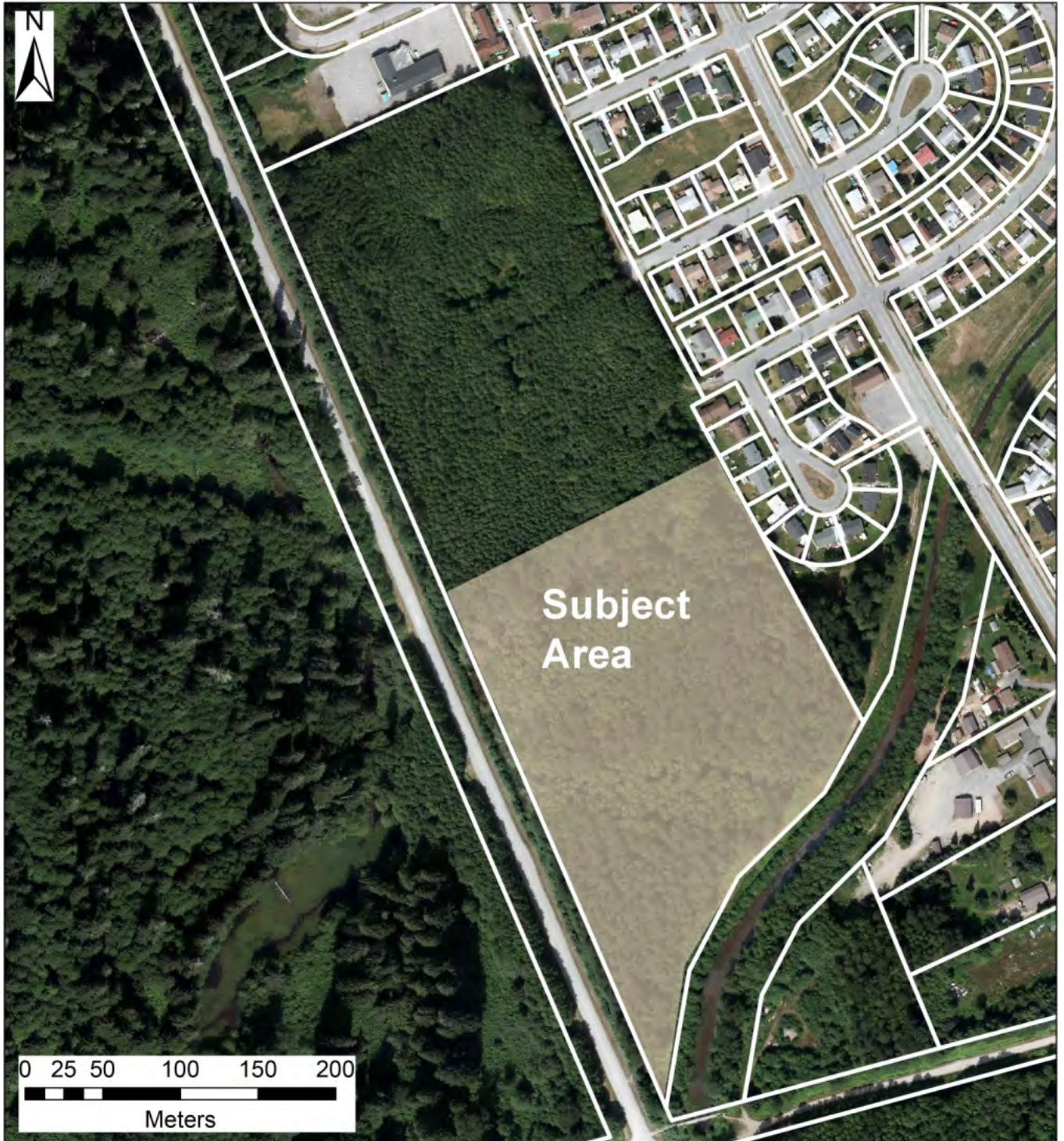
Approved for Submission
Warren Waycheshen
Chief Administrative Officer

GJS, MW/mw

Encl:

- Area Map
- Application
- Proposed Site Plan

Area Map



Application Page 1



File: 7.5.3. _____
PID Nbr: 006-652-701
Roll Nbr: _____

APPLICATION FOR ZONING AMENDMENT

I/We Riverbrook Estates Ltd (c/o Leonard Kerkhoff)
(Name of Applicant)
Of 202-45389 Luckakuck Way, Chilliwack, BC, V2R 3V1
(Mailing Address)



apply for rezoning for a property as specified below.

1. **Subject Property**

Civic Address 167 Konigus Street, Kitimat, B.C., V8C _____
Legal Description Block 210; DL 6019 R5C DL 6023 R5C DL 6020 R5C & DL 6024 R5C; Plan 8918
Lot Block District Lot RP

2. **Zoning**

Current G5 - Forestry
Proposed R6 - B Residential Zone - Mobile Home Parks

3. **Application Details**

The information requested below is needed to help District staff process your application and prepare a report to Council. Please complete all sections and submit this information to the District Office together with (1) all required attachments, and (2) your application fee. Thank you.

Property Area 4.856 ha Number of Parcels Current: 1 Proposed: 1

Describe Existing Use and Development

Currently site is bare land and covered with forest.

Describe Proposed Use and Development (attach extra pages if necessary)

Initial application is to re-zone a portion of the site to allow the development of a maximum of 70 mobile home lots.

Note: This application only applies to the site currently zoned G5 and not that part zoned R1-B.

The Applicant is applying for a 2.0 m variance for the rear yard setbacks, from 7.5m to 5.5m.

Rear yard bylaw requirement 7.5m, proposed 5.5m.

Approximate Project Start Date and Completion Schedule

Estimated start of construction of roads and servicing, mobile home lots is Spring 2015, completing Spring 2016.

Reasons and comments in support of the application (attach extra pages if necessary)

- To provide new affordable housing product to support the growing housing demand in Kitimat.

- Alternate housing compared to the current housing product in the Kitimat market.

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4. Attachments

The Director of Community Planning and Development may require you provide some or all of the following documents in support of your application. Please attach all documents which are checked as "required". Other information may also be requested.

- Required Sketch plan of site showing the parcel(s) to be re-designated (by zoning amendment), existing building, access, services and scale. Measurements should be in metres. Preferred size is 28 cm x 43 cm (11" x 17").
- Required Technical information and reports listed below.
 Site Plan for rezoning - technical

 Landscaping Plan

 Presentation package

 Geotechnical Report, Environmental Report, Topographical Survey

- Required Copy of (1) State of Title Certificate, or (2) Certificate of Indefeasible Title, for subject property. Copies are available from BC Government Agent or Land Title Office, and should be dated no more than thirty days prior to application date.

5. Declarations

a. Property Owner

Where the applicant(s) is/are not the registered property owner(s), the following statement must be signed by the registered owner(s) or the owner's(s)' agent.

This application is made with my/our full knowledge and consent.


Name(s)	Date
Mailing Address (incl Postal Code)	Authorized Signature(s)
Phone	Email
	Fax

b. Applicant

I/We declare that statements and information submitted in support of this application are, to the best of my/our knowledge, true and correct.

	March 11, 2015
604-824-4122	leonard@kerkhoff.ca
604-824-4171	
Phone	Email
	Fax

FOR OFFICE USE:

(Yes) No	13 March 2015	
Application Details Attached?	\$1,500 Fee Paid (Date)	Initials of Official

Circulation: Building Eng Fire Planning

Department Comment Required by: TBD
(Date)

Site Concept



RIVERBROOK TRAILER PARK
 KITIMAT, BRITISH COLUMBIA



- 1** AMENITY SPACE
BBQ area, Pic-nic tables, open grassed area within a wooded setting
- 2** SINGLE TRAILER
- 3** DOUBLE TRAILER
- 4** ROADWAY AND DRIVEWAYS
Asphalt. All planting within gardens offer 3 metres from the road to aid snow clearing.
- 5** HEDGE PLANTING
Prunus laurocerasus
Prunus Lusitanica
- 6** SIGNAGE + FEATURE PLANTING
Signage and planting to aid wayfinding and enhance entrance appeal
- 7** VISITOR PARKING
Asphalt
- 8** WALKING TRAILS
Gravel path
- 9** CREEK TRAIL
Gravel path, log edge. Trail to meander through forest retaining significant trees.
- 10** FENCES
To the rear of each property.
- 11** EXISTING TREES
Selection of healthy significant trees to be retained and protected throughout development to maintain a 'wooded'



SITE PLAN - PRELIMINARY SKETCH PROPOSAL
 DP2015-05 — March 2015