

Planning Considerations Report



Northlands Infrastructure Replacement Steering Committee
June, 2008



Table of Contents

1.0	Introduction	1
2.0	Planning Objectives	3
2.1	Planning History	3
2.2	Looking Ahead.....	4
3.0	Precedents.....	7
3.1	Urban Renewal.....	7
3.2	Trailer Parks.....	7
4.0	Property Data.....	9
4.1	Property Inventory.....	9
4.2	Building Conditions	10
4.3	Market Value	10
4.4	Ownership	10
5.0	Regulatory Considerations	11
5.1	Zoning Bylaws	11
5.2	Building bylaws	12
5.3	Other Authorities	12
6.0	Coordination.....	13
6.1	Building form and service infrastructure.....	13
6.2	Conflicts and opportunities.....	13
7.0	Land Transfer	14
7.1	Issues.....	14
7.2	Process.....	14
8.0	Consultation	16
9.0	Summary and Next Steps	16

1.0 Introduction

Yellowknife Condominium Corporation #8 (Northlands Condo Corp) is a residential mobile home development located in the fringe of the downtown area in the city of Yellowknife, within 1.2 kilometers of the downtown core. The development is occupied by an estimated 775 to 1,100 people occupying 258 mobile homes. The mobile home development was originally developed in the early 1970's and was transitioned into a condominium corporation in 1990. The sewer and water infrastructure that was installed in the 1970's has reached the end of its useful life and needs to be replaced.

Northlands Condo Corp, through its Infrastructure Committee, is working with the City of Yellowknife (City) to resolve the infrastructure issues that currently exist within the Condo Corp. A "working group" to the Infrastructure Committee is advising the committee on all technical matters pertaining to this project. The working group consists of one member from the Condominium Board, one member of the Condominium Corporation owners, and members from the City of Yellowknife, including the Director of Public Works and Engineering, the Manager of Planning and Lands, as well as a member of City Council.

The City of Yellowknife issued a Request for Proposals and Terms of Reference (TOR) to undertake a feasibility study. In December of 2007, the City retained Dillon Consulting to undertake the feasibility study. The working group is the Steering Committee responsible for the administration of the feasibility study.

The goals and objectives of the overall project as stated in the terms of reference are as follows:

- To develop and implement a sustainable infrastructure system within Northlands to provide satisfactory service levels to the residents of Northlands Condo Corp;
- To develop and implement an infrastructure system that meets the City of Yellowknife's servicing standards;
- To implement the project in a manner so as to optimize the access to available funding for the capital works to mitigate the financial impact to the Northlands Condo Corp.

The feasibility study will chart a path the Corporation could follow to reach these goals

The feasibility study has 3 major components.

1. Technology Design Development
2. Planning Review
3. Implementation Strategies and Financing

The purpose of this report is to assemble information about planning and development for Yellowknife Condominium Corporation #8 (Northlands Condo Corp). The purpose of the planning review is to consider the future of the neighbourhood in terms of land tenure and urban form in conjunction with the replacement of the water and sewer lines.

*Northlands Infrastructure Replacement Steering Committee
Planning Considerations Report*

While the Northlands may have been established as a quick response to a housing shortage in the 1970's (City YK 1972 General Plan), it has since developed into an established neighbourhood. As with any other neighbourhood, it has undergone some transformation over time. Most importantly the land tenure changed when it acquired condominium status in 1990. Many of the original mobile homes have also been renovated, added onto, or replaced. However, many more have now reached the point where reinvestment will be necessary if they are to continue to provide housing of an acceptable standard into the future. New water and services would be expected to have a service life of at least 40 years. What might happen to the above ground assets in this same time frame could have implications for the design of new municipal services. Perhaps more importantly the ability or desire of owners to share the cost of new services could be affected.

The points of view of different stakeholders, including the City of Yellowknife, the owners of the Condominium Corporation, and regulatory authorities are considered in this discussion paper based on the results of interviews and available documents (see references). The practical implications of redevelopment options are presented in Sections 5.0 and 6.0 of the report, with reference to examples provided in Section 4.0.

2.0 Planning Objectives

2.1 Planning History

Mobile homes were first located in Northlands trailer park in 1971 only a year after Yellowknife was officially proclaimed a city. The *City of Yellowknife 1972 General Plan* anticipated the residential areas of the City would grow towards the north in the area between Niven Lake and Giant Mine. A mobile home park, which became Northlands, was identified on the outskirts of town at the edge of industrially zoned lands. Noting that mobile homes had become accepted as a permanent form of housing the *General Plan* also states “. . . with the experience of the last four or five years it could be said by now that the explosive rate of growth and the unforeseen housing demand could become the pattern for the City of Yellowknife for a considerable number of years.”

Mobile homes then and now are considered by many to be a good response to a housing shortage as they can be installed at a relatively lower cost than site built housing. Access to leased land can further reduce the cost of home ownership.

The Northlands property was initially leased and later sold by the City to a single owner, who in turn rented lots to individual trailer owners. The owner installed the water, sewer and road infrastructure. Responsibility for the infrastructure was transferred along with the land when Northlands Trailer Park became a condominium corporation in 1990.

No specific mention of Northlands Trailer Park appears in the most recent General Plan, produced in 2004.

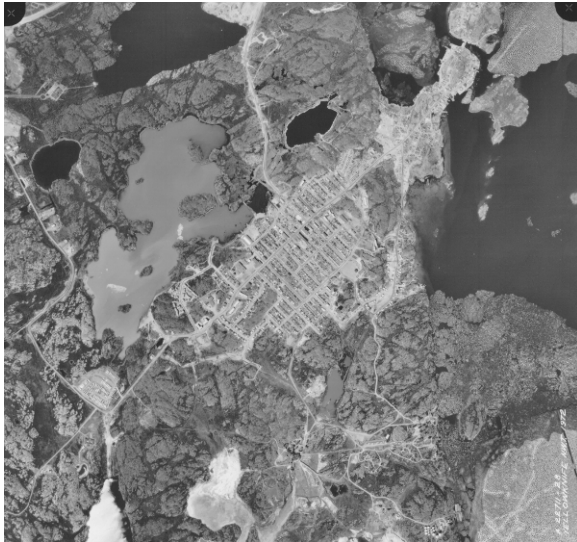
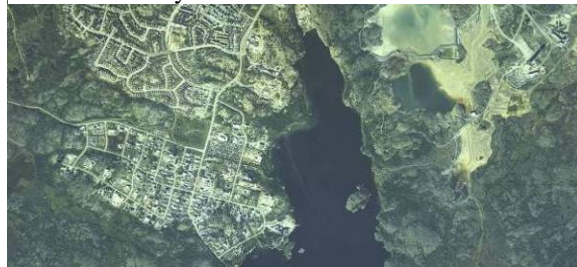


Figure 1 aerial view of the City in 1972. Northlands can be seen to the bottom left.



Figure 2 Northlands is now located at the geographic centre of the city.



2.2 Looking Ahead

Problems with the aging water and sewer infrastructure have instigated an examination of the future of Northlands. Both a need and an opportunity have been created to consider the potential for changes in land tenure and neighbourhood form. This section of the report is intended to acknowledge and summarize the interests and concerns of various stakeholders, and identify information gaps. It is hoped that this will help to guide communications, negotiations, and eventually decision making.

The City of Yellowknife

The City's **Planning and Development Department** is currently working on a *Smart Growth Redevelopment Plan*. While Northlands has not been identified as a redevelopment area, it is adjacent to a major Corridor and located at one of the city's main transportation hubs. The redevelopment of Northlands at this prominent location will be a consideration in the *Smart Growth Redevelopment Plan*. Within walking distance of downtown, community recreation facilities, and suburban shopping, the Northlands site is now considered a prime location. Redevelopment opportunities are becoming apparent as Smart Growth principles begin to be used by the City to define good development.

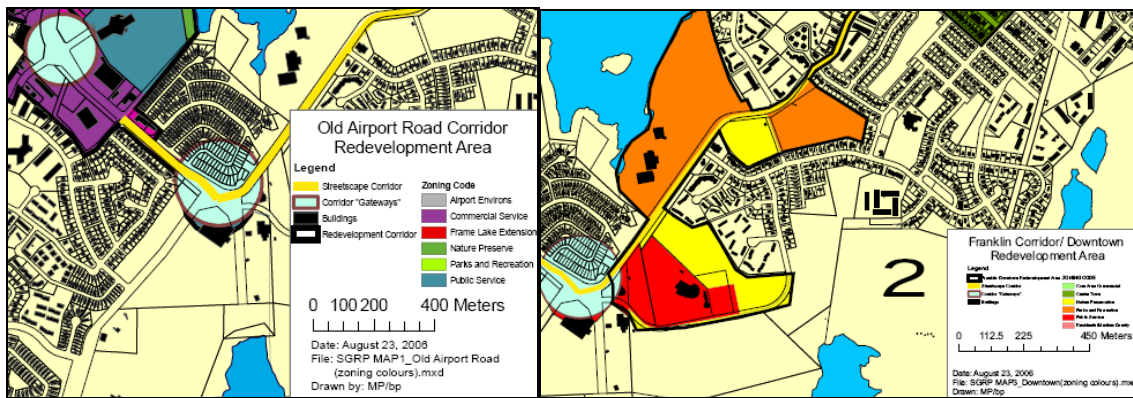


Figure 3 concept plans from City of Yellowknife Smart Growth Redevelopment Plan Terms of Reference

The City's **Public Works and Engineering Department** has never planned or budgeted for the replacement of the aging infrastructure in Northlands because of the nature of the land ownership. The Department does, however consider that the status of the Northlands system has an impact on overall water and sewer infrastructure planning for the City. A new system that meets current engineering standards will provide benefits to both the neighbourhood and the city system primarily by reducing water loss.

City Council 2007-2008 Goals and Objectives, include a goal to promote **affordable housing**. Northlands has offered one of the lowest cost private home ownership opportunities in the City of Yellowknife for many years. Understanding that market values will likely increase with the replacement of the water and sewer infrastructure, Council's representative on the Steering Committee has suggested that Northlands should remain an area with relatively lower home purchase costs (interview Bob Brookes).

Residents of Northlands

Before Northlands became a condominium in 1990, members of the Northland Mobile Home Association expressed concerns about the condition and maintenance responsibilities for water and sewer infrastructure. When similar concerns re-surfaced in 2004, residents of Northlands first reacted with alarm. Through meetings and media attention the responsibilities of the Condominium Corporation are probably now better understood and accepted. We are attempting gauge the extent of understanding through consultation with residents.



Other attributes that are probably recognized and valued by most residents include affordability, a feeling that it is a safe and friendly neighbourhood to live in, and the proximity to open space and commercial services. This assumption too is being tested through consultation with residents, along with the assumption that the appearance of Northlands is acceptable to residents. Some see it as a neighbourhood with a distinct character. Writing in “Yellowknife Tales: Sixty years of stories from Yellowknife”, former mayor Dave Lovell says:

“I believe that the area of Yellowknife which currently most closely mirrors the Yellowknife of the 40’s and 50’s is the Northland Trailer Park. Although it is a relatively new addition to our community, the mix of people and housing values is evocative of earlier eras.”

Properties in Northlands represent personal financial investments to condominium unit owners. A decline in real estate values or the potential for a total loss of investment is a real concern that has surfaced in consultations with residents to date. Obvious signs of reinvestment in the form of renovations, additions, or the replacement of units are found throughout Northlands, suggesting there is some confidence in the long term future of Northlands. However because there are also a substantial number of properties in relatively poor condition, our consultation process will also try to find out what plans owners have for these units. Based on information provided by the Condominium Corporation, approximately 77% of the units are owner inhabited versus 23% rental units. This indicates another type of investment interest that will have implications for redevelopment preferences.

Sustainable Neighbourhoods

Assessing Northlands from a Smart Growth perspective seems appropriate given its location in the context of the Smart Growth Redevelopment Plan. An assessment tool will be used to gather opinions about Northlands and see how it compares to other Yellowknife neighbourhoods. Three neighbourhoods will be used as comparators for this exercise including: the Niven Lake neighbourhood, DeMelt Crescent, and Gold City Estate.

The set of principles and indicators below was adapted from CMHC ‘sustainable neighbourhood’ indicators and Smart Growth principles.



Principle	Definition/Indicators
1 Mixed Land Uses	Homes, stores, offices and services are combined in the same neighbourhood.
2 Healthy, Walkable Community	Services and facilities such as grocery stores, schools, recreation, and work are available within a short walk or cycle from homes.
3 Safe Neighbourhood	Good street lighting, slow speed limits, and open spaces mean people feel safe walking in the community and children have a good environment to play in.
4 Range of Housing Options & Value	Affordable, quality housing choices such as trailers, apartments, and townhouses are available for rent and for sale to meet the needs of a variety of people.
5 Transportation Choices	A variety of transportation options and infrastructure are available such as bicycling, car pooling, public transit, trails, and others.
6 Integrated Green-space	The community encourages good development and neighbourhood clean-up events to preserve and enhance green spaces, natural beauty and environmentally sensitive areas.
7 Sense of Place	Your community encourages local involvement, is distinctive and attractive, and has a strong sense of place.
8 Building Quality	Buildings are in sound, healthy condition, are energy efficient, and meet building standards.

Steering Committee members as well as Northland owners will be asked to use this tool to provide ratings. The results will be used to identify the range of different opinions, and to find any consensus on the best and least desirable qualities of Northlands.

3.0 Precedents

3.1 Urban Renewal

All urban places adapt over time. Buildings deteriorate, market conditions change, and demographics change. The life cycle of a neighbourhood usually goes through periods of decline and renewal. Sometimes neighbourhoods retain their character, and sometimes they make the transition to a different character. City development regulations often play a role in determining the future of a neighbourhood by changing permitted uses or investing in public infrastructure.

Calgary's established neighbourhoods

A number of older neighbourhoods in Calgary have made the transition from desirable to deteriorated and back to desirable over the past century. Zoning bylaws have been adjusted to encourage the transition from small older homes to apartments in some areas. In other areas zoning regulations have made allowances for infill development in keeping with small lots and buildings. Reinvestment in the Kensington area for example has taken advantage of a renewed interest in inner city neighbourhood living. Property values soared as a consequence, but it has also helped to diversify the housing choices available.



Yellowknife Centre Town



Yellowknife's Zoning Bylaw 4024 was amended in March 2005 to create a new zone known as "Centertown". The purpose of the new zone is "to provide an area for multi unit residential development in support of the City's downtown core, while allowing for limited commercial uses". Leading up to the zoning change were several opportunities for public review and modifications were made to the final zoning boundary in response to concerns expressed by major property owners. Although this change occurred before the commencement of the City's "Smart Growth Redevelopment Plan" it is consistent with its goals, and based on similar principles.

3.2 Trailer Parks

Trailer Parks are not unique to Yellowknife. Mobile or manufactured homes have been part of the mainstream housing market in northern communities for many years. The redevelopment stage however is a recent phenomenon. Information available about situations similar to Northlands is very limited. The discussion that follows will at least provide some perspective.

Yellowknife Trailer Parks

Over the years several smaller trailer complexes of 40 units or less have experienced some form of transition. The table below provides a brief overview:

Area	Land tenure at establishment	Transition approach	Current Status
Trails End	Individual lots leased from City of Yellowknife by trailer owners.	City announced sale of property and residents negotiated agreement to form a condo to purchase land and take on responsibility for water and sewer replacement project.	Condominium status continues. City now responsible for municipal services.
Franklin Trailer Court	Private title	None	No change
Forrest Drive Trailer Park	Individual lots leased from City of Yellowknife	Condo replaced water and sewer.	City now responsible for municipal services
Frame Lake South Trailer park	Individual lots leased from the City of Yellowknife	City replaced water and sewer and charged owners a Local Improvement tax.	Privately titled lots. City now responsible for municipal services.
Bartam Trailer Court	Parcel leased from City by developer and subleased to 18 trailer owners.	Lease not renewed. Trailer owners relocated in 1993.	Parcel sold in 2006. Private developer responsible for municipal services.

An editorial in the Yellowknifer on Wednesday, July, 2000 provided a commentary on the process followed:

“It began in the late 1980s when the city made a very unpopular decision to sell off city-owned trailer parks -- Frame Lake South trailer park, Forrest Drive, Trails End and Bartam -- without talking to the people who lived there. After a storm of protest and hundreds of thousands of dollars in lawsuits and legal costs caused by the city's mishandling of the issue, the decision was abandoned and residents were given an opportunity to buy the land on which they lived -- except for the people of Bartam Trailer Park.”

Woodland Drive Trailers, Hay River

The Woodland Driver trailer park includes 18 lots within walking distance of downtown Hay River. The land was identified as a Special Planning Area in the 2004 General Plan, with sequential rezoning to R4 Multi-family and subdivision as required. Similar to any redevelopment area, existing non-conforming uses are allowed to remain, but major renovations will not be allowed. Potential developers will need to assemble lots to proceed with a new townhouse style development. This will likely occur over the next 10 to 15 years as the existing mobile homes deteriorate and lose market value.

4.0 Property Data

An understanding of the existing conditions of the Northlands property is needed before any speculation about its future can begin.

4.1 Property Inventory

An inventory of Northland properties was extracted from the City of Yellowknife GIS mapping system. Lot identification, areas, and tax roll numbers area available. Ownership and trailer condition data is not currently available. The inventory allows some analysis of lot areas. Note that one lot is unoccupied and has no direct street access.

Number of lots by size (m²)							
Street Location	under 300	300 - 350	350 - 400	400- 500	500- 600	over 600	Totals
Anson	2	38	3	2	4	3	52
Bellanca	10	33	5	1	-	-	49
Catalina	7	12	11	4	1	4	39
Fairchild	7	17	12	1	-	-	37
Norseman	9	22	19	6	6	2	64
Stinson	2	10	2	2	1	-	17
No street access	-	-	-	-	-	1	1
Totals	37	132	52	16	12	9	259
% of total	14%	51%	20%	6%	5%	3%	

The total area of condominium units is approximately 95,000 m². Common areas account for another 41,000 m².

Mapping and Plans of Survey

The City of Yellowknife has GIS mapping of Northlands. A legal survey of the property was prepared by Sub-Arctic Surveys in 1990 and a Bare Land Condominium Plan was registered March 28, 1990. A total area of 136,652 m² was calculated from the dimensions on the plan of survey.

4.2 Building Conditions

While some trailer units have been replaced over the years many of the trailers installed in the late 1970's are now reaching 40 years. Those that have not undergone major renovations fall far short of contemporary standards for insulation, electrical servicing, plumbing and foundations.



The types of renovations that have taken place are a good indication of the shortcoming of the original trailer units: new roofs have provided additional insulation, porch additions have provided an 'air -lock' entrances, decks improve the quality of outdoor spaces, and new foundations have raised buildings to allow for reasonable crawl spaces with access to water and sewer connections.

A photo survey showing Northlands as of January 2008 was completed to provide a general impression of current conditions. The Steering committee or the Condo Corporation may want to consider developing a more accurate assessment or a condition map that could provide a better basis for judging the extent of investment likely to be needed in the area in the next 10 to 20 years.

4.3 Market Value

Recent Yellowknife Real Estate listings included units on small lots for \$72,000.00 and \$125,000.00 in a market where the average housing cost is over \$290,000.00. The highest advertised sale price in December 2007 of \$250,000 was for an extensively renovated unit on a larger lot. The number of real estate transactions that have taken place in Northlands over the past number of years is not known, however based on surveys completed to date a significant portion of units have been owned for under 10 years.

4.4 Ownership

It is known that the condominium corporation includes both individual property owners and several members who own multiple properties. A review of condominium owner addresses indicates there are 237 owners of the 258 trailer units. As noted in section 2.2 of this report, approximately 23% of the units are rented.

The variety of ownership interests will likely affect support for recommendations the Condo Corporation will need to make to its members before proceeding with a special resolution required to authorize an infrastructure replacement project.

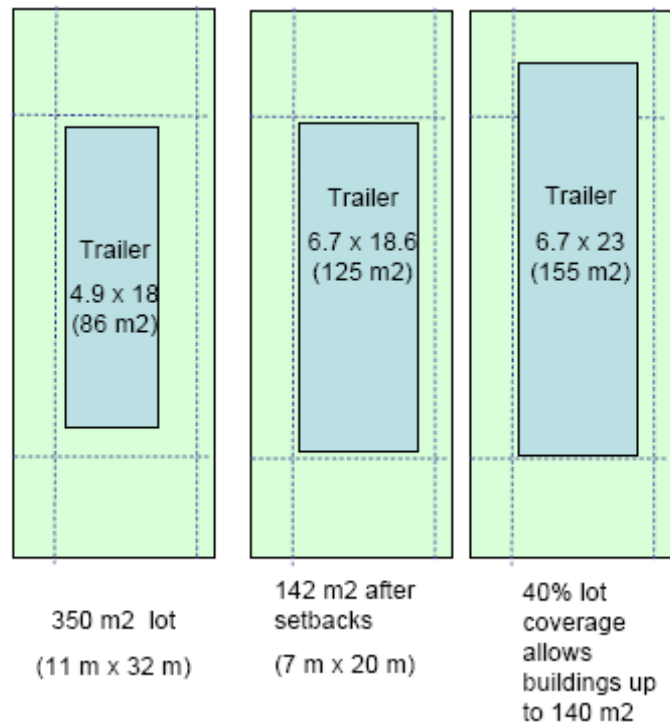
5.0 Regulatory Considerations

5.1 Zoning Bylaws

Northlands is currently zoned R5 Manufactured Homes. Regulations that apply to this zone include a minimum lot size of **350 m²**, building conformance to the latest edition of the National Building Code (which implies conformance to any local building regulations), and **CSA certification** of mobile home units.

The majority of units in Northlands are currently considered non-conforming uses because almost 70% of the lots are smaller than the minimum allowable of 350 m², and many mobile homes/trailer are not CSA certified.

Most applications for **new development** on minimum sized or smaller lots will require one or more variance to the current zoning bylaw regulations. The diagram below illustrates 3 standard sized mobile homes on a minimum sized lot. The blue lines indicate required setbacks.



Only very small standard single wide manufactured or mobile homes can be accommodated within the developable area of a minimum size 350 m² lot. Even with reductions to setbacks sites do not allow for porches or decks.

The development potential of most lots in Northlands is currently quite limited. Only 36 lots are over 400 m² in size. Creating a new zone for Northlands could be considered to increase the potential, by expanding the permitted uses, modifying setbacks and revising lot coverage regulations.

A summary of zoning bylaw requirements from the City of Yellowknife and 3 other Canadian towns is provided in a table in Appendix A. This information is provided to demonstrate the range of acceptable lot sizes and setbacks the City may want to consider if a new zoning designation for Northlands is recommended by the Steering Committee.

- other jurisdictions require larger minimum sized lots in mobile home zones, although some relaxation may be allowed for existing trailer parks.
- Other jurisdictions allow for front and rear yard setbacks of as little as 3 metres in mobile home and some single detached zones.
- The smallest allowable lot size in the City of Yellowknife is 334 m² for a detached dwelling in the R7 zone
- The City of Calgary allows lots as small as 258 m² for detached dwellings, but only in planned developments that integrate open space and community facilities
- Lot areas as small as 225 m² per unit are allowed in the City of Yellowknife R2, R6 and R7 zones for duplexes or multi detached dwellings.

5.2 Building bylaws

A revised City of Yellowknife Building Bylaw was adopted on January 28, 2008. Much higher levels of insulation are the most notable new requirement. The new bylaw will continue to require trailers to meet National Building Code and CSA standards for the manufacture and installation of mobile homes.

A review of applications for building permits in Northlands over the past 3 years shows they have been primarily for mechanical renovations such as oil tank replacements. Only a few development permits and building permits have been issued for major renovations. Because of the age of most of the existing trailers and rising heating fuel costs, an increase in the number of applications for building permits should be anticipated in the next 10 years. It will likely be quite difficult for most trailers to be renovated to meet new building bylaw requirements. Because of this challenge City Administration has indicated they will be encouraging owners to replace rather than renovate their units.

Soil conditions in Northlands may limit the types of foundation systems that can be used. This may in turn limit the development potential of areas where there is no exposed bedrock. No known geotechnical investigation reports exist for the site. Any new developments will require foundation design by a qualified design professional, and geotechnical information may be necessary for anything larger than a single detached dwelling.

5.3 Other Authorities

Fire fighting and public health authorities will be consulted and concerns included in the final report for this feasibility study.

6.0 Coordination

This section of the report should be read in conjunction with Technology and Implementation components that make up part of the feasibility study. Long term land use and community planning should be coordinated with water and sewer infrastructure replacement.

6.1 Building form and service infrastructure

The cost of installing municipal services can be related to urban form. As an extreme example, the cost to provide services to 260 units in a high rise apartment form could be 10% of the cost to provide servicing to the same number of single detached dwellings. Similarly a 6 unit rowhousing complex can be provided with one service connection in place of 6 individual ones. As well as reducing the number of service connections, maintaining a higher ratio of units to road length will lower the cost per unit of servicing infrastructure.

The condition of the existing buildings in Northlands will also influence installation costs. Minimal crawl space heights and the location of service entrance points in many existing units will make work more difficult and costly. Although this will not apply to all units it will likely apply to many.

6.2 Conflicts and opportunities

Geotechnical conditions most favourable for building foundations in the NWT are typically more difficult for the installation of water and sewer lines. In Northlands, any areas with exposed bedrock will be suitable for concrete foundations suitable for single detached dwellings or larger. Each service connection however will have a relatively high cost. In areas with sandy soils, foundation design for anything larger than a single detached unit becomes relatively more expensive. Each service connection however will have a relatively lower cost.

If condominium owners wish to consider renovations or redevelopment opportunities, either on individual lots or larger areas within Northlands, there may be financial advantages to planning them in conjunction with the water and sewer infrastructure project. With supportive changes to zoning regulations redevelopment options would not need to be limited to mobile/manufactured homes. Affordable housing initiatives may also be available that Northlands residents could take advantage of.

The condominium corporation will need to consider if the increased complexity of looking at the 'big picture' is worth while, knowing that it may or may not yield long term benefits.

7.0 Land Transfer

7.1 Issues

The limited number of surveys and interviews completed to date with members of Condominium Corporation #8 indicate that most owners wish to eventually dissolve the corporation and convert the area to a neighbourhood of individually titled properties with publicly owned and maintained roads and utilities. The consultation process of this study will attempt to get more complete information about owner preferences. The City will consider options for land administration, however no decision has been formulated yet.

A land transfer agreement will need to be in place ahead of the actual transfer. Negotiations will be required to fully explore responsibilities, authorities and obligations of each party. Examples of items to be negotiated include:

- Purchase price
- Responsibility for legal survey
- Conditions of acceptance for servicing infrastructure
- Conditions of acceptance for development and building regulations
- Land transfer costs
- Schedule of transfer
- Payment of legal fees
- Acceptable date for dissolution of condominium corporation

7.2 Process

The legal and administrative process will involve both the City of Yellowknife, and Condominium Corporation #8. The following list is a basic outline of the major steps:

- Process initiated with a formal request from the Condo Corp #8 to City Council.
- Memo to Committee prepared by City administration to provide background information, possible implications (in terms of time, effort, legal requirements, options etc.) including recommendation for or against a land acquisition bylaw.
- Recommendation from Committee to City Council to proceed or not
- Council direction to Administration to prepare a draft agreement and commence negotiations.
- Each party retains legal representation for negotiations.
- Negotiations commence when draft agreement is distributed by City
- Condo Corporation #8 representatives review draft agreement and responds to City – a series of reviews may be needed.
- Tentative agreement is reached.
- Council and Condo Corporation #8 seek support for tentative agreement.
- Agreement is approved
- Conditions of agreement are carried out (including infrastructure upgrade, legal surveys, acquisition bylaw, land title transfers etc.)

Negotiations to reach a tentative agreement can be expected to take several months and potentially more than a year to complete. The actual land transfer would probably not occur until

*Northlands Infrastructure Replacement Steering Committee
Planning Considerations Report*

the water and sewer systems are replaced and it is estimated the earliest this will occur will be **2014**.

Considerations

The City has administrative procedures and processes in place, but may require professional assistance for negotiations.

Condo Corp #8 has limited capacity and will require professional assistance for negotiations.

Both parties will need to budget for professional fees and any other aspects of the land transfer that may become their responsibility as a result of negotiations.

Although land transfer negotiations could occur parallel to work on the infrastructure replacement project, Condo Corp #8 may not have the resources to do so until funding for the water and sewer replacement project is secured, which is unlikely to occur before **2009**.

8.0 Consultation

One of the objectives of the planning component of the feasibility project was to determine the attitudes and preferences of condominium members. Information gathered to date from the consultation sessions has been used throughout the report. However because participation was limited the results can't be used to gauge whether a vote to proceed with a project would succeed.

Kitchen Table Discussions

From February to April, 2008 resident single unit owners in Northlands were approached by Dillon to host small group discussions in their homes with their neighbours and fellow owners. Dillon Consulting was not present at these meetings, but did provide information packages including invitations, surveys, and resident contact information to each host. Identifying hosts and participants was hindered by the limited contact information provided by Northlands Condo Corp. The sessions seemed to have been somewhat successful in getting information about the project out, and in getting information from residents about their attitudes and preferences.

Mail Out Surveys

Dillon mailed out surveys similar to that used for Kitchen Table discussions to ten out of town unit owners. They were requested to return them to us no later than April 24th. Four responses were received. .

Open House

An open house was held on May 28th, 2008. Northlands Condo Corp took on responsibility for advertising and hoped to go door to door with information brochures prepared by Dillon. One newspaper ad was placed, and notices were posted several days in advance. Despite limited notice the turnout of approximately 30 people was positive.

A summary of responses from all consultations is summarized and included as Appendix B of this report.

9.0 Summary and Next Steps

The future of Northlands will not be determined in this report. Rather information is presented to promote discussion and thinking about the future.

It is hoped that by looking into the future the Condominium Corporation an investment strategy can be developed that will be acceptable to a majority of its members. Without considering the future development potential of Northlands, a decision to proceed with a major infrastructure project may result in other undesirable outcomes. Simply put, it would be unfortunate if some owners find that they cannot replace the aging trailers on their lots after making a substantial investment to install new water and sewer infrastructure.

References

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Town of Hinton, Zoning Bylaw, retrieved January 21, 2008

Funding Application prepared by City of YK and Condo Corporation #8 – the rationale and statements of problems and benefits.

Interviews with:

Nalini Naidoo

Bob Brooks

Pearl Benyk and Wade Friesen

Bill Fandrick

Kitchen Table surveys and questionnaires

APPENDIX A



ZONING REGULATION REVIEW													
	Low density restricted	low density	low density	High density	Medium Density	Low Density	Detached Dwelling	Mobile Homes	Mobile Homes	Mobile Homes	Residential Small Lot	Residential Narrow Lot	Modest Residential
Requirements	City YK R7	City YK R6	City YK R5	City YK R4	City YK R3	City YK R2	City YK R1	Grande Prairie	Hay River	Hinton	Calgary RS 1	Calgary R 1-A	Calgary R x
	detached dwellings and duplexes	limited manufactured dwellings	manufactured dwellings	multi family dwellings	mixed dwellings						comprehensive design communities single detached or semi detached	single detached dwellings	single detached in established neighbourhoods
Site area (minimum)								2 ha	2 ha				
Lot area (single section)	334 m2	450 m2	350 m2	62.5 m2 per unit	125 m2 per unit	334 m2	540 m2	315.87 m2	345 m2	435.5 m2	233 m2	258 m2	228 m2
Lot area (multiple section)	225 m2 per unit	225 m2 per unit				225 m2 per unit		371.61 m2	450 m2	495 m2	466 m2		
lot width (min. single)		16 m	11 m	7.6 m	12 m	12 m	18 m	10.36 m	11.5	13 m		9.7 m	
lot width (min multiple)		8 m per unit		16.5 m per bldg	7.6 m per unit	7.6 per unit		13.72 m	15	15 m			
lot depth (min single)	25 m	30 m		25 m	25 m		30 m	30.48 m	30	33.5 m	22.75 m	30.4 m	
lot depth (min multiple)								27.13 m		33.5 m			
front yard minimum	4.5 m	6	6 m	6 m	6 m		6 m	4.57	4 m	4.5 m	1.2 m	3 m	specific to location
rear yard minimum	6 m	6	6 m	6 m	6 m	6 m	8 m	1.52	3.2	3 m	1.2 m	7.5 m	
side yard (entrance side)	2 m	2.4	2.4 m	1.8 m	1.8 m	1.5 m	2.5	3.05	3	3 m	1.2m	1.2	
side yard (other side)		1.5	1.5 m					1.22	1	1.2 m		3 m	
lot coverage	35%	35%	40%	40%	40%	35%	35%	45%	40%	42%	60%	45%	33% (approx)
F.A.R.	0.3												
floor area minimum	90 m2	120 m2	65 m2	55 m2 per unit	55 m2 per unit	55 m2 per unit	100 m2		45 m2	93 m2			
height maximum	8 above grade	10 m	7.5 m		10 m2	10 m	10 m		1 storey	5 m	10 m	9 m	
landscaping			100% of residual area	100% residual		100% residual	100% residual area						
parking			2 spaces per unit	2 per unit		2 per unit	2 per unit		2 spaces per unit		2		
<i>Special Regulations</i>													
site plan			subject to approval by DO					guidelines need to be established					
Skirting			visually harmonized						harmonized				
additions			similar in appearance										
Standard			CSA certified					CSA certification and ABS		CSA certified			
Foundations								CSA standard or engineered or basement					

APPENDIX B



Consolidation of All Survey Results to May 28, 2008	Kitchen Tables	Out of Town Owners	Open House	Total
Attended Kitchen Table Meeting				
Yes	19		2	21
No		4	15	19
Number of trailers owned				
One	19	3	16	38
Two			0	0
Three			0	0
More		1	1	2
Aware of water and sewer condition				
Yes	7	2	4	13
No	11	2	13	26
Length of ownership				
0 - 5 years	7		4	11
5 - 10 years	7		6	13
10 - 15 years	3		3	6
15+ years	1		4	5
Ever Live in Trailer				
Yes	19	3	17	39
No		1	0	1
10 Year Plans				
Maintain	4	1	4	9
Renovate	5		7	12
Replace	2		2	4
Sell	9	4	4	17
Investment Preference				
Do not invest now	n/a	n/a	1	1
Invest Now	n/a	n/a	16	16
Financing Preferences				
Large down / small monthly payments	3		4	7
No down / small monthly payments	10	2	10	22
No down / large monthly payments	0	1	2	3
None	7	1	1	9
Redevelopment Options Acceptable				
Only Trailers	3	1	2	6
Houses	5	3	4	12
Duplexes		2	0	2
Townhouses		2	1	3
Apartments		1	0	1
Mixed	12		10	22
Dissolve Northlands Condo				
Yes	19		17	36
No			0	0