



MINUTES

MANUFACTURED HOME PARK STAKEHOLDER GROUP

April 10th, 2025, 11am – 12pm

ROOM Hub City 103, Service and Resource Centre

411 Dunsmuir Street, Nanaimo BC

Present:

1. Joe Martino, Schonner Bay Manor
2. David Eaton, Deer Wood Estates
3. Brian Snyder, Chair, Sharman Mobile Home Park
4. Daniel Vaillancourt, Crest Group Holdings 1
5. Gloria Wells, Valley Oak Estates

Staff:

1. Jeremy Holm, Director, Planning and Development
2. Lisa Brinkman, Manager, Community Planning
3. Alisha May, Planning Assistant, Community Planning
4. Nancy Skeels, Manager, Real Estate
5. Warren Mann, Property Services Agent

Meeting Notes

Brian:

- A big thank you on behalf of the stakeholder group. Legislation does not satisfactorily protect MHP tenants/homeowners, and Nanaimo could be a leader in this in the Province.
- Issues: 1. Compensation, 2. Relocation, 3. Highest and best use of land
- What if it was the highest and best use of PEOPLE instead of land
- Protect, preserve, promote – affordable housing for people – is the purpose of today

Lisa presentation begins

Brian:

- Closing a park is where there is a loophole in the provincial legislation. We need some protection in this particular situation

Lisa/Nancy:

- Not much the City can do in that case because owners of MHPs do not have to come to the City to close or sell a park

David:

- Expressed concerns that developers want to increase density, which does not bode well for tenants/homeowners in MHPs

Lisa:

- All MHPs aside from one, are designated Suburban Residential, which is the lowest density residential designation in City Plan

David:

- MHPs are older now, infrastructure replacements needing to happen soon and landowners may prefer to sell or redevelop as opposed to spend on upgrading that infrastructure

Brian:

- Developers look different to MHP tenants than they do to the City. The City may find it easier to identify with the needs of the developers than they do with the needs of MHP tenants/homeowners. Brian sat down with the mayor a few weeks ago and suggested that the City should buy all the MHPs in the City of Nanaimo

Gloria:

- Huge job to move manufactured and modular homes, as they are often not in any way mobile. People may lose their life savings, with many homes valued at half a million or more, but that's not what a homeowner would get if an MHP were to be redeveloped. Home/land ownership and how they intersect

Lisa:

- The tenant protection polices reviewed from other municipalities in BC did not include compensation for the market value of the homes

Brian:

- If developers aren't required to do something, tenants will not get it

Joe:

- Hire relocation coordinator – checks all these boxes to get the details attended to, with the developer typically paying for the costs of the service

Daniel:

- Relocation coordinator should be independent of the developer, someone unbiased, acting in good faith/fairness

Gloria:

- Developers will be a part of this project/conversation too

Lisa:

- Urban Matters is a consultant retained to assess the market viability and to ensure reasonable requirements for developers. They will attend the June stakeholder meeting

Gloria:

- What perspective is Urban Matters coming from? Developer? Homeowner?

Brian:

- Having investigated, it appears that Urban Matters has no experience with redevelopment of MHPs

Lisa/Nancy:

- They look at assessed value, cost of development, what is feasible to compensate, etc. *(explanation continued)*

Daniel:

- There is great disparity between assessed value and market value

Warren:

- There is a difference between taxed assessed value and market value that is not addressed in the legislation (the Manufactured Home Park Tenancy Act). This is due to the challenge of getting an accurate value of the home without tying it to the value of the pad and park that it sits upon/within *(explanation continued)*

Gloria:

- We may have to take the developer to court to get our taxed assessed value

Warren:

- MHP tenants/homeowners need more time to put their claim together (to prove an inability to move/relocate their home), as the current provincial legislation only provides 15 days for a tenant to dispute, which doesn't seem fair

Gloria:

- And there is nowhere to move our homes, the onus is always on the homeowner with very unrealistic time constraints and expectations

Daniel:

- Questions regarding the process and valuations used in the expropriation process. Could this be considered in the MHP tenant-homeowner compensation?

Joe:

- It cannot be a bylaw? Why not?

Lisa:

- The Provincial Policy Manual for Tenant Protection Bylaws addresses only rental buildings, and not MHPs

Joe:

- The RDN has a policy, and it is not strong. Can covenants on title be an option? Require developers to pay under covenants? (*was unsure how this was worded*)

Jeremy/Lisa:

- Local government is regulated under the Local Government Act, the Province gives the City certain powers. The City of Nanaimo is unique in that all (but one) of the MHPs have zoning for MHP use, so this is a level of protection because a rezoning application would be required to change the zoning (permitted use) of the property.

Lisa:

- In rezoning applications, there are conditions that we can require to be met, prior to a developer/applicant getting approval. The City will lay this out in the policy. A rezoning application gets multiple readings from Mayor and Council.