



MINUTES

MANUFACTURED HOME PARK STAKEHOLDER GROUP

May 21st 2025, 9:30 am- 12:00 pm

Attendees:

Dave Eaton, Deerwood Estates

Brian Snyder (chair), Sharman Manufactured Home Park

Daniel Vaillancourt, Crest Group Holdings 1

Gloria Wells, Valley Oak Estates

Staff:

Lisa Brinkman, Manager Community Planning

Brooke Euloth, Planning student

Warren Mann, Property Services Agent

**** Introductions****

Brian- Opens meeting with a PowerPoint presentation.

Lisa- Explains that Bill 16 does not apply to manufactured home parks.

Brian- Expresses that the residents are not willing sellers, and that any potential buyers would essentially be taking their property without consent. He highlights that manufactured home parks are often occupied by seniors, many of whom have chosen this lifestyle as a long-term housing option. Brian also points out that current Provincial legislation has many limitations, offering little protection for these residents in situations of displacement or redevelopment.

Gloria- Gloria provided an overview of the Provincial legislative context related to manufactured home parks. She explained that under the *Manufactured Home Act* (1996), residents are classified as “homeowners.” For the purposes of the BC Home Owner Grant, the Act states that a manufactured home owner must be considered the owner of the parcel of land where the home is situated. Gloria expressed concern about the implications of this classification, noting that both the homeowners and the landowners are subject to taxation, which she described as feeling like a form of double taxation.

She also highlighted a lack of clarity in the legislation regarding the definition of “real property.” While she located a definition within the *Provincial Sales Tax Regulations*, she emphasized that this does not fully address the issue. In particular, she pointed out that there is ongoing ambiguity around whether additions such as decks, garages, and other accessory structures are considered part of the real property.

Brian- Reminds everyone that Nanaimo has a *Mobile Home Parks Bylaw, 1984 No. 2704*.

Daniel- Discusses the *Expropriation Act*

Brian- States that the best compensation is no compensation as we do not want to leave.

Daniel- Asks - Why don't we invest in the park? Why do we let infrastructure and decline so a developer can rationalize a new development?

Brian- Explains that there is no specific definition of compensation.

Lisa- Explains that the policies for compensation for tenants in apartment buildings for relocation purposes from other municipalities are more recent and may have useful ideas for this project.

Brian- Coquitlam has two manufactured home parks left. In the Residential Tenancy Act they are only given 4 months notice and this is inadequate for manufactured home owners. We need to give relocation money to the residents up front. They need more money for their assets so they can make proper plans to relocate. We want 24 months to figure out how to leave our homes. We will pay rent during that period and maybe that will help resident make the choice to leave sooner than later in the process.

Warren- The developer could decide to close the park and not develop so they don't have to follow a relocation policy.

Lisa- We need to find a sweet spot between a developer closing a park and choosing not to rezone to avoid a policy, and the developer offering support to relocate residents as part of rezoning policy.

Brian- Expresses the understanding and importance of compromising with developers. We need to advocate to province to prevent this from happening. Do not compromise Nanaimo's policies based on a weak legislation from the Province.

Dave- Brings up the Township of Langley Development. Can the City say to the developer, what is your plan with the area? And can they not approve a project?

Lisa- Responds Council has full discretion at the time of a rezoning application. They have no obligation to approve a rezone application.

Lisa- Iterates that the R-12 zoning in Nanaimo is the best protection as a legal tool. Expresses that Nanaimo's manufactured home communities are zoned as R-12 (except one).

Gloria- Could a community group put in a counter proposal to be considered to purchase the land?

Lisa- Yes. However, the City does not get involved in land transactions typically.

Gloria- When does the community get notified when the land is up for sale? When do we have an understanding of the process for the residents?

Lisa- We want to create a policy where the landowner/developer has to tell the community before they submit a rezoning application to the City.

Warren- Explains the Right of First Refusal.

Lisa- Explains the rezoning review process, and shows timeline graphic.

Brian- The Green Thumb/Bowers development project was discussed.

Lisa- The Green Thumb rezoning process involved amendments to the official community plan, rezoning of land, phasing considerations, subdivision, and a lot of these steps are currently underway.

Daniel- Time frame being years- we could be in limbo for years over this unable to do anything, correct?

Lisa- Speaks to rezoning application timeline, and explains the timeframe for each step in the process.

Lisa- The city has the ability to collect security bonding from the rezoning applicant.

Dave- Is this when compensation should maybe be put into a trust?

Brian- When a resident dies, what happens to their home? What does their family get from that? There is no value.

Gloria- The minute that a property is under the idea of redevelopment, my property instantly loses value. How can we share this information with residents at the earliest opportunity?

Warren- I don't think the money up front and the balance in trust would be a deal breaker for a developer.

Brian- Give the money to the home owner and let them decide what they want for themselves in their future and in their life.

Lisa- Maybe we can give residents a choice? If the resident needs moving assistance, they can choose the option of having moving assistance, versus an early payout option?

Brian- Emphasizes the importance of notifying people/residents through mail (not email) or, in person.

Lisa- Rezoning at City of Nanaimo takes 8-12 months. Development Permit (DP) to City of Nanaimo can be 8 months. Applying for a Building Permit (BP) can be 8 months to a year before the BP is issued.

Brian- We need to look into assistance for this process. There is no assistance/advocacy in this process to support and explain to residents their future. The RTB is complicated to understand and expensive.

Warren- Brings the question if manufactured home parks are using their full density.

Dave- Reminder we are all living with a 30 day lease in our manufactured home communities.

Lisa- Could have 2 options

- 1) Money given to residents after 4th and final process
- 2) Folks that needs assistance, can choose a policy that supports their relocation process.

Should we reach out to the broader community? Is there a group that represents manufactured home communities/ manufactured home community?

Brian- No, there is no committee. However, there will be too many voices and believe it would muddy the water and confuse residents unnecessarily.

Lisa- Mentions that the Regional District of Nanaimo is also considering updating their policy.

Brian- Presents a proposal- Manufactured home parks as affordable housing, that the City invests in.

Warren and Lisa- City of Nanaimo does not have a housing authority that builds or maintains housing. Several municipalities do have a housing authority.

**** End of meeting** 11:56 am**