



MINUTES

MANUFACTURED HOME PARK OWNERS (MHPO) MEETING

September 17, 2025, 10:08 am – 10:55 am

MHPO Attendees:

8 manufactured home park owners (MHPO) attended the meeting.

Staff:

Lisa Brinkman, Manager Community Planning
Warren Mann, Real Estate Department
Claire Negrin, Manager, Subdivision/Deputy Approving Officer
Jeremy Holm, Director of Planning and Development
Hannah Groot, Planning Technician
Jodee Ng, Urban Matters
Will Volpe, Urban Matters

Transcription started at 10:08 pm

L. Brinkman -Introduces the project of creating a City policy that requires a landowner/developer to provide communication and relocation assistance to residents of manufactured home park property that is being redeveloped (rezoning or subdivision).

Urban Matters has been retained, as a consultant, to do a financial analysis to examine the tenant protections that may suit the Nanaimo market.

The City has also had meetings with a manufactured home community (MHC) resident stakeholders group to explain the project and to obtain their input to the proposed policy.

This meeting is to gather the input from the manufactured home park property owners. Once input has been provided by all the parties, we hope to finalize the policy and present it at the Council meeting on October 31.

City Plan, the official community plan was adopted by council in 2022, and the plan has a policy that a tenant relocation plan would be required at the time of redevelopment of a Manufactured Home Park.

Urban Matters: We are land economists at Urban Matters. Our goal is to help the City understand the impacts of different compensation approaches in relation to the potential redevelopment of Manufactured Home Park communities in Nanaimo. We are trying to understand the ability of the developer to pay tenant compensations.

Shares on screen a table/graph view showing costs that may be accumulated by a developer and potential achievable revenues, and explains that under Approach A we tested the minimum requirements under the Manufactured Home Park Tenancy Act. Approach B, which is the compensation recommended by the MHC residents stakeholder group, had a more significant impact on financial feasibility.

MHPO Attendee: What are the minimum requirements under the Act which this work is based. Highlight of the approach and what residents are suggesting would be more appropriate.

L. Brinkman: Approach A is the minimum requirements under the Act, outlined in the Manufactured Home Park Tenancy Act Guide, which indicate that a property owner would be required to pay additional compensation in the amount of the assessed value of the manufactured home. Urban Matters is working on a full report of the financial analysis. A draft of the financial analysis of manufactured home parks chapter is currently available on the project web page, so you can read more fully about Approach A and B.

Urban Matters: There are 22 Manufactured Home Parks in the City, and they all vary in terms of total assessment price and not just the land but the homes themselves. For the financial feasibility analysis we designed hypothetical sites that represented lowest assessment values relative to other parks and we assumed 100% of the housing units could not be relocated.

MHPO Attendee: Asks questions about redeveloping manufactured home park sites.

L. Brinkman: If you are moving a manufactured home to another site, you will need a building permit for the new location. The building would need to meet the current BC Building Code.

MHPO Attendee: Commented that in Ladysmith moving a home that is ten years or older is not allowed.

L. Brinkman: Claire, do you want to address the potential costs for bare and strata development?

C. Negrin: This will vary from site to site, but a bare land strata subdivision application would trigger works and services in the City. The private roads within the site would be reviewed. Frontage improvements on any adjacent public roads would be required. There may also be requirements for servicing upgrades.

MHPO Attendee: Other communities have been used as models of five years ago where Nanaimo is today. Is Nanaimo experiencing development pressure on manufactured home park sites?

Urban Matters: The potential revenues in some markets is much higher, such as in Surrey, where we see a lot of development because it is a bigger urban centre and there is more demand for housing. Who knows where Nanaimo's market might be in a couple of years, it is a growing city and it is expected that there will be development pressure on Nanaimo's manufactured home park sites.

MHPO Attendee: Discusses his interest to consider a bare land strata application for a manufactured home park in Nanaimo.

MHPO Attendee: Asks about development options for manufactured home park sites.

MHPO Attendee: How many new manufactured home parks are being planned in the official community plan (OCP) for Nanaimo?

L. Brinkman: Our City Plan (OCP) doesn't anticipate any new manufactured home parks within the city boundaries. When we refer to relocation in the draft policy it means helping folks find a new home, not relocating a manufactured home necessarily.

MHPO Attendee: There are no manufactured home park pads available in BC, maybe a couple, so relocating a manufactured home would be a challenge unless you move to Alberta.

MHPO Attendee: What are some of the alternatives being considered in the policy?

L. Brinkman: We have been meeting with the MHC resident stakeholder group and what they are emphasizing is the impact to them if they were displaced. Many own the manufactured home and it is their asset. Their request is that the compensation be twice the assessed value of their home if they are forced to move. Urban Matters has analyzed the financial feasibility to see what a developer could afford and what we learned is that it's basically the BC minimum under the MHPTA that is feasible in the current market.

MHPO Attendee: Asks about the potential to move a manufactured home from location to another location on the same property.

J. Holm: Staff will look into that and provide a response to you to confirm the requirements.

MHPO Attendee: We have not talked about the other tenant relocation options, but we should look at some of the things the City of Vancouver requires for assistance and helping people get into a housing unit.

L. Brinkman: We have been reviewing policies from other municipalities to learn best practices.

MHPO Attendee: Could you change the phrasing for consideration, at least from assessed value to appraised value?

MHPO Attendee: The minimum compensation required by the province provides the assessed value if the owner can argue that the home cannot be moved or there's nowhere to move it to. We are proposing that the policy state something to the effect of tax assessed value or appraised value, whichever is greater.

MHPO Attendee: We are talking to the provincial residential tenancy branch to advocate for changes in relation to the values of manufactured homes.

MHPO Attendee: There are a few manufactured homes which have been modified to the point that they will not withstand a move.

MHPO Attendee: Appraised value is probably better, or to have something in place with BC assessment that they come and reassess those properties.

MHPO Attendee: Is there a time that the City would put pressure on a site to be redeveloped?

L. Brinkman: Not at all. We have the City Plan which has land use designations which show development potential or anticipated development that could happen on that site.

J. Holm: The City does not go in and pressure for development. It just happens based on markets conditions and interested parties. Can a park owner appeal the assessment?

MHPO Attendee: Yes, anybody can appeal an assessment.

MHPO Attendee: A homeowner and a park owner can appeal an assessment.

L. Brinkman: I appreciate everyone's participation. As a reminder the two Power Point presentations will be on the project webpage, as well as the draft Urban Matters analysis. A draft policy will be emailed to you to obtain your feedback and ideally would like your feedback by October 3rd, 2025.