

To whom it may concern;
From Gary Sorensen, #5, 2355 Marshall Rd, West Kelowna B.C., V1Z 1E9;

This letter is a response to County Trailer Park at 2355 Marshall Rd, West Kelowna B.C. being redeveloped and changed to an industrial zone. The two main things I wish to discuss are first the trailer park being developed to an industrial zone, and second the relocation plan and how both are not feasible.

My name is Gary Sorensen and I've been an owner and resident at #5 2355 Marshall Rd since 1993. Kerr Properties is proposing to change the status from a residential zone to an industrial one. We are currently in a housing crisis not only around where I live, West Kelowna and Kelowna, but all across Canada you read, see and hear about it daily. I saw Justin Trudeau not long ago talking about creating solutions to the housing crisis trying to create more affordable housing and I've been reading about mayors around B.C. lately talking about the same issues and solutions they are working on. I hear not only is there problems with lower income people finding affordable housing just to rent, but middle class people are having problems with that just the same, and I hear they end up living in R.V.s or struggle with being able to survive by having to work multiple jobs, have multiple roommates etc.

The very idea of Kerr Properties wanting to turn this zone where I live into an industrial one, in itself, is absolutely ridiculous. I could understand if they wanted to redevelop here and create more low income places like condos or apartments or what have you, something that would house more people than what they are attempting to displace, but they are not even attempting that. They are proposing to get rezoned to industrial zone, and I heard from others research that it was to put storage lockers here. The provincial and federal governments of Canada are supposed to be attempting to mitigate the housing crisis problem, not the opposite and make matters worse like what Kerr Properties is attempting to do where I live, where the people living here end up displaced, and potentially homeless, mentally/physically sicker than they already were and even cause their death sooner from either getting sicker than they already were or from eviction suicide.

I was reading some years ago an article on how some company was attempting to redevelop a low income residential area somewhere in Canada into a high income development residential area, and I remember that they were denied being allowed to do that, cause it was explained there was not enough low income affordable housing as it was, and they were trying to fix that problem, not make matters worse. They were saying if they wanted to develop more low income residential places that would house more than what they were going to displace that would be fine. They said there was an issue with not being allowed to displace the tenants already living there. That's all I remember. My apologies for not being more specific but that was the general idea of things. My point is that they weren't even allowing high income housing to be developed, so how is it they would allow an even worse situation like us where it's no residential zone PERIOD being developed, but instead they put storage lockers? Not only are home owners losing their house and forced to ultimately rent and possibly end up homeless, sicker than they already were or dead as a result when all their chump change offered for their places runs out, but the renters who barely can afford to survive with the low rent here are going to face the same problems cause finding affordable housing is an issue even for middle class.

Kerr Properties says they have a relocation program, but all I see is a bunch of web addresses, and a lot of people in my trailer court don't even know how to use a computer. A lot of these places have two to five year wait lists or more and my sister has been waiting for 7 years on one of these low income housing places where every few years they ask her to refill the application and she has to start all over again. Or, you have to be a senior or some other kind of extreme dire circumstance such as where you have to be a single mother with kids and being abused and they get bumped to the front of the queue continually. So I am not a senior for another 11 years and not a single mother with kids nor is people in this park I live so they won't qualify either.

The amount they are offering to the owners such as myself is not remotely enough to replace our trailers. It's based on what they were assessed at in 2023. Mines around 38,000 which is a joke if you compare that assessment to ANY similar place like mine, what their assessment is, elsewhere in my area in another trailer court. I've also had renovations done where I got a 16,000 dollar grant and also threw in a huge therapy jet tub that would cost thousands now to replace in another place. For whatever reasons, we have some kind of skewed assessments that aren't at par with any other trailers in other trailer courts that are all around us everywhere in my area in either West Kelowna or Kelowna. Who's gonna want to buy trailers here in my trailer court anyways if they know it's being torn down? On top of that the trailer park owners have made it next to impossible to sell in the past trying to make it so you only can sell to them. So we're forced to sell to Kerr Properties for chump change robbery, under duress with a gun to our heads.

In addition, when we know they are going to redevelop and tear down our places no matter how much they are fixed up, this stops us from further renovating our places as much as possible. People buy a place in a state of disrepair in other trailer courts which are far worse than places here in my trailer court for 200,000 and put some thousands into them and a lot of elbow grease and next thing you know they are worth a 100,000 more. Doesn't take much to fix up a lot of these places in my trailer park if they need fixing up. Most of them could use new skirting and simply some paint on the inside, and a few repairs here and there and they would look just as good as any of these other places on the market for sale for over 300,000 that are of the same year. Or you put in some flooring and paint etc. That doesn't cost that much when you do it yourself, or get your neighbours to help and pay them. ...but where is the motivation to even do that when they're just going to tear everything down? Do you see the paradox we are stuck in here? How do we get properly assessed value so that we can truly replace our trailers here to get something similar elsewhere being a home owner here? You know the money they are forcing us to take if they get approved, won't get us anything. You all know that. You know we will end up homeless, and become renters and possibly truly homeless without a roof over our head, living in the street or bush, or a tent city, plus will get much sicker and possibly dead much faster than usual as a result.

Most of us here are sick enough physically/mentally as it is. The few that are ok here mentally/physically have issues with income and struggle as it is to live here with the low rent, living with multiple tenants in one place, so if they struggle here with the relative low rent the way it is then imagine how much more of a struggle it will be when they have to pay through their teeth elsewhere. Also who's gonna want to rent to them, when landlords want people who can prove they have the means to pay for the rent and these renters here will not have a way to show such proof cause they are jobless, or don't make enough income?



Kerr Properties offer 3 choices in their proposal. You take the 2023 assessment value and have 4 months to move. .or you relocate your place which is not feasible cause of the age of the trailers. Third choice is you except neither of the first two choices and you got 12 months to move and get nothing. So you see owners end up panicking and selling for chump change not being able to replace their place and only have 4 months to move otherwise they get nothing. Home owners already sold prior cause they'd rather get something than nothing, even though they are getting robbed. And the management was telling the people who sold they might face getting nothing and use partular scare tactics which helped force the sellers to sell. They sold cause they didn't have the strength to fight. They were already messed up enough with their physical/mental disabiities and couldn't handle the stress so they gave in. There were rumours of them developing for some time prior to we getting actual notice by paper this last few months.. These rumours certainly didn't help with getting proper value for our places when everyone thinks its just going to get torn down. Kerr properties did make very cheap offers prior but it's just spitting in our face, and the people who took those offers, like I said didn't have the strength to fight back. They didn't have the strength just to survive normally let alone fight back. So they figured a little bit of chump change is better than nothing. You know that is not right. You know that isn't just, but that is what happened. This kind of thing happens all the time everywhere in the world where the massively wealthy get even weathier by scamming the weak, disabled and poor. They don't care about peoples lives. They just care about their own self interest and making more money even though they have enough money already to last countless lifes.

More than 10 years ago if I could have got 25,000 for my place if it was assessed at that then, I could have bought a place in my area like Pine Ridge trailer park for example on Boucherie in Westside for 25,000 to replace mine. I know cause my freind bought a place there for 25,000 that was not renovated like mine. He fixed it up a bit and now he says it's worth 300,000. I got a 16,000 dollar grant put into this place many years ago which put in new energy efficient windows, changed the old water pipes which were considered hazardous to health to copper ones, changed some of the floors, changed all the electric outlets and some other stuff that made the place safer or more energy effecient. I put in a huge therapy tub with jets that go on my hips and joints which I abused over the years, especially from when I treeplanted over a few decades, and that would cost thousands alone just to buy and install now in another trailer. That tub takes up half the size of my bathroom so I knocked down a wall in the next room to make it bigger. I sure as heck dont get any of what I just said assessed into my 2023 trailers value. I don't get assessed into my trailers 2023 value what it would cost for me to move to a similar trailer in another trailer court in my area either which is absolutely not fair.

My neighbours friend lives in Pine Ridge, where my friend i said above bought the trailer for 25,000, that's worth 300,000 now, and my neighbours friend has a 1950's or 60's trailer he fixed up and he says it's worth 350,000 dollars. I asked him what the cheapest place goes for now in Pine Ridge. He said the lowest price place there, it sold not too long ago, and no one lived there for a year and a half, and it was mouse and rat infested and that the roof was sunk and leaking and that it sold for 200,000 despite it's state of disrepair. I was looking at how much mobile homes like mine cost online that were being sold, and I sure couldn't find anything for less than 200,000 in my area and in fact most of the places were higher than 300,000 and new trailers were selling for a million bucks or more even. I was checking out places like mine which is 1971, the exact same model and year in West Gate which is just down the highway from here and this was maybe 15 years ago or so and this place wasn't even renovated, it had the same old ugly shag yellow carpets which I ripped out years ago, I ripped out all the carpets in fact, and he wanted 80,000 for it, and the guy said you think that's a lot, the guy over there his place is like mine but renovated and he wants 120,000 This was way back then though.... Things have changed dramatically, especially just in the last 5 years. I was talking to this one person a few weeks ago that said he owns 3 townhouses and he said he bought this one townhouse for 400,000 5 years ago and now it's worth 1.1 million. So my whole point here is maybe 10 years ago I could have replaced my trailer with what I got for it's assessed value back then for twenty something thousand by buying a place at somewhere like Pine Ridge, I'm sure there were other trailer parks that you could get deals back then, but NOW, you CAN'T get anything remotely close to that 25,000 dollars back then, and that's EVERYWHERE in my area such as West Kelowna or Kelowna. Now like I said the lowest you can get is 200,000 bucks and that's even in a state of disrepair. You still have to fix it up and deal with the issues such as exterminating vermin and what not.

My point is I'm being offered 38,000 dollars around which is what my place was accessed at in 2023 and that simply is not enough to be able to replace my trailer if I were to get one within my area either in West Kelowna or Kelowna. It would have been ok 10 years ago like I was saying here, but that simply isn't the case now. Things have changed. This will be the same case with other trailer owners here. The money being offered will force us to become renters and lose our homes.. That is simply not fair, not right, not just. How would you like to lose your home you paid off decades ago, and be thrown out into the street with decades of stuff you accumulated that you are forced to figure out what to do with it and how to pay for it to be kept or pehaps you can't figure it out and it all get's stolen from you like in those Storage Wars tv shows where someone else profits off the victims by buying all their stuff and selling it? You sure as heck wouldn't like it and I'm sure no matter who you are or what you do, your mental and physical health would be greatly affected. Just imagine how this affects people who are already unstable to begin with, when none of this eviction, losing your home stuff was happening. It's going to make people here sicker than they already were, and it already is doing that right now as I speak, and it's going to kill some of us sooner than what our death date was set for before this homelessness situation happened.

I've been living on nothing but disability from the province for the last 20 years. Before that I used to treeplant all over B.C. and its coasts on the west and north and the upper half of Alberta and do lot's of other heavy phisical labour jobs going back to when I was 15. I had a paper route since I was 8.. I did a little bit of treeplanting while on my disability for the first five years till I was 38 but there came a point my body and mind couldn't handle it anymore ever. You beat your body parts to nothing. I sequestered a vertabrae between I1 and s5 and they almost did surgery on that but I phsyio'd it back to life. That's in addition to all the joints and ligaments I injured multiple times prior to that. You need a lot of mental fortitude to work for 8 different treeplanting companies over 6 months constantly moving every week, or less sometimes, finishing off others seasons, never quitting ever, always finsihing contracts., spending most of your money on just living just the same. I have a multitude of mental disabilities going back to childhood which qualifies me for my disability I've been on for twenty years and still am on and will remain that way. I only need one of those disabilities to qualify. My point I'm trying to get to is all I got for the most part now to live on is my disability. I do the occasional designated driving now, but there is no gaurentee with how long that job will last, in fact they have no work for me currently, and the company is being sold next srping and I dont make much money from when I do work and I dont do it very often.

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Also I have my massive therapy tub with jets that takes up almost the entirety of floor in my bathroom, I had to knock out a closet to make it fit and knocked out the wall to the adjoining room to make it appear larger. I've used this therapy tub countless times to fight pain caused by years of physical trauma caused to my body from intense physical labour work and training in martial arts. I don't get compensation for a replacement tub in my assessment, and that costs thousands nowadays to replace. So I'm gonna get even sicker there physically with my body hurting and breaking down even more. I don't like public places. I am not going to go to some public place to use there therapy tubs with all these people around. No way man. Too unhygienic and too weird and freaky for me. I like dealing with things myself in solitude. My trailer court has allowed me the solitude I seek over the last 30 years, and that's going to be taken from me. I might end up moving to the forest and go off the grid to replace what I have had taken from me, and I have no idea how long I will survive, but I see that when I think of my options and I see myself dying from neglect in that situation.

I have a lot of issues and being displaced like this with no place to live is going to kill me both mentally and physically. I have enough problems as it is right now trying to survive so it's only going to intensify exponentially once I'm thrown out into the street with the garbage where ultimately I end up in a cardboard box or in the forest and die due to neglect and inability to survive. I have serious panic problems, that words don't give justice to how bad it is, that I currently am dealing with to do with all this eviction chaos, trying to prepare for the worse and organize my 30 years of accumulated storage and where to put it and preparing for the worse and dealing with you people with letters such as what I am writing and all the other chaos that goes with fighting for justice, and what must ensue. I normally struggle with bipolar depression/mania and panic without any of this eviction chaos being thrown at me, prior to any of this current insanity, so this right now what I'm facing is truly a never ending nightmare that my brain does not give me a seconds rest. It's 24/7 of worry, even in my dreams. I cannot escape. You have no idea the self torture I make my mind endure. I had serious problems with my brain worrying non stop before any of this eviction you got four months to move and must take our chump change offer under gun point duress. So how much do you think I worry now, especially when I'm used to having my safe place in solitude here for 30 years surrounded by nature, and emptiness to be taken away from me and replaced by the unknown. I had fear enough of the unknown already, always eternally thinking about our mortality and gaurenteed death and sickness having time ultimately take everything away from us. Now I got a lot more to worry about, and I am worrying and I am getting sicker currently as I speak, and I haven't even been evicted and made homeless yet. Imagine how much worse it's just going to get once I'm homeless with all my possessions stolen from me if this is the worse case scenario and it's very plausible upon happening.

I tried to get help with all this insanity here and being displaced, and in the end all they do is listen and you feel better after the conversation, but ultimately I end up back at square one with no place to go and 30 years of stuff in my place trying to figure out what to do with it and a pertual ever growing gnawing fear of losing my place, and fear of ending up homeless and sicker than I already am, and ultimately dieing from neglect sleeping myself to death. I see all these tent cities and homeless people and picture myself as one of them. I would fare better in the bush with no one around as I have extreme distrust of everyone naturally. So perhaps I would end up camping out at some campsite maybe cause I get 500 a month for shelter, maybe not though, but what about all my 30 years of stuff I accumulated here in my place? That's a huge problem. Am I going to lose it all or do I figure a way to store it somewhere, somehow for a crazy amount of money? These are problems that I panic about non stop constantly trying to figure out since I got all these notices about our trailer park being developed and only getting 3 choices which is ultimately not a solution for any of those choices. I end up ultimately broke and homeless in all 3 cases. I can barely survive as it is in my place with 350 a month pad rent and 200 a month electricity, and I live alone the whole time, as I need solitude to function, and my place has a lot of space to accomodate me, so how the heck am I going to survive when I'm homeless? i'm gonna end up dead, or if not so sick it'll make how sick I am now look like nothing. That's both mentally and physically sick

I struggle to live just as it is, paying around 350 a month pad rent and 200 a month for my electricity is what I'm trying to say. So after I get displaced with all these other home owners here, how the heck am I gonna survive on 1500 a month disability when rent in my area for a single bedroom is 1600 a month, and 2000 for a two bedroom place. I live in 800 sq feet and around 100 square feet enclosed porch and have 30 years of stuff accumulated here, with a lot of stuff I consider valuable that I am painstakingly going through right now trying to prepare myself for the worst. It's going to take me many months still to prepare for the worst. Where the heck am I going to put my 53 years of stuff with 30 years of stuff I accumulated living here when I'm forced move to a one bedroom place which that aint gonna happen cause I ultimately wont be able to afford that. "Ultimately" is the key word here. Where am I gonna live? That chump change offer they give us owners is gonna run out for all us owners. Not just me. So in addition to paying rent in some tiny place that barely covers a protion of where I currently live in my 12 by 68 foot place with an attached enclosed porch which creates another 100 sq ft of space, I'm gonna have to pay for storage of some sort in addition to my rent. So either 1000's of dollars to buy a huge storage crate and move it multiple times or endless rent on storage room rentals or perhaps I end up with no money given for my place as in zero dollars, cause that could happen, especially cause I dont understand all these laws and what's going on and I am mentally messed up to the point I may do nothing and lose all my stuff cause I can't deal with all of this. The amount of stress I have on me right now trying to figure out how to organize my 30 years of storing stuff in my place is unbearable. I am in such panic words can't describe it I normally live in an eternal state of bipolar panic/depression and this being displaced and ending up homeless has put me way past the edge. It's not cool at all I tried to get help but in the end people just listen to me and I end up back a square one with no help from anybody except myself helping me.

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You have no idea how truly great of a spot I found to live here 30 years ago and how much peace it's brought me until now. The front of my place is right on the edge of a forest and ravine at the back of my trailer park. The whole trailer park the back part of it is on the edge of a forest and ravine filled with trees, vegetation and wildlife. There's all kind of wildlife that live there. All kinds of birds singing their songs all the time. All kinds of big birds of prey live there along with other interesting regular birds including the bird of B.C. the stellar jay. Deer visit our trailer park all the time along with other kinds of wildlife. I get a great sense of peace from that forest that resides right next to me. I am going to have that peace and solitude taken away from me that I eternally seek. This is a place for people to live and wildlife to flourish around... Not a place for storage lockers to be... We in this trailer court live in a perfect location for those who seek solitude but at the same time need to be in a place where you can access to shopping, medical, government, education etc. easily. We are right in the middle of going to Kelowna and Westbank about the same distance to downtown Kelowna or Westbank. We don't have to live in the more crime ridden Kelowna side which I absolutely love I don't have to go to Kelowna. I hate the Kelowna side and only go there if I absolutely have to. I almost always do everything I need to do on the Westside. They have everything on the Westside you can get in Kelowna with a few minor exceptions. West Kelowna is more of a community than a city. You go to Kelowna and it's a way different feel. You would know what I mean if you lived here since 1972 in the same area of Lakeview Heights like myself. I grew up not far away from where I live now for 30 years, at the top of Boucherie in Lakeview Heights across from Grizzly Winery. This area I currently live in is what I know all my life. I moved here when I was 3 to that house across from Grizzly Winery, and I'm being forced to leave all this area for some place I'll hate and despise that's not in the West Kelowna area cause I can't afford to live here in my area on the Westside I've known all my life. This is so wrong on so many levels.

We the home owners in this trailer park simply aren't being offered enough to replace our homes here in West Kelowna, ...ANY WHERE ... in West Kelowna. and, hey... West Kelowna isn't that big when you compare it to a metropolis like Vancouver or Toronto... Let's be real. We need enough money to move somewhere in our area in West Kelowna that is similar to what we are being displaced from. We aren't asking for something better than what we live in. Just something similar to what we currently live in. Fair market value. So we can continue our lives elsewhere in West Kelowna in our own homes and pay rent somewhere else. If this multi million dollar company that already makes millions profits every year want to make more millions then all the power to them, but hey, they sure as heck shouldn't be killing people of our community and making them sicker than they already were in order to make those millions. No way man...

I truly hope that the powers that be, that are in control of my fate and everyone else's fate who resides here in my trailer park, reads and comprehends everything I wrote above. My apologies for redundancy and for the amount of words used, but I have to get my message out there, and this is the best I can currently do. I truly hope you take into consideration what I wrote and what the others in my trailer park have to say as well. You're dealing with human lives here, not just numbers and statistics that you read about or see in media. This is your community you're dealing with, your very own people, not some strangers who you read about that live somewhere in another part of the world that has nothing to do with you. Your choices you make on what happens to our trailer park will have serious consequences on many human lives and that creates a domino effect on who those lives are connected to. Our community itself will be aware of what's going on and I'm sure just the same and I'm pretty sure you care what that community approves or disapproves. They pay most of the taxes that run our community and they vote on who gets to be in power to vote, like you people who are in power who get to vote on whether we tenants and owners get justice and fair value for our places so we don't end up homeless, sicker or dead.

You people in power who are voting for us whether we get displaced or not, for justice to prevail hold all the keys. You're the ones in control, not us. We only can say our peace and then it's up to you to decide. I truly hope you people in power who hold our fate in your hands make the right choice and help justice prevail.

Have a good day, and thank you for listening...

Gary Sorensen

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Cc: [REDACTED] [Delegation Requests](#)
Subject: Z 23-09
Date: December 7, 2023 11:24:48 AM
Attachments: [Mayor and Council Text Z 23-09.pdf](#)
[Manufactured Home Park Redevelopment Policy.pdf](#)
[Mayor and Council If you or anyone you know lives in a mobile home park.pdf](#)

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Here is my submission for the Tuesday meeting.

Thanks

Jim Carpenter

Mayor and Council

Z 23-09

My concern with this rezoning is the likelihood that some of these handicapped and low income residents will become homeless and we will see them living on the side of the street, or in parking lots.

The problem is created by the trailer owners compensation based on the BC assessment value. The average value of the trailers here is \$40,000 compensation. Depending on timing, \$20,000 is deducted for the trailer disposal leaving the trailer owner with \$20,000 when a replacement trailer starts at \$120,000. The landlords of those renting and residents who own their trailer cannot purchase a replacement.

The city's mobile home redevelopment policy could address the short comings depending on how it's applied. I am here to ask when it will be applied to this development? At what stage of the request for approval? Also, for clarification on exactly what it provides. For example define equity. At the APC meeting of October (chaired by a real estate agent), there was no regard paid to this policy even though one of the board members advised it was the first time the city had Interior Health address their concerns over these residents.



DISTRICT OF WEST KELOWNA

COUNCIL POLICY MANUAL

Pages: 1 of 2

Approval Date: 2008-APR-22

SECTION: DEVELOPMENT SERVICES
SUBJECT: MANUFACTURED HOME PARK REDEVELOPMENT POLICY

Manufactured Home Park Redevelopment Policy

The following policy address the displacement of tenants resulting from redevelopment of manufactured home parks. The policy is meant to provide tenants with the opportunity for greater notification and assistance from applicant(s) than is currently required under the *Manufactured Park Home Tenancy Act*.

This policy applies to applications for an amendment to the Zoning Bylaw and to any other matters in which the Council may properly take into consideration the displacement of manufactured home park tenants.

While considering applications, Council may require staff to report on any existing manufactured home park use and whether it is in the public interest for Council to support redevelopment of lands presently used for that purpose while there is a shortage of suitable manufactured home sites in the region.

Council may further require a report on whether any relocation assistance plan has been proposed that would have a bearing on the issue.

If the applicant wishes the Council to consider a relocation assistance plan, it should follow the procedures below.

I. Communication of Plans for Redevelopment

1. At the pre-application stage, the applicant should notify in writing all tenants that plans for redevelopment are being made, and that a relocation assistance program is part of these plans. All tenants affected by any proposed redevelopment should be advised by the applicant 30 days prior to application submission. Notices should also be posted on communal notice boards and facilities in the manufactured home park. Copies of these communications should be submitted with the development application
2. The applicant(s) should formulate a plan for communicating the relocation assistance program to existing residents. The communication plan should provide tenants with information that will assist them in making plans for alternative living arrangements. The applicant(s) should provide updates to the residents as the process progresses and should provide tenants with a letter at least 10 days prior to the development application being presented to the relevant Advisory Planning Commission, Council Meeting and/or Public Hearing for their consideration.

II. Relocation Assistance Program

- The relocation assistance program:
1. Should include a profile of resident demographic characteristics, such as family size/structure, general income levels, housing needs/relocation option preferences, and where this information is attainable;
 2. Should include a profile of manufactured home conditions and potential for moving and re-use of homes;
 3. Should be flexible and multi-dimensional by including various options and components, in order to respond to different tenant characteristics, needs and preferences;
 4. May include, in addition to the statutory requirements under the *Manufactured Home Park Tenancy Act*.
 - i. Arranging and paying for the disposal of manufactured homes;
 - ii. Unconditional compensation payments of a value that would provide tenants with some amount of equity and greater flexibility in their plans for relocation (i.e. a payment equivalent to the assessed value of the “on pad” manufactured home). This would be in addition to the mandatory payment under the *Manufactured Home Park Tenancy Act*;
 - iii. Opportunities for the right of first refusal to purchase and purchase discounts on local units developed by the applicant(s), including new units built on the subject property;
 - iv. Advice on options for relocating in the regional context in regards to market housing, non-market housing and manufactured home park opportunities.
 5. Should include a status report on the implementation of the program, indicating preferred options for the tenants.

III. Timing

The applicant(s) should formulate, communicate and begin implementing components of the program as soon as possible, after the plans for redevelopment are made. The relocation assistance plan should be provided to the District of West Kelowna with the development application.

IV. Evaluation of Securing of the Plan

Municipal staff will evaluate the proposed relocation assistance program in conjunction with the development application to determine if it meets the objectives of this policy. The municipality may request adequate assurance, either by way of a financial or legal undertaking (i.e. letter of credit, performance bond, or a similar alternative) that the relocation assistance plan will be implemented. Staff will include this information in the development application evaluation report that is forwarded to the Council for its consideration of the application.

Previous Revision/s: (if applicable)

If you or anyone you know lives in a mobile home park, you may want to be aware that some mobile home parks are owned by real estate developers who can close the mobile home park such as the case with the West Kelowna mobile home park at 2355 Marshall Road, by the boat storage facility near Highway 97, south of Boucherie Road. This park is being closed for redevelopment for non housing use without adequate compensation for its residents to relocate.

The BC Residential Tenancy Act requires the trailer owner to be paid the assessed value of their trailer. According to BCassessment.ca average assessment for this park is about \$40,000. If the owners choose stay the permitted 12 months from their notice, the park intends to charge an inflated \$20,000 for trailer disposal leaving the typical owner approximately \$20,000. The flaw in this is the price of another trailer is in excess of \$100,000. Some of the current residents at 2355 Marshall are low income and/or handicapped such an Interior Health has expressed concern to the City of West Kelowna over the rezoning proposal as it appears there are no viable housing options for these people. Homeless or living in a parking lot is not an appropriate outcome. A major flaw in this process is the use of the assessed value to determine the compensation for the trailer owners, as it does not reflect the cost of replacement housing. The amount of the assessments appears to be skewed and inconsistent as well. BCassessment.ca shows an average assessed value for this park at \$40,000 ranging from \$13,700 to \$56,500. Trailers in parks nearby showing the same age and smaller size in size on BCassessment.ca are assessed at \$212,000 and \$236,000. This deficient compensation could happen to any trailer park in BC.

In 2008 The West Kelowna Council recognized this issue in their Manufactured Home Park Redevelopment Policy which states the needs and situation of each resident should be individually assessed (II-1.) and the owner should be treated such that there is equity in their relocation (II-4-ii.). At the city of West Kelowna October 25, 2023 Advisory Planning Commission (APC) meeting (chaired by a real estate agent) there was no acknowledgment of the Policy or the compensation issue despite one of the board members reporting this is the first time IHA has expressed concern over a development because of the handicapped and low income residents under IHA care. The APC recommended the rezoning proceed without acknowledging the Policy or addressing the possibility of some of the residents becoming homeless.

The Redevelopment Policy does not define at which stage of development approval the Redevelopment Policy is applied. It does not make it clear how the equity in housing that it refers to will be accomplished. Without this policy effectively addressing the treatment of the residents and trailer landlords we may see the development to industrial use profit the development company at the expense of the accommodation of these soon to be homeless trailer park residents. My communication regarding this park, sent to Premier, David Eby, Housing Minister Ravi Kahlon, and MLA Ben Stewart has had no response.

The fundamental flaw in the process is that it is the developer can compensate based on the assessed value versus the cost of replacement accommodation. It is interesting to note that the 6.5 acre highway frontage Park is assessed at only \$3.1 million while the market value is estimated over \$10 million.

If you want to support these people or concerned about other West Kelowna trailer parks please attend the City of West Kelowna first reading this proposal Tuesday, December 12 at 1:30 in the city of West Kelowna Council Chambers, 2760 Cameron Rd.

Jim Carpenter, owner of 2-2355 Marshall Rd.
Phone number is [REDACTED]