

SUBMISSIONS

(File No. Z 23-09, 2355 Marshall Road)

NO.	Date RECEIVED	TIME RECEIVED	RECEIVED FROM
Submissions included with Agenda to Council			
1.	November 29, 2023		Sorensen, Gary
2.	December 7, 2023	11:24 AM	Carpenter, Jim
Submissions included with late agenda items to Council			
1.	December 11, 2023	3:20 PM	Carpenter, Jim
2.	December 11, 2023	3:23 PM	Lunt, Kathy
3.	December 11, 2023	3:23 PM	Owners and Renters of Shady Acres Mobile Trailer Park
4.	December 11, 2023	3:24 PM	O'Grady, Sasha
5.	December 11, 2023	3:25 PM	Carpenter, Jim & Lunt, Kathy on behalf of owners and renters of Shady Acres Mobile Trailer Park
6.	December 11, 2023	3:26 PM	McCallum, Glen
7.	December 11, 2023	3:26 PM	Carpenter, Jim & Lunt, Kathy on behalf of owners and renters of Shady Acres Mobile Trailer Park
8.	December 11, 2023	3:45 PM	Sorensen, Gary

District of West Kelowna,

Subject: Z 23-09; Zoning Bylaw Amendment; 2355 Marshall Road

Before you allow this rezoning to proceed at this time consider the following:

1. While the Province of B.C. has numerous initiatives under way to improve the availability of affordable housing in B.C., this rezoning contradicts the goals of our Premier and Minister of Housing to increase housing availability.
2. There are numerous low income residents that will be displaced by this proposal.
3. The trailer park owners are following the requirements of the Mobile Home Act, but the prescribed process is seriously flawed. Owners of the mobile homes in this park have been offered the Statutory Requirement of the most recent assessed amount minus \$20,000 (page 5 of 19 of the park owner's information package). The issue is the use of the assessed value and the fact that this is a fraction of the price of other mobile homes in the vicinity. According to bcassesment.ca the average assessed amount for the Marshall Road trailers is \$40,400 while the price of the two lowest cost mobile homes in West Kelowna is \$95,000 with the remainder \$115,000 and up (realtor.ca). This illustrates an impossible hurdle for these low income residents to relocate to another mobile home in West Kelowna.
4. The owners of the 6.5 acre land parcel stand to make a very lucrative sale should the park be sold after rezoning as one estimate puts its value at \$12 million. A 4 acre industrial site in Lake Country is on the market for over \$9 million and is smaller and has nowhere near the proximity to Kelowna and Highway 97 that this Marshall Road location offers. Given the profit potential and or value to the park owners, it is unfair that these low income residents at Marshall Road are severely under compensated for the cost of replacing their accommodation.
5. The inequity of using the assessed value for the trailer owners can be seen by looking at the assessed value of the trailer park's 6.5 acres. It is assessed at \$2.9 million while its market value is estimated at three to four times that.

In closing, I request the District of West Kelowna table discussion on this rezoning application until a means of fair compensation to the trailer owners is such that they can afford to relocate within their community. There are many real estate professionals who could be enlisted to determine the fair replacement amount required for displaced trailer owners.

I also request the District of West Kelowna's Manufactured Home Park Redevelopment Policy that is now 15 years old be revisited prior to considering this rezoning application. It is flawed in that the residential market has changed drastically in 15 years and is based on assessed value without regard to the current cost of purchasing another trailer. Furthermore, it gives no details on how the requirements of Section II will be monitored or enforced as it appears the relocation assistance program recommendations, namely paragraph 1 and 2, have not been completed for all owners.

Jim Carpenter

Peachland B.C. PH: [REDACTED]





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Attention to:

Yvonne Mitchell, City Council, Patrick Kerr owner of County Mobile Home Park (CMHP) + Spoke's ~~person~~ person for Patrick Kerr, Travis Tournier

Regarding re-development of 2353 Marshall Rd, file number is Z 23-09, Residential Zone to Industrial Zone.

My name is Kathy Hunt, I have been a owner & resident of CMHP for the past 38 years. I live here with my son who has mental development issues (more info upon request). This is the only home he has known. The mental stress that this puts on him & I both is far more than we can handle. We both use the outside as therapy. We feed the birds & squirrels & find great help. We are currently in a housing crisis in the Okanagan & around Canada. There is not one day that goes by without hearing about it. None of us can get a mortgage now with pricing of gone up to much. Part of the re-zoning & was that relocation & redevelopment plans were put into place. For re-location plans we were given a sheet with low-cost housing. These were all taken off the computer. In our home we do not use internet. All of the housing listings have a 3-5 year wait lists. The pricing in retail untils are beyond our means. For us relocating we would be losing to our community. We would have to give up our Doctor who we have had for the past 30 yrs. There is also a family doctor shortage.

Our community is our safe place. Our community in the park is where we find support. We are all here for each other. We visit each other giving support where we can. We are a safety net for each other. We understand each other, as we are all going through the same issues. A Listening ear is never far away. We rely on each other. We have all linked up to Piers Piers. They know about our situations. We can look outside to see all kinds of wild life. Nature is all around us here. To relocate to another town ~~we mean~~ we would no longer be close to our friends & family as well as the community support. Ask yourselves how it would make you feel if you were a owner/renter. I do not understand how this is acceptable. All of us (41 people+) are no further ahead with the lists that we we given. We would be left homeless. One day we have our homes (owner/renter) & the next day we are homeless. How do we go from owning to the streets. This is not right. Shelters are at full capacity. We were told we would have help this is not helping. This is we don't care what happens to us.

Please re: look this as this is not right.

Kathy Lunt
#25-2355 Marshall Rd
[REDACTED]

4.2 Housing Resource Websites

- ▶ Subsidized housing / low-income seniors housing - <https://www.societyofhope.org/>
- ▶ Affordable rental housing for low-to-moderate income but may not be eligible for subsidized housing - <https://www.bchousing.org/>
- ▶ CO-OP housing - <https://okhc.ca/>
- ▶ Market rental housing with subsidy
 - <https://www.bchousing.org/>
 - <https://www.nowcanada.ca/>
 - <https://cmhakilowna.com/>
 - <https://foundrybc.ca/kelowna/>
 - <http://www.kfs.bc.ca/>
 - <https://www.bchousing.org/housing-assistance/rental-assistance-programs/SAFER>
 - <https://www.bchousing.org/housing-assistance/rental-assistance-programs/RAP>
- ▶ Market rental housing without subsidy
 - <https://www.castanet.net/>
 - <https://www.facebook.com/login/?next=%2Fmarketplace%2F>
 - <https://www.kijiji.ca/>
 - <https://kelowna.craigslist.org/>
 - <https://www.homefinders.rentals/>

4.3 Family Housing Providers for Low Income Families and Seniors - Telephone Numbers

- ▶ Father Delestre Family Housing - 250-860-1128
- ▶ OK Housing CO-OP - 250-860-4718
- ▶ Society of Hope - 778-478-7977
- ▶ Southgate Mannor - 250-763-2953
- ▶ Evangel Housing - 250-762-6225
- ▶ Okanagan Metis & Aboriginal Housing - 250-763-7747
- ▶ Now Canada - 250-763-3876
- ▶ Westbank First Nations - 250-769-4999
- ▶ Westbank Lions - 250-768-9590
- ▶ Brookside Seniors - 250-763-5707
- ▶ Central OK Housing - 250-768-3060
- ▶ Seventh Day Adventist - 250-862-9518
- ▶ Parkdale Place - 250-494-1161
- ▶ Peachland Seniors - 250-767-0183

4.4 Local Law Firms

- ▶ Touchstone Law Group - 250-448-2637
- ▶ Pushor Mitchell - 250-762-2108
- ▶ Montgomery Miles & Stone - 250-980-3360
- ▶ Porrelli Law - 250-768-0717

4.5 Local Moving Companies

- ▶ Packrat Movers Kelowna - 250-869-7479
- ▶ Two Small Men with Big Hearts - 250-861-5030
- ▶ Brett and Buddies - 250-469-4550

Oct. 19, 2023

Re: Kerr Development Plans
Shady Acres Mobile Trailer Park
West Kelowna, BC

Dear Mayor and City Councillors, West Kelowna City Hall,

The home owners and renters in Shady Acres Mobile Park request that our city council members hear the implications of approving this development plan for residents of our community park. We would like to show how this plan will cause irreparable harm to the residents of this park because of our financial and health situations.

There are a number of discussion points that detailed below in this letter in bullet form:

1) Human Impact consequences

The Okanagan region is currently experiencing one of the most challenging housing shortages crisis in the regions history. Any available housing or apartments are priced well out of the residents of this park's monthly budgets. All of the park's owners and renters live pay cheque to pay cheque, barely able to afford the pad rents or rental rates for the park owned mobile trailers rents. Thanks to the extraordinary increases to the cost of living in our region, the owners & renters of Shady Acres can no longer afford to feed themselves or their family members who all in our community call home. This community consists of individuals or family that are living on social assistance or minimum wage jobs. If our monthly income can barely cover our pad & trailer rents, how, how are we going to be able to pay for any rental units or purchase any available mobile trailers for sale in

Oct. 19, 2023

(continued from page 1)

Sincerely,
Owners and Renters of Shady Acres Mobile Park

Signatures & address of owners and renters of Shady Acres Mobile Trailer Park

Signatures

Address

Role	Signature	Address
OWNER	[Redacted]	#25-2355 Marshall Rd.
OWNER	[Redacted]	#25-2355 Marshall Rd.
OWNER	GLEN McPALLUM	#39 2355 MARSHALL RD
OWNER	GARY SORENSEN	#5 2355 MARSHALL RD
* SEE FOUR PAGE ATTACHED LETTER PROT STEZ		
OWNER	WILLIAM FRASER	#10 2355 MARSHALL RD
OWNER	MIKE CAHDERWOOD	#19 " " "
OWNER	ZANE WIEBE	#18 " " "
OWNER	Aaron Solski	#18 Marshall Rd.
OWNER	Damien Mault	#18 2355 Marshall Rd.
OWNER	DEB	[Redacted]
OWNER	Chelsey Fraser	#38 2355 Marshall RD
OWNER	GORDON R. KITTLITZ	#15 2355 MARSHALL RD
OWNER	Ken Gourms	#16 2355 Marshall Rd
OWNER	DAVE LEE	#14 " "
OWNER	Sasha O'Grady	#10 " "
OWNER	Shawn Woodley	#16 & #32
OWNER	TOSHI IBARAKI	#6
OWNER	Oshane Mason	#39
OWNER	Gregory Smith	
OWNER	[Redacted]	#8 Christine Flanagan
OWNER	[Redacted]	#8 LAWRENCE FLANAGAN
OWNER	[Redacted]	#2 AARON CARPENTER
OWNER	[Redacted]	#2 Jeffrey Carpenter



December 8, 2023

Letter regarding 2355 Marshall Rd.

To Whom It May Concern,

I moved into #12 2355 Marshall Rd. November 2021 with the understanding that the trailer park would be torn down in the next few years however during this time I have learned a lot and the community situation has changed. I know that we will have to move and as a renter that is life but this park is full of homeowners that have nowhere to go. They did everything "right" they qualified and paid off mortgages as to retire, have beautiful gardens to feed themselves and have their pets. Most of these residence are retired or on disability so would not qualify to get another mortgage. Now they are being kicked out and offered nothing substantial in return. Changing this property to a commercial property from residential during a housing crisis seems like a huge mistake. I don't agree first off that someone should be able to buy a park where people have bought and paid mortgages to be kicked out without attaining at least market value for there homes. People are selling "as is" trailers for \$200,000+ in West Kelowna and these people are being offered a very small portion of that and there is nowhere for them to go. There is a 5 year waiting list for low income housing, (where they can't keep their pets) there would need to be a whole new building empty for all the current Marshall Rd residents to go to. Not to mention if they received \$12,000 or \$35,000 would they even qualify for low income at that time? \$12,000 literally covers maybe 4-6 months rent in the current market. There is also all the people that are misplaced from the fires that are also looking for housing or taking up rentals. We have hundreds of people and families that are living in RV's literally in the forests surrounding us and here on Marshall Rd. there are more homes being torn down, when there could instead be more housing opportunities. There are trailers here that could be fixed, there are empty lots where trailers could be put to reduce the amount of homeless in our community while still making the owner money but instead they want to put in storage units? For who? For all the homeless people to put their stuff?

I hope common sense reigns supreme regarding this issue!

Thank you for your time and if you wish you to speak to me please contact me with the information posted below.

Sasha O'Grady

[REDACTED]

[REDACTED]

[REDACTED]



Oct. 19, 2023

West Kelowna City Council,
District of West Kelowna.

Z 23-09; Zoning Bylaw Amendment of 2355 Marshall Road.

We, the owners and renters of Shady Acres Mobile Trailer Park, 2355 Marshall Road, are requesting a public hearing regarding the proposed redevelopment plans submitted by Kerr Properties, owner of Shady Acres Park to West Kelowna City Hall - Council.

The intent of this letter is to describe, in detail, the effects of the approval of this project will have on the residents of Shady Acres. As with most population demographics, there are residents who own their mobile homes and have lived in Shady Acres for more than 30 years. Some owners and renters have lived here for 10 to 20 years and there are some who have resided here for only a short period of time. The commonality of most, if not all residents, is that they are low income with many living on social assistance or low-income disability pensions. It is quite clear that most living in Shady Acres are existing on bare minimum dollar amounts making obtaining mortgages next to impossible to qualify for. This is also the case if and when they can find a suitable apartment to rent based on the average rental amounts in the central Okanagan. Another important point to make is that there is currently a 3 to 5 year wait list for low income housing in B.C. Should this redevelopment project receive the go-ahead, most residents will be forced to live in their vehicles or on the streets homeless. Additionally, park residents that have disability pensions, regardless of whether the disability is physical, mental or special needs, are already experiencing immense adverse health issues due to the incredible stress that this situation has created and will continue until there is a reasonable and affordable outcome.

The Shady Acres residents coalition requests both the Advisory Planning Commission as well as city council members consider the need for a monetary parity option/requirement for both mobile owners and renters if approval of the new Properties redevelopment project is granted. Imagine, if you will, the turmoil of being forced to vacate your home of many years without receiving a reasonable price (in this current real estate market) for it. Consider also you, as a renter, will not have any financial differential compensation that would enable you to afford an equivalent of the home you rent now. Can you imagine the desperation that we, the residents of Shady Acres, are currently feeling? Can you sense the uncertainty of not knowing where you will live and with your health disability attempt to relocate should you be fortunate to find another accommodating place to live? In doing so, you can hopefully understand the crisis we are experiencing.

Should you have any concerns or questions in regards to this letter please contact either Jim Carpenter or Kathy Lunt via phone. Our contact phone numbers are listed below.

Sincerely,
Jim Carpenter, owner and Kathy Lunt, owner
#2-2355 Marshall Rd #25-2355 Marshall Rd

Ps:
Please find attached signatures of residents of Shady Acres Mobile Trailer Park who have signed on to this letter.

Signatures and address of owners and renters of Shady Acres, Mobile Trailer Park.

Signature

Address

[Redacted]

25-2355 Marshall Rd.
25-2355 Marshall Rd.

RENTER -

[Redacted]

JOHN McCALLUM

#39-2355 MARSHALL RD W, KEL

OWNER -

GARY SorenSEN

[Redacted]

#5 2355 MARSHALL RD

OWNER - SEE 4 PAGE ATTACHED LETTER

RENTER -

WILLIAM FRASER #10 2355 MARSHALL RD

RENTER -

MIKE CALDERWOOD #19

" "

[Redacted]

RENTER -

ZANE WILKIE #18

" "

[Redacted]

Renter - Aaron Solski #18 Marshall Rd.

[Redacted]

Renter - Damien Mault #18 2355 Marshall Rd.

[Redacted]

Renter - Chelsey Fraser #38 2355 Marshall Rd

RENTER -

Ken Williams

[Redacted]

#16 2355 Marshall Rd

RENTER -

GORDON K. KITTLITZ

[Redacted]

#15 2355 MARSHALL RD

RENTER

DAVE LEE

[Redacted]

#14

RENTER

Sasha O'Grady

[Redacted]

#12 "

Owner

Shawn Woodley

#8 #32

RENTER

TOSHI IBARAKI

[Redacted]

#6

RENTER -

Oshane Masoa

[Redacted]

#39

Renter

Greg Smith

#31

Renter -

[Redacted]

#8

Christine Flanagan

RENTER -

[Redacted]

#8 LAWRENCE FLANAGAN

Renter

[Redacted]

#2

ZARON CARPENTER

Renter

[Redacted]

#2

Jeff Carpenter



DEC. 11TH/23

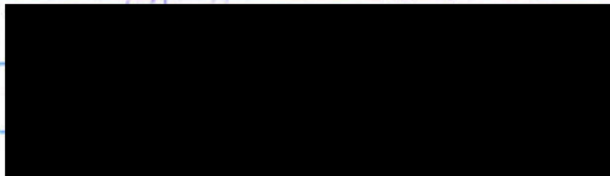
TO COUNSEL MEMBERS

CONCERNING KERR PROPERTIES

MY NAME IS ELEN McALLUM IN #39-2355 MARSHALL RD. I HAVE BEEN LIVING IN THIS SM. COMMUNITY FOR 14³/₄ YRS I AM 66 YRS OF AGE AND A RENTER, I DON'T DRIVE, LOW IN-COME AND NO PLACE TO GO. I AM NOT COMPUTER WISE, BUT I DON'T UNDER-STAND HOW KERR HAS THE RIGHT TO TAKE DOWN LIVING OR RESIDENTIAL HOUSING AND REPLACE US WITH SEA-CAN STORAGE. AS A RENTER THEY CAN SERVE EVICTION AT ANY TIME, THE STRESS IS THROUGH THE ROOF AND IS MENTALLY, PHYSICALLY DEMANDING. I AM WRITING THIS LETTER IN HOPES OF KEEPING OUR COMMUNITY HEAR,

IN MY DEEPEST, HARDEST, DREAM,
OR NIGHTMARE.

ELEN McALLUM - #39-2355.



Petitions to
speak @ public
hearing

Oct 19, 2023
ATTN: Yvonne Mitchell
Planner II
West Kelowna City Hall
West Kelowna, B.C.



Dear City Council Members,

Please find attached a copy of the letter from the coalition of Shady Acres owners and renters highlighting the implications and consequences in approving the new Properties redevelopment plans of the Shady Acres Mobile Trailer Park.

We would also like to express our thanks for taking time to review our concerns regarding the proposed redevelopment plans of our mobile trailer park. Our coalition of owners and renters is requesting a public hearing to discuss our issues.

We are available to answer or elaborate on any questions you may have. Please feel free to contact us at the phone numbers below.

Thank you for your consideration.

- OWNER - Jim Carpenter, owner and Kathy Lunt owner
#2 - 2355 Marshall Rd #25 2355 Marshall Rd.
- RENTER - ALEEN McPALLUM RENTER #39 - 2355 MARSHALL RD
- H. CAL
- OWNER * GARY SORENSON #5 MARSHALL RD
* SEE 4 PAGE ATTACHED LETTER FROM ME /
- RENTER - WILLIAM FRISER #10 - 2355 MARSHALL RD
- RENTER - MIKE CALDERWOOD #19
- RENTER - ZANE WIEBE #18 Marshall Rd
- RENTER - Aaron Solski 1/1 #18 Marshall Rd

Renter - Damien Marlt #18 2355 Marshall Road

Renter - Chelsea Fraser #38 2355 Marshall RD

RENTER -

Ken Joons 16 2355 Marshall Rd

GORDON R. KITLICK #15-2355 MARSHALL RD.

DAVE LEE #14

Sasha O'Grady #12 "

Shawn Woodley #6 32

Tos #1 (BARAK) #6

Shane Mason #4

Greg Smith 31

#8 Christine Flanagan

#8 LAWRENCE FLANAGAN

#2 AARON CARPENTER

#2 Jeffrey Carpenter

RENTER
OWNER
RENTER
RENTER
RENTER
RENTER
RENTER
RENTER

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 proper 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 partial 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 disabilities 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 wealthier 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 friend 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 efficient. 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 don't 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 assessed 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 perhaps you can't figure it out and it all gets 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 lots of other heavy physical 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 vertebrae between L1 and S5 and they almost did surgery on that but I physio'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 finishing 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 guarantee with how long that job will last, in fact they have no work for me currently, and the company is being sold next spring and I don't make much money from when I do work and I don't do it very often.

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 eveything 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 currentlly 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.

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. Deers 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 distant 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 pad 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 elses 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 dealilng with human lives here, not just numbers and statistics that you read about or see in media This is your community your 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 affect 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 dont 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

In retrospect, I have a few more things to add which I may have not addressed before or to help further clarify that which I already wrote...

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I was wondering why they couldn't just further develop the trailer court which would as a result help appreciate the assessed value of our trailers as owners so that we could get true value especially relative to all these other trailer courts nearby where their assessed value can be more than 5x ours when they are in no better shape or are very similar in year made, appearance, quality or renovations made. This trailer court demolished a bunch of trailers here already over the last few years. There used to be 43 units here. I'm not sure how many there are now. This trailer court has been here since at least 1971 with trailers. I don't see why the trailer court owners couldn't simply leave this place as a trailer court and have new tenants move their brand new trailers here to the vacant lots they created. There are also vacant trailers the park owns which could also be rented out just the way they are, but they leave them vacant for who knows why, but them, when meanwhile there is a current serious housing crisis all across Canada including here, and a lack of affordable housing, where you have more and more homeless people, single mothers with kids with no places to stay, and even the middle class can't afford housing so are forced into RV's or become homeless themselves, let alone the fact low income people are in an even worse situation with getting a place to live and affording it's cost. The trailers owned by the park could also be renovated a bit just like all the other trailer courts out there do, to increase the value of them where these places values are 200,000 or 300,000 dollars or more to some being worth more than a half a million or more if they are double wides. I was told Daves place from Pine Ridge on corner of Boucherie and East Boundary Rd, is around 1966 and worth 350 grand. My buddy bought a place at Pine Ridge maybe 15 years ago for 25 grand and it's worth 300,000 grand now cause he renovated it. I could get a place for 25,000 grand way back then, there, so it would have been feasible to buy a place there way back then if I got my assessed value of my trailer back then but now Dave says the cheapest place there went for 200 grand and no one lived there for a year and a half, the roof leaked and it was mouse and rat infested and they were gonna fix it up so they could have a 300,000 value for it.

The current owners of trailers here like me could upgrade our trailers too, if not already upgraded, where it wouldn't take much to bring them back to life. but we are caught in a paradox, where the you can't sell to anyone but the trailer park and even if we can sell to other people, who is going to want to buy when they hear the trailer park wants to demolish this place and put up storage bins? We are damned if we do and damned if we don't when it comes to renovating our places. We could renovate our places so they are just like all these other trailers renovated out there in other trailer parks whose value is more than 300,000, however no matter what we do here we still don't get proper assessed values. Murray owned number 7 and number 9 here and said he got 90,000 for both. I think it's based on simply the size of the trailer and has nothing to do with how fixed up it is. One of Murrays places the one he lived in, was renovated in every way possible to make it as modern as possible with all the floors, walls, skirting, wiring, cabinets, everything all updated by professionals where he'd get over 300,000 for it anywhere else in my area but he got chump change for it when he sold here. He said he sold his places and is moving to Thailand where he can afford to live, cause he was afraid he'd get nothing, and something was better than nothing in his mind, when meanwhile he got no where remotely close to fair value for his place.

My trailer is assessed at 38,000 something for 2023 and my place is 12 by 68. I think the other owners who got higher assessed values for their places was cause they were 14 by 70. So our trailer park places value is based on size and nothing to do with how much work was put into them nor do they consider what all the other trailers are assessed at in trailer courts nearby, even they they are in exact same shape or they are in worse shape but still they are worth many multiples more at assessed value. They don't take into consideration I got a \$16,000 grant many years ago to make the place more safe or energy efficient. I put in new windows, new huge hot water heater, changed the old galvanized pipes to copper cause galvanized are considered not safe, changed all the electric outlets, put in new tile flooring in the kitchen, new floor in the porch. I also have a enclosed porch which isn't considered in the size of my place. Built a new set of strairs and a bit of an outside porch. I also had other stuff fixed with my grant. I also installed a huge therapy tub back then well over a decade ago in my bathroom which wasn't included in the grant, which would cost so much more to buy and install nowadays, over 5 grand no problem which they don't include that in my assessment. I had to knock out a closet to make that tub fit. The old trailer park owner who is dead now, said you'll never make that fit, but I didn't listen and I made it fit. I lose that with my trailer and I can't tell you how many times it's brought my broken body injuires back to life. Some injuries never truly heal and stick with you for life only to come back and plague you when you least expect it. Who's compensating me for that and what do I use to fix me after the fact when I have nothing to help me? I only will suffer more.

So another owner sold a few weeks ago here. They owned the biggest trailer left here a double wide. They said they sold cause they were afraid they would get nothing if they fought, and would rather take something than nothing. They said they got 138,000 and would get the rest once they moved out. They were saying there was a place by the lake in Westside for 94,000 actually. That's the lowest I've ever heard of. I didn't know there was places in my area for under 200,000, and that one needed fixing, but I guess it does happen, but that sure doesn't mean that's the average cost, that is the lowest price there is. This place for 94k needed repair with it's roof. The trailer owner here said the deal ended up not going through cause they needed a credit rating. So I don't understand why you need a credit rating when they offered to pay the full price cash up front by using the money from selling their old trailer, for 138k and they get that money within 30 days i read. So all they had left to pay was monthly pad rent, which their disabilities and pensions would have covered no problem. If they could afford to pay the pad rent here for decades, how much more pad rent do they have to pay at the new place that's going to be so much different than before where they are not going to be able to afford it? Seems so wrong that they get denied cause of some irrelevant credit rating that has nothing to do with being able to afford to pay monthly pad rent. In addition the trailer court is on Indian land and they have their own policies and you are not protected by the Residential Tenancy Branch if you live on Indian land.

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My dead brother was the one who helped get me my trailer here back in 1993, when he sold Real Estate back then. I did it through vendor financing buying directiy from the owner the lady who owned the trailer. My brother said he purposely wanted me to buy in my trailer court cause it was on private land and protected by the Residential Manufactured Trailer Park Tenancy Act. He said there were about 23 trailer parks back then and only 3 of them were on private land and all the rest were on Indian land. Private land means your protected under the provincial residential tenancy act. There were a few more than 3 on private land I found out afterwards esecially when doing my research over this year but not much more private land trailer courts and a few of them were in seniors only or 55 plus parks so I still don't qualify for them. Next year I'd qualify for 55 plus. My brother was saying you don't want to live on Indian land cause from what he learnt is they can make their own rules even though you might sign 100 year leases, where they can kick you out for any reason if they want and there's nothing you can do about it. Usually they have those rules written in the lease. So what I'm trying to get at is not only might I end up homeless and dead or sicker than I already am with no fair value given for my trailer from this trailer park, but if I did find another trailer in my area, it would most likely be on Indian land, and I'm not even sure even if I had the money to buy a place if they'd let me because I don't have a credit rating and also they may want you to have full time job vs being on disability and that applies to just renting these places for 1600 a month for a one bedroom apt, or 2 grand for 2 bedroom. I bought my place through the lady owner privately through vendor financing, and I only had a credit card once though Walmart a year ago and they cancelled it on me cause I only spent a dollar thirty five on it. So even if they did allow me to buy on Indian land, cause I got fair value for my place and had enough to puchase a replacement trailer on Indian land, I'd also lose my Residential Tenancy Act provincial protection and have to deal with all these warnings I've been told over the decades of living on Indian land in a traielr court.

I don't understand why they couldn't simply leave our trailer park as a trailer park and upgraded it like all the other trailer parks have. They could have people tow in their own brand new trailers into the vacant lots they made. They could upgrade their trailers that they own and rent out the ones that they have vacant. The current trailer owners here like me would then have incentive to renovate their places if they needed to do such, if they already haven't done such. If people outside of the trailer park are aware this place is going to stay as a trailer park, now they are incentivized to buy here instead of no one wanting to buy but the trailer park owners being Kerr Properties. Who's gonna wanna buy here no matter what the price if they hear the park is going to be demolished for storage lockers? Doing all this upgrading the trailer park leaving it as a trailer park would help us finally get a more proper assessed values that is in parity with all the other trailer courts out there. We need fair market value for our places. It is so wrong that just a kilometer or two or a few minutes away the exact same year of trailer and size gets five times or 10 times more for their assessment when both trailers are no better than each other in quality of structure, appearance, or how big it is. There's one trailer here they are offering only 18 grand. That'll pay your rent for a one bedroom apt for a year but you won't find anything to buy anywhere here. Plus those other trailers in other trailer courts that aren't in parity with ours aren't even on private land and protected by the government laws Mobile Park Residential Tenancy Act. Plus, they aren't located in such an awesome location as our place where I am the same distance to downtown Kelowna as I am to downtown Westbank and I can stay on the much safer Westside to shop and avoid traffic congestion and lights especially when I take side roads and I live right on the edge of a forest gully which is huge and offers all kinds of peaceful safe solitude for those of us that seek such. I want to live and shop in West Kelowna a real community, a place I grew up and lived in since 1972, vs Kelowna which is considered a city and not a community. That gully has a creek at the bottom which goes into a pond at the bottom of Westlake rd there that has that bridge that goes across it. There's all kinds of wildlife that live there too along with all kinds of vegetation and trees. I saw the other trailer courts with their 300,000 plus assessments per trailers and they weren't any better than our trailers and their lawns weren't any bigger and they were all squished in there like canned sardines and they didn't have forests in front of their trailer like mine protecting them, giving them peaceful solitude and nature.

I get that the new trailer park owners who own this property should be allowed to develop this property if they so wish, however you must realize that this place has been a trailer park for over 50 years and the people who live here who don't own the property, have rights protected under the Mobile Home Residential Tenancy Act (MHRTA) and if they want to develop here, the trailer park owners have to abide by these laws and can't displace us. If over the decades there's been other trailer parks protected by the MBRTA where theres been simialar situations as here where they intend to develop this and there were certain actions which took place that aren't covered by law this also sets up precedents with case law where if it applies to them it also applies to us. I'm pretty sure we have to get fair market value for our places relative to what it would cost to move to a simlar place like our current owned trailers to somewhere in our area within our community. This is not Vancouver, this is a small community and moving anywhere within 10 km of where I live and getting what it would cost to move to there, a place like what you already live in seems perfectly reasonable. Imagine if you or you family was in my shoes. You'd want to be treated fairly like a human being, not like some animal that gets slaughtered for people to consume that means nothing. Being offered our current assessed values here for 2023 is simply not enough. There is misrepresented values for multiple reasons. We are not being offered fair value. What we'd get for our places will not allow us to replace our trailers. We will end up not owning our own place. I will go from paying 350 pad rent a month plus 200 electricity a month on a 1500 a month disability to paying 1600 for a one bedroom place plus I will have to figure out storage for decades worth of stuff I've accumulated here which I wont have space for in a one bedroom place. So that's even more money to spend per month. So if people here are struggling to afford living here the way it is for low income costs, how the heck are they going to afford to live elsewhere for a way more higher impossible to afford cost?

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If they want to develop here more low income places that's one thing, I get it, it's their property to develop. ...but for them to build storage lockers here instead of more low income residential, when facing a housing crisis with more and more people becoming homeless and having to resort to food banks and working second and third jobs, or moving to RV's, and those are middle class, let alone low income people with disabilities and issues who can barely afford to survive? C'mon man, I shouldn't even have to say this, it should already be implicitly understood and known. I don't get in any way how you people with the power to vote and either end our lives or to help them, would vote for this trailer park to be turned to storage lockers in the first place. That I don't get. Second I don't see how you see it fair if this place even if it were to be converted to low income condos or apartments or other residential low income, how you think it's fair to offer the owners not enough money to be able to replace it somewhere within their own community. Also I think the law for developing here says you have to not only either relocate their trailer, but you have to give them a year to move and one years pad rent plus they have to get enough money to replace their place and that's if their trailer can't be relocated which ours can't. When I read the old Moblie Park Residential Tenancy Act back in 1993, it was saying 25,000 for a single wide and 50,000 for a double wide and this if they are going to develop the park and buy you out and this was written in the 80's or 70's probably. My dad paid 25 grand for his house in 72 just above me here at the top of the hill and it's probably worth a million now. 25,000 would have been great 15 years ago if that's all they offered me back than to develop here, like I said here already, as I could have got a place at Pine Ridge back then, even though I don't wanna live on Indian land and would rather be protected by the MPRTA, but now like I said already that 25,000 would get me nothing here NOW. They want 200 grand for the worst place in Pine Ridge now and it needs to be fixed.

We need fairness. We need proper replacement fair market value. We need affordable housing. We need places like where I live which offer a peaceful safe place in a great location to do shopping in our community. We don't need storage lockers here period. There's plenty of other places they could build storage lockers, where your not going to ruin peoples lives and make them homeless or sick or worst of all dead either they become dead quicker due to poorer quiality of mental and physical health or they kill themselves from eviction suicide. We don't need to become displaced and homeless. You people who are voting for this trailer park to be rezoned hold all the keys. You hold the power to either displace us or make us so much sicker than we already are or possibly dead, or you can help us by not voting for them to build storage lockers here. We are part of a community here and aren't hurting anyone. We mind our own business and help contribute to our community. I planted over a million trees just with a shovel and treeplanting bags all over B.C. it's north and west coasts and the top half of Alberta all mostly while owning my trailer here since 93, I'd always have a home base to move to here in my trailer after I finished planting. I worked in Orchards all over kelowna and did many heavy physical labour jobs, busting my body parts and still have issues from that which will only get worse as I age. I spend most of my money here on this side of West Kelowna since I've been here in 72. When I walk to Friends pub I always make sure the back trail to Friends is safe and if I ever see issues I alwasy bring it to the attention of the property owners or the cops so they can help make our community safer. I helped Martial Arts instructors train students, being their sparring dummy, here over the years at places throughout our community. Other people in this trailer park help out our comminuty to. We've worked here paying our taxes and buying supplies and what not paying taxes on that and contributing to businesses on this side and volenteering for our community at food banks and such here. I've been designated driving for a company here which involves helping out a lot of people in our community doing that since 2017. I do that when I can, it's one of the only jobs I can do, deposite having multiple disabilites that make me quite not employable and very difficult for me to work.

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I may be forced to settle for that \$38,000 not fair market value, with no other choice other than possibly facing to get nothing, cause that's what I hear from all the trailer owners that sold, that they feared getting nothing, and it was possible for such to happen, hence their selling, and from what I've seen over the years, it's the big guy who always wins and the little guy gets abused, taken advantage of and thrown out with the trash like they mean nothing, cause money and power corrupts and rules everything regardless of morality. Unless you, the little guy, got a team of lawyers, power and money, you got no chance to fight back. Even if i get that 38k+ chump change, I sure as heck will not be able to get another trailer with that. I will become a renter and see myself possibly becoming homeless and dead. I see myself not dying from natural causes due to being homeless and unable to afford the cost of living and take care of myself. I see all the owners who sell or who sold for the 2023 assessed values as victims of a huge scam and being treated so unfairly so unjustly. The trailer owners who sold didn't have the power to fight, They were threatened with possibly getting nothing, so they chose to take a tiny fraction of what they truly deserved. Murray of number 7 and 9 sold both his places for 90k he said and is moving to Thailand and he was probably the most sane and capable person here being he owns his own landscaping business and works all the time and has zero disabilities unlike everyone else here. Murray said he didn't want to end up with nothing despite the fact he stated he knows he didn't get fair market value and that he is aware of the insane multiple times more assessed trailer values everyone else gets so much more in all the other trailer courts which are only minutes drive from where we are. Murray said no one else was fighting and he was trying to rally everyone but couldn't get a hold of anyone, so he figured he was all by himself in the fight so he gave up. He was talking about how he used to fight over the years for other unfairness thrown at us in the park as owners where we faced the Tenancy branch and the old owners of the trailer park and we won those fights. All the other trailer owners who sold here, were way too scared to fight and in most cases didn't have the energy or ability to fight like Murray. Murray had the power to fight, but even he sold out of fear of getting nothing. All those other people who sold their home have disabilities especially physical ones due to old age and bad health along with mental issues.

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It pretty much appears like that right now, that there aren't a lot of people fighting, as there aren't many trailer owners left here, and some of the trailer owners still here who haven't sold, don't want to sign our petition or fight, cause they are afraid the trailer park will win and they'll get nothing simply cause they stood up for themselves, so these owners instead hide in silence hoping this problem will go away and wait to see what happens in silence and fear.. Also, there are tenants still here renting from the trailer park owners places, who are afraid to fight, to publicly speak at the public hearing, who don't wanna sign or speak, or write cause they don't understand they're worse off if they don't fight cause they'll be evicted regardless of what they do. Kerr Properties the owners of this park, also own vacant trailers which are quite rentable and there's an endless list of suitable potential tenants, more than happy to rent them. They probably want to leave them vacant cause it strengthens their case for putting in storage lockers and nothing to do with the fact they could rent them out. They don't care about peoples lives and killing them or making them sick or displacing them. They just care about making millions more profit on top of the millions profit they already make per year.

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I've said as much as I can think of at this point. My apologies for my redundancy and perhaps use of too many words, however, I want to make sure I don't miss any point I'm trying to make and need as much clarification so there is no misunderstanding. This is the best I could write, so it's what you get, I'm not the best communicator, my apologies, but it's what is. You people who hold the power who are voting for this trailer park to be rezoned to industrial hold all the keys. You're the ones in control of everyone's fate here. I hope you truly make the right choice, the right vote, that you see through all this nonsense, and that justice prevails. These are real human lives you're playing with. This is not a game or simulation or just some statistic you read about in some book. It's more. This is your community and your vote will have an effect on many lives of people, some of who've been part of your community their whole lives. I truly hope you people see the truth, you see through all the bullshit, and you see what's truly right, moral and just, and make the right choice for the right vote. I truly hope justice prevails...

That is all... Thanks for your time... Gary Sorensen Owner #5 2355 Marshal Rd, West Kelowna B.C. V1Z 1E9 since 1993