

June 10, 2024

Re: Tenant Relocation Status Report

Property / File No: 2355 Marshall Rd, West Kelowna BC, File No. Z 23-09

Dear Mayor, Council, and Staff,

Kerr Properties 002 Ltd is pleased to report that through the hard work of our relocation coordinator, support staff, and with the assistance of the dedicated professionals at PIERS (Partners in Resources), all Tenants of the Shady Acres Manufactured Home Park have now been relocated, housed and compensated in accordance with the Residential Tenancy Act and our Tenant Relocation Plan.

Remaining are three (3) owners who didn't accept our offers to purchase their home and have elected to wait until the official "12 Month Notice to End Tenancy for Conversion of a Manufactured Home Park" is issued upon re-zoning of the property. In addition, there is one (1) owner remaining of an unpermitted structure who has retained legal counsel, and discussions are ongoing between the two sides. More details included in the attached report.

Following the Public Hearing on January 23, 2024, and after serious consideration of the comments and concerns expressed by residents and City Council, Kerr Properties wrote to twenty (20) different nonprofit agencies imploring them for any assistance they can provide in helping with the relocation and support of our Tenants. The response to our appeal for help from these agencies was extremely disappointing with only one (1) group responding. Fortunately, PIERS stepped up and offered assistance to all those willing, and in coordination with our relocation coordinator successfully relocated all Tenants.

Demolition of all vacant manufactured homes on the property is underway with the exception of the four (4) remaining owners who will decide on their desired course of action through the appropriate Residential Tenancy Board process following receipt of formal notice. Each of these owners will be compensated \$20,000 on the effective date of the notice and will likely receive assessed value of their home in accordance with the Manufactured Home Park Tenancy Act.

Attached is a detailed account of each park resident and information on their relocation process.

Regards,



Travis Tournier
Development Manager
Kerr Properties 002 Ltd.

	Occupant Name	Relocated (Yes / No)	Notes
1	██████████ ██████	Yes	Relocated on their own and compensated in accordance with Residential Tenancy Act and Relocation Assistance Program.
2	██████ ██████████	No	Investor. Does not live on the property. Didn't accept buy out option, waiting for 12 month notice and will be compensated \$20,000 minimum and likely up to assessed value in accordance with the Manufactured Home Park Tenancy Act. Purchased Manufactured Home in 2016 for \$26,000 Assessed Value is \$50,000 92% gain on initial investment
4	██████████ ██████████	Yes	Owner selected Option #1 and has relocated
5	██████ ██████████	No	Didn't accept buy out option, waiting for 12 month notice and will be compensated \$20,000 minimum and likely up to assessed value in accordance with the Manufactured Home Park Tenancy Act. Purchased Manufactured Home in 2006 for \$16,300 Assessed Value is \$50,000 206% gain on initial investment PIERS connected ██████████ with Interior Health due to significant mental health issues. ██████████ now has a case worker from Interior Health assigned to him for assistance.
6	██████████ ██████████	Yes	Owner selected Option #1 and has relocated
8	██████████ ██████████ ██████████ ██████████	Yes	Relocated on their own and compensated in accordance with Residential Tenancy Act and Relocation Assistance Program.
10	CMHA	Yes	Relocated by CMHA

12	██████████	Yes	Relocated by PIERS and compensated in accordance with Residential Tenancy Act and Relocation Assistance Program.
13	██████ ██████████	Yes	Owner selected Option #1 and has relocated
14	██████ ██████████ ██████	Yes	Relocated on their own and compensated in accordance with Residential Tenancy Act and Relocation Assistance Program.
15	██████████	Yes	Refused any assistance from Kerr or PIERS and relocated on his own to Kelowna Gospel Mission Shelter
16	██████████ ██████	Yes	Relocated by case worker at John Howard Society and compensated in accordance with Residential Tenancy Act and Relocation Assistance Program.
18	██████████ ██████	Yes	Relocated on their own and compensated in accordance with Residential Tenancy Act and Relocation Assistance Program.
19	██████ ██████████	Yes	Owner selected Option #1 and has relocated
21	██████████	Yes	Relocated with help from Kerr through the SAFER program.
23	██████ ██████████ ██████	Yes	Owner selected Option #1 and has relocated
25	██████████	No	<p>Didn't accept buy out option, waiting for 12 month notice and will be compensated \$20,000 minimum and likely up to assessed value in accordance with the Manufactured Home Park Tenancy Act.</p> <p>Purchased Manufactured Home in 1985 for \$15,000</p> <p>Assess Value is \$53,000</p> <p>253% gain on initial investement</p>
27	██████ ██████████ ██████	Yes	Relocated on their own and compensated in accordance with Residential Tenancy Act and Relocation Assistance Program.

31	██████	Yes	Relocated on their own and compensated in accordance with Residential Tenancy Act and Relocation Assistance Program.
32	██████ ██████	Yes	Owner selected Option #1 and has relocated
33	██████ ██████	Yes	Relocated by PIERS and compensated in accordance with Residential Tenancy Act and Relocation Assistance Program.
34	██████	No	<p style="text-align: center;">WITHOUT PREJUDICE</p> <p>██████ has retained legal counsel to represent him.</p> <p>██████ recently declared he completed an extensive re-build and addition to a previously fire damaged non – registered structure.</p> <p>██████ did not obtain any municipal or provincial permits for the work.</p> <p>Kerr Properties is actively working with West Kelowna Bylaw and Building departments to assist ██████ with the requirements to permit the structure.</p> <p>Kerr Properties is actively working with ██████ legal counsel, and will provide relocation notice and make a fair offer to ██████ when appropriate to do so.</p>
38	██████ ██████	Yes	Relocated on their own and compensated in accordance with Residential Tenancy Act and Relocation Assistance Program.
39	██████ ██████	Yes	Relocated by PIERS and compensated in accordance with Residential Tenancy Act and Relocation Assistance Program.
41	CMHA	Yes	Relocated by CMHA
43	██████████ ██████	Yes	Relocated by Kerr and compensated in accordance with Residential Tenancy Act and Relocation Assistance Program.
House	██████ ██████	Yes	Relocated on their own and compensated in accordance with Residential Tenancy Act and Relocation Assistance Program.

* All previously vacant pads have been removed from the status update for clarity.