

ABBOTSFORD CITY

POLICY MANUAL

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CHAPTER: DEVELOPMENT SERVICES

SECTION: DEVELOPMENT APPROVALS

SUBJECT: MANUFACTURED HOME PARK REDEVELOPMENT

APPROVED BY: COUNCIL

EFFECTIVE DATE: 2003-11-10 REVISION DATE: 2008 02 11

PURPOSE:

To establish a process for the redevelopment of manufactured home parks.

AUTHORITY:

Council

POLICY

1. Before a property currently occupied by a manufactured home park is considered for development, all requirements to end a residential tenancy shall be in accordance with applicable provincial legislation and regulations. The requirements of this policy shall be in addition to applicable provincial legislation and regulations.
2. The applicant for redevelopment shall notify in writing all affected tenants that an application for redevelopment is being submitted to the City. The notification shall be sent by the applicant no later than the date of a development application to the City. A copy of this notification shall be submitted with the application for the development.
3. The applicant shall also provide a letter to all tenants of the park not less than 10 days before the matter is presented to the Executive Committee of Council for consideration. The letter shall advise tenants of the date and time of the meeting and that there will be an opportunity for tenants, who deem their interests to be affected by the redevelopment, to express their views at the Council meeting. A copy of the letter and a list of recipients, will be appended to the staff report to the Executive Committee.
4. Where the proposed redevelopment is a conversion to another residential use, Council shall, during the rezoning process, require the applicant to provide existing tenants with a right to purchase prior to the applicant giving notice to tenants that they must vacate the manufactured home park site. The tenant shall respond to the notice within 180 days of its receipt by the tenant. A right to purchase means that tenants have the first opportunity to purchase new units at their market value based on an independent third party appraisal, less an amount equal to the 24 months pad rental and the customary commission payable by the developer at that time. A proposal to convert a manufactured home site to a strata titled development under the Strata Properties Act shall also be subject to this requirement.

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5. The compensation plan for park tenants shall include, as a minimum:

a. a notification to end a residential tenancy as required by the Residential Tenancy Act and Regulations, such notice not being less than two years, from the date of development application to the City;

b. a payment to the tenants who are residents in the park as of the date of the notice required under 5a. of an amount equal to 24 months pad rental, which shall be inclusive of all statutory compensation required under Provincial legislation; this payment is a contribution towards tenant relocation costs and shall be payable at the time tenants homes are removed, or title transferred to the developer;

c. tenants moving into the park subsequent to the development application date shall be advised by the development applicant, in writing, of the development application. They shall receive compensation and notification in accordance with Provincial legislation and regulations.

6. The notification period is intended to give tenants time to relocate their manufactured homes, or to secure alternate living accommodation.

7. Subject to City Building and Inspection Division requirements, non-CSA approved or older units in manufactured home parks within the City of Abbotsford may be moved to another manufactured home park within the City. Such units, however, will require certification by a professional engineer to ensure compliance with general structural standards, and an electrical contractor survey to ensure electrical code compliance, including the installation of hard wired, interconnected smoke alarms.