

From: [Robinson, Selina MAH:EX](#)
To: [Minister, MAH MAH:EX](#)
Subject: FW: Affordable Housing in Cranbrook
Date: Thursday, April 26, 2018 1:47:59 PM

From: Shypitka, Tom [mailto:s.17...]
Sent: Wednesday, April 25, 2018 4:37 PM
To: Robinson, Selina; Robinson, Selina MAH:EX
Cc: Smith, Heather LASS:EX; Zavgorodni, Galia LASS:EX; philip@ekrealty.com; XT:Coleman, R LP:IN
Subject: Affordable Housing in Cranbrook

Minister Robinson,

Thank you for the discussion we had in estimates on Monday April 23rd pertaining to an affordable housing project in Cranbrook.

As described to you, this project will take 52 units and convert into 110 affordable units in the first phase. There will be an opportunity to increase that number to 300.

I think you understand what that would mean to a community like Cranbrook where affordable housing is literally non-existent.

Unfortunately, this proponent is having some trouble with the new bill that is waiting to be put into legislation (Bill 12). The new costing formula incurred by this new piece of legislation to demolish this outdated 60 year old trailer park is prohibitive for the proponent to continue with the project. Temporary displacement for the tenants is a concern of course but this displacement can come one of two ways. 1) When the next infrastructure fail happens (Electrical, water and sewer are on their last legs) 2) by a thought out strategy with the province and municipality.

On a macro scale, this type of dysfunction is a lot larger than anyone really knows, and we have some staggering numbers that suggest the province will be in big trouble in the coming years if we don't address the issue of outdated modular home parks in rural areas such as Cranbrook. This will in turn create a decrease in affordable housing units.

As you promised in the house, I would like to set up an appointment with you at your earliest convenience to discuss with the proponent on how we can work together to finding a solution that will bring more affordable housing to not only Cranbrook but the Province as a whole.

The proponent is willing to meet in Victoria or Vancouver.

I have described a basic breakdown of the Cranbrook project for your review.

I look forward to meeting with you and finding a solution for affordable housing.

Sincerely,

Tom Shypitka, MLA
Kootenay East

An opportunity has arisen for much needed rental housing accommodation and affordable

housing to be built in the Kootenays. The land on which the project would be built is currently used as a manufactured home park. There are 52 units in the park but the new development would replace that with 110 rental units in the first phase. The land could potentially handle 300 units. The land is zoned for mixed commercial and residential use but is not zoned for a manufactured home park. The municipality has been receptive to rezoning the land to R6 zoning to add higher density rental housing to the community because of the community's near zero vacancy rate and having no new rental units built in the last 30 years.

This is the only suitable land in the area for such development due to its location, topography, and ease of access to utilities. Being in a mountainous region, other land that is available poses terrain challenges and servicing issues making it unsuitable for development.

The current owner has operated the manufactured home park for nearly 40 years and the park was approximately 20 years old when it was purchased. Due to the age of the park, the services are failing and the park will not be able to continue operating for the long term in any event. When the park was built, the 60 Amp electrical, water, and sewer services were run underneath and perpendicular to the homes.

- Electrical service:
 - The location of the electrical service has made it impractical to upgrade the electrical service (homes would have to be removed), as well as prohibitively expensive
 - There have been two fires to date in the electrical building. Tenants have been put on notice that if their homes exceed the capacity of the electrical system it will result in failure of the system.
 - An option to run new overhead lines in the park was explored with BC Hydro; however, they would not permit the installation of overhead lines due to their regulations.
 - The owner has been advised by BC Hydro and their electrical contractor that in the event of another fire in the electrical building resulting from inadequate electrical servicing, BC Hydro will most likely not supply electrical services to the park.
 - The most recent fire in the electrical room occurred in the winter with temperatures of -30 degrees. BC emergency services attended and had to relocate all the tenants in the park until the electrical services could be patched up to resume electrical services.
- Sewer service:
 - The sewer lines are collapsing and need to be blown out on a regular basis; however, the contractor has advised that this is only a temporary measure due to long term collapse and breakage.
- Water service:
 - There are leaks in the water service but they are impossible to detect due to the nature of the earth in the area.
 - Some homes are operating with water pressure of 20-25 lbs because of these

leaks.

Despite efforts made to have park services repaired or upgraded, the ability to continue to provide these services will very likely end in a catastrophic failure in the near future. The owners intention is to provide for an orderly demolition of the park so that tenancies are not terminated in sub-zero winter weather conditions.

Proposed changes to the *Manufactured Home Park Tenancy Act* would prevent a new development from taking place in this situation. The cost to the park owner would make any steps toward developing new rental housing economically unfeasible and would result in the tenancies being terminated because of sudden failure of services. This would actually prevent higher density rental housing from being made available, contrary to the BC Provincial Government's housing objectives.

The proposed changes to legislation may have the desired impact in the Lower Mainland and Okanagan areas but will ultimately prevent much needed rental housing from being developed in the smaller communities of rural BC.

From: [Robinson, Selina MAH:EX](#)
To: [Ashbourne, Craig MAH:EX](#)
Subject: Vancouver firm proposes concept for 'missing middle' housing | The Province
Date: Friday, April 27, 2018 3:44:29 PM

Can we track down these folks and meet with them?

http://theprovince.com/business/local-business/vancouver-firm-proposes-concept-for-missing-middle-housing/wcm/1115b807-7c4d-45ec-8c6a-ac730e16d6f7?utm_term=Autofeed&utm_campaign=Echobox&utm_medium=Social&utm_source=Twitter#link_time=1524790361

Vancouver firm proposes concept for 'missing middle' housing

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Selina

Sent from my iPhone