

From: Residents of Tri-Way Manufactured Home Park

2020 09 25

Dear MLA Horgan,

We hope this finds you well and thank you for everything you are doing for BC.

We are writing to update you on the sale and redevelopment of TriWay MH Park from the residents' point of view. We feel we have been betrayed by the Mayor, Council, and Staff at City Hall.

In May 2019 Mayor young wrote to the residents of Tri-Way Manufactured Home Park stating the following;

*"The City of Langford will not rezone any manufactured home park for any other use unless and until a comprehensive plan of compensation has been provided. This plan must be approved by Council, **but more importantly approved by the overwhelming majority of the residents of Tri-Way Park**".*

The letter was received with great relief by 100+ anxious residents facing uncertainty over the sale of this beautiful, diverse, green piece of actual affordable seniors' housing in Langford.

Mayor Young's word and integrity were relied upon without question by residents until the Council meeting of August 17th proved those written assurances to be meaningless empty rhetoric.

Council minutes of February 18th record the acceptance of the Planning and Zoning Committee minutes of February 10<sup>th</sup>, 2020 which stated,

*"That the applicant (for rezoning) provides, prior to Bylaw Adoption, a Section 219 covenant, .... That a no-build and non-disturbance covenant be registered on Area 5 identified in Appendix A that restricts the use to a mobile home park only until the **mobile home residents and Council** approves a compensation plan for home owners per Council's Manufactured Home Park Redevelopment Policy; "*

Of course, this did not happen. Rezoning went ahead anyway – 2<sup>nd</sup> and 3<sup>rd</sup> readings rolled into one, public hearing waived, and telephone-only access to Council meetings. The result is that City Hall totally cut TriWay residents out of the development of, or approval of, any form of comprehensive plan for compensation.

City Hall granted the developer's rezoning **before** the mandated comprehensive plan and neatly cut residents out of the process.

Why is a "comprehensive plan for compensation" so critical? Residents are not just talking of financial compensation. A comprehensive plan must include finding an equitable housing solution for every affected resident. This can reasonably be achieved if undertaken

“comprehensively” from the outset. This is why residents attempted to hold Mayor and Council to their word. Developer Hartshorne outlined the basis of such a plan to residents in January 2020 but has since reneged on key aspects and, without Council’s oversight, will soon have total unaccountable control.

In short, the City appears to have given developer Hartshorne a free ride leaving residents hostages to the mercy of a Langford developer’s financial expedience.

Residents have been told, “Oh, but you are protected by a Covenant”. That is untrue.

The Covenant does not protect up to 38 homes in the first phase park closure (‘downsizing’), nor in the second phase – the remaining smaller park. A skeptical person might assume that this was always the endgame. Bylaw 1885 allows for a minimum of 40 Manufactured homes but gives no guarantee of remaining park longevity. In any case, Covenant and Bylaw are superseded by the Manufactured Home Park Tenancy Act, which allows a park owner full park closure. In theory the entire park could be closed in 1 year from completion of sale.

Residents have been told (now confirmed by BC Housing) there are plans for a CRHC/BC Housing development on the TriWay site. This may in part may accommodate ‘those affected by the downsizing (Park closure, Phase 1) as long as they qualify’. For others in the smaller remaining park the developer says they will have to try to sell their home on the open market, however they may be ineligible for CRHC since they are not technically being ‘displaced’.

Even with the proposed CRHC building, there are many who would not qualify and have no idea where they will go. Of the 78 Tri-Way homes, approximately 20 are assessed less than \$50,000, and 50 at less than \$100,000. These values are far less than market value, and do not offer much promise in obtaining alternate accommodations.

We understand that you are not in a position to change what has happened but as our MLA, we will appreciate whatever influence you may be able to offer. The key is to hold developer Hartshorne to his earlier outlined presentation to residents of January 2020 - now already significantly reduced in scope.

The processes of redevelopment of this parcel have been misrepresented, and residents have been betrayed by the Mayor and City, leaving seniors in a supposedly important affordable housing arrangement vulnerable under the developer’s sole control.

Please would it be possible for a core group representing TriWay residents to briefly meet and update you in person whenever an opportunity presents itself. We are available any time and any place at your convenience.

With many thanks and best wishes

TriWay Park Residents

[alltriwayresidents@gmail.com](mailto:alltriwayresidents@gmail.com)

September 28th 2020