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John Horgan, MLA Langford - Juan de Fuca

Dear Mr. Horgan

Residents of TriWay Park write with urgency and concern over the state of things regarding the rezoning and sale of the TriWay lands. As mentioned in two previous correspondences, in discussion with Hans in your office, and in media articles, there are critical issues affecting residents: seniors in affordable housing are in crisis.

One of the founding tenets of an NDP predecessor, the CCF in 1932, was "...a co-operative commonwealth, in which the basic principle of regulating production, distribution and exchange will be the supplying of human needs instead of the making of profit." (Calgary Herald, August 1, 1932). That vision, if intended to apply to all facets of business, has not arrived in the development processes here in Langford, and perhaps many other municipalities. We are looking to our government to help solve inequities.

It is felt that we have been railroaded and ignored, and that promises and commitments made to residents over the past 20 months have evaporated. We have asked for clarification from Council, only to be shunned and treated with silence. We have tried to maintain a connection with the developer, Jim Hartshorne, as he suggested a year ago, but have been pushed once zoning was imminent. At the same time, and in a followup outline to your office (and we appreciate that it was shared with us), we were basically labelled recalcitrant. That note, and a separate letter to our group, are both full of errors and inaccuracies, furthering our questions as to what is going on – or not – and why.

A year and a half ago, we pointed out inadequacies in the Manufactured Home Park Tenancy Act, to your evident surprise, which currently have put many here into a hostage situation. It is far worse than we had expected, but we aren't even given the time of day. Residents are in limbo, some having moved away or died, while pad rental and insurance still need to be paid, and no one wants to buy into the park while there are no timelines or assurances of longevity. The Act could easily be made workable, and provincial legislation does not cover the eventualities of this unique process, which we feel has been an underhanded takeover by the developer.

The opportunistic actions of the City of Langford in rezoning before either a plan for redevelopment and, more crucially, the required comprehensive plan for compensation have been approved, speak to convenience, expediency, and financial benefit. The developer gets rezoned land at closing of sale, and the sellers are off the hook and smiling. Residents cannot sell at market rates and move on, although the developer has indicated selling on the open market is/will be our preferred course of action. This loss of equity is not addressed in the Act, but is effectively beneficial to the developers.

It is sad to comment that we are hurt, mystified, angry, scared, and downright disgusted with the process. After some hope from last January's meeting with Mr. Hartshorne, things seem to have deteriorated to a low point of hopelessness. In less than two weeks

the land changes hands, and we have no assurances – not even the sideways wink that somebody knows something that we can't know for a while and that it will all be good.

Residents have reported that your office has information that surprises us, such as our request for a meeting with Jim Hartshorne – but proves that only part of the story is getting through to you. Our concerns are deemed 'rumours', we have not heard back from recent letters sent to you, and then we are told that our MLA cannot help us.

To that we disagree wholeheartedly. You are in the perfect position to help seniors in affordable housing at TriWay Park and across the province. As we go through the turmoil of our experience, an introduction as our MLA to the Housing Minister, to the Ombudsman's office, and to others, could be made. You have indicated your interest in TriWay Park residents in the past, we are reaching out to ask for a hearing so that the whole story can be aired. As an example, one of our active residents stands to lose \$50,000 in equity based on inadequacies of the Act and through the actions outlined above. It is a shame that, on average and at a conservative \$20,000 per unit, \$1.5 million is a subsidy to the developer from seniors in affordable housing with low incomes and with no definitive future clearly visible to them.

We realize and accept that development is inevitable, and that it can be planned and phased in a meaningful and fair manner. However, we are still in the dark, worried that any good intentions have disappeared. No wonder our concerns and the numerous calls, emails, letters, including to your office. All of this based on the 'process', which is in turn based on greed and opportunism. Quite opposite to the CCF manifesto of 1932, where the conclusion reads, in part, "No CCF Government will rest content until it has eradicated capitalism...". (Morton, Desmond (1986). *The New Democrats: 1961-1986* (3 ed.) p. 12). It is not expected that the 'system' will change for us, but that efforts to hear and respond to resident input is first, simply recognized, and second, responded to.

We request that you respond to our concerns, and urge you to consider meeting with us at the earliest possible opportunity. We have indicated to Mr. Hartshorne that a meeting with him is urgently requested, something your office knew about as well, and that we are not looking to be confrontational – we only want answers. A fair and equitable solution for everyone is our understanding of a comprehensive plan of compensation.

Thank you for your understanding.

Ken Nentwig, TWPR Chair

for TriWay Park Residents

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www.triwaypark.info