



History:

+ Spring of 2019: The over 100 residents of the park were notified the park was going up for sale.

+no realtor will list a home for sale without confirmation of future longevity from a park landlord.

+After a Representative Team had discussions with the buyer/developer they were refused further meetings apparently because they asked too many questions he did not want to answer.

+Langford Mayor Young promised, in writing, rezoning would be done without a large majority of residents agreeing to a comprehensive plan for compensation.

+Before rezoning, residents wrote letters to Council and presented their views verbally at public meetings via telephone (due to COVID).

+Mayor and council then disregarded the Mayor's assurances, disregarded their own Policy re Redevelopment of Manufactured Home Parks, and, after no discussion with callers or between themselves, passed the zoning – within 15 seconds!

+ The outcome was that in spite of all written and verbal documentation to the contrary Mayor and Council gave the developer a totally free ride to do as he pleases.

+The Mayor will not comment or meet with us.

+The developer will not comment or meet with us until AFTER the sale is final and he has total control.

+Residents engaged a lawyer to plead our case to Mayor and council.

+City refused to meet with the lawyer and residents and refused to even acknowledge or respond to the lawyer's written submission, although it was published along with the final rezoning meeting agenda.

+Suddenly and inexplicably, the lawyer announced they were no longer able to represent us due to a "conflict of interest".

+City policy requires a compensation package to be given by the developer for Council's approval BEFORE rezoning.

+Didn't happen.

+Premier Horgan, who is our MLA, has not acknowledged our letters.

+We have contacted the Ombudsman, with no action to date (due to Covid) but still hope for an investigation and accountability.

+We have articles submitted to the Times Colonist and Goldstream Gazette and await reaction

+Once the sale is final on December 15th, 2020, we are at the mercy of Mr. Hartshorne, who has had his own agenda all along.

In Jan. 2020 the developer, Jim Hartshorne held a meeting and assured about 100 residents that anyone who wanted a buyout could have one. He would not choose – he would buy anyone's unit if they wanted to leave. We have the recording and transcript of his commitments that evening January 16th, 2020.

+Shortly thereafter he backtracked on major commitments and said only those who would be displaced in an immediate park downsizing would be bought out.

We STILL have not been told who will be displaced and who will stay.

We cannot rent our units, and we cannot sell – we are trapped by the uncertainty caused by the deceit of Council through the rezoning process, and the buyer and seller of the land.

The park is actually being closed in two phases, while a so called "protective covenant" has been placed on the land but gives residents absolutely no protection.

Developer promised a building for the residents who wanted to go into it. To his credit BC Housing have confirmed to build a building on site for seniors but only those who qualify for subsidized or affordable housing would be served by it, if there are enough spaces (units).

+However, market and near-market rents simply will not work for homeowners used to owning their homes and paying an affordable site rent that is less than apartment rental rates

+Many residents have lived here in the homes they own for 20 and 30 years.

+They have been hard working, tax paying and property paying citizens all their lives.

+Yet they have been ignored, betrayed, left in limbo, and basically totally disregarded by the mayor and council and the developer time and again.

+Ironically and utterly disingenuously, the Mayor and City claim manufactured home parks are an important stock of affordable housing for Langford. Yet they favour development for “highest and best use of land”.

+Manufactured home parks or “leased land communities” - are the ONLY affordable type of home ownership that exists. Government ignores the obvious solution. To understand why, follow the money!

+100 seniors can be ignored because the seller, developer, and City all stand to make massive sums of money from the deal

+In the marketing materials for the land sale, Residents are disparagingly referred to as, “holding income”. The developer disparagingly refers to residents as, mere, “month to month tenants”.

+By being unable to sell for the last 20 months, and with no assurance of future longevity, residents collectively stand to lose an estimated \$1.5 million in equity value on their homes. 100 + seniors are therefore subsidizing a developer on a mega-million dollar development.

+This is an outrage in many ways.

+The miscarriage of Council policy and process, the backtracking on the part of all involved in “the deal” are well documented and available to you if you have interest to investigate and help to hold City elected officials, staff, and developer to account.

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