



CITY OF LANGLEY

REQUEST TO APPEAR AS A DELEGATION / COMMUNITY SPOTLIGHT

To appear before Council as a Delegation or Community Spotlight at a Council Meeting, please submit a written request to the Corporate Officer by 12:00 p.m. noon on the Wednesday prior to the scheduled Council Meeting. You may complete this form or provide a letter however please ensure the letter contains the information requested on this form. You can submit your request by email to pkusack@langleycity.ca, in person or by mail at City Hall (20399 Douglas Crescent, Langley BC V3A 4B3), or by fax at 604-514-2838. A staff member will contact you to confirm the meeting date at which you are scheduled to appear before Council.

Council meetings take place at 7:00 p.m. in the Council Chambers on the second floor of Langley City Hall. Delegations are defined as an individual, group of organization making a request of Council. A Community Spotlight is an individual, group or organization providing information or updates on an event or activity. Delegations are limited to a five (5) minute presentation and Community Spotlights are limited to a ten (10) minute presentation. You may speak on more than one (1) topic but you must keep your presentation within the prescribed time limit. Please attach any material that you wish Council to review in advance of the meeting to this form.

DATE: Oct 6, 2021

REQUESTED MEETING DATE: Oct 18, 2021

NAME: Sher Tejay

ADDRESS: 22 (1) Surrey BC V3V 3J3

CONTACT NUMBER: 22 (1)

EMAIL ADDRESS: 22 (1)

TOPIC: Regarding Property 19928 48 Avenue Langley BC V3A 3L1

ACTION YOU WISH COUNCIL TO TAKE:

I purchased this property on April 9, 2021. I am a victim of fraudulent activity.

My contract was supposed to close on April 30, 2021, however the realtor did an addendum and then requested to close earlier on April 9, 2021 instead. After getting possession of my home, I received a letter in the mail from the City stating that all the renovation work was done without their permission. When I visited the City, I was told that they had previously communicated this with the previous owner and realtor. They could not give me the written information stating this due to confidentiality matters, but I strongly still request this information to be released to me.

I have the following concerns with this matter:

1. When the City wrote a letter to the previous owner, there should have been a stop work order posted on the property. If this was done, I would never have purchased this home.
2. With all the renovations completed by the previous owner, why should the cost be put on the new owner to remove all

materials?

3. This has given me stress as a homebuyer because the City did not stop the work to ensure there was no illegal activity happening on the property before it went on sale.
4. The City bylaw only allows secondary suites if the owner lives on the property. This bylaw should be reviewed and changed since the prices of homes are no longer reasonable. This bylaw was put in place in the 1970's when homes were listed for around \$100k or less.
5. As the City has requested, I have now removed the tenant from the basement suite.

Further to this, I did want to mention that there are real estate listings showing on the internet for this home advertising that the home has two basement suites. The real estate brokerages should not be able to advertise this if this is untrue.