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**Sent:** Thursday, April 30, 2026 10:39 AM

**To:** David Graham <dagraham@islandstrust.bc.ca>; Sam Borthwick <sborthwick@islandstrust.bc.ca>; David Maude <dmaude@islandstrust.bc.ca>; northinfo <northinfo@islandstrust.bc.ca>; Marlis McCargar <mmccargar@islandstrust.bc.ca>

**Cc:** 3ravenscoop@gmail.com

**Subject:** Support for 3Ravens Affordable Housing Project

Hello,

I am writing to urge you to move forward with the rezoning application from 3Ravens Affordable Housing Project. This project's overall goals and all the details point to a successful initiative that will provide much-needed affordable community housing in a format that Denman Islanders want, while keeping impacts on the ecosystem and neighbourhood minimal.

The affordable rural limited equity cooperative approach is a great match for people wanting to live close to the land, to develop rural skills, to use low-impact sustainable building approaches and infrastructure, and to work in a collective with a focus on DIY and mutual aid. It provides accessible housing for folks who otherwise could never afford to buy land and guarantees affordability into the future.

As a long-time member and director of the Triple Rock Land Cooperative (CoHo Landing), I can vouch that there are many people on the island or with strong connections to the island who wish to join a project of this type.

The last time CoHo Landing had an available unit, we got over 50 expressions of interest. Creating a short list was a long and painful process, and in the end we had to turn away applicants who would have been a great fit and who had clear need. Numerous people who CoHo has been unable to offer space to are still valued members of the Denman community, and still struggling with housing.

The four new CoHo Landing units created by the recent rezoning will not come remotely close to filling the community need. 3Ravens is a great alternative. It offers a similar legal and financial structure to CoHo, while (wisely) doing some things differently.

Over the past 15 years, Denman Island has seen a cascade of frustrating barriers to the creation of publicly funded affordable rental housing that can offer rent subsidies. This type of housing is very much needed and I hope and believe that the incredible volunteers working to create it will find a way. But also, we need affordable housing across the housing need continuum. 3 Ravens will help provide that.

I have read the correspondence about the project on the Islands Trust website. For clarification, CoHo Landing doesn't have challenges with its composting toilets. They need maintenance and management, but this is not onerous. Plumbed toilets can also be challenging—who hasn't dealt with an overflowing and/or blocked toilet at some point?

Also, I am not aware of anyone at CoHo who felt concerned about the cost of their toilet. There are numerous options to buy or build composting toilets and many involve a modest budget.

Our rainwater collection approach meets our needs and has become part of our culture. Members share expertise and ideas for catchment infrastructure and water conservation, and of course, we talk about rain a lot. Yes, living on rainwater catchment brings tasks, limitations, uncertainty, and glitches. But so does living with a well! Also, we willingly embrace these challenges because of the payoffs—leaving the groundwater in the ground, developing expertise and good habits, providing a model that might inspire others, feeling more connected to natural processes, and saving money.

The letters express both support and concerns. I have empathy for the neighbours expressing concern as they contemplate change in their neighbourhood. However, I also urge you, elected officials, to keep your focus on the potential for significant, substantive negative impacts of this proposed rezoning, and on the trade-off between possible negative impacts and positive ones.

The OCP, both in its current and proposed new versions, directs you to favourably consider rezoning where possible to support affordable housing. No one expects rezoning to be 100% free of impacts.

Potential negative impacts of the 3Ravens rezoning will be minor. The property is large, the units modest, and clustered, and the neighbours' homes relatively far away. The land is already mostly cleared, and the project is small scale and includes sustainable infrastructure.

I foresee that the 3Ravens cooperative will be a cooperative and pleasant neighbour that will bring vibrancy and inspiring examples of sustainability to this lovely Denman neighbourhood.

Some letters commented that the location was not good. Respectfully, I suggest this is a highly subjective statement. The letters list good reasons for a central location, but there are also good reasons for a more private location—the larger property offers the option of a generous buffer zone between the housing cluster and neighbours, the land offers more options for food production (which is generally a core part of rural collective living), parking and traffic don't interfere with already busy areas, and the residents are more likely to rely

on each other, which feeds the collective strength of the project. Socializing, carpooling, sharing resources and mutual aid with shopping and town errands happen more easily in a shared living initiative, as I experience daily on CoHo Landing.

Denman's central area already has two affordable housing upzoning initiatives underway (three if we include Pepper Lane, which although it is dormant is already zoned for multiple dwellings). It makes sense to also have several projects in more rural locations.

Also, given how incredibly challenging it is to create an affordable housing project, the LTC needs to consider all possibilities. If it finds that there are clear, unmitigatable reasons a location is unsuitable, so be it. But that is absolutely not the case here.

Thanks for reading all the above!

Please move this rezoning forward in a timely manner. This is a chance to provide stable, meaningful, and affordable housing to eight Denman individuals or families right away, and more in the future. The project would mean more than just a life-changing opportunity for these people—it is also essential for the island's economy, social fabric, and community resilience, and aligns with provincial goals for more affordable housing.

The project will leave a long term legacy, and further establish the affordable limited equity cooperative model as a housing solution that thrives on Denman Island.

Note that I do not speak on behalf of the CoHo Landing collective, but rather as an individual.

Respectfully,

Laura