

Dear Denman Island Trustees and Planners,

23Jun2026

Thank you for preparing the preliminary staff report for the 3Ravens application and for the time and care that staff and Trustees have devoted to reviewing the proposal.

If the Denman Housing Review Project gets past 3rd reading by Sep 2026, then we agree with Planner McCargar's recommendation to delay working on the 3Ravens LUB changes.

We want to highlight a concern regarding the potential cost of additional studies and reports.

3Ravens is a small, non-profit, limited-equity land share housing cooperative. We are funding the rezoning process ourselves from personal savings, and we are low-income. If approved, we intend to transfer our property, which is our equity, into a community-owned housing non-profit that would create eight perpetually affordable homes for Denman residents.

Unlike a conventional development proposal, the purpose of this rezoning is not to increase the market value of the property. The purpose is to create perpetually affordable home ownership that remains affordable for future generations.

Throughout the application process, we have looked to CoHo Landing as our closest local precedent. CoHo has successfully operated on Denman for about fifteen years using a limited-equity cooperative structure and affordability protections. Members build their own: homes, rainwater catchment with cisterns, and composting toilets with approved septic. We believe CoHo demonstrates that this type of community-oriented housing model can function successfully on Denman while remaining consistent with the Islands Trust's affordable housing objectives.

For that reason, we respectfully ask that any future information requirements be proportional to both the scale of the project and the demonstrated local precedent that already exists on Denman.

Many of the matters identified in the staff report—such as septic approvals, drinking water systems, and building design—fall under the jurisdiction of other provincial agencies and permitting authorities. Individual Members will ultimately be responsible for obtaining the approvals required for their homes and infrastructure, just as has occurred at CoHo and elsewhere on Denman. In our main document, we used the same septic report wording that was in CoHo's recent rezoning written by Steve Carballeira, CoHo's former septic professional, with permissions.

We have also met with the Denman Island Fire Chief regarding emergency access. We understand the importance of ensuring safe access for emergency responders and intend to incorporate the recommendations provided during the site visit, including driveway access standards, signage, and emergency mapping. There are two 5,000-gallon fire suppression cisterns with standpipes within one kilometre of the property in the Parklands neighbourhood.

Given the existing local fire protection infrastructure and the Fire Chief's site-specific recommendations, we hope that any future fire-related requirements can remain practical and proportional to the scale of 3Ravens.

We are committed to providing information that is useful to the Islands Trust in evaluating the land-use aspects of the proposal. In particular, we intend to prepare a detailed conceptual site plan showing proposed exclusive-use areas, protected forest areas, access routes, common spaces, and other relevant land-use features. We also intend to identify conceptual locations for homes, cisterns, and septic areas to assist staff and Trustees in understanding how the cooperative could function on the property.

We are also committed to protecting significant portions of the property. Approximately two-thirds of the land is expected to remain undeveloped forest. Given the financial realities of an affordable, non-profit housing cooperative, we hope that protection mechanisms can be achieved through planning tools that do not require costly surveys, costly covenants, or ongoing administrative expenses.

Most importantly, we want to emphasize that we are committed to working collaboratively with staff, Trustees, and the community throughout this process. We understand that the Islands Trust must balance affordable housing objectives with environmental protection, community character, and public input. We appreciate that responsibility, and are grateful for the opportunity to collaborate.

We also wish to acknowledge the many people who have taken the time to participate in this rezoning application process, whether in support of the project or expressing concerns. Community input is an important part of the Islands Trust process, and we appreciate the level of interest that 3Ravens has generated.

Thank you for your consideration and for allowing us to speak today.

With gratitude,

Tara Parkinson and Paul Weyer
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Land Acknowledgement: *3Ravens respectfully acknowledges that the property, and all of inner island, is within the traditional, unceded, and treaty territories of Peoples of the K'ómoks First Nation, the Coast Salish and Kwakwaka'wakw First Nations, who have stewarded and kept these lands and waters since time immemorial. We honour their deep, ongoing relationship with the land, plants and animals, including ravens.*