

From: Ami mcC [REDACTED]
Sent: Thursday, July 9, 2026 7:32 PM
To: Marlis McCargar <mmccargar@islandstrust.bc.ca>
Subject: Fwd: re affordable housing proposal

Hello Marlis,

We are writing to express our opposition to the proposed rezoning request of 4100 Pinecrest Road, Denman (Taystyaic) Island.

If we understand correctly, this rezoning request is a prerequisite to building "affordable" co-op housing.

We have taken time to engage with several individuals from varying viewpoints, and have given consideration to environmental and community impact, and all that entails.

Infrastructure to deliver at least adequate services, ie; daily, year round frequently scheduled bus service, and/or supported and well maintained car/bike share programmes to access downtown amenities, as well as other locations on the island would be basic and mandatory.

Laundry services either on site, (dependant on water capacity) or located elsewhere on/off Island, dependant on available transportation modes, would also be a minimum amenity requirement. We are concerned, and somewhat unaware of the water capacity for the area, and how markedly increased use of water for this proposed project would effect the environment, and all that depend on a healthy water supply, especially as the island will continue to face more climate challenges into the foreseeable future.

In addition, though at first, concerns expressed by community residents might appear as NIMBY rearing up, in the case of this small rural island community, where we are striving to protect the integrity of this island's environment, we do share the concerns of many island residents, for environment, land/water use, wildlife habitats, the need to safeguard the quiet rural nature of this island, and a concern for the already substantial increase in traffic on the island's main roads and smaller roads serving the north end.

As well, it is our sense that those community members most in need of affordable housing would be deemed ineligible.

Can we find our way to instead, support efforts to assist the island's current community residents that are in fact in need of safer, comfortable, clean, healthy truly affordable housing, by making it legal to sustainably repair, restore, and renovate neglected, empty,

ignored structures/cabins, cottages, small homes that currently are not eligible for use as dwellings. We believe that with carefully directed funds, quality salvaged materials, green choices, this island's impressive number of experienced construction and contracting folks, we can support people to move from, in some cases unsafe, in most cases, inadequate spaces, into safe, comfortable, clean homes.

We feel strongly, that exercising an honest, practical, rational, compassionate for all involved foresight, 4100 Pinecrest Road is not the right place for the proposed rezoning and affordable housing project.

Thank you for your thoughtful consideration and attention,

Mandy Negin, Cheryl Hurlburt, Deborah McCall