

From: Sharon Small [REDACTED]

Date: Wed, Sep 16, 2026 at 2:21 PM

Subject: Unreserved Support for the 3Ravens Land Share Housing Proposal (Application PL-RZ-2025-0464) and the Enactment of Proposed Bylaw Nos. 260 and 264

To: Sam Borthwick [REDACTED] <dagraham@islandstrust.bc.ca>, northinfo <northinfo@islandstrust.bc.ca>

Dear Trustees Sam Borthwick and David Graham,

As a 15-year Denman Island senior resident, I am writing to [REDACTED] confirm my unreserved support of the 3Ravens land co-op project. Having worked briefly on two affordable housing initiatives—the Penny Lane project, which was abandoned due to government bureaucracy, and the Denman Green project, which was shovel-ready until the Eby government cut \$4 billion for such initiatives—I have witnessed the years it takes to get a project to the 3Ravens stage and the obstacles to overcome before winning LTC approval. The thoroughly considered 3Ravens proposal is poised to take advantage of the proposed bylaw changes. Please consider my following arguments for approving 3Ravens as you deliberate on passing the Third Reading of the proposed bylaws on November 16.

I am impressed with the thoroughness of the 3Ravens project proposal--which has also earned the unreserved support of Laura Busheikin. As a former trustee who was one of the founders of the Coho Landing land share cooperative where she continues to live with her family, Laura's endorsement speaks volumes about the weakness of the car-dependency and density objections.

1. The "Car Dependency" Argument is Moot and Outdated

Critics have argued that "affordable housing" should be centrally located to avoid promoting car dependency. This certainty is detached from island reality because Denman is a rural environment, not an urban one. Given the frustration of the Penny Lane and Denman Green proponents spending years of planning with no fruition, what is the likelihood of other proponents proposing cluster housing projects in the near future on purchased land within walking distance of the village?

Given the crushing reality of today's economy, anyone fortunate enough to secure the capital required to build a house meeting the 3Ravens footprint limit will likely possess independent transportation. Also, the argument that Pinecrest Road would isolate residents without a vehicle ignores the fact that Denman now has a bus operating year-round and that .Coho Landing co-op provides a precedent for 3Ravens homeowners to ensure they are not isolated.

2. Seven Houses on 15 Acres is Compliant with Future Planning

The fear of "over-densification" falls apart when evaluated against the OCP and LUB changes currently under review. The Local Trust Committee is actively discussing amendments to legalize accessory dwellings, tiny homes, and secondary suites across various land designations. The modifications being considered under this broader review feature a tighter footprint than 7 or 8 homes on 15 acres and thus qualify the 3Ravens proposal for approval.

[REDACTED]

[REDACTED]

[REDACTED]



4. The True, Soaring Cost of "Affordable Housing"

Affordable housing needs a current economic context. When discussing the proposed Denman Green project a few years ago, a modest unit was estimated to cost over \$300,000 to build. Today, data from BC building guides shows that basic custom rural construction averages between \$275 and \$500 per square foot. When you factor in essential infrastructure—plus the skyrocketing costs of heating, plumbing, electrical, and home insurance—*affordable* housing is no longer for low income families. Those who are eligible to build on the 3Ravens land could have afforded to buy and build on neighbouring properties not so long ago.

5. A Community Crisis for Workers and Seniors

As a single senior living on a fixed pension that fails to keep pace with the staggering rise in cost of living, I am entirely dependent on the younger workers who live on this island. If we do not actively support land-share small clusters, where will our desperately needed working families live? Who will keep provide labour and assistance for families in need or seniors, keep our local businesses functioning, or provide the children necessary to keep our community school and preschool open? Affordable housing is essential to keep hardworking and enterprising families on the island.

Watching the livestream of the June 23rd LTC meeting, I was moved by Dorrie Woodward—a staunch marine steward and educator who continues to give so much to this island—recount having to move numerous times due to housing insecurity, and by a young mother holding back her tears when explaining how the 3Ravens project would finally liberate her family from substandard, overpriced living quarters. These two—a highly functioning senior and a young mother—should shatter any illusion that Denman can wait for another affordable housing proposal. I believe, therefore, that approving the worthy 3Ravens proposal is a moral and ethical Island imperative!

I urge the Local Trust Committee, therefore, to  approve the 3Ravens proposal.

Sincerely,

Sharon Small
Denman Island Resident