

Dear Denman Island Trustees, Planners, and Staff:

28Apr2026

We have an update to give on received feedback on the 3Ravens rezoning proposal, as of 28Apr2026.

Denman Community Outreach - Over 2025

We had over 17 site tours with Q&A over 2025. We had hundreds of land share conversations, and numerous emails with the Denman community. We have met with the Denman Fire Chief, as well as members representing the Denman Conservancy, Denman Community Housing Society (DCHS), and Coho Landing Land Share. We also met with a local excavator operator, an electrician, a septic professional, and more. All feedback from these site visits has been helpful, supportive, and positive. Many people want more affordable housing options for Denmanites, and a limited equity land share will provide another good option for some. The DCHS has also provided a letter of support. Each person wished us good luck on this project. We will be continuing community outreach on an ongoing basis, and have an open offer for tours/etc.

Potential Members loved the thoughtfulness, consideration, and placement of the project, and wished it would be happening much quicker, as they are currently in precarious housing, and want to stay in their beloved Denman community.

Neighbourhood Outreach Process for 3Ravens

We wanted to give an update on the local neighbourhood outreach that we have done. We tried to physically meet with all neighbours in the first week of December. We handed everyone a cover letter, as well as our Dec 16th I.T. delegation letter (both are included as attachments). We tried to give a verbal short overview of the project when we handed the info package over, and for most neighbours, this was quite a short conversation. Practically, we wanted our neighbours to have information about our rezoning application before we officially spoke about in our delegation in the Dec 16th LTC meeting, as we thought that would be fair. We encouraged everyone (as per the attached letter) to contact us for more information, to answer questions, or to give feedback directly. We have given several site visits to neighbours as they wanted more information, and these all resulted in letters of support.

For background, our immediate neighbours are:

- 15 nearby neighbours (both R2 and ALR)
- 14 are in Parklands Phase 1
- 2 in ALR do not live here fulltime, and information has been passed to them via email and letter, with no received feedback (or discussion)
 - 1 of these is our neighbour with large lots to east and north

Neighbourhood Household Outreach - Feedback Summary

Here are some quotes below told to us by different neighbours when we visited them door-to-door in the first week of December 2025:

"I like co-ops, and more are needed",

"Because its you two, I support it",

"You have my full support. I like co-ops, and like that people who buy-in will look after their property"

As of 15Dec2025, here were the neighbour's 3Ravens supportive status, as told to us directly:

- 6 *received information*
 - 4 were with physical letter and brief discussion, and 2 were the neighbours that do not live here
- 1 *opposed*
- 2 *supportive, with caveats*
- 1 *supportive*
- 5 *very supportive, no caveats*

No opposing neighbour has phoned, and only one opposing neighbour has emailed us. On 03Dec2025: *"We thought we would be up front and let you know that we will be sending a letter to Island Trust opposing this project. We never would have purchased here if there were 8 neighbours right next door. We bought here knowing what the zoning was, and were aware of the average lot size. In addition, there are a number of logistical issues about the appropriateness of the location for a low income housing project. There is nothing you can add, do or say that would convince us to support it."*

As of 28Apr2026, two other neighbour households in the "*received information*" category have written a letter opposing 3Ravens. Also, one neighbour household originally in the *very supportive, no caveats* category has reversed their position and written a letter opposing, as well as another neighbour originally in the *supportive, with caveats*. Given our neighbours new positions, we have re-summarized our 3Ravens supportive status here:

- 4 *received information*
 - 2 were with physical letter and brief discussion, and 2 were the neighbours that do not live here
- 5 *opposed*
- 1 *supportive, with caveats*
- 1 *supportive*
- 4 *very supportive, no caveats*

As of 28Apr2026, the Islands Trust has received five supportive letters from neighbours, and five opposed letters from neighbours.

Denman North – The Point and Komas Ranch Neighbourhood Outreach

In the first week of December 2025, we also passed this same neighbour information package to key people in other "local" neighbourhoods in Denman's North, specifically The Point and Komas Ranch, as they might have wanted some information. We have received no feedback from these neighbourhoods.

Respectfully,

3Ravens

Building Affordable Community and Nurturing the Land

Tara Parkinson and Paul Weyer

4100 Pinecrest Rd, Denman Island, BC V0R 1T0

Dear Friends and Neighbours:

29Nov2025

We wanted to let you know about our plan to ask the Islands Trust (I.T.) for a rezoning on our fully fenced property. See our attached letter to the I.T. for a few more details.

As you may know, the I.T. handles land use zoning for Denman, and is the deciding body for this type of request. They do take community input into account. This rezoning process is not assured, or for the faint of heart. It will take a minimum of 3.5 years, per I.T. staff, and will most likely be decided by future I.T. Trustees. We will be copying and tweaking the Coho model, a local land share success story, for this affordable housing land share non profit co-operative, which we are calling 3Ravens.

There is an incredible need for more affordable housing on Denman. At the public Denman Community Housing Society (DCHS) meeting in 2025, they highlighted that about 180 housing units are needed right now on Denman, as there are many Denmanites found in unhealthy, unaffordable, unsafe, poorly heated dwellings, possibly combined with non-potable or no water, and no power.

If approved, we will eventually find land share Members through a rigorous membership process. Members must care for the environment, have a restorative ecosystem focus, care for the 3Ravens project, and will live carefully and considerately, ensuring ongoing quiet and peaceful enjoyment for Members, neighbours, and surrounding properties. As the reimbursement for a home is tied to Denman median income (see attached letter), we expect that the built homes will be much smaller than the averaged potential maximum of 900sqft.

The two existing driveway gates off of Pinecrest Rd will be used for 3Ravens. Members may use bicycles for travel, and the Denman Bus may pick up and drop off people and their bicycles by request, and it is a free service, making 3Ravens even more affordable. If warranted, this part of Denman may become part of the bus route. The only vehicle at 3Ravens currently is an older electric car, and this type of non-combustion vehicle is preferred for all future Members. The Members may consider establishing a local car share, to minimize the overall number of vehicles, and use the ones that we have more effectively.

We have been looking at land sharing for over 20 years. We are trying to effect affordable housing change on Denman while we still can, for social justice, and as a potential example for others to follow.

We have included the content of a letter to the Denman Island Islands Trust LTC, below. Let us know if you would like more information, or if you have any feedback for us based on this information. If it would help, please do email or give us a call.

Kind Regards,

Tara Parkinson and Paul Weyer
4100 Pinecrest Rd, Denman Island, BC V0R 1T0

