

Cynthia and Lee Rome



January 10, 2026

Planning Dept.
Islands Trust
700 North Road
Gabriola, BC
V0R1X3

Re: Co-Housing proposal for 4100 Pinecrest Rd, Denman Island

To Whom it may Concern,

We Are Not in Favour of this proposal.

While laudable in general the specifics of this location are questionable.

Our property, among the smallest is the area, borders on both Danes Rd and Pinecrest. We were the first residents in this R2 zoned subdivision. We purchased here, as did most of those who followed, for the privacy and quiet that R2 ensured. We manicure our forested lands, grow vegetables and flowers, tolerate a poorly kept gravel road and generally keep to ourselves. The proposed zoning alteration would double and conceivably triple the population of this 300 metre road.

While appreciating the fact that Denman may need some housing for those who cannot afford the prices here, the proposal uses vague statistics from maybe similar communities to supposedly create a statement of need. The Denman community is in fact so small that anyone who works in social services, food banks and coffee shops etc. knows those "under housed" by name. They can also tell you who among them chooses to be under housed or are incapable of maintaining housing. We propose that there are not very many people on this Island that could or would benefit from this proposal and it would need to be filled with under housed people from other communities. Is that worth undermining the integrity of an R2 zoning created in a community planning process only a decade or so ago?

The location for participants, if this proposal were to be accepted, also raises questions. While stating that electric cars could be shared, bicycles could be used and public transit would be supported stretches credulity.

Last time I looked electric vehicles were pretty expensive. Not really an option for the economically challenged. Bicycles are an option a few times a year but the first five kilometres are poorly maintained gravel. Many potholes and lots of mud. Nothing for a super fit person on a high end mountain bike but not so great a way to make an appointment at the clinic or a ferry to a food shopping trip in Courtenay. As for the community bus; we are told that it made the round trip once last year and the driver said the road was so bad that vintage retired school bus barely made it in one piece and he wouldn't be doing that again.

A proposal of this kind might work as presented if it were located closer to ferries, clinics and community services.

Thank you for your consideration.



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