

Dear Island Trust Committee Members,

We have been informed that our neighbours, Tara Parkinson and Paul Weyner, have submitted a proposal, 3Ravens, to Island Trust to rezone their property to allow affordable housing. We reside next door. The letter to community residents is attached for your reference.

We purchased this property and were aware that the zoning on this and neighbouring lots is R2. We bought knowing the lot sizes in the neighbourhood.

We bought seeking a safe, private, quiet existence away from higher density neighborhoods.

We would never have purchased this property if what is currently proposed was located next door. This is concern if we ever need to sell.

We are sympathetic to those seeking affordable housing and think that Paul and Tara's proposal is made with good intentions yet we do not think it will help poorly housed Denman residents.

In conversation with Tara, she admitted that proposed residents may be sought from off island. This proposal is therefore not addressing the housing needs of Denman residents.

Pinecrest Road is not the right location for affordable housing. This would be our opinion whether we resided in this neighborhood or not.

Pinecrest Road is one of the most distant roads on Denman from pavement and is one of the last roads to be maintained or plowed in winter. Additional vehicles will undoubtedly create additional maintenance requirements on this part of the island.

There is no public transit to this area. It is our understanding that the public bus that runs seasonally has previously determined that the gravel roads to Pinecrest are often washboard and are too hard on the bus for it to operate. By extension cyclists and motorbikes rarely use Danes, Swan or Park Road. It is also too far to walk to the ferry and to services.

The proposal suggests that residents would be encouraged to use ride shares and electric vehicles. Electric vehicles are anything but affordable for low income individuals and families.

Paul and Tara's proposal MORE than doubles the density of Pinecrest Road. This will more than double the noise, more than double the traffic and more than double the need for fire and ambulance service planning. The added vehicles will make walking on Pinecrest Road more dangerous for all.

The proposal also states that the Member residents will "live carefully and considerate, ensuring ongoing quiet and peaceful enjoyment for Members, neighbours and surrounding properties" We ask, how can this be stated? A good neighbour is never guaranteed.

Paul and Tara have, for some reason proposed, mentioned the distance from the Bluffs. There is private property between their lot and the Bluffs that could become housing in the future.

The clustered housing proposed is said to be separated by a "neighbour buffer" of forest, but is right next to the property on the 'bluff' side.

The model they propose is similar to Coho landing. It is also our understanding that Coho Landing is having difficulty managing their composting toilet waste. The proposal indicates that there are no steep slopes on the land. We are right next door and we have a similar topography. There is a relatively steep slope and the driveway switchback on the proposed development is evidence for that. Would the topography effect the composting toilets? They were something we could not afford in our home!

In contrast to the original application, Coho is currently seeking zoning changes to allow for three more dwellings. Who is to say that there will not be future 3Ravens co-operative housing committee desires and future proposals that seek additional dwellings on the "untouched" 2/3 of the property?

The size of the property and the proposed configuration of houses leave the 3Raven property ripe for subdivision requests and or further housing development.

It is not only what these owners desire to build and plan, it is also how future co-op members may desire to live, build and plan.

We adamantly oppose this proposal. As do all of the neighbours and some Denman business owners we have spoken to about the plan. The business owners we spoke with also stated that Pinecrest was the wrong location.

We ask that it be rejected in its entirety.

We are aware that there are other low income and affordable housing proposals for Denman in areas that have better roads, better proximity to the ferry, stores, medical and bus service and better access and resources for fire and ambulance services.

How many low income or affordable housing developments will be allowed on our small island?

We ask Island Trust to develop some kind of guidelines and limitations to the number and type of developments that are approved. Denman Island population cannot exceed the employment probability, public transit availability, and road maintenance needs. Will there be enough services to keep all residents safe? Development approvals cannot exceed the capacity of the fire crews, medical, mental health, ambulance and police.

It is important to respect the environment and the overall desire for the island residents to keep Denman a quiet and safe community. The very things loved about the island will be lost without clear planning and guidelines for future development.

Again, we ask that the 3Raven proposal be denied in its entirety.

Sincerely,

Fred Law
Sheila Sperling-Law



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

