

March 26, 2026

To: IT Northern Planning Office Staff; Marlis McCargar, Planner

Trustees: David Marler, Sam Borthwick, David Graham

Re: Support for 3Ravens Cooperative Housing Project, 4100 Pinecrest Rd, D.I.

This letter is written in support of the 3Ravens Cooperative Housing project proposed for 4100 Pinecrest Road on Denman Island for the reasons identified below.

The project, as conceptualized by property owners Paul Weyer and Tara Parkinson, is innovative, generous and well-considered. Choosing to share your land asset with others, invest in key aspects of its development with no expectation of financial gain or return, and including your own established dwelling in a limited equity housing model is counter-intuitive to the status quo where land is treated as a speculative commodity. I support, appreciate and admire Tara and Paul's progressive vision.

The project integrates ecological and environmental systems into its design. The seven proposed housing sites are modest in size and situated to limit land disturbance, capture natural energy, and maintain the rural nature of the property. Limiting roadways through the property and including rainwater cisterns and composting toilets further supports the reduced human footprint plan.

The affordable ownership financial model is designed to be attainable for those who wish for an island rural home of their own, but who have no chance of realizing this because of modest incomes and the high costs of real estate. The limited equity covenant will ensure perpetual affordability.

The comprehensive 2023 Denman Island Housing Advisory Planning Commission (HAPC) that was created by the Islands Trust Local Trust Committee (LTC) to examine everything related to housing on the island, and make recommendations to the LTC, understood that multiple approaches are needed to address the acute housing needs we have on Denman Island. Paul and Tara were regular observers and participants at this table. Their 3Ravens project is an action designed to play a role, their role, in doing what they can to help in a way that is consistent with the rural heritage and values of the island. There is nothing to not like about this.

I urge the Islands Trust to support the 3Ravens Co-operative Affordable Housing application.

Sincerely,

Pamela (Pam) Willis

