

To Whom It May Concern,

RE: Community Housing Co-op Land Share Proposal 3Ravens (4100 Pinecrest Rd. Denman Island)

Thank you for this opportunity to state my full support for the project while also giving some brief observations and feedback.

My family and I moved across the street from the proposed 3Ravens property in the early Autumn of 2025. Our property is directly across Pinecrest Road from the proposed 3Ravens. It is my understanding that Paul and Tara were the second residents of this development and have always intended on applying to have their land rezoned for this Co-op Land Share of 3Ravens. I have read the 3Ravens application to the Islands Trust and think that it is well thought out and considered.

The primary basis for my approval of 3Ravens is the current cost of housing in British Columbia. These housing costs are currently prohibitive for many whom we would wish to keep in our communities. There is an immediate need for affordable housing on Denman Island. The proposed 3 Ravens Co-op Land Share's aim is to assist in this affordable housing need.

A long way off the beaten track, Pinecrest road is a rural hilltop. It is for this reason that I suggest that the best suited demographic for this proposed Co-op Land-Share would be young to middle aged couples with up to 2 children and/or pets. The size of the suggested new dwellings would suit this demographic. We are a family of 4 with two pets living in approximately 950 square feet with room for a garden and it works very well.

Cycling into "downtown" Denman and to the ferry is possible year round (except for snowy and icy weather) but doing so in order to commute would likely not be possible for most. My husband has cycled to the ferry terminal all winter long but this is not for the faint of heart. E bikes (cargo e bikes for families) would be a great transportation option. We are happy, as neighbours of this land share, to offer residents car rides into "downtown" Denman and the ferry terminal as often as we are able.

The added vehicle traffic to the cul-de-sac is not of particular concern to me as I see it increasing in the near future with the opening of the Cidery Tasting Room at 4101 Pinecrest Road (next door to 3Ravens). Also new to the neighbourhood in the near future will be the Winery on the Point Road as well as the development along Danes Road to the north of Pinecrest Road. I believe these developments will all add to the traffic in the general area. When we bought in this neighbourhood we assumed that changes were on the horizon and I see the 3Ravens Land Share as simply being one of the many changes coming, and a very positive one at that.

I believe that if its implementation is thought of in careful and considerate ways that it should not cause any negative impact to the neighbourhood. No trivial technicality, in my opinion, should ever prevent families and individuals from accessing affordable and safe housing.

Sincerely,  
Rachel Lapointe

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