

**From:** Ami mcC [REDACTED]  
**Sent:** April 28, 2026 7:36 AM  
**To:** Sam Borthwick; David Graham  
**Subject:** Fwd: re affordable housing proposal

RE PROPOSED REZONING REQUEST 4100 PINECREST ROAD

I am writing to express my opposition to the proposed rezoning request for 4100 Pinecrest Road, Denman (Taystyaic) Island.

If i understand correctly, this rezoning request is a prerequisite to allow an affordable housing project.

Further to my understanding, proper infrastructure to deliver at least adequate services, ie; daily, year round frequently scheduled bus service, and/or supported and well maintained car/bike share programmes to access downtown amenities, as well as other locations on the island would be a basic necessity.

Laundry services, either on site, (dependant on water capacity) or located elsewhere on Island, again dependant on available transportation modes, would also be an amenity requirement for some residents. i am somewhat unaware of the water capacity for the area, and how markedly increased use of water for this proposed project, (daily home use, gardens, etc) especially as we continue to move into climate challenges, would effect the environment, and all that depend on a healthy water supply in the area.

While this rural small island community comes together to assist, aid, and share with incredible compassion, meeting the practical and more nuanced needs of some people who do rely on affordable housing, and supportive accompanying amenities, (especially if not located in the downtown core) simply requires a more extensive infrastructure to offer an umbrella of physical, mental, recovery, and safety services.

Concerns and opposition expressed by community residents might appear as nimby rearing up, but, in the case of this small rural island community, where we are striving to protect the integrity of this island's environment, i do share the concerns of many island residents, for environment, land/water use, wildlife habitats, impact on surrounding neighbours, and adding to an already substantial increase in traffic on the island's main roads and smaller roads serving the north end.

I think that this community can, with initiative, carefully directed funds, quality salvaged, and new materials, green choices, and this island's impressive number of experienced construction and contracting folks, along with some volunteers, support current residents in need of housing to move from, in some cases unsafe, in most cases inadequate

wellings into safe, comfortable, clean homes. If i understand correctly, currently it is discouraged and/or illegal in many cases to repair, restore, and renovate empty, neglected, ignored structures/cabins that already exist here on the island. In some situations, it is by choice that good small cabins are simply being left empty, except for a few weeks a year.

I do feel strongly, that after researching, conversing with people from varying viewpoints, exercising what i feel to be practical foresight, and sincere compassion for all involved; that this rezoning and housing proposal is not right for Denman (Taystayic) Island.

Thank you for your thoughtful consideration and attention,

Deborah Mccall