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March 5, 2024

File No. 0110-20-LTC Chairs; DE/6410-03

Via email: info@denmanaffordablehousing.org
Board of Directors
Denman Community Land Trust Association

Dear Denman Community Land Trust Association,

Re: Affordable Housing Project and Modified Environmental Assessment Work

The Denman Island Local Trust Committee (DE LTC) is aware that the Denman Community Land Trust Association (DCLTA) is hoping to develop an affordable housing project on the western portion of the property at 3661 Piercy Road, Denman Island (Lot 1, Section 18 Denman Island, Nanaimo District Plan 33612, PID 000-252-069).

Background and Issue

We understand that Emcon Services Inc., the owner of the property, has agreed to donate the western portion of the subject property to the DCLTA, pending subdivision and rezoning, for affordable housing. We further understand that the due diligence process being undertaken by the DCLTA includes Phase 2 environmental assessment work and that DCLTA is requesting that the environmental assessment and remediation work be conducted on only the portion of property that will be subdivided off for affordable housing.

Support

The Denman Island Local Trust Committee (DE LTC) is aware of the acute need for affordable housing on Denman Island and that securing appropriate land for housing development is key to the provision of more housing. The DE LTC is supportive of limiting the scope of the environmental assessment and remediation work to the portion of the lot that will be subdivided off for affordable housing, as this will lead to the acquisition of essential land for affordable housing on Denman Island. There is a concern that if DCLTA is required to complete an environmental assessment and remediation work on the entire property, a portion of which will remain an active works yard, then the land acquisition will not be possible.

Sincerely,

David Maude
Chair, Denman Island Local Trust Committee

cc.
Dave Ricketts, RDH Building Science
Denman Island Local Trust Committee
Islands Trust Executive Committee
Islands Trust website

Preserving and protecting over 450 islands and surrounding waters in the Salish Sea

Bowen Denman Hornby Gabriola Galiano Gambier Lasqueti Mayne North Pender Salt Spring Saturna South Pender Thetis