



Denman Island Local Trust Committee Public Hearing Record

REGARDING PROPOSED BYLAW NOS. 241, 242, AND 243

Date: May 30, 2022
Time: 8:00 pm
Location: Denman Island Community Hall, 1196 Northwest Road, Denman Island, BC

Members Present: Sue Ellen Fast, Chair
David Critchley, Local Trustee
Laura Busheikin, Local Trustee

Staff Present: Sonja Zupanec, Island Planner
Vicky Bockman, Recorder

Others Present: Approximately thirty-five (35) members of the public

1. CALL TO ORDER

Chair Fast called the Public Hearing to order at 8:00 pm. She welcomed the public, introduced Trustees, staff and recorder and acknowledged that this Public Hearing was being held in traditional territory of the Coast Salish First Nations.

She read the Chairperson's Opening Statement and explained that this Public Hearing is being conducted to hear views regarding proposed Bylaw Nos. 241 cited as "Denman Island Official Community Plan, 2008, Amendment No. 1, 2020", proposed Bylaw No. 242 cited as "Denman Island Land Use Bylaw, 2008, Amendment No. 1, 2021", and proposed Bylaw No. 243 cited as "Denman Island Housing Agreement Bylaw No. 243, 2021".

2. PROPOSED BYLAW NOS. 241, 242 AND 243

Planner Zupanec reported that a copy of the Public Hearing Notice was advertised in two consecutive editions of The Islands Grapevine and noted that all notification requirements have been completed. She advised that the Public Hearing binder is available for review during this Hearing, pointing out the location of the binder, and on the Islands Trust website.

She explained that the purpose of proposed Bylaw No. 241, if adopted, is to amend the Denman Island Official Community Plan (OCP) to enabling the transfer of density from one parcel to another for the purposes of enabling a multi-family affordable housing proposal to proceed, require Energy Step Code compliance for new dwellings as a result of rezoning or density transfer, and allow for geographically specific revisions to redesignate the receiver parcel from Commercial to Residential for Affordable Housing.

The purpose of Bylaw No. 242, if adopted, is to amend the Denman Island Land Use Bylaw (LUB) to reduce the maximum permitted density on the donor parcel from seven dwellings to four and increase the Danes Road lots from two to five, and amend the Denman Green Affordable Housing parcel to a site specific Affordable Housing R4(1) zone.

Bylaw No. 243 is the Housing Agreement.

She identified the 24 referrals that were sent out for comment, noting that responses received are available on the Islands Trust website.

3. PUBLIC COMMENTS

Chair Fast explained that this is the opportunity for the public to comment on the proposed bylaws.

- Bill Engleson – spoke individually and on behalf of the Hornby/Denman Health Care Society in support of this project, stating that Denman and Hornby Islands need an increase in affordable housing and this project meets a significant aspect of that need; hopefully this project will spur on more housing.
- David Graham – supports the application. It addresses the lack of affordable and acceptable housing on Denman Island, and although it does reduce the number of commercial properties the need is greater for affordable housing. Involvement of a government funding agency is unfortunate, however, he hopes it proceeds.
- John Kirk – supports the application. He observed that a previous owner of the property attempted unsuccessfully to subdivide that property and he hopes Denman Green succeeds with fewer of the conditions that led to the failure of the previous attempt to subdivide.
- Alan Friesen – supports this affordable housing application and hopes the Local Trust Committee (LTC) will approve it.
- Pam Willis – strongly favours this application. Affordable housing is not a new issue, however, is worse now and everything must be done, with fewer obstacles, to see that people are well housed.
- Ron Sakolsky –as a matter of public policy principal, he is wary of developer-driven affordable housing solutions. He supports projects initiated by those in need rather than by those benefiting.
- Noah Ross – supports this project. Tying the average income figure on Denman Island to that of Comox Valley is not representative of those most in need here. BC Housing has alternative options for affordable housing that have not been put forward by proponents and he would like to see that information added.
- Charles Kinch – expressed concern with the structure of this proposal. Densities for affordable housing being increased while only being considered with density transfers that increase the value of other densities seems to be opposed to the fundamental Islands Trust mandate to preserve and protect the Gulf Islands from excessive high density development.
- Riane Da Silva – this project will provide housing for people who need housing and for those people we need on Denman Island. Having all questions answered before moving forward has kept things from advancing and all people need to be safe at home.
- C. Urquhart - is the liaison between Denman Housing Association and potential renters of the project. People are in desperate situations; this project and more need to go forward. She urged the LTC to approve these proposed bylaws.

- Sandra Martindale – understands the assistance that government funded projects can mean to those in need. She commented on the excellent location of this proposal and supports the project.

4. **ADJOURNMENT**

Chair Fast thanked the public for their submissions. She asked three times for comments from the public and hearing none the Public Hearing was closed at 8:27 pm.

I CERTIFY THAT THIS IS A FAIR AND ACCURATE SUMMARY OF THE NATURE OF REPRESENTATIONS RESPECTING THE MEETING HELD:

Vicky Bockman, Recorder