

## Denman Island Residents Association Public Meeting February 12, 2018

Present: Doug Wright, Treasurer, Ron Shepherd, Chair, Andrew Pringle, Secretary, Frieda Werden Member-at-large and 6 other residents

Meeting called to order at 7:30 P.M.

Motion to approve the agenda - all in favour

Motion to approve the minutes of January 8, 2018 - all in favour

### 1. Communication Update:

Ron has established an email list of members and sent an email to each reminding them about this meeting, including the agenda. There will also be a facebook update prior to each meeting.

### New Business:

#### 1. Request for letter of support from Denman Seniors and Museum Society:

David Graham (past board member of society) made a presentation to request a letter of support from DIRA for approximately \$40,000 per year tax funding (same as Community Hall). He explained how the building is old, run on volunteer help and there is some concern regarding the septic field. This is the first step in a process of public consultation before the issue can be put to a referendum for islanders to decide.

A motion was made at this regular DIRA meeting to provide a letter of support to the Seniors and Museum Society for them to pursue tax support.

All voted in favour.

#### 2. Request for letter of support for the Denman Housing Association:

Simon Palmer read the following presentation and circulated a map:

‘Denman Green’ - Affordable Housing for Working Families & Individuals  
Denman Housing Association was incorporated on October 10 2012 because the affordable housing challenge seemed intractable and a few of us optimistically thought that there must be a business-based solution. In June of 2013 we obtained a Canada Mortgage & Housing Corporation grant to carry out a Needs Study & write a

Report to be used as evidence when approaching funders, and maybe even a land donor. The Study was a professional job, done by John Roberts, whom many of you

may remember, a sober, responsible person, also a qualified management consultant. It revealed a likely population of more than one hundred family units in need of affordable, habitable housing, including 20 with children. A shocking number on an island of some 1,000 people. And so our hunt for land began. Now, finally, after more than five years of looking, asking, creative thinking and more, we have an Agreement of Intent with a landowner, Daniel Terry, for 20 acres on which to build the affordable housing that Denman Island has been needing for decades.

The location is just about perfect, right on Denman Road, a 15 minutes walk to the village. A little longer returning!

And maybe the timing is perfect too, because at both the Provincial and Federal levels there is renewed interest in creating affordable housing and a significant increase in funding to make it happen.

The Plan, which is still evolving, minding the land Agreement is just 2 weeks old, calls for 20 energy efficient houses, clustered to minimize impact on the property and benefit from the economics of shared utilities. Rainwater will be collected & treated, laundry facilities will be shared and the target is for the whole community to be net zero energy and carbon neutral with a solar array feeding into BC Hydro. In short 'Denman Green' as it is called will be a model of sustainability in respect of both consumables and waste.

Next steps are to make a conceptual plan of the site, with buildings, roads, open spaces & more; to draw up a budget from now through completion; create visuals covering all aspects of the project, including house design options; then hold a Community Information Meeting. In parallel of course much else will be going on – Grant Applications to meet the cost of well drilling and proving septic permeability; drafting Applications to Islands Trust for the many permissions we will require; attracting additional Board members with 'passion' to make the creation of 'Denman Green' a pleasure; and more.

The purpose in all this of course is to help ensure that Denman Island continues to be a thriving, diverse community; a place where working families with children, earning an island income, can be secure & comfortable; where a new generation can confidently commit to a life on the island and to the many organizations providing services, amenities & activities so important to our quality of life on Denman. To that end the rental housing on 'Denman Green' will be permanently

affordable and therefore a true community asset that will benefit Denman Island for generations to come.

As we move forward with ‘Denman Green’ support from the community will be important, such as volunteer hours supplementing the many paid jobs that will be created and the many talented people on the island offering their skills & experience to make “Denman Green’ something to be proud of.

I encourage you to check in regularly with our website - [DenmanHousing.com](http://DenmanHousing.com) – where progress & news will be regularly posted.

Finally I would ask for a Letter of Support from DIRA to be used when approaching funders and applying to other organizations for the many permissions required to make ‘Denman Green’ a reality.

The motion was then made that DIRA supports the work of Denman Housing Association to create affordable housing for working families and individuals and will provide DHA with a Letter of Support.

All voted in favour.

3. Denman West Boat Launch Committee Request for Grant in Aid from CVRD:

No funding is provided from the CVRFD for the boat launch however there is insurance and other costs. Revenue is about \$200 per year, far short of expenses. A grant in aid should enable the launch to operate the next 3 years.

A motion was made for DIRA to request \$2,000 Grant in Aid to support the Denman West Boat Launch.

All voted in favour.

4. Emergency Response Protocols:

An email was received from DIRA residents regarding protocols for emergency evacuation from the island. Doug reported from his contact with the CVRD that they are in the process of establishing a plan. They expect to meet in March with a variety of responders such as Fire, Police and Ambulance to discuss what to do in the event of a major disaster.

Once that plan is established, DIRA will help to disseminate the information to residents.

## Committee Reports:

1. Dock: No income at this time of year. A new pay box has been installed to make it easier to access the cash
2. Parks: Morning Beach stairs have been closed due to slumping. The CVRD will have an engineer look at it. The CVRD website needs to be updated to reflect this closure.
3. Marine Guardians: Edi reported they will be hosting about 30 BCIT students to show them some of the marine features on Denman such as the salt marshes.
4. Waste Management: The SUNCO garbage removal contract is up for renewal this year and will eventually go to members for approval.
5. Boat Launch: There are 28 pieces of cement guardrails in storage and Fords Cove has requested some. Doug has been looking into Denman needs first. So far Bill Mee has requested 5 pieces.

Meeting adjourned at 8:30 P.M.