

DCLTA Seniors' Affordable Housing Project

Text for September 17, 2017 Community Information Meeting Display Panel

The Need

For some time, many in this community have been concerned that a substantial number of our low-income residents over 65 years of age are at risk of homelessness, living in substandard housing, or paying rent and hydro costs that together far exceed 30% of their income.

In 2015, DCLTA engaged a consultant to prepare an assessment of seniors' affordable housing needs on Denman Island. The consultant consolidated several earlier studies of seniors' housing needs in this community and incorporated the latest information available from Statistics Canada, BC Stats, and the Islands Trust. The resulting report concluded that the Island faces a pressing and growing need for affordable and appropriate housing for its senior population. The Seniors' Affordable Housing project is intended to address this need.

This project will allow low income Denman seniors to remain in their community as they age. In an urban community, seniors can usually relocate within their community if their housing needs change. However, in a rural community such as Denman Island, seniors often must move to an urban setting to meet their needs, thereby severing their connections with the community where they have lived and participated, often for decades. In turn, the community loses a valued member, a volunteer, a connection with the past, a friend.

Why Parcel M

The proposed location is perfect for seniors' housing given its blend of privacy and access to village amenities. Further, this area otherwise lacks Crown land or other purchase opportunities. The development is small—eight housing units with a minimal footprint—in keeping with the rural character of the island. As a result, it was decided at the outset to dedicate the units to an identified need that is particularly difficult to address: seniors' affordable housing.

Technical Reports

- 1) September 17/14 Needs Assessment – *Research Summary Affordable Housing for Seniors on Denman Island*
- 2) November 26/14 *Soil and Agricultural Capability Assessment for Parcel M*
- 3) January 26/16 *Wastewater Assessment for Development*
- 4) July 8/16 *Denman Island Seniors' Affordable Housing Project Business Plan*

5) November 15/16 *Agricultural Land Commission File 54694* Pages 11-12 (Decision to exclude Lot M from the ALR)

6) July 5/17 *Well Log Report - Ministry Well ID Plate # 43627* and July 21/17 *Certificate of Analysis* (water quality) Maxxam Job # 8757452

7) August 21/17 *Wastewater Treatment System Specifications*

Agency Consultation

1) Trust staff: March 20/14 meeting with Planner Milne, September 13/16 email Q & A with Rob Milne, March 7/17 meeting with Ann Kjerulf, and July 25/17 questions emailed to Planner Eggen.

2) Delegations to LTC: April 1/14 May 26/15, January 12/16, March 15/16, and May 2/17. As well, DCLTA has kept the the LTC updated on the work via email since Project 2 was launched in early 2014.

3) Ministry of Transportation and Infrastructure: August 22/14 meeting with Brendan Kelly, District Development Technician; December 18/14 memo sent to Kirsten Fagervik, Approving Officer, to introduce Project 2 and request advice on the subdivision and access requirements; June 2/15 meeting with Kirsten Fagervik, Approving Officer, and Brendan Kelly, District Development Technician, to discuss subdivision and access requirements for Project 2; and February 16/16 meeting with Ryan Evanoff, Approving Officer, and Brendan Kelly; and July 19/17 meeting with District Development Technician Brendan Kelly to discuss easement area transfer.

4) Vancouver Island Health Authority: September 18/14 meeting with Dave Cherry, Environmental Health Officer, to seek advice on options and requirements for potable water and wastewater disposal; and similar meeting, including a project update, with Dave Cherry, Environmental Health Officer, on February 16/16.

5) Comox Valley Regional District: January 15/15 meeting with Bruce Jolliffe, Chair and Area A Director.

Community Consultation

Note: The DCLTA Project Log is available at <http://www.denmanaffordablehousing.org/DCLTA/Seniors.html> and a detailed record of our outreach is available on request via info@denmanaffordablehousing.org.

- 1) Community Open House: February 2/14 at the Guest House, preceded by a) an *Island Grapevine* article inviting the community to learn about the proposed project, ask questions, share ideas and express any concerns; b) personal, phone or email contact with all neighbours; and c) invitations to the local trustees and the board of the Denman Seniors and Museum Society.
- 2) Regular website updates: denmanaffordablehousing.org.
- 3) Local newspapers: Periodic articles in the *Island Grapevine* and *The Flagstone* beginning in 2014 (see our News File at http://www.denmanaffordablehousing.org/DCLTA/News_File.html).
- 4) Presence at Community Events: Information and fundraising booths at a) every Market Day long weekend in the summer, b) Seedy Saturday, and c) the Denman Christmas Craft Fair, from 2014 to the present.
- 5) DCLTA Annual General Meeting: Progress reports at the AGM 2014–2017.
- 6) Facebook: Periodic Project 2 event reminders.
- 7) Community Information Meeting September 17/17.