

SENIORS' AFFORDABLE HOUSING PROJECT BYLAW AMENDMENT  
APPLICATION COMMUNITY INFORMATION MEETING

September 17, 2017  
Denman Activity Centre Seniors' Lounge

Facilitator: Louise Bell  
Note taker: Concha Dennis  
Present: 51  
Site visit: 7

Louise welcomed everyone, stated the purpose of the meeting, and explained the acronym "DCLTA." She then introduced the board: Anne de Cosson, Susan-Marie Yoshihara, Harlene Holm, Jane Guest, Annie Siegel and Guy Marion; the landowner; and the note-taker.

She explained how the Community Information Meeting is part of the applicant guidelines outlined by Islands Trust as part of a bylaw amendment process. Louise gave a brief description of the bylaw amendment process.

Three presentations were made followed by a Question and Answer period.

1) Harlene gave an overview of the project, the obstacles overcome, and the next steps: bylaw amendment process, buying the land, and then construction with grants and community support (2019). Points raised:

- ~ purpose of DCLTA generally and history of Project 2
- ~ delays part of the bureaucratic process – ALR exclusion took 11 months
- ~ lots of help from volunteers and advisors
- ~ seniors' project because the location is appropriate
- ~ no crown land on Denman means land must be purchased or donated
- ~ met with Trust planners, MOTI and VIHA
- ~ wastewater location and design is complete
- ~ drilled well provides adequate water
- ~ bylaw application process is in process
- ~ a housing agreement with the Trust will help DCLTA ensure affordability
- ~ can't buy the land until the subdivision happens
- ~ once land is owned, grant applications to help cover construction costs
- ~ minimal mortgage (if any) ... can't carry debt and ensure affordability
- ~ BC Housing very supportive
- ~ project development proceeds as the money becomes available
- ~ unofficial motto: stay solvent and get the job done
- ~ this is a Community project
- ~ 2019 as projected construction for Phase I (two duplexes)

2) Anne gave a snapshot of the project's location. The property at 3730 Denman Road is the best site for the project; it is close to island centre and amenities. She thanked Bev Severn for making the land

available. The design plans are inspired by a duplex unit in the Hornby Elder Housing Society's project. Energy efficiency will be a significant aspect of the design thanks to volunteer advisors including a passive housing consultant. Additional points raised:

- ~ for today's site visit building footprints were staked out
- ~ Hornby Island Elder Housing Society donated the duplex design for use as template
- ~ each unit +/- 600 sq ft / one bedroom
- ~ workshops in 2018 will bring community and building professionals together to develop design specifications for the units

3) Susan-Marie thanked the Hornby Island Elder Housing Society for sharing their experience. This included a visit to the units to find out what works and what doesn't. Fund raising and funding pledges will be sought for purchase of the land after strata subdivision and zoning changes are complete. \$12,000 has been saved with a further \$88,000 needed. Fund raising will begin in November. Donations and pledges from the community will be appreciated. Construction funding grants will become available once DCLTA owns the land. Additional points raised:

- ~ Hornby Island Elder Society very helpful including advice as to maintenance costs
- ~ renters happy in their homes
- ~ fundraising starts with a silent auction in November
- ~ registered charity therefore can issue tax receipts to donors

Louise added the following points:

- ~ DI has shown amazing community support on past projects
- ~ comment sheets available for anyone who does not wish to speak
- ~ questions from the floor

## QUESTIONS AND ANSWERS

### **How will the project affect the neighbours?**

Three concerns expressed by residents of a neighbouring lot:

- a) duplex proximity to southern lot line is no longer a concern, given setback of 50'.
- b) Water – request water availability assessments by two different qualified professionals on whether the capacity will be adequate for the demands of the commercial properties, both current and future, surrounding the seniors' project.
- c) Access – laneway is close to their residence. Will this be a 2 lane road? Neighbour wants DCLTA to mitigate impact with a fence which provides them with continued use of the lane to access the back of their lot via a gate.

(Anne acknowledges lane neighbour's concerns)

### **What considerations have been made for water collection?**

Harlene explained that there would be rainwater collection for any landscape plants requiring water. She pointed out that according to a DCLTA contracted study of waste and grey water

options – grey water re-use is not allowed under provincial legislation at this time. The projects' plumbing design and water efficient fixtures will conserve as much water as possible.

**What is the fundraising for?**

Fundraising initiated in November will be used to purchase the property, which, in turn, shows community investment in the project when DCLTA later applies for government and foundation grants for construction of the housing units.

**What kind of grants?**

At the construction stage, outright grants are preferred and most likely available via BC Housing. Federal government focus on innovation may make those grants a matter of chance. Also, low interest loans will be available through CMHC, BC Housing, and the Union Bay Credit Union.

**What is the amount in mind for this project?**

\$1.4 million to completion.

(Louise pointed out that DCLTA's business plan is on the website [denmanaffordablehousing.org](http://denmanaffordablehousing.org))

**Are there any feelings of opposition?**

Two neighbours have concerns about water and the lane neighbours include a concern about privacy.

**Is there a buy-in (equity sharing) for the housing?**

No, because equity sharing gives an unfair advantage as to tenant eligibility. Eligibility criteria are on the website.

**Has DCLTA looked at the Rawganique property?**

Yes, it was too expensive.

**How many units were built on Hornby? Were they all built at the same time?**

12 units were built over time.

(Louise told the story of the 1990 Seniors Housing Conference sponsored by Heron Rocks Friendship Society, which was held on Hornby and Denman islands and led to the Hornby Elder Housing project.)

**Are all the Denman units the same size?**

Yes, they're not the same as Hornby where there are size differences.

**Is the intention for 1 person per unit or can they accommodate 2?**

One or two ... for people who can live independently.

**Are the units just for people to live independently?**

Yes, but there is a capacity to be adaptable so renters can age in place. According to a home care worker, palliative care could also be provided if required.

**Is there a limit to square footage per unit?**

Looking to keep the stated size and don't intend to go up. The units are all ground level.

**There is a concern that there may be more than 2 living in a unit.**

DCLTA is committed to the plan that went in with the bylaw application. There will also be a lease agreement.

**Would there be home support staying overnight?**

Possibly for palliative care; the stay would not be long.

**How many grandchildren can fit?**

Answered this already.

**A possibility of a covenant. What kind?**

It would be around housing and not a conservation covenant.

**Is there room for a community garden, a shared space?**

Yes.

**Has DCLTA talked with Bev about purchasing the other half of the property?**

DCLTA has the right of first refusal as part of its purchase contract with the landowner.

**Are there laundry facilities for each unit?**

Yes.

**Is there thought for a community space?**

Not moving forward with this since so close to downtown and its amenities.

**Is there a reason to address accessibility from the start?**

Want to make sure there are adaptable options built into the design through back framing. There will be design workshops to address accessibility, energy efficiency and sustainability in 2018.

Bev stated that she hopes the project happens since there is a need on the island (A needs assessment is on DCLTA's website.) She also acknowledged the board for all the volunteer hours and the work to get to this point. Given that the weather had cleared, she invited those who missed visiting the site earlier to do so up to 5:30 today.

Louise thanked everyone for coming and invited people to arrange to see the property.

The meeting ended at 4:20.