

# Denman Housing Association

## Registered Charity #84680 0936 RR0001

### Denman Green - The Facts

#### Our Reason for Being – Those in Need of Affordable Rental Housing

- Your friends or friend's friends, our neighbours
- They work in your garden, the Guesthouse, General Store, all over the island
- Our 2013 Survey concluded 120 people in need, including 20 children
- Islands Trust in 2019 said "80 housing units" – that is... 100 – 150 people at least?
- So in fact the island needs 3 more projects like Denman Green.

#### First Step was Land:

- No public land on Denman
- For 6 years we asked those with land to donate a small parcel. No luck.
- For 6 years we tried to fashion land deals, to create a win/win equation. No luck.
- How to get land with no money? Enough for (say) 20 housing units?
- Then an angel stepped in & offered densities, currency for a unique land deal
- Logic & our experience would suggest therefore that "Denman Green is it"

#### Islands Trust:

- Has multiple Policies & Recommendations supporting affordable housing
- The Denman Official Community Plan E.1. supports affordable housing in numerous ways
- The trading of densities for land for affordable housing has been approved

#### Water:

- Drilling for water is traditional, but arguably not sustainable longterm
- Climate change predicts longer dry periods thus less available groundwater
- Failing to find groundwater on Denman Green was a blessing in disguise
- Rainwater Harvesting is limited only by collection & storage capacity
- VIHA is the approving authority for source water, system design & operation
- The system will be professionally engineered & tested to perform to VIHA standards
- A qualified Operator will be employed to maintain the system

#### Greywater:

- That is water from showers & handbasins only
- Treated by a Greyter unit in each building, then recycled for toilet flushing

#### Wastewater:

- H2O Environmental has written a Wastewater Assessment
- Effluent will be treated to Type 2 10/10 (10 mg/l of BOD5 and TSS) levels before entering the dispersal field
- Groundwater velocity calculations of 0.26 metres/day are based on soil permeability tests
- Effluent is considered fully 'polished' & attenuated after 14 days in native soils
- Thus wastewater will be cleansed after travelling 3.6 metres from the field
- There will be two dispersal fields each 76 metres long
- The system will be professionally designed, installed & tested to perform to VIHA standards
- VIHA is the approving authority for wastewater systems

#### Baseline Inventory/Ecological Assessment:

- Carried out by Current Environmental Ltd., Courtenay
- Reports second growth Douglas fir with 3 veteran firs, which will be avoided
- No 'rare' designation as the property has been cleared in the past 55 – 75 years
- No rare species. A small Douglas fir/arbutus ecosystem outside the building site
- No significant hydrological features

#### Arborist Report:

- Carried out by Grow Tree Care, Courtenay relative to the 3 veteran firs
- Setbacks from each tree recommended and will be followed
- Regeneration of forest floor recommended to promote plant diversity

#### Geotechnical Report:

- Carried out by Ryzuk Geotechnical, Victoria
- Subdivision & residential development considered geotechnically feasible
- No groundwater or streams, no flooding hazard or avalanche danger

#### Building Design:

- Completed by Ronan Design, Hornby to meet Building Step Code 4
- Energy Modelling to confirm Step 4 carried out by Talus Consulting
- Studio plus 1, 2 & 3 bed combinations in fourplex/duplex configuration

#### Solar Array Study:

- Completed by Hakai Energy Solutions, Cumberland
- Installed capacity of 123.12 kW will supply all energy needs
- Connected to BC Hydro under a net metering agreement, net zero will be achieved

#### Survey:

- A survey of the whole property has been completed by Grant Land Surveying Inc

#### Renters:

- Denman Green notional capacity 49 v 'need' as above in excess of 100 people
- Denman Green renters will therefore all be current Denman residents
- Priority given to length of time on Denman, those with children, current housing conditions

#### Selection of Renters:

- Tax dollars create affordability, so BC Housing Registry qualification is required
- After which an independent Denman committee will apply criteria to applicants
- BC Housing will not be involved in the second stage of the selection process

#### Project Financing:

- BC Housing has provided Development Funding which has enabled the above preparatory work to be carried out
- Capital funding will come from either BC Housing or CMHC or both

Questions?

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