

Denman Housing Association

Registered Charity #84680 0936 RR0001

Directors' Report to the 2022 Annual General Meeting

The year under review, 2022, was in many respects a continuation of the work started the previous year, with outside agencies largely dictating the speed of the Islands Trust process.

The realization that the seasonally wet area on the site is considered an official wetland, meant that the usable building area was immediately halved, that it became significantly more compact and required a revision of the Site Plan.

This included a review of the septic field size and shape and a reduction in the number of car parking spots to one per unit.

Water, as ever, provoked many questions, lastly from the Ministry responsible for issuing our Water License. They concluded their Technical Review on March 11, 2022, after which findings were referred to outside agencies and went through their further internal review. A Water License was finally issued on January 5 this year

Meanwhile Design Development progressed on many fronts, involving no less than fourteen professional engineers and consultants by the third quarter of the year. Water and wastewater systems of course, but also building-related systems such as electrical, structural, mechanical, energy and building enclosure. Then outside aspects of the Denman Green project such as landscaping and environmental protection. This is all Phase One of the design process, which is planned to complete sometime in March 2023. Once funding is received, Phase Two will begin; Construction Documents that will enable accurate costing of each element of the project, required to support our eventual application for construction financing. These documents will also be used to obtain bids from contractors and used as the basis for construction.

On the legislative side a Special Community Information Meeting was held on January 13, 2022, at which our architects presented site plans. The Local Trust Committee moved a First Reading of the amended OCP and Land Use bylaws on March 22 and a Second Reading on April 29. This was followed on May 30 by a second Community Information Meeting and a Public Hearing to which many community members came to express support for the project. Third Reading of the bylaws was moved on May 31, following which they were sent to the Trust Executive Committee for approval, with the OCP bylaw also being sent to the Ministry of Municipal Affairs. Executive Committee approval was received on July 27 and that of the Ministry on October 6. Which is where Trust matters stood through the end of the year. To complete the record, with the newly named Ministry of Forests issuing our Water License on January 5, our Local Trust Committee was able to adopt all bylaws related to our application DE-RZ-2021-1 on February 7, 2023

The material effect of concluding the rezoning application has been that the terms of our agreement with Pandesign, to acquire 1151 Northwest Road, have been satisfied and that we now hold title to that affordable housing site.

We are naturally pleased to have achieved this significant milestone, as much for the Denman community and those in need, however, much remains to be done.

In brief next steps are

Completion of Design Development

Preparation of Construction Documents

Development of an Operating Plan

Applications for Construction Financing

Project Review with BC Housing & other funders

Provisional Project Approval

Final Project Approval

Obtaining bids for building construction, infrastructure, site development & more

Physical construction on site

Tenant Selection

Completion & Occupation. We believe that move in could be possible in the first half of 2026.

We shall be pleased to answer members' questions after the regular business of the AGM is concluded

March 11, 2023