

# Denman Housing Association

## Registered Charity #84680 0936 RR0001

### Directors' Report to the 2020 Annual General Meeting

In common with so many, Denman Housing Association and our Denman Green Affordable Rental Housing project were negatively impacted in 2020 by the Covid-19 global pandemic.

We began the year with great progress being made on our water supply plan based upon harvested treated rainwater, and were confident that the draft Guidance for Treatment of Rainwater Harvested for Potable Use in BC, which was issued by the Ministry of Health in July 2019, would reach final approval in time for us to meet that objective.

Unfortunately with the Ministry of Health being understandably focused on dealing with the pandemic, the Guidance scheduled for Spring 2020 was not finalised until August. Although we then immediately began discussions with our local Island Health office regarding water treatment and quantity approvals, and continued our Island Trust application, by years end we still did not have crucial Island Health approval. On Dec 31, 2020 our deadline for the land agreement with Daniel Terry expired. The opportunity to build an affordable rental housing project on this site, after three years of extensive work and a great deal of money expended, was lost.

2021 happily opened with an unexpected opportunity to acquire a new affordable housing site. The agreement we signed on February 26 with Pandesign is similar in many ways to the previous one - involving density transfers for a 1.05ha lot. The location is on the corner of Kirk Road and Northwest Road - the old Rawganique site. Agreement will of course again be subject to rezoning approval by Islands Trust.

We feel the new Denman Green site on Kirk Road is an even superior location - close by amenities and the ferry, and right across the road from the school. As our agreement with Island Health on supplying all potable water needs with treated rainwater has now finally been reached, (subject to system design approval and efficacy), our intention is to continue with the plan to use rainwater as the primary source, and so conserve groundwater. The productive well already on site will be used for a backup water supply. Other sustainable features of Denman Green from our original site plan will be carried over, such as building to Step Code 4 standards, and achieving net zero energy consumption via a solar array and a net metering arrangement with BC Hydro.

We have submitted a new application to Islands Trust for rezoning approval on the Kirk Road site to permit the construction of 20 affordable housing units. Already the septic field location has been determined and a Wastewater Assessment is in hand. A 72 hour well test will commence shortly, which will allow us to apply to the Ministry of FLNRO for a water licence.

There is much to be done, but it is all positive. We look forward to keeping the community apprised of progress via our website – [DenmanHousing.com](http://DenmanHousing.com) and thank you for your support.