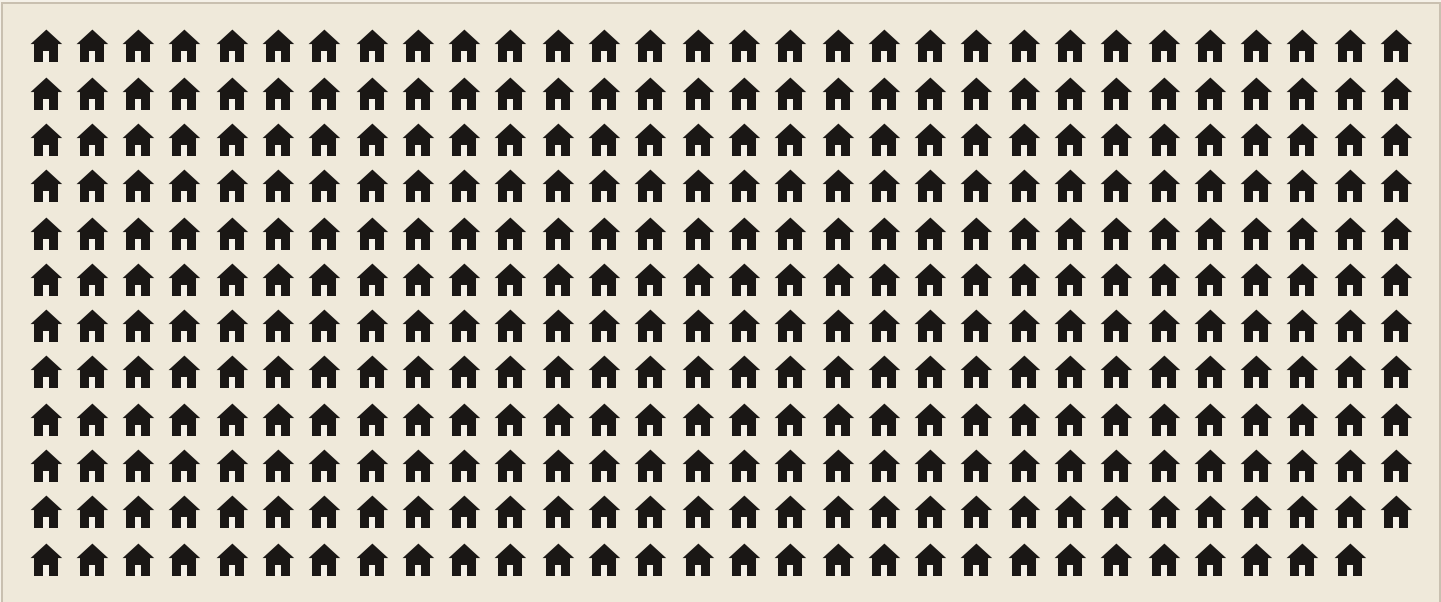


They took the number out of the plan.

Denman’s housing report estimates **359 additional homes** needed over twenty years. On **24 August** the committee voted to remove the figures from the draft plan. Separately, staff reported a reduction in theoretical dwelling capacity.



359
estimated additional homes needed over twenty years. Each symbol represents one unit of estimated need.

Islands Trust Housing Needs Assessment, Urbanics Consultants Ltd, 2025, as printed in draft Bylaw 260. Need estimates are not targets, permissions or a construction forecast. No capacity figure is subtracted from this field.

109
estimated additional homes needed in **five years**

359
estimated additional homes needed in **twenty years**

≈ -100
reported change in **theoretical dwelling capacity**; not demolition or a delivery forecast

?
Feasible delivery still needs assessment: servicing, title, finance, tenure and timing.

Capacity source: Denman LTC adopted minutes, 11 July 2026: “an overall reduction in total density of 100 dwelling units”. These are different measures. A reduction in paper capacity does not establish how many homes would otherwise be built.

Oppose Bylaws 260 & 264 as drafted.

Ask for clear permissions and a needs-to-capacity assessment. Retain workable housing options and environmental safeguards. Tony Aly’s position, denmantown.org.

Public hearing

Tuesday 15 September, 10:45 a.m.
Denman Activity Centre gym, 1111 Northwest Road
Information meeting 10:30 · anyone may speak · no sign-up

Read the sources and write your own submission:
denmantown.org/housing-review

The committee's words, 24 August 2026

Extracts from Islands Trust recording 260824D. Follow the timestamps to hear the surrounding discussion.

"I'm just wondering if we should remove the second sentence... it references the Urbanics with a suggestion that we need 109 additional housing units and, in the next 20 years, 359... So why would we put that in there?"

Trustee David Graham · 3:41:51

"So this is very awkward. Staff absolutely agree with you. There's a legislative requirement to reference the housing needs report."

Planner Narissa Chadwick · 3:43:19

"I guess it'll be left to the ministry to decide how we've referred to it. So how about we just delete it and see what they say."

Planner Narissa Chadwick · 3:44:51

"Let's let the ministry say, oh, they didn't."

Trustee David Graham · 3:44:57

The Ministry's earlier referral response

"It's great to see that Denman Island has incorporated the 20-year HNR numbers..." The letter recommended changing or removing the reference to "housing targets", because these estimates are not targets.

Ministry of Housing and Municipal Affairs, 21 July 2026; 24 August agenda package, pp. 374–376.

The letter also raised OCP mapping and referral issues. The committee voted to remove the figures and await the Ministry's response; this does not by itself establish that the whole plan fails the law.

Comment on Tuesday, or write by Monday

1. **Come at 10:30 a.m.** to the Denman Activity Centre gym for the information meeting; the hearing starts at 10:45.
2. **Ask for a needs-to-capacity assessment:** how does the final plan address twenty-year housing needs? Request a clause-and-map explanation and realistic delivery assessment.
3. **Ask that the figures be restored** with the estimates' limitations clearly explained. That is the publisher's requested remedy, not an existing Ministry direction.
4. **Write by 4:30 p.m. Monday 14 September** to northphsub@islandstrust.bc.ca. Written submissions become public. Adapt the template in your own words: denmantown.org/housing-review/submission.