

October 29, 2015

North Pender Island Local Trust Committee,  
200 1627 Fort Street,  
Victoria, BC V8R 1H8



Dear Chair Grams, Trustee Masselink & Trustee Barber

Today I am writing to you with concerns for our Island. I have called Pender Island my home for 43 years and have seen people come to live in our community and, yes, leave us for many reasons over the years, ranging from illness to moving on to a new adventure in life and, yes, the need for downsizing in later years. But at this time the majority of seniors move to be closer to their family and the needed services from medical facilities (remember how long we waited for a 2<sup>nd</sup> doctor?), or assisted living services near these same facilities.

There are also many like myself who look upon Sidney & the Saanich Peninsula as a safe haven to be in our later years, for this area hosts far more than our beautiful Pender Island can offer, topographically re decreased mobility to medical & assisted living facilities if needed. When we reach this need in life moving to Sidney is not far, no different from moving from Duncan to Victoria or from Hope to Chilliwack to be nearer the facilities that are required but still in range of long time friends.

Retirees should take the responsibility to plan ahead for their senior years with purchasing or building a home with physical limitations in mind that will be arriving in our lives at some point in time, but, unfortunately, many do not. So here we find ourselves today with the 'Age Friendly' housing concerns.

What must be kept in the forefront is the very reason the Islands Trust came into being, which was the severe overdevelopment on North Pender Island. And today we still, unfortunately, host the highest density per square kilometre not only in the Islands Trust Area but also the highest density for any rural area in Canada. When my husband, Bob Allison, was a Trustee he had the same challenges to 'preserve & protect' these precious islands that you do today and he did an admiral job.

I was truly dismayed to read the Age Friendly report and the immense increase in density suggested from allowance for secondary suites, second dwellings on lots of all sizes, and high density housing. This issue, plus the Short Term Vacation Rental issue could increase density far beyond our resource base such as the immediate stress we have on our groundwater / surface water, and with climate change ramifications will only worsen. Besides our limited water supplies our base infrastructures has also reached capacity. The study that we all urgently need, and be aware of, is 'what is the carrying capacity (including tourists) for North Pender Island, including all indigenous wildlife species'? This study should include groundwater supplies, watershed requirements, wildlife habitat (flora & fauna), agriculture, all types of infrastructure to present day medical facilities, sewage disposal (with elimination of discharge into marine waters) & roads.

We have many on-going concerns for our island community and nothing is more important that our base resources & infrastructure, and the preserve & protect mandate of the Islands Trust. Until we know what the 'healthy carrying capacity' (as stated above) truly is for our island how can we move in the direction of the increase in density you now have placed on the table to consider?

Thank you

Yours truly

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Helen Allison

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