

## UPDATE ON CROWN LAND APPLICATION

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### BACKGROUND

Hornby Island needs more workforce housing\* as quickly as possible if it is to survive as a community. The island has recognized and documented the need for reasonable priced housing for many years and the situation has now reached a critical point. \*\*

Due to the limited number of private properties available for sale HICEEC (Hornby Island Economic Enhancement Corporation, a registered non-profit), is exploring the option of applying for a parcel of Crown Land.

Although this project is at a preliminary stage here is an outline of the idea.

### SITE

The parcel selected for consideration is situated on Central Road, extending from behind the Cemetery eastward to the Recycling Depot driveway.

This central location is optimal for affordable housing as it is within walking distance of the Community Hall, Preschool, Community School, Joe King recreation center, Medical Clinic, New Horizons, Art Centre, Farmers Market, Spark maker space, library and biking/ hiking trails. Furthermore, as the community has expressed an interest in a Trades and Services zone a strip of land adjacent to the road may be an appropriate location for this. Additional study required.

As well, this site will require minimal clearing as it once was a gravel pit and remains sparsely vegetated. Adequate ground water and septic capacity are expected to be found due in this area due to the geology.

The site plan will be designed to reflect the community's commitment to protect the natural environment: green corridors will be preserved, dwellings will be clustered, rainwater will be harvested for non-potable use and a common water system and septic system will protect the ground water.

### ZONING

This area is zoned Public Use.

### HOUSING PROJECT

As the community needs a **timely** resolution to its housing shortage HICEEC has been researching solutions that are **affordable, flexible and community controlled** and **funded**. A Manufactured Home Park appears to fit the criteria. Under this legal setup a community non-profit would be able to maintain the

ownership of the land in and to rent serviced “pads” to residents for a monthly fee.

Most of the residents would own their own dwelling but, as some residents may not be able to afford this, we envision a group of benevolent community members owning and renting a few units (under strict regulation). Additionally, some accommodation could be owned by a non-profit or business for staff housing.

## FIRST NATIONS

We are currently consulting with the K’omox First Nations.

## SCHEDULE

HICEEC anticipates submitting our application to Crown Lands in early Spring 2024.

We have hired Wellesley Consulting to help prepare the documents.

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\*The term Workforce Housing is generally understood to mean affordable housing for households with earned income that is insufficient to secure quality housing. It includes employees, self-employed, seasonal workers and volunteers: contributing members of the community.

\*\* Numerous studies have identified housing as Hornby’s priority:

- Eberly Report
- Plan H Community Profile Project
- Community Vision 2030
- Economic Action Plan

Many local societies support the need for affordable housing including:

- Hornby Island Housing Society
- Hornby and Denman Community Health Care Society
- Hornby Island Community Economic Enhancement Committee
- Hornby Island Residents and Ratepayers Association
- Hornby Housing Network