

Compilation of Information for Re-purposing the Hornby Island Fire Hall - Part 2

Submitted to HIRRA, July 8, 2015 as an addendum to the report submitted to HIRRA. June 10, 2015



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Notes from the HIRRA meeting, June 10, 2015

Notes, Janet LeBlancq and Karen Ross

“Compilation of Information for Re-Purposing the Hornby Island Fire Hall”

--HICEEC report presented by Karen Ross.

June 10th discussion:

i) Initial information recap:

- Crown land grant is specifically for fire hall use.
 - o Regional District is only allowed 1 fire hall, so by Sept. 2016 the old fire hall land tenure will have to be changed
 - o Integrated Land Management Bureau handles Crown Land
- CVRD allocated \$100,000 for demolition of the Old Fire Hall in their Fire Dept. budget for the new fire hall
 - o CVRD claims they are forbidden to switch money from one service area to another in their budgets
 - o Some of the money (estimate of \$10,000) will be used to remediate an oil spill on the land.
- Physical state of the building
 - o No actual water supply, currently it is attained from a line from the Highways yard
 - o No actual septic field, currently the field at Joe King is used. The septic tank is on the fire hall property, and has had regular pump- out maintenance

- Operating costs are approx. \$10,000./year based on info. provided by Giff and Daniel

Building code provisions vary, depending on the use of the building

Report states the square footage of the building is 4600 sq. ft.

ii) Open discussion from the floor:

- Is it possible to get the tenure now, listing the use in a very general manner (e.g., multi purpose building)
- What does “public assembly” mean?
- Bruce Joliffe, Area A Regional Director, might be able to authorize a “grant in aid” to fund money for a study into the future of the hall
- 2008 Dunnet report was updated informally in 2012 (retired engineer). To renovate, a building under 6000 sq. ft., in order of decreasing costs of upgrading:
 - C – residential use
 - D – business and personal services
 - E - Mercantile
 - F - Low-hazard industrial
- All uses will require some money to renovate the existing structure.
- Concern was expressed that CVRD won't turn the building over unless they're satisfied that the standards are met (question as to whether it must be to Building Code standards, as Hornby doesn't have inspection).

Federal money is available through the “150 years of Confederation”. The deadline is June 17th and the HI Arts Council is applying for this funding.

It was stated that we need a clearly defined project that is self-sufficient, economically independent, and led by a champion with a passion. Ideas suggested:

- The fire hall complex is an industrial building and should be used for industrial use.
- Community storage of public assets (i.e., non-profits on the island have files, books, furniture, etc. stored around the island in barns, garages, etc.)
- A hostel, or for housing for seasonal workers. Lack of housing for non-home owning locals is a key issue on Hornby.
- Construction site for small modular buildings (tiny homes)
- The lodge at Tribune Bay Outdoor Education and the way that evolved could be a business model for us to emulate.

Don't let the fear of demolition costs be a deterrent for using this community resource. The fire hall could be burned by the fire department, for training purposes, if we didn't want to use it.

Gas taxes could be applied for to assist funding.

What is the way forward? In order to determine how much renovations will cost we need to know what we will use it for.

John Heinegg indicated that HICEEC is available to gather further information or do a feasibility study if a “champion” is found. We need the decision “What will we use this building for?”

Can we bring this up again at HIRRA? Rob asked CVRD if it was possible for having this as a tax funded service.

iii) Action items:

- Open viewing time for interested people to look at the existing facility
- Further compilation of pertinent information

- Rob McCreary to talk to the CVRD



From: [Tony Law](#), Hornby Island Trustee

Date: June 30, 2015

Subject: RE: re-purposing the fire hall, zoning implications

Here is a link to the Hornby Island Land Use Bylaw.

<http://islandstrust.bc.ca/lrc/ho/pdf/hobybaselu0086.pdf>

The Fire Hall is within the "Public Use" zone.

The permitted uses for this zone are listed in section 9.12.1 on page 36 of the document (page 40 of the pdf) as follows:

- 9.12.1.1 Community facility;
- 9.12.1.2 School;
- 9.12.1.3 Health clinic;
- 9.12.1.4 Elder's activity centre;
- 9.12.1.5 Office of a non-profit society;
- 9.12.1.6 Government office;
- 9.12.1.7 Museum;
- 9.12.1.8 Library;
- 9.12.1.9 Police station;
- 9.12.1.10 Public recreation facility;
- 9.12.1.11 Accessory uses including accessory residential, accessory retail and accessory food services;
- 9.12.1.12 Farmers market;
- 9.12.1.13 Theatre;
- 9.12.1.14 Art gallery;
- 9.12.1.15 Fire hall;
- 9.12.1.16 Community housing;
- 9.12.1.17 Community radio station;
- 9.12.1.18 Hostel;

- 9.12.1.19 Supported living facility;
- 9.12.1.20 Community wash house facility
- 9.12.1.21 Community garden; and
- 9.12.1.22 Child care facility

The Fire Hall is in an area PU(a) with site-specific variations that include the following additional uses:

- 9.12.8.1 Highways maintenance yard;
- 9.12.8.2 Recycling depot;
- 9.12.8.3 Public utility storage yard;
- 9.12.8.4 Cemetery; and
- 9.12.8.5 Community trades and services, including associated retail.

Some specific thoughts from Tony:

For certainty, I encourage you to contact Rob Milne (rmilne@islandstrust.bc.ca), the Island Planner for Hornby Island with respect to technical questions.

All I can provide is my personal understanding which may not be 100% accurate.

I have inserted some personal thoughts [in blue below](#).

- ⊖ Would a hostel be a use that would not need rezoning?
- P. [Hostel use is permitted in the PU\(a\) use. The site specific uses for that subzone are additional uses.](#)
- Q. Tribune Bay Outdoor Education rescue of the old Lodge was mentioned, this type of acquisition by school districts, or non-profit groups, might still need to go through a public zoning process.
- R. [Land use regulations do not address ownership.](#)
- ⊖ Is the Fire Hall located in a Development Permit area?
- P. [Yes - <http://islandstrust.bc.ca/ltc/ho/pdf/hoo cpsche.pdf>
See Official Community Plan Section 6.9.2: <http://islandstrust.bc.ca/ltc/ho/pdf/hobylbaseocp0104.pdf>
check with Planning Staff re implications](#)
-  Is the fire hall currently non-conforming with setbacks?
- ⚙️  [Check with planning staff](#)
- ⊖ Would major renovations need siting permits?
- P. [An addition to a building or structure would require a Siting and Use Permit - check with planning staff](#)
-  Would parking requirements, for alternative uses, need to be met?
- ⚙️  [Yes - these are specified in Land Use Bylaw for particular uses](#)

Tony Law
 Hornby Island Local Trustee
 Chair, Trust Fund Board
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 (250-335-1155)



HIRRA.

HORNBY ISLAND RESIDENTS' AND RATEPAYERS' ASSOCIATION

Subsequent to the June 10/15 Ratepayers' meeting discussion about re-purposing the fire hall, Rob McCreary, President of HIRRA, contacted:

T. Ian Smith, MCE
General Manager of Community Services
Comox Valley Regional District
600 Comox Road
Courtenay, BC
V9N 3P6
250-334-6003

Ongoing discussions:

Q. First, I asked if it might be possible to get the time of a CVRD building inspector in putting together an assessment of the renovation work required for the old firehall to make it safe and useable.

A. "The change of use is for occupancy and for the purpose of applying the BCBC falls within the scope of Part 3 of the code. Code assessments for Part 3 buildings need to be reviewed by registered professional, i.e. architect and engineers. CVRD building official can certainly assist in reviewing any report from registered professional but we should not be establishing required upgrades".

Q. Second, if the Hornby community were to get tenure of the old firehall, I asked if an existing (e.g. same as the existing Community Hall) or new taxation service could be used to provide CVRD funding for ongoing operations and maintenance requirements. This would be particularly important for the community as it would make the whole initiative much more manageable from a financial standpoint.

A. "Rob this gets in to the chicken/egg thing. For the CVRD to answer this question the project/need/use would have to be identified first. This would be along the same lines that Bonita Wallace stated in her reply I believe".

Q. What options qualify as uses that the CVRD could fund for ongoing operating & maintenance requirements for the building?



CVRD would need to know Hornby's planned use for the old fire hall before it could decide whether or not it could use an existing or new taxation service to cover the costs of ongoing operations & maintenance requirements for the building.

Q. In Bonita Wallace's recent e-mail, she explained a couple of things that were new information for us. She explained that the Hornby community wouldn't be able to apply for the old fire hall land until after the CVRD had returned it to the Ministry, and that if we wanted to retain the old fire hall building itself, it would have to be transferred/sold to us by the CVRD before the land was turned back. She also explained that if Hornby's application for use of the land then wasn't successful, the Hornby community would become responsible for the cost of demolition. On these points Ian, I have 2 questions.

- First, would the CVRD transfer or sell for \$1 the old fire hall to Hornby in advance of turning back the land to the Ministry?
- Second, could we tie into this transfer/sale a condition that the CVRD would cover the cost of demolishing the old fire hall if Hornby's application isn't successful (given that it would otherwise have to pay for the demolition anyway, and that it already has the budget for that purpose)?

We're a small community with limited resources and have to be careful how we move forward. As always, thanks for your help and advice.

Rob McCreary



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call 250-335-2424
email greydawn.printing@gmail.com

July 7/15: TRIBUNE FLYER AD:

Fire Hall, re-purposing or demolition?

When the new fire hall is built, the old one is slated for demolition.

HIRRA and HICEEC are compiling relevant background data, which can be perused by any individual, or group, to help determine if they want to champion a proposal for re-purposing the facility.

To this end, interested parties are invited to "have a look" at the facility.

FIRE HALL VIEWING
FRIDAY, JULY 10 11am - 1 pm