

DATE: July 7, 2010**FILE:** 7200-20 HI**TO:** Chair and Directors
Electoral Areas Services Committee**FROM:** Kevin Lorette, P. Eng., MBA
Acting Chief Administrative Officer**RE:** Hornby Island Residents and Ratepayers Association utilization of old fire hall

Purpose

To seek a letter of support from the regional district, for the Hornby Island Residents and Ratepayers Association (HIRRA) initiatives to utilize the old Hornby Island fire hall for other community purposes, should it become available.

Policy analysis

The current fire hall is located on property granted to the regional district and tenure is maintained for as long as it remains for fire hall purposes.

At the October 27, 2009 regular meeting of the regional district the board endorsed the option of building a new fire hall on Hornby Island and that staff begin the application process of securing tenure for a new fire hall site.

The recommendation of this report is consistent with these policies.

Executive summary

The regional district is currently pursuing the development of a new fire hall at a new site on Hornby Island. HIRRA has asked the regional district for support of their goal to acquire the old Hornby Island fire hall for other community purposes, should it become available.

Staff has identified subject matters that may be included as caveats within a letter of support.

Recommendations from the acting chief administrative officer to the electoral areas services committee:

THAT the regional district endorse a letter of support for the Hornby Island Residents and Ratepayers Association initiative to utilize the old Hornby Island fire hall for other community purposes with the following caveats:

1. Subject to successful development of a new fire hall.
2. Integrated Lands Management Bureau (ILMB) supporting an amended development plan that removes the requirement for demolition of the old fire hall.
3. The old fire hall being brought into compliance with the BC Building Code and be inspected.
4. The property complying with all other provincial regulation regarding its intended new use.
5. The regional district not incurring any further liabilities.

Respectfully:

K. Lorette

Kevin Lorette, P. Eng., MBA
Acting Chief Administrative Officer

History/background factors

At the May 13, 2009 meeting of HIRRA it was moved that: “HIRRA inform the regional district and ILMB that, in the event that the current fire hall complex is no longer used as a fire department, that the land and buildings be transferred to HIRRA to be used for the community’s good as determined through consultation with the community.”

On May 28, 2010 HIRRA contacted the regional district asking for support of the concept of HIRRA utilizing the old fire hall for other community purposes.

The current tenure document of the fire hall, dated 1972, confirms that once the property is no longer used for fire hall purposes it will revert back to the Crown. Accordingly, the final decision regarding HIRRA’s concept will be that of the Crown.

The regional district development plan for a new fire hall is partially based on identified structural deficiencies of the old fire hall. It is recommended that a letter of support be conditional and contain the caveat that the old fire hall building be brought into compliance with the BC Building Code and be inspected prior to occupation, and that HIRRA accepts all liabilities and costs associated with this compliance.

Currently the old fire hall does not have a dedicated water supply or authorized waste water disposal system. It is recommended that a letter of support be contingent on HIRRA achieving compliance with all Provincial regulations regarding the fire hall’s new intended use.

In discussions with ILMB, the application for a Sponsored Crown Grant (SCG) requires that the development plan for the new fire hall include building demolition and reclamation of the old fire hall site. Regional district support of the HIRRA initiative will require that ILMB accept an amended development plan that removes the requirement for demolition.

The development plan for the project includes that the regional district will engage the services of qualified professionals to identify and correct any possible contaminated soil matters at the old fire hall site. A review of the *Environmental Management Act of BC* confirms that the regional district will continue to be responsible for contaminated soils if HIRRA is successful in obtaining the old fire hall from ILMB.

Alternatives

The board may choose to not endorse a letter of support at this time.

Financial implications

If HIRRA were successful in obtaining the old fire hall from ILMB, the regional district would not need to incur the cost of its demolition as part of the overall project cost.

Legal implications

The regional district will maintain legal responsibility for any possible contaminated site identification or correction, regardless of the outcome of HIRRA’s application with ILMB.

Intergovernmental/regional implications

The regional district and ILMB will need to collaborate to assist HIRRA in achieving its goals regarding the old fire hall.

Citizen/public relations implications

If their application to ILMB is successful, HIRRA is intent on utilizing the old fire hall for a community based service. It is possible that a reuse of the old fire hall may assist citizens in supporting the new fire hall project.

Submitted by:

J. Bast

James Bast
Manager of Fire Services

Concurrence:

T. I. Smith

T. Ian Smith, MCE
General Manager of Community Services

Prepared by: J Bast, manager of fire services