

## **Compilation of Information for Re-purposing the Hornby Island Fire Hall - Part 3**



**Submitted to H.I.R.R.A, September 9, 2015**

**As an addendum to the reports submitted to H.I.R.R.A.  
June 10, 2015 and July 8, 2015**

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# Fire Hall Public Viewing

## July 10, 2015

### Attendees:

Chief Giff LaRose, Karen Ross, Rob McCreary, Alan Beattie, Barbara Baird, Janet LeBlancq, Jan Bevan, Michael McNamara, John Grunewald, Bonita Thornsby

Giff had all the vehicles moved out of the bays, and showed people around the existing facility.

### **Inspection notes, and follow-up information, from Giff**

#### Building condition:

- Oil furnace is new
- Heating: the downstairs is heated with a ducted forced air, oil furnace and upstairs is electric baseboard
  - o On the lower floor the heat is pre-set to 12 degrees, except for Thursdays it resets to 18 degrees
  - o On the upper floor the heat is off unless someone manually turns it on, then it is auto shutoff after 30 minutes
  - o 2014 consumption figures are:
    - Electricity 41,100kwh
    - Heating oil 1,808.8L
- Electrical has been upgraded. The cutoff generator system will be moved to the new firehall
- Bay 4: There is a bit of water leakage on the outside wall. Also, there is a small soft spot in the roof that may have something to do with the moisture but it is about 25 feet away.
- Bays 1 and 2 column/beam supports have been reinforced
- Door locks are getting old and need replacing.
- Broken glass in some upper floor windows (we usually keep the curtains closed for the TV).
- Giff speculated that “*The existing septic may be suitable as it is allowed for at JoeKing and the tank seems decent for the hall right now (but it is aging).*”

#### Land:

- The land tenure is for 1 acre, with 200 feet of road frontage.
- When looking from the road, the left 66 feet of the property, currently used as parking is on a 66 ft. road right of way, which extends to the back fence line of the highways yard.
- When looking from the road, on the right side of the building, the property line runs from the middle of the generator back through the middle of the oil tank. The driveway area does not appear to have a tenure.
  - o In follow-up, August 27<sup>th</sup>, Giff wrote *"I found the file and from what I can see Garth received permission from Forestry to cut the trees and the Regional District asked about a licence for using the area but there is no follow-up and it appears to have been left in limbo.*

Availability:

- Giff said the contract for the new fire hall will commence this fall, and should take about one year. The HIFD will then need time to move things over. He foresees the existing building would be available for repurposing in the Spring of 2017.

To be removed by the Fire Department, when the move is made to the new hall:

- existing water storage tanks
- generator and cut-off system
- air filling station
- upper floor furniture
- appliances
- radio tower (although the radio station would get maybe better coverage from here)
- blackboards (unless they were wanted)
- shed shelves

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## **Discussion at the viewing:**

Barbara Baird is on the Recycling Committee, and reported that they just built the new free store. It is 30' x 60' and cost about \$160,000. and is a basic "barn". No plumbing, insulation, etc. Building from scratch is expensive.

Potential uses discussed:

Affordable housing. Possibly partnering with the Regional District, B.C. Housing, and a local group called Outer Island Group (name ?). Enthusiasm for this use, but no one at the viewing expressing interest in spearheading this use.

H.I. Arts Council – have looked at the facility previously, and felt they still wanted to build their own. They are currently working on plans for a steel structure. John Grunewald and Michael McNamara attended the viewing, and are looking again, with fresh eyes, and will think about this use.

Storage for non-profits – the least modifications would be needed for this use.

There is interest for re-purposing the building, but there is a clear need for a champion to develop, and spearhead, a project, if this is to happen.

