

December 3, 2018







- ► Chronology of Brent's Grist Mill Heritage Park
- Chronology of post fire initiatives
- ▶ COHS Protection proposal
- Recommendation and next steps



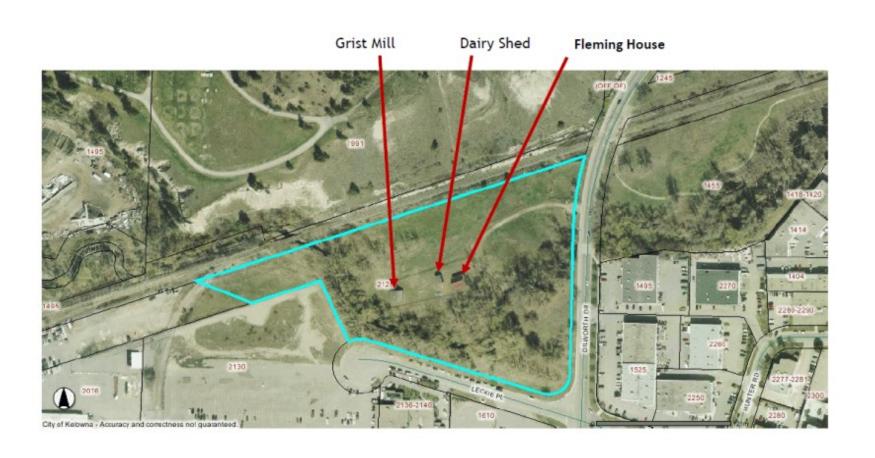
### Brent's Grist Mill Heritage Park

- ▶ Brent's Grist Mill, Dairy Barn and Fleming House were donated to the City in 2001 and relocated to the purpose built Heritage Park at 2128 Leckie Place on September 2002.
- Heritage Designated and listed in the National Heritage Register, as well as the City of Kelowna Heritage Register and protected by Municipal Bylaw #9185.
- ► Historical background and details including Statement of Significance can be found on the City of Kelowna Heritage Register.





# Brent's Grist Mill Heritage Park



# Chronology



- September 2002 Relocation of Brent's Grist Mill, Dairy Barn and Fleming House to 2128 Leckie Place
- ▶ 2002 to 2004 Site Servicing Project including Ministry of Environment approvals for Mill Creek crossing. This work did not proceed.
- 2006 MoU with Central Okanagan Heritage Society (COHS)
- 2007 Restoration and Business Plan Feasibility Study (Donald Luxton)
- 2007-2008 Conceptual Site Development Plan undertaken with COHS
- 2008 Fleming House Restoration Project by COHS
- 2009 Site Servicing project (Urban Systems). This work did not proceed.
- 2011 Heritage Condition Assessment (AMTi)
- ▶ 2012 RFP for adaptive re-use.
- 2014 Heritage Conservation Plan (Lorri Dauncey)
- ▶ 2014 RFP for adaptive re-use.
- 2015 Grist Mill Stabilization Project
- ▶ 2016 UBC Pollinator Project
- ▶ July 2018 Fleming House Fire
- September 2018 Completion of Okanagan Rail Trail adjacent to site



#### Post – Fire Conditions July 2, 2018











### Post – Fire Summary

- ▶ July 12 2018 Staff site review
- ▶ July 18, 2018 Staff review with COHS
- ► August 13, 2018 Discovery of vermiculite in fire debris



- ▶ October 19, 2018 Stutter's stop work order
- ▶ October 25, 2018 Site meeting with COHS
- ▶ October 29, 2018 COHS Proposal



#### Site Conditions October 25, 2018











### **COHS** Proposal

- Preservation and Protection of remaining Fleming House structure
  - Critical and urgent to preserve remaining structure with great heritage value with onset of winter and moisture damage
  - Based on Standards and Guidelines for the Preservation of Historic Places in Canada
  - Highlights
    - Structural Engineer assessment of remaining structure
    - ▶ Install a simplified roof structure with metal cladding
    - ► In place until future plans are determined
    - ► Value: \$29,340



# Financial Implications

- ► Risk Management Insurance Deductible Budget
  - ► Annual Insurance Deductible budget administered by Risk Management.
  - ▶ \$100,000 is the current insurance deductible level for property loses.
  - ► The budget reserve is used to fund losses under the \$100,000 level.



# Financial Implications

#### ► Continued Risk

- ➤ Site is currently un-insurable due to lack of site services and fire protection infrastructure.
- Staff continuing to investigate alternate measures that would be acceptable to Insurance company in lieu of permanent site services



#### Financial Implications

► Expenditure to date

Contract	Value
Stutter's Remediation Contract	\$71,500
Stutter's Work to date	\$43,776
Stutter's Remaining Budget	\$27,724
Caherogan Enterprises Proposal	\$29,340
Budget Deficit	\$1,616

- ▶ 10 Year Capital Plan Grist Mill Heritage Park
  - **2021 \$150,000**
  - > 2022 \$1.2 Million



#### Recommendation

- ▶ Proceed with protecting the existing structure
  - Within original funding budget
  - Addresses immediate need for weather protection
  - Affords time for the City to consider future of the site
- ▶ Okanagan Rail Trail Completion
  - ▶ Brings attention and interest to Heritage Park
  - ▶ Potential adaptive reuse



#### Questions?

For more information, visit **kelowna.ca**.