

Replacement of Fire Hall #32: Frequently Asked Questions

What are the main reasons for replacing Fire Hall #32 in the Lakeview Heights Area?

1. Built in 1971, Fire Hall #32 has long exceeded its functional lifespan and does not meet a number of the mandatory standards and the BC Building Code. This includes the building not meeting WorkSafe BC requirements, there's no provision for emergency backup power, increasing operating costs, repeated roof leaks and ongoing heating/cooling issues.
2. There are not enough apparatus bays that house heavy trucks, equipment and toxic turn-out gear and many other functional limitations. Fire apparatus (trucks) today are also longer and the existing Fire Hall #32 has inadequate truck space. Trucks are also being stored under temporary outdoor dome tents. Daily equipment use and checks are also performed in extremely inadequate conditions.
3. Fire fighters are using temporary site trailers as the building far exceeded the capacity to keep up with a growing fire rescue service. The facility is no accessible for employees or visitors with disabilities.
4. Additional space is needed for support areas, sleeping quarters for night shift fire fighters, training (legislatively required) and fitness performance conditioning in the existing building.

Why was this site within Lakeview Heights selected?

The insurance underwriters study determined that the location of the new hall had to be close to its current location in the Lakeview Heights neighbourhood. This is to ensure minimal impact to property insurance and risk. Multiple sites were investigated and the Anders Park area directly across the street from current Fire Hall was the most suitable land that met the requirements. Further, in 2020, the City was approached by the Lakeview Heights Neighbourhood Society to consider the 860 Anders Road (Anders Park area) as an option. For additional information, refer to the March 2022 and the June 2023 Fire Rescue Facilities Update documents on OurWK.ca.

Will my fire coverage or insurance costs change as a result of the relocation?

No. We do not expect that the slight shift in location (within 100 metres) would have an impact on the existing fire response time. We cannot predict how this will be handled by the insurance industry, but anticipate it should not cause an impact.

Were there any land costs with this site?

No. The City owns the site so no additional land costs are required. This helps reduce the cost to replace Fire Hall #32 as opposed to purchasing new land.

What other measures have been used to reduce the cost to replace Fire Hall #32 so far?

In the existing Fire Hall #32, the administration group is co-located with fire fighters that requires a larger building to accommodate both groups. In early 2023, the West Kelowna Fire Rescue administration staff moved from the existing Fire Hall #32 to Fire House #30 to reduce the size of the future building that would be required to replace the existing Fire Hall #32.

How will the building be integrated into the Anders Park area?

Once the business case is developed, a concept design would outline the anticipated footprint of the building on the site, the floors and use on each floor, the apparatus (truck) bays, the park area amenities (existing, modified and/or new), site improvements and more. Based on the site assessments completed to date, it's been determined that this site will accommodate the new Fire Hall #32. Working with park and area stakeholders, along with community input, will be an important part of the design process. More information will be widely posted to the community once the timing of next steps is determined.

Why was the Harmon Road site deemed to be a less viable site for the new fire hall?

As noted in the City's West Kelowna Fire Rescue Facilities Update brochure in March 2022, by centralizing the fire rescue administrative function at Fire House #30, the previously identified Harmon Road site has become unsuitable for the function of a strictly operational fire hall.

What are the next steps for the project?

At this stage, only the site selection has been completed. Future project phases for Council's consideration include business case development, concept design for the site, facilities and park amenities that include stakeholder and public consultation, estimates and budget planning, detailed design with continued consultations that form part of the planning process.



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