



INFORMATION ONLY COUNCIL REPORT

To: Mayor and Council

Date: June 13, 2023

From: Paul Gipps, CAO

Subject: **Site Selected Fire Hall #32**

Report Prepared by: Stacey Harding, Fleet Operations & Project Manager

INFORMATION SUMMARY

The City of West Kelowna has identified the location of the replacement Fire Hall #32 in the Lakeview Heights neighbourhood, and to provide an update about the next phase of planning for the project.

STRATEGIC AREA OF FOCUS

Invest in Infrastructure – We will invest in building, improving and maintaining infrastructure to meet the needs of, and to provide a high quality of life for, current and future generations.

BACKGROUND

The previous-term and current Council's have identified the need to replace Fire Hall #32, built in 1971, as one of its Strategic Priorities. The 2012 Fire Hall Study formed a list of recommendations; however, rather than investing significant capital expenditures into an essential facility that was rated in poor condition, the Facilities Master Plan outlined that Fire Hall #32 should be replaced. The functional capacity to serve the community had exceeded its lifespan. As outlined in the City's March 2022 Fire Rescue Facilities Update brochure, (Attachment 1 and 2) operational challenges are significant at this location, including the building neither meeting the BC Building Code nor the requirements of WorkSafe BC.

The assessment was very clear that Fire Hall #32 needed to be replaced – the building is undersized to house the fire apparatus, insufficient post-fire hazardous turn-out gear processing and storage, temporary portables and tents have been installed to house 24/7 fire fighters, apparatus and equipment and more. At the direction of the previous and current Council, staff continued to evaluate the feasibility of where the new Fire Hall #32

would be located that would meet the many operational requirements associated with fire hall.

New Site Selected in Lakeview Heights

Each Fire Department is strategically located throughout the community to provide a rapid response to emergencies. Having single family residences, no more than 8km from a fire station and no multifamily or commercial structure more than 5km ensures an insurance grading of “protected status,” keeping insurance rates low. When selecting the site as the new location from the existing Fire Hall #32, preference was given to keep the site as close as possible to the existing site to maintain this balance. The City did not want to take away this level of protection from any existing parcel or home.

The City initiated an Underwriters Study to confirm that the location of the new fire hall had to be close to its current location, in the Lakeview Heights neighbourhood, to ensure minimal impact to property insurance and risk. Multiple sites were investigated, and it was determined that the most effective and efficient location for the new Fire Hall #32 would be at 860 Anders Road (in the Anders Park Area). This City-owned site provides for co-location of the new fire hall along with maintaining park space and amenities that the community would continue to enjoy. The future concept plan would then identify how and where the new fire hall would be incorporated on the site, the opportunities to preserve, modify and/or add park amenities, site and frontage betterments and more.

As this stage confirms the site selection only, staff would prepare a business case that outlines the project definition, scope and budget estimates, concept design, stakeholder and public consultation and many other project elements for Council’s consideration in the coming months. (FAQ Document – Attachment 3)



COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
May 9, 2023	THAT Council confirm the Fire Hall #32 replacement be located at 860 Anders Road; and THAT staff rise and report on this decision at the next available meeting of Council.	IC048/23

Next Steps

Following Council's direction, a business case that outlines the project definition would be provided to Council for their consideration. This includes a design development team to determine more specifically how the site can be best used to accommodate the new Fire Hall #32 and incorporate existing, modified and/or enhanced uses in the park area. A Request for Proposal (RFP) is envisioned to be issued for a team of qualified professionals to confirm the cost and timing needed to construct the replacement fire hall along with other project management details.

Once more technical and project management detail has been developed, the City will continue its consultation with the neighbourhood association, with the surrounding neighbourhood and with the public as the overall project scope and concept plan begins to take shape and after Council's consideration to proceed. The purpose of this report is to highlight that a site has been selected and that once the project definition has been established staff will report back to Council for their consideration of next steps.

REVIEWED BY

Jason Brolund, Fire Chief

Warren Everton, CFO

Corinne Boback, Legislative Services Manager / Corporate Officer

APPROVED FOR THE AGENDA BY

Paul Gipps, CAO

PowerPoint: Yes No

Attachments:

1. West Kelowna Fire Rescue Facilities Update March 2022
2. West Kelowna Fire Rescue Facilities Update #2 June 2023
3. Frequently Asked Questions (FAQ) Document for Site Selection June 2023