

Hornby Island Fire Hall

An introduction to the public consultation process

Welcome to the
discussion.

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The purpose of today's presentation is to:

- Provide background about current fire hall.
- Introduce the concept of building a new fire hall.
- Introduce the public consultation process.
- Provide information regarding costs to date.

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Background:

- **1968 to 1997:** current fire hall was built with volunteer labour in four separate stages.

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Background:

- **1997:** a subcommittee of HIRRA began identifying future facility needs of the fire department.

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Background:

- **1999:** building inspector provides a brief structural evaluation.
- Recommends structural engineer analysis.

“.....the building fails to meet the structural design requirements of the code including those for seismic load”

“The building likely to be damaged in a seismic event”

J. Claude Bedard, Chief building official, RDCS

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Background:

- **2000:** Ron McMurtrie and Associates consulting engineers submits a report to HIRRA identifying concerns.

“... the existing fire hall would perform poorly in a significant seismic event” Ron McMurtrie, P.Eng.

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Background:

- **2004:** HIRRA releases “Fire Hall Planning Report” that provides options for discussion
 1. Do nothing, status quo
 2. Upgrade fire hall to meet building code
 3. Build a new fire hall
 4. Build a new building for the trucks only

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Background:

- **2006:** Fire department begins developing “Superior Tanker Shuttle Accreditation”
 1. Insurance premiums reduced by \$300 to \$500
 2. Water tanks placed strategically
 3. Requires a second tanker truck
 4. New fire hall with room for new tanker

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Background:

- **2008:** Regional district receives a report from CH2M HILL

“... the CSRD may need a detailed seismic assessment of the existing structure to assist with this decision..”

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Background:

- **2008:** regional district establishes select committee.

Membership includes:

1. The electoral area director (Chair)
2. The fire chief
3. A member of the HIRRA fire committee
4. Two members of the public at large.

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Background:

- **2008:** regional district engages a consulting engineer to analyze options and develop a decision document.

*“The conclusion of this report is that the option to construct a new fire hall on the identified site best meets the long term requirements for fire protection on Hornby Island”
Fletcher Pettis Consulting Ltd.*

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Background:

- **Sept 2009:** the Assistant Fire Commissioner for BC comments on operational and safety concerns.

“If the investment in your community of a new fire station is possible, I would encourage you to pursue that avenue because the current site and structure has deficiencies that cannot be easily addressed” Mr. Rob Owens, Assistant Fire Commissioner, BC

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Background:

- **Oct 2009:** with the recommendation of the select committee, the regional district board resolves:

THAT : the Board endorse the option of building a new fire hall on Hornby Island.

AND FURTHER THAT: staff begin the application process of securing tenure for a new fire hall site.

AND FINALLY THAT: staff develop a public consultation plan.

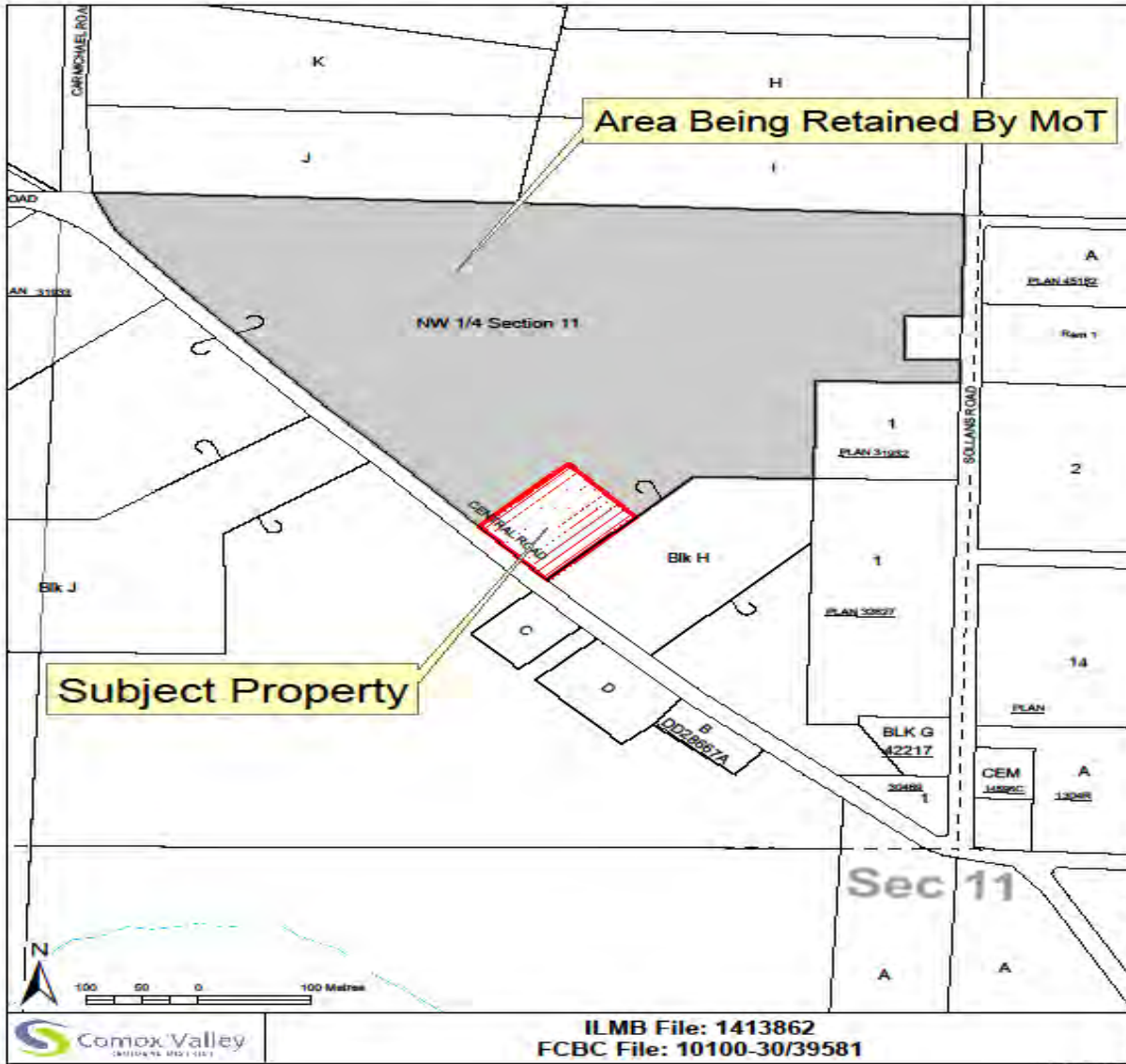
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Background:

- **March 2010** the regional district submits an application to the Province for a “Crown Grant” of land.

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Background:

- **July 2010** the regional district supports HIRRA acquiring the old fire hall for other community purposes.

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Background:

- **June 2011** with the recommendation of the select committee, the Board endorses a communication plan that utilizes:
 1. Introductory communications:
 2. Website, social media and electronic communications
 3. Community outreach meetings

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Background:

March 2012, the financial plan for 2013 includes an estimate of \$1.8 million for a new fire hall.

Net increase in taxation estimated at \$45 for the average property.

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Background:

- **April 2012**, the Province offered tenure to the preferred lands.

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Top 10 Reasons to recommend a new fire hall

- #10, The current fire hall building is functionally obsolete and no longer meets the space requirements of your multi-service emergency responders.
- #9, The current fire hall land is terraced and has insufficient room for training and parking
- #8, There is currently no “Post Disaster” building on Hornby Island.
- #7, The slope of the current driveway is steep and creates safety issues for access/egress to Central Road.
- #6, The bay doors are too narrow for modern emergency response apparatus.
- #5, There is no secure water source or dedicated septic system available at the current fire hall.

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Top 10 Reasons to recommend a new fire hall

#4, Hornby Island residents may pursue acquiring the old fire hall from the province for other community purposes.

#3, Superior Tanker Shuttle Accreditation will provide a \$300 to \$500 savings in homeowner insurance premiums.

The net tax increase with a new fire hall is approximately \$45 for the average home.

#2, The current fire hall is likely to fail during an earthquake, right when the community requires emergency responder services the most.

#1, The current fire hall is not a safe, functional or efficient work place for your volunteer emergency responders.

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Context:

- The development of a new fire hall requires electoral assent.
- Electoral assent requested by:
 - Referendum , or
 - Alternate approval process (AAP)
- Request for electoral assent based on accurate costing of the final design of the fire hall.

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Our commitment to you:

The CVRD will:

- Communicate in a meaningful and substantive way.
- Seek citizen input and advice regarding fire hall design.
- Be inclusive and accessible by offering a variety of opportunities for citizen input.
- Provide all of the information required for the citizens to make an informed choice whether to proceed or not.

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Communication Plan includes three components:

1. **Introductory connection:**

- Direct mail out to off-Island property owners.
- Advertising in Hornby Island print media.
- Introduce the concept of a new fire hall.
- Introduce the website as the primary source of information and communication.

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Communication Plan includes:

2. Website:

- Primary source of information.
- Provides equal access of information to both on and off-islanders.
- Will include a “Q and A” section
- Will include schedules for the community outreach meetings.

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Communication Plan includes:

3. Community outreach:

- Public event at the current fire hall to highlight its deficiencies and challenges.
- Public meeting to discuss the design of a future fire hall.
- Public meeting to discuss project cost and taxation
- May include other open houses and public meetings as required.

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CVRD project costs to date:

Approximately \$24,300 includes:

- Consulting engineer and report.
- High level estimations for design and construction of a new fire hall.
- Structural seismic evaluation of the current fire hall with estimates for upgrade to building code.
- Archaeological assessment costs.

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Also:

- The regional district has committed \$100,000 of Community Works Funds (gas-tax) to energy efficient components of a new fire hall.
- The regional district is actively seeking grant funding from other levels of government and other sources.

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Recap of today's presentation:

- Provide background about current fire hall.
- Introduce the concept of building a new fire hall.
- Introduce the public consultation process.
- Provide information regarding costs to date.

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Next steps:

1. Provide information to residents

2. Public input on design

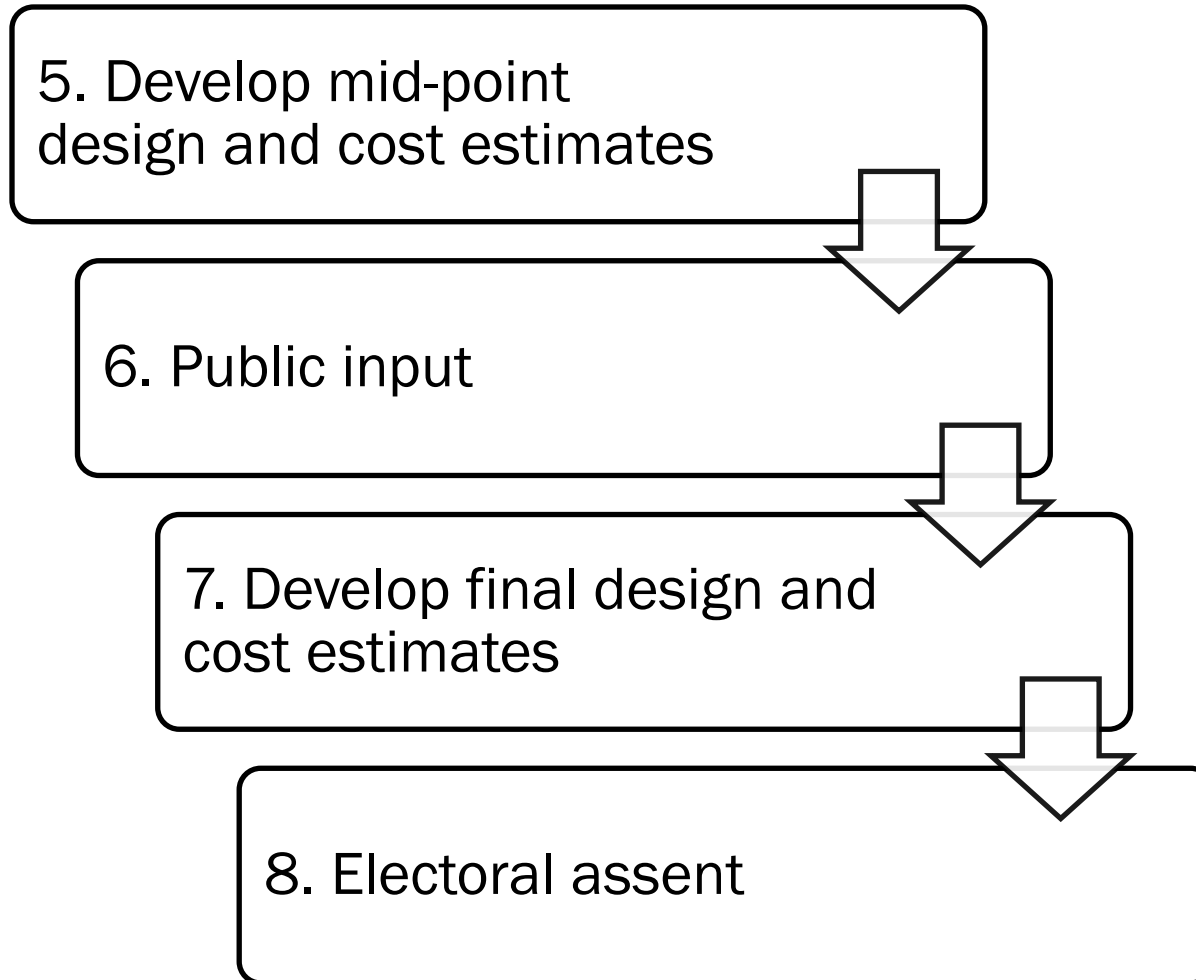
3. Preliminary design cost estimates

4. Public input on design

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Next steps:



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On behalf of the select committee and the CVRD:
Thank you for your time and commitment to your
community

Questions or comments?

Contact James Bast, manager of fire services

250-334-6044

jbast@comoxvalleyrd.ca