

DISTRICT OF SAANICH

FIRE STATION #2 REDEVELOPMENT BUSINESS CASE

Background - Facility Report Card

CAPACITY

- The emergency vehicle number should increase from the existing 2 to 7.
- In addition to requiring more emergency vehicles for the future, there is a backlog of storing existing apparatus properly indoors.

Sample photos of condition.

Facility statistics; area, age, staff and equipment.



Facilities Report - Strategic Facilities Ma

FIRE STATION 2

4595 Elk Lake Dr.

CRITERIA

Evaluating the facility looks at three elements, therefore a more comprehensive understanding emerges.





Facility Capacity Over 20 years

- Very significant impact from apparatus shortfall; facility is very small.
- Growth concerns service catchment to north areas of District



Building Condition Standards and Conditions

- Facilities maintenance manageable into next 10 years.



Risk to Services Resilience and impact

- Although services impacted, risk is manageable.

Capacity	Good Resilience	Medium Resilience	Poor Resilience
Capacity			○
Public			
Staff Living Qtrs/Training			
Vehicle Bays			
Service			
Result			●

Condition	Acceptable/Conforming	Minor/Non-Conforming	Major/Non-Conforming
Conformance to Standards			
Building Code	○		
Seismic Capacity (40/100%)	○		
Industry Standards and Practices			○
Physical Condition			
Exterior-Interior	○		
Mechanical-Electrical	○		
Result	○		

Risk	Low	Medium	High
Capacity			○
Resilience Capacity to an Event			○
Impact			
Impact on Capacity and Services			○
Result			○

CONDITION

What is the physical condition of the building envelope and mechanical and electrical systems? Does it conform to the building code and current industry standards and practices?

RISK

How resilient is the facility? What will be the impact to services in a critical event?

What this means to you.

This area of Saanich has seen tremendous growth; and will continue into the future. Will this facility meet the demands?

saanich.ca/fire



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Site Planning Analysis - Existing Site and Issues

PROJECT GOALS

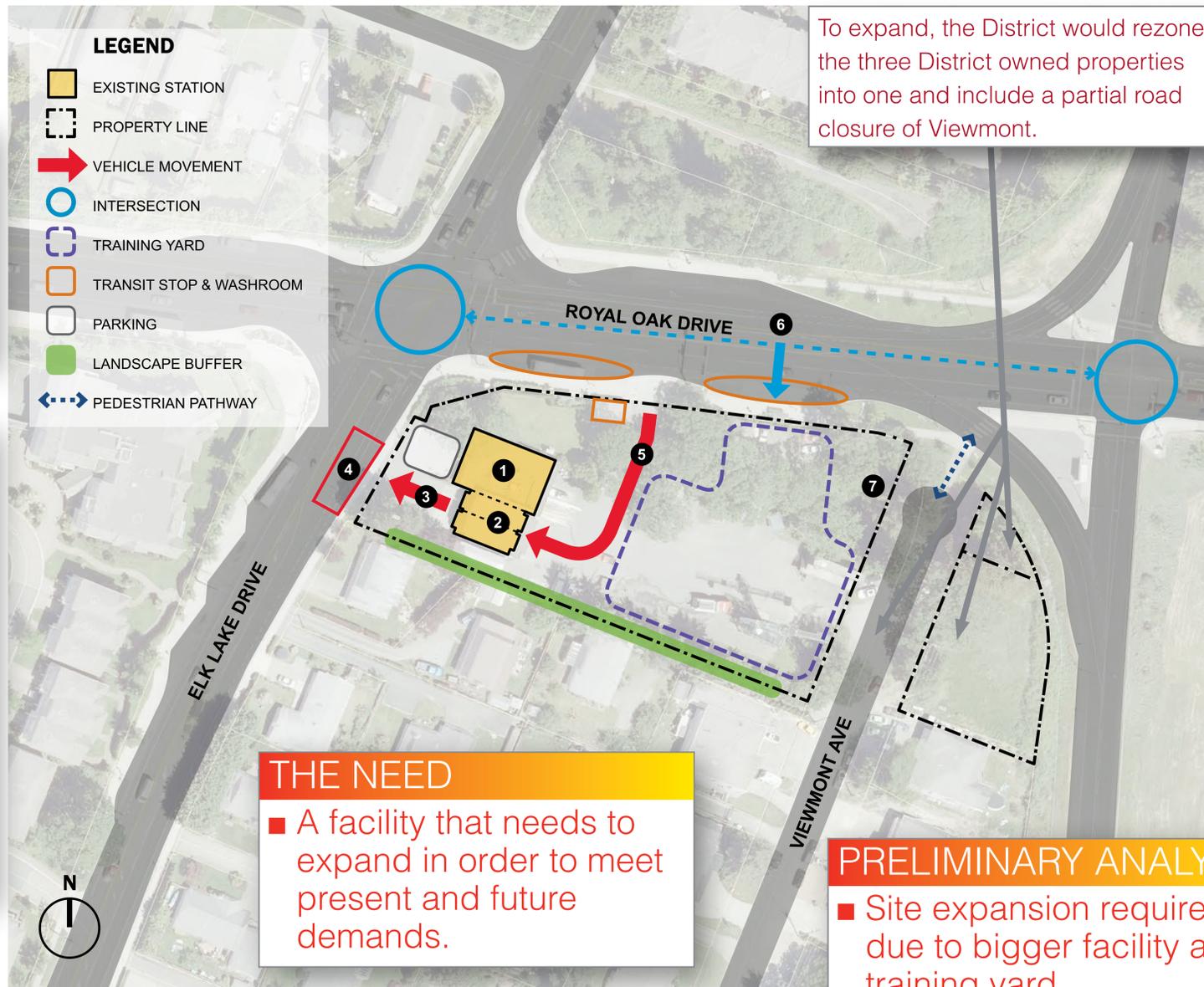
- Ensure Service Delivery.
- Affordability to construct and operate.
- Reduce risk.

EXISTING SITE KEY ATTRIBUTES

- Located at important connector routes.
- Necessary site expansion possible.
- Opportunities to address operational concerns.
- History of positive interaction with neighbourhood.

LEGEND

- EXISTING STATION
- ▭ PROPERTY LINE
- ➔ VEHICLE MOVEMENT
- INTERSECTION
- ▭ TRAINING YARD
- ▭ TRANSIT STOP & WASHROOM
- ▭ PARKING
- ▭ LANDSCAPE BUFFER
- ➔ PEDESTRIAN PATHWAY

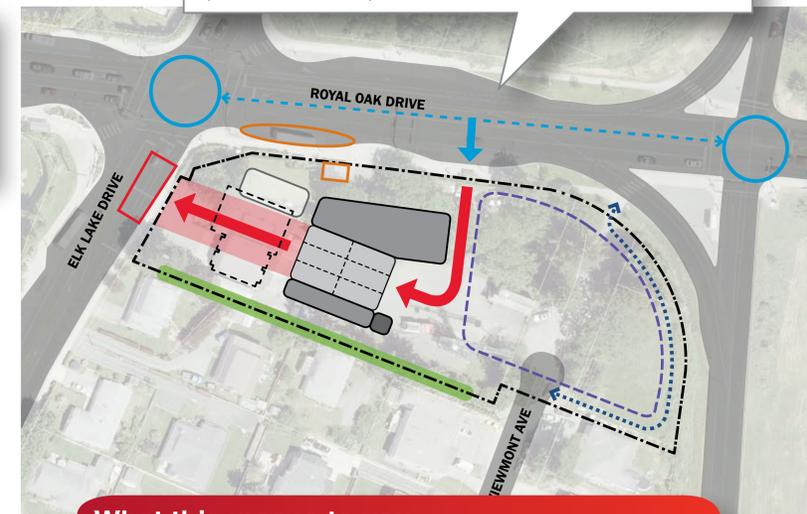


THE NEED

- A facility that needs to expand in order to meet present and future demands.

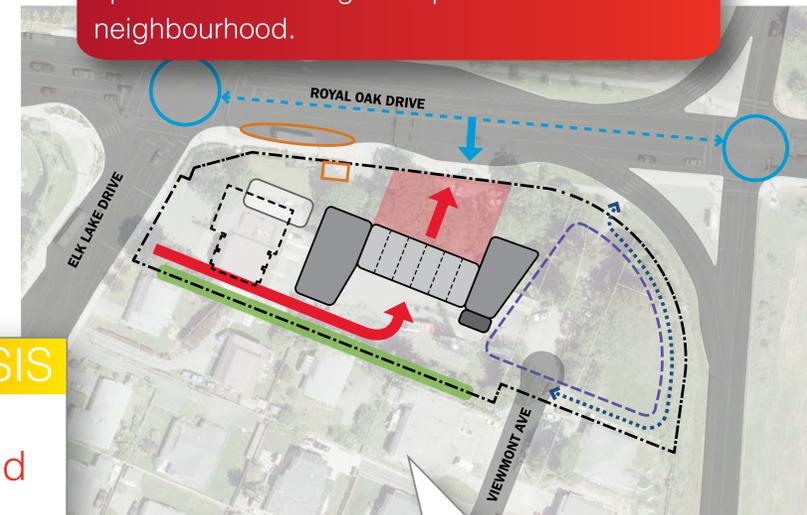
To expand, the District would rezone the three District owned properties into one and include a partial road closure of Viewmont.

Emergency vehicle deploys on to Elk Lake Drive, returns on Royal Oak Drive (as is current).



What this means to you.

At this stage of concept planning, staff and consultants are exploring options that improve operations and mitigate impacts to the neighbourhood.



Emergency vehicle returns from Elk Lake Drive and deploys on to Royal Oak Drive (improved operations).

PRELIMINARY ANALYSIS

- Site expansion required due to bigger facility and training yard.
- Location of emergency vehicle deployment and return presents two possibilities.
- Analysis suggests benefits to deployment on to Royal Oak Drive.

- 1 EXISTING STATION TO REMAIN OPERATIONAL DURING CONSTRUCTION
- 2 TWO VEHICLE BAYS TO ACCOMMODATE ONE CREW
- 3 VEHICLE EXIT ONTO ELK LAKE DRIVE
- 4 TRAFFIC CONFLICT NEAR INTERSECTION
- 5 VEHICLE RETURN FROM ROYAL OAK DRIVE
- 6 MIDPOINT BETWEEN INTERSECTIONS IDEAL FOR VEHICLE ACCESS
- 7 MAXIMIZE TREE RETENTION



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Current Concept Plan

FEATURES

- Optimal emergency vehicle deployment location.
- Maximized emergency vehicle storage achieved.
- Training Yard expanded.
- Public path and landscape buffer maintained.

DESIGN GOALS

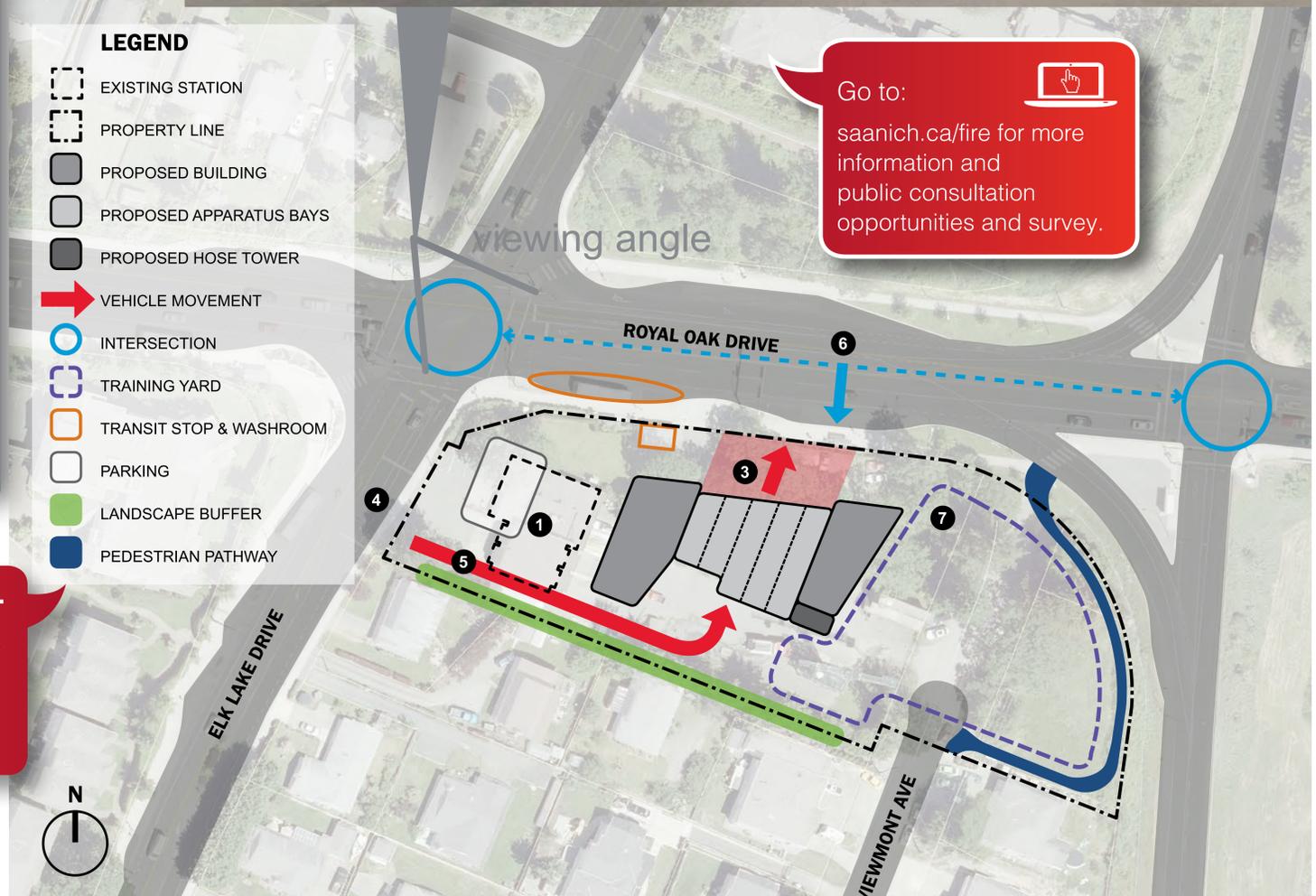
- Improved emergency vehicle movement with traffic and streets.
- Improved transit stop.
- Maintained/improved pedestrian routes and landscaping.
- Exterior design and massing to integrate with community.

PLANNING CONSIDERATIONS

- Confirmation re emergency response/vehicle traffic volumes to and from site.
- Final draft approvals from stakeholders; BC Transit and MoTI. (Ministry of Transportation and Infrastructure)
- Design development to highlight 'green' strategies. Intent to follow recommended LEED Gold certification.
- If approved, detailed design will incorporate public input as part of permit process.

What this means to you.

As a resident or business located near the site, you have an opportunity to provide input.



Go to: saanich.ca/fire for more information and public consultation opportunities and survey.

- 1 EXISTING STATION TO REMAIN OPERATIONAL DURING CONSTRUCTION
- 2 FIVE VEHICLE BAYS TO ACCOMMODATE TWO CREWS
- 3 VEHICLE EXIT ONTO ROYAL OAK DRIVE
- 4 RESOLVED NOISE AND TRAFFIC CONCERNS NEAR INTERSECTION
- 5 VEHICLE RETURN FROM ELK LAKE DRIVE
- 6 MIDPOINT BETWEEN INTERSECTIONS IDEAL FOR VEHICLE ACCESS
- 7 MAXIMIZE TREE RETENTION

