

FIRE HALL #32 REPLACEMENT PROJECT QUESTIONS AND ANSWERS



ALTERNATIVE APPROVAL PROCESS (AAP) SELECTED FOR LONG-TERM BORROWING APPROVAL

The City of West Kelowna has launched an Alternative Approval Process (AAP) for long-term borrowing up to \$8 million to partially fund the Fire Hall #32 Replacement Project. As a requirement under the Community Charter, this process ensures the community has an opportunity to submit an Elector Response Form should an individual oppose long-term borrowing.

No New Tax Increases With Long-Term Borrowing to Partially Fund the Fire Hall #32 Replacement Project

What is an Alternative Approval Process (AAP)?

The Community Charter allows local governments to use an Alternative Approval Process (AAP) as one means of directly engaging residents and seeking elector approval to proceed with the adoption of a bylaw, agreement or other matter in question that requires elector approval.

Why was an Alternative Approval Process selected?

The AAP for elector assent was selected as this provides the most efficient and cost-effective method to determine the funding source that enables the project to proceed.



ABOUT THE NEED FOR AND LOCATION OF THE PROJECT

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

The existing Fire Hall was built in 1971 and is no longer adequate to serve the operational needs of West Kelowna Fire Rescue (WKFR). The long overdue replacement is essential to accommodate additional firefighting apparatus and training of crews.

The 2012 Fire Hall Study formed a list of recommendations; but, rather than investing capital dollars into this facility, the Facilities Master Plan recommended that it be replaced due to its poor condition and costly upgrades to any kind of vertical expansion.

Challenges have increased, prompting operational issues to be addressed:

- Emergency response vehicles are stored in temporary tents on the property.
- The facility is not accessible for employees or visitors with disabilities.
- There is insufficient space for training, which is necessary to meet legislative requirements of staff working at this station.
- Among other base-building deficiencies, it has heating and cooling issues; and, in the winter, to minimize drafts, the windows are heat-sealed with plastic. The roof also leaks.
- The existing structure does not comply with the BC Building Code's post-disaster requirements or WorkSafe BC requirements related to the health and safety of the firefighters. There is no provision in place for emergency backup power.

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 at westkelownacity.ca/aap.

How will the building be integrated into the Lakeview Heights neighbourhood?

In addition to the fire hall replacement, there is an added community component that will benefit the Lakeview Heights neighbourhood.

The project would include, but not be limited to, the following:

- Removing the existing Lakeview Heights Community Centre, sport court, playground, and pickleball facilities
- Construction of a new fire hall and community centre building
- Installation of new pickleball courts
- Installation of a new playground area
- Parking area for public and fire hall
- Public green space and general landscaping



FINANCIAL CONSIDERATIONS

How much will the Fire Hall #32 Replacement Project cost?

The project value is \$14,314,900 with funding sources identified from:

- Long-term Borrowing of up to \$8,000,000 – this is where the AAP is required
- Reserve Funds \$3,800,000
- Parks Development Cost Charges \$1,187,000
- Growing Communities Fund \$1,177,900
- Developer Contribution \$150,000

Will my property taxes increase?

No. There will not be any new tax increases with long-term borrowing to partially fund the Fire Hall #32 Replacement Project.

Council has directed staff to ensure that no new tax increases to the community will result from the project, including for long-term borrowing. The funds currently being transferred into reserves for this project will pay the annual payments on the borrowing.

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.



IF YOU SUPPORT LONG-TERM BORROWING, DO NOTHING

What do I need to do if I SUPPORT long-term borrowing for the Fire Hall #32 Replacement Project?

There is nothing you need to do.

Who do I need to do if I DO NOT SUPPORT long-term borrowing for the Fire Hall #32 Replacement Project?

Complete and submit the Elector Response Form and return to the City within the 30-day statutory period of the AAP.

Where do I find an Elector Response Form?

- Download an online form at westkelownacity.ca/aap
- Pick up a printed copy in person at West Kelowna Municipal Hall (2760 Cameron Road)
- Send an email to legislative.services@westkelownacity.ca and we will send you an Elector Response Form

How do I submit an Elector Response Form?

- By mail or hand delivery to West Kelowna Municipal Hall, 2760 Cameron Road, West Kelowna, BC, V1Z 2T6
- By fax at 778-797-1001
- By email to legislative.services@westkelownacity.ca

What is the deadline for submitting the Elector Response Form?

The deadline for submitting a signed AAP Elector Response Form is **4:30 p.m. on Thursday, March 21, 2024.**

Learn more about the Fire Hall #32 Replacement Project:

 778-797-1234

 westkelownacity.ca/aap

 capitalprojects@westkelownacity.ca

For more information on the AAP period:

 778-797-2250

 westkelownacity.ca/aap

 legislative.services@westkelownacity.ca