

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2021 October 06

FROM: MAJOR CIVIC BUILDING PROJECT
COORDINATION COMMITTEE

FILE: 4230 08
Reference: Fire Hall #8

SUBJECT: BURNABY FIRE STATION #8 – BURNABY MOUNTAIN

PURPOSE: To request the use of the Community Benefit Bonus Reserve to finance a Feasibility Study and Schematic Design work for Burnaby Fire Station #8.

RECOMMENDATION:

1. **THAT** the Financial Management Committee recommend Council authorize the use of the Community Benefit Bonus Reserve in the amount of \$1,000,000 to finance a feasibility study and the Phase I design work for Burnaby Fire Station #8, as outlined in this report.

REPORT**1.0 INTRODUCTION**

There are currently two existing fire stations that service the northeast quadrant of Burnaby: Fire Station #4 and Fire Station #6 (see *attached* Sketches #1 and #2). Over the years, as the community of SFU continues to grow, the lack of a fire hall on Burnaby Mountain presents some challenges for the fire department to meet response times in compliance with industry standards.

In 2020, the City completed the Burnaby Fire Department 2019 Needs Assessment Study, which completed an analysis of the current state of the City's Fire Department, identified gaps in services and forecast future fire service needs. The study identified that response coverage to Burnaby Mountain is inadequate and poses a risk for the community on Burnaby Mountain. Additionally, the widely varied land uses on the mountain, which includes institutional, industrial, multi-family residential, and wildland interface present a varied and ever-changing risk.

The Needs Assessment identified the need to build a fire station on Burnaby Mountain that would be staffed with 20 Fire Fighters. The facility will be planned, designed and constructed in partnership with Simon Fraser University. As such, the University has committed to providing, at no cost to the City, a site for a City fire protection facility when required.

2.0 POLICY SECTION

The Burnaby Fire Station #8 (Burnaby Mountain) project is aligned with the Burnaby Fire Department Strategic Plan 2021-2026 as well as the policy objectives of the Corporate Strategic Plan (2017), the Economic Development Strategy (2007) and the Official Community Plan (1998). The project is also aligned with the Simon Fraser University Official Community Plan (1996), the Burnaby Mountain Conservation Area Management Plan (2000) and the Simon Fraser University Burnaby 2065 Campus Master Plan.

3.0 FIRE STATION #8 (BURNABY MOUNTAIN) – ABX.0019

Location

City staff worked with Simon Fraser University to identify a number of potentially suitable sites which have been reviewed by the Burnaby Fire Department. One site emerged as being worthy of further exploration: the mutually agreed site EPP18042 which is located at the southwest corner of Tower Road and University Drive E, closest to the “Nelson Way” driveway to Discovery Park (see *attached* Sketch #3). Stream mapping analysis was completed by a Registered Professional Biologist to determine the exact locations of all existing streams (seasonal) and help map suitable environmental setbacks for any potential development.

Feasibility Study

A Request for Proposals has been posted on BC Bid to retain a consultant for the Phase I design work (Feasibility Study and Schematic Design), with the option to continue with the Phase II Design work, including Design Development, Tendering and Contract Administration services. It is intended that any development will be designed in accordance with SFU Burnaby 2065 Campus Master Plan published by Simon Fraser University and the Burnaby Mountain Conservation Area Management Plan (2000).

Overall Schedule

It is intended that a consultant will be retained in fall 2021, with feasibility study and conceptual design of the Fire Hall to be completed in early 2022, and conceptual design and SFU-related approvals and a rezoning application to be completed by the end of 2022, followed by tender documents, building permit and tender. Construction is expected to start spring 2024.

These expenditures are included in the 2021-2025 Financial Plan and sufficient Community Benefit Bonus Reserve funding is available to finance this capital project.

To: Financial Management Committee
From: Major Civic Building Project Coordination Committee
Re: Burnaby Fire Station #8 – Burnaby Mountain
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4.0 RECOMMENDATION


It is recommended that the Financial Management Committee recommend Council authorize the use of the Community Benefit Bonus Reserve in the amount of \$1,000,000 to finance the feasibility study, conceptual design and schematic design work for Burnaby Fire Station #8 (Burnaby Mountain), as outlined in this report.



E.W. Kozak, Chair, Major Civic Building Project
Coordination Committee



James Lota, Director Engineering



D. Critchley
Director Public Safety and Community Services

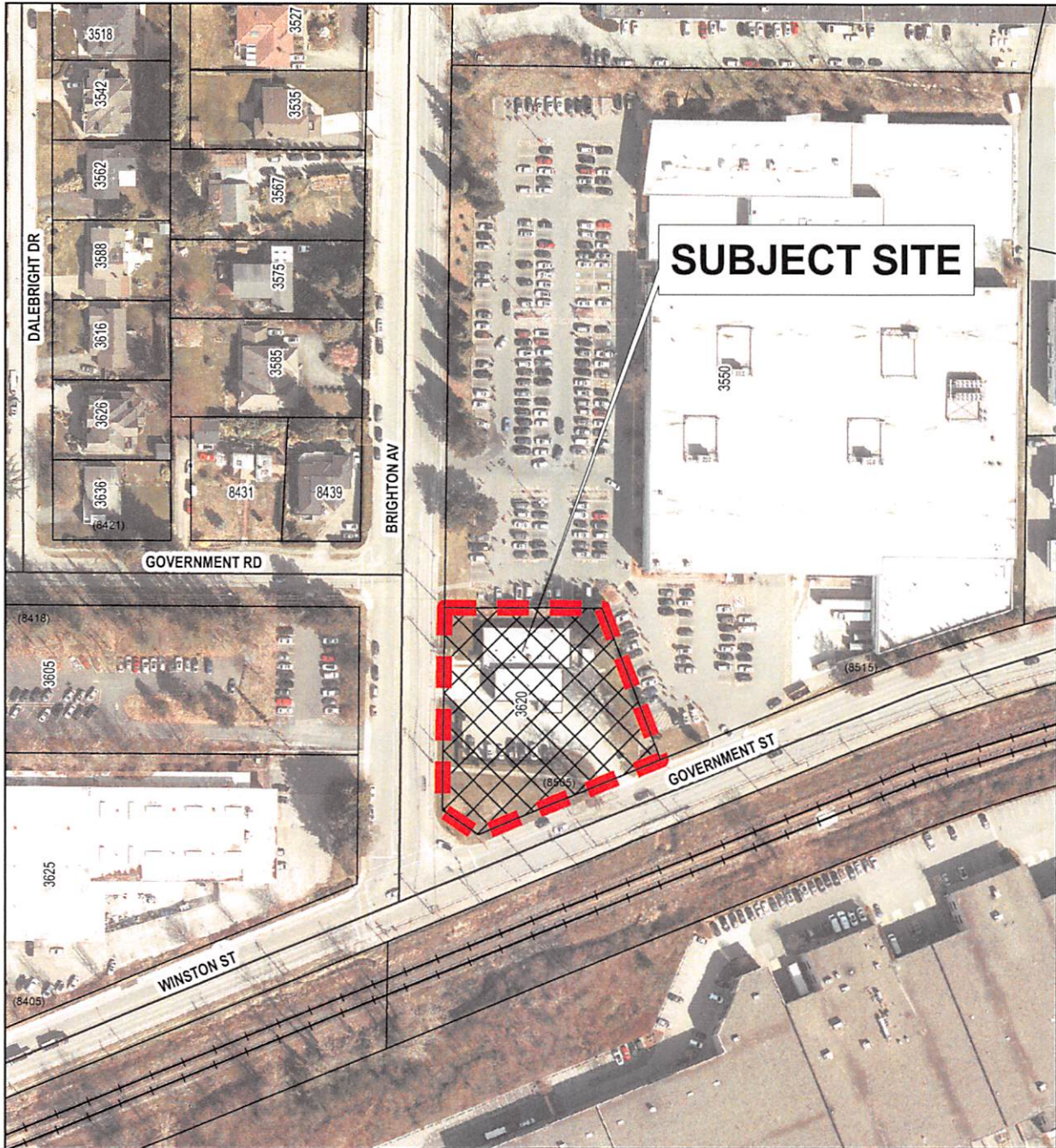
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Attachments

- cc: Chief Administrative Officer
- Deputy Chief Administrative Officer and Chief Financial Officer
- Director Corporate Services
- Director Parks, Recreation and Cultural Services
- Assistant Director Civic Building Projects
- Purchasing Manager
- Fire Chief
- City Solicitor
- City Clerk



	<p>PLANNING & BUILDING DEPARTMENT</p> 
<p>Date: OCT 6 2021</p>	<p>SITE MAP FIRE HALL NO.4 2326 DUTHIE AVENUE</p> <p>  Subject Site  City-Owned Property </p>
<p>scale: 1:1,500</p>	
<p>Drawn By: RW</p>	

Sketch #1



	<p>PLANNING & BUILDING DEPARTMENT</p>
<p>Date: OCT 6 2021</p>	<p>SITE MAP FIRE HALL NO.6 3620 BRIGHTON AVENUE</p>
<p>scale: 1:2,000</p>	
<p>Drawn By: RW</p>	
<p>  Subject Site  City-Owned Property </p>	

