



File: 0400-60

June 23, 2023

Mayor and Council

Village of Belcarra

4084 Bedwell Bay Road

Belcarra, BC V3H 4P8

Via email: jross@belcarra.ca

Re: Sasamat Volunteer Fire Department

Mayor and Council:

On behalf of Council, please accept this letter informing the Village of Belcarra of the Village of Anmore's intent to initiate planning and development of a Sasamat Volunteer Fire Department Fire Hall located in Anmore in 2024.

Anmore Council has expressed its unanimous support for this project as we value the essential emergency response service that the Sasamat Volunteer Fire Department provides to the Anmore and Belcarra communities.

In recent years, it has become increasingly evident that the SVFD Fire Hall in Anmore is deteriorating. An assessment was done in 2019, and several serious issues were identified, highlighting the need to consider replacing the building. Specifically, the assessment noted that the building does not meet minimum standards related to seismic activity and the current layout is not consistent with operational needs. We are also aware of safety risks to SVFD members as it does not meet WorkSafe health and safety minimum standards including a proper decontamination area and spatial separation of clothing/gear and vehicles/equipment.

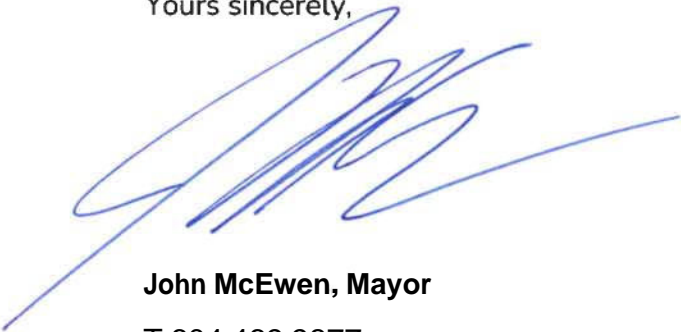
This is a group of volunteers who put their lives on the line to keep our community safe, and we have a responsibility to provide a workplace that can support their operational requirements in a safe and healthy environment.

In response, Anmore is taking immediate steps to move forward with planning and development of a new SVFD Fire Hall to address the identified issues. Our commitment to this project includes allocating funds from the Growing Communities Fund Grant from the Province of B.C. that we received earlier this year so we can provide temporary fire response facilities while moving this project forward as quickly as possible.

We are requesting that Belcarra provide Anmore with a commitment of their intent and timeline related to the SVFD Fire Hall replacement as this is a high priority for the health and safety of both our communities and our first responders. Our goal is to move forward with this project as soon as possible, so we are hoping you will make this a priority on your Council agenda and let us know by the end of October how your Village can support this project.

We look forward to hearing next steps from you in the near future. Should you need any further information, please don't hesitate to contact me.

Yours sincerely,



John McEwen, Mayor

T 604 469 9877

john.mcewen@anmore.com

cc: Paula Richardson, CAO Village of Belcarra
SFVD Board of Trustees, Metro Vancouver

Enclosure



Prepared by:
**Johnston Davidson
Architecture + Planning
Inc.**

anmore + belcarra firehalls

April 18, 2019

JDa - firm

Johnston Davidson Architecture and Planning Inc. was founded in 1976 and has been working from its Vancouver based office for over 40 years.

We aim to continue the strong design tradition that has been the mainstay of our business and combine it with a sensitivity to the environment while continuing to serve a wide variety of clients.

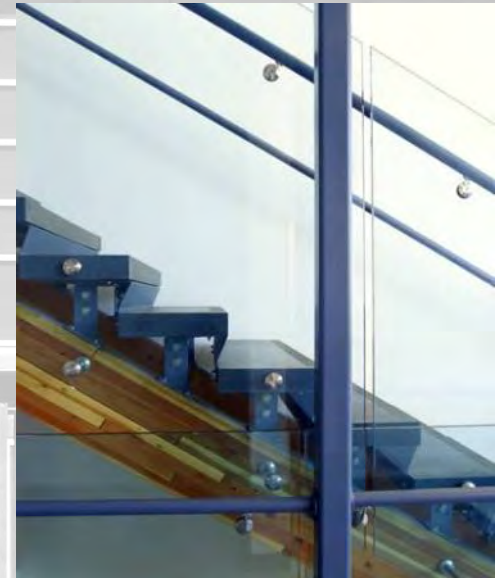
principals:

Kimberly Johnston, Architect AIBC, LEED AP

John Botelho, Senior Associate, LEED AP

The firm serves clients from public and private institutions, municipal, provincial and federal governments and private clients by providing creative, valued and innovative solutions for all planning and facility needs.

- Full architectural services
- Building audit services
- Planning
- Needs assessments



JDA firehall + examples

Ellerslie Firehall, Edmonton, Alberta

Hamilton Firehall, Richmond B.C.

Chilliwack Firehall, Chilliwack B.C.

East Courtenay Firehall, Courtenay, BC

Firehall No. 5, Vancouver, BC

Firehall No. 12, Vancouver, BC

Boundary Bay Firehall +

Training Centre, Delta, BC

Qualicum Beach Firehall, Qualicum Beach, BC

Central Saanich Firehall, Saanichton, BC

Surrey Firehall No. 9, Surrey, BC

Surrey Firehall no. 18, Surrey, BC

Surrey Firehall no. 2, Surrey, BC

Town Centre, Coquitlam, BC

Heritage Valley Firehall, Edmonton, Alberta.

The team's protective services design experience consists of projects that range in size from 3,500sf satellite halls to 50,000 sf



project goals

- ✓ **Observe and document** the current functional components of the firehall facility.
- ✓ Assess the building for “gap” between **industry standards** and current conditions.
- ✓ **provide high level costing** based on current industry pricing to help give project development financial perspective.
- ✓ Outline findings in a **detailed report**.

space program

anmore firehall

Existing:
4,245 sf
(394 sm)

New : 11,650sf
(1,039sm)



space program

Existing:
2,386 sf
(222 sm)

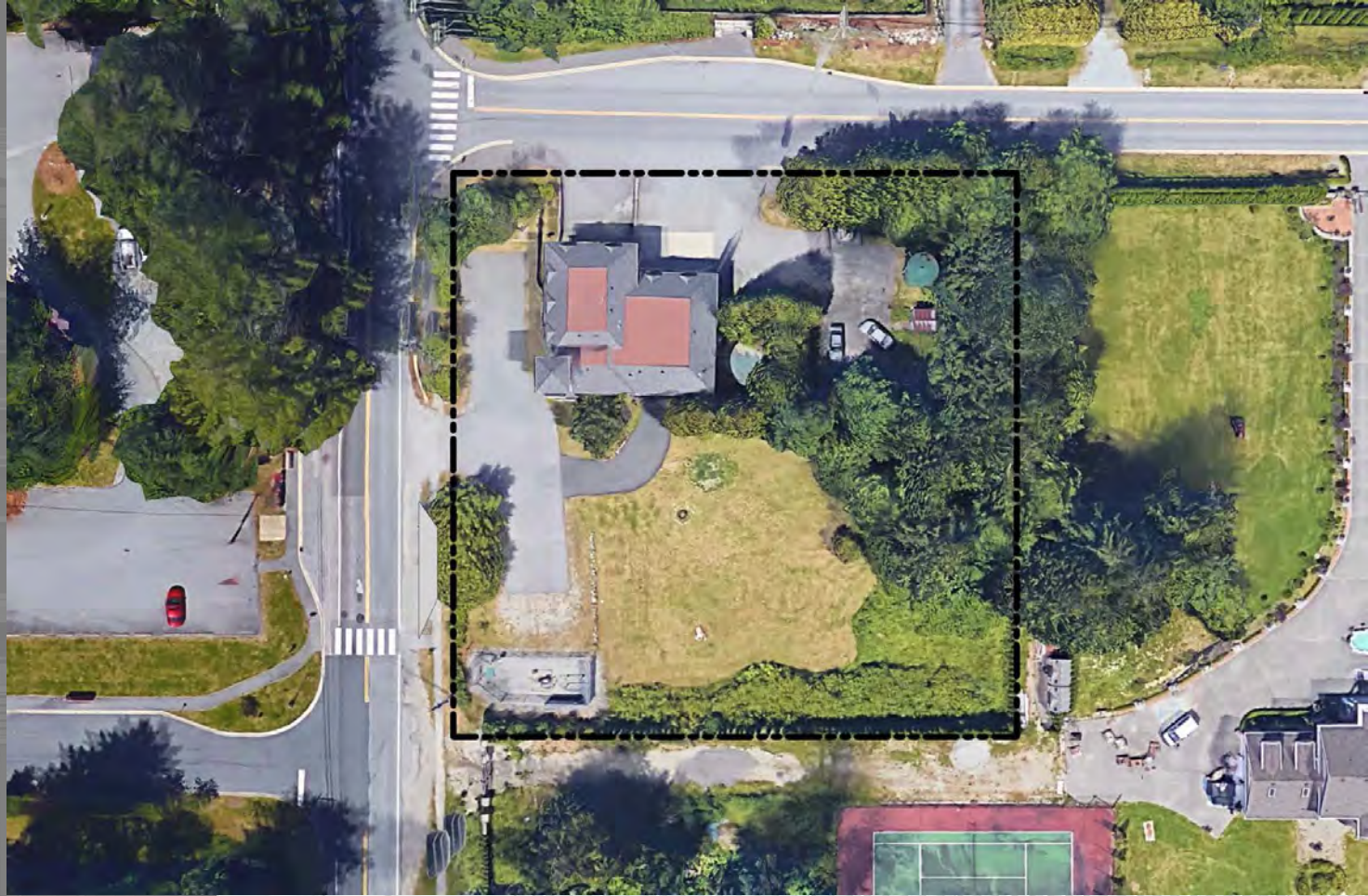
New : 7, 364sf
(657.00sm)



exist site

- site size:
4040sm
(1 acre)

anmore firehall



exist site

anmore firehall

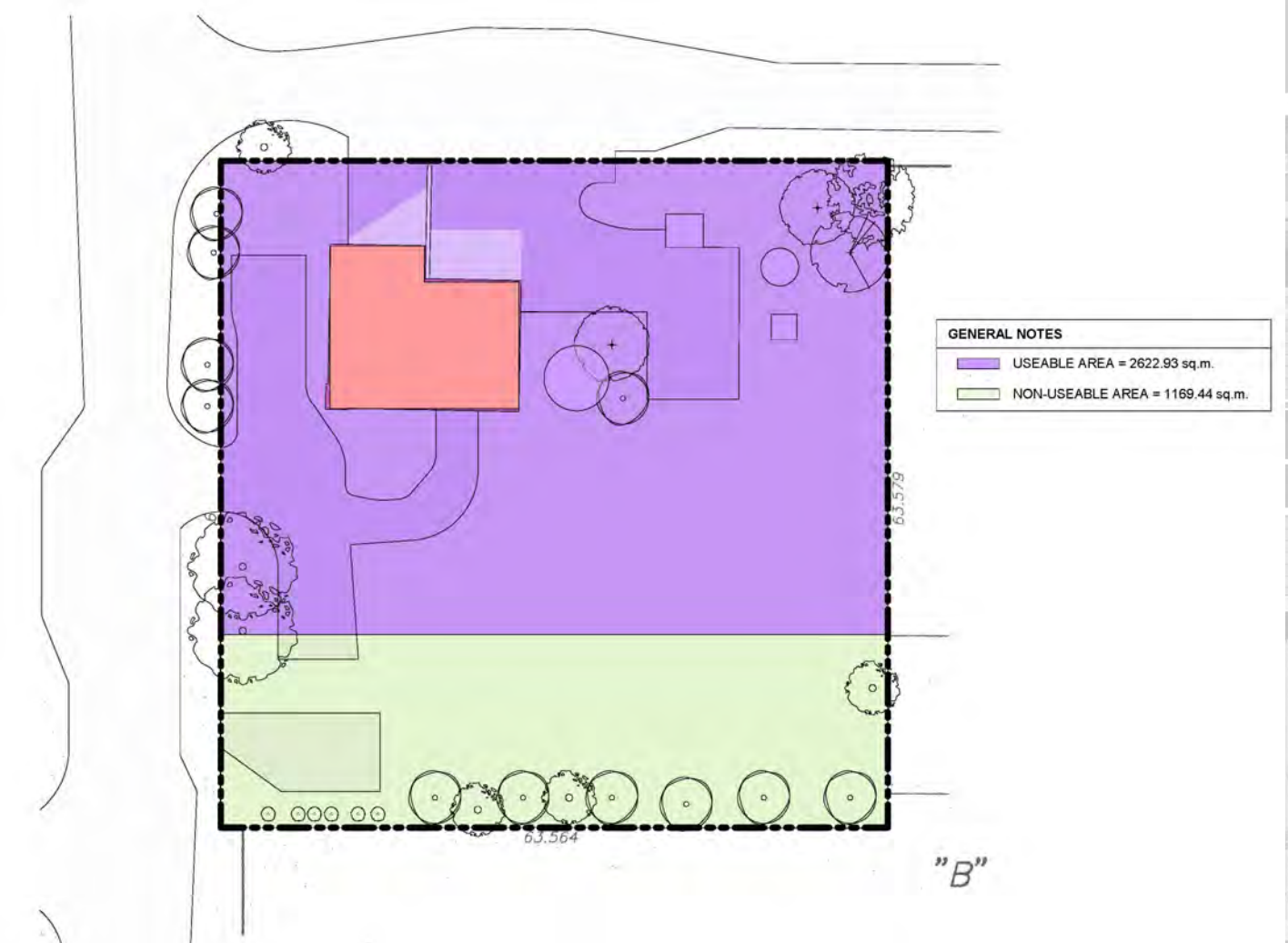
- 6 parking spaces
- corner site
- site would allow for drive thru access
- limited space on site for temporary quarters
- could have some training area.



exist site

anmore firehall

- working area:
2,622 sm
(.65 acres)



exist site

belcarra firehall

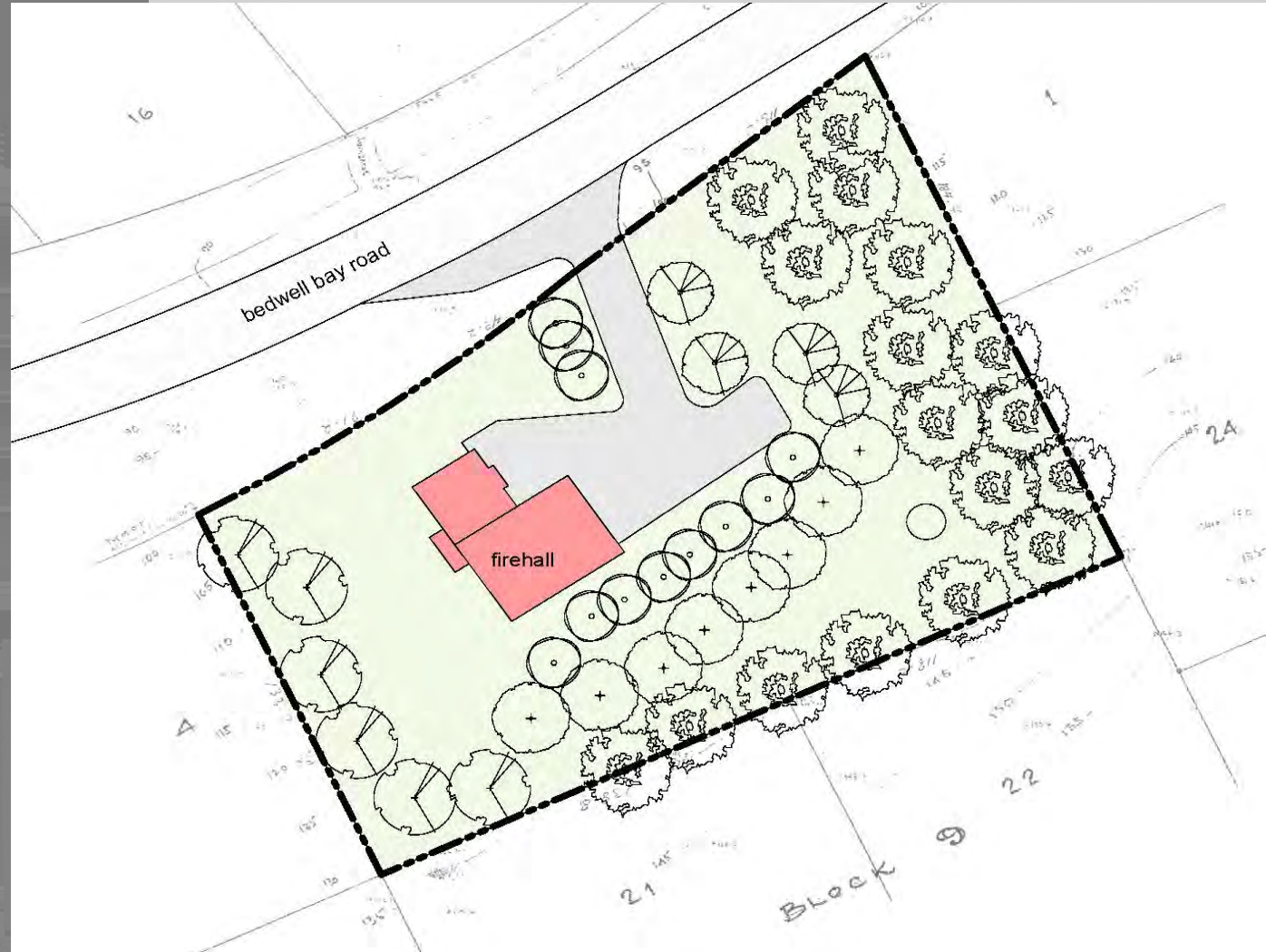
- site size:
3,510sm
(.868 acre)



exist site

belcarra firehall

- 6 parking spaces
- steep topography
- no drive thru access
- limited space on site for temporary quarters
- no training area



exist site

belcarra firehall

- working area:
1,551.5sm
(.38 acres)



existing building

- 4,245sf (394sm)
- 1 & 1.5 storey concrete block, wood frame and wood trusses.
- Built in 1977 with an addition of apparatus bays only in 1997.

anmore firehall



existing building



anmore firehall

- the building does not meet Post Disaster Standards as it is not seismically compliant with BC Building Code.
- the apparatus bays have limited physical space, creating safety and operational hazards for the crews.
- there is no separate storage for Personal Protective Equipment (PPE), which exposes FF to cancerous chemicals continuously

existing building

- there are not enough washroom facilities for firefighters - this represents a lack of facilities for decontamination and the health of both the firefighters and their families.



anmore firehall

BC Building Code

- Fire separations
- Exiting
- Environmental deficiencies
- Handicapped accessibility for Public.



existing building

- 2,386sf (222sm)
- 1 & 1.5 storey concrete block and metal clad building.
- Built in 1978 with a renovation and addition in 1997.

belcarra firehall



existing building



belcarra firehall

- the building does not meet Post Disaster Standards as it is not seismically compliant with BC Building Code.
- the apparatus bays have limited physical space, creating safety and operational hazards for the crews.
- there is no separate storage for Personal Protective Equipment (PPE), which exposes FF to cancerous chemicals continuously



existing building

- there are not enough washroom facilities for firefighters - this represents a lack of facilities for decontamination and the health of both the firefighters and their families.



belcarra firehall

BC Building Code

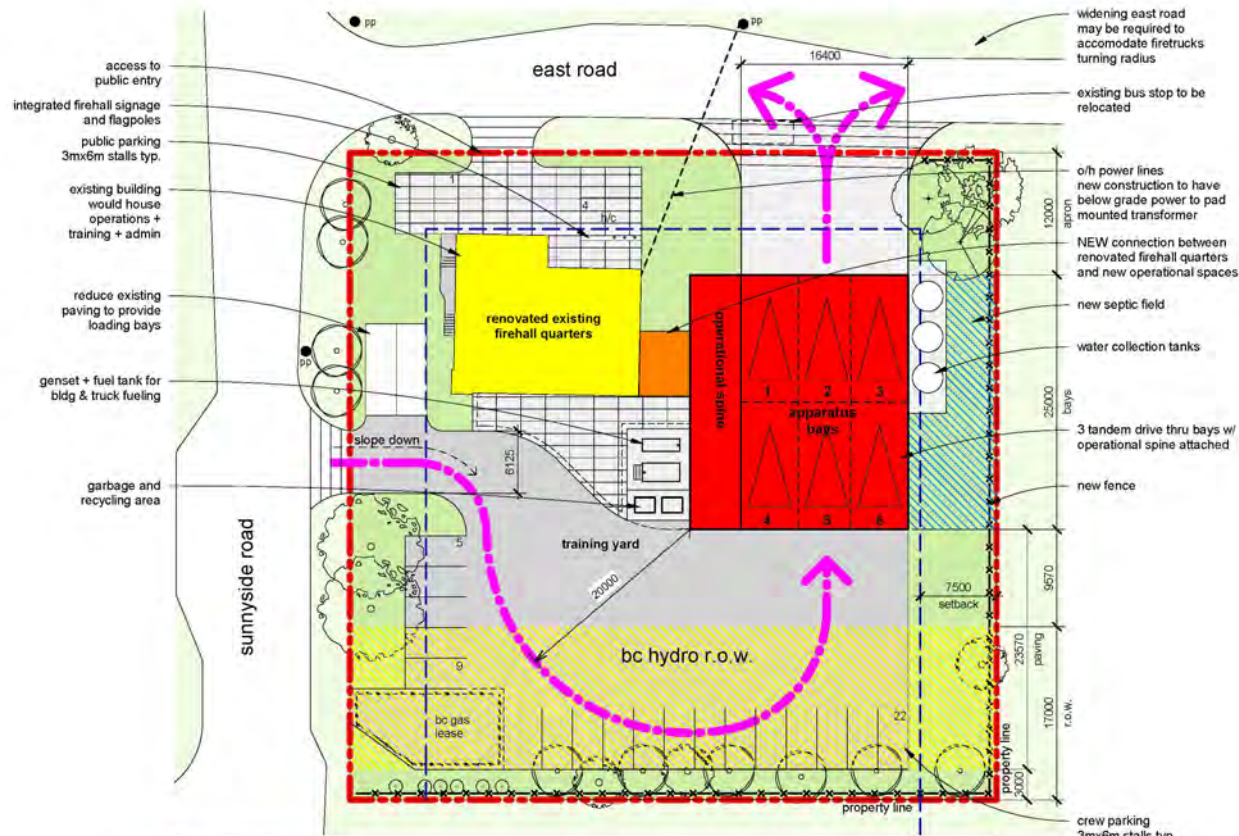
- Fire separations
- Exiting
- Environmental deficiencies
- Handicapped accessibility for Public.



option 1

\$4,260,000.00

anmore firehall



Johnston Davidson
ARCHITECTURE + PLANNING INC.

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project north 179°

SITE LEGEND:

	APPARATUS BAYS + OPERATIONAL SPACES		STAMPED CONCRETE		NEW SEPTIC FIELD
	EXISTING FIREHALL QUARTERS RENOVATION		ASPHALT		NEW CHAIN LINK FENCE
	CONNECTION BETWEEN NEW AND RENOVATION		GRAVEL		NEW ARCH FENCE
	NEW FIREHALL QUARTERS		BC HYDRO R.O.W.		PROPERTY LINE
	CONCRETE		NEW LANDSCAPING		SETBACK (6.0m)

feasibility study

Metro Vancouver Regional District
Anmore Firehall

site plan - option 1

1:400
18 - nov - 18

option 2

\$3,185,000.00

anmore firehall



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project north 179°

SITE LEGEND:

	APPARATUS BAYS + OPERATIONAL SPACES		STAMPED CONCRETE		NEW SEPTIC FIELD
	EXISTING FIREHALL QUARTERS RENOVATION		ASPHALT		NEW CHAIN LINK FENCE
	CONNECTION BETWEEN NEW AND RENOVATION		GRAVEL		NEW ARCH. FENCE
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	CONCRETE		NEW LANDSCAPING		SETBACK (6.0m)

feasibility study

Metro Vancouver
Regional District
Anmore Firehall

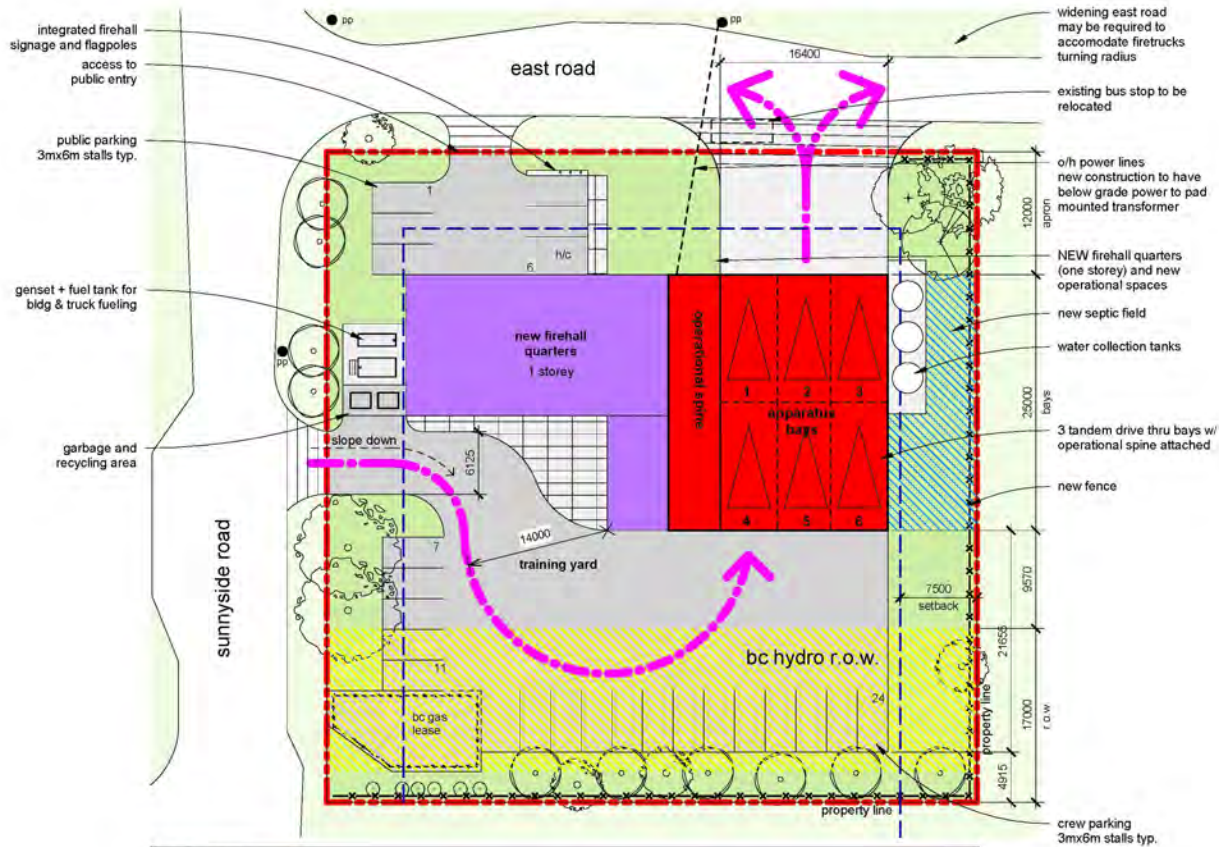
site plan - option 2

1:400
18 - nov - 18

option 3

\$5,480,000.00

anmore firehall



SITE LEGEND:

	APPARATUS BAYS + OPERATIONAL SPACES		STAMPED CONCRETE		NEW SEPTIC FIELD
	EXISTING FIREHALL QUARTERS RENOVATION		ASPHALT		NEW CHAIN LINK FENCE
	CONNECTION BETWEEN NEW AND RENOVATION		GRAVEL		NEW ARCH FENCE
	NEW FIREHALL QUARTERS		BC HYDRO R.O.W.		PROPERTY LINE
	CONCRETE		NEW LANDSCAPING		SETBACK (6.0m)

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Project north 179°

feasibility study

Metro Vancouver
Regional District
Anmore Firehall

site plan - option 3

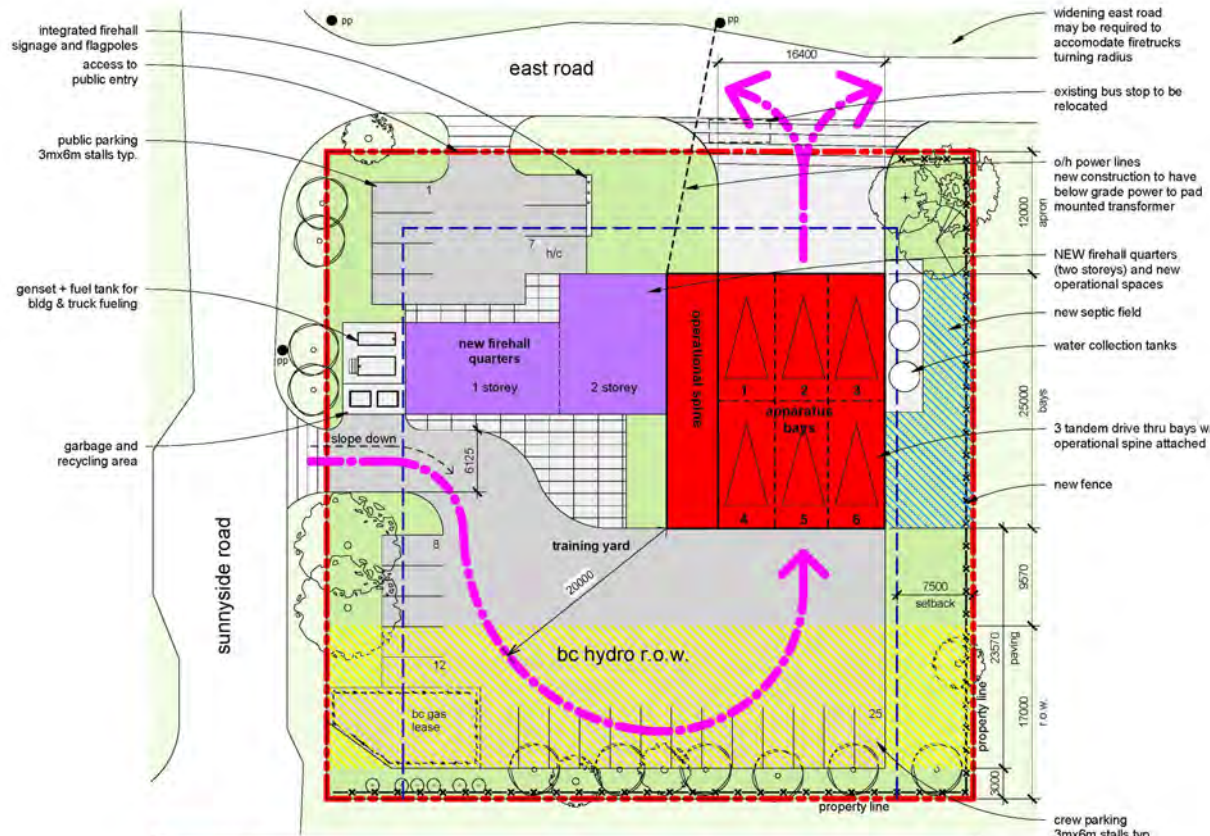
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18 - nov - 18

option 4

\$5,480,000.00

anmore firehall



SITE LEGEND:

	APPARATUS BAYS + OPERATIONAL SPACES		STAMPED CONCRETE		NEW SEPTIC FIELD
	EXISTING FIREHALL QUARTERS RENOVATION		ASPHALT		NEW CHAIN LINK FENCE
	CONNECTION BETWEEN NEW AND RENOVATION		GRAVEL		NEW ARCH FENCE
	NEW FIREHALL QUARTERS		BC HYDRO R.O.W.		PROPERTY LINE
	CONCRETE		NEW LANDSCAPING		SETBACK (6.0m)

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ARCHITECTURE + PLANNING INC.

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project north 179°

feasibility study

Metro Vancouver Regional District
Anmore Firehall

site plan - option 4

1:400
18 - nov - 18

option 1

\$1,750,000.00

belcarra firehall



- adjacent site access
- existing driveway to remain as vehicle entry
- new apron 17m +/- length
- 15 parking stalls @ 3m x 6m
- three drive through apparatus bays
two @ 12.5m x 5.6m
one @ 15.5m x 5.6m
- garbage and recycling area
- genset + fuel tank for bldg & truck fueling
- new training and vehicle circulation area
- existing hall to remain operational during next facility construction - demolished after construction to allow for parking
- retaining wall



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SITE LEGEND:		
 APPARATUS BAYS + OPERATIONAL SPACES	 STAMPED CONCRETE	 NEW SEPTIC FEILD
 EXISTING FIREHALL QUARTERS RENOVATION	 ASPHALT	 NEW CHAIN LINK FENCE
 CONNECTION BETWEEN NEW AND RENOVATION	 GRAVEL	 NEW ARCH. FENCE
 NEW FIREHALL QUARTERS	 AUTO EX ZONE	 PROPERTY LINE
 CONCRETE	 NEW LANDSCAPING	 SETBACK (6.0m)

feasibility study

Metro Vancouver Regional District
Belcarra Firehall

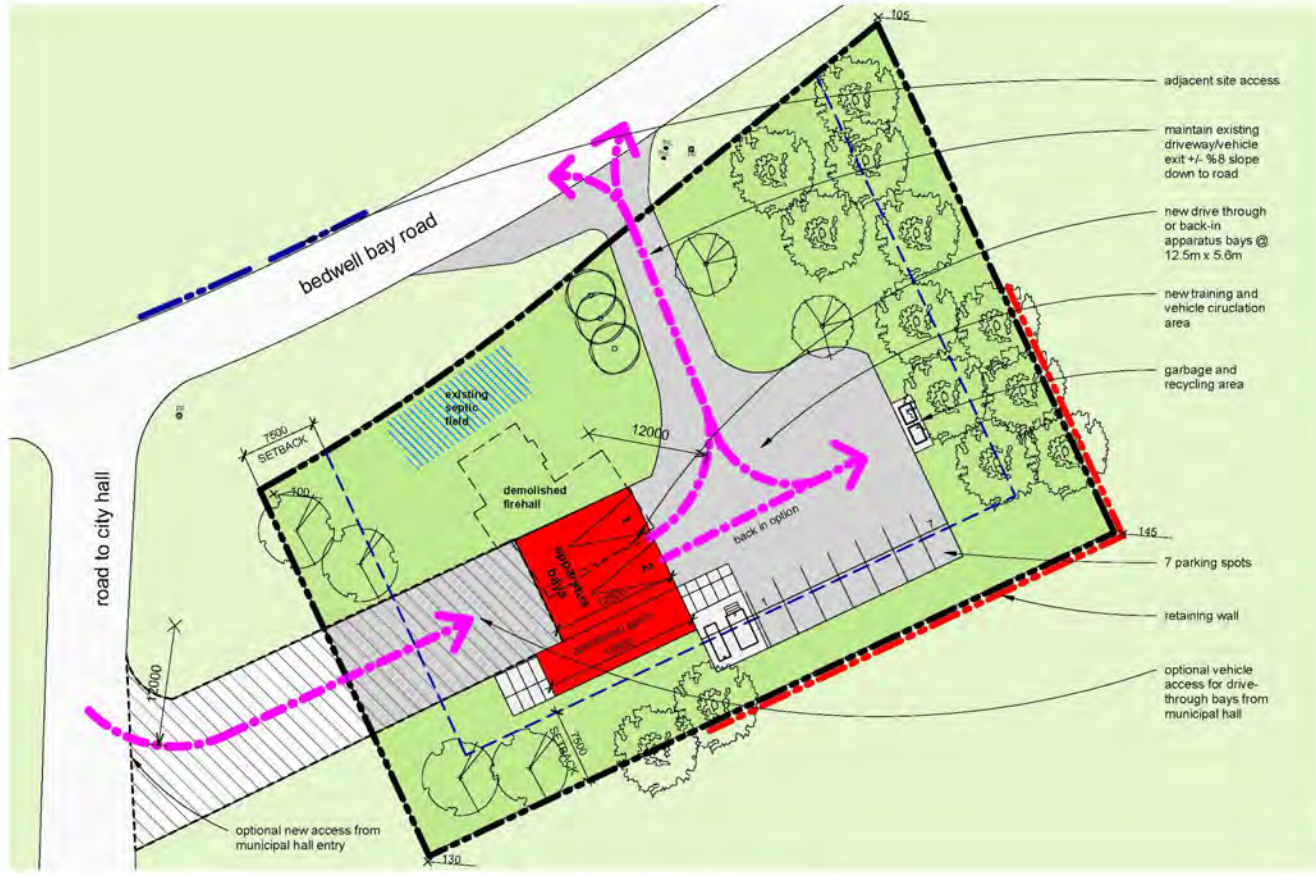
site option 1

1:400
18 - dec - 03

option 2

\$1,848,000.00

belcarra firehall



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SITE LEGEND:			
	APPARATUS BAYS + OPERATIONAL SPACES		NEW SEPTIC FIELD
	EXISTING FIREHALL QUARTERS RENOVATION		ASPHALT
	CONNECTION BETWEEN NEW AND RENOVATION		GRAVEL
	NEW FIREHALL QUARTERS		AUTO EX ZONE
	CONCRETE		NEW LANDSCAPING
	NEW CHAIN LINK FENCE		NEW ARCH. FENCE
	PROPERTY LINE		SETBACK (6.0m)

feasibility study

Metro Vancouver Regional District
Belcarra Firehall

site option 2

1:400
18 - dec - 03

for consideration

- 
- This is a 50 year critical infrastructure building.
 - Renovation versus rebuilding

questions ?



Prepared by:
Johnston Davidson
Architecture + Planning
Inc.