

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](mailto: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.

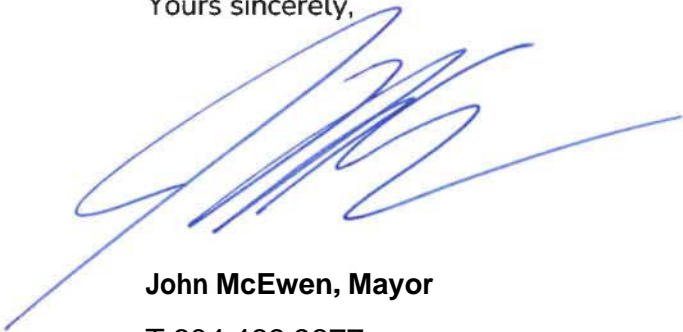
This is a group of volunteers who put their lives on the line to keep our community safe, and we have a responsibility to provide a workplace that can support their operational requirements in a safe and healthy environment.

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](mailto: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

Existing:  
4,245 sf  
(394 sm)

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

anmore firehall



# space program

Existing:  
2,386 sf  
(222 sm)

New : 7, 364sf  
(657.00sm)

belcarra firehall

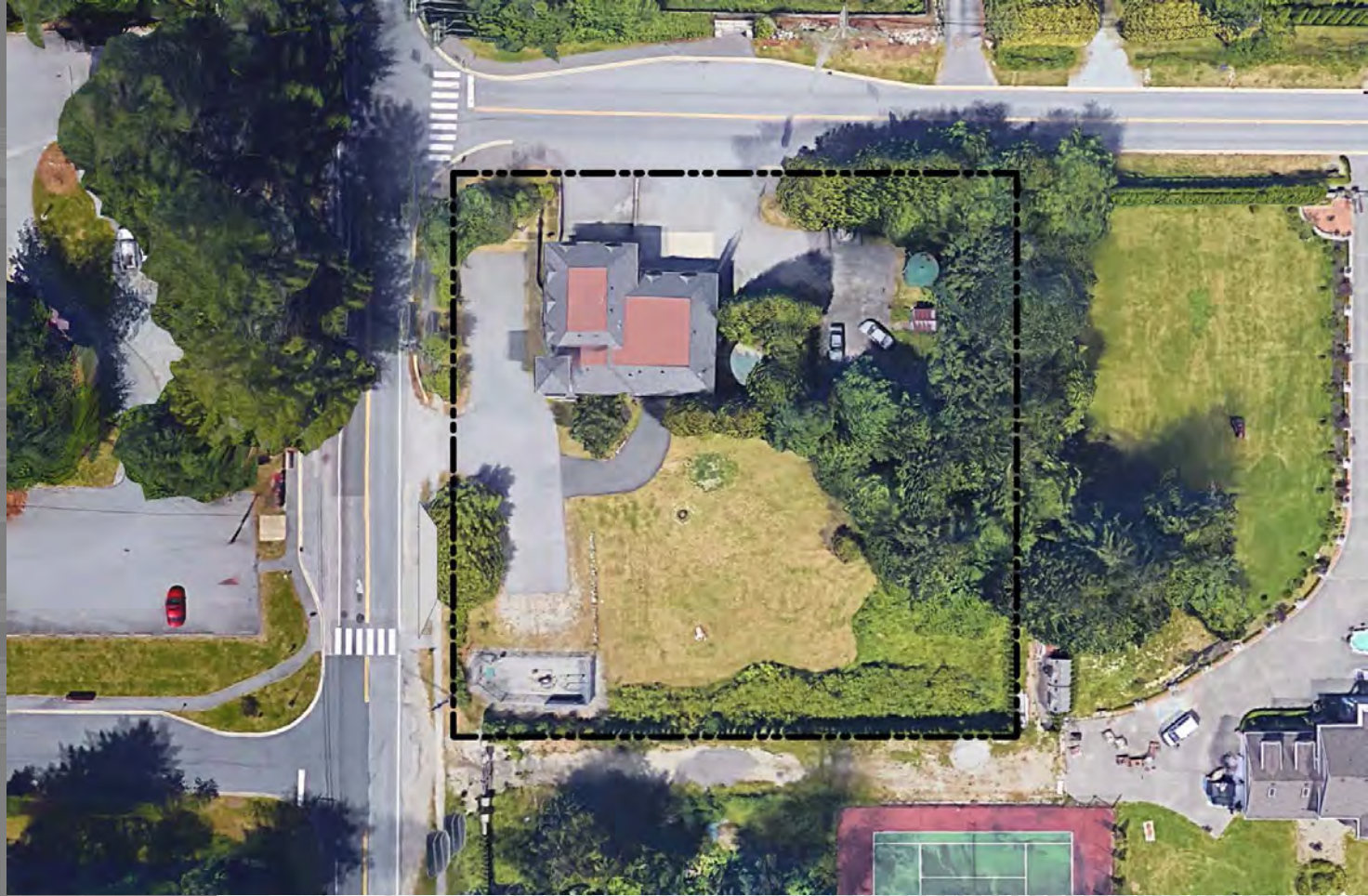




# exist site

- site size:  
4040sm  
( 1 acre)

anmore firehall



**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.

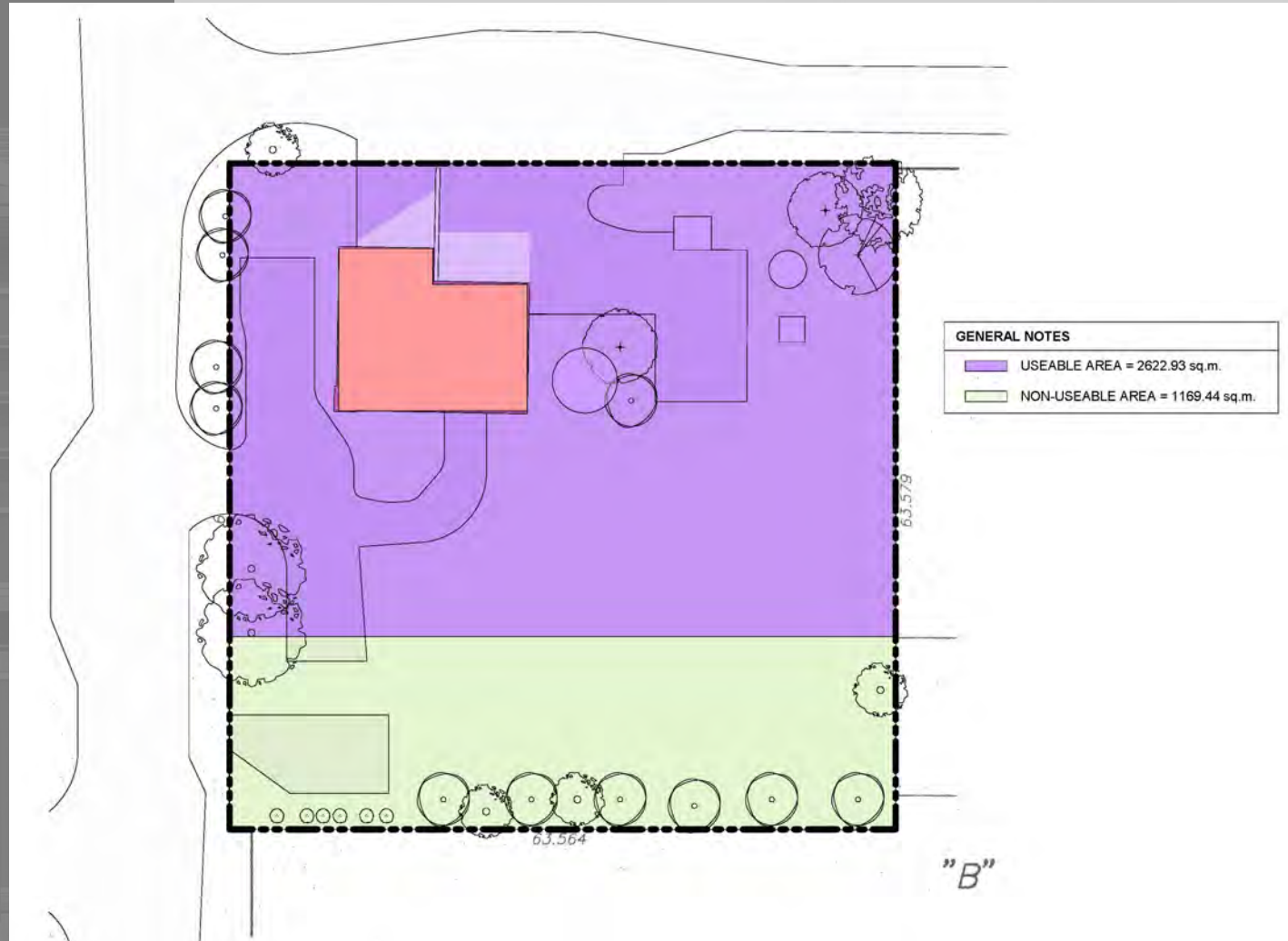




# exist site

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

anmore firehall





# exist site

belcarra firehall

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

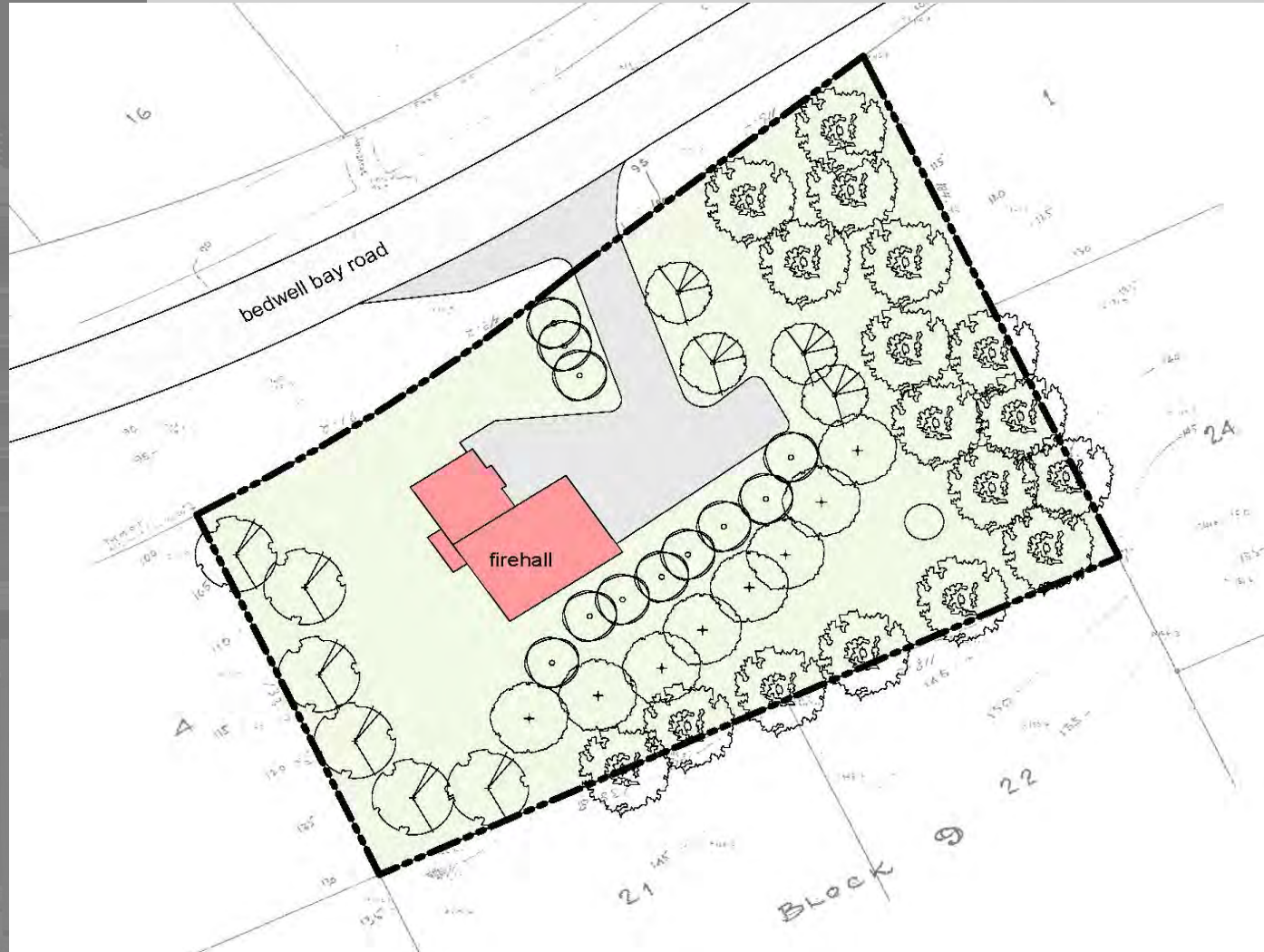




# exist site

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

anmore firehall

- 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.





# 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

belcarra firehall

- 2,386sf (222sm)
- 1 & 1.5 storey concrete block and metal clad building.
- Built in 1978 with a renovation and addition in 997.



# 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



## 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)

Johnston Davidson  
ARCHITECTURE + PLANNING INC.

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project north 179°

## feasibility study

Metro Vancouver  
Regional District  
Anmore Firehall

## site plan - option 1

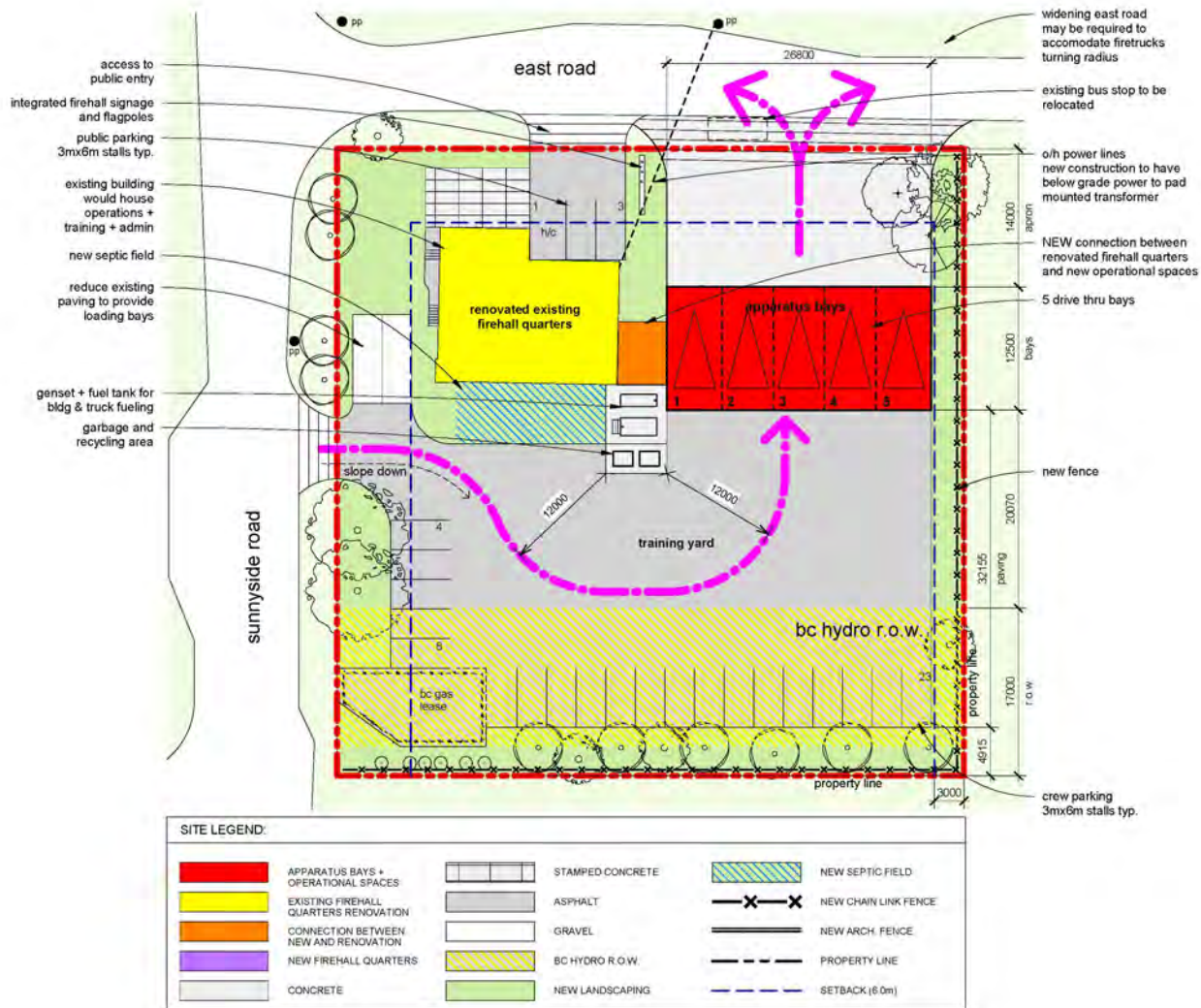
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18 - nov - 18

# option 2

\$3,185,000.00

anmore firehall



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project north 179°

**feasibility study**

Metro Vancouver  
Regional District  
Anmore Firehall

**site plan - option 2**

1:400

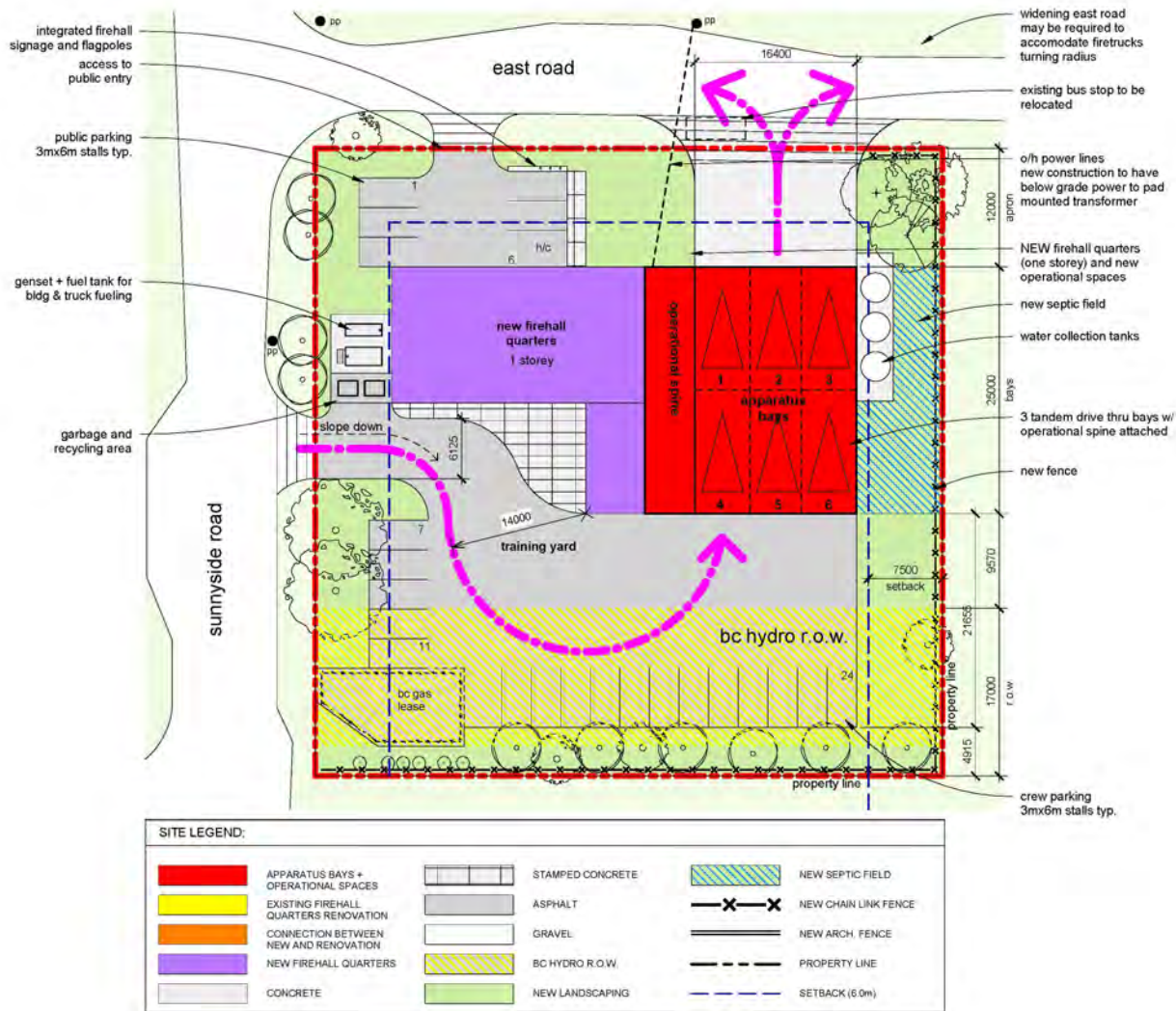
18 - nov - 18



# option 3

\$5,480,000.00

anmore firehall



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project north 179°

**feasibility study**

Metro Vancouver  
Regional District  
*Anmore Firehall*

**site plan - option 3**

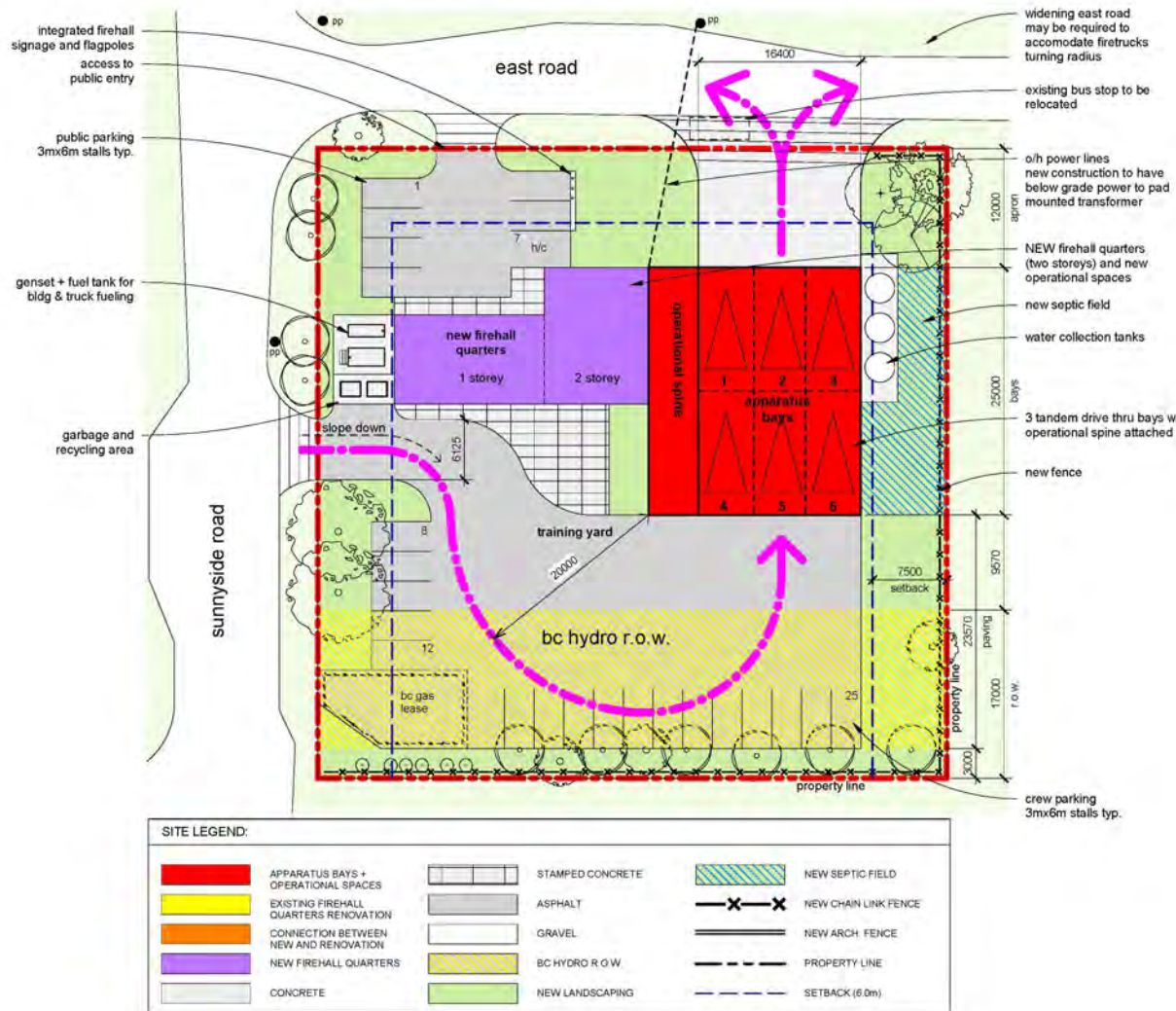
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18 - nov - 18

# option 4

\$5,480,000.00

anmore firehall



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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



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feasibility study

Metro Vancouver  
Regional District  
*Belcarra Firehall*

site option 1

## 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		AUTO EX ZONE		PROPERTY LINE
	CONCRETE		NEW LANDSCAPING		SETBACK (5.0m)




1:400

18 - dec - 03

# belcarra firehall



18 - dec - 03

	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		AUTO EX ZONE		PROPERTY LINE
	CONCRETE		NEW LANDSCAPING		SETBACK (6.0m)



# for consideration

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

# questions ?

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

