

Union Bay Improvement District
Fire Hall and Fire Truck Committee
Comprehensive Report on New Fire Hall
UBID Annual General Meeting
Wednesday, April 1, 2009

- A. Reasonable facts that require the Union Bay Improvement District to replace the existing Fire Hall with a new Fire Hall

Uncontrollable Facts: Unable to be addressed at present location

- The District already requires a new first line fire truck. The new design of the fire truck will not fit into the existing fire hall.
- The District's predicted growth of 3% per annum relates to an increased residents base from approximately 640 to 1000 residents over the next 10 years. This will increase the overall space required for equipment and fire fighters.
- The means of entry and exit from the existing Fire Hall is shared with the Highwayman Pub. At certain times this creates a very dangerous situation for both the public and fire fighters.
- The existing Fire Hall cannot be expanded to meet our future needs.
- Fire Emergency parking is none existent on present site.

Controllable Facts: These are facts that could be addressed at the present location and could be repaired

- Hall does not meet all required WorkSafeBC regulations.
- Hall does not meet Fire Commissioner's Guidelines.
- Hall does not meet engineering standards and provincial seismic requirements.
- Hall not does meet Health regulations (No sewer system).
- Hall does not meet the National Building Code requirements (Hall was built in 1946 – no regulations in place at that time)
- Hall failed asbestos testing
- Hall's main electrical service and also some of the sub-circuits through the building are insufficient.
- Plumbing system insufficient.
- Hall not capable of housing all existing equipment. Some equipment stored off site and not properly stored.
- Hall floor below ground water table – floods regularly – water flows through truck bays and office areas.
- Hall interior and exterior not fire rated
- No inside training area
- Fire Fighter gear storage inadequate.
- Insufficient work space.
- Noise level excessive.
- Hall roof will not support a snow load. Internal temporary post is installed during winter months.
- Insufficient administration and record space.
- THE LIST GOES ON.

Reasonable Summation

There are many more facts why this Fire Hall reached the end of its life many years ago. Our Fire and Rescue Department's mandate has change and even more pressure for space will increase significantly over the next 10 years and beyond.

The District's predicted growth of 3% per annum relates to an increased residents growth from approximately 640 to 1000 over the next 10 years. Without a new Fire Hall the Union Bay Fire Rescue will not be an effective force that is required and demanded by the District Landowners.

If the Fire Rescue Department was forced to shut down because of the accumulated problems stated above, there would be undue hardships that would be absorbed by the District Landowners.

- B. Review of Hardship considerations that would be absorbed by the Landowners if the Union Bay Fire Rescue was to stop its operations.

Fire Rescue Hardships

Response Time to a Fire Call:

- Union Bay Fire Rescue – approximately 6 minutes average
- Courtenay Fire Department – approximately 21 minutes average

Response time to a First Responder Call:

- Union Bay Fire Rescue – approximately 6 minutes average
- Courtenay Fire Department – approximately 21 minutes average

Reasonable Summations

The distance from the Courtenay Fire Department Hall to the existing Union Bay Fire Rescue Hall is approximately 20 kilometers.

This distance almost triples the amount of time that Fire or First Responder services could be expected in an emergency situation. It triples the risk for our landowners. It relates to more loss of life and property.

Financial Hardships

Homeowner Insurance

Dwelling Value (Replacement)	Premium with Fire Hall	Premium without Fire Hall
\$200,000	\$421	\$1,271
\$250,000	\$521	\$1,560
\$300,000	\$621	\$1,851
\$350,000	\$720	\$2,143
\$400,000	\$813	\$3,713

Reasonable Summations

All homeowners insurance will be much more expensive. The longer response time is expected to cause much more property loss.

Homeowners will pay, depending on the value of the dwelling; anywhere from 3 – 5 times more than what they are paying now. This becomes a very significant hardship on landowners.

- C. Review of approximate cost and financing hardships that would be absorbed by the Landowners to build and operate a new Fire Hall.

Dwelling Value (Assessed)	Tax Increase/year
\$200,000	\$115.94
\$250,000	\$144.92
\$300,000	\$173.90
\$350,000	\$202.89
\$400,000	\$231.87

- D. Review of approximate insurance cost savings to the Landowners if the Union Bay Fire Rescue Department relocates to a new Fire Hall and continues its normal operations.

Dwelling Value (Replacement)	Insurance Savings per year
\$200,000	\$734.06
\$250,000	\$894.08
\$300,000	\$1,056.10
\$350,000	\$1,220.11
\$400,000	\$2,668.13

Reasonable Summations

- All Homeowners' insurance cost would be much less expensive with a new Fire Hall. Due to the shorter response time the insurance companies expect much less property loss.
- Homeowners' insurance would stay the same but property tax would increase but at a reasonable amount, as per section D depending on each individual assessed property value.