



Fire Hall #1 Reconstruction Proposed Land Use Bylaw Amendment to Redistrict 20 Gate Ave

Public Information Meeting

Thursday, June 7 | 6 to 8 p.m.
Heritage Room, St. Albert Inn & Suites
156 St. Albert Trail

Presented by:

Keven Lefebvre
Fire Chief
St. Albert Fire Services

Overview

- Introduction
- Project History & Background
- Redistricting (a.k.a Rezoning)
- Next Steps & Timelines
- Questions & Feedback



Project History & Background

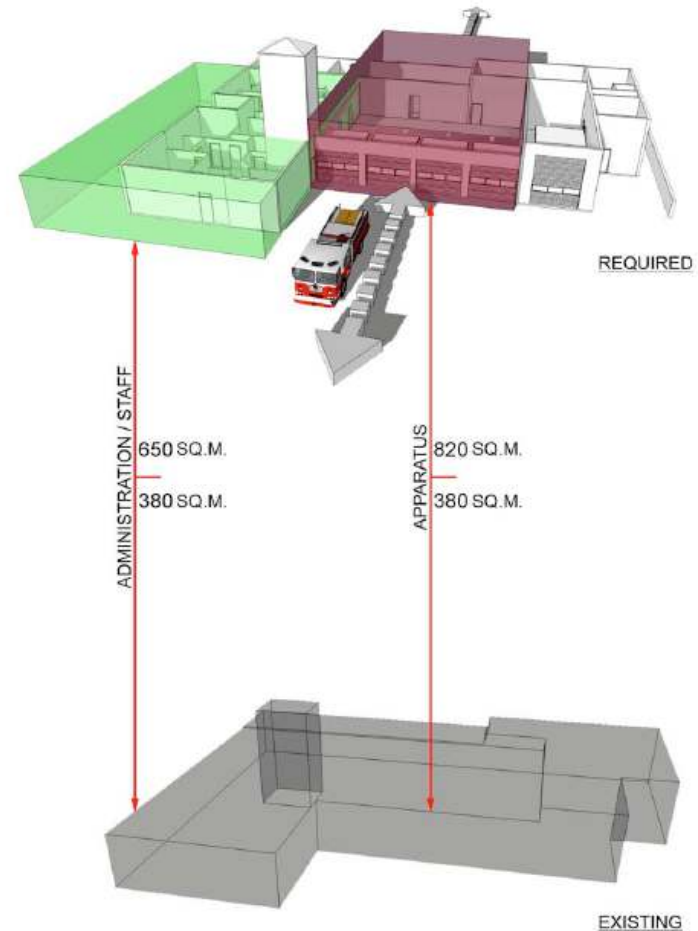
- Existing Facility
 - The St. Albert Fire Hall #1 at 18 Sir Winston Churchill Avenue, was originally constructed in 1962 and renovated in 1977, 1987 and 2011. The current facility is experiencing a significant spatial shortfall and many of the building components have reached the end of their serviceable life.



Project History & Background

- Feasibility Study
 - City Council approved funding in 2016 for a Feasibility Study to assess the current facility condition, as well as spatial needs of fire services
 - The study determined that a renovation of the existing fire hall was not a viable option for many factors, most notably cost (due to building condition) and site constraints
 - The study can be found on the City's website:

www.stalbert.ca and search Fire Hall #1 Redistricting



for illustrative purposes only

Project History & Background

- Proposed Relocation
 - During the course of the study, the project team identified 20 Gate Ave as the preferred location for the reconstruction of Fire Hall #1
 - Land does not have to be purchased; City-owned
 - Falls within response zone of the existing Fire Hall #1; Better access to St. Albert Trail
 - Site is large enough to provide adequate growth for Fire Services to 2050
 - Timing of Transit moving to new Campbell Park n Ride falls in line with design and construction timelines for the reconstruction of Fire Hall #1
 - Site services established in the area

Project History & Background

- Conceptual Fire Hall site plan @ 20 Gate Ave.



for illustrative purposes only

Project History & Background

- Fire Hall #1 location comparisons



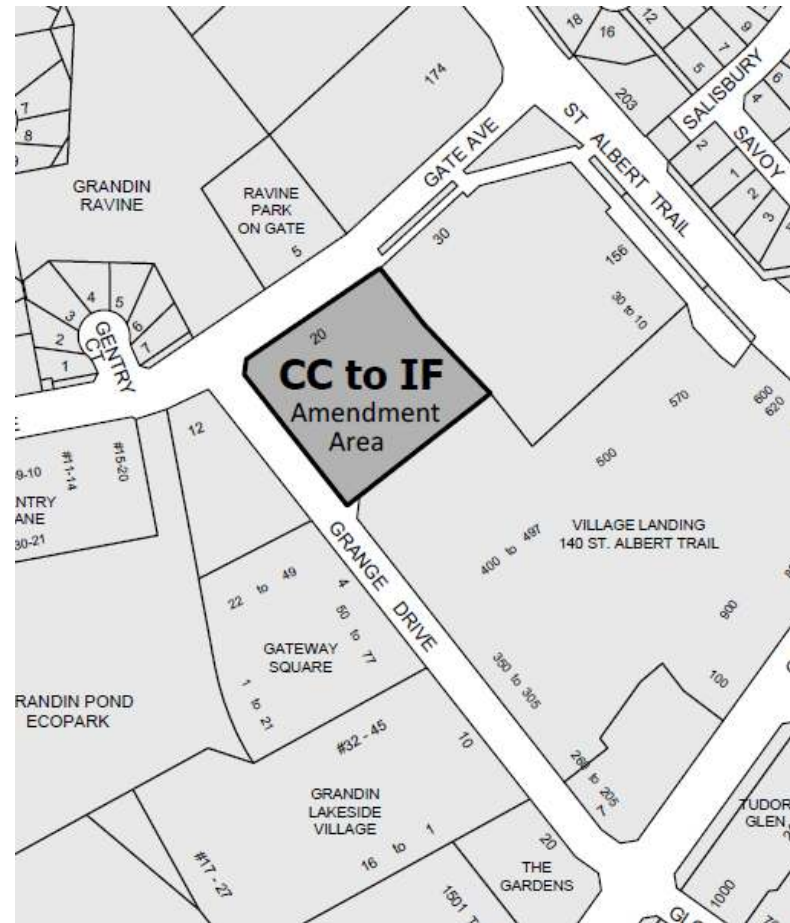
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Project History & Background

- Council Direction
 - On April 16, 2018, City Council approved a change in scope regarding Project Charter Fire-002 Fire Hall #1 Reconstruction to support moving forward with planning & design for a new build at the 20 Gate Ave. site

Redistricting

- Why is Redistricting Required?
 - 20 Gate Ave. is currently Corridor Commercial (CC) District under the Land Use Bylaw.
 - A Fire Hall is classified as “Emergency Protective Service” use, which is not permitted under current districting.
 - The City is intending to redistrict this site to Institutional Facilities (IF) District, where emergency protective services is listed as a Discretionary Land Use.



Redistricting

Institutional Facilities (IF) Land Use District

Permitted Land Uses

The following are permitted uses:

- day care facility;
- government service;
- outdoor recreation service;
- park; and
- parking structure.

Discretionary Land Uses

The following are discretionary uses:

- accessory residences for staff or students to a use listed in (3) or (4)
- cemetery;
- community hall;
- emergency protective service;
- health service;
- hospital;
- indoor recreation service;
- long term care housing;
- public utility building;
- religious assembly;
- elementary, secondary or post-secondary school;
- supportive housing;
- transitional residential services;
- treatment centre;
- wall mural; and
- accessory development to any use listed in (3) or (4).

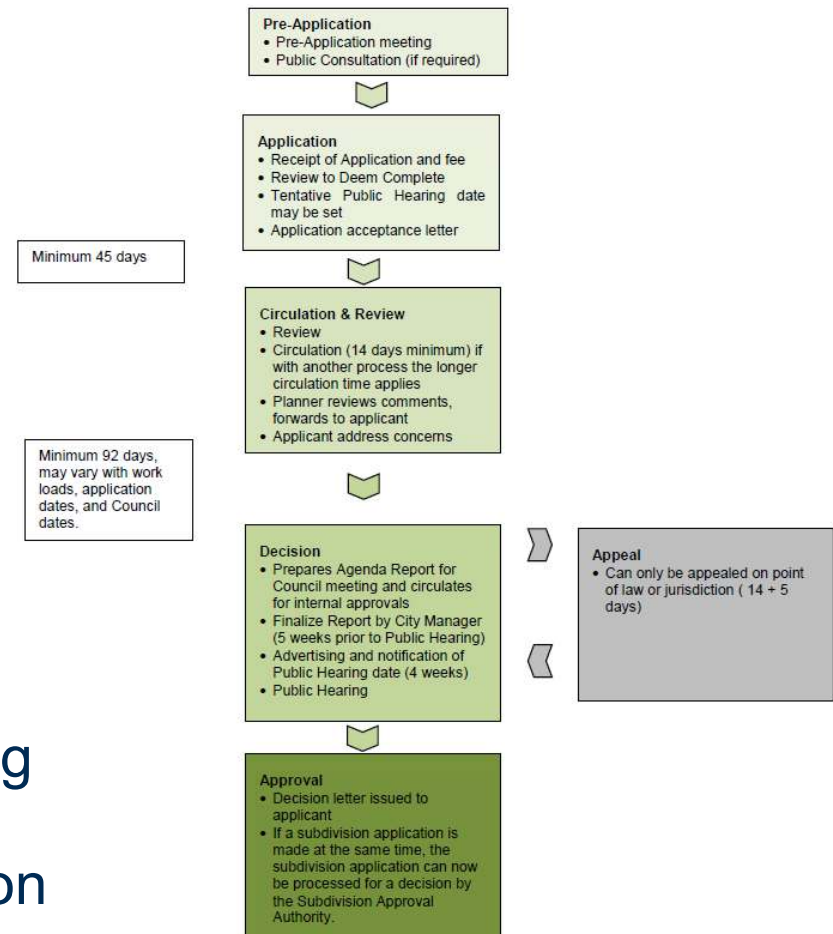
Redistricting

- Allowing for shared use
 - Based on Council's comments on April 16, 2018, the City is looking at the potential to collaborate with other City groups to maximize the value of a new building and create efficiencies
 - Other groups may include:
 - Emergency Operations Centre (EOC)
 - 911 Dispatch Centre
 - RCMP / Policing Services
 - Transportation
 - Redistricting to Institutional Facilities (IF) provides flexibility to incorporate other groups into the project if possible

Redistricting

- Amendment Process
 - Pre-Application Meeting
 - Public Consultation (we are here)
 - Application Submission
 - Circulation
 - Report Preparation
 - Public Hearing Process & Approval
- It's anticipated that the redistricting process will take approximately 6 months from the date of application

The Land Use Bylaw Amendment Process*



Next Steps & Timelines

- What comes next?
 - Prepare and submit official application for Redistricting
 - Notifications to surrounding property owners and those who attended the public meeting.

Next Steps & Timelines

- Anticipated Project Timelines
 - **Redistricting Process:** June – November 2018
 - **Design:** December 2018 – December 2019
 - **Construction Procurement:** January – March 2020
 - **Construction:** Summer 2020 to Winter 2021
 - Fire Hall #1 relocates to new fire hall early 2022

Questions & Feedback

- Question / Answer
- Comments / Feedback

