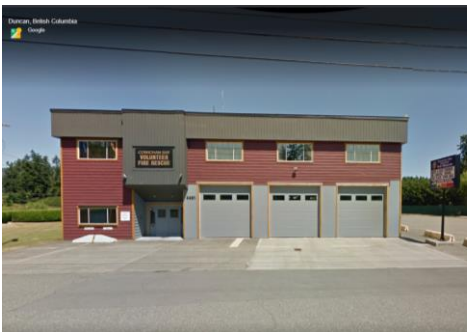


COWICHAN BAY FIRE HALL PROJECT

January 2021

THE ISSUE

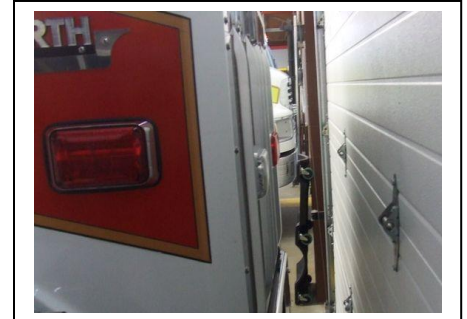
The current Cowichan Bay Fire Hall no longer meets the needs of the fire department, community, or firefighters. Thorough reviews of the buildings size, structure and WorkSafe compliance has been completed, all of which support the upgrading or replacement of the current facility. The Board has determined that this situation must be resolved.



Today's Cowichan Bay Fire Hall

WHAT HAS CHANGED?

Legislation, changes in fire apparatus, updated requirements for training and a better understanding of the health impacts of firefighting has changed the use and design of fire halls. Legislation, including WorkSafe BC regulations require employers to protect workers from job hazards and provide safe and functional workplaces. Complex communities also have come to



understand that a fire station is a critical building and must be operational before, during and following a disaster, whether fire, flood, or earthquake. For these reasons and more, Cowichan Bay needs to update your fire station.

ADVISORY SELECT COMMITTEE

The Cowichan Bay Improvement District (CBID) Board explored options for the improvement of the fire station and identified renovations, expansion of the existing facility or the building of a new facility on the existing site as possible approaches. All of these will require a financial commitment from the CBID. Recognizing that any solution will need approval from property owners, an Advisory Select Committee (ASC) was created to represent the community and evaluate the data, consider options, and make recommendations to the Board.

Solutions under consideration are being guided by the following principles:

Safety- To the members of Cowichan Bay Fire Rescue, and the communities it serves.

Economy- A balance cost approach across all guiding principles. Design a facility that the communities can afford and provide something to be proud of in the years to come.

Aesthetics- Thoughtfulness towards material selection, such as wood, and other locally sourced product to support the local economy and provide an architecturally appealing building.

Sustainability- Thoughtfulness towards the environmental impact and the mental health of its members in the facilities design, and selection of materials, finishes and equipment.

Future Serviceability- To provide service to a growing community for the next 50 years.

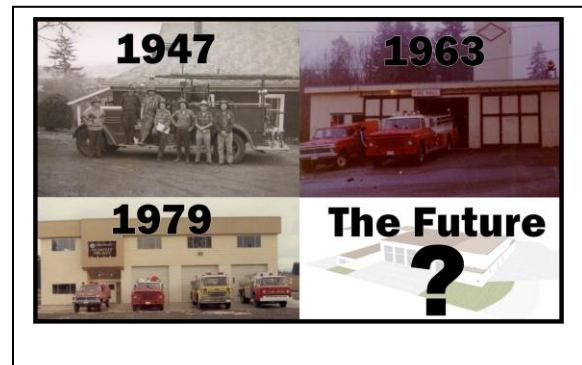
Speed- The recommendations to the Board, referendum and contract pricing for the design and construction will be done in a timely manner to ensure cost escalations are minimal.

COWICHAN BAY VOLUNTEER FIRE RESCUE

Cowichan Bay is served by a volunteer fire department. This means all the firefighters and Board members are members of your community and volunteer in their roles from firefighter to Fire Chief to the Board Chair.

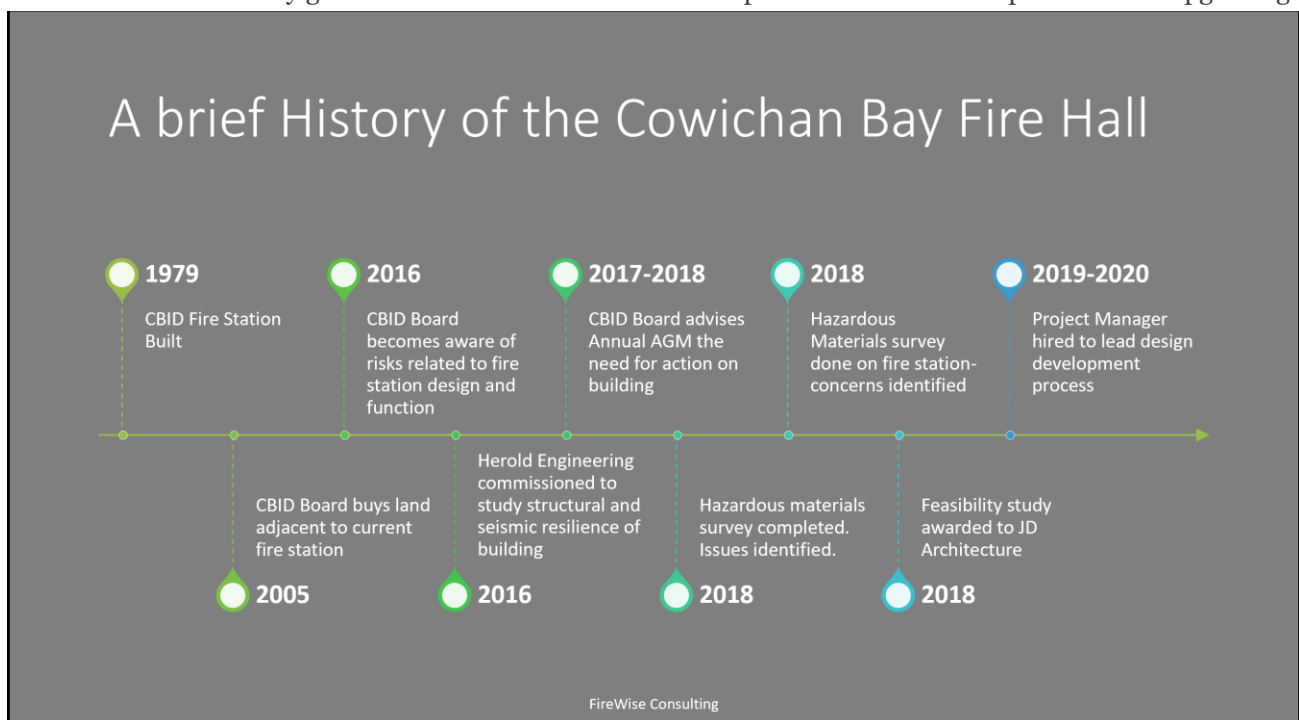
Firefighters respond from home or work when there is an emergency and head to the fire station to get into their protective clothing, get on the fire trucks and respond to emergencies. When the fire or rescue call is over, they return to the fire station and change back into their regular cloths, ready to return to their families and community.

The fire station also serves other purposes. There is an amazing amount of training and administration required to support a 21st century fire department- volunteer or career. The BC Fire Commissioner' Office has provided guidance on the *minimum* training for municipal firefighters, so a lot of time is spent at the fire station to meet these requirements.



HISTORY OF THE COWICHAN BAY FIRE STATION

The Cowichan Bay Improvement District Board has been aware for some time that the fire station is approaching the end of its effective life as the following timeline illustrates. A variety of options have been and continue to be evaluated to make sure that the community gets the same value out of whatever option is considered- replacement or upgrading.



THE CURRENT FIRE STATION

The current fire station is too small and does not contain many of the features and spaces required to safely and effectively house a modern fire service. The following pictures illustrate some of the issues.



Figure 1: Current building from front and side elevations



Figure 2: This accessory building was required to be added to store some of the fire department equipment and materials. It also serves as a fitness area for firefighters.



Figure 3: Views showing the small apparatus bays that force vehicles to be parked closely together with turnout gear change areas in close proximity.





Figure 4: Firefighters are forced to share spaces with various other operations, some of which represent a health hazard. In this case, the high-pressure air compressor is located in an open floor area in the work areas used by firefighters.

HOW CAN I BECOME INVOLVED?

Cowichan Bay property owners are critical partners in this project. Any solution being considered will require your approval for it to move forward. To facilitate that, all meeting minutes, presentations, and materials are being posted on the CBID website at <https://cbid.cbvfr.com/>. Please take a few moments to look at all the information about your fire department that is contained in this website. For specific information on the Advisory Select Committee and its activities, click on the “Projects” tab.

If you have questions or comments please use the “Contact Us” tab <https://cbid.cbvfr.com/contact> to get it to us. If you do not have access to a computer please feel free to call us at **250-743-7111** and leave a message. Remember, most of the project team are volunteers and we really want to make sure we get to everyone! This will help us keep track of your question and ensure the right person is engaged to respond.

