

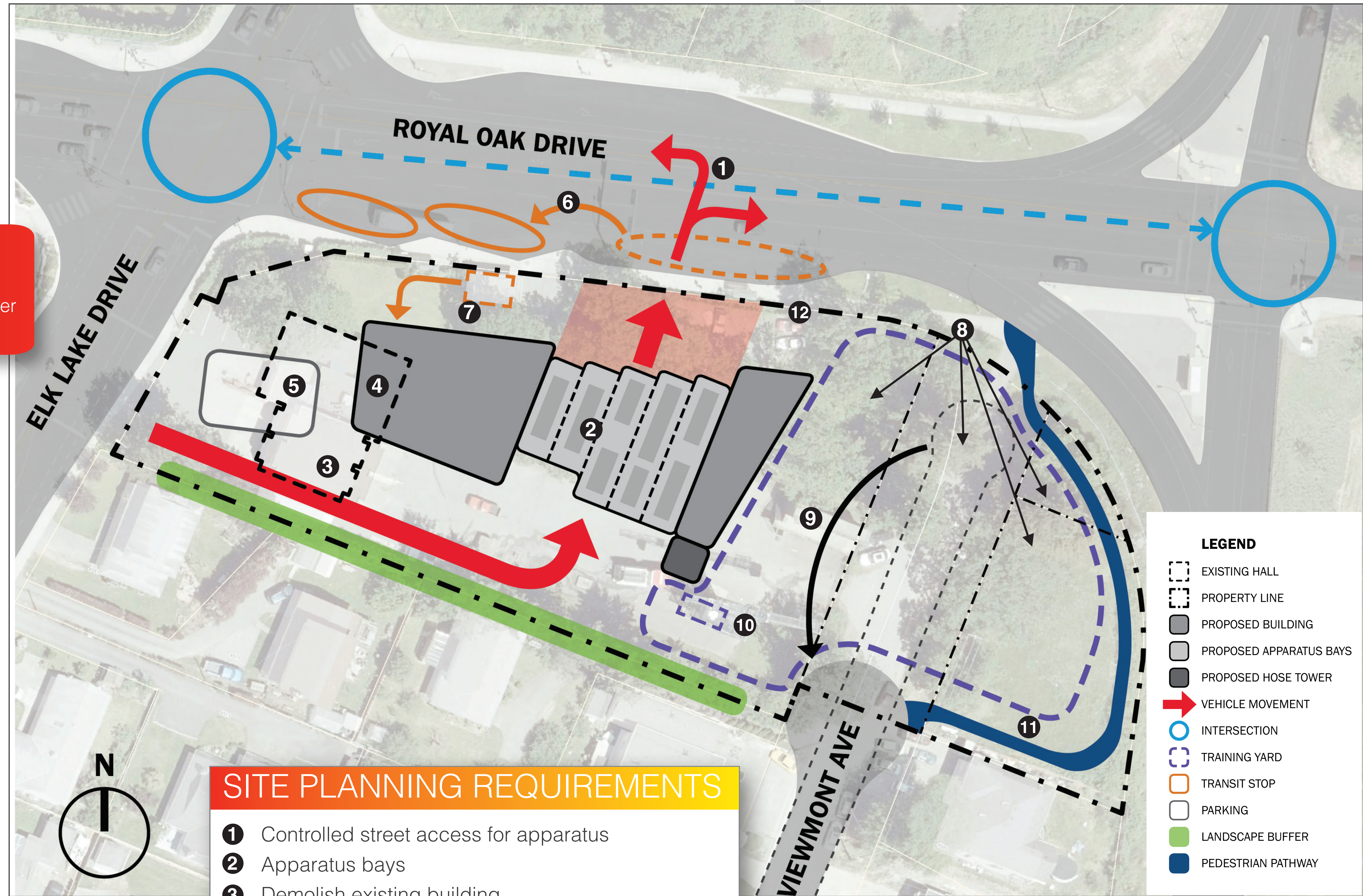
FIRE STATION #2 REDEVELOPMENT BUSINESS CASE

Background; project need, site plan requirements



What this means to you.

Fire Station 2 is the second highest identified District priority in the Strategic Facilities Master Plan that was approved by Council in 2018.



THE NEED

- A facility that needs to expand in order to meet present and future demands.

BENEFITS

- Improved service delivery.
- State of the art energy efficiency, seismic and post-disaster resilience.
- New landmark public safety facility showcasing landscape and architectural features that enhance the Royal Oak community.

SITE PLANNING REQUIREMENTS

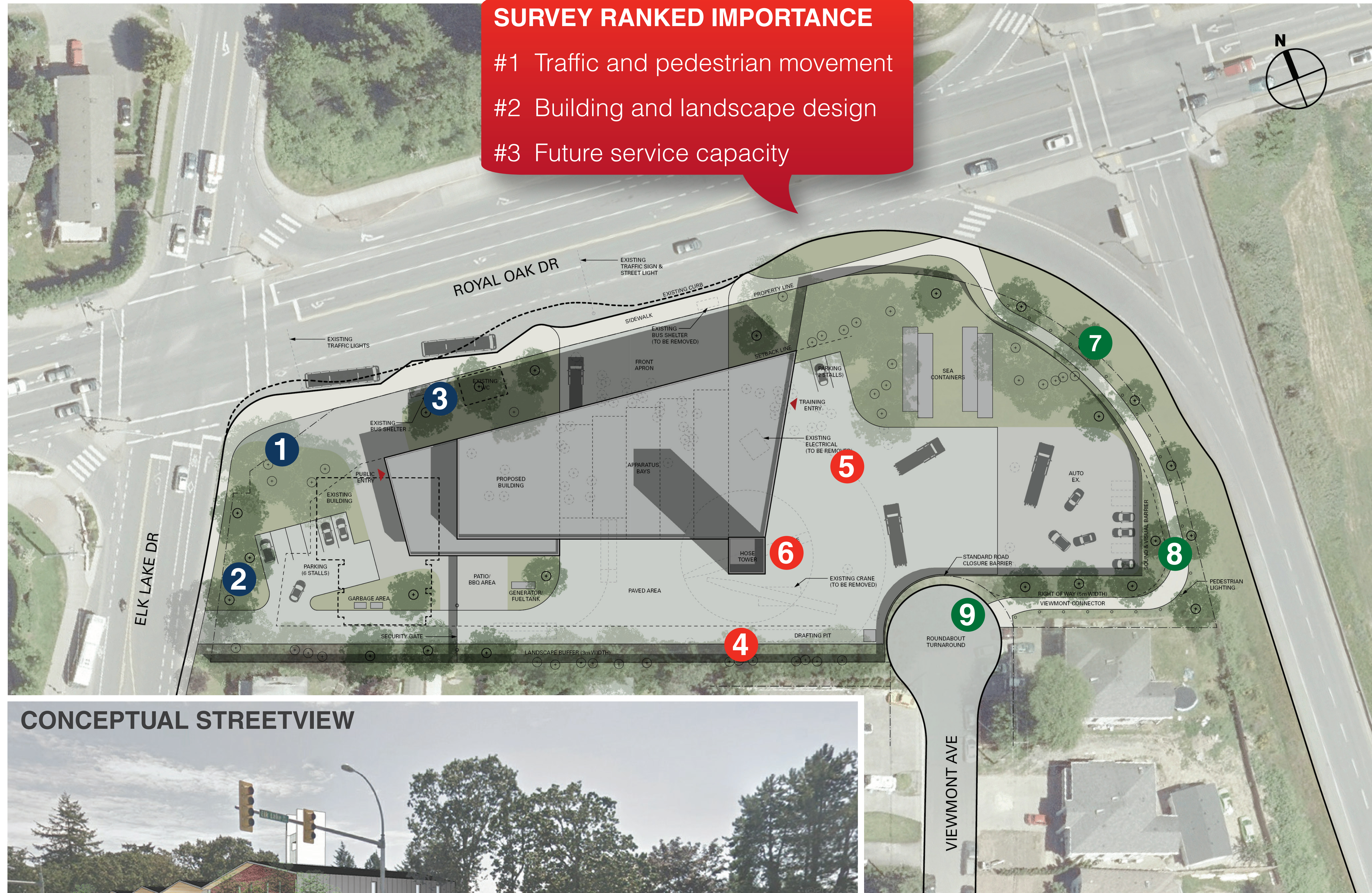
- 1 Controlled street access for apparatus
- 2 Apparatus bays
- 3 Demolish existing building
- 4 Phased construction for continuous operations
- 5 Parking (staff and visitor)
- 6 Moved bus stop
- 7 Relocate BC transit washroom into new facility
- 8 Consolidation of three District owned properties
- 9 Moving Viewmont Ave cul-de-sac
- 10 Remove existing crane
- 11 Relocate Viewmont Ave. connector
- 12 Trees replaced as per Bylaw

FIRE STATION #2 REDEVELOPMENT BUSINESS CASE

Site Plan features.

SURVEY RANKED IMPORTANCE

- #1 Traffic and pedestrian movement
- #2 Building and landscape design
- #3 Future service capacity



STREETSIDE IMPROVEMENTS

- 1** Open plaza at corner for increase space for pedestrians and bus patrons
- 2** Naturalized landscape features
- 3** Improved bus stop, closer to intersection

TRAINING YARD

- Frequency of use: training 1 to 2 hours/day, weekdays only**
- 4** Ample screening for visual and acoustic separation
 - 5** Tactical training for structural fire fighting and rescue
 - 6** Hose and training tower

VIEWMONT AVE ACCESS

- 7** Lit pedestrian and bicycle pathway
- 8** New pathway trees
- 9** Standardized cul-de-sac

CONCEPTUAL STREETVIEW

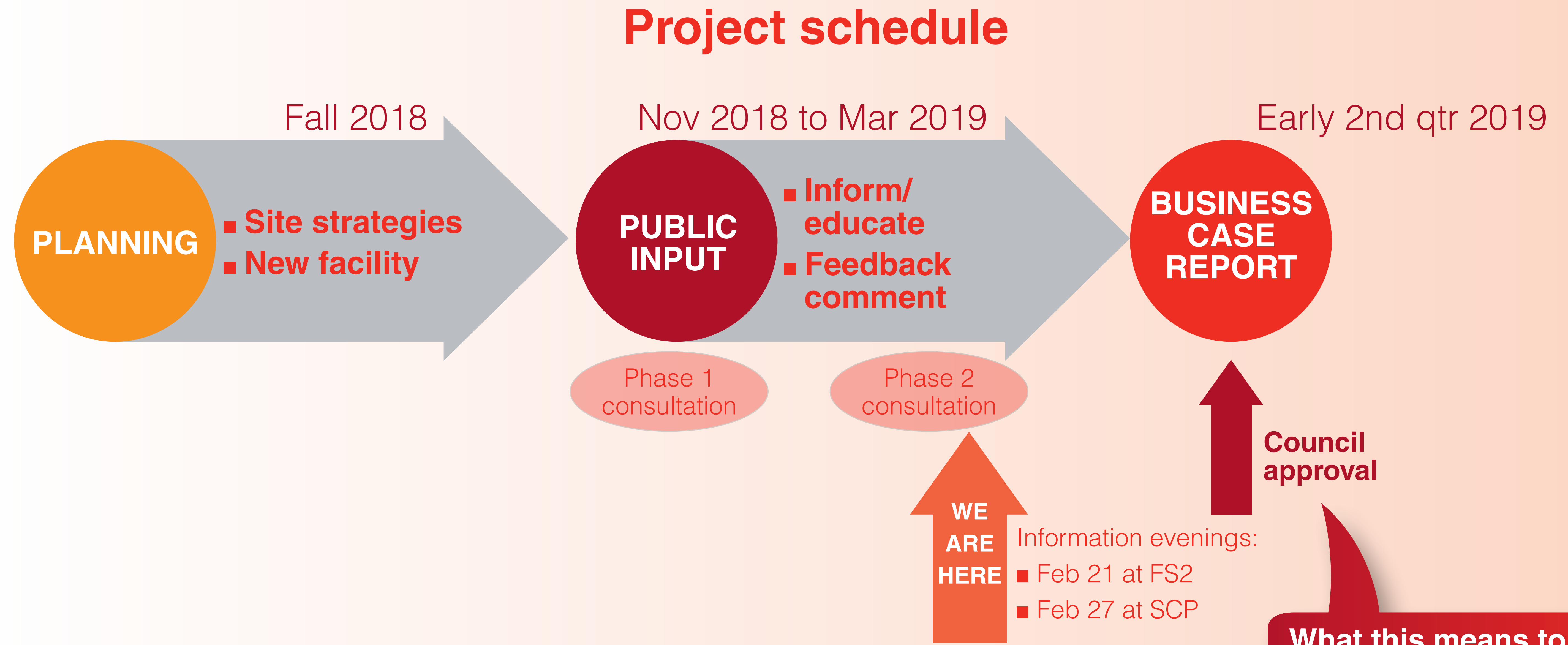


FIRE STATION #2 REDEVELOPMENT BUSINESS CASE

Public input and next steps.

Go to:  saanich.ca/fh2plan for more information and public consultation opportunities and survey.

Connect with us:  



What this means to you.
A business case considers long term cost implications including operating costs.

- ### SAMPLE RESIDENT COMMENTS
- "Keep the building profile low. Think about bus access for pedestrians. Could path be to Elk Lake and Royal Oak at Viewmont?"
 - "Pedestrian walk Viewmont Ave; (100 people in winter, 200 walk in summer)."
 - "Losing turnaround."
 - "People think Viewmont Ave is the way to the highway. (Buses, semi-trucks)."
 - "Handicap availability for scooters, walkers and wheelchairs."
 - "Maintain Saanich trail access."

- ### BUSINESS CASE ADDRESSES:
- Answers questions of costs, now and in the future.
 - Confirms the right project at the right time
 - Are performance results achievable?
 - Medium and long-term service delivery/capacity requirements
 - Affordability now and long-term
 - Performance requirements and opportunities
 - Community enhancement opportunities
 - Risks - both to proceed and not proceed

