

City of Prince George Fire Training Centre & Fire Hall

Functional Program & Feasibility Study

EXECUTIVE SUMMARY

November 2023





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Prince George Fire Rescue Services (PGFRS) offers a wide range of services to protect and serve the City residents and community infrastructure. The service demands on PGFRS are continually shifting and changing because of population and demographics, guidelines, standards and policies, climate change, advances in technology and many other factors.

In 2022, PGFRS completed a Fire & Rescue Strategic Plan Update, which identified several service and infrastructure recommendations. The report identifies the following key issues:

- Need for one additional staffed unit at Hall 2.
- Need for the provision of an appropriate local training site.
- Need for the provision of a 5th staffed fire hall in the industrial area in the south-east portion of the City.

In response to the key issues identified, Cornerstone Planning Group in collaboration with Fireworks Consulting, SSA Quantity Surveyors, and KMBR Architects were contracted to complete a feasibility study surrounding the development of a new fire training site. In addition, the team was asked to provide a high-level assessment of the needs for a 5th fire hall and the suitability to expand/redevelop Fire Hall 2 to address existing physical and functional issues. The study was initiated in May 2023 and completed in November 2023 following 4 phases of work, which included engagement with 18 different organizations.

Need for a Fire Training Site in Prince George:

There is a well-defined need for renewed fire training space to support Prince George Fire Rescue Services. Existing infrastructure is extremely limited, in poor physical condition, and fragmented across the city. Today, PGFRS travels to other municipalities in BC to meet annual training requirements. The travel is expensive and has a significant negative impact on city fire operations.

In addition to the training needs of PGFRS, there appears to be considerable need and interest from external industry organizations for use of a fire training site in Prince George. Discussions with external industry organizations indicated that they too must travel throughout Canada and in some cases to the USA to access suitable fire training infrastructure. It was also noted that the centralized location of Prince George would be ideal for a training site.

Space Requirements for a New Fire Training Site:

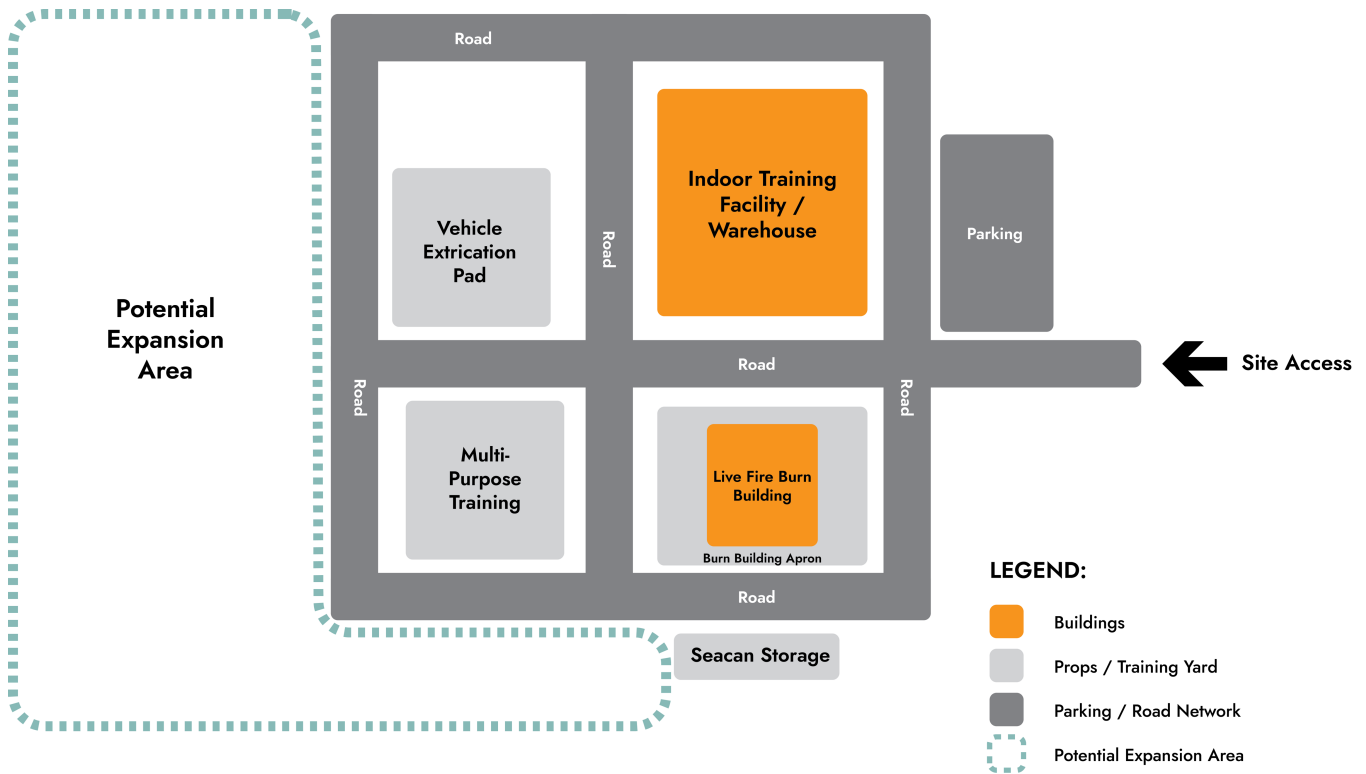
To meet the current and future needs of PGFRS training, a site ~3.1 acres is required for 1,600 BGm² of building area and ~9,200 m² of outdoor training space. The site would be comprised of three main components:

- Training Facility / Warehouse: will provide space for year-round practical and classroom training.
- Live Fire Burn Building: supports live fire training activities and scenarios.
- Outdoor Practical Training Areas: will support a wide range of training activities requiring outdoor space from two main areas: a vehicle extrication area and multipurpose training pad. It is assumed that



the grounds will include basic road network to simulate city streets to allow apparatus to approach the burn tower and prop areas in a realistic fashion.

The ideal arrangement of space is presented in the following relationship diagram.



Should the City wish to pursue the development of a regional fire training site, the projected facility and outdoor site needs are ~3,300 - 4,100 BGm² and ~35,500 - 44,100m², respectively. These needs would require a site sized ~10 - 12 acres.

Site Options for a New Fire Training Site:

Two site locations suitable for the development of a Fire Training site were identified by the City.

- Site #1: Land behind Fire Hall #3 (comprised of two parcels of land)
- Site #2: Prince George Airport Training Site (expanded site)

Both sites offer ample room to accommodate PGFRS training and regional training requirements as well as some differentiating opportunities and complexities.

- Site #1 would require an OCP amendment, large portion of treed areas to be cleared and adjustments to existing neighbourhood planning, trail planning and transportation planning frameworks.
- Site #1 is more ideally situated from the perspective of PGFRS. This site would allow staff to receive training while on-shift, which would decrease today's operational costs associated with training.



- Site #2 requires the development of a partnership development and operating agreement between the City and Prince George Airport Authority.

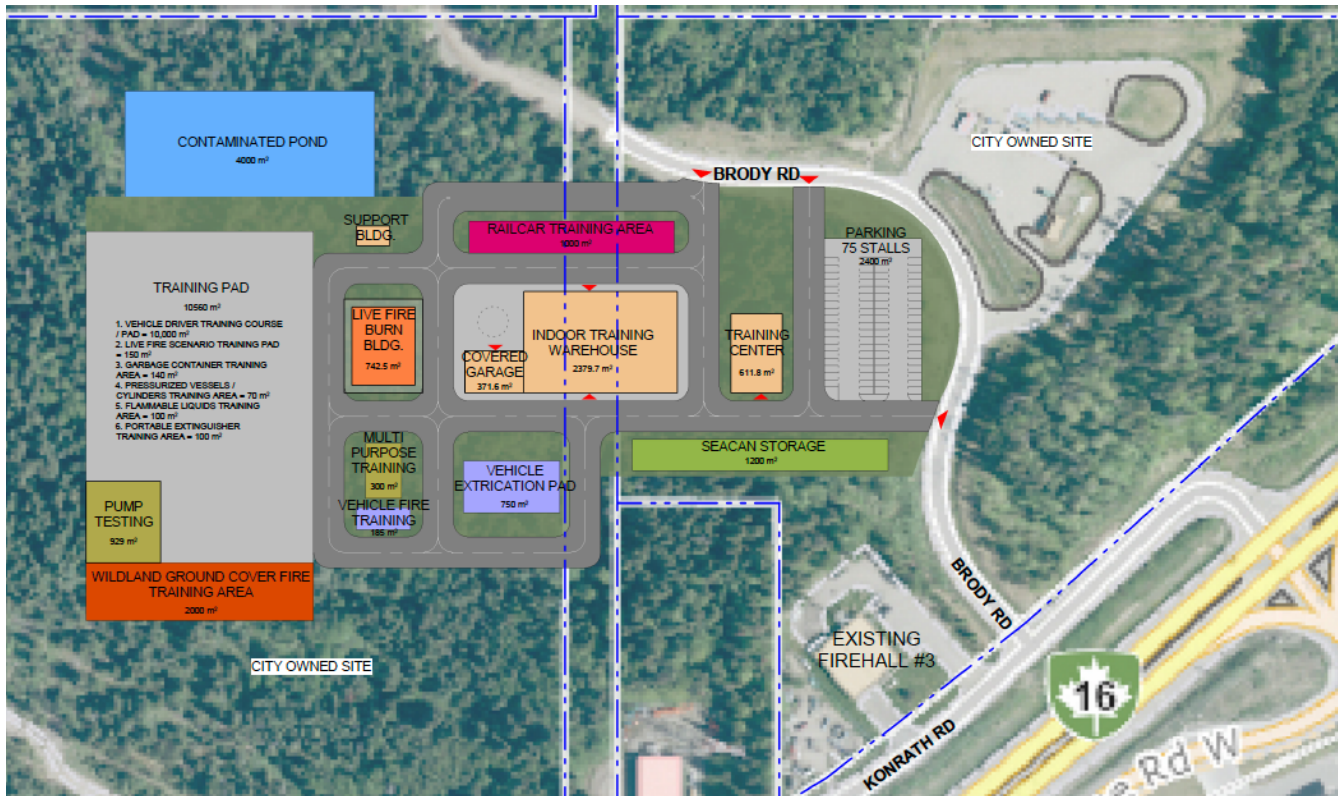
The following figures present possible site configuration options for the base (PGFRS focused) and expanded (regional fire training) programs on Site #1 only. Further engagement with the Prince George Airport Authority is required to finalize Site #2 test fit opportunities.

Figure 1 - Site #1 - PGFRS base program requirements





Figure 2 - Site #1 – Regional Fire Training Site expanded program requirements.



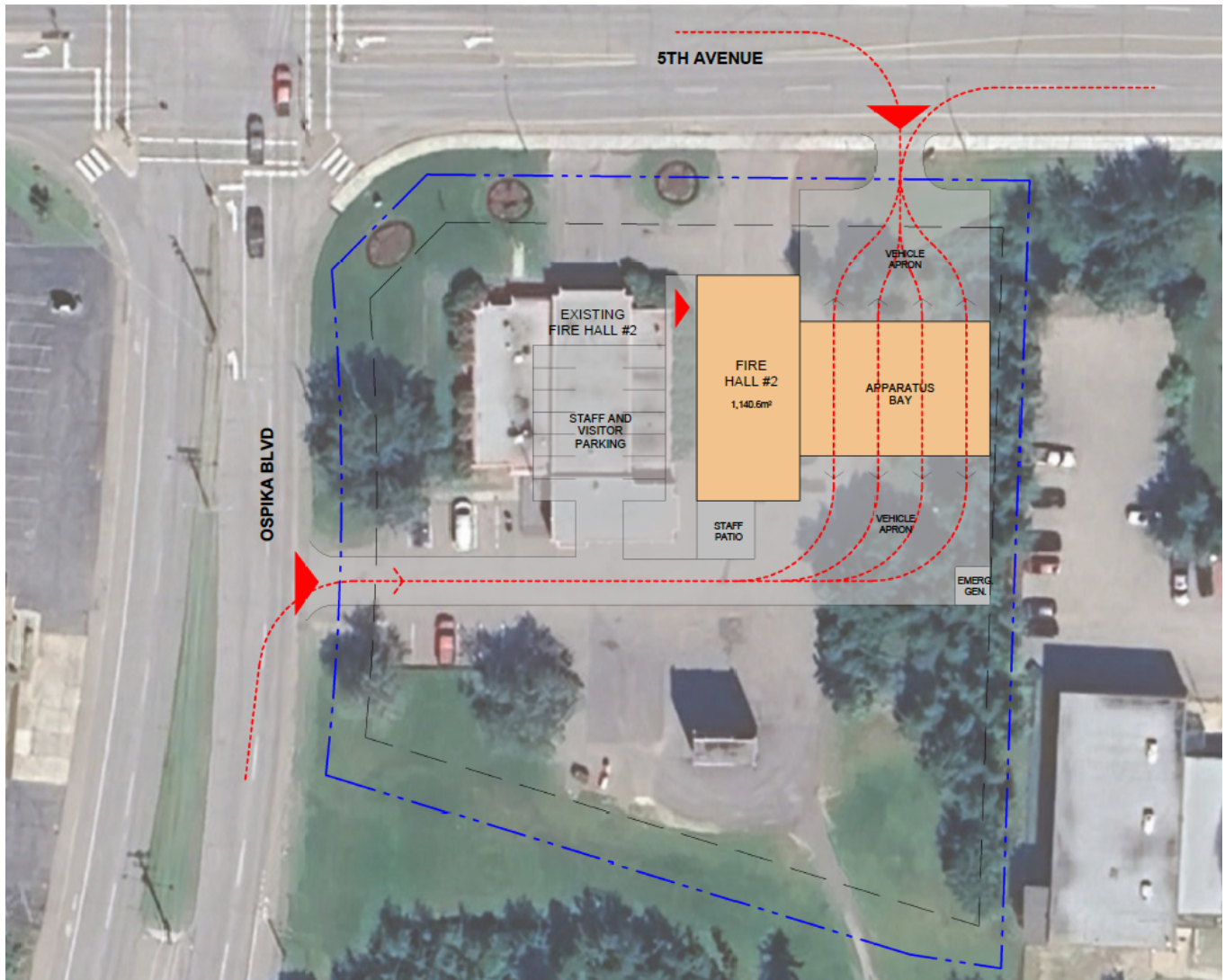
Site #1, located behind Fire Hall #3, is the preferred choice location for PGFRS due to the operational advantages of training within the City limits. It ensures minimal impact on fire response times and aligns with PGFRS needs. Site #2, the Prince George Airport Training Site, supports hydrocarbon burning which produces significant smoke, but its accessibility is limited from PGFRS's perspective. This site is likely the more advantageous site location for a regional training site development.

Fire Hall #2 Expansion Assessment:

Following the consultant teams review of Fire Hall #2, it was determined that the existing facility is not suitable for renovation / expansion due to the facility's age, condition, code compliance issues, and the expected level of service disruption to occur during such a renovation / expansion. Instead, it is recommended that Fire Hall #2 be replaced elsewhere on the existing site, given the ample land available. The following figure presents one possible site redevelopment scenario.



Figure 3 - Fire Hall #2 redevelopment test fit



As shown, the site has ample area to support a complete Fire Hall #2 replacement on the eastern portion of the site. The development is proposed in such a way to minimize any disruption construction may cause to fire service operations.

New Fire Hall #5 Requirements:

The scale of operations within Hall #5 is dependent on when the development can be realized. To ensure that the future Hall can support operations at least 20-years into the future, the facility and site requirements have been estimated assuming the facility needs to support 8 on-shift firefighters and up to 4 apparatus bays. The 5th Fire Hall should be ~1,050 BGm² and situated on a site which is ~2,400m² (0.6 acres) in size.