

# Welcome to the open house for the new Fire Hall No.5 project!

## purpose

To provide an opportunity for residents to learn more about the proposal to build a new Fire Hall No.5 which would include safe, affordable housing for the YWCA tenants who will be low-income woman-led families and their children who are at risk of homelessness.

The presented boards will explain the project in further detail.



## update

### temporary Fire Hall

Since the last public meeting regarding the temporary Fire Hall, comments have been integrated into construction documents + building permit is underway. Construction should be completed in early to late fall.



### programming

Programming study for both the YWCA & Vancouver Fire Rescue Services has been completed.



### deconstruction

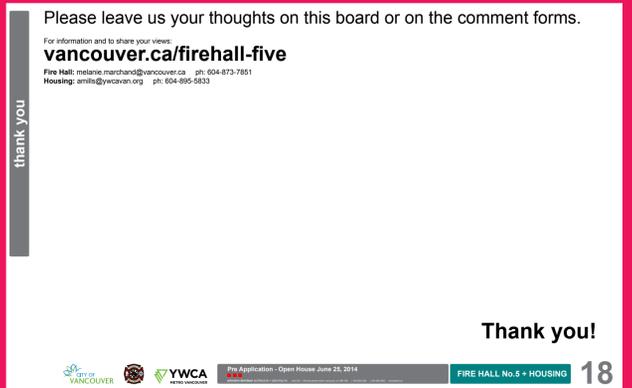
- Deconstruction of the existing Fire Hall No.5 will occur as soon as VFRS moves operations into the Temporary Fire Hall.
- The building will be deconstructed so that materials are reused and waste is minimized.



## feedback

This open house provides residents an opportunity to share their views either in discussion or written form. There are comment forms provided and a board available for comments at the end of all of the boards.

### OPEN HOUSE: New Fire Hall No.5 with Supportive Housing



show us where you live?



**show us  
where you live**  
please put a dot on

your home ●

your work ●

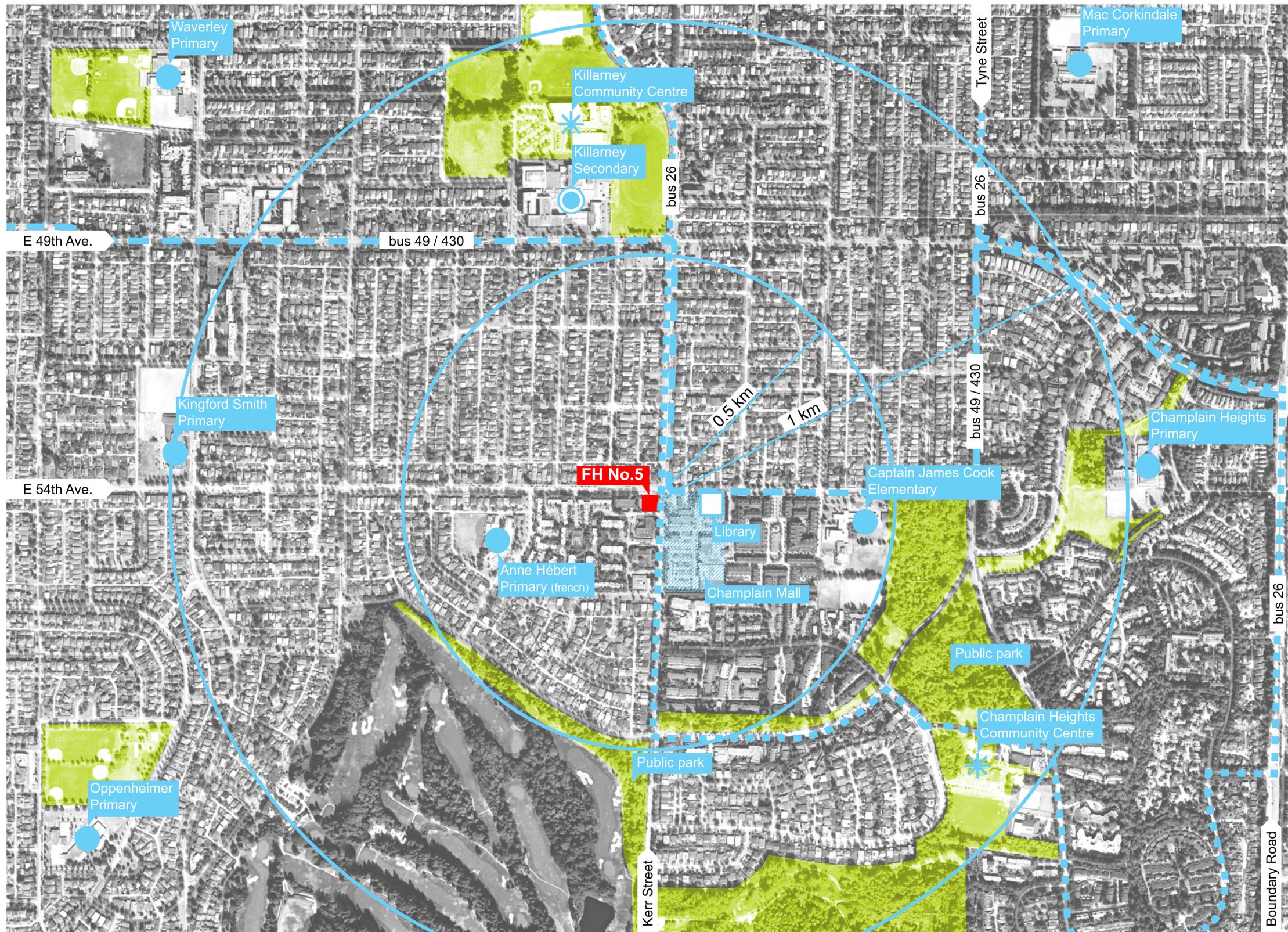


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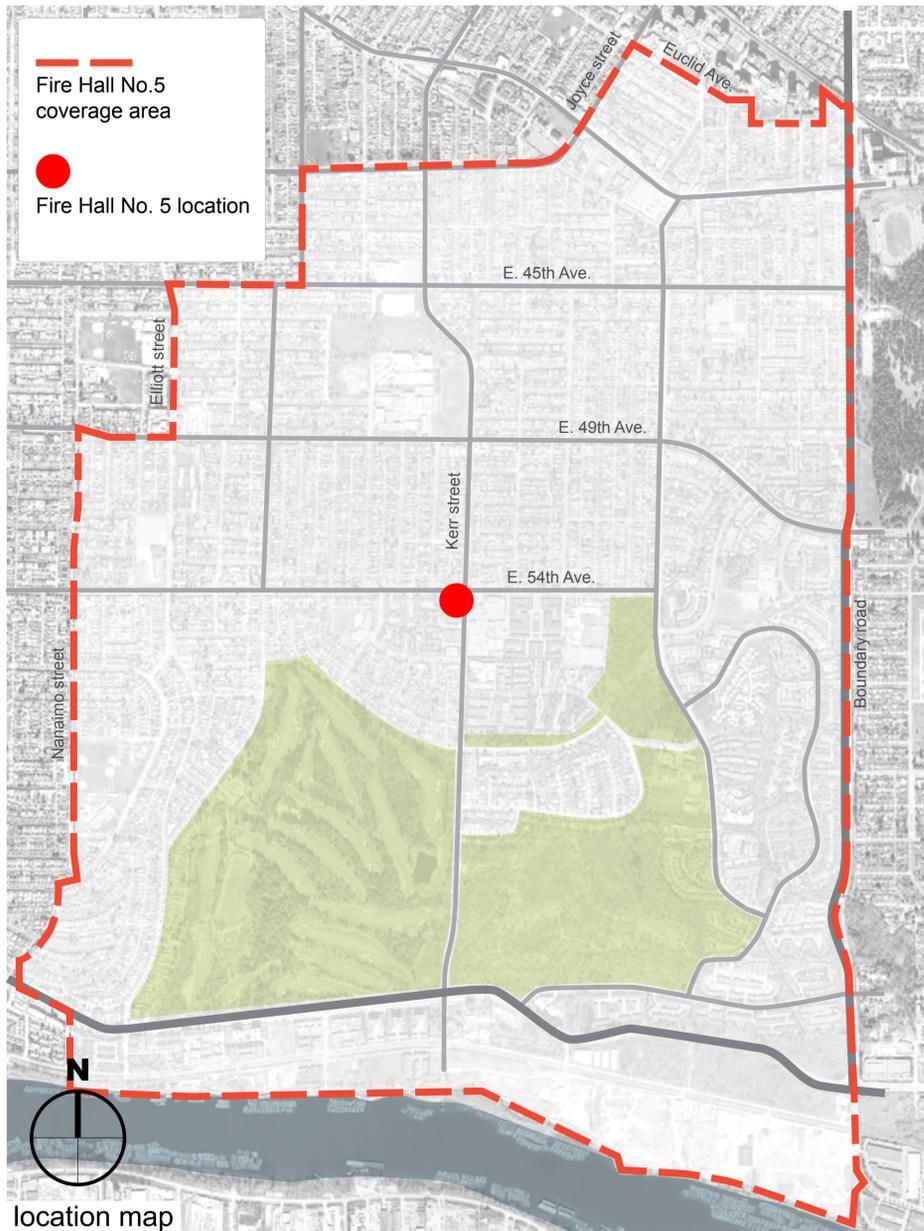
**FIRE HALL No.5 + HOUSING**

community amenities



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**FIRE HALL No.5 + HOUSING**



1952



present day

**Fire Hall No. 5 fact**

You can see that the ladder truck takes up the length of the ramp, requiring pedestrians to walk out onto the road to get around the truck. The parking area beside the Hall is on a steep grade which isn't good for checking the truck over (pretrips). This particular unit was struck once when a cube van hit the tip of the ladder in front of the Fire Hall.



1970



present day

**Fire Hall No.5 yearly responses**

total responses a year	<b>1920</b>
medical	<b>945</b>
fire alarm	<b>251</b>
public service	<b>141</b>
false alarms	<b>132</b>
motor vehicle accidents	<b>125</b>
fires with damage	<b>39</b>
border coverage	<b>30</b>
other	<b>47</b>
public hazards	<b>15</b>
hazardous materials	<b>14</b>
cancelled	<b>181</b>

**new Fire Hall No.5**

**Why do we need to replace Fire Hall No.5?**

- The seismic resistance of the structure is well below current standards as a strong earthquake could make the building unusable.
- The firetrucks are larger and heavier - larger truck bays are needed.
- The driveway is too short: pedestrians are diverted onto 54th (with safety cones) when the truck is parked outside – this must happen daily as checks on the equipment need to be done outside
- The community is growing - an additional ladder truck and extra crew will be needed in a few years as the East Fraser Lands are constructed.
- The accommodation needs to keep up with changing standards - more space for larger trucks, for staff training, keeping fit and a mask repair workshop that will maintain all self-contained breathing apparatus for the entire department.
- A room is needed for staff training and for public courses provided by the fire department in CPR, first aid training and blood pressure clinics.

**Fire Hall No.5 activities**

**Scheduled activities**

- Twice-daily truck checks + daily hall maintenance
- Incident reports
- Public events - blood pressure clinics, Hall tours, first aid classes
- Conducting inspections in the District (inspectable properties only)
- City hydrant inspections
- Updating knowledge and skills through study and drills
- Maintaining personal fitness

- Drills (simulations for training)
- Maintenance of Self-Contained Breathing Apparatus (unique to FH5)

**Emergency activities**

- Emergency calls Code Two - immediate response but no lights and sirens required.
- Emergency calls Code Three - immediate and fast response is required. Lights and sirens are required to be on to alert traffic; the Captain will use judgement at all times, particularly at night, to limit the use of sirens to when needed for safety.



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**FIRE HALL No.5 + HOUSING**



**About the YWCA**

Founded over 100 years ago, YWCA Metro Vancouver has grown and flourished because of the energy and commitment of our community.

Today, we are one of the largest and most diversified non-profits in Metro Vancouver, reaching tens of thousands of people annually. Through our work, we touch lives and build better futures for women and their families through advocacy and integrated services.

We are committed to fostering economic independence, wellness and equal opportunities. We continue to adapt to changing social complexities by developing and maintaining programs and services for the health of our community.

**YWCA Metro Vancouver**

Through this unique partnership, safe affordable housing for low-income woman-led families and their children will be built above the Fire Hall as part of its redevelopment.

**What is planned for YWCA Fire Hall?**

- 4 storeys of safe, affordable housing for low-income woman-led families and their children
- Rent based on income
- 31 two- and three-bedroom units
- On-site support staff
- Amenity space

Access to the full array of YWCA programs and services such as single mothers' support programs, employment services, mentorship programs, legal education.

We have started our \$3.2M capital campaign, \$1M of which will be invested in an endowment fund to support the ongoing operating costs of the housing. Please help us make this safe, affordable housing community a reality by donating now at [ywcavan.org/donate](http://ywcavan.org/donate).



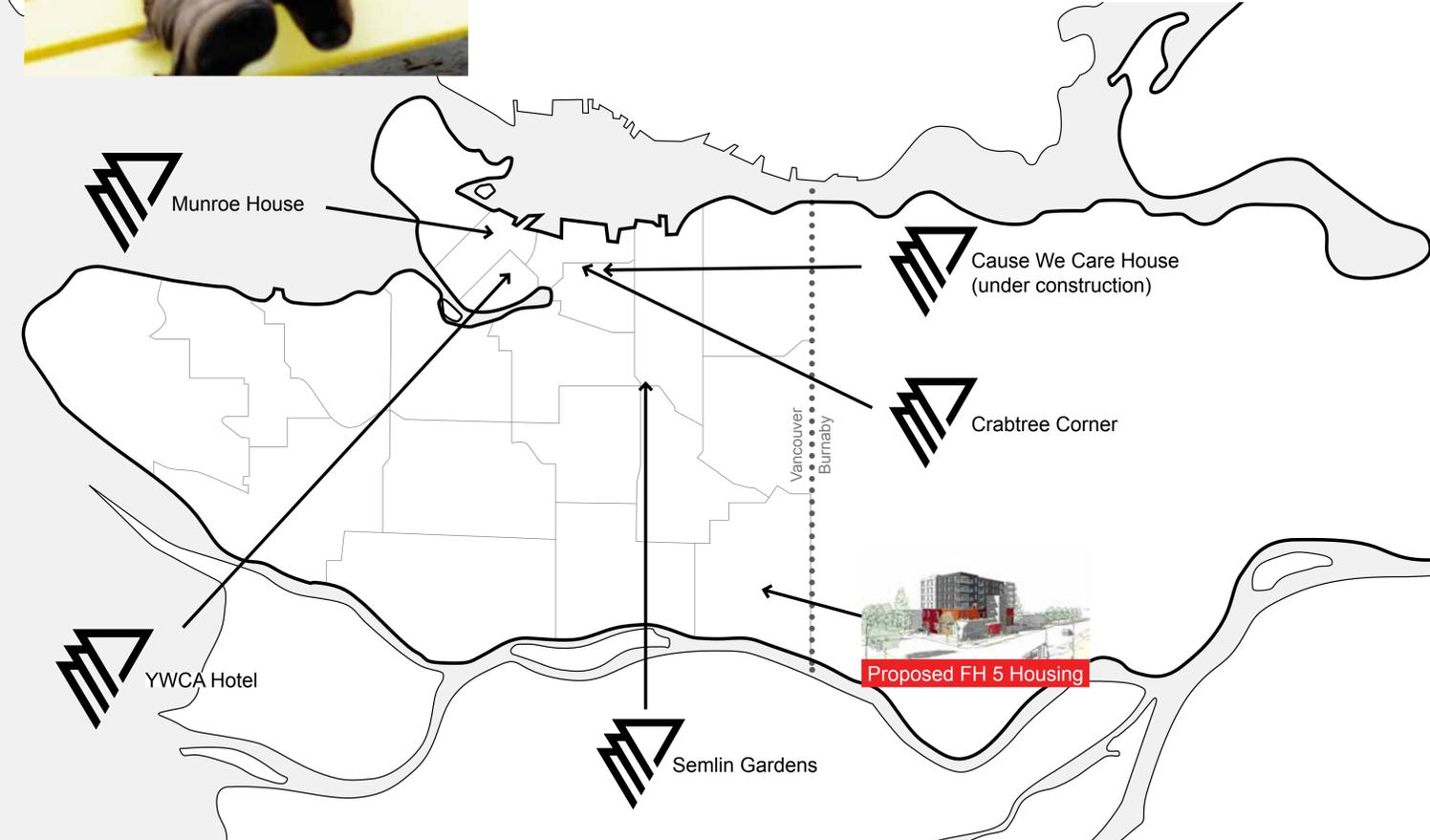
**Our housing initiatives**

The YWCA provides safe, affordable housing solutions for single mother-led families, ranging from short-term accommodation for women in crisis to longer-term family housing.

Through subsidized rents and comprehensive support services, residents are able to obtain independence and build better futures for themselves and their families. The YWCA currently operates 8 housing communities across Metro Vancouver, and is in the process of developing 2 additional housing communities in addition to the Fire Hall project.

YWCA housing communities:

- **Coquitlam:** Como Lake Gardens, Como Lake Mews (under construction)
- **Langley:** Fraser Gardens
- **Surrey:** Arbour House, Alder Gardens
- **Vancouver:** Semlin Gardens, Crabtree Corner Housing, Munroe House, Cause We Care House (under construction), YWCA Hotel, The YWCA Hotel provides affordable accommodation for travellers on budgets and temporary accommodation to those in need of emergency shelter.



For more information, visit [ywcavan.org/housing](http://ywcavan.org/housing)



**mixed use building - how it works**



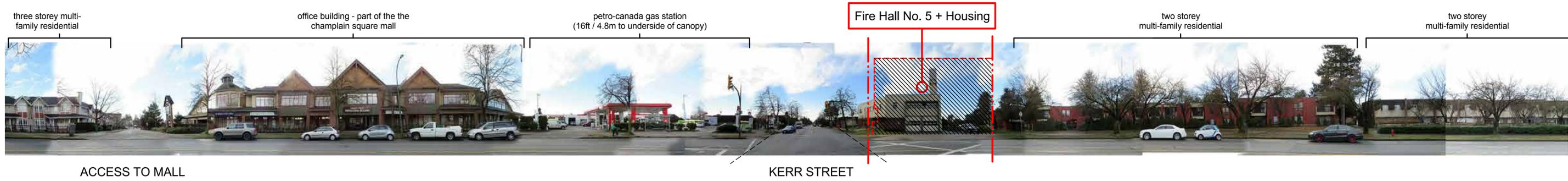
**MIXED USE BUILDING**

- The design creates two distinct entrances for both Vancouver Fire Rescue Services (VFRS) and YWCA clearly identifying the two separate users of this facility.
- The YWCA and VFRS only interconnect briefly at the basement level otherwise the two groups have no physical interconnection through the building.
- Emergency vehicles will leave and return from the apparatus bays and concrete apron located to the north / west side of the building.
- The entire building has been designed to meet current requirements for post disaster design which is to withstand 1.5 times the normal seismic forces of a standard building.
- Construction economies have been built in wherever possible such as sharing parking entrances and services rooms.
- The building is being designed to meet LEED gold standards for environmentally sustainable buildings.

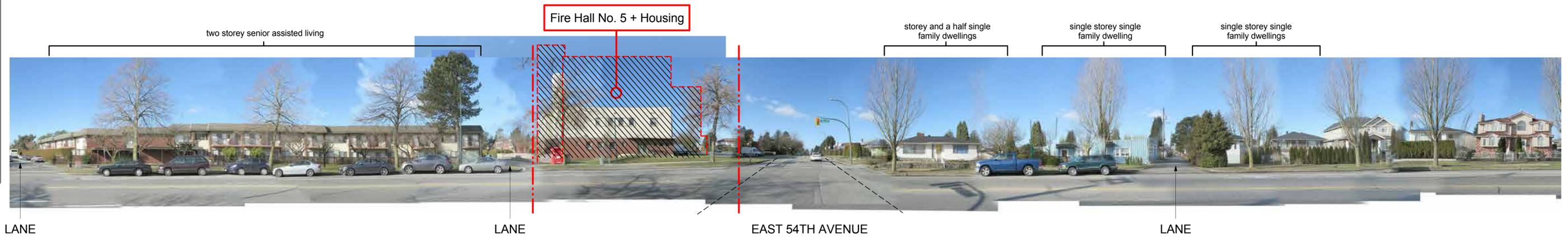


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**FIRE HALL No.5 + HOUSING**

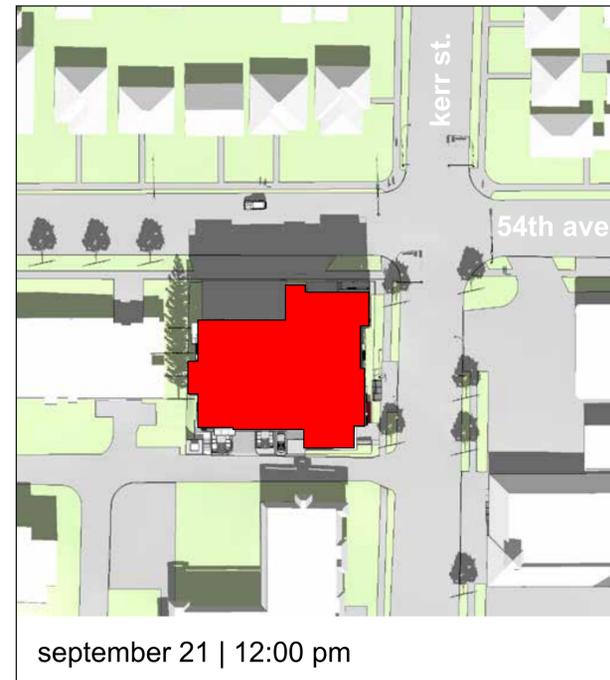


streetscapes | south side of 54th avenue



streetscapes | west side of kerr street

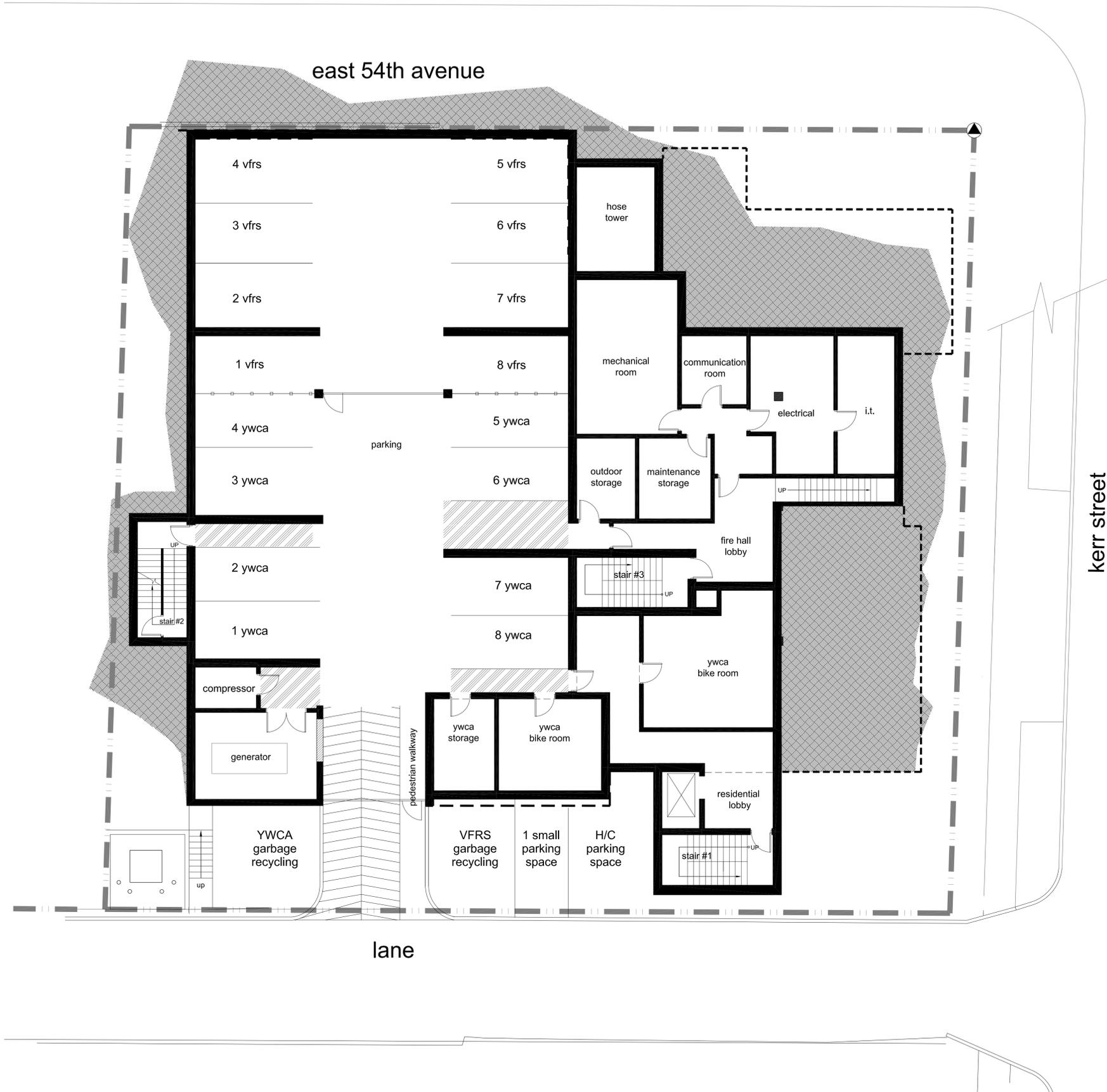
shadows



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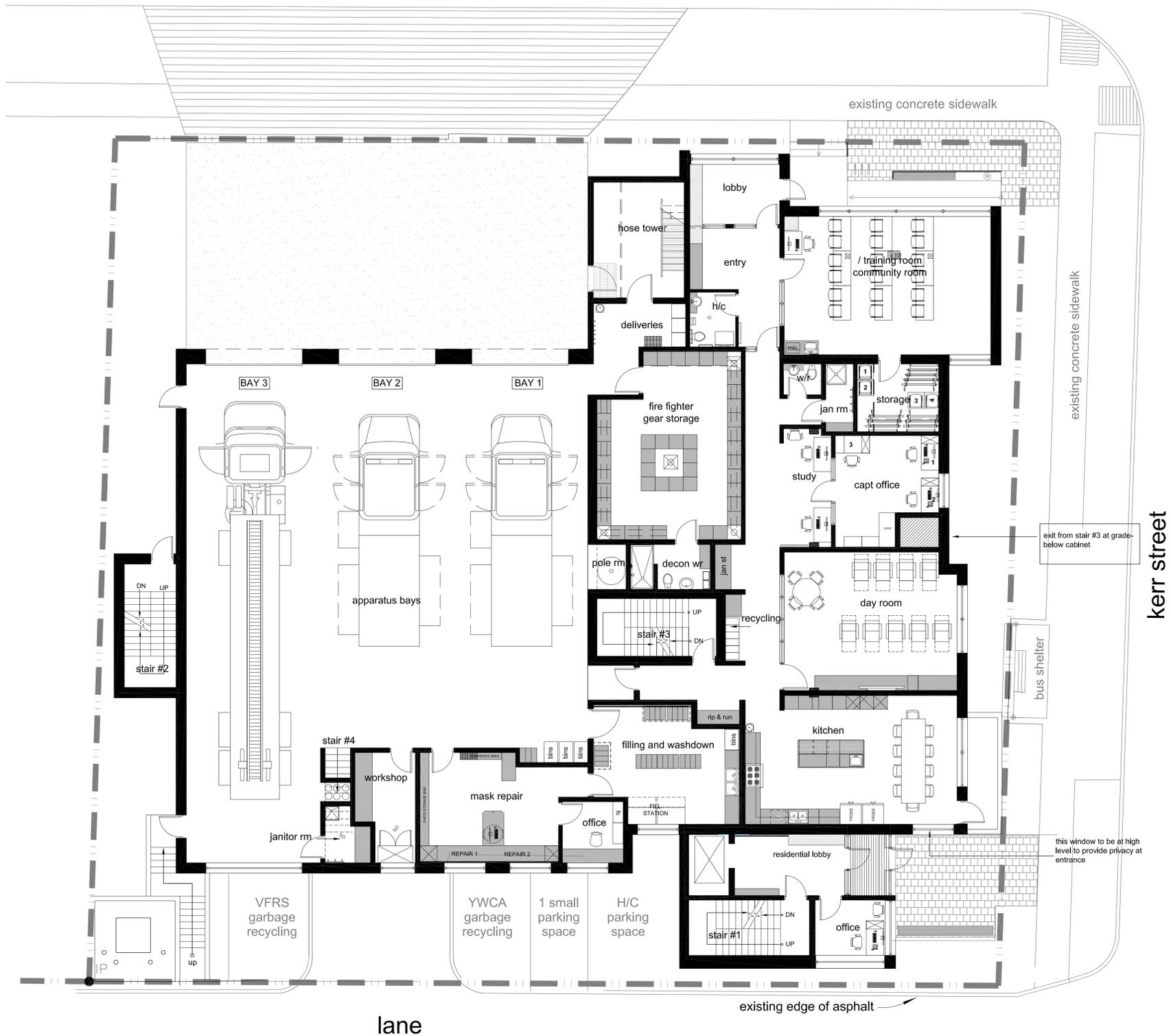
**BASEMENT PLAN INFO**

- Basement area represents the only floor where there are shared spaces.
- Service rooms are shared but will only be accessed by qualified personnel.
- Parking areas are shared for access to exits and entry but are otherwise secured from the street as well as from each other.
- Both VFRS and YWCA have separate and secure entrances into their portions of the building.



east 54th avenue

main floor plan



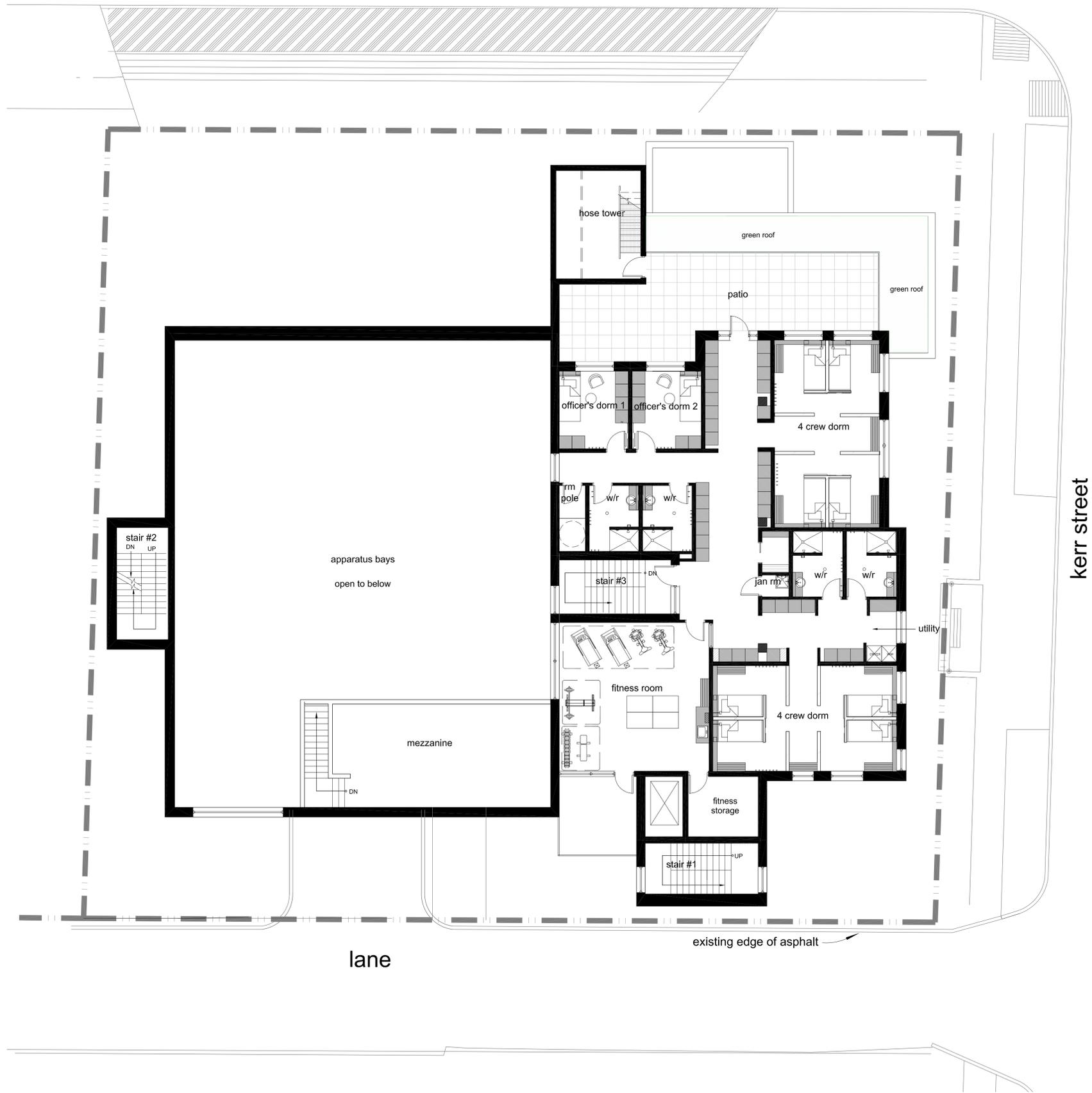
**MAIN FLOOR PLAN INFO**

- The Main Floor is occupied by VFRS operational spaces and the apparatus bays where the emergency vehicles are stored.
- The front entry has access to a community/training room and washroom which is separated from the remainder of the hall by a secure point making it accessible for community groups.
- Especially interesting to this Fire Hall is the Self Contained Breathing Apparatus (SCBA) department which will maintain all of the specialized breathing equipment that the VFRS uses in the entire fleet.
- The YWCA entry is at this level; there is no internal connection between the Fire Hall and the residential areas.



# 2nd floor plan

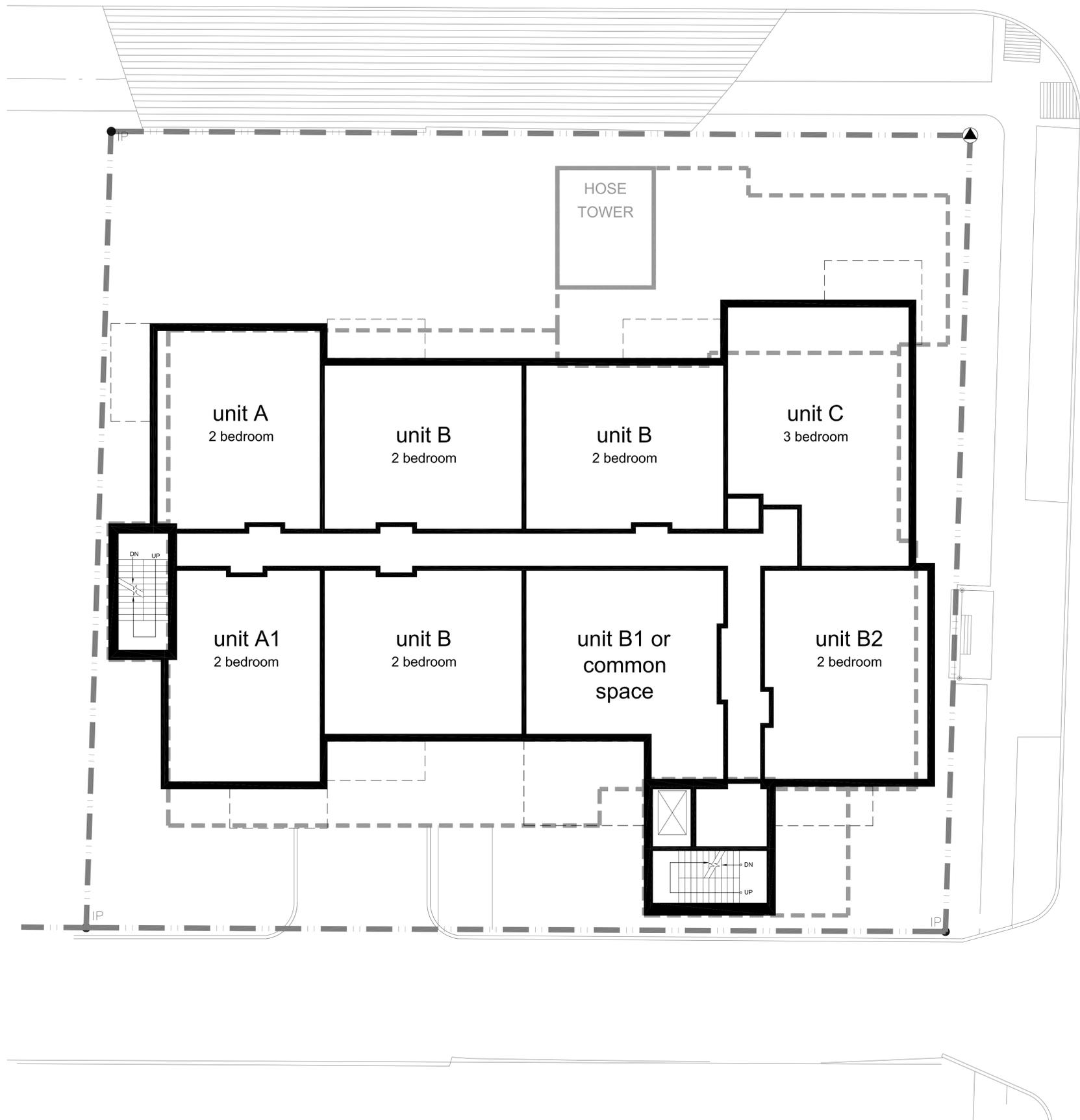
east 54th avenue



**2ND FLOOR PLAN INFO**

- Second Floor is entirely occupied by the VFRS and houses the crew dorms, washrooms and fitness facilities.
- Single washrooms provide space-efficient facilities for use by both men and women.
- Dorm cubicles provide privacy so that either men or women can use any bed.
- Access to exterior light and operable windows has been key in the design, giving spaces which are used the most often occupied access to these two features. This increases the comfort of the the crews and provides natural light to all of spaces using less artificial lighting and thus less energy.





### HOUSING FLOOR PLAN INFO

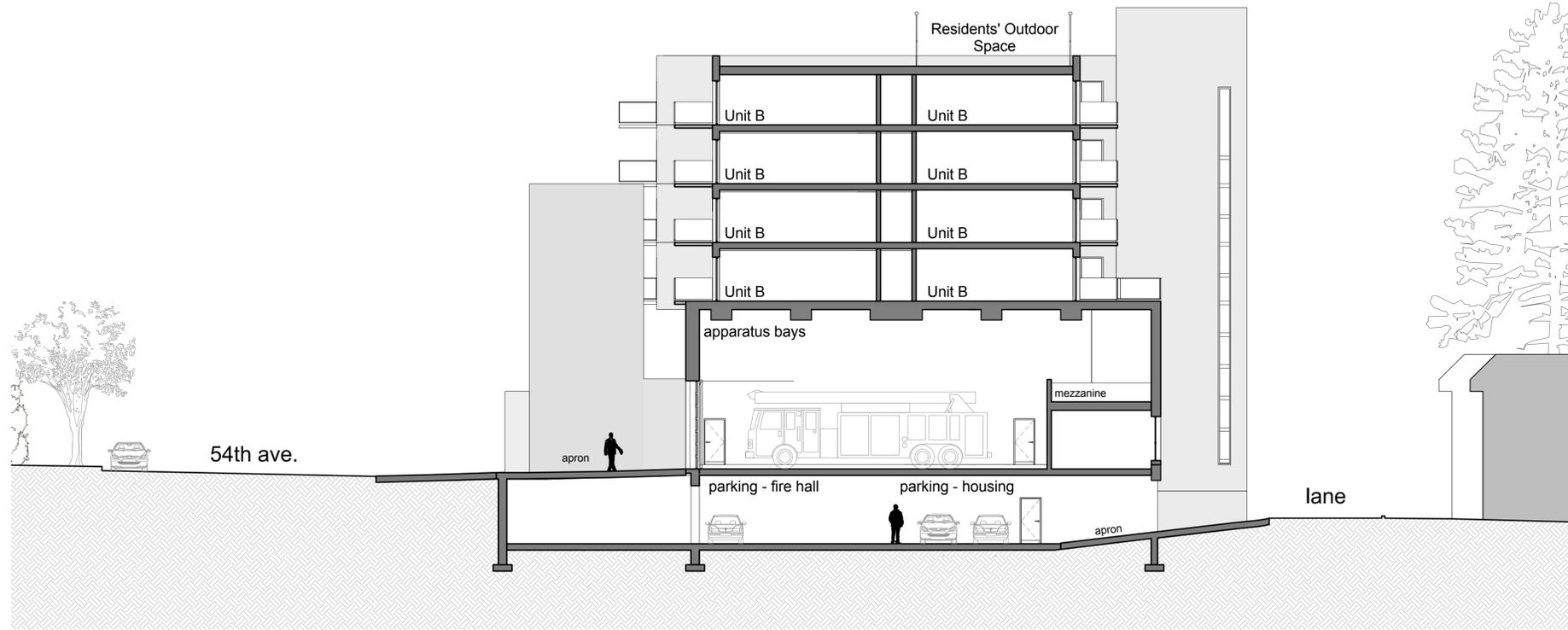
- The project includes 4 floors of housing for the YWCA tenants who will be women-led families and their children.
- The suite layouts will be similar on all floors with the exception of the 3rd floor which will also incorporate a common room and laundry facilities.
- Each suite will focus on livability and sustainability providing the YWCA, the City of Vancouver and the Occupants with an energy efficient solution for affordable housing.
- Outdoor social spaces will be located on the third floor and the roof.



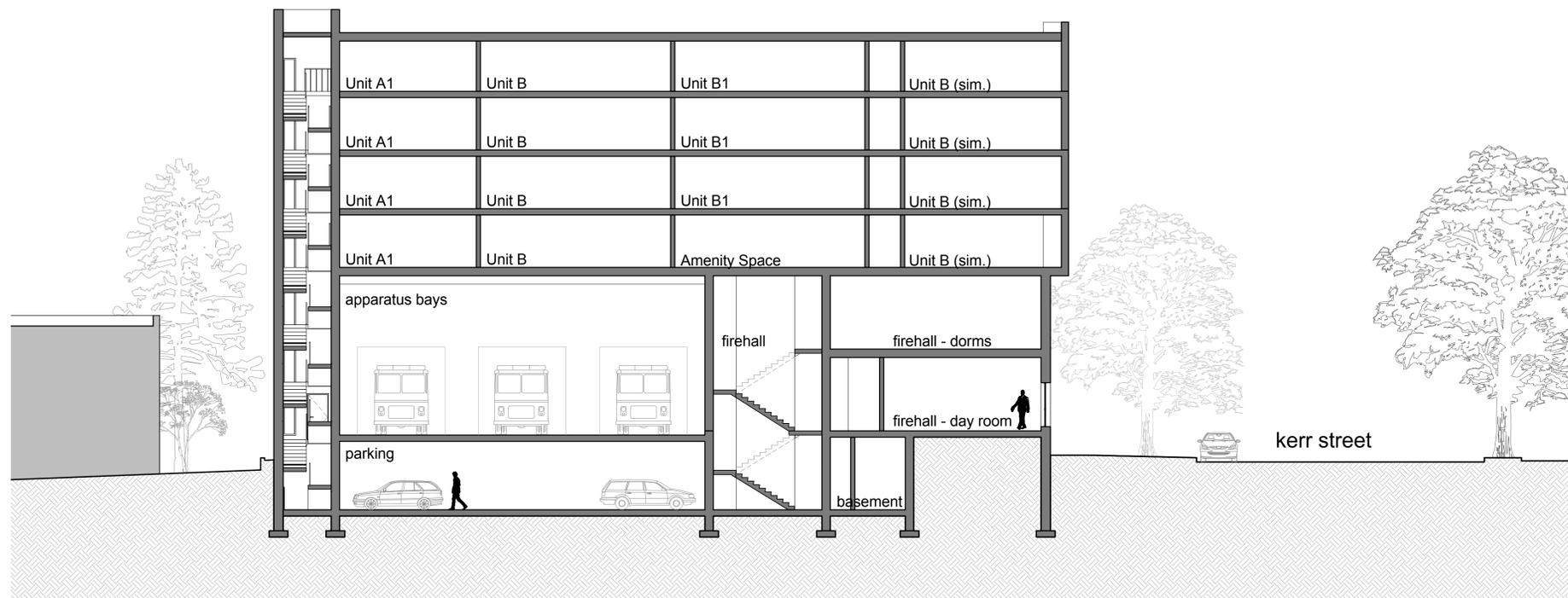
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FIRE HALL No.5 + HOUSING



north south section



east west section



view from corner of 54th ave and kerr st. looking south west



view from kerr st. looking north west at YWCA entry



view from kerr st. looking at east elevation



view from 54th ave. looking at north elevation

# The following **timeline & explanations** outline the next steps in the overall project process.

next steps



**construction documents:**  
This phase represents the portion of the project where the consultants prepare drawings and specifications to a level of detail by which the building can be constructed.

**rezoning + development permit:**

- Process which starts an application to the City outlining the proposed development
- This includes the production of elevations, materials boards, models & presentation to the urban design panel.



**tender:**  
The construction documents are distributed to general contractors for bidding.

**contract approval:**  
A period of time used by City of Vancouver, YWCA & VFRS to review bids and award the contract.



**construction:**  
Period of time where the construction of the building would take place. This would not include demolition of the existing building which would take place earlier in the overall process.

