

Land Acquisition for New Fire Hall Station No. 11, Portion of 2502 Dawes Avenue, Southwest Industrial

ISSUE

City Council adopted the National Fire Protection Association 1710 Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments in 2003. This standard specifies safe and effective emergency response standards for all services provided by the Saskatoon Fire Department (SFD) in the City of Saskatoon (City). Striving to achieve that standard, the placement of fire stations is key to the effective and efficient delivery of emergency services to residents and ensuring the occupational safety and health of firefighters.

RECOMMENDATION

That the Standing Policy Committee on Finance recommend to City Council:

1. That Administration be authorized to acquire a portion of Unit # 9 in Condo Plan No. 102359684, ISC Parcel Number: 203867679, 2502 Dawes Avenue, totalling 0.44 acres, from 101113657 Saskatchewan Ltd. for \$330,000 + \$25,000 for legal and subdivision fees for a new Fire Station No. 11;
2. That Capital Project No. 10074 “New Fire Stations and Upgrades” be used as the funding source for this purchase, including legal, administrative costs and disbursements; and
3. That the City Solicitor be requested to have the necessary agreements executed by His Worship the Mayor and the City Clerk under the Corporate Seal.

BACKGROUND

SFD has worked extensively with the City’s GIS (Geographic Information System) Mapping team over the years to develop and implement a deployment analysis model to optimize Fire Station locations. The model uses a long-term statistical approach to continually analyze SFD’s travel times to emergency response for the entire city.

At its April 4, 2023 meeting, the Standing Policy Committee on Environment, Utilities and Corporate Services (EUCS) presented the [SFD Strategic Facilities Plan](#). Notably, the data reveals a significant city-wide annual increase in incidents, with fire District 1 (Fire Station 1 – 125 Idylwyld Dr So) and District 2 (Fire Station 2 – 3311 Diefenbaker Drive) carrying 56% of the workload for the entire city in 2023. The call volume continues to rise in District 2 and the south portion of this district had a 33% incident increase in 2023. This south portion is referred to as district 2B as per the SFD District Map (Appendix 1).

DISCUSSION/ANALYSIS

Due to the increased calls for service and out-of-range calls, the new construction of

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Fire Station Nos. 10 and 11 remain a priority for SFD to ensure emergency response objectives can be met. To improve coverage for the southwest portion of the city a new Fire Station along Dawes Ave significantly improves first in response to Montgomery Place, Southwest Industrial, Holiday Park, Meadowgreen, West Industrial, Pleasant Hill, King George, Fairhaven, Agpro Industrial, and CN Yards Management Area.

The proposed 0.44-acre site along Dawes Avenue has been identified as the location based on:

- Central location based on mapping analysis to best serve the southwest portion of District 2;
- Close to an arterial roadway for fast and predictable access; and
- Proximal to the intersection at Dawes Avenue and 11th St W where signal pre-emption would allow for light queuing and improve initial response.

Administration has entered into a conditional agreement with 101113657 Saskatchewan Ltd. for the acquisition of 0.44 acres (as shown on Appendix 2) that would allow for construction of a new Fire Station No. 11 along Dawes Ave. Noteworthy details of the agreement are:

- Purchase price of \$330,000;
- Legal fee and subdivision payment of \$25,000;
- Conditional upon City Council approval by January 31, 2024;
- Seller responsible for the subdivision and removal of the site from the existing condo plan; and
- Closing Date would be 30 days following the completion of the subdivision and issuance of a Transform Approval Certificate.

FINANCIAL IMPLICATIONS

The purchase price of \$330,000 is based on land value of \$750,000 per acre which represents fair market value for the land.

With the lands currently being part of a Registered Condominium Plan (condo plan), the City would pay the Seller \$25,000 to cover the legal fees associated with removing these lands from the condo plan and subdividing into a fee simple parcel.

Sufficient funds for the purchase of this land exist in the SFD's Capital Project No. 10074, New Fire Stations and Upgrades.

OTHER IMPLICATIONS

A communication plan will be developed to share information with impacted stakeholders and the broader community. Key elements will include explaining the SFD's service model and the benefit to the entire community. A variety of tools will be used including media events, news releases, information on the City's website, flyers, and social media messages.

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There are no privacy, environmental, legal, or social implications identified.

NEXT STEPS

Upon consideration and approval by Standing Policy Committee on Finance, the City Solicitor's Office will be requested to prepare the appropriate agreement to complete the purchase of land as noted above.

The seller would be required to complete the subdivision; a process which can take between 6 and 12 months.

Construction of a new Fire Station No. 11 along Dawes Ave would be anticipated to commence in 2025.

APPENDICES

1. SFD District Map
2. Drawing Showing Proposed Land Acquisition

REPORT APPROVAL

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