



City of  
**Peterborough**

---

**To:** Members of the General Committee

**From:** Chris Snetsinger  
Fire Chief

**Meeting Date:** July 20, 2020

**Subject:** Report CAOFS20-002  
Fire Station 2 Location Review Study

---

## **Purpose**

A Report to provide an update on the Fire Station 2 location review study and recommend next steps.

## **Recommendations**

That Council approve the recommendations outlined in Report CAOFS20-002, dated July 13, 2020, of the Fire Chief, as follows:

- a) That a presentation by Dillon Consulting Ltd attached as Appendix A, on the Fire Station 2 Location Review Study be received for information;
- b) That staff be directed to proceed with the next steps to determine the future site for Fire Station 2 with further exploration of the top three sites identified in the study and community consultation;

## Budget and Financial Implications

The cost to proceed to the next step of exploring the three sites can be accommodated within the currently approved amount of \$200,000 (Budget reference 2-2.03). A total project estimate of \$8 million has been included in future capital budget projections and included in the current Development Charges Background Study as 50% of the costs of the replacement is to support development.

## Background

The existing Fire Station 2, located in the North End of Peterborough at Carnegie Road, was built in 1968. The station building itself has reached the end of its projected lifecycle and the current building is unable to meet the demands of use consistent with the current industry standards for a building of this type. The site location is also considered problematic for several reasons for potential redevelopment of the Station 2 location. The site is not large enough to accommodate a building size and design to meet current standards for operations and through the study process of evaluating site options for a new Fire Station 2 it has been highlighted that it is not in an optimum location for maximizing response times, mainly due to the growth the City has seen in the last 52 years since it was built.

A capital project for the Relocation of Station 2 has been in the capital budget for 10 years. Council adopted a number of recommendations as set out in Report CSF10-001 (b) dated February 16, 2010, concerning a Station Relocation Review and Implementation. Report CSF10-001 (b) indicated that Station 2 on Carnegie would be replaced within annual capital budget priorities and scheduled development. The report also indicated a future Station #4 would be constructed in East City in conjunction with annual capital budget priorities and scheduled development.

For a number of years, it was thought that the Northcrest Arena site would be the best location for a new Station 2 and the project has waited until the time when that site would be available. However, it became apparent that the location review was necessary to ensure that it was still the best site.

Dillon Consulting Ltd were engaged to provide oversight in reviewing potential site options, develop an evaluation criteria process and provide a final study report.

Throughout late 2018 and 2019, they worked with City staff worked to identify potential sites for the relocation of Fire Station 2 and to complete a Geographical Information Systems (G.I.S) model analysis on various sites.

## Fire Station 2 Location Study

The Fire Station 2 Location Study report prepared by Dillon Consulting Ltd is attached as Appendix B to this Report.

Five sites were identified as potential options for the new location of Fire Station 2.

1. Dennistoun - Dennistoun Avenue/Parkhill Road,
2. Northcrest - 100 Marina Boulevard,
3. Towerhill - Towerhill Road/Fairbairn Street,
4. Sunset - 916 Chemong Road, and
5. Heritage - 425 Heritage Trail.

A thorough analysis of each site was carried out by developing an evaluation criterion, prioritization matrix and extensive GIS modelling for response times. The top three ranked sites following comparative evaluation are;

- Sunset - 916 Chemong Road
- Dennistoun - Dennistoun Avenue/Parkhill Road
- Northcrest - 100 Marina Boulevard

These three sites ranked very closely and so it is warranted to include all three for consideration in the next step of the project.

### **Future planning for Fire Station 4**

To be fully satisfied that the relocation of Fire Station 2 will be in the optimum location for long term City growth, the study also considered the potential impact of the future Fire Station 4 location. A comparative analysis of a four station GIS modelling analysis was undertaken to confirm future response performance capabilities.

For this purpose, two potential site options were considered, one in the West and one in the East. Ultimately the results of this portion of the study highlighted a future station 4 in the City's East section would provide a maximized response network. There will be a need to complete a more in-depth analysis of suitable Station 4 locations in the East side of the City.

### **Future deployment requirements**

The City continues to grow both in subdivisions and with residential intensification in high-rise buildings. According to the Hemson Development Charges report 2019, development will add an estimated 10,543 people to the City by 2025. With this comes greater strain on response times and increases a vertical response time with respect to high rise buildings. It is important to plan for the growth of the Fire Services along with the growth of the City to ensure response time targets are met and the Service has the operational depth to provide the established services. The need to increase staffing in response to growth and for the planning of Station 4 will continue to be reviewed.

## Next Steps for Station 2 Relocation

Conducting a more detailed review of the top three sites identified is the next step in determining a final selection for Station 2 location. It is necessary to review each of the sites more closely prior to a final decision being made. Each of the locations present varying site characteristics that warrant further consideration. Part of this work will also include a Class D (high level) costing analysis for each location that will also be undertaken. Public engagement sessions will be arranged in this next step of the project to provide information and offer community consultation opportunities. Further consideration for potential multi/combined use of the Station 2 site can also be considered in the next stage of the work.

An additional benefit of moving to a new site is that fire services can continue to operate at the existing location and therefore will not experience a disruption in service or add cost to the project for a temporary relocation.

## Summary

Council's endorsement of the recommendations will allow staff to continue work on the Fire Station 2 relocation project. It also highlights the need for future planning for Station 4 in line with the projected City growth plan and increased density.

Submitted by,

Chris Snetsinger  
Fire Chief

Contact Name:  
Gillian Barnes  
Project Manager, Facilities and Planning Initiatives  
Phone: 705 742 7777, Extension 1828  
Toll Free: 1-855-738-3755, ext 1828  
Fax: 705-876-4606  
E-mail: [gbarnes@peterborough.ca](mailto:gbarnes@peterborough.ca)

Attachments:

Appendix A – Dillon Consulting Ltd, Station 2 Location Review Presentation  
Appendix B – Dillon Consulting Ltd, Station 2 Location Review Study