



City of Greenwood

Minister Meeting Briefing Package

Minister of State, Local Governments and Rural Communities

Honourable Brittny Anderson

Thursday, September 17, 2026 - 2:20pm-2:35pm, Room 20

Vancouver Convention Centre – East Building, Level 2

Item 1 - Fire Hall Replacement



**BRITISH
COLUMBIA**

Minister Briefing Package

Fire Hall Replacement – City of Greenwood

Meeting: Honourable Brittny Anderson, Minister of State for Local Governments and Rural Communities

Date/Location: September 17, 2026 – Vancouver Convention Centre (UBCM)

Prepared by: City of Greenwood, BC

1. Purpose

To provide the Province of British Columbia with a comprehensive, evidence-based briefing on the structural, operational, and legislative deficiencies of the Greenwood Fire Hall, and to formally request full provincial funding for the construction of a new, compliant, post-disaster-rated fire hall.

2. Executive Summary

Two independent professional assessments, the **ISL Structural Review Memorandum (2020)** and the **Greenwood Fire Service Review & Fire Department Master Plan (2025)**, conclude unequivocally that Greenwood's fire hall is **structurally compromised, operationally inadequate, and non-compliant** with provincial legislation and WorkSafeBC requirements. The building cannot support modern fire service operations, cannot safely house emergency apparatus, and does not meet the National Building Code's post-disaster standards.

Over the past two years, the City has invested nearly **\$1 million** to modernize its fire department, including apparatus upgrades, wildland capability, legislatively compliant service-level adoption, and accelerated firefighter training. Despite these achievements, the fire hall remains the single critical barrier preventing Greenwood from meeting provincial expectations under the **Fire Safety Act (2024)** and the **Emergency and Disaster Management Act (2024)**.

The City of Greenwood (Canada's smallest city) does not have the tax base or borrowing capacity to fund a \$3.5–\$4.5 million replacement facility. The City is requesting **full provincial funding** through existing or newly established programs.

3. Background and Context

3.1 Structural Findings (ISL Structural Review Memorandum, 2020)

ISL identified multiple critical structural deficiencies, including:

- Cut structural members (roof truss, ceiling beam)
- Un-engineered shoring replacing removed bearing walls
- Uneven floors and visible ceiling deflection
- Pointed stone foundation walls inconsistent with modern standards
- Retaining wall currently bearing the live load of the fire truck
- Ambulance parked on a suspended timber floor never designed for heavy vehicles

ISL concluded:

“The building does not meet the requirements of a post-disaster facility and vehicles should be removed immediately.”

3.2 Operational and Regulatory Findings (Fire Master Plan, 2025)

The Master Plan determined that the fire hall:

- Cannot support modern apparatus (bay dimensions inadequate)
- Lacks diesel exhaust ventilation and clean/dirty separation
- Has no training space, meeting room, or administrative area
- Cannot support BC Structure Firefighter Minimum Training Standards (Exterior Operations)
- Cannot support WorkSafeBC requirements for firefighter safety and contamination control

The Plan identifies fire hall replacement as **one of the top three strategic priorities** for the department.

4. Modernization Actions Taken by the City (2024–2026)

4.1 Apparatus Modernization

- Acquisition of a second FUS-qualified fire engine (2024–2025) – **\$750,000 investment**

- Full outfitting with LDH, high-flow hardware, BlitzFire monitor, and modern suppression tools – **\$60,000 investment**
- Acquisition and outfitting of Wildland Type III truck – **\$65,000 investment**

4.2 Legislative Compliance and Training

- Adoption of **Exterior Operations** service level (2025)
- Accelerated training program to achieve full Exterior Operations competency by end of 2026
- Seven firefighters advancing to Interior Operations; full department Interior-qualified by 2027
- Team Leader development for supervisory competency

\$25,000–\$35,000 investment

4.3 Governance and Professional Oversight

- Establishment of Fire Department Guidance Working Group (2026)
- Professional Services Agreement with Tim Pley & Associates Ltd.

\$15,000–\$20,000 investment

These actions demonstrate responsible governance, legislative alignment, and sustained modernization.

5. Current Risks and Implications

5.1 Structural and Safety Risks

- Building cannot safely house emergency apparatus
- Structural instability poses risk to firefighters and staff
- Non-compliance with post-disaster building requirements

5.2 Operational Risks

- Inability to meet adopted Exterior Operations service level

- No capacity for Interior Operations advancement without compliant facility
- No safe training, maintenance, or administrative space

5.3 Regional and Rural Impacts

Greenwood provides fire protection to the Greenwood Rural area under contract. The current hall:

- Cannot support rural apparatus (tenders, LDH equipment)
- Negatively affects Fire Underwriters Survey scoring
- Contributes to higher insurance costs for rural residents

5.4 Legislative and Liability Risks

Failure to replace the hall places both jurisdictions at risk of non-compliance with:

- *Fire Safety Act (2024)*
- *Emergency and Disaster Management Act (2024)*
- WorkSafeBC occupational health and safety requirements

This exposes the City and rural area to increased liability and reduced emergency resilience.

6. Financial Context

Greenwood's demographic and economic realities:

- Smallest incorporated city in Canada
- Limited tax base and modest household incomes
- Borrowing for a \$3.5–\$4.5 million facility would create unaffordable property taxes

The City can contribute modestly through reserves but cannot fund the project independently.

7. The Ask: Provincial Partnership for Full Funding

Request:

The City of Greenwood respectfully requests that the Province of British Columbia provide **full capital funding** for the construction of a new, compliant, post-disaster-rated fire hall through existing or newly established provincial grant programs.

Rationale:

- Independent engineering confirms the current hall is unsafe and non-compliant.
- The City has already invested nearly \$1 million in modernization.
- Legislative frameworks require compliant emergency infrastructure.
- Greenwood lacks the tax base to fund the project without severe financial hardship.
- Rural residents depend on Greenwood's fire department for structural and interface fire protection.

Outcome if Funded:

- Greenwood achieves full compliance with provincial legislation
- Rural and municipal fire protection becomes resilient and sustainable
- Firefighter safety is restored
- Apparatus and training investments are fully realized
- The City can advance to Interior Operations service level by 2027

8. Conclusion

The City of Greenwood has demonstrated responsible governance, strategic planning, and significant financial commitment to modernizing its fire department. The only remaining barrier to full compliance, operational readiness, and long-term sustainability is the replacement of the structurally compromised fire hall.

A new fire hall is not simply an infrastructure upgrade, it is a **legislative requirement**, a **public safety necessity**, and a **regional resilience imperative**. Greenwood has done everything within its capacity. To complete this modernization and meet provincial expectations, the City requires the Province's partnership.

The City of Greenwood formally requests full provincial funding for the construction of a new, compliant, post-disaster-rated fire hall.

9. Appendices

- Building Concept and Special Notes
- Class C Summary Budget
- Drawings
- Summary of ISL Structural Review Findings (2020)
- Summary of Fire Master Plan Recommendations (2025)

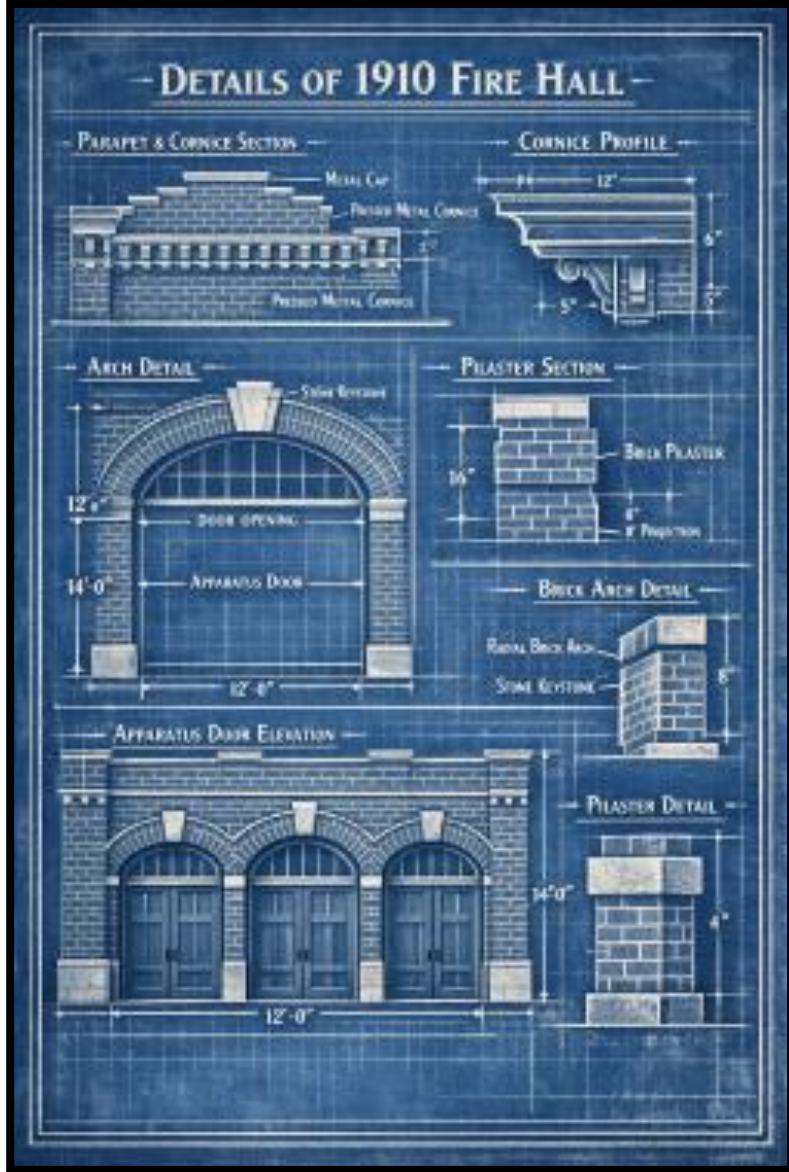
60' X 66' X 18' Main building with a 30' x 50' x 10' office/meeting room on the North side.

- Main building will include 2) Drive through bays on the left and 1) back in back on the right.
- The left bay will also act as a wash bay, with equipment storage between the two main bays.
- The back-in bay will be 36' deep with the back half containing, washroom/shower area, storage, mechanical/electrical room, hose tower access, upper mezzanine stair access and work benches.
- The upper mezzanine (20'x 30') will include an area for meeting and training as well as access via the hose tower to the roof.
- The 30' x 50' office/meeting building will contain offices for the fire department at the front left with access to the common/meeting room area at the back on the front right. This will provide dual use for the area as the fire department will have access through there office as well as public access from the street at the front. This common area will have two bathrooms as well as a small kitchen area.
- This will require the stripping of the topsoil and the grade brought up about 1 m with Engineered fill to bring the building site about the flood plane. This will require at the movement of about 2200m3 of fill.

EXTERIOR FINISH

According to the AUG-2026 budget version is based on an ICF main structure and roof with a red brick façade on the entire front of the building which would extend to almost the top of the parapet wall at the top. The sides of the building would be stucco or made to look like concrete. The upper walls and parapet would have cornice features in step with the 1910 theme of the building itself, (see attached image next page).





DOORS

Main Bay Doors- There would be 3) 14' x 14' bay doors at the front of the main building, and two at the back. The front doors would have arching facade tops, its lines with the 1910 theme. There would be several rows of glass in the doors that would provide plenty of light into the bays,

Man Doors- the man doors into the main bar area would be steel security doors. There would be a door into the office area from the street that could be glass, this would be the

access door into the meeting/common room at the back of the office building as well as access into the Fire station offices.

WINDOWS

There would be no windows located in the main building area, the front of the office area on the other hand would have plenty of glass. This would give these offices plenty of light. The windows would be aluminum framed, full glass windows.

ELECTRICAL

There will be a backup generator provided at the rear of the building, this will provide power when the main hydro is down. It will make the building a fully functional emergency gathering facility.

BUILDING CONSTRUCTION

The March-13-2026 budget reflect the cost of an ICF structure with a concrete roof, fireproof siding and extremely robust construction that is designed to withstand emergency use over a long period of time. It will be located away from standing timber and with it's fireproof siding and concrete roof is set the weather fires and most any other natural disaster. The Styrofoam and concrete construction inner wall construction with a brick and concrete outer shell is designed to provide long life with little maintenance.

INSIDE FINISH- The inside finishing is also designed to provide low maintenance with long life; the walls would be cover with FRP (Fiberglass reinforced Panels) this would make them easy to hose down and stain resistant. They are also very moisture resistant and provide a long life with little maintenance.

FLOORS- The floors would have a durable commercial finish that will stand up to the heavy traffic of fire trucks, there would be bollards on either side of all the overhead door and trench drains in each bay to ensure any overflows or wash downs are contained. The Mezzanine floor would also be made of concrete and will provide a long life with little wear.

STORAGE- There will be plenty of equipment storage provided, there will be racks between the bays as well as several storage lockers and work benches. There will be an internal hose tower for drying hoses as well as hose lockers for storage.

WASHBAY- The left had bay will also work as a wash bay for any equipment cleaning needs, this bay will have additional trench drains.

BUILDING MECHANICAL

HEATING-COOLING- The building will have hydronic heating in the floor; this will be powered by an Air-Water heat pump as well as an electric boiler backup. There would also be a conventional heat pump system for the office area, this would provide heating as well as cooling.

MUA SYSTEM- There would also be a high output exhaust system to handle the exhaust fumes, this system would have a MUA unit to provide tempered make up air into the building.

HRV- There will also be a HRV system for the office/meeting/common area, this system will run separately from the main bays and provide fresh air for this part of the building.

PLUMBING- The sewer system will come from the existing infrastructure from the South and extend under the building and past the office area, this will provide future access to extend the building in the future if required for further growth. The water will extend beyond the North side of the building as well.

OIL SEPERATOR- There will be an extensive drainage system within the service bays and will include an Oil separator system.

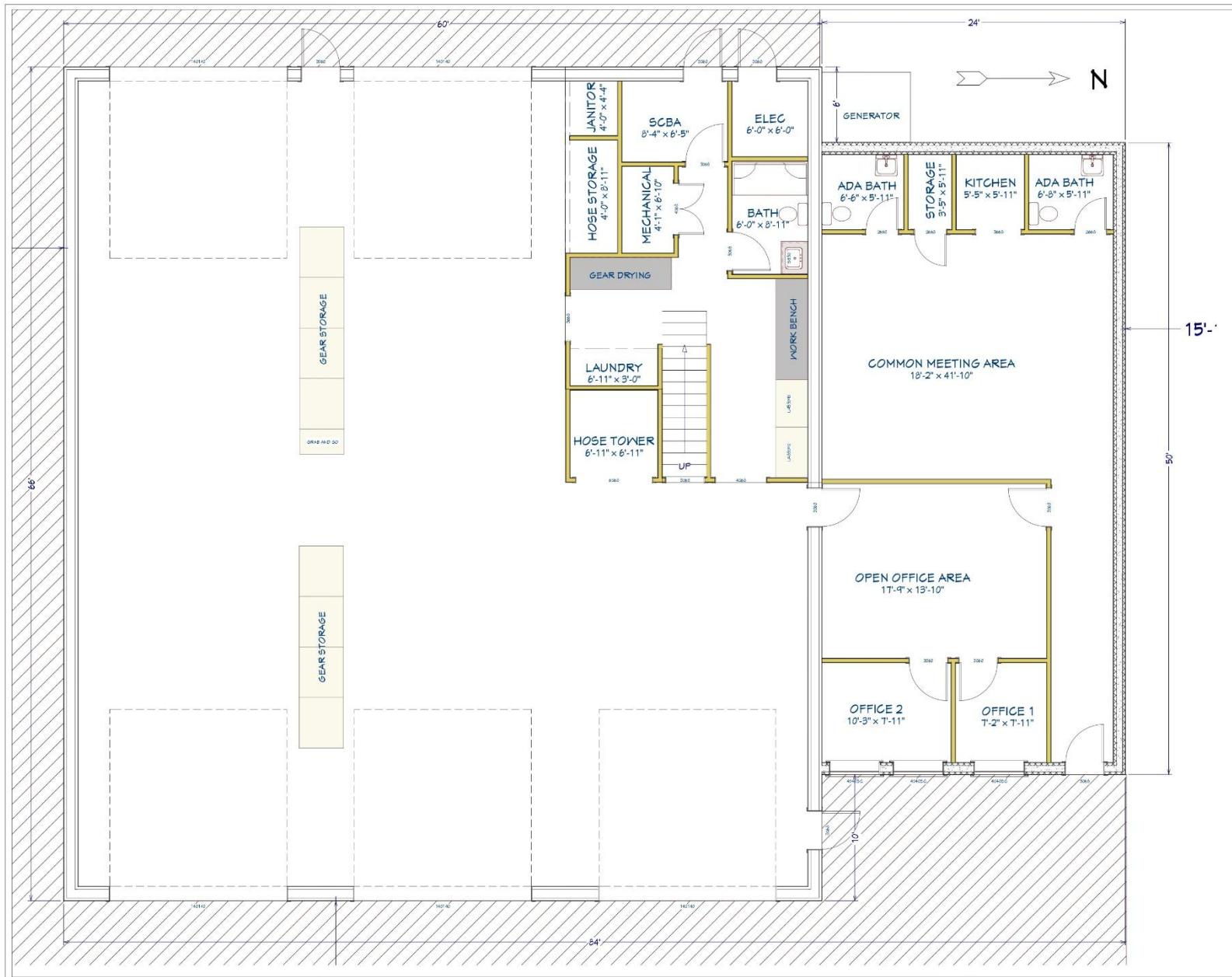
ROOF SYSTEM

The planned roof system in the Mar-13-2026 Budget version calls for a steel truss system for the main building roof, this will minimise the cost of the roofing system and still provide good low maintenance structure

The office roof is planned as an ICF roof system, this could then easily be used as an outdoor workspace. This area would be accessed from the mezzanine level of the fire station.

FIREHALL BUDGET (2026) ICF Construction with parapet

ITEMS	AMOUNT	%	COMMENT
PRE CONSTRUCTION	\$85,800.00	3%	CORDINATING OF PLANNING, DESIGN, ADMINISTRATIVE
SITE PREP	\$157,290.00	5%	OPTION "A" PARK LOCATION
SITE SERVICES	\$120,000.00	4%	INCLUDES UPDATE TO EXISTING RV DUMP
CONCRETE	\$178,360.00	6%	ICF WALLS, STEEL ROOF ON MAIN BUILDING, ICF ROOF ON OFFICE PORTION
MECHANICAL	\$450,000.00	14%	INCLUDES OIL SEPERATOR, MUA, EXTRACTION FANS, HEAT PUMP, ELEC BOILER
PROFESSIONAL	\$245,000.00	8%	INCLUDES ENGINEERED FILL DESIGN FOR PARK LOCATION
ELECTRICAL	\$235,000.00	7%	INCLUDES GENERATOR
PLUMBING	\$55,000.00	2%	
PERMIT-SURVEY	\$52,000.00	2%	
CONSTRUCTION MATERIALS	\$358,680.00	11%	
DOORS-WINDOWS	\$143,350.00	4%	
ROOF	\$257,500.00	8%	
LANDSCAPING	\$149,450.00	5%	INCLUDES PAVING
INTERIOR FINISHING	\$148,650.00	5%	INCLUDES EXTERIOR GYPROC IN MAIN BAYS
LABOUR	\$324,000.00	10%	
SECURITY	\$27,000.00	1%	
RENTALS	\$92,400.00	3%	
CONTINGENCY	\$220,000.00	7%	
<u>BUDGET TOTAL</u>	<u>\$3,213,680.00</u>	<u>103%</u>	



SHEET TITLE: MAIN FLOOR PLAN			
PROJECT DESCRIPTION:	GREENWOOD FIREHALL		
DRAWINGS PROVIDED BY:	BILL BLACK		
DATE:	2026-03-20		
SCALE:			
SHEET:	A-1		
NO.	DESCRIPTION	BY	DATE

NORTH SILVER AVENUE

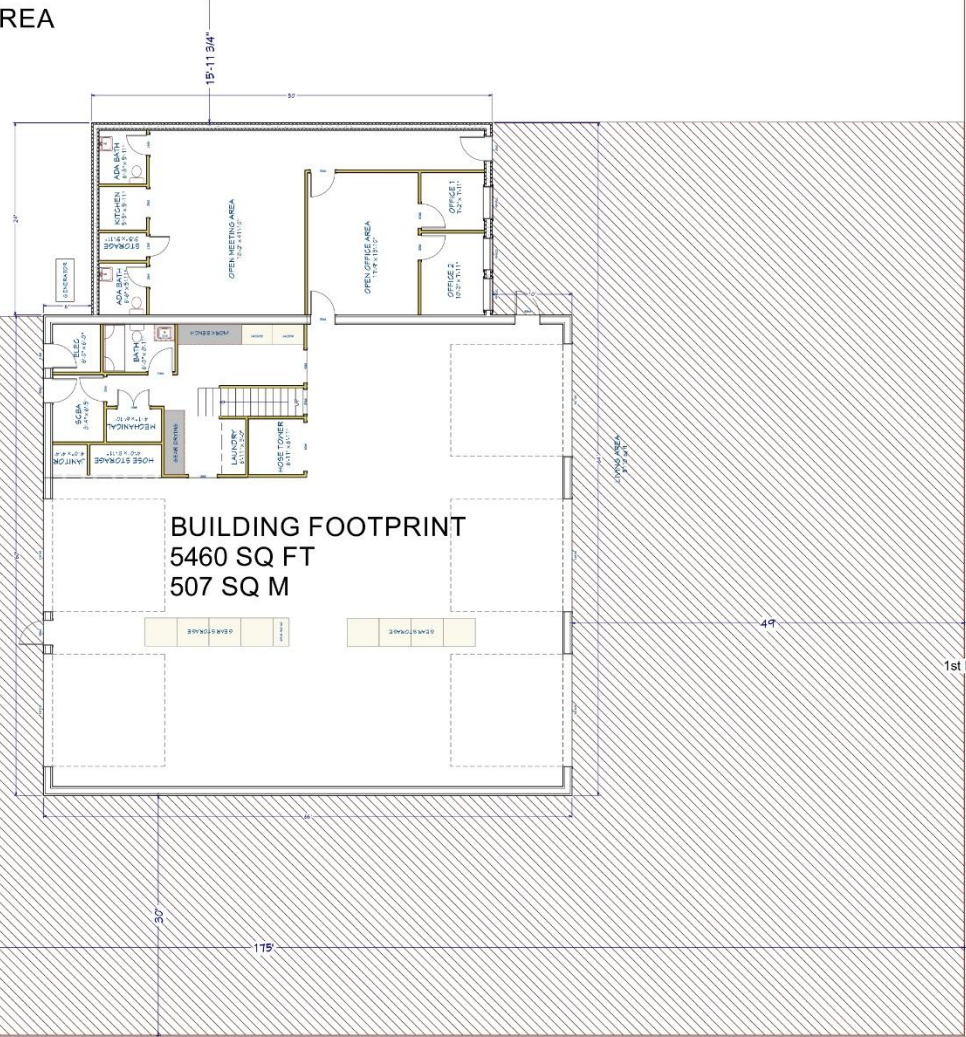


TOTAL ENGINEERED FILL AREA
22750 SQ FT
2120 SQ M

TOTAL PAVED AREA
13000 SQ FT
1200 SQ M

BUILDING FOOTPRINT
5460 SQ FT
507 SQ M

BROOKLYN STREET



DRAWINGS PROVIDED BY: BILL BLACK		PROJECT DESCRIPTION: CITY OF GREENWOOD FIRE STATION		SHEET TITLE: LOT LAYOUT	
DATE:	2026-03-17	NO.	DESCRIPTION	BY	DATE
SCALE:					
SHEET:	A-3				