

- Public Meeting -

Fire Hall #1 Reconstruction

Proposed Land Use Bylaw Amendment to Redistrict
20 Gate Avenue

Speaker:

Keven Lefebvre,
Fire Chief

Taken at St. Albert Inn and Suites, 156 St. Albert
Trail, St. Albert, Alberta, T8N 0P5 on the 7th day of
June, A.D. 2018.

1 (HEARING COMMENCED AT 6:30 P.M.)

2 KEVEN LEFEBVRE: Good evening. So a couple
3 housekeeping items. I think the washrooms are
4 just outside, also -- oh, they're here. I
5 didn't even see those ones. The washrooms are
6 conveniently right there. And the exits are
7 marked. You can see if the fire alarm goes
8 off. Don't follow me or Darrel. Go out.
9 We'll be going the other way.

10 So I'd like to start by acknowledging that
11 we're on Treaty six territory, you know, a
12 long-standing relationship which is currently
13 undergoing to some important rebuilding and
14 reconciliation. And like any long-standing
15 relationship, from time to time it does need
16 some -- some amends need to be made in that
17 way.

18 So first I'd like to thank you for your
19 attendance on this beautiful warm, spring
20 evening. I know that from wearing my uniform,
21 it's a hot, hot one.

22 But my name is Keven Lefebvre and I'm the
23 fire chief in St. Albert for three months now,
24 and humbly I bring with me 36 years of
25 experience in the fire service and a lot of
26 time in building fire codes and doing design
27 and, you know, moving fire services and

1 municipalities forward. I'm so pleased to be
2 part of St. Albert. In the last three months,
3 already, I feel like I've been here for much
4 longer, and it's a nice city to be a part of.

5 So today, representatives from across the
6 City of St. Albert are here with me while we
7 discuss the redistricting of the Gate Ave site
8 in preparation of something, which I'm hopeful
9 will be a fire station built in the next few
10 years here.

11 So if I can introduce -- I introduced myself,
12 Fire Chief Keven Lefebvre; my deputy -- one of
13 my Deputy Fire Chiefs, Darrel Bliss at the back
14 of the room; Lenore Mitchell and Eric Schultz
15 with Planning; with Engineering we have Matthew
16 Orlando and Judy Grant; Will Steblyk with
17 Transit; and you'll notice in the corner
18 there's a court reporter today recording every
19 detail of what I'm saying as part of our
20 presentation for the redistrict.

21 So after the short presentation, we welcome
22 any pertinent questions you may have, and we'll
23 be around after if you prefer a more personal
24 chat, which I saw some going on already. But,
25 you know, I'd like to point out that this is
26 the first of what I hope will be regular
27 updates to the community on the progress of the

1 Fire Station 1 rebuild.

2 And so -- next. Fire Hall 1, currently at 18
3 Sir Winston Churchill Avenue, was originally
4 constructed in 1962. That was, at the time,
5 the only fire station in St. Albert. And
6 really, the municipality has grown quite
7 considerably till today. We have three fire
8 stations, we're considering another fire
9 station on the north of St. Albert, and really,
10 this one here is well past it's serviceable
11 life. Built in '62, it's not really considered
12 a current modern hardened building, and the
13 renovations that would be entailed to rebuild
14 on that site which was part of the
15 considerations just isn't feasible for many
16 reasons, some of which I'll talk to today,
17 including the site is not big enough and it
18 would basically mean a complete teardown of the
19 existing fire station to rebuild, which then
20 brings in the complications of how we operate
21 our fire services without a fire hall there, so
22 during that probably two years.

23 Next. You know, the -- so I think I talked
24 to the feasibility study a little bit. City
25 Council approved, in 2016, to do a feasibility
26 study. And really, this site was coming
27 available. They knew already by that time that

1 there would be some movement in transit with
2 updates as far as routes and what was going on,
3 and the fact that transit has outgrown this
4 current site. They don't rebuild -- or they
5 don't add new available land downtown, so
6 it's -- it's a timing thing as well. It's a
7 good -- good opportunity right now.

8 So the options that came out of that
9 feasibility study were to modernize the current
10 fire hall while the fire fighters were still
11 operating in the building, which you can
12 imagine would be wrapped full of problems.
13 Like I said, there's asbestos in there, which
14 basically means tear down the whole fire
15 station and rebuild, and the site just isn't
16 big enough, so that wasn't really an option
17 that's considered a top-rated option. And the
18 cost is no different than -- than building
19 here.

20 And then the next option was to modernize on
21 the current site while the fire station and the
22 ambulance -- fire fighters and the ambulance
23 were operating at a different, temporary,
24 rented site for two years, but there is no
25 space available that would accommodate that
26 within the first-due area of Fire Station 1, so
27 that option, as well, is not really considered.

1 And then the third option was to rebuild the
2 fire station on the upcoming available Gate Ave
3 site. And for any of you that were watching
4 that day when I was before council, really, my
5 presentation that day was just to allow us to
6 move forward on the option to rebuild on this
7 site.

8 So the relocation does offer some good
9 opportunities in future spatial requirements
10 into 2050 and beyond. A modern, hardened
11 building. I mean, right now, if we could put
12 our aerial ladder downtown, where it's probably
13 going to get most of its calls, it doesn't even
14 fit. So, you know, we want to -- we want to be
15 able to have a fire station that will
16 accommodate what we need. And again, I already
17 mentioned the timing. With the new Campbell
18 park and ride it's just good timing that way
19 for us.

20 So the new site does provide better access to
21 Campbell, Akinsdale, and Heritage Lakes, and
22 also to St. Albert Trail. It's a pretty direct
23 route to St. Albert Trail. One of the things
24 that's probably worth mentioning is that in
25 this redistricting, currently, buildings on
26 this site are allowed to be 15 metres high, and
27 with our redistricting there's a limit of 12

1 metres. And depending on the detail design
2 that comes out of this, we may be asking to go
3 to 15 metres, which means basically one more
4 floor. So that's just a little point, but it
5 is consistent with what's in the surrounding
6 area. And depending on what the final use of
7 the building is, there potentially could be
8 other tenants other than the fire hall there.
9 So we need to make that decision before we go
10 to final detail design, but it's an opportunity
11 we may want to exercise.

12 So slide 7 shows the relocated Station 1 with
13 it's first-due response area, and it doesn't
14 show it very well on that map, but on the south
15 east towards the Campbell Business Park is
16 where Fire Station 1 gets most of its calls,
17 and because of the access across St. Albert
18 Trail in this new location, they -- the fire
19 station is actually closer to its first-due
20 area. So it's -- it's an increase -- or it's a
21 decrease in the response time for that area.
22 So that's -- that's a real good opportunity of
23 improvement.

24 And again, like I said, in 1962 when the fire
25 hall was first built, they had construction at
26 the time that certainly doesn't meet what's in
27 that community today.

1 So the next two slides really just show some
2 background history that on April 16th City
3 Council approved for us to do a change in
4 scope, which was the reconstruction on the Gate
5 Ave site as opposed to rebuild on the current
6 site, which really, I think I've shown is not
7 really feasible.

8 And then the next slide is just more
9 explanation of the same thing, that we need to
10 redistrict because the current use is not
11 permittable to build a fire station. So we'll
12 rezone the site to be IF, which allows for a
13 fire station to be built.

14 Slide 10, IF, institutional facilities. And
15 this is just a list of all the different types
16 of land uses that can be on a site that's zoned
17 as IF, and emergency services is one of them.
18 I'm pretty sure we're not going to put a
19 cemetery here, but that is the one of the
20 opportunities.

21 One thing you'll notice in our conceptual
22 designs is that we don't have any detail design
23 yet. This is really early in the process.
24 Today's open house is only about the rezoning,
25 and once we get that approval we'll go into a
26 bit of a detailed design, and then we'll have
27 more open houses once we -- hopefully -- if we

1 get to that point, that we can show you our --
2 some designs and access and how much of the
3 land we're actually going to use for the fire
4 station, which currently we don't have a good
5 idea on that. So yeah, so that's the -- that.

6 So now, you know, and some of the other user
7 groups that I kind of alluded to as far as
8 other tenants with us, could be the emergency
9 operations centre for the City of St. Albert,
10 an upgraded 911 dispatch centre, which right
11 now is with RCMP and we have our own so there's
12 two we could potentially amalgamate, find some
13 efficiency there by having one dispatch centre.
14 RCMP could move into some of the spot, and I
15 think Transportation right now is looking for a
16 central control centre for their new upgraded
17 bus routes and all that, and it kind of fits
18 there too. So not making any promises about
19 who's going to be in with us, because they're
20 going to need to step up pretty quick, but
21 that's some -- some of the options that I'm
22 working on.

23 And this just explains the process for the
24 rezoning or the redistricting, basically the
25 reapplication meeting that's -- and the public
26 consultation, that's right now. Then we have
27 to submit our application, it has to be

1 circulated, we have to present reports, and
2 then there's a public hearing process along
3 with City Council approval, and that really
4 takes about six months. So it's quite a
5 process from tonight to get to where we've
6 actually got -- and that's just the land
7 redistricted, that's not even detail design
8 yet. Really -- we're not planning on breaking
9 ground until spring of 2020, and it takes about
10 18 months to build a fire station after that.
11 So it will be late '21 or early 2022 before you
12 ever see a fire truck operating out of this
13 neighbourhood.

14 So next steps, again, like I just showed it,
15 we're going to prepare that official
16 application for the redistricting. We'll
17 notify the surrounding property owners and
18 those of you tied to that application. And I
19 think as part of the presentation to City
20 Council there's -- you have an opportunity to
21 speak then as well if you want.

22 So our timelines, like I kind of alluded to,
23 is really that it would be the end of this year
24 before we start into any kind of design and
25 with breaking ground, in the late spring of
26 2020, in through 2021. So early 2022 before we
27 get into that new building.

1 So really, I think that's probably it for
2 that part of the presentation. And I
3 appreciate you holding your questions till the
4 end. And again, thank you -- thank you for
5 coming in and thank those from around the City
6 that have come in with me tonight, and I look
7 forward to providing progress and updates as we
8 hopefully attain approval to move ahead on this
9 project.

10 So right now, feel free to bring your
11 questions up if you have any. Yes, sir?

12 AUDIENCE MEMBER: Yeah, you're showing us on
13 the slide if you rezone what they -- that --
14 that piece of land would be available to you,
15 and you mentioned cemeteries and God knows what
16 else. But you only gave us half the story
17 there.

18 Why don't you give us a slide that if you
19 didn't rezone, what could that land be used
20 for? Because we as tenants in the area are --
21 looking to upgrade our -- our property land.

22 KEVEN LEFEBVRE: Right now it's -- Right now
23 it's zoned commercial, so it would be
24 commercial.

25 MATTHEW ORLANDO: Actually, we have some
26 slides just because we -- something we put
27 together quickly, but the development planning

1 did a bit of a comparison. So if it was left
2 the way it is, CC is sold, or whatever, but so
3 there's the -- there's the permitted uses of
4 what -- what would be available if we left it
5 as CC. So you now, a number of different uses.
6 So definitely a lot more than if you rezoned to
7 IF. And then I think there's a whole list of
8 discretionary uses as well. So I guess the
9 reality is --

10 AUDIENCE MEMBER: Would we be better off with
11 the IF?

12 MATTHEW ORLANDO: That's -- yeah, I guess
13 that's the discussion, right. That's the
14 question.

15 KEVEN LEFEBVRE: So because we don't have
16 any detail design, we're rezoning the whole
17 property to IF right now. And one of the
18 commitments I will make is that once we know
19 our spatial requirement, we will take the rest
20 of the area that we don't use and put it into
21 whatever is popular at the time five years from
22 now. Maybe back to this, or maybe -- I can't
23 see that we'll use the whole property. We
24 don't -- we don't really know because we don't
25 know where we're going to -- what street we're
26 going to put the ramp out to or anything yet
27 without a detailed sign. That's part of the

1 problem right now. Yes?

2 AUDIENCE MEMBER: Does somebody else have
3 questions?

4 KEVEN LEFEBVRE: No. No. Go ahead.

5 AUDIENCE MEMBER: Well, the other question
6 that bothers me, when you went through here,
7 before I forget, you said most of your calls
8 are into the Campbell area, and I assume it
9 comes up near Gate Avenue, goes to Gervais and
10 up to Campbell there. There seems to be an
11 awful lot of spare property -- I don't know
12 what -- opposite the -- the fitness centre in
13 the Campbell area. Is that not looked at at
14 all? You're right there. That's where all the
15 calls are.

16 KEVEN LEFEBVRE: We can't go too far. There
17 is Fire Station 2 that's closer, actually, to
18 that area, but I mean, depending on annexation
19 and future needs, there -- there could be an
20 area structure plan out that way that will show
21 a future fire station, but we can't go too far
22 away from downtown or we would be out of our --
23 we need to be within a five-minute travel
24 distance, and that's part of the requirements
25 that we need to meet. Hopefully that answers
26 your question.

27 AUDIENCE MEMBER: I'll let somebody else

1 address the question of noise.

2 KEVEN LEFEBVRE: Okay. I'm waiting for it.
3 That's a good one.

4 AUDIENCE MEMBER: That is my major concern --

5 KEVEN LEFEBVRE: Yeah.

6 AUDIENCE MEMBER: -- because of the
7 population around.

8 KEVEN LEFEBVRE: Yeah.

9 AUDIENCE MEMBER: It's dense -- density --
10 high density area, and what -- what can you do
11 about the noise, the sirens?

12 KEVEN LEFEBVRE: So what I can say as far as
13 my years of experience as a fire fighter, we
14 are considerate. We're good neighbours. We
15 don't have to be blasting our siren right in
16 your door. If -- if it happens that our ramp
17 is facing at your door, we'll be considerate
18 and we'll wait till we're on a major road till
19 we turn on the siren. Of course, it is the
20 lights and sirens that give us the authority to
21 travel on the road and push other vehicles out
22 of the way. And I mean, as I get older, I -- I
23 appreciate more and more that -- things I've
24 heard in the past, that the people that need
25 the help, they love hearing those sirens coming
26 because they know help is coming; the people
27 that don't need the help, it's an annoyance.

1 But I think in the city, sirens from time to
2 time, you're going to hear them. It's just a
3 fact of life. We don't get a lot of calls out
4 of the station every day. You might hear the
5 sirens -- our main call volumes times are
6 9 a.m. to 9 p.m. and at night it's a lot
7 quieter. You know, obviously there are medical
8 calls and fires that still happen during the
9 night, but they're not as many because people
10 are not active and not getting into problems as
11 much. But -- I don't want to lose my train of
12 thought here.

13 What -- what I can say is that, you know,
14 right now, there's hundreds of buses including
15 Greyhound and transit coming in there every
16 day. That's got to be a lot more noise than a
17 fire truck leaving the area and coming back
18 five or six times a day.

19 AUDIENCE MEMBER: They idle it.

20 KEVEN LEFEBVRE: Who?

21 AUDIENCE MEMBER: They idle it. I don't hear
22 them.

23 AUDIENCE MEMBER: It is noisy.

24 KEVEN LEFEBVRE: I can imagine --

25 AUDIENCE MEMBER: And the house even
26 vibrates, you know.

27 KEVEN LEFEBVRE: Yeah.

1 AUDIENCE MEMBER: But it's the loud siren
2 noises at 1 o'clock in the morning --

3 KEVEN LEFEBVRE: Yeah. And --

4 AUDIENCE MEMBER: -- that's going to wake
5 somebody up.

6 KEVEN LEFEBVRE: And like I said, we're
7 considerate. We're citizens too, and we're
8 aware that that's bothering the people that are
9 sleeping and we're going to one person's house.
10 So when we're in the area, as much as possible,
11 we'll try and keep it quiet. Sometimes you get
12 a captain that's a little more excited, but we
13 shouldn't need to be stepping on our air horns
14 in the middle of the night if there's no
15 traffic, that's for sure.

16 AUDIENCE MEMBER: I guess the last question
17 that I have: Gate Avenue, which was pretty
18 well a dead street at one time, the days when I
19 tried to go by Gate Avenue and I would look
20 left, right, left, right, and all of a sudden,
21 a car comes out the wash place and I don't know
22 whether I'm going to get run over by a car from
23 there, or the park ride [sic]. Now I've got
24 this fire hall. And has anybody looked at the
25 traffic studies on Gate Avenue?

26 KEVEN LEFEBVRE: Well, I got to -- I got to
27 say that moving the 600 people who are parking

1 there for park and ride out to the new Campbell
2 park and ride is going to reduce the traffic
3 volume here. And really, that's -- that's why
4 the traffic is moving, because they've outgrown
5 here. And I know that you've probably -- any
6 of you that live around here probably see
7 people parking in your neighbourhood when they
8 shouldn't be because of this -- this parking
9 lot is over filled. So it's timely that
10 they're moving.

11 Traffic in general is just busier than what
12 it was when the roads were designed. I see the
13 same thing. It's frustrating sometimes, no
14 matter where you are. I'll go to the back and
15 I'll get to you in a second. Sorry.

16 AUDIENCE MEMBER: Just a comment. We lived
17 within less than a quarter of a mile -- a
18 quarter of a mile in Grandin from the existing
19 station. And first of all, as far as the noise
20 is concerned, we hear it once in a while, but
21 it's reassuring, because my second point is,
22 it's reassuring to live close to a fire hall
23 and emergency services place, because when
24 you're having a heart attack or have broken a
25 leg, which has happened at our household a few
26 times -- in fact, the need to -- to call 911
27 three times in the last few years, it's very

1 reassuring to have that service close by. And
2 I'll miss it, but I understand the logic of not
3 being an able to rebuild the site.

4 KEVEN LEFEBVRE: Well, we're not going that
5 far, so we're still going to get to you within
6 five minutes.

7 AUDIENCE MEMBER: Yeah, it's not that far.
8 You're right.

9 KEVEN LEFEBVRE: I mean, we made sure --
10 based on those mapping we made sure that we
11 weren't leaving any area that was not protected
12 within the five minutes. But like I said
13 before, as I get older too, I appreciate the
14 fire hall down the road from me a lot more and
15 more every day.

16 AUDIENCE MEMBER: Absolutely. Yeah.

17 KEVEN LEFEBVRE: So yes. Thank you for
18 that.

19 AUDIENCE MEMBER: So I guess a question is
20 whether there's any thought to the existing
21 site. What might happen to the existing site?

22 KEVEN LEFEBVRE: Well --

23 AUDIENCE MEMBER: Perhaps getting way ahead
24 of the process.

25 KEVEN LEFEBVRE: No, it's a good question.
26 We have done some consideration of that. First
27 off, we're not moving off there until 2022,

1 which, that's, you know, a quick -- quick
2 amount of time in a person's career, but it's,
3 you know, three or four years from now. So I'm
4 leaving that decision up to City Council. I've
5 talked with them about some of the
6 opportunities that may exist now. But really,
7 in the next three years things can change a
8 lot. So once we're off of there, in the spring
9 of 2022 would be a time when City Council,
10 during that spring, will be considering what to
11 do with that building. Whether they demolish
12 it, put it into parts sell it, get another user
13 group, renovate it. It is City land. It's a
14 City building, but again, it's -- it's pretty
15 unsalvageable as a building. So ...

16 AUDIENCE MEMBER: Did you look at any
17 property around that Lois Hole area or west?
18 There seems to be a lot of vacant property
19 there that keeps you in the five minutes and
20 close to the existing fire hall.

21 KEVEN LEFEBVRE: Well, we'll be looking
22 there really quick because there's a lot of
23 construction coming up there and we'll need a
24 fire hall there probably in 15 years too. I
25 was at the Chamber of Commerce breakfast and
26 there's a ton --

27 AUDIENCE MEMBER: How many are they building?

1 KEVEN LEFEBVRE: Well, we keep growing.
2 It's all about growth, and it's about being
3 able to provide the service within the amount
4 of required time of five minutes, right? If we
5 all stay the same, then we wouldn't need
6 anything additional. Sorry, go ahead, ma'am?

7 AUDIENCE MEMBER: I just have a question
8 about once the rezoning, if this goes ahead,
9 what does that do to increase or decrease
10 property values?

11 KEVEN LEFEBVRE: Well, you currently have a
12 professional fire service that's where it is
13 now, and we're within five minutes now. So it
14 likely won't have any impact to reducing your
15 fire insurance. I don't know that one mile
16 would make a difference. As far as value of
17 property, I can't see it impacting the value.
18 I mean, unless -- unless we have our ramp
19 coming out to your front door, then you
20 wouldn't be happy be with us, I know. But, you
21 know, hopefully we can avoid that.

22 I'm not aware of a fire hall having a
23 negative impact to a neighbourhood, really.
24 Not that St. Albert has high crime, but really
25 crime goes down in the vicinity of a fire hall.
26 We're there 24 hours a day looking after your
27 health and safety. So you know, I don't see

1 much detractor from that. I'm a bit biased,
2 because a --

3 AUDIENCE MEMBER: Thank you. Thank you.

4 KEVEN LEFEBVRE: Yes. Go ahead, sir?

5 AUDIENCE MEMBER: Hi. Thanks for your
6 presentation and thanks for your services as
7 the fire department. Your -- your question --
8 or your answer about the noise level, sort of
9 along those same lines, I'm a member of the
10 St. Albert Christian Reformed Church and that's
11 right across from Grange there, and there's two
12 other churches right in the immediate
13 neighbourhood. So, you know, we're not
14 concerned about the 1:00 a.m. call, but, like,
15 the 10:00 a.m. Sunday morning call because
16 we're having our services then. So I'd just
17 like to get that on the record and voice that
18 concern that that's --

19 KEVEN LEFEBVRE: You're concerned about the
20 noise?

21 AUDIENCE MEMBER: Yeah. Yeah.

22 KEVEN LEFEBVRE: Maybe it's not time for
23 that person to go to heaven.

24 AUDIENCE MEMBER: What's that?

25 LENORE MITCHELL: I think he's just concerned
26 the sirens will go during -- while they're in
27 church.

1 KEVEN LEFEBVRE: I think the amount of time
2 you would hear it in the church would be a few
3 seconds as they go by. And, I mean, really,
4 depending on where the call is now, we run
5 probably the same risk.

6 You know, we can never predict where the next
7 call is going to be, we just try and take the
8 shortest route to get there that's a practical
9 route. And like I said, we try and be
10 considerate. I think we would -- Sunday
11 morning at 10 we would be probably trying to
12 avoid the area because of the amount of
13 vehicles in there, so we might even self-choose
14 to go around -- a block around -- because it
15 would be way worse to create an accident or to
16 get stalled up by a bunch of cars waiting to
17 turn left or something while we're trying to
18 respond to somebody. So ...

19 AUDIENCE MEMBER: What do you do if the
20 church is facing this property?

21 KEVEN LEFEBVRE: It will be considered by
22 the detail design. It would -- it's happened
23 before. We'll work it out. Yes, ma'am?

24 AUDIENCE MEMBER: Can you tell me, do you
25 have some statistics you can share with us
26 about how many calls you are doing on an annual
27 basis? A monthly basis?

1 KEVEN LEFEBVRE: From Fire Station 1, what I
2 can say is we do -- we had 40 fires last year.
3 We had a number of false alarms in addition to
4 that. I don't know that we brought that --

5 AUDIENCE MEMBER: Fires isn't really my
6 concern. I think the paramedic side is a lot
7 more frequent than fires. And so I'd like to
8 know how often on average you're going out a
9 month, or how many annual calls you have.

10 KEVEN LEFEBVRE: We also -- we have advanced
11 paramedics on our pumps as well. If the
12 ambulance is out at a call we have paramedics
13 on the pumps that will go into the -- depending
14 on the severity of the call, the pumps will go
15 to that too, so that adds to our call volume.

16 Actually, I think about 70 percent of the
17 calls are medical calls, and I -- you know
18 what, I didn't bring that.

19 MATTHEW ORLANDO: That's good we'll have to
20 do some research.

21 AUDIENCE MEMBER: I think that's really
22 important. You talked about they're generally
23 9 to 9, but I'd like to see something charted
24 out to show what the numbers are in a year, in
25 a month, and how many are -- you know, the time
26 volumes. I'm sure you have it statistically
27 shown anyways.

1 KEVEN LEFEBVRE: I don't know -- I don't
2 know why I didn't bring that. So we -- anybody
3 who has signed in tonight -- do we have contact
4 information? So we'll email that out to all of
5 you.

6 AUDIENCE MEMBER: Okay. Thank you.

7 MATTHEW ORLANDO: We might be able to work
8 with communication, put some FAQs and try and
9 answer some of those things, put them online.

10 KEVEN LEFEBVRE: It's not a lot, but I know
11 that as the future goes, 30 years from now it
12 will be a lot more than what it is today.

13 AUDIENCE MEMBER: Well, that's the second
14 part of my question is, what you feel, you
15 know, what it is right now, currently, and then
16 with the growth of the community based on, you
17 know, the census and the statistics you have,
18 what will that grow to? Is that going to be a
19 five percent growth per year? Ten percent?
20 Like, who is that going to -- what's that going
21 to look like based on the age of the population
22 as well. It's very older community,
23 St. Albert, and a very high average age.

24 KEVEN LEFEBVRE: Well, and it's us using
25 that service too, right? So as we get older,
26 we'll be anticipating more calls. One thing I
27 can say is as all these high rises are coming

1 up beside the existing Fire Hall 1 site, that's
2 a pretty high density area. There are probably
3 calls to that site. Hopefully no actual fires,
4 but false alarms or medical calls. Yes, sir?

5 AUDIENCE MEMBER: As far as the location, I
6 think it's ideal. I think the City is being
7 very prudent about using existing lands. And
8 that piece of land there is probably well
9 over -- or well over a million dollars in a
10 commercial area, and I think, you know, as a
11 citizen of St. Albert, I think that -- that
12 it's -- it's very beneficial to use something
13 that's existing.

14 As far as noise, I live in Akinsdale behind
15 the Safeway, and had my window open and I heard
16 the sirens last night. They were going down
17 the St. Albert Trail, down Arlington. You know
18 what, no matter where you are, if it isn't the
19 road noise from Anthony Henday, it's the road
20 noise from the motorcycle that's going down.
21 It's part of life. And if you want it quiet,
22 you go to the rural area.

23 KEVEN LEFEBVRE: Well, and I'm starting to
24 go deaf a little bit from all the years of
25 listening to those sirens, but I did kind of
26 grow up in Leduc backing right on to Highway 2,
27 and the highway doesn't bother me. And now

1 where we are there's train tracks not that far
2 from our house, and during the cold winter
3 evenings we love hearing that train whistle.
4 Some people it drives them up the wall, but we
5 don't mind it. So it's interesting. Thank
6 you.

7 I thought I saw another hand over here
8 somewhere? No? Anyone else? Yes, ma'am?

9 AUDIENCE MEMBER: So you have to get the land
10 redistrict.

11 KEVEN LEFEBVRE: That's step one.

12 AUDIENCE MEMBER: That's step one. So what
13 could potentially halt that, besides council?
14 I mean, does the public have some input?

15 Does --

16 MATTHEW ORLANDO: Yeah, so.

17 KEVEN LEFEBVRE: Based on tonight's
18 feedback, provided feedback, and hopefully
19 there's nothing too stinging there, but then,
20 like I said, you do have the opportunity to,
21 again, when it does go to council, to again
22 make your voices heard. If there's a whole
23 huge amount of public opposition we could be
24 sent by council to go look for a different
25 site. Not that there is, because there isn't,
26 but that's just the reality.

27 MATTHEW ORLANDO: Yeah. So there's a few

1 different opportunities. So I'm just reading
2 off the speaker notes, but -- so today you can
3 fill out a comments sheet, put it in the
4 comments box, we collect all that. Kind of
5 makes up part of the application, more or less,
6 because it all gets submitted. Planning sends
7 out a letter, you guys can respond to that
8 letter with any issues or comments that makes
9 up part of the, I guess, application package as
10 well.

11 So -- so yeah, there's a few different
12 opportunities. We put a sign on site, contact
13 the City, you know, if you have any issues with
14 it. We just put up a sign saying we want to
15 rezone this land, and then obviously the public
16 hearing with council, right?

17 LENORE MITCHELL: And with that, it's helpful
18 if -- if you have a reason or if something
19 would help change your thoughts, if they did
20 something different, you know, that's helpful.
21 Instead of saying, I don't like it, but you
22 know, give some ideas about what might help if
23 you had any, yeah.

24 AUDIENCE MEMBER: Well, for example, I think
25 it's on either 142nd Street or maybe 149th
26 Street, there's a fire station there, and they
27 have a big thing that goes over the road. And

1 when their fire trucks go out, there's -- like,
2 the whole road stops on both sides and there's
3 a big thing on top and things way out. Do you
4 foresee needing that in this situation?

5 KEVEN LEFEBVRE: Depending on the traffic,
6 like I said, we haven't decided which way we're
7 going out on the street, but depending on which
8 way we're going there maybe traffic control in
9 front of the station. Again, that's not a lot
10 of times per day. And we do have what they
11 call traffic pre-emption, which, as we drive
12 down St. Albert Trail, ahead of us it changes
13 the lights green so it clears the traffic ahead
14 of us so that we're not crowding into the
15 traffic as much.

16 So there is other traffic -- there's other
17 electronics at play that help with our response
18 time, if that answers it. I don't know that
19 there's audible noise with those lights. But I
20 know I've almost been run over a number of
21 times on the street.

22 AUDIENCE MEMBER: Well, it's certainly an
23 eye-sore too. A visual -- visual pollution.

24 AUDIENCE MEMBER: When is the proposed public
25 transit moving?

26 KEVEN LEFEBVRE: I think currently they're
27 suggesting that they're going to open in the

1 spring of 2020, and that's why we can't break
2 ground here till then, because they have to
3 have the new site ready, then they're going to
4 move over, and then we'll start our process
5 here if we're approved.

6 AUDIENCE MEMBER: Other question. Do we
7 service anything along the Henday much or ...?

8 KEVEN LEFEBVRE: No. Henday -- there's a
9 buffer of -- I'm not sure how much on the north
10 side of the Henday that's still in the City of
11 Edmonton. So we don't -- we don't service on
12 to the Henday. Sometimes we'll get calls where
13 if the address is a little unclear then we'll
14 respond there, and if we're already there and
15 there's nobody else we might help, but we'll
16 notify Edmonton that it's their call so then
17 they -- then they'll come in.

18 AUDIENCE MEMBER: So the sirens we hear in
19 the morning are mostly EMS or something going
20 towards Edmonton or ...?

21 KEVEN LEFEBVRE: On the Henday?

22 AUDIENCE MEMBER: No, along the trail. You
23 hear them going by.

24 KEVEN LEFEBVRE: Oh, it's probably
25 ambulances going to the hospital in the city,
26 or it could be police. I don't know.

27 AUDIENCE MEMBER: I just want to confirm,

1 because in St. Albert it's different than in
2 Edmonton. You don't have, you know, ambulances
3 and fire. Here you have fire -- fire fighters
4 are also ambulance, so they're pretty much
5 going out on all medical calls and fires; is
6 that correct?

7 KEVEN LEFEBVRE: We have -- currently we
8 have two ambulances that are staffed as part of
9 St. Albert Fire Service. So those two
10 ambulances go to medical calls, and depending
11 on how severe it is, like, if you're having a
12 heart attack and not breathing or choking,
13 they'll also send a pump, on engine. Or if the
14 ambulance happens to be already in -- at the
15 Royal Alex or another location, then an
16 Edmonton ambulance will come in. In the
17 meantime, our advanced care paramedics on the
18 pumps can attend to your needs until the
19 ambulance gets there. So depending on the
20 response time of the ambulance --

21 AUDIENCE MEMBER: So that's all going to be
22 dispatched out of this location, the ambulances
23 and the fire trucks, and potentially RCMP if
24 they go into your building?

25 KEVEN LEFEBVRE: Yeah, but there's -- it's
26 not the only fire hall in the city, right?

27 AUDIENCE MEMBER: No, I understand.

1 KEVEN LEFEBVRE: It will take its little
2 district. I suppose the one thing, if it's any
3 consolation, is that for -- most of the calls
4 that they're responding to is in this area,
5 right? It's not like they're coming from here
6 to go out to the north side. They're in this
7 area for a reason. So ... go ahead.

8 AUDIENCE MEMBER: I still can't tell what
9 actual size this is going to take up. Where
10 does it start, where does it end --

11 KEVEN LEFEBVRE: Yeah, we don't know.

12 AUDIENCE MEMBER: -- on Gate and inwards?

13 KEVEN LEFEBVRE: So can we go back to the
14 picture? I can maybe put a little bit of -- so
15 this -- this here is the whole site. I think
16 currently this is the -- Greyhound is about
17 here. This shows us exiting in this direction.
18 Like I said, we haven't got any kind of detail
19 design. So this was conceptual as part of the
20 feasibility study.

21 MATTHEW ORLANDO: Yes. How this is created
22 is basically when you do the study, Fire
23 Services says, We need 'X' amount of space for
24 this, this, and all this, and architects
25 basically kind of just create a blocking plan
26 saying this is how much would fit in this
27 block. So very, very preliminary.

1 KEVEN LEFEBVRE: And the red line, is that
2 the old property?

3 MATTHEW ORLANDO: The red line is just the
4 line of setback. So we just threw that in
5 there to show a six-metre setback and
6 approximately --

7 KEVEN LEFEBVRE: Yeah.

8 MATTHEW ORLANDO: -- you know, the building
9 and site kind of slot into that.

10 KEVEN LEFEBVRE: Yeah. Go ahead, ma'am.

11 AUDIENCE MEMBER: So if the buses go, is the
12 Greyhound going as well?

13 KEVEN LEFEBVRE: Yeah. They would want to,
14 anyway.

15 MATTHEW ORLANDO: Actually --

16 KEVEN LEFEBVRE: Because --

17 MATTHEW ORLANDO: Yeah, they may have to.

18 KEVEN LEFEBVRE: Well, they'll have to, but
19 they're only renting a site now from City of
20 St. Albert, but once the transit moves the
21 Greyhound has indicated they want to go where
22 the people are at the transit centre anyway.
23 And I think there's also the LRV [sic] is at
24 the -- will go to the Campbell business -- or
25 to the Campbell park and ride also.

26 And I know it didn't really come up tonight,
27 but there will still be bus stops here. So

1 anybody who's in the area that takes the bus
2 now, you'll still have buses that will -- a bus
3 stop here that will take you to the Campbell
4 site and then you can do a transfer there or
5 catch the LRV there.

6 AUDIENCE MEMBER: I have another question.
7 With the IF districting, what kind of
8 landscaping finishes are in that category in
9 terms of, you know, beautification and keeping
10 some trees and ...

11 MATTHEW ORLANDO: That's a good -- I don't --
12 I wouldn't have that answer off the top of my
13 head, but it's something we can --

14 LENORE MITCHELL: We can put that in the
15 frequently asked questions.

16 MATTHEW ORLANDO: Yeah.

17 KEVEN LEFEBVRE: Yeah. I think we have a
18 little artistic freedom that way. It would be
19 up -- I mean, some of that is up to the design
20 architect.

21 MATTHEW ORLANDO: And definitely --

22 AUDIENCE MEMBER: And commercial properties,
23 there's -- it's very specific. You need this
24 many trees --

25 MATTHEW ORLANDO: Yeah.

26 AUDIENCE MEMBER: -- they need to be this far
27 apart, they need to be -- you know, and so --

1 but that's with the commercial. So with IF --

2 MATTHEW ORLANDO: It would be something
3 similar.

4 AUDIENCE MEMBER: I'd like to know that.

5 KEVEN LEFEBVRE: She's writing it down, so
6 we'll get back to you.

7 AUDIENCE MEMBER: Thank you.

8 KEVEN LEFEBVRE: Yes, sir?

9 AUDIENCE MEMBER: I would imagine that local
10 traffic around that area, this entire area, is
11 going to change. Because with the buses, like,
12 you come here at 7:30 in the morning, between
13 six and eight busses every ten minutes
14 travelling around as well as automobiles coming
15 and parking; there's a lot of traffic, and a
16 lot of noise.

17 KEVEN LEFEBVRE: It should be a safer,
18 quieter neighbourhood, really, in the end.

19 AUDIENCE MEMBER: Yeah.

20 KEVEN LEFEBVRE: I know there's some siren
21 issues but, that -- I think in the general
22 overall picture, it will be quieter.

23 MATTHEW ORLANDO: Yeah. There is actually --
24 there's another station, a utilities station on
25 the corner; that's staying.

26 AUDIENCE MEMBER: We just finished that.

27 MATTHEW ORLANDO: Yeah. That will remain.

1 KEVEN LEFEBVRE: Hopefully it's not making
2 noise. Okay. Next? Any other questions?

3 MATTHEW ORLANDO: We'll be here till 8:00,
4 so, you know, if you want to ask us offline,
5 we'll be around.

6 KEVEN LEFEBVRE: Yeah. Again, thanks for
7 your time. We're going to be here for another
8 hour. If you want to mill around and ask us
9 questions more individually, you're more than
10 welcome. There's some coffee and cookies and
11 water here that -- I don't want to take them
12 home. I don't eat them. Thank you.

13

14 (PROCEEDINGS CONCLUDED AT 7:08 P.M.)

15

16

17

18

19

20

21

22

23

24

25

26

27

Reporter Certification

I, Mary McNeely, Court Reporter, hereby
certify that I attended at the above
proceedings and took faithful shorthand notes,
and the foregoing typewritten sheets are a
complete and accurate transcript of my
shorthand notes to the best of my skill and
ability.

Dated at the City of Edmonton, in the
Province of Alberta, this 17th day of June,
A.D. 2018.



M. McNeely, CSR
Court Reporter.