

Date January 30, 2026
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Subject Hosmer Fire Hall – Location Decision

REQUEST

To determine the future location of the Hosmer Fire Hall.

OPTIONS

1. THAT the preferred site of a new fire hall for the Hosmer Fire Protection Service Area be at the corner of Kmiecik and Dicken Roads; subject to required bylaw amendments and subdivision.
2. THAT the location of the Hosmer Fire Hall remain at 7431 6th Ave;

and further, that staff be authorized to initiate the work necessary to renovate and expand the existing hall.

RECOMMENDATION

Option 1

BACKGROUND/ANALYSIS

In 2020, during the financial plan preparation process, it was identified that the Hosmer Firehall required renovations as it was no longer able to meet the space requirements for vehicles required to continue to provide fire protection service to the Hosmer Fire Protection Service Area. Initially, funding was allocated for construction of external bays and renovation to the hall. As further investigation was done into the required renovations, a number of additional challenges were noted, leading to consideration of construction of a new replacement firehall.

Following funding allocations to support construction of a new firehall, in September 2022, staff were directed to seek a purchase agreement for land at the corner Dicken and Kmiecik Roads. Following the 2022 local elections, Director McDonald heard from residents with concerns about the proposed firehall move and requested an assessment of the current firehall as well as a review of the suitability of the current and other available locations.

Professional assessments of the Hosmer Fire Hall have identified significant structural, safety, servicing, and capacity deficiencies, including non-compliance with Post-Disaster Building Code requirements, unreliable water supply, and inadequate space to meet operational and training needs.

In 2025, an Advisory Group was established to provide community-based input and identify local priorities. A summary report was presented to the Board in November 2025. Since that time, further options arising from the Advisory Group discussions have been assessed as they relate to operational requirements, functionality, long term strategic needs with the goal of further narrowing the options.

Additional Consideration – Hosmer Community Hall

During discussions on the future of the Hosmer Fire Hall, the Advisory Group and community members raised concerns regarding the Hosmer Community Hall. The importance of the Community Hall was recognized, while noting that it involves separate considerations that will be addressed once the direction for the Fire Hall is confirmed. Both fire hall options would require further planning, design, and tendering. During this time, engagement with the Hosmer Recreation Society will occur to identify appropriate next steps regarding the community hall.

Alternative Options

In addition to the list of options provided in the Summary Report in November 2025 (attached report), two additional options were explored:

- Potential purchase of the adjacent lot at 2360 Highway 3 (The Hoz) to build a new fire hall. Discussions with the property owner have confirmed this property is not available.
- An alternate service model provided by City of Fernie and/or District of Sparwood or combination.
 - **District of Sparwood:** The District of Sparwood is located outside the Fire Underwriters Survey's (FUS) recognized service distance for providing fire protection to the Hosmer Fire Protection Area (FPA).
 - **City of Fernie:** The City of Fernie is closer in proximity; however, providing service from Fernie would still leave some properties within the Hosmer Fire Protection Area (FPA) outside the Fire Underwriters Survey's (FUS) recognized service distance.

VIABLE OPTIONS

Two viable options have been identified for the future of the Hosmer Fire Hall, each presenting distinct benefits and constraints and requiring careful consideration of operational, functional, and future service sustainability needs.

OPTION 1 – (Option 5 from the Advisory Group Summary Report)

Build New Hall at Kmiecik Rd & Dicken Rd

Building a new fire hall at the Kmiecik Road and Dicken Road location would allow for the development of a purpose-built facility designed to meet current Post-Disaster Building Code and WorkSafe requirements on a lot that is adequate in size and configuration. The site benefits from two access routes, is located outside flood and inundation zones, and is outside the Agricultural Land Reserve. This location is more central to anticipated population growth at the south end of the Fire Protection Area which should improve long-term operational efficiency and present the potential for improved volunteer recruitment and retention as the surrounding population continues to grow. This option would also resolve parking and site circulation constraints associated with the current location and would not require a temporary fire hall during construction.

This option introduces additional planning and implementation considerations related to lot subdivision, land acquisition, and the establishment of utilities, it offers operational and safety advantages associated with a modern, purpose-built facility. Response times may differ from the existing location; however, impacts are not expected to be significant, as a number of firefighters reside and/or work in the southern portion of the Fire Protection Area or in Fernie. Some concerns have been raised regarding firefighter access during peak traffic periods at the Dicken Road and Highway 3 intersection; however, access would vary depending on responder origin, and the site benefits from two available access routes. While some Advisory

Group members expressed a preference for retaining the fire hall within Hosmer proper, others acknowledged that relocation could be supported if necessary to achieve the benefits of a purpose-built fire hall.

Benefits

- Purpose-built fire hall designed to meet current Post-Disaster Building Code and WorkSafe BC requirements.
- Designed for an anticipated building service life of approximately 50–75 years.
- Adequate space for apparatus, parking, and both interior and exterior training.
- Two access routes providing efficient firefighter access.
- Responding firefighters would access the hall via Highway 3 from the north or south, or via Dicken Road from the south.
- Located outside flood and inundation zones.
- Not adjacent to a railway.
- Outside the Agricultural Land Reserve (ALR).
- No temporary fire hall required; the existing hall would remain operational until construction is complete.
- More central location relative to anticipated population growth at the south end of the Fire Protection Area.
- Presents the potential for improved volunteer recruitment and retention over the long term.

Constraints

- Lot subdivision, rezoning and land purchase required.
- Utilities would need to be established.
- Response times may differ from the existing location, either longer and shorter, depending on call location.
- Potential delays for firefighters accessing the site in personal vehicles during peak traffic periods at the Dicken Road and Highway 3 intersection.

OPTION 2 – (Option 3 from the Advisory Group Summary Report)

Renovate Existing Fire Hall & Construct Addition (One Apparatus Bay + Second Story Training Room)

This option would retain the fire hall at its current location on RDEK-owned land that is zoned for fire hall use and benefits from established highway access and firefighter familiarity, resulting in no change to response times. The proposed expansion would add an additional apparatus bay to accommodate the new fire engine and provide a permanent, dedicated indoor training space through the construction of a second storey training room, improving functionality within the existing facility location.

This approach would require comprehensive upgrades to bring the existing building into compliance with current Post-Disaster Building Code and WorkSafe requirements, with renovation costs that may be less predictable. Construction would necessitate the use of a temporary fire hall, which is expected to be costly, and no suitable locations within the service area have been identified that would meet operational requirements. Site constraints, including flood fringe location, adjacency to the railway, limited parking, and reduced exterior training space, introduce additional operational and public safety considerations. From a long-range planning perspective, the location at the north end of the population base of the fire protection area may also present greater challenges for ongoing volunteer recruitment and long-term service sustainability, given anticipated population growth in the southern portion of the service area.

Benefits

- RDEK-owned land zoned for fire hall use.
- Established highway access and firefighter familiarity.
- No change to current response times.
- Additional apparatus bay to accommodate new fire engine.
- Permanent, dedicated indoor training space above the new bay.
- Renovations are intended to extend the building's service life toward a 50-year timeframe.

Constraints

- Full building upgrades required to meet Post-Disaster Building Code and WorkSafe requirements (including electrical upgrades, HVAC upgrades, sprinkler system, ventilation, water supply, etc.).
- Renovation costs may be unpredictable and apply to the entire building.
- Existing septic system is partially located beneath the east side of the building and would either require relocation or installation of a new septic system in another location.
 - The east section of the building encroaches into the permitted side yard setback.
- Site is located within the flood fringe and adjacent to the railway.
- Expanded building footprint reduces parking and exterior training space.
- Public safety concerns in the parking area during community events when emergency responses occur during those events.
- Location at the north end of the population base of the FPA, further from anticipated population growth.
- Temporary fire hall required; expected to be costly, with no suitable locations identified within the service area that meet operational requirements.
- Driveway and entrance realignment required, including hydro pole relocation.
- Does not allow for a potential second additional bay.

COST COMPARISON

Below shows the estimated cost summary, including for a new firehall, an option to build a second additional bay to allow for potential future requirements:

Option	Low Estimate	High Estimate
Build additional 1-bay building on site plus remedial works	\$1,300,000	\$2,120,000
*Build new fire hall (with 1 additional bay)	\$2,260,000	\$3,020,000
*Build new fire hall (with 2 additional bays)	\$2,650,000	\$3,533,000

**These options do not include land purchase.*

SPECIFIC CONSIDERATIONS

Financial – Budget

The project budget of \$4 million is approved for funding of:

- \$2.5 million from Elk Valley Property Tax Sharing (EVPTS), and
- \$1.5 million from Community Work Funds.

The first draft of the 2026-2030 Financial Plan proposes \$550,000 funded from EVPTS in 2026 for land purchase and design and the remaining \$3,450,000 for construction funded from EVPTS and CWF in 2027.

Attachment *Hosmer Fire Hall Advisory Group Summary Report*
Hosmer Station Siting Assessment