



## **The Corporation of the Town of LaSalle**

**To:** Mayor and Members of Council

**Prepared by:** Ed Thiessen, Director of Fire Service/Fire Chief

**Department:** Fire Service

**Date of Report:** March 7, 2022

**Report Number:** FIRE-2022-06

**Subject:** Three-Station Fire Service Model Supplemental Report

### **Recommendation**

That the report of the Director of Fire Service/Fire Chief dated March 7, 2022 (FIRE-2022-06) regarding the Public Engagement, Three Fire Station Operating Model and Financial Plan be received and that the financial plan be approved as presented.

### **Report**

This report is a follow-up report as discussed and approved at the January 25<sup>th</sup>, 2022, Council Meeting. The following report is co-authored by the Director of Strategy and Engagement, the Director of Finance/Treasurer and the Director of Fire Service/Fire Chief. There are three main sections to this report regarding the three-station fire service model;

1. Public Engagement Summary
2. Fire Service Operating Strategy
3. Financial Plan – Fire Service Master Plan

#### **Public Engagement Summary**

The public engagement/consultation session was held virtually from February 3 to March 6, 2022. With provincial government COVID-19 restrictions in place for the duration of this campaign, in-person consultation was not an option. As such, the information was shared virtually through the Town of LaSalle website and PlaceSpeak online public engagement platform. All communication materials included links to the online information. Residents had the option to respond to the discussion on PlaceSpeak or to contact a member of the project team by email and/or phone. A report detailing the consultation is attached.

The engagement tactics included:

- media release
- news on the Town's website
- Mayor's comments and the Mayor's Message newsletter in February
- tax insert in February (6,850 copies mailed)
- monthly e-blast in February and March (3,051 views)
- letter to property owners within 500 metre distance of each location (about 1,000 letters mailed)
- social media including Facebook, Twitter and Instagram (21,061 reach on Facebook, 10,857 impressions on Twitter and 8,157 impressions on Instagram)
- PlaceSpeak Project Page (747 unique views, 12 comments and 42 connections)

Overall, the comments received through the PlaceSpeak discussion, emails and phone calls had a positive tone in support of the three fire station model. This has been a very different response from the feedback received about the proposed satellite station locations. Many of the comments focused on requesting more information about the location of the third station, financial implications, considerations for noise on Front Road should a station be placed at the old Centennial site, and the possibility of partnering with other emergency services when the new stations are built to share in the cost. The Three Fire Station Model PlaceSpeak page will continue to be used to provide updates to the community throughout this process.

### Fire Service Operating Strategy

The proposed operating model for the LaSalle Fire Service has recently changed from a two-station model to a three-station model as per the report from the Director of Fire Service/Fire Chief (FIRE-22-04) presented to Council on January 25<sup>th</sup>, 2022. The proposed operating model now includes the existing headquarters station on Normandy St. (Station 1), a west substation at 2160 Front Rd. (Station 2), and an east substation on Laurier Pkwy in the area of Disputed Rd. (Station 3). These station locations are as per the approved Scenario 3 illustration within the FIRE-22-04 report, which includes Dillon Consulting's report and presentation.

The previous master plan report presented to Council in 2019 included a two-station model in which the existing station at 1900 Normandy St. was not included in the long-term operating model. The previous plan included a substation at Laurier and Matchette and a new headquarter station to be located near the Laurier and Disputed intersection. Since 2019, there are several factors that have occurred that have resulted in the need for a three-station model. Specifically, the areas of future growth around Town in both the short/mid-term and longer term have resulted in the need of a three-station model over a two-station model. The table below outlines the benefits to the three-station model as compared to the current operating model and the 2019 proposed two-station model.

**Table 1 - Initial Response Summary**

<b>Scenario</b>	<b>% Of Historical Calls Covered (4 min. travel time)</b>	<b>% Of Urban Area Covered (4 min. travel time)</b>	<b>% Of Town's Geography Covered (4 min. travel time)</b>
2018 Existing Conditions	33	28	14
FPSMP-2019 Recommended Scenario #4, Two Station Model	73	74	39
Current Dillon Consulting Report, Scenario #3, Three Station Model	93	87	57

Table 1 shows the improvements in response coverage from the Town's existing operating model, the Fire Protection Service Master Plan – 2019 two-station model, and the current proposed Scenario #3 three-station model as approved by Council on January 25<sup>th</sup>, 2022. Dillon Consulting shared that the Provincial average coverage for municipalities is in the range of 72% for urban geography, and further that a coverage target for municipalities is 75%. The proposed three-station model provides impressive coverage when compared to Provincial benchmarks with 87% of urban coverage for the Town of LaSalle. The benefits of the three-station model versus a two-station model include:

- Improved four-minute response coverage
- Maintains existing coverage of current station including commercial and multi-residential buildings
- Additional new substations can be built on Town owned property and undeveloped land
- Provides coverage for ultimate buildout of the Town considering short-term and long-term future growth

Town Administration has discussed the operating strategy for station locations. It is planned that the existing station, Station #1, at 1900 Normandy will be kept as the Head Quarter station for the following reasons:

- Location is in close proximity to the Town Civic Centre and is in the hub of the emergency services centre including both LaSalle Police Service and Windsor/Essex EMS.
- Location has a Training Dome that is of great value for a variety of training evolutions.
- Location has parking availability suitable for training sessions to which a large number of staff attend.
- Location has a perimeter fence around the emergency services centre with gated access.
- Location is meeting the fire service current needs very well.

The only minor issue with this current location is that it is not built to the post disaster building standard. However, this issue will be mitigated as the new substations will be built to the post disaster building standard. Therefore, once the first substation is constructed this becomes less of a concern as the Town will be in a position to provide fire services out of the new substation should the Normandy station be damaged.

Station #2, the west substation at 2160 Front Rd. is proposed to be the first new substation to be built. This location, in the previous two-station scenario was not suitable due to its proximity to the Detroit River. However, with the three-station operating model, this location suits the Town's needs very well. Keeping the existing station at 1900 Normandy as headquarters allows for Station #2 to be moved west and south of the previously proposed location (intersection of Matchette and Laurier). Although there will be some minor overlapping response coverage area from Station #1, this location was chosen for the following reasons:

- The coverage area that this substation location provides will immediately decrease response times for many residents and existing properties west of Matchette Road.
- Location will provide quicker response times to future growth that will occur south of Victory Road.
- The property at 2160 Front Rd. is Town owned property which allows for building to start more quickly and will save the Town costs as additional land will not need to be purchased.

Station #3, the east substation is proposed to be the second substation to be built. Although its coverage area could immediately improve response time to the properties in the northeast portion of Town, the coverage area does not immediately affect as many properties as that of Station #2. The rate of future growth east of Malden Road will help determine timing of the second substation construction. Administration is also proposing that this substation location will be the optimum location for the secondary Emergency Operation Centre (EOC) for the Town of LaSalle.

Both new substations will include living quarters, a bedroom area, office space and apparatus bays to house one fire truck and one support vehicle (pickup truck). Ideally manning the new substations on their opening day with two full-time firefighters is the preferred mode of operation. Administration understands the financial impact of this and as seen within the financial report, is proposing a fair and reasonable plan to phase in

new positions over a number of years. Manning Station #2 with two full-time firefighters on opening day is not part of the proposed financial plan. The hiring of full-time firefighters is fast tracked when compared to the previously approved financial and implementation plan as the hiring of these additional full-time firefighters is essential in the overall operating plan. Fast tracking the hiring of additional full-time firefighters is important for two main reasons:

- For firefighter health and safety. Working with a minimum staff of two firefighters mitigates risk of physical injury and mental traumatic stress.
- Increase number of available staff for incident response to help offset volunteer firefighter availability.

The current Fire Service Master Plan includes the hiring of additional staff including a Fire Prevention Officer, an additional Senior Management position (Deputy Fire Chief), an additional Administrative Assistant and additional volunteer firefighters. The existing fire station currently has one spare office. To manage the additional office space requirements, the plan will move the Fire Prevention division to Station #2 to free up office space at Station #1. It is also the plan to have one of the Deputy Fire Chiefs and Administrative Assistants located at Station #2 to provide the essential administrative support to the firefighters and Fire Prevention division at this location. The timing of hiring additional volunteer firefighters is not determined at this time. Once additional full-time firefighters are hired and the first substation is operational, administration will determine if additional volunteer firefighter positions are required.

The existing fire headquarters, Station #1, will eventually need some changes to accommodate the additional personnel. The training room will need to be expanded to make room for additional staff. The bedroom area will also need to be modified to accommodate the longer-term plan of manning all stations with four full-time firefighters as the existing bedroom is currently not large enough for this. As fire apparatuses are moved from Station #1 to the new substations, apparatus space will free up allowing for both the expansion of the training room and bedroom into this available space.

### Financial Plan – Fire Service Master Plan

The goal of this fire financial plan is to accomplish the objectives of the three-station model to meet Provincial regulations while phasing in the additional required funding increases over an appropriate period of time to phase in the impact on the Municipal tax rate over a period of 10-20 years.

Moving from a two-station model with a focus of increasing the number of volunteer firefighters in the short/mid-term to a three-station model with a focus of increasing the number of full-time firefighters in the short/mid-term will result in an increased cost to the Town of LaSalle. However, the increase above the original fire financial plan that was approved by Council in 2019 will be phased-in incrementally by \$25,000 per year, which will smooth out the tax rate impact over a 10-year period. The 2019 fire financial plan had an annual increase of \$200,000 per year. As can be seen in Appendix B, the proposed

financial plan will begin with a \$200,000 increase which was approved as part of the 2022 budget followed by a \$25,000 incremental increase each year over a period of 10 years. This amounts to an annual municipal tax rate impact range of 0.52% in 2022 to 0.75% in 2031 over the 10-year period.

This proposed financial plan considers both the capital and operational requirements of the fire master plan. Although difficult to predict, this plan takes into account expected inflationary increases in future years. It is also important to mention that this financial plan has been merged with the existing fire capital replacement plan to create one master fire financial plan.

Details of the plan are outlined below and are also included in Appendix A- Capital Plan, Appendix B- Operating Plan and Appendix C-Fire Reserve.

#### Short-term (2022-2026):

Over the short-term, the goal of this financial plan is to have the first substation constructed and operational with two full-time firefighters on duty at all times and appropriate capital and operational resources in place as outlined below.

#### *Capital:*

As identified in the capital plan (Appendix A), over the next two years an effort will be made to begin construction of the first substation to be located at the Centennial arena site on Front Road (estimated cost of \$4,000,000) and secure land for a future second substation located near the Laurier and Disputed intersection (estimated cost of \$1,600,000). In addition, \$200,000 has been included in the plan for a training room expansion in 2024 to accommodate additional full-time firefighters to be hired. An additional support vehicle (\$70,000) will be required in 2025 for an additional senior officer position to be hired as noted below. \$2,067,000 is scheduled to be spent in 2025 for the replacement of the Aerial tower truck that is included in the Council approved asset management plan.

As indicated in Appendix A, these proposed capital expenditures will be funded from a variety of sources including debt issuance, development charges and the fire reserve.

#### *Operating:*

As identified in the operating plan (Appendix B), the priority over the next five years is to have two full-time firefighters on duty at all times, at both the current headquarters and first substation. As such, an additional seven full-time firefighters will be hired over the next five years. The plan includes the hiring of three full-time firefighters in 2024, two full-time firefighters in 2025 and two full-time firefighters in 2026. Other positions included in the short-term include a fire prevention/training officer in 2023 to meet current Provincial standards and an additional fire prevention/training officer in 2026 to accommodate the additional full-time staff to be hired for the Front Road Substation. In addition, an additional senior officer position is included to be hired in 2025 and will be posted at the

Front Road substation location. Two additional volunteer firefighter positions are included in 2026 and will be hired, if required. The need for these additional volunteer firefighter positions will be evaluated once the first substation is operational.

Additional non-labour related operational increases include \$220,000 in 2023 for annual debt payments related to the first substation construction and Laurier/Disputed land purchase for the future second substation. \$50,000 is included for the first fire substation operational costs (maintenance and utilities) in 2024 once the substation construction is complete.

#### Mid-term (2027-2031):

Over the mid-term, in anticipation of the projected future growth in the Howard/Bouffard area of Town, the goal of this financial plan is to have the second substation constructed and operational with two full-time firefighters on duty at all times and appropriate capital and operating resources in place as outlined below.

#### *Capital:*

As identified in the capital plan (Appendix A), over the mid-term, an effort will be made to construct the second substation located near the Laurier/Disputed intersection (estimated cost of \$6,000,000) and purchase an additional firetruck (\$1,000,000) to operate out of this location. In addition, approximately \$1,500,000 will be spent to replace various existing capital assets as identified in the Council approved asset management plan. The timing of the firetruck purchase will align with the expiry of an existing fire pumper truck which has a legislated maximum 25-year service life (set to expire in 2028). The second substation construction date is scheduled to occur in 2031. However, this is an estimate and subject to the timing of future development in the Howard/Bouffard area of Town.

As indicated in Appendix A, these proposed capital items will be funded from a variety of sources including debt issuance, development charges and the fire reserve.

#### *Operational:*

As identified in the operating financial plan (Appendix B), after the first substation is complete and operational, the goal is to move forward with the construction of the second substation and have two full-time firefighters on duty at all times at all three station locations. To accomplish this, a total of nine full-time firefighters will be hired over three years beginning in 2029. These additional firefighters will be posted at the existing two locations until the second substation is constructed in approximately 2031. Once the second substation is constructed, these nine firefighters will be reallocated to the second substation, which will result in two full-time firefighters on duty at all times at each station location. Additional positions in the mid-term include an additional administrative assistant

in 2027 and four additional volunteer firefighter positions, two in 2028 and two in 2030. These positions will be evaluated at a later date and hired, if required.

Additional non-labour related increases include \$230,000 in 2030/2031 for annual debt payments related to the construction of the second substation. \$50,000 is included in 2031 for the second substation operational costs (maintenance and utilities).

Long-term (beyond 2031):

Once all of the items included in the financial plan up to 2031 have been successfully implemented, the capital requirements will be in place to accommodate four full-time firefighters at all three locations at all times. Therefore, the focus beyond 2031 will be to continue to hire additional full-time firefighters at each location until the ultimate goal of 56 full-time firefighters is reached. This will ensure that four full-time firefighters are always on duty at each station. A future financial report will be brought forward to Council at a later date to address the detailed financial plan beyond 2031.

## **Consultations**

CAO – J. Milicia

Deputy CAO – P. Marra

Director of Finance/Treasurer – D. Langlois

Strategy and Engagement Department

## **Financial Implications**

Refer to the Financial Plan Summary of the report for details.

Prepared By:



Director of Fire Service/Fire Chief

Ed Thiessen



## **Link to Strategic Goals**

1. Enhancing organizational excellence - Yes
2. Strengthen the community's engagement with the Town - Yes
3. Grow and diversify the local economy - No
4. Build on our high-quality of life - Yes
5. Sustaining strong public services and infrastructure - Yes

## **Communications**

Refer to the Public Engagement Summary of the report.

## **Notifications**

Refer to the Public Engagement Summary of the report.

**Report Approval Details**

Document Title:	Three-Station Fire Service Model Supplement Report.docx
Attachments:	- Fire-22-06 Three Fire Station Model - Public Engagement Campaign 2022 - accessible.pdf - 2022-02-24 Fire Financial Plan Appendix A - accessible.pdf - 2022-02-24 Fire Financial Plan Appendix B - accessible.pdf - 2022-02-24 Fire Financial Plan Appendix C - accessible.pdf
Final Approval Date:	Mar 10, 2022

This report and all of its attachments were approved and signed as outlined below:



Director of Fire Service/Fire Chief

Ed Thiessen



Chief Administrative Officer

Joe Milicia



Three Fire Station Model

Public Engagement Campaign

Strategy and Engagement Department  
February 3 – March 6, 2022



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## Objectives

Public engagement allows the Town to work collaboratively with its residents and other key stakeholders and establishes processes for public input that inform the decision-making process. Public

engagement is an essential component of development planning and is used to build relationships with our community through transparency. This process increases resident satisfaction and allows for meaningful feedback from residents to further develop the planning process. This report captures the communication activities conducted to support the Three Fire Station Model public engagement campaign in order to share with the residents of the Town of LaSalle how three fire stations in LaSalle will improve levels of service over time to ensure we continue to meet standards.

With provincial government COVID-19 restrictions in place for the duration of this campaign, efforts to provide in-person consultation sessions were unattainable. As such, administration understands the need to provide information through traditional print and social media sources to maximize its reach. This was achieved through the use of the Town of LaSalle website as the hub for information and as a platform to drive participation through PlaceSpeak, a public engagement platform. Information was shared with stakeholders through many avenues that include both traditional and social media. The consultation period ran from February 3 to March 6, 2022.

## Goal

The goal of this public engagement campaign was to share with stakeholders how a three station model provides the Town with planned locations for fire stations that will align with the future needs of the Town's forecasted growth and development.

## Key Messages

- We are responding to the needs of our community
- Building a safer LaSalle
- As our community continues to grow, we will ensure we continue to meet standards
- Community safety is what is most important

## Target Audience

- Residents of the Town of LaSalle
- Business Owners of the Town of LaSalle
- Landowners in the vicinity of each fire station

## Engagement Tactics

## Media Release

[Town of LaSalle Three Fire Station Model Media Release](#) sent to media contacts list February 3, 2022.



Thursday, February 3, 2022  
Media Release

### **Town of LaSalle Three Fire Station Model**

At the Regular Council meeting on January 25, 2022, Council approved administration's report outlining a Three Fire Station Model for the Town of LaSalle. Recommended fire station locations include the existing fire station at 1900 Normandy St., the former Centennial Arena site at 2170 Front Rd., and Laurier Parkway west of Disputed Rd. (site to be determined).

The next steps for implementation of the Three Fire Station Model include a virtual public engagement campaign with residents of the Town shared via the Town of LaSalle website at [www.lasalle.ca/firestations](http://www.lasalle.ca/firestations) and through [PlaceSpeak](#). Administration is in the process of preparing a financial plan report that will be presented to Council at the Regular Council meeting scheduled on March 22, 2022.

"The key factor in the recommendation of additional fire stations is the National Fire Protection Association NFPA 1710 guideline which requires that fire apparatus and four firefighters arrive on-scene within four minutes", says Ed Thiessen, Director of Fire Service/Fire Chief.

The need for additional fire station coverage has been a fire master plan recommendation since the Town of LaSalle Fire Master Plan Report 2008 by Dillon Consulting Services. Council received this plan in March 2009. In 2015, a Fire Master Plan Interim Review was approved by Council with the implementation of recommendations subject to Council approval and budget allocations at the time of proposed implementation.

In 2017, administration recommended a second fire station location at John Dupuis Park on Hazel St., formerly Colonel Bishop School, which was turned down by Council. With the fire master plan being close to 10 years old, administration then engaged Dillon consulting to review and update the master plan, including identifying possible locations for an additional fire station.

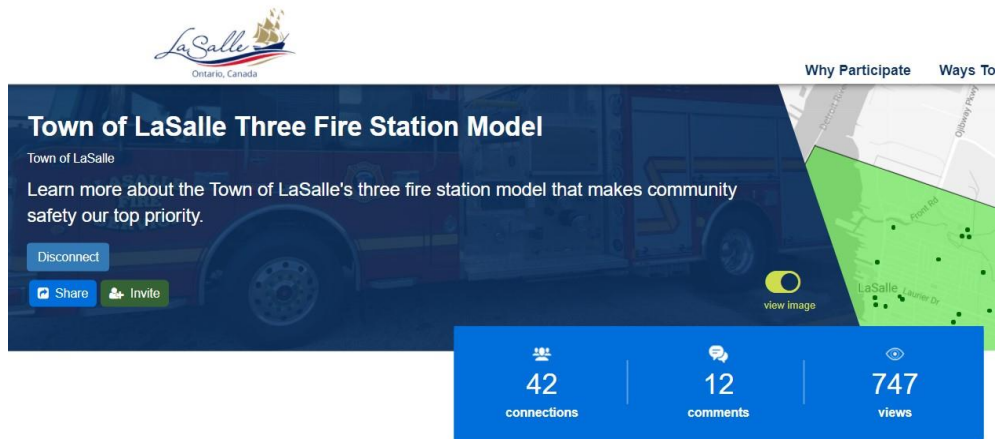
In August 2019, the Town of LaSalle Fire Protection Services Master Plan (FPSMP) provided by Dillon Consulting was adopted by Council. Within this plan the proposed two station model included a fire station located in the area of Matchette Rd. and Laurier Dr., and future development of a headquarters in

## Websites

### Town of LaSalle Website Links

- o [Three Fire Station Model](#) o [Get Involved](#) o [LaSalle Fire Service main page](#)
- o [News page](#)

## [Placespeak Online Public Engagement Website](#)



## Tax Insert

A printed tax insert was mailed via Canada Post early February 2022

Total number of inserts printed: 6,850



## Letter to Property Owners

Letters were sent via Canada Post to addresses within a 500 metre distance around each designated location which include the existing fire station at 1900 Normandy St., former Centennial Arena site at 2170 Front Rd., Laurier Parkway west of Disputed Rd. The letter below was mailed on February 8, 2022. Approximately 1,000 addresses were identified through GIS, see buffer maps below.



February 8, 2022

**NOTICE OF PUBLIC CONSULTATION  
Town of LaSalle - Three Fire Station Model**

You are receiving this letter because your property is within the vicinity of the locations for current and/or future fire stations. At the Regular Council meeting on January 25, 2022, Council approved administration's report outlining a Three Fire Station Model for the Town of LaSalle. Three fire stations in LaSalle means that we will improve levels of service over time to ensure we continue to meet standards. Recommended locations include:

- Existing fire station at 1900 Normandy St.
- Former Centennial Arena site at 2170 Front Rd.
- Laurier Parkway west of Disputed Rd. (site to be determined)

The Town encourages the community to get involved by reviewing the project resources available on [PlaceSpeak](#) (a public engagement website). For full details, visit our website at [www.lasalle.ca/firestations](http://www.lasalle.ca/firestations). Public consultation for this project will be open until Sunday, March 6, 2022.

Your comments are important to us! Please visit the links above or contact a member of the project team below for more information and to provide your feedback. Any comments in writing must be received no later than Sunday, March 6 to be included in the consultation report.

Ed Thiessen  
Director of Fire Service/Fire Chief  
1900 Normandy St.  
LaSalle, ON N9H 1P8  
519-966-0744  
[ethiessen@lasalle.ca](mailto:ethiessen@lasalle.ca)

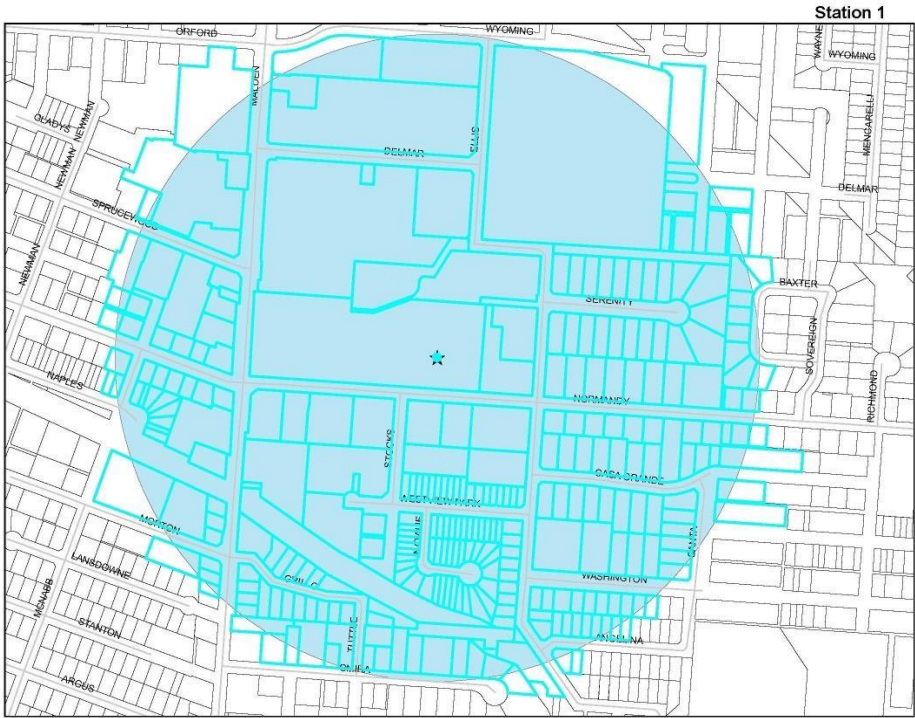
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*Personal information collected on this subject is collected under the authority of the Freedom of Information and Privacy Act, the Municipal Act, and the Environmental Assessment Act. With the exception of personal information, all comments and information received will be maintained on file for use during the project and may be included in project documentation.*

FIGURE 1: BUFFER MAP - FIRE STATION 1, 1900 NORMANDY ST.

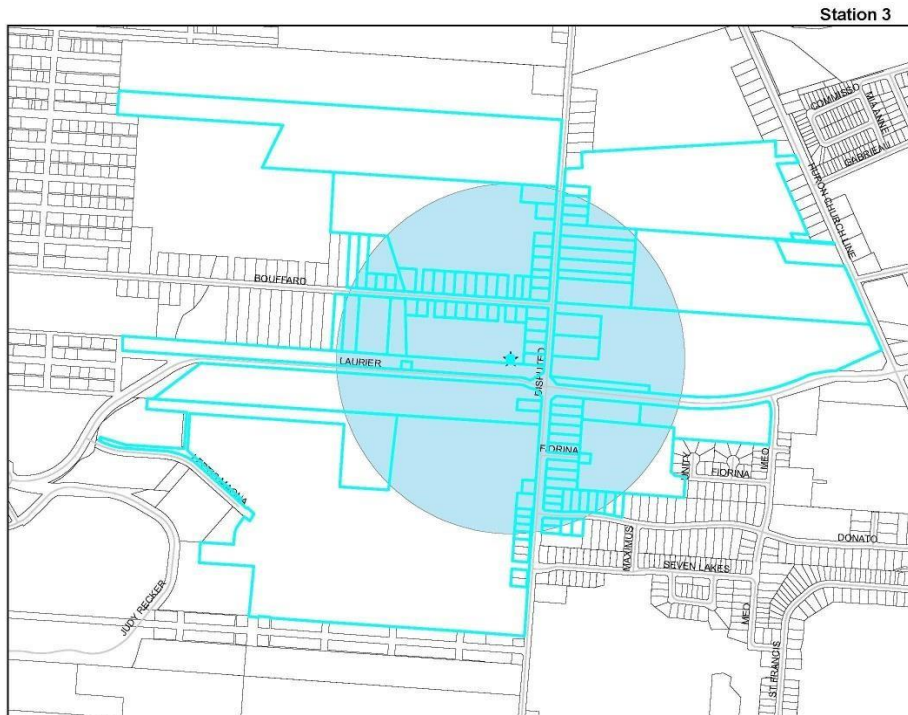




**FIGURE 2: BUFFER MAP - FIRE STATION 2, FORMER CENTENNIAL ARENA SITE AT 2170 FRONT RD.**



**FIGURE 3: FIRE STATION 3 - LAURIER PARKWAY WEST OF DISPUTED RD. (SITE TO BE DETERMINED)**



## Social Media Analytics

### Definitions

Reach - the number of users who see a post

Reactions - the number of times the like and other reaction buttons are used

Shares - the number of times a user shares the post

Impressions - the number of times content was shown to users

Engagement - total number of times a user has interacted. Includes clicks on username, links, avatar, etc.

### Town of LaSalle Facebook

- Dates: Feb 3, 6, 15, 17, 19, 21, 24, Mar 1, 2, 5
- Total Reach = 13,313
- Total Reactions = 49
- Shares = 24

### LaSalle Fire Service Facebook

- Dates: Feb 3, 5, 7, 9, 15, 15, 17, 24, 25, 27, Mar 2, 3, 5
- Total Reach = 7,748
- Total Reactions = 213

- Total Shares = 58

**Town of LaSalle**  
Published by Hootsuite · February 3 ·

Learn more about administration's report to Council about a Three Fire Station Model presented January 25, 2022. Administration is in the process of preparing a financial plan report that will be presented to Council at the Regular Council meeting scheduled on March 22, 2022.

Learn more about this project on PlaceSpeak  
<http://placespeak.com/lasallefirestations>  
Public consultation will be open until Sunday, March 6, 2022.  
#LivingLaSalle #LaSalleFireStations

**BUILDING A SAFER LASALLE**

*Our community safety is what is most important to me.*

*Growing together.*

**Adam Thrasher**  
LaSalle Firefighter

**LIVING LaSalle**

2,851 People reached    396 Engagements    — Distribution score    **Boost post**

2    12 Shares

Town of LaSalle Twitter

- Dates: Feb 3, 6, 9, 11, 12, 17, 18, 22, 24, 25, 28
- Impressions = 5,624
- Engagement = 139



### LaSalle Fire Service Twitter

- Dates: Feb 4, 5, 9, 11, 12, 15, 16, 17, 17, 18, 19, 21, 22, 23, 24, 25, 27, Mar 1, 3, 4, 5, 6
- Impressions = 5,233
- Engagement = 122



LaSalle Fire Service @LasallefireON · Feb 5



Learn more about the Three Fire Station Model. Public consultation will be open until Sunday, March 6, 2022. Join the conversation at [placespeak.com/lasallefiresta...](https://placespeak.com/lasallefiresta...)  
[#LivingLaSalle](#) [#LaSalleFireStations](#)



### Town of LaSalle Instagram

- Dates: Feb 3,6,9,12,15,18,20,23,26,28, Mar 2, 5
- Impressions = 8,157
- Likes = 175

### February & March E-blast

The [February E-blast](#) had 1,560 views. The PlaceSpeak website link was clicked 36 times from this platform. The [March E-blast](#) had 1,491 views and the PlaceSpeak website link was clicked 38.

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## Town of LaSalle Three Fire Station Model

[Take a Look!](#)

Three fire stations in LaSalle means that we will improve levels of service over time to ensure we continue to meet standards. Recommended locations include:

- Existing fire station at 1900 Normandy St.
- Former Centennial Arena site at 2170 Front Rd.
- Laurier Parkway west of Disputed Rd. (site to be determined)



The Town encourages the community to get involved by reviewing administration's report presented to Council January 25 and other project resources on PlaceSpeak (a public engagement website). Public consultation for this project will be open until Sunday, March 6, 2022.

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## Town of LaSalle Three Fire Station Model March 6 Deadline

[Take a Look!](#)

Three fire stations in LaSalle means that we will improve levels of service over time to ensure we continue to meet standards. Recommended locations include:

- Existing fire station at 1900 Normandy St.
- Former Centennial Arena site at 2170 Front Rd.
- Laurier Parkway west of Disputed Rd. (site to be determined)

The Town encourages the community to get involved by reviewing administration's report presented to Council January 25 and other project resources on PlaceSpeak (a public engagement website). Public consultation for this project will be open until Sunday, March 6, 2022.



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## Media Relations

The following media outlets posted stories related to this campaign:



AM 800, January 26, 2022, [LaSalle to Begin Public Consultation on Proposed Three Fire Station Plan](#)

Municipal Information Network, February 4, 2022, [Town Three Fire Station Model](#)

CTV News Windsor, January 26, 2022, [LaSalle Town Council in Favour of More Fire Stations](#)

Windsor Star, February 17, 2022, [LaSalle Seeks Public Input on Proposed Three Station Fire Service Plan](#)

### Mayor's Comments and Message

The mayor's comments at the Meeting of Council on February 8 and 22, as well as the Mayor's Message on February 11 and 25 included information on the Three Fire Station Model. The messaging also directed residents to visit the PlaceSpeak website for full details.

### Discussion / Feedback

An effective public engagement campaign considers the feedback provided by all stakeholders. The following feedback was provided to the Town of LaSalle throughout the campaign period and was provided in various formats. Engagement from stakeholders was obtained through the discussion section of the PlaceSpeak website, social media platforms, and also through emails and phone calls. Overall, the comments received were positive with respect to the three fire station model. Many of the comments focused on requesting more information about the location of the third station, financial

implications, considerations for noise on Front Road should the station be built at the old Centennial site, and the possibility of partnering with other emergency services when the new stations are built. The following are the responses received (note: any identifying characteristics of the feedback have been removed from the information below).

### Messages Received

“I ask that residents will be allowed to have further input on the location of the third station, as it is premature to comment on a non-exact location.”

“I prefer the idea of locating the station at the site of the old arena on Front Rd. The noise of the sirens should not increase much more than they are now, since emergency response vehicles travel this route daily as Front Road has multi lane access.”

“My concern is when the firefighters test their equipment every week early in the morning. It is normally done at the back of the station. Neighbors will about this fire hall. They need some consideration. We do hear the ambulances and emergency vehicles on Front Road. That’s not the issue. It’s the homes next to the firehall. The chief has already assured me this will be an item of concern and he is aware of our concerns.”

“Thank you for the opportunity to learn about the 3 fire station model, and to comment. I am pleased to see that the Town is looking ahead and planning for future needs. It makes sense to locate the fire stations in more than one area in the Town for faster response times. The use of the former arena property for a second station is a logical choice, and does not require expropriation of private property. It is difficult to comment on the location of the third station since only a general location has been identified. A location selected close to the Vollmer Complex or on Leptis Magna near Legacy Oak Trail School would seem to be a more logical choice since the footprints of the buildings are already established there. This would allow for site selection now and reduce uncertainty. Perhaps a better alternative and one that is more cost effective in the long run would be to locate the station further to the south in Zone 4 to anticipate future development, and as was suggested in a response, to combine the future fire station with paramedic services, and perhaps other partners. As part of the Town's planning and communication to residents i agree with the comments made asking the Town to consider how to include strategies for noise abatement in the operation of these fire stations.”

“I like the idea of locating the station at the site of the old arena. My concern is noise abatement for the neighbors. As you are aware a condo development is going to be very close to this new station. Are there plans for some sort of noise abatement for the area? I am totally in favor of the new station but am concerned about testing sirens and leaving the station siren noise in the middle of the night. Please consider this in your planning.”

“This new 3 station model seems much better suited to LaSalle and its future plans, and current rapid growth. I am also happy that it meets the requests of residents in the last plan to move them elsewhere. I applaud your sensitivity to those, and your ability to come up with a better alternative that appears to meet everyone’s needs.”

“The move from a 2 station to a 3 station model appears to significantly discount the considerations of volunteer responders, and the timely response of enough personnel to

handle an incident. It appears to be focused primarily on response times for first responding vehicles. There is an indication that the new plan anticipates a quicker transition to full-time staffing in each station. In order to be successful Administration and future Councils will need to remain focused on the fact that the desired results will only be realized when all 3 stations are staffed with 4 full-time firefighters at each station. I applaud Council for the forward thinking to aggressively address these issues sooner than later to deliver an adequate level of service that matches the growth in the community.”

“I have been closely following this process over the last four or five years and I fully support the new three station proposal and want to say I am grateful for our elected officials listening to public feedback and taking the steps to engage in a through and updated process. I personally raised many concerns about previous iterations of this project and can say that this three station proposal addresses all of them and provides our town with the safest path forward. Thank you.”

“One of my last projects was planning the build for a new Paramedic Station. After some negotiations with other Emergency Services the station became a 3 tier service station with Paramedics, Fire and OPP all in one building. This resulted in a huge cost saving. I was also involved with the planning of the Emergency Services Campus Project. This building houses both Police and Paramedic Services. I believe that if you look into partnering with other emergency services in constructing a multi-services building you will not only show significant savings, but also cut down on response times for emergency calls.”

“Ever since the arena was torn down, I believed it would be a perfect spot for a fire station. Front Road has fast access to all streets at this end of the town and the residents should be entitled to a quick response if an emergency situation is necessary. The noise of the sirens should not increase much more than they are now, since emergency response vehicles travel this route daily. We are within hearing distance of the sirens; an increase would not only make us feel safer, but we would have comfort knowing that someone nearby will get assistance faster than if the trucks were coming from Malden.”

“The Town of LaSalle has done their due diligence to select this three station model as an option. The process was completed with logic and data in mind. While council dealt with some backlash over 2 previously proposed fire station locations, they have clearly listened to the community and have moved away from those proposed locations. A station built on the Townowned lands on Front Rd makes sense financially, and considering the growth and development this area will see over the next 10 years, this is the first step to ensure adequate emergency coverage is provided. The Front Rd area of LaSalle can be considered 'Old LaSalle' by many residents who live there - myself included. It's nice to know that the Town has not forgotten about these residents and support them by providing a new fire station in this area. Through a quick internet search, I was able to determine that LaSalle is the only WE community with only 1 fire station. For our size, these new stations are desperately needed. Thanks to the members of the LaSalle Fire Service for their consistently quick responses and professionalism.”

“As a LaSalle resident who lives off of front road, I like the idea of having a station on that street. With Malden only being one lane, it hinders the ability for emergency vehicles to get to my location quickly from Normandy.”



“If we in LaSalle need 3 fire stations I have no problem with that nor with the proposed locations. When will this happen and at what additional cost?”

“The Centennial site is not right on the river but scenario is the same as (previous) marina site. To spend the monies that are involved in constructing a fire station and the fact that this site would not even start to protect or service a legitimate portion of the town due to the fact that almost half of its service area was the river.”

A greater issue is with the potential cost of having more stations in our town. Nowhere have I seen or been privy to a map of our town showing the present station and its effectiveness to the town by the 360' circle demarcation around the station. Better yet a map showing proposed sites and their coverage area which would show us if any of the circles overlapped each other, if any areas of the town did not fall into the circle, perhaps a better site is available in the town and of course show the centre of our town on the map (which I believe is the Vollmer property).

I have come to learn that many years ago a study was done of the town and in the study the centre of the land coverage was designated as what is the present Vollmer grounds. And supposedly in this study, it was suggested that this area would be ideal for a fire station as it would properly service the entire community---- I do not profess to know this is true but definitely something all of you can investigate and know the full truth of the study. Along with cost of 3 sites construction, what is the cost to the taxpayer for added hiring of firemen to service the buildings, cost of salaries, pensions, etc that will be on going for decades for sure. Are 3 sites really a necessity or is this a political aspiration being presented to the public???

In conclusion, I think there is more to discuss than the 3 sites, but what is best for our town as far as location, cost of servicing 3 sites, realistic protection for the population that is cost effective as well as protecting as many people as possible. This can only be fruitful if you include responses from all taxpayers and not just those of us who may have the site in our backyard. Keeping in mind the track record the town has had in previous site proposals at the John Dupuis Park and the Canadiana & Auto Museum and the outcries that came of them.”

“I've been a life long resident of LaSalle and fully support the decision to expand services such as fire protection to support the growing community. I'm specifically interested in your thoughts regarding the #3 station.”

“Received the letter regarding the fire station information, this is a fantastic plan and resolve from what previous intentions were.”

“I wanted to confirm that with site 1 staying at it's current location there won't be changes to the surrounding area.”

“It seems that one of the fire stations is to be located on or near the NW corner of Disputed and Laurier. Does the town already own the property?”

The following type of questions were also posed:

- A homeowner asking if their property was going to be expropriated.

- Will there be consideration of some sort of noise barrier on the property perimeter to protect the existing homes from noise caused by the fire service?
- Clarification about response time.
- Noise caused by fire service if located on Front Road.
- Property acquisition.



Appendix B  
Fire Master Plan - Operating Plan

Total number of FT Firefighters (Long-term goal = 56)	12	12	15	17	19	19	19	22	25	28	56
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032+
Beginning Unused Annual Fire Masterplan Funding Allocation	447,000	647,000	517,000	357,000	212,000	99,000	324,000	638,000	613,000	452,000	292,000
Annual Fire Masterplan Funding Build-up	200,000	225,000	250,000	275,000	300,000	325,000	350,000	375,000	400,000	425,000	4,500,000
Reallocation to implement items identified in Fire Masterplan (See details below)	-	(355,000)	(410,000)	(420,000)	(413,000)	(100,000)	(36,000)	(400,000)	(561,000)	(585,000)	(4,400,000)
<b>Ending Transferred to (from) Fire Reserve (See Appendix C)</b>	<b>647,000</b>	<b>517,000</b>	<b>357,000</b>	<b>212,000</b>	<b>99,000</b>	<b>324,000</b>	<b>638,000</b>	<b>613,000</b>	<b>452,000</b>	<b>292,000</b>	<b>392,000</b>
<b>Estimated Annual Tax Rate Impact</b>	<b>0.52%</b>	<b>0.56%</b>	<b>0.59%</b>	<b>0.62%</b>	<b>0.65%</b>	<b>0.67%</b>	<b>0.69%</b>	<b>0.72%</b>	<b>0.74%</b>	<b>0.75%</b>	
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032+
<b>Fire Master Plan Operational Items Implemented:</b>											
3 Additional FT Firefighters (including gear) (2 FT Firefighters in 2025 and 2026)			360,000	240,000	240,000			400,000	410,000	420,000	4,400,000
Additional Fire Prevention Officer (including gear) / Training Officer		135,000			137,000						
Additional Fire Administrative Assistant Position						100,000					
Additional Senior Officer Position (including gear)				180,000							
2 Additional Volunteer Firefighters (including gear)					36,000		36,000		36,000		
Fire Substation annual operating cost (utilities, maintenance, etc.)			50,000							50,000	
Front Rd. Substation Annual Debt Payment (1.6M, 20 years @ 3.2%)		110,000									
Laurier/Disputed Land Purchase Annual Debt Payment (1.6M, 20 years @3.2%)		110,000									
Laurier/Disputed Substation Annual Debt Payment (3.2M, 20 years @4.0%)									115,000	115,000	
<b>Total Master Plan Items to be implemented</b>	<b>-</b>	<b>355,000</b>	<b>410,000</b>	<b>420,000</b>	<b>413,000</b>	<b>100,000</b>	<b>36,000</b>	<b>400,000</b>	<b>561,000</b>	<b>585,000</b>	<b>4,400,000</b>

Appendix C  
Fire Reserve Forecast

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Beginning Fire Reserve Balance	908,000	1,555,000	2,072,000	2,229,000	374,000	473,000	743,000	1,306,000	1,048,000	1,140,000
Transferred from (to) Fire Operating Accounts (See Appendix B for details)	647,000	517,000	357,000	212,000	99,000	324,000	638,000	613,000	452,000	292,000
Fire Master Plan Capital Purchases Funded from Reserves (See Appendix A for details)	-	-	(200,000)	(2,067,000)	-	(54,000)	(75,000)	(871,000)	(360,000)	(639,000)
<b>Ending Fire Reserve Balance</b>	<b>1,555,000</b>	<b>2,072,000</b>	<b>2,229,000</b>	<b>374,000</b>	<b>473,000</b>	<b>743,000</b>	<b>1,306,000</b>	<b>1,048,000</b>	<b>1,140,000</b>	<b>793,000</b>