

NO: R153

COUNCIL DATE: September 25, 2023

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **September 18, 2023**

FROM: **General Manager, Engineering
Fire Chief, Fire Services**

FILE: **0910-40/101**

SUBJECT: **Acquisition of 9271/73 – 152 Street as part of a Future Site Assembly for the
Relocation of Firehall No. 6**

RECOMMENDATION

The Engineering Department and Fire Services recommend that Council approve the purchase of 9271/73 – 152 Street (PID No. 005-168-171) in pursuit of a site assembly to facilitate the relocation of Firehall No. 6.

INTENT

The purpose of this report is to seek Council's approval to purchase the property located at 9271/73 – 152 Street (the "Property"), as illustrated on the map attached to this report as Appendix "I", for the future relocation of Firehall No. 6 in Fleetwood, which is currently located at 9039/49 – 152 Street, as illustrated on the map attached to this report as Appendix "II".

DISCUSSION

Property Description

The Property is a 1,155 m² panhandled shaped parcel improved with a one-storey, residential duplex building with a grade-level basement, constructed circa 1980.

Zoning, Plan Designations and Land Uses

The Property is zoned Duplex Residential (RM-D) and designated "Urban" in the Official Community Plan and "Low Rise (2.0 FAR)" in the Fleetwood Land Use Plan (the "Fleetwood Plan"). The highest and best use of the Property is a holding site for future multi-family residential development, in accordance with the Fleetwood Plan.

Purpose of the Acquisition

Fire Services has identified a need for a larger firehall servicing the area of Firehall No. 6, as the current firehall is in need of significant renovations and has limited space for training. The property on which the current firehall is located is too small to accommodate any expansion of the firehall due to the anticipated growth in the Fleetwood neighbourhood; therefore, there is a need to relocate the firehall to a larger assembly of land to accommodate future fire service needs.

Acquisition of the Property will provide land towards an ultimately larger site assembly intended to accommodate the future relocation of Firehall No. 6. The Property and several contiguous parcels have been identified as a suitable site for the future relocation of Firehall No. 6. If Council approves of the acquisition of this property, staff will amend the Fleetwood Plan as necessary to redesignate the larger assembled future firehall site to 'Civic/Institutional' use.

Contract of Purchase and Sale

A purchase and sale agreement (the "Agreement") has been negotiated with and accepted by the owner of the Property. The Agreement is supported by an appraisal that was completed by an accredited, independent appraisal firm. The Agreement is subject to City Council approval on or before September 28, 2023. Sale completion will take place upon registration of transfer documentation in the Land Title Office.

FUNDING

The Finance Department has confirmed that funds for this acquisition are available from the Municipal Land Reserve.

CONCLUSION

The terms of the Agreement are considered reasonable. This acquisition will provide necessary land towards a larger site assembly for the future relocation of Firehall No. 6.

Scott Neuman, P.Eng.
General Manager, Engineering

Larry Thomas, C.Mgr. ECFO
Fire Chief, Fire Services

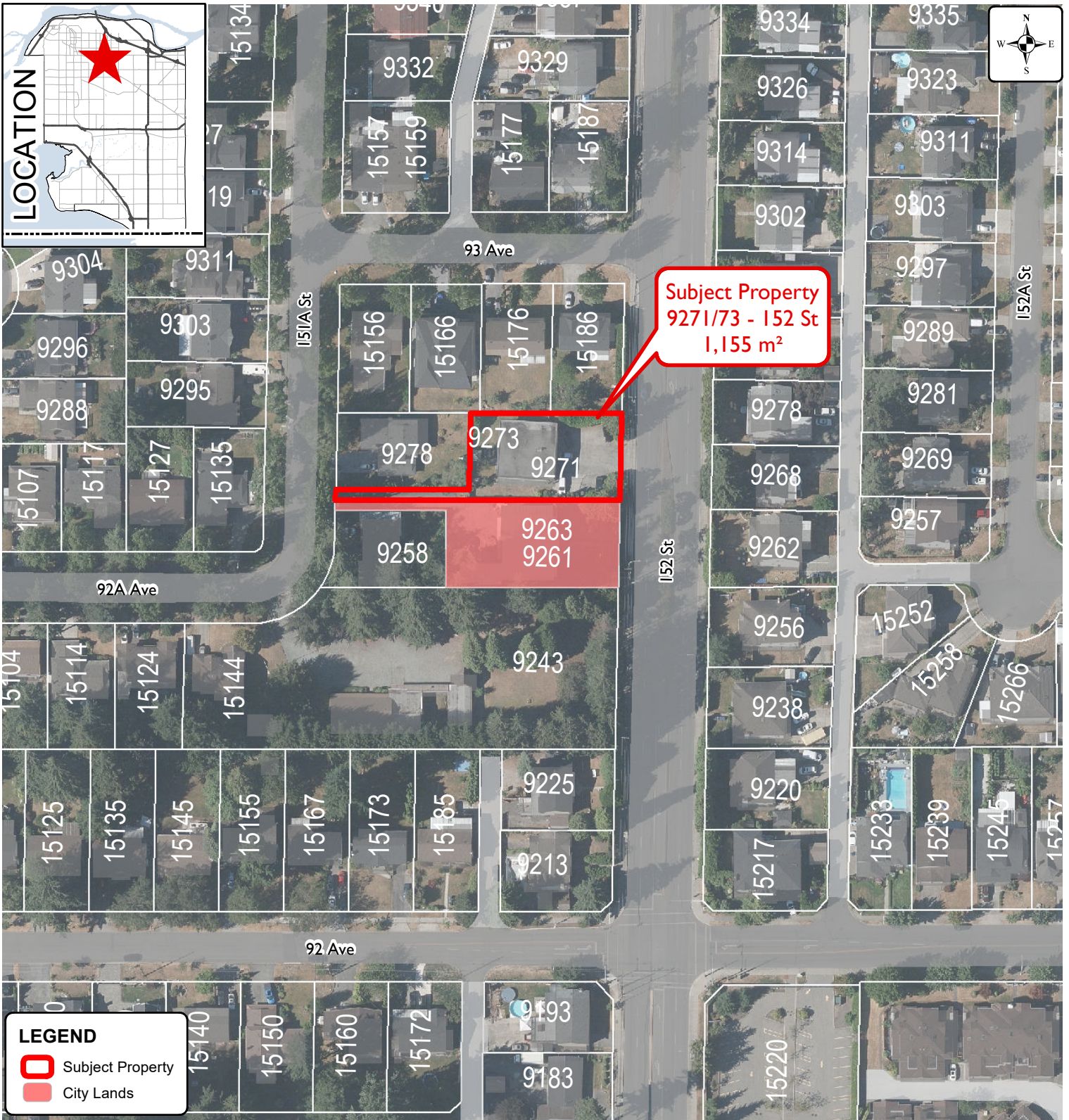
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Appendix "I" – Aerial Photograph of Property

Appendix "II" – Aerial Photograph of Existing Firehall No. 6 Location

APPENDIX "I"

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 18-Aug-2023

Date of Aerial Photograph: 2022

Scale: 1:1,500



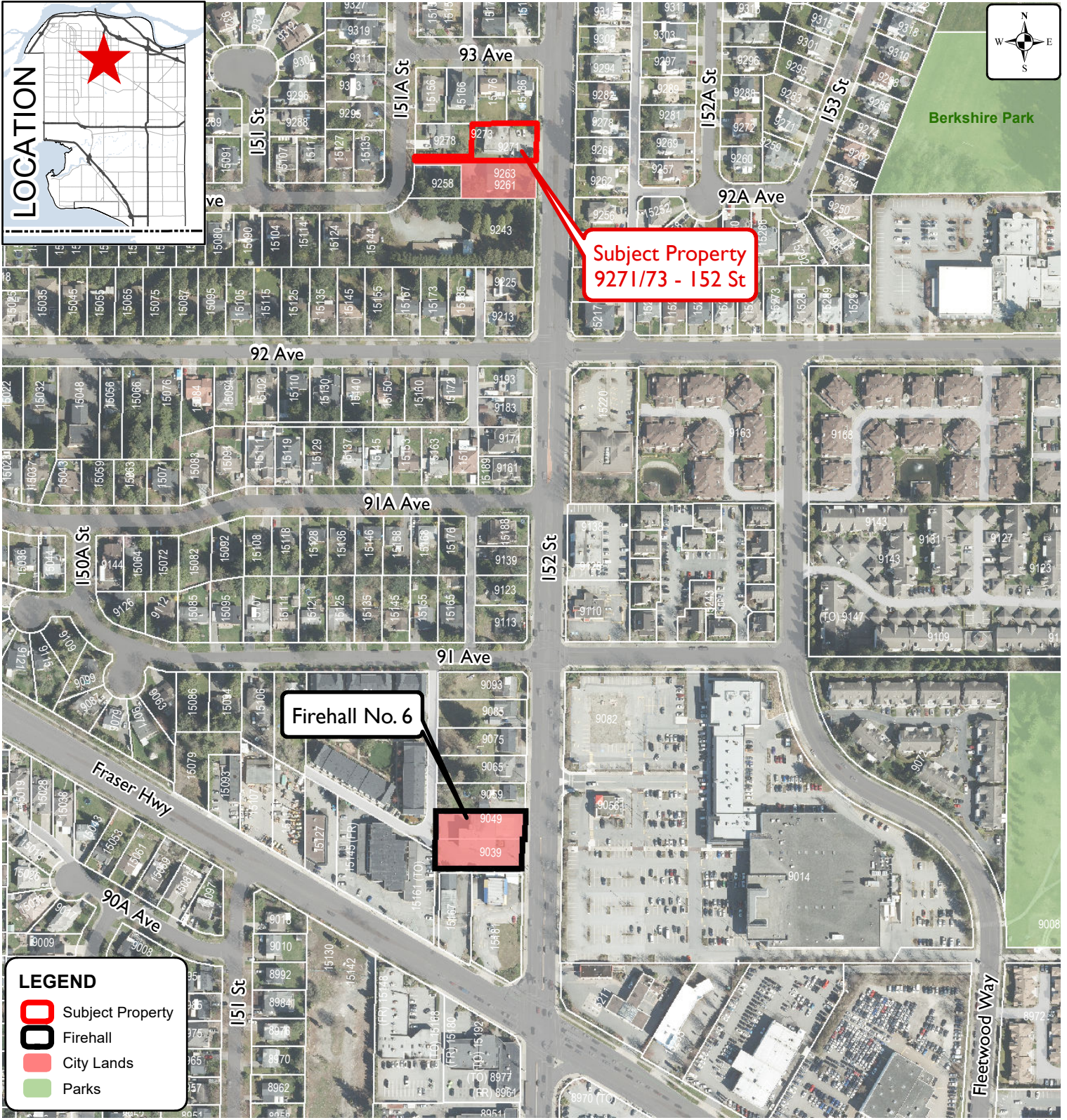
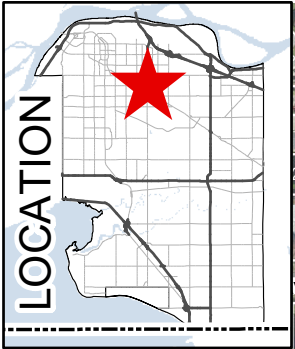
Subject Property
9271/73 - 152 Street

ENGINEERING
DEPARTMENT

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

Source: G:\MAPPING\GIS\Maps\CorporateReps\Realty\JX_9271 152 St_AP.mxd





AERIAL PHOTOGRAPH OF SITE



**Subject Property
9271/73 - 152 St**

Firehall No. 6

LEGEND

-  Subject Property
-  Firehall
-  City Lands
-  Parks

Produced by GIS Section: 18-Aug-2023

Date of Aerial Photograph: 2021

Scale: 1:3,500



Subject Property in Relation to Firehall No. 6

ENGINEERING DEPARTMENT

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