

NO: R069

COUNCIL DATE: April 8, 2024

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **April 4, 2024**

FROM: **General Manager, Engineering  
Fire Chief, Fire Services** FILE: **0910-40/104**  
PROJECT:

SUBJECT: **Acquisition of 9278 – 151A Street as part of a Site Assembly for the Future  
Relocation of Firehall No. 6**

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## RECOMMENDATION

The Engineering Department and Fire Services recommend that Council:

1. Receive this report for information; and
2. Approve the purchase of 9278 – 151A Street (PID: 004-435-559) 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 9278 – 151A Street (the “Property”), as illustrated on the map attached to this report as Appendix “I”, for the future relocation of Firehall No. 6, which is currently located at 9039 & 9049 – 152 Street, as illustrated on the map attached to this report as Appendix “II”.

## DISCUSSION

### Property Description:

The Property is an 800 m<sup>2</sup> rectangular shaped parcel improved with a single-family dwelling, constructed circa 1980.

### Zoning, Plan Designations and Land Uses

The Property is zoned Single Family Residential (RF) and designated “Urban” in the Official Community Plan and “Civic/Institutional” in the Fleetwood Land Use Plan (“Fleetwood Plan”). In the absence of the Civic/Institutional designation in the Fleetwood Plan, the Highest and Best Use of the Property would be a holding site for future multi-family residential development.

## **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.

## **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 April 11, 2024. Sale completion will take place upon registration of transfer documentation in the Land Title Office.

## **Funding for Purchase**

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

## **CONCLUSION**

The terms of the purchase and sale 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

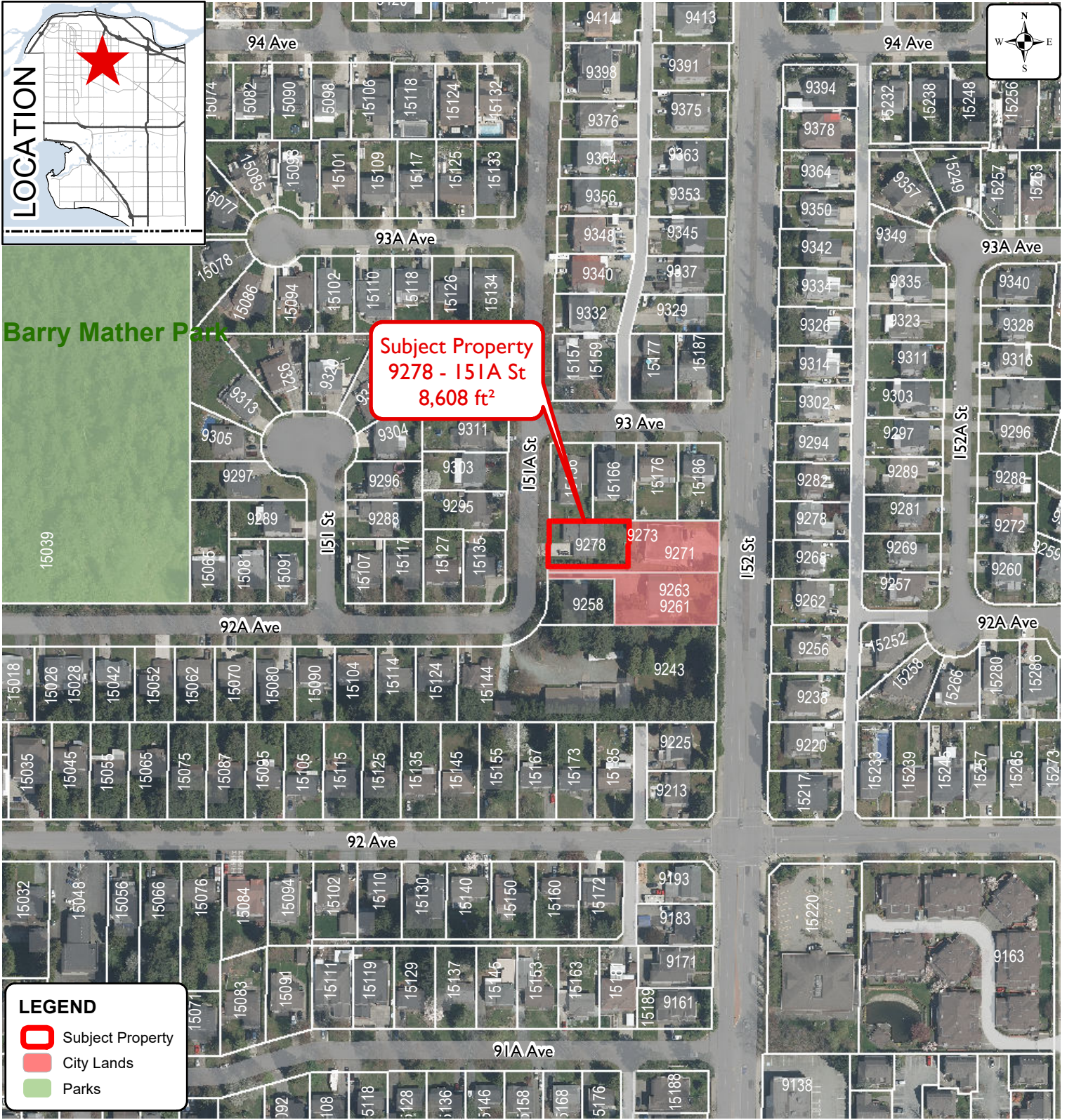
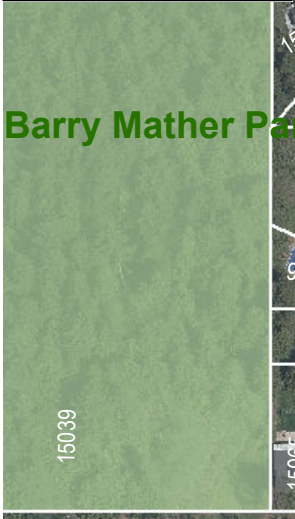
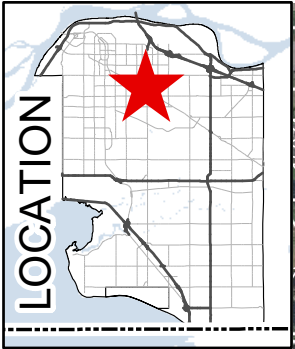
Larry Thomas, C.Mgr. ECFO  
Fire Chief, Fire Services

AW/kd/bn

Appendix "I" – Aerial Photograph of Property

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

# AERIAL PHOTOGRAPH OF SITE



**LEGEND**

- Subject Property
- City Lands
- Parks

Produced by GIS Section: 21-Feb-2024

Date of Aerial Photograph: 2023

Scale: 1:2,500



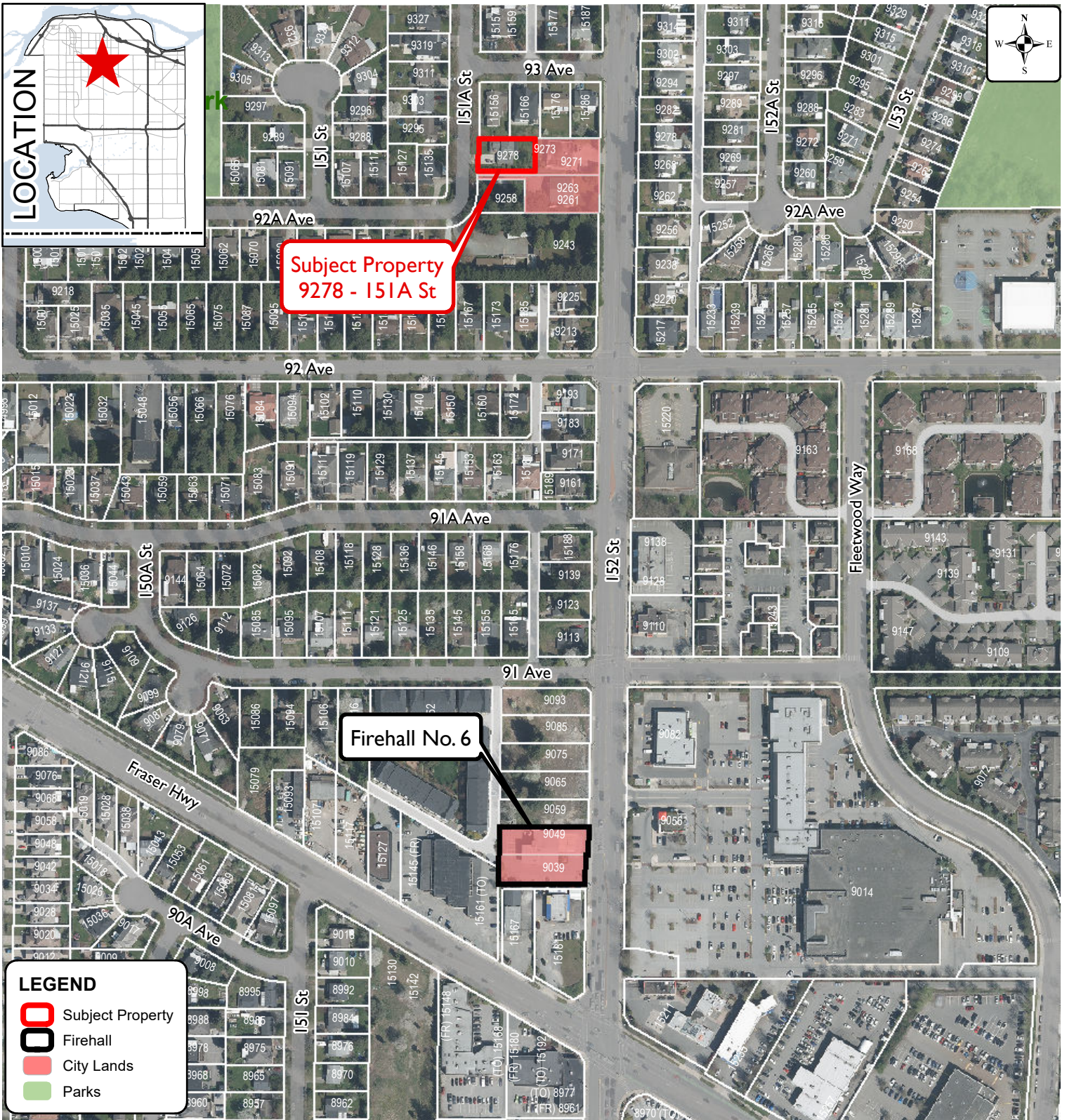
**Subject Property**  
**9278 - 151A Street**

**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.

# APPENDIX "II"

## AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 21-Feb-2024

Date of Aerial Photograph: 2023

Scale: 1:3,500

0 30 M



## Subject Property in Relation to Firehall No. 6

**ENGINEERING  
DEPARTMENT**

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Source:  
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