

NO: R114

COUNCIL DATE: May 30, 2016

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **May 24, 2016**

FROM: **General Manager, Engineering** FILE: **0910-40/203**

SUBJECT: **Sale of Old Fire Hall No. 7 (Port Kells) at 18922 and 18932 – 88 Avenue  
(Surrey Fire Fighters Historical Society)**

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## RECOMMENDATION

The Engineering Department recommends that Council approve the sale of the City-owned properties located at 18922 and 18932 – 88 Avenue (the “Premises”) as generally described in this report, and as illustrated on the map attached to this report as Appendix “I”, and subject to compliance with the notice provisions under Sections 26 and 94 of the *Community Charter*, SBC, 2003, Chap.2.

## BACKGROUND

### Property Description

The Premises are situated in the central Port Kells area adjacent to the Port Kells Community Hall at the southeast corner of Harvie Road and 88 Avenue. The Premises consist of two legal lots having a total area of 1,253 m<sup>2</sup> (13,487 ft.<sup>2</sup>). The building located on the Premises is the former Port Kells Fire Hall No. 7, which is a one and a half storey 334 m<sup>2</sup> (3,600 ft.<sup>2</sup>) structure with a two bay garage, shop and storage area on the main floor. The upper floor has a staff area with full kitchen and bathroom. There is parking at the front and rear of the building. City staff are currently in the process of consolidating the two subject lots into one parcel as the existing building is straddling the intervening property boundary.

### History

The site was owned by the Port Kells Progressive Society (“Farmer’s Institute”) from 1923 to 1956 when it was purchased by the City. The building was constructed by the Farmers Institute sometime around 1923. In 1935, the building was leased to the Port Kells Congregation of the United Church of Canada. Church services were held until 1947, when the building was leased to the City for use as a fire hall. Due to deployment restructuring by the Surrey Fire Department, Fire Hall No. 7 was effectively closed for use as a fire hall on March 31, 2015. The Premises are not required for any other City purpose.

The Port Kells Fire Hall No. 7 is listed on the Community Heritage Register. The Community Heritage Register is a list of heritage resources that was established through resolution of Council to recognize properties that are considered to have heritage value/character. All properties listed on the Community Heritage Register have been evaluated to determine their architectural, historical, cultural and natural significance. The Port Kells Fire Hall, although subjected to a number of alterations over the years, has played a significant role in the early development of Port Kells.

## **DISCUSSION**

Prior to the closure of Fire Hall No. 7, the Surrey Fire Fighters Historical Society (“SFFHS”) approached the City regarding the possible lease of the Premises. After further discussions between City staff and SFFHS membership, it was concluded that the outright acquisition of the Premises would be the best result for both parties.

The SFFHS, with support from the City and the Surrey Fire Service, administers the Surrey Fire Fighters Charitable Society (“SFFCS”). The SFFCS works to fulfill needs that are not met in the community with special focus on Surrey’s children, youth and families. The SFFCS provides charitable programs that benefit the citizens of Surrey and assists other charities within the community that have similar goals and objectives. These goals and objectives include:

- Raising money for medical and health care research;
- Providing bursaries for community services;
- Sponsoring programs that promote staying in school;
- Providing relief from poverty;
- Assisting members of the community that have been affected by traumatic wounds, injuries, or episodes; and
- Delivering programs that offer positive life experiences and enhance self-esteem.

The SFFHS are proposing to utilize the Premises for the following purposes:

- Locate and exhibit historical Surrey firefighting equipment including the 1898 Hose reel, 1919 White Chemical wagon, 1921 LaFrance, 1958 GMC and 1980 International tow vehicle;
- Exhibit additional antiques used throughout the history of the Surrey Fire Service;
- Organize and hold community and charitable events;
- Provide outreach programs for youth through the SFFCS;
- Provide community CPR and First Aid training; and
- Provide meeting space for the SFFHS, SFFCS and the Surrey Professional Fire Fighters Pioneer Association.

The Surrey Heritage Advisory Commission (“HAC”) and the Port Kells Community Association support retaining Fire Hall No. 7 as a heritage asset and the sale of the Premises to the SFFHS.

In order to ensure that the heritage significance of the Old Fire Hall building is preserved after the proposed sale of the Premises, City staff have commissioned a Conservation Plan for the Premises and are currently in the application process of a Heritage Revitalization Agreement (“HRA”). The SFFHS are in agreement with this process and the registration of a HRA on the title for the Premises.

Subject to Council approval and the registration of the HRA, staff and representatives from the SFFHS have now reached agreement on the terms and conditions of the proposed sale prior to transfer.

### **Land Value**

The SFFHS has agreed to provide compensation to the City equivalent to the market value of the Premises as determined by an independent accredited appraiser.

## SUSTAINABILITY CONSIDERATIONS

The proposed sale of the Premises supports the objectives of the City's Sustainability Charter, more particularly, the economic goal of using the City's land base efficiently, which contributes to the City's financial sustainability.

- EC1: Corporate Economics Sustainability.

The sale of the Premises to the SFFHS for its intended use will assist in achieving the objectives of the City's Sustainability Charter, including:

- Preserving significant heritage assets;
- Educating the public about the City's history;
- Encouraging tourism and economic development opportunities; and
- Developing a sense of place and belonging for the community through the introduction of a heritage exhibit into Port Kells.

## CONCLUSION

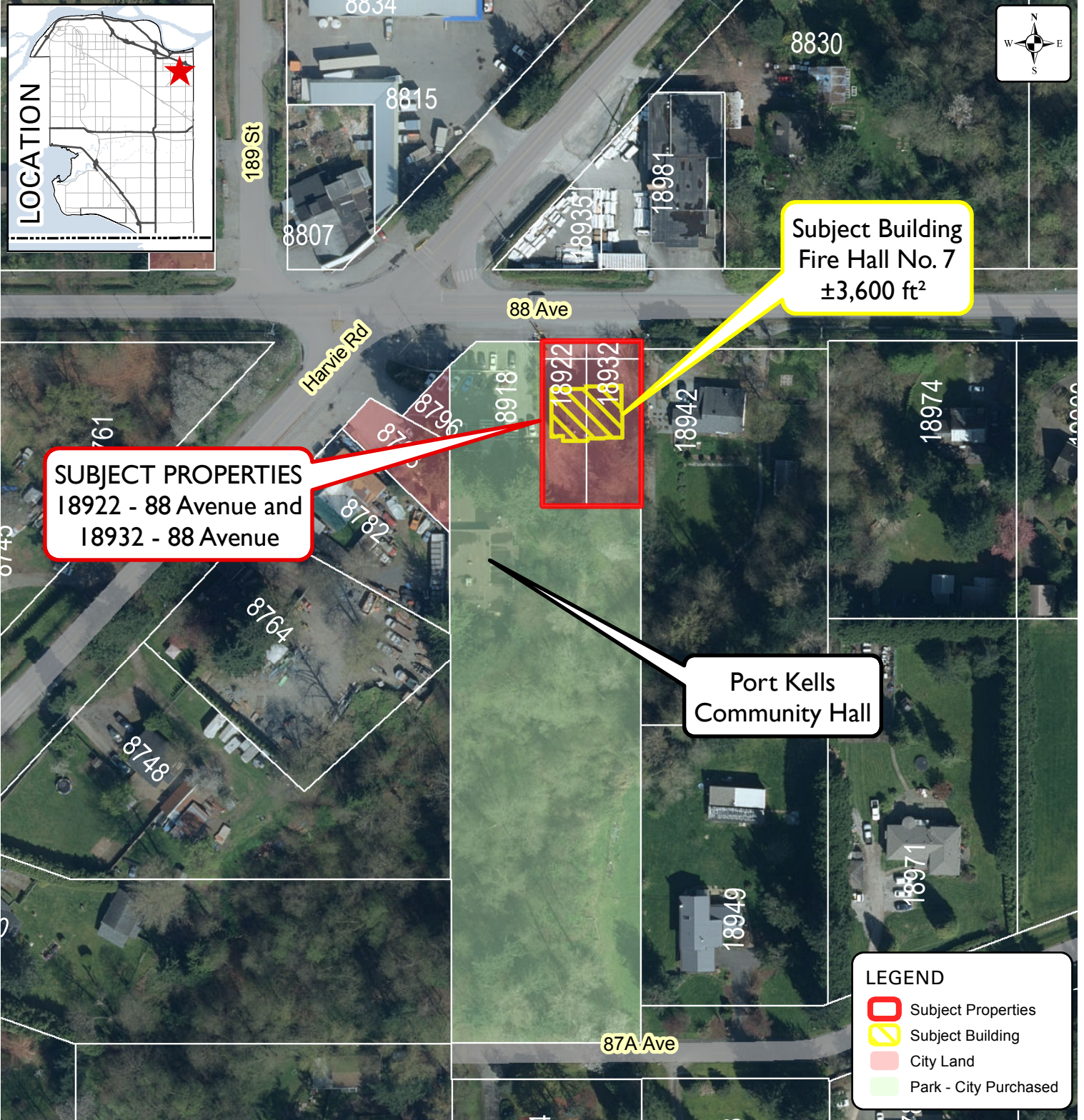
The terms of the agreement covering the sale of the Premises is considered reasonable. It is recommended that Council approve the sale of the surplus City properties at 18922 and 18932 – 88 Avenue to the Surrey Fire Fighters Historical Society, as generally described in this report.

Fraser Smith, P.Eng., MBA  
General Manager, Engineering

KSW/amg/clr

Appendix "I" - Aerial Photograph of Site – Fire Hall No. 7

# AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 11-Apr-2016, C9W

Aerial Photo: April 5, 2015

Scale: 1:1,500 0 10 M



## SUBJECT PROPERTY

### Fire Hall No. 7

## ENGINEERING DEPARTMENT