

NO: R187

COUNCIL DATE: October 3, 2022

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **September 29, 2022**

FROM: **General Manager, Engineering** FILE: **7917-0544-00**  
**General Manager, Parks, Recreation & Culture** XC: **0910-20/591A**

SUBJECT: **Disposition of City Parkland located at 13791 Grosvenor Road and Acquisition of a Portion of 13746 Bentley Road for Park Purposes**

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## RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council

1. Approve the purchase of a 228 m<sup>2</sup> portion of the property at 13746 Bentley Road (PID: 008-753-491) for park purposes, as illustrated on the attached Appendix “I”; and
2. Approve the sale of a 631.9 m<sup>2</sup> portion of City parkland located at 13791 Grosvenor Road (PID: 011-155-477), subject to compliance with the notice provisions under Sections 26 and 94 of the *Community Charter, SBC 2003, C. 26*.

## INTENT

The intent of this report is to seek Council’s approval for the purchase of 228 m<sup>2</sup> of parkland at 13746 Bentley Road and the disposition of a 631.9 m<sup>2</sup> portion of City parkland located at 13791 Grosvenor Road (the “City Parkland”) for future road connectivity and parkland boundary alignment purposes.

## BACKGROUND

### Property Description

The owner of the properties at 13672, 13684, 13688, 13690, 13702, 13716, 13726, 13736, 13746 Bentley Road, 13753, 13775, 13781 Grosvenor Road and 13790 Harper Road (the “Parent Properties”) has applied to acquire 632 m<sup>2</sup> of City Parkland for consolidation with the Parent Properties, the majority of which will be conveyed back to the City as road dedication. Concurrently, the City is seeking to purchase 228 m<sup>2</sup> of new parkland to align parkland boundaries.

## **Zoning, Plan Designations and Land Uses**

The City Parkland is zoned Single Family Residential (RF) Zone and the Parent Properties are zoned Single Family Residential (RF) Zone and Duplex Residential (RM-D) Zone. The City Parkland and the Parent Properties are designated “Low Rise Residential – Type II” in the City Centre Land Use Plan, and “Multiple Residential” in the Official Community Plan.

## **DISCUSSION**

### **Purpose of Park Disposition**

The City Parkland is intended to be separated into two portions. A 519.2m<sup>2</sup> portion of the City Parkland will be acquired by the applicant and dedicated to the City as road allowance pursuant to development requirements to form a component of the future Berg Road alignment that has been identified in the City Centre Plan, as illustrated in Appendix “II” attached to this report. Additionally, a 112.7 m<sup>2</sup> portion will be acquired by the applicant and consolidated with the Parent Properties and rezoned under Development Application No. 7917-0544-00 to provide an aligned east – west property boundary.

This Development Application is seeking approval to rezone from Single Family Residential (RF) Zone and Duplex Residential (RM-D) Zone to Comprehensive Development (CD) Zone to permit the development of seven (7) 5 to 6 storey apartment buildings with up to 547 units as illustrated in Appendix “III” attached to this report. The Master Plan identifies the overall concept for the neighbourhood. The proposed disposition was referenced in the July 27, 2020 Planning Report to Council and the related Rezoning Bylaw was granted Third Reading by Council on September 14, 2020.

### **Purpose of Park Acquisition**

Concurrent with this Development Application, the City is acquiring 228.2 m<sup>2</sup> of parkland and will be consolidating with adjacent parkland and lot lines adjusted for future neighbourhood park purposes.

The net proceeds from the sale and acquisition will be placed in the Parkland Acquisition Reserve Fund for use in funding other purchases of parkland within the City.

## **SUSTAINABILITY CONSIDERATIONS**

The proposed disposition supports the City’s Sustainability Charter 2.0. In particular, the proposal relates to the Sustainability Charter 2.0 theme of Built Environment and Neighbourhoods. Specifically, this disposition supports the following Desired Outcomes (“DOs”):

- Neighbourhoods and Urban Design DO4: Surrey’s neighbourhood are safe accessible, well-connected, walkable and bike friendly;
- Neighbourhoods and Urban Design DO6: Land is used efficiently and sensitively, and development minimizes the impacts on the natural environment, viewsapes, agricultural land and urban wildlife; and
- Neighbourhoods and Urban Design DO8: The built environment enhances quality of life, happiness and well-being.

## CONCLUSION

The consolidated City Parkland is required to facilitate design of the neighbourhood and the future Berg Road alignment as identified in the City Centre Plan. The associated property transactions will provide a consolidation opportunity and, as a consequence, proper road frontage pursuant to development application 7917-0544-00. The terms and conditions of the agreement related to the disposition are considered reasonable.

Scott Neuman, P. Eng.  
General Manager,  
Engineering

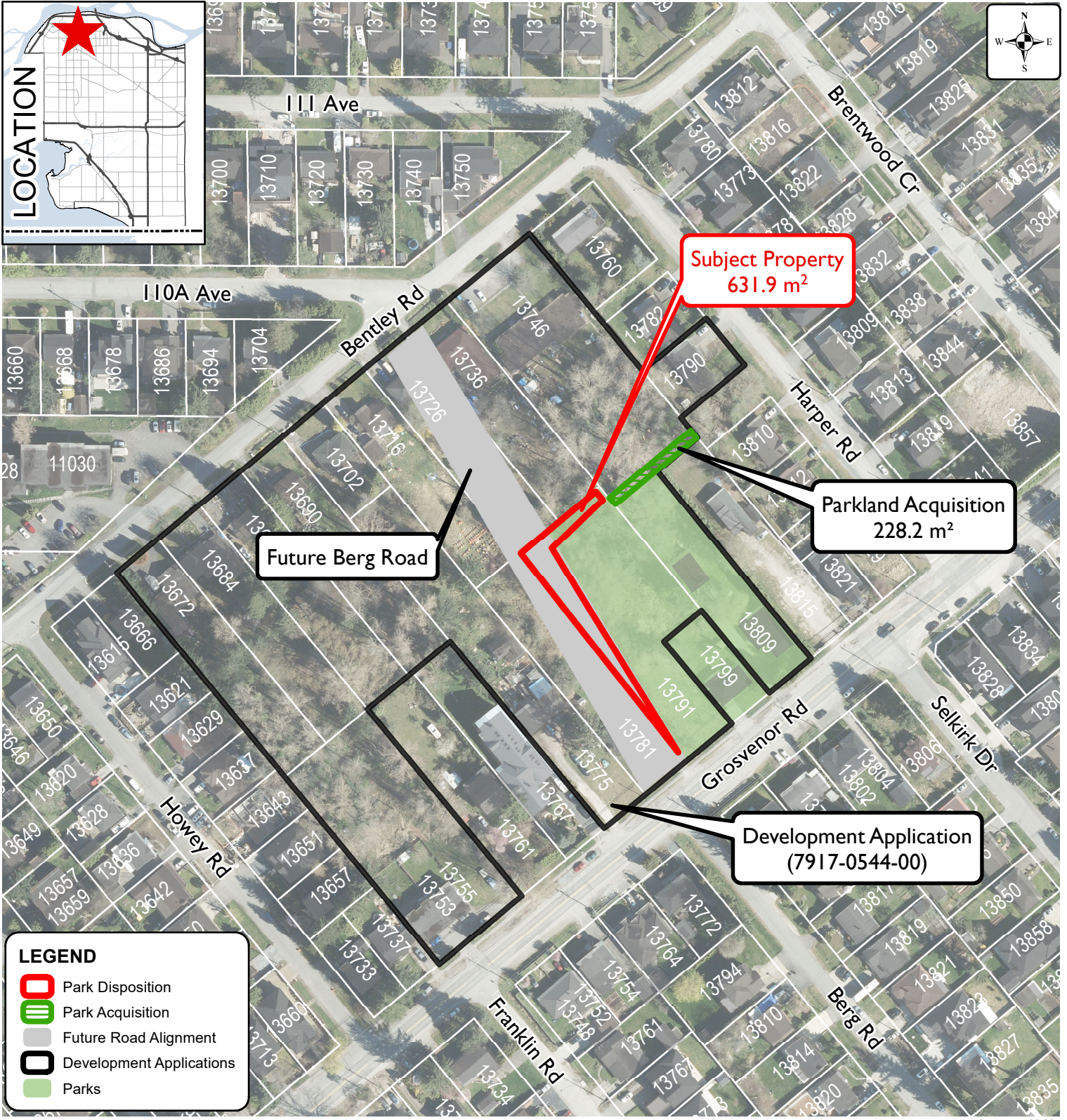
Laurie Cavan  
General Manager,  
Parks, Recreation & Culture

KSW/kd/bn/cc

Appendix "I" – Aerial Photograph of Site  
Appendix "II" – Extract of City Centre Plan  
Appendix "III" – Development Concept



# AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



Produced by GIS Section: 29-Sep-2022, P205803

Date of Aerial Photograph: 2021

Scale: 1:2,000 0 20 M



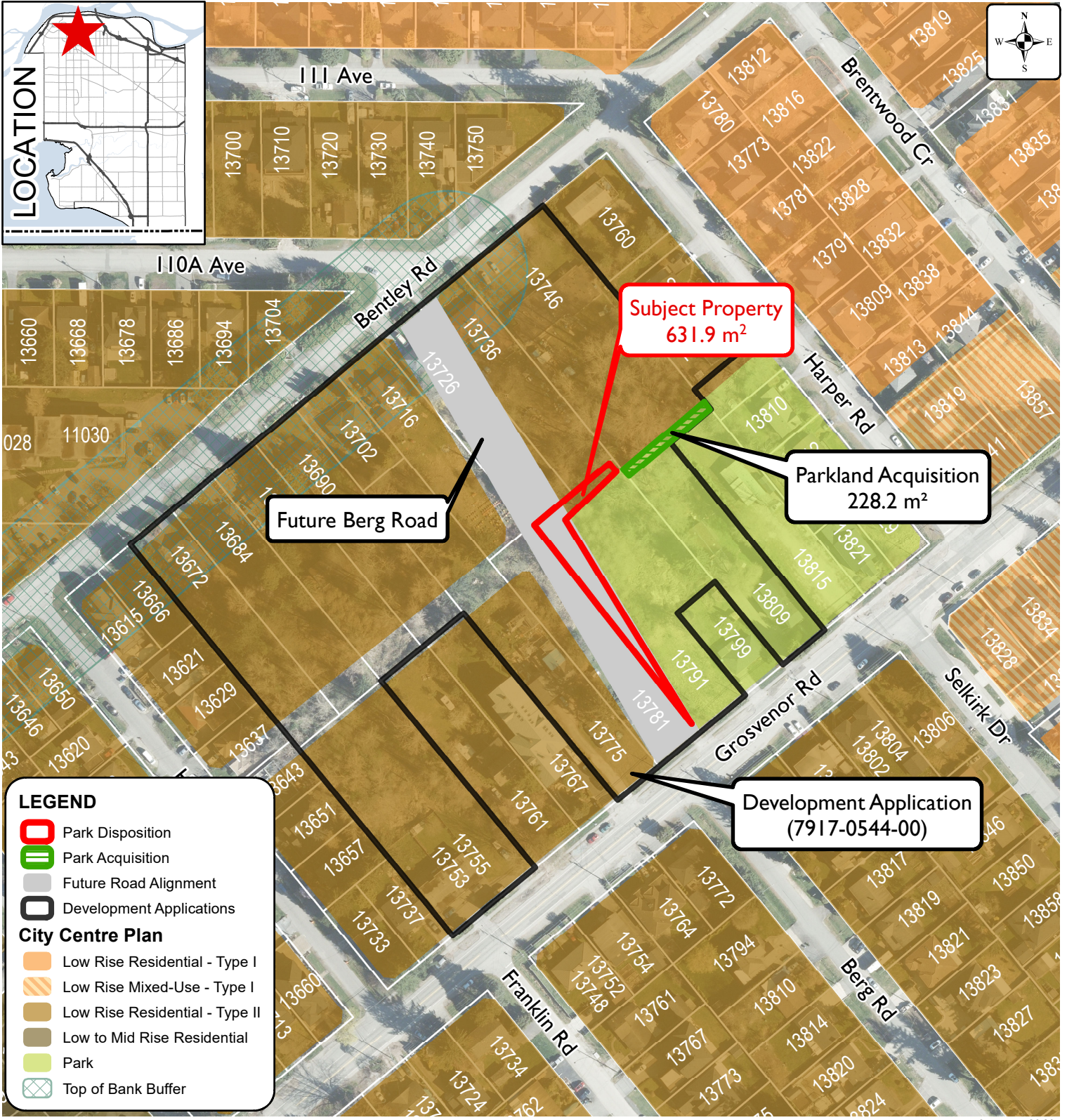
## Acquisition and Disposition of City Parkland 13791 Grosvenor Road

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.



# AERIAL PHOTOGRAPH OF SITE APPENDIX "II"



Produced by GIS Section: 29-Sep-2022, P205803      Date of Aerial Photograph: 2021      Scale: 1:2,000      0 20 M



## Extract of City Center Plan

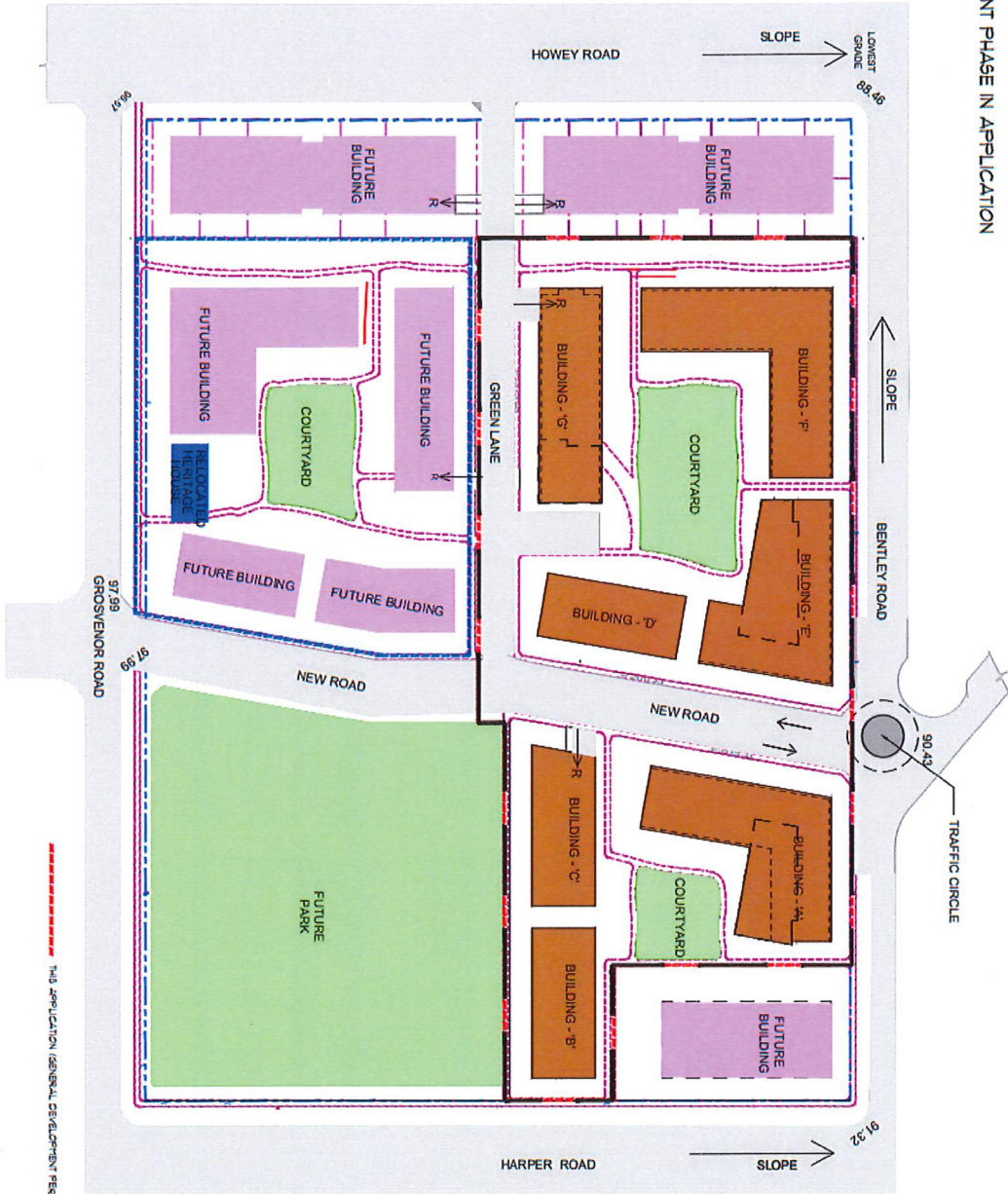
ENGINEERING DEPARTMENT

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# APPENDIX "III" DEVELOPMENT CONCEPT

CURRENT PHASE IN APPLICATION



- PHASE 1
- PHASE 2
- FUTURE DEVELOPMENT POTENTIAL
- UG ACCESS
- PEDESTRIAN CONNECTION

THIS APPLICATION (GENERAL DEVELOPMENT PERMIT)

1 SITE PHASING  
ADP-121 1/8" = 1'-0"



		<p><b>CONTRACT SERVICES</b>                  THE BENTLEY ARCHITECTURAL FIRM                  1000 BENTLEY AVENUE, SUITE 100                  BENTLEY, ONTARIO L0P 1K0                  TEL: (905) 477-8888                  FAX: (905) 477-8889                  WWW.BENTLEYARCHITECTURAL.COM</p>	
<p><b>PROJECT:</b>                  BENTLEY MULTI-FAMILY                  BENTLEY ROAD, SURREY, BC.</p>		<p><b>DATE:</b>                  2023/05/15                  2023/05/15                  2023/05/15</p>	
<p><b>CLIENT:</b>                  DOUGLAS R. JOHNSON ARCHITECT LTD.                  4574-801 WEST 300-51                  NORTH VANCOUVER, BC V7P 3V9                  TEL: (604) 883-3281                  FAX: (604) 883-3281                  WWW.DRJOHNSONARCHITECT.COM</p>		<p><b>DESCRIPTION:</b>                  SHEET DESCRIPTION                  SITE PHASING</p>	
<p><b>SCALE:</b>                  1/8" = 1'-0"</p>		<p><b>DATE:</b>                  2023/05/15</p>	
<p><b>PROJECT NO:</b>                  ADP-121</p>		<p><b>DATE:</b>                  2023/05/15</p>	