Building out the Regional Growth Strategy in Surrey: a Strong Centre & a Connected Transit City
Surrey in the Metro Vancouver Region

Regional Growth Strategy identifies Surrey as a major provider of housing & jobs for a growing region
- land available for new urban neighbourhoods
- relatively affordable family housing
- opportunity for higher density centres, linked by rapid transit

Surrey City Centre identified as the “second downtown” of the region, focused on the South of Fraser sub-region
Context: Robust Population Growth

Surrey will add 300,000 people and 160,000 jobs over the next 30 years.

Expected population in 2045: 800,000

Current growth of +/- 10,000/year

Increasing share of multi-family development
Demographics: Young and Diverse

- 22% of children born in BC are born in Surrey
- School District largest in BC: 72,000 students
- 26% of Surrey’s population is under 19 years old
  - Metro Vancouver average is 20%
- Diverse population: 42% of residents’ mother tongue is Punjabi, Chinese, Hindi or Tagalog
The Sustainability Charter 2.0

A thriving, green, inclusive city
New Official Community Plan

Major Themes:

- Stronger City & Town Centres
- Transit-supported development
- A Greener City
Housing Starts by Type for Surrey

- Average of 3,500 new dwelling units / year over the past 10 years
- 2016: 4,300 dwelling unit starts:
  - 1,400 apartments (4 highrise towers, 6 lowrise)
  - 1,400 townhouses
  - 1,000 single family homes
    - 500 new lots
    - 500 replacement houses
  - 500 secondary suites
Land use responses (priorities)

City & Town Centres = 100,000

New neighbourhoods (NCPs) = 100,000

Infill / Transit Corridors = 100,000
Surrey City Centre Plan

Vision Statement

A transformation from a suburban centre into a walkable high density, transit-oriented downtown.

It will be a centre for major employment, educational, recreational and cultural activity linked by a green public network.

The City Centre will be comprised of distinct neighbourhoods that are home to a diverse population.
City Centre Guiding Principles

1. Build Density & Mixed Use
2. Encourage Housing Diversity
3. Break Up the Block Size
4. Design Roads for Multiple Modes
5. Create Vibrant Urban Spaces
6. Promote Identity & Sense of Place
7. Encourage Office & Employment
8. Green the Downtown
Plan Components

Land Use & Density

3.5 FAR “cap” removed in OCP – up to 7.5 FAR + 20% density bonus, density focused on transit hubs

Density calculated on gross site area to encourage street dedication through redevelopment

Mixed use encouraged – commercial ground floor required in core area near transit

SF “freeze” areas to encourage densification
Plan Components

Finer Grain Road Network
Plan Components

Finer Grain Road Network
Civic Heart:

relocating City Hall to the centre; creating a transit – civic – university nexus
New City Hall: A catalyst for investment
Central Library

A new living room for the community
Planning a University District
University Precinct / Transit Hub
Central Pedestrian Spine

Urban City Centre – connect public spaces, civic plaza with Surrey Central Plaza
Greening the Downtown
Plan Components

Green the Downtown
Public Space for Public Life
Buildings that engage with the Street
Plan Components

Roads for Multiple Modes
Plan Components

Roads for Multiple Modes
Public sector: SFU, Fraser Health, RCMP
Selected Private Sector Projects
Selected Private Sector Projects
<table>
<thead>
<tr>
<th>City Centre</th>
<th>2015 (est.)</th>
<th>2030 (proj.)</th>
<th>2045 (proj.)</th>
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<tbody>
<tr>
<td>Population</td>
<td>32,000</td>
<td>54,000</td>
<td>76,000</td>
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<tr>
<td>Dwelling Units</td>
<td>16,000</td>
<td>28,000</td>
<td>40,000</td>
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<tr>
<td>Employment</td>
<td>24,000</td>
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<td>ICI Floor Area</td>
<td>10.5M sf</td>
<td>15.0M sf</td>
<td>21.0M sf</td>
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An average of 800 units with 1,500 residents are added each year in City Centre. This growth rate is expected to continue over the next 30 years.
Future Development Scenario 2040
Connecting the City with LRT
“Game Changer”: Light Rail Transit

- Broadway subway
- Surrey LRT
Surrey’s transit vision: City-shaping light rail
“Street-oriented LRT will transform Surrey into connected, complete and livable communities, making the City and region more vibrant, accessible, competitive and sustainable”
LRT Station Area Planning
Newton Town Centre

City-owned property along with TransLink property and private lands can be developed as a transit-oriented, mixed use development around the planned terminus station, to a density of 3.5 FAR (calculated on the gross site area).

Complex project including road realignments (137 St. and 71 Ave.) and the incorporation of transit infrastructure (LRT, bus exchange, bus layover)
104 Avenue Transformation
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50-year vision for a healthier City

- Connected green spaces
- Flexible density on transit routes
- Urban agriculture
- "Gentle infill" in existing neighbourhoods
- More jobs in employment areas
- Community learning centres as neighbourhood hubs
Questions & Discussion?

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