Planning for Transit-Oriented Growth

Metro 2050 Community Dialogue Series

February, 2020
Surrey Context

- VANCOUVER ~700,000
- RICHMOND
- BURNABY NEW WEST
- NE SECTOR
- NORTH SHORE
- METRO VANCOUVER ~2.7 MILLION
- SURREY ~600,000
- LANLEY

- Vancouver: 2018 - 673,000, 2041 - 770,000
- Surrey: 2018 - 570,000

- Surrey Planning Community
Fraser Highway SkyTrain Context
Route

Proposed route will extend 16 kilometres eastward from King George Station along Fraser Highway to the City of Langley.

Extending from the Expo line, there are six proposed stations in Surrey.
SkyTrain Context | Fraser Highway Corridor

City Centre Plan

Fleetwood Plan

1,600 hectares

1,000 hectares

1,000 metres
Compared to the Broadway Extension Corridor
Compared to the City of New Westminster
Market assessment provided analysis of market demand for residential and commercial/employment land uses along the Corridor in anticipation of future SkyTrain.

Comprehensive analysis included:

- review of land availability
- development opportunity
- projected absorption rates
- Key site analysis - market viability
- Community Amenity Contributions analysis
Preliminary growth forecasts were modeled to generate data for the SLS SkyTrain Business Case submission. Data was also been used to support the concurrent background studies.

Growth forecasting included:

- Potential unit and site densities
- Population projections
- Employment projections
SLS Corridor Background Studies | Growth Forecasts
Land Use Planning
Corridor Plan Timelines

1. City Centre Plan update  
   Complete by end of 2021

2. Fleetwood Plan  
   Complete by summer of 2022

3. Clayton Plan Review  
   Complete by end of 2022

4. East Cloverdale Plan  
   Complete by end of 2023
Land Use Plans | Coordination of Plans and Policies

2019
TRANSLINK SKYTRAIN PROJECT & ENGAGEMENT

2020
CITY OF SURREY FLEETWOOD PLANNING PROCESS

2021
CITY CENTRE PLANNING PROCESS

2022
CLAYTON PLANNING PROCESS

2023
EAST CLOVERDALE PLANNING PROCESS

2024

2025
SERVICE TO FLEETWOOD

CONSTRUCTION
The Housing Context
Housing Affordability | Fleetwood – Existing Multi Family Areas
Housing and Growth

- 115,000 people along the corridor (2019)
  - 68,700 in Fleetwood

- Housing supply to increase by ~50 percent by 2050
  - Surrey has committed to exceed this

- Relatively affordable (region) – market housing
  - 1 bed apartments ~ $360k+
  - 2 bed apartments ~ $425k+
  - 3 bed townhouses ~$550k+
Regional Housing and Transportation Cost Burden
Affordable Housing Policies

Master Plan for Housing the Homeless in Surrey

Surrey Affordable Housing Strategy

Emergency Shelters
Transitional, Supportive and Assisted Living
Non-Market Rental (no supports)
Purpose-Built Market Rental
Secondary Market Rental
Ownership
Non-Market
Rental Housing

Low/Moderate Income

Community Planning
Plan Implementation
Surrey City Example
City Centre Planning Principles

1. Density and mixed-use
2. Housing diversity
3. Break up the block
4. Multi-modal Streets
5. Office and employment
6. Vibrant urban spaces
7. Green the downtown
8. Identity and sense of place
Breaking Up the Block

Existing

Future
Breaking Up the Block

2007: large suburban blocks

2019: smaller urban blocks
Multi-Modal Streets
Office and Employment
A Civic Heart
Thank You

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