

# **SURREY CITY CENTRE**

REALIZING THE FUTURE

**BINGTHOM** | ARCHITECTS







## Population Centre Point of Metro Vancouver, 1961-2016

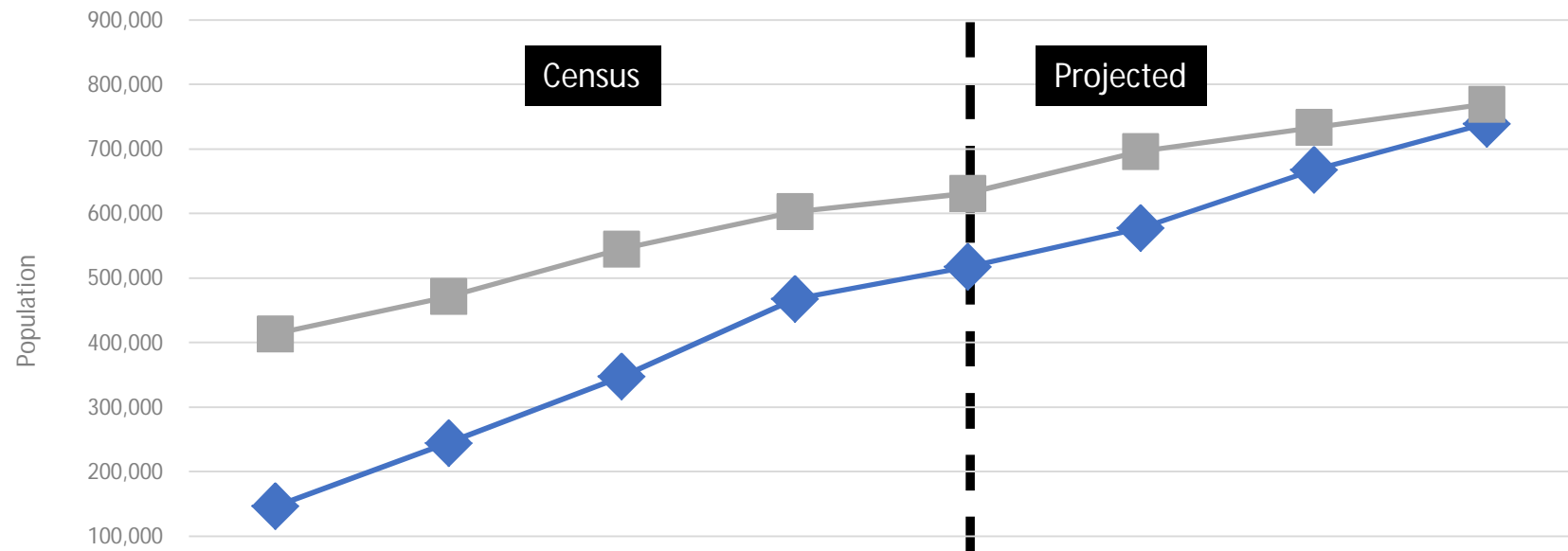


Courtesy BTAworks



## Building for the Future

### Population Growth between the City of Vancouver and Surrey, 1981 to 2041

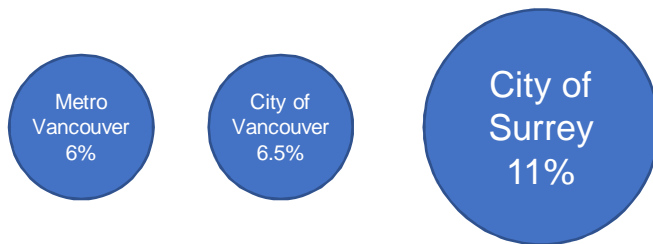


	1981	1991	2001	2011	2016	2021	2031	2041
—◆— Surrey	147,138	245,173	347,821	468,251	517,887	578,000	668,000	740,000
—■— Vancouver	413,952	471,844	545,671	603,502	631,486	697,000	734,000	770,000

Source: Metro Vancouver, Metro 2040, and Statistics Canada, 1981, 1991, 2001, 2011 and 2016 Censuses  
 Courtesy BTAworks

## Growth and Change

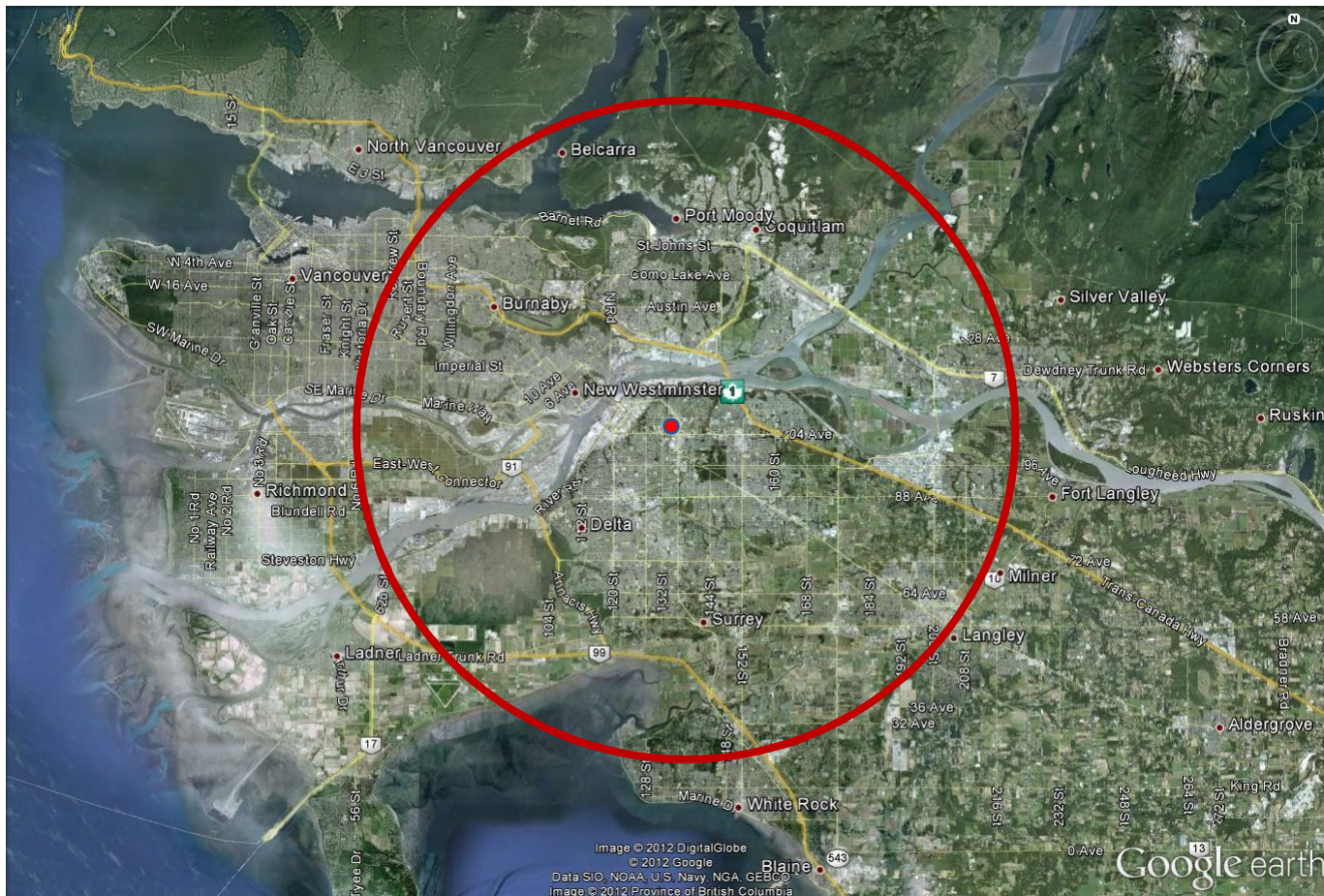
### Population Growth between the Metro Vancouver Region and the City of Surrey, 2011 to 2016



Source: Metro Vancouver, *Metro 2040 Residential Growth Projections* and Statistics Canada, 2011 and 2016 Census

Courtesy BTworks

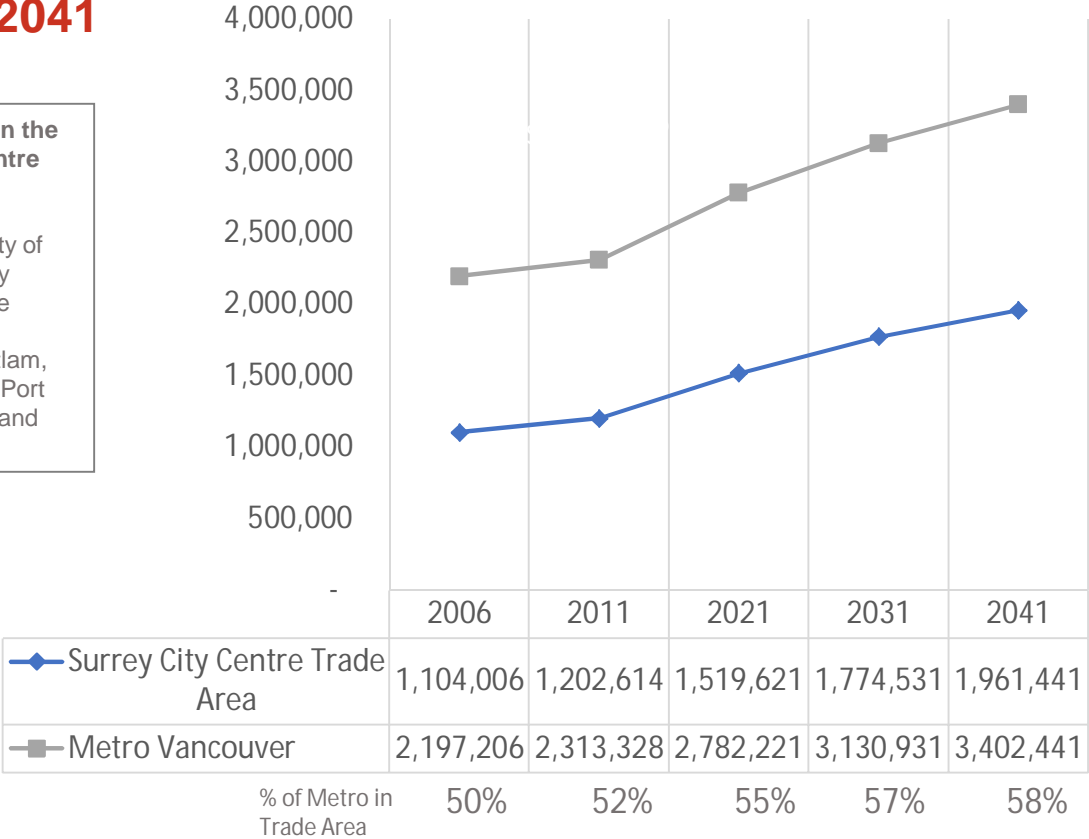




Surrey City Centre Trade Area - 25 min (16 km) Driving Distances  
Courtesy BTAWorks

# Population Growth to the Surrey City Centre Trade Area, 2006 to 2041

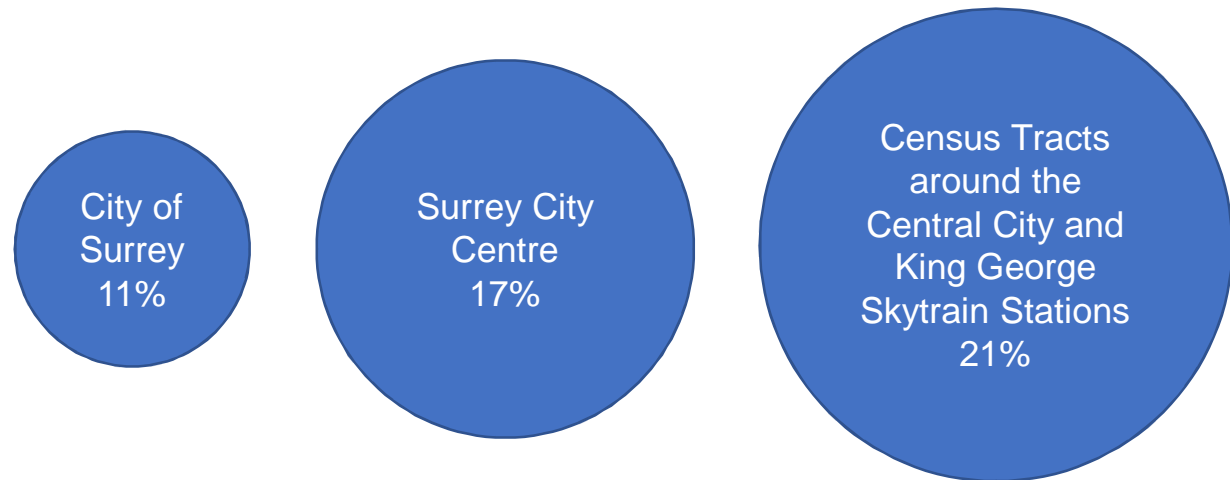
**Municipalities in the Surrey City Centre Trade Area:**  
 Burnaby, New Westminster, City of Langley, Langley Township, Maple Ridge, Anmore, Belcarra, Coquitlam, Port Coquitlam, Port Moody, Surrey, and White Rock





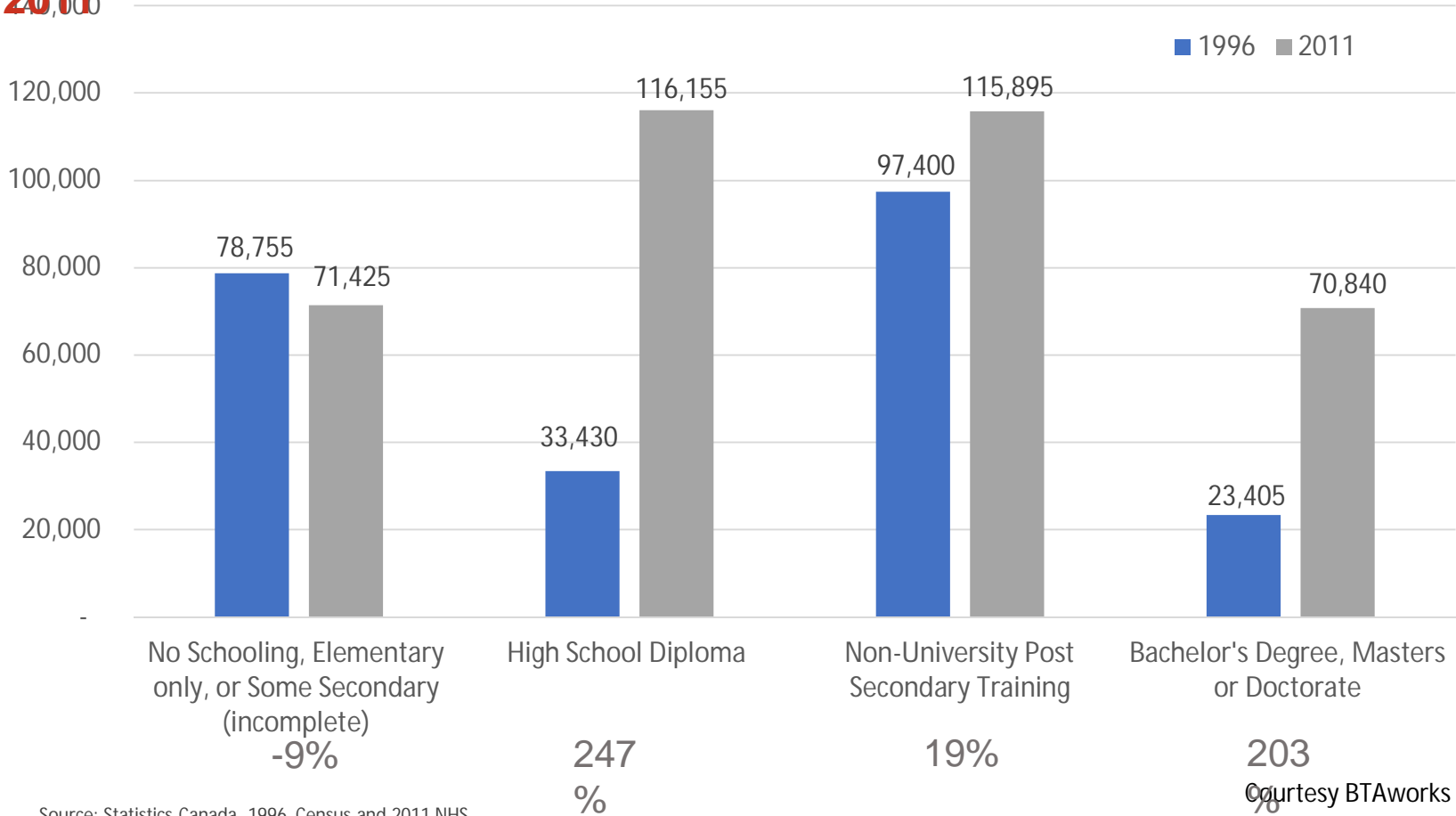
## Growth and Change

### Population Growth between the City of Surrey and Surrey City Centre 2011 to 2016



Source: Metro Vancouver, *Metro 2040 Residential Growth Projections*  
and Statistics Canada, 2011 and 2016 Census  
Courtesy BTAworks

# Changes to Surrey's Population by Education Levels, 1996 to 2011





## Employment Growth in the City of Surrey, 1991-2021

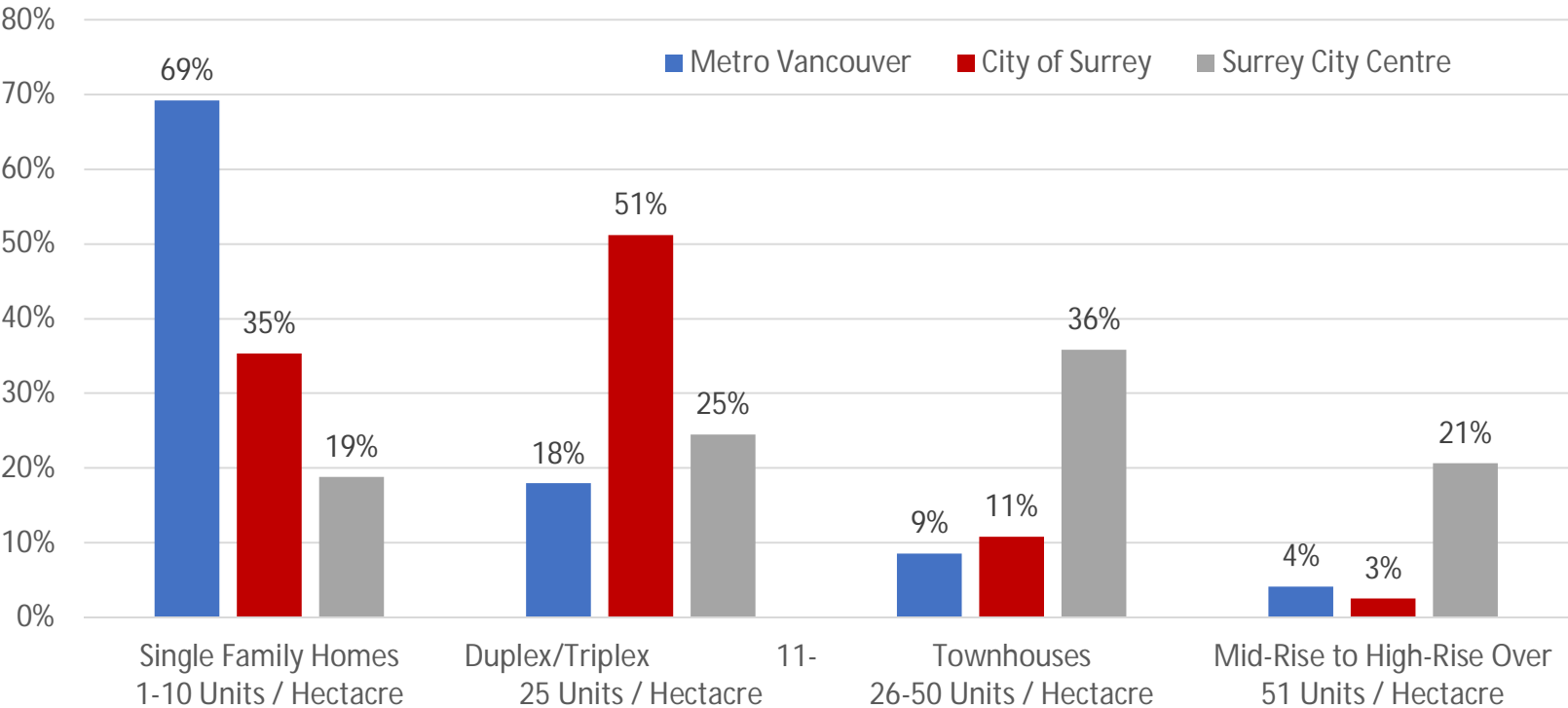
	1991	2001	2011	% Growth (1991- 2011)	2021	% Growth (1991- 2021)
Number of Jobs in Metro Vancouver	720,125	986,940	1,263,472	75%	1,434,506	99%
Number of Jobs in the City of Surrey	65,070	111,850	181,752	179%	225,589	246%

Courtesy BTAworks

Source: *Metro Vancouver, Population in Metro Vancouver , Census 1921-2011*  
*Metro Vancouver, Metro 2040 Residential Growth Projections*  
*City of Surrey Employment Lands Strategy (2008)*

# How the City of Surrey and Surrey City Centre Lives

## Percent of Population in Type of Housing Density, 2016



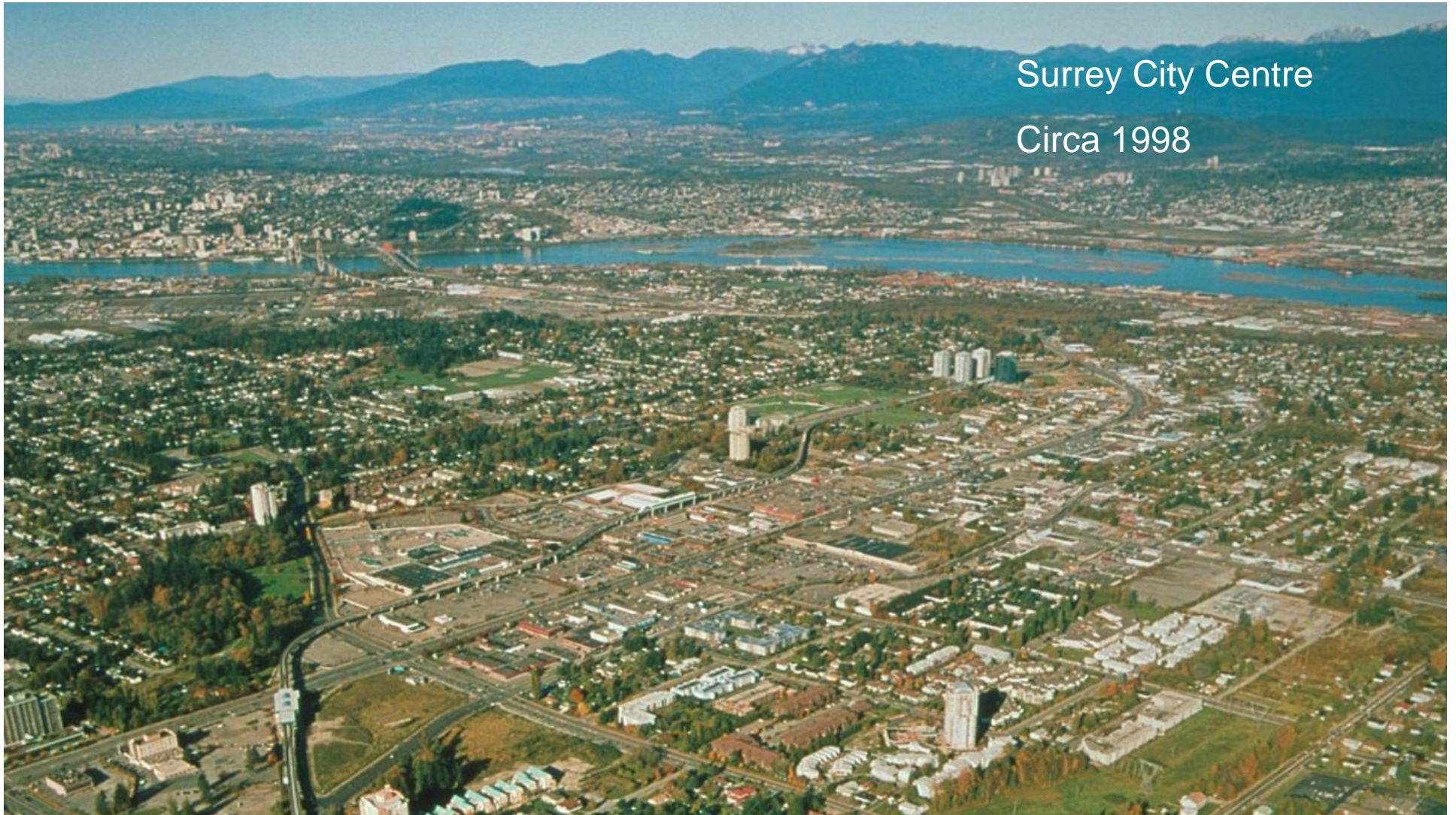
Courtesy BTAworks

Data Source: Statistics Canada, 2016 Census



Surrey City Centre

Circa 1998







*The Deal:* the Partners in the Central City

New Campus  
5000 Students/Staff



New Office Building  
2500 workers

New Campus  
5000 Students/Staff





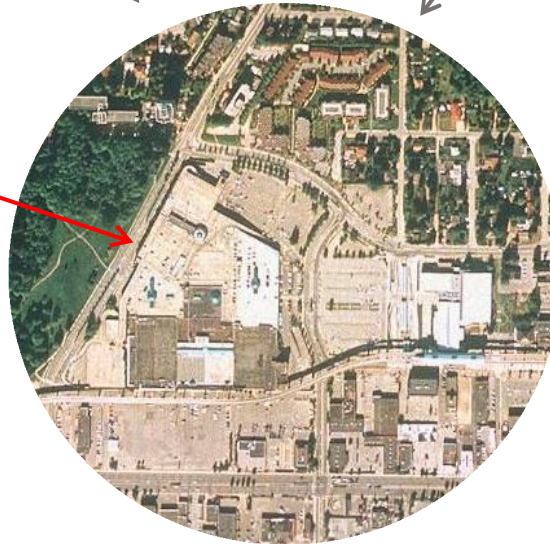


Courtesy Bing Thom Architects

New Office Building  
2500 workers

New Campus  
5000 Students/Staff

Surrey Place Mall  
1500/Hour!!







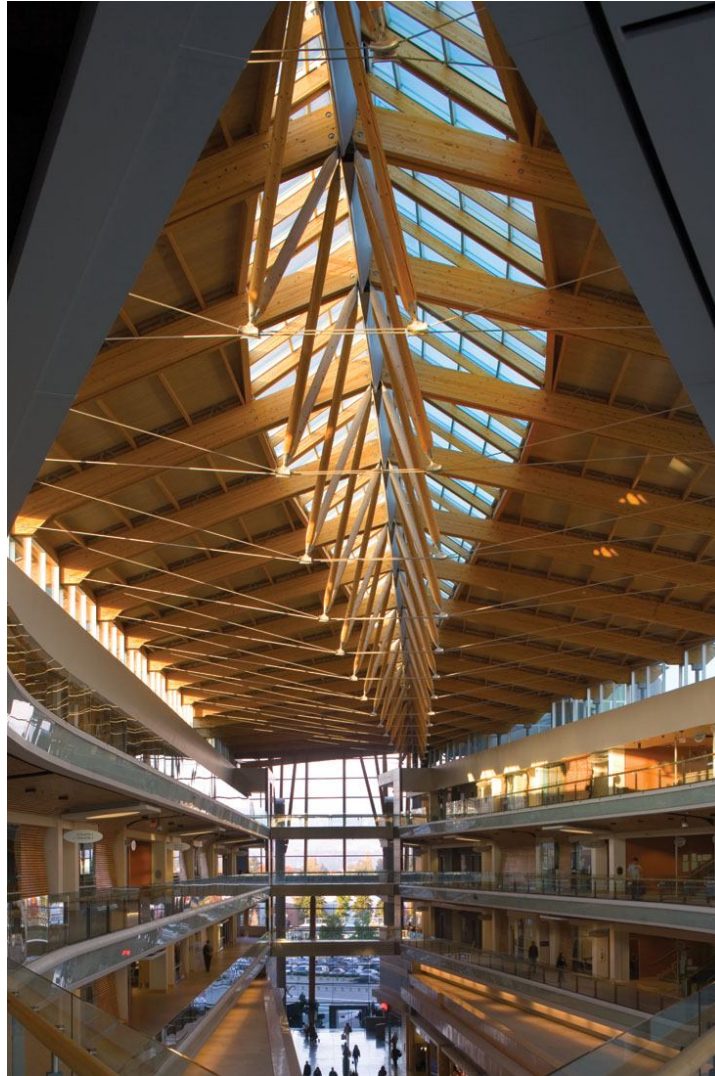
Courtesy Bing Thom Architects





Courtesy Bing Thom Architects



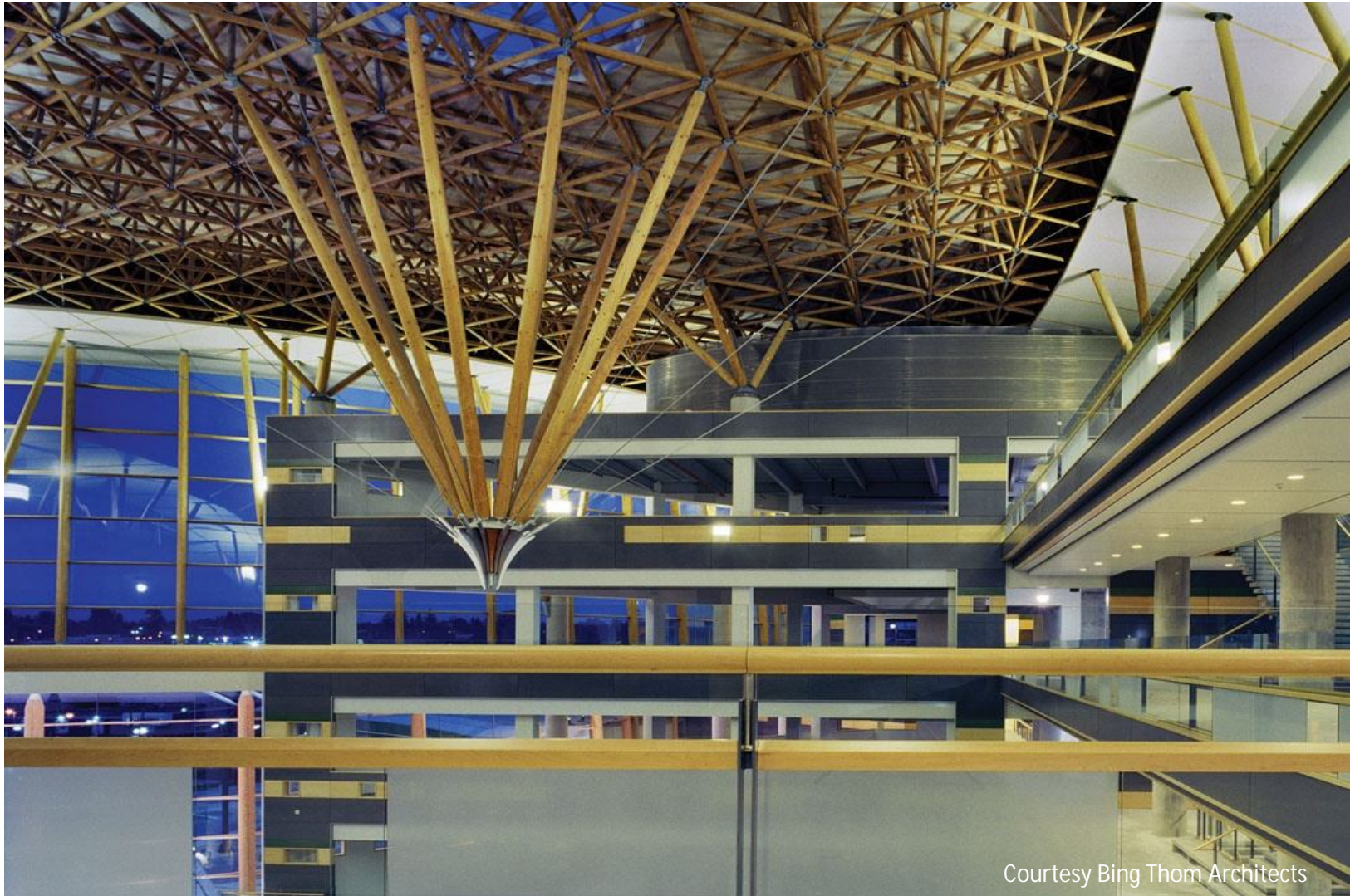


Courtesy Bing Thom Architects



Courtesy Bing Thom Architects





Courtesy Bing Thom Architects





Courtesy Bing Thom Architects











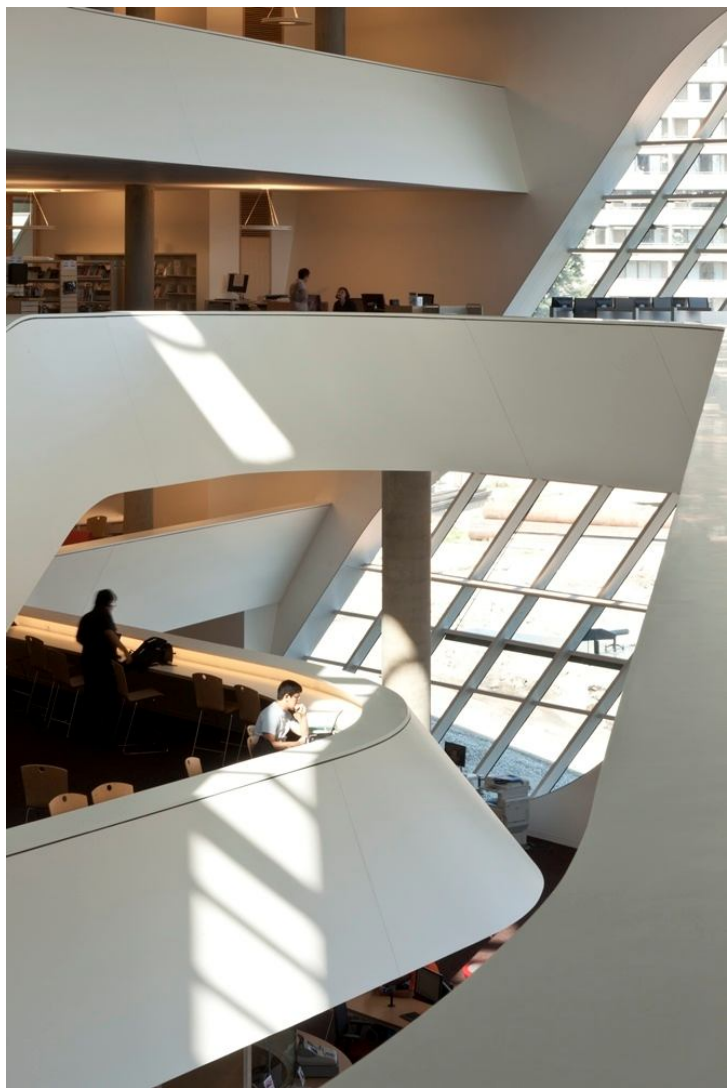


## Surrey City Centre Master Plan







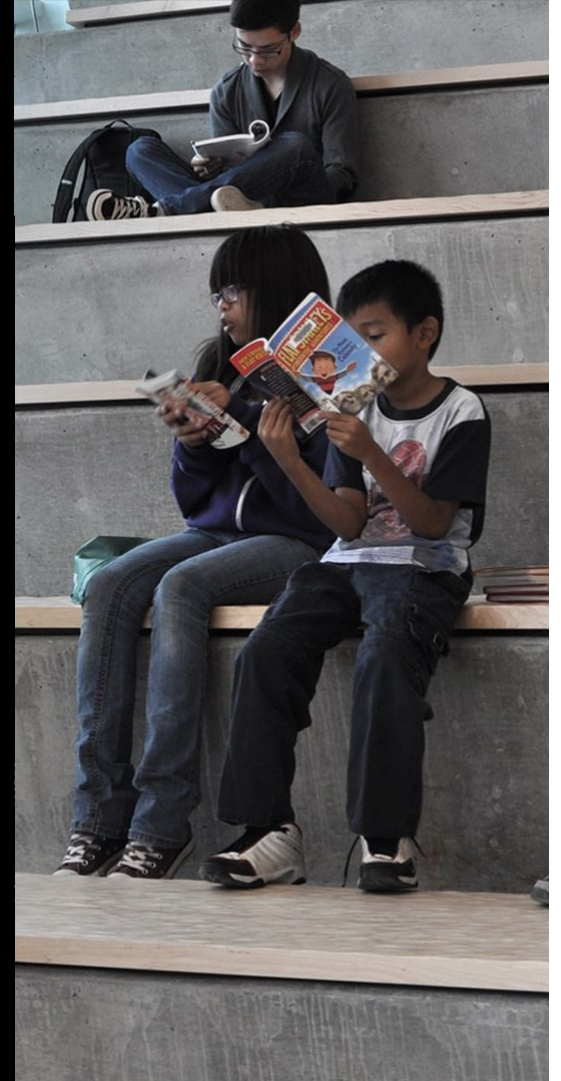
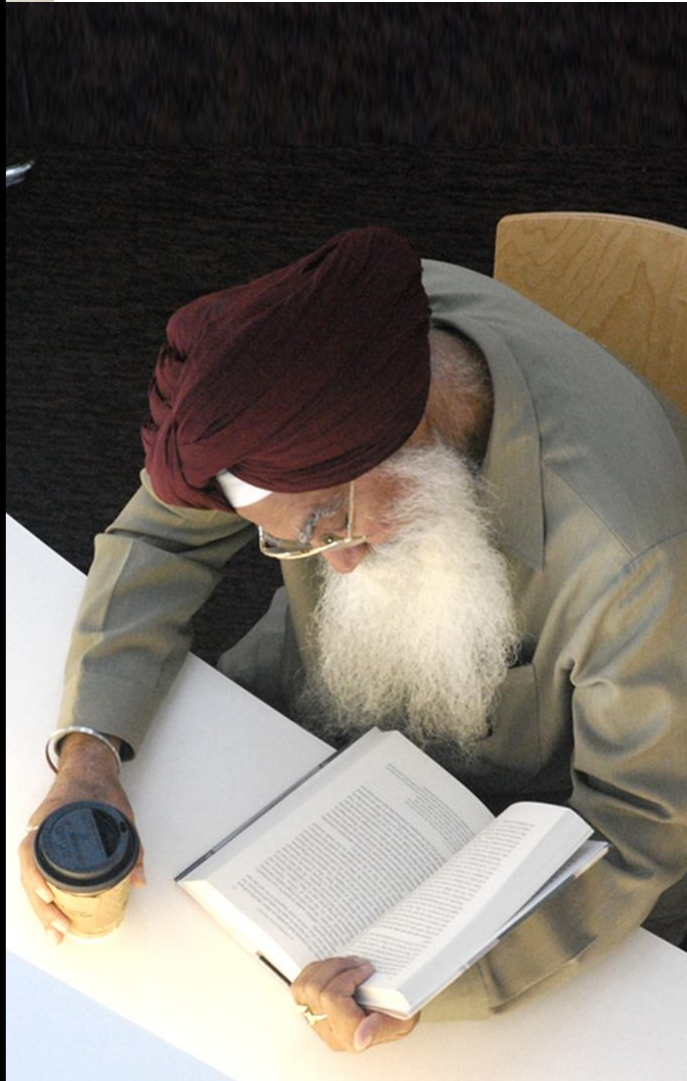






Courtesy Bing Thom Architects











Courtesy Bing Thom Architects



Courtesy Bing Thom Architects





Courtesy Bing Thom Architects





Courtesy Bir





Courtesy Bing Thom Architects



**Century***group*

LEADING BY DESIGN





# Citypoint

## Gateway SkyTrain Station

- 452 condominium apartments
- completed 2011
- 5,300 sf retail at the base
- LEED Silver certified



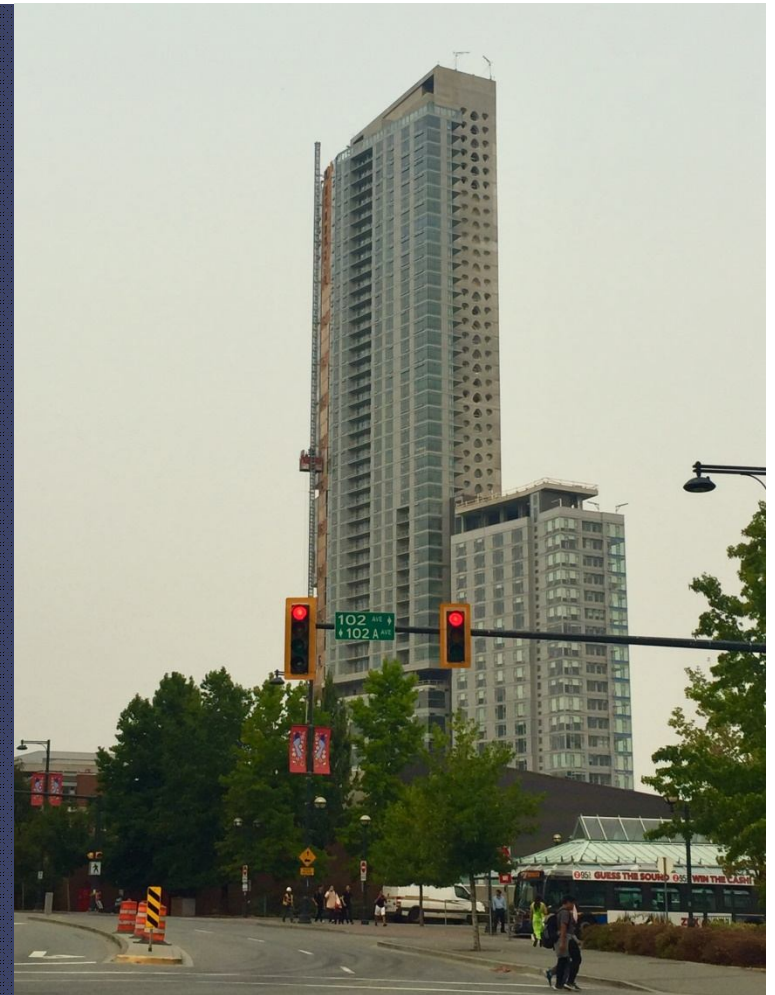




# 3 Civic Plaza

Surrey Central SkyTrain Station

- 525,000 sf building on < 1 acre
- 349 condominium apartments
- 144-room full service CIVIC Hotel
- 50,000 sf Kwantlen Polytechnic University Campus

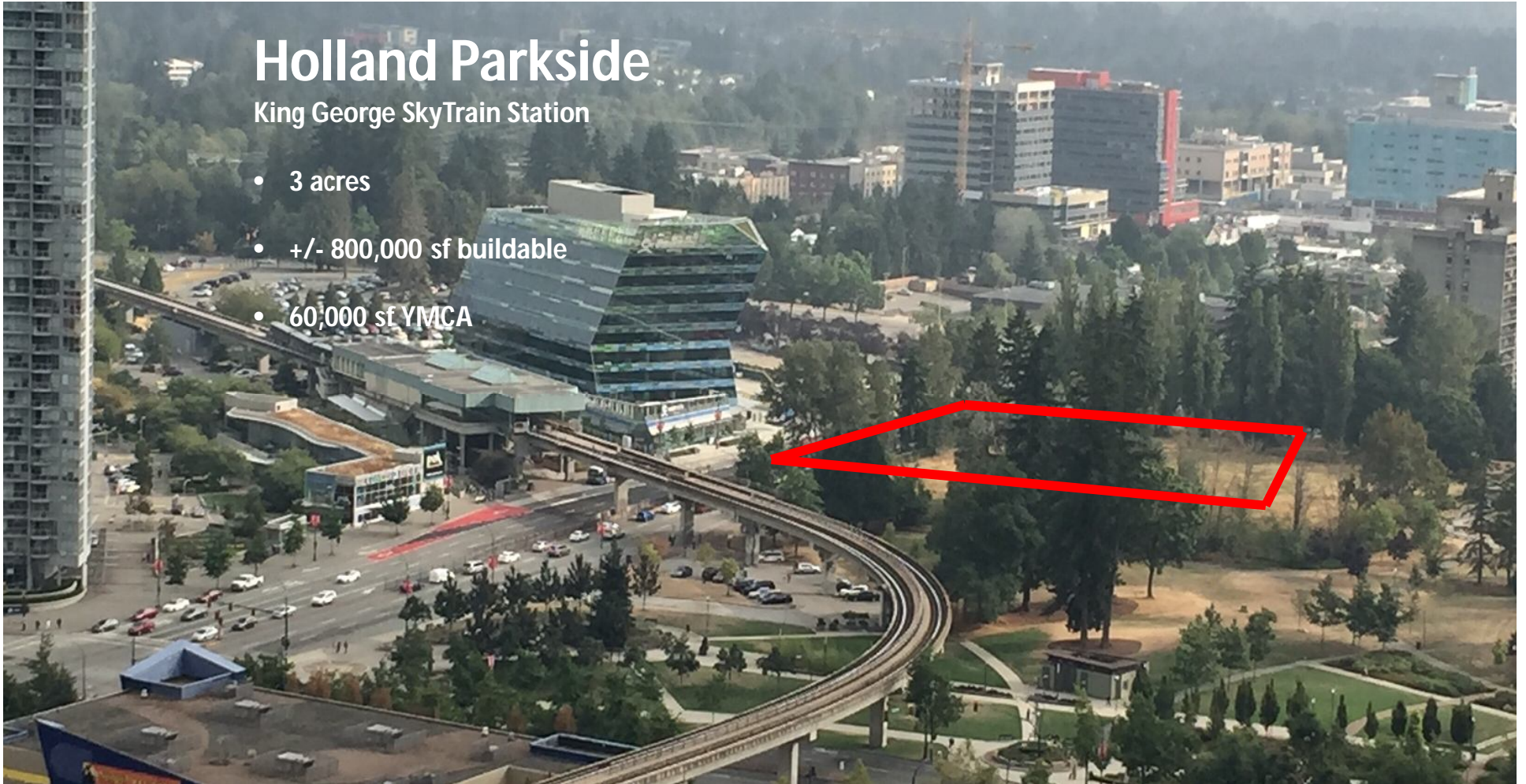




# Holland Parkside

King George SkyTrain Station

- 3 acres
- +/- 800,000 sf buildable
- 60,000 sf YMCA



## Background & Context

# Educational Institutions





# Background & Context

## Public Sector Investment



## Background & Context

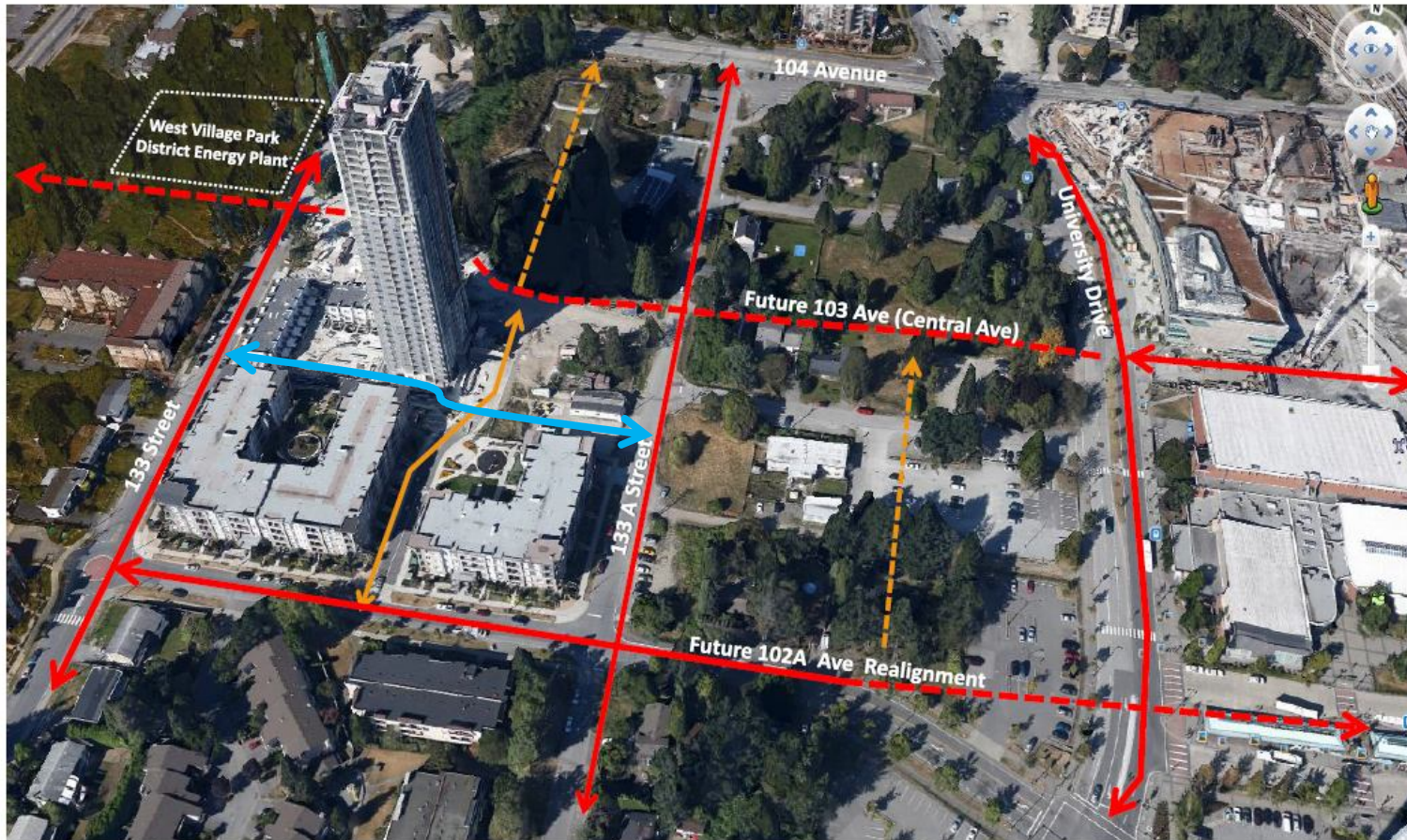
# Private Sector Investment





# Plan Components

## Finer Grain Road Network





## Plan Components

# LRT – Transit Corridors



*Connecting people, places and communities quickly, safely and efficiently*



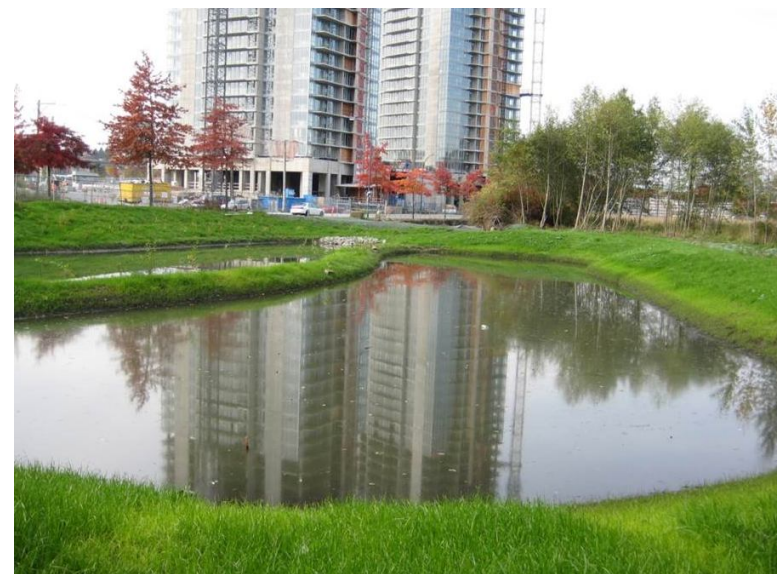
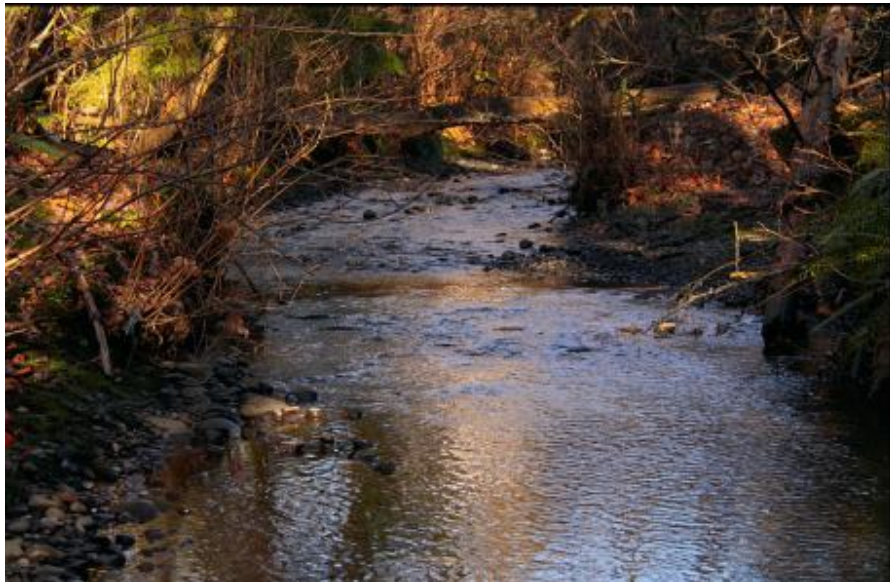
# Plan Components

## Green the Downtown



Plan Components

# Green the Downtown





# Kickstarter idea?

## Entertainment Precinct



Kickstarter idea?

# Entertainment Precinct

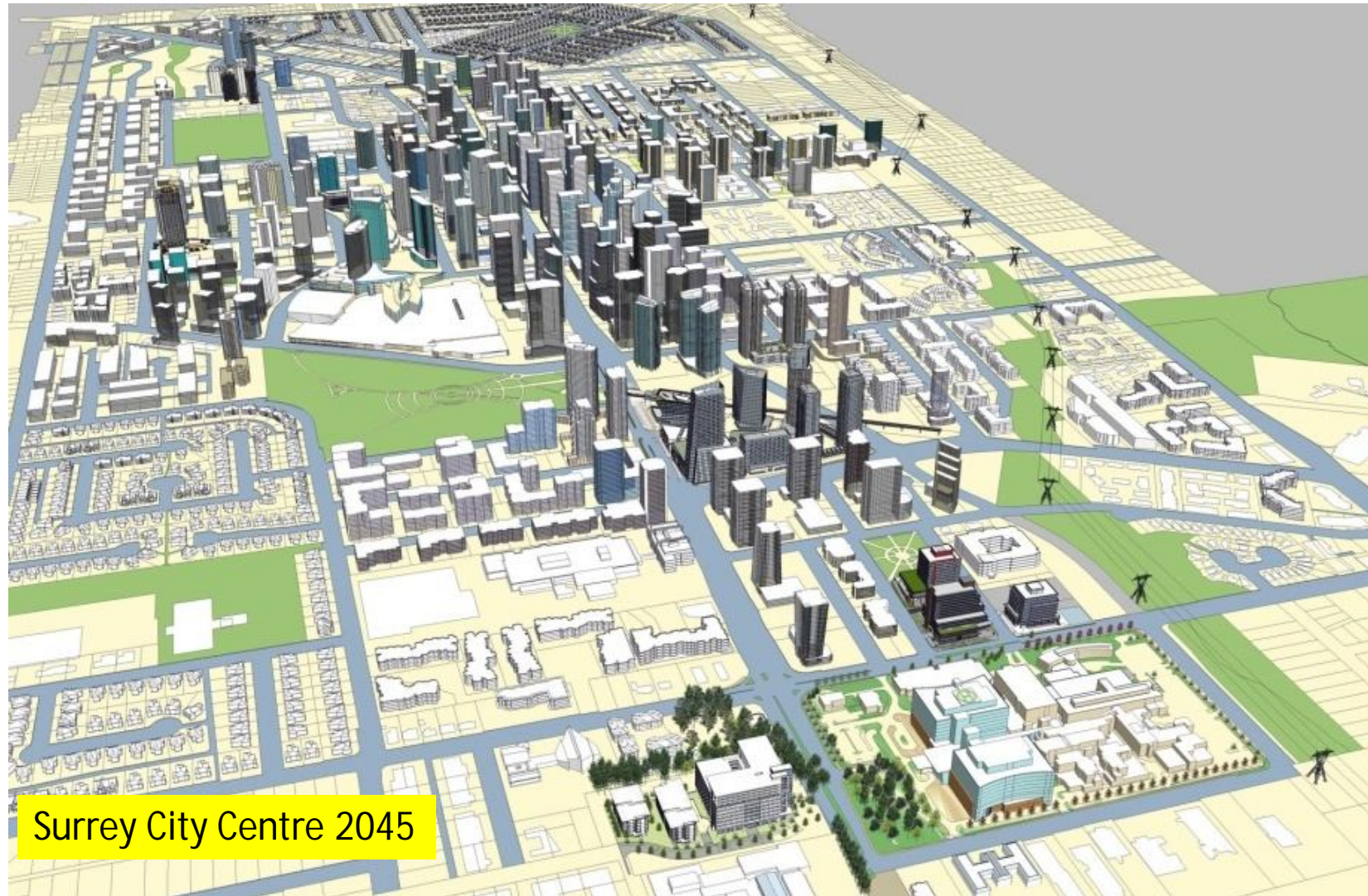
**Abandoned island reborn as a shipping container street food mecca in Copenhagen**





## Next Phase led by Surrey and SCDC Centre Block





Surrey City Centre 2045