SURREY CITY CENTRE
REALIZING THE FUTURE
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

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

- Metro Vancouver: 6%
- City of Vancouver: 6.5%
- City of Surrey: 11%

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

Courtesy BTAworks
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

Source: Statistics Canada, 2006 and 2011 Censuses and Metro Vancouver, Metro 2040 Residential Growth Projections

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

<table>
<thead>
<tr>
<th>Year</th>
<th>Surrey City Centre Trade Area</th>
<th>Metro Vancouver</th>
<th>% of Metro in Trade Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006</td>
<td>1,104,006</td>
<td>2,197,206</td>
<td>50%</td>
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<tr>
<td>2011</td>
<td>1,202,614</td>
<td>2,313,328</td>
<td>52%</td>
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<tr>
<td>2021</td>
<td>1,519,621</td>
<td>2,782,221</td>
<td>55%</td>
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<tr>
<td>2031</td>
<td>1,774,531</td>
<td>3,130,931</td>
<td>57%</td>
</tr>
<tr>
<td>2041</td>
<td>1,961,441</td>
<td>3,402,441</td>
<td>58%</td>
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Courtesy BTAworks
Growth and Change
Population Growth between the City of Surrey and Surrey City Centre
2011 to 2016

City of Surrey 11%
Surrey City Centre 17%
Census Tracts around the Central City and King George Skytrain Stations 21%

Changes to Surrey’s Population by Education Levels, 1996 to 2011

- **No Schooling, Elementary only, or Some Secondary (incomplete)**: 78,755 (1996) to 71,425 (2011), -9%
- **Non-University Post Secondary Training**: 33,430 (1996) to 97,400 (2011), 247%
- **Bachelor’s Degree, Masters or Doctorate**: 23,405 (1996) to 70,840 (2011), 203%

Source: Statistics Canada, 1996 Census and 2011 NHS

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

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<tbody>
<tr>
<td><strong>Number of Jobs</strong></td>
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<tr>
<td>in Metro Vancouver</td>
<td>720,125</td>
<td>986,940</td>
<td>1,263,472</td>
<td>75%</td>
<td>1,434,506</td>
<td>99%</td>
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<tr>
<td><strong>Number of Jobs</strong></td>
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<td>in the City of Surrey</td>
<td>65,070</td>
<td>111,850</td>
<td>181,752</td>
<td>179%</td>
<td>225,589</td>
<td>246%</td>
</tr>
</tbody>
</table>

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

Data Source: Statistics Canada, 2016 Census

Courtesy BTAworks
New Office Building
2500 workers

New Campus
5000 Students/Staff
Surrey Place Mall
1500/Hour!!

New Office Building
2500 workers

New Campus
5000 Students/Staff
Surrey City Centre Master Plan
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