

Surrey City Centre

THE FUTURE LIVES HERE





Message *from the* Mayor



We created a plan, took action and are seeing the results as City Centre is transforming into a vibrant, thriving downtown. The City's investments – a new library, city hall and civic plaza – signalled our confidence in the area. And investors have responded by continuing to build major developments that are bringing new residents, businesses and amenities to City Centre.

We believe the area has something truly unique to offer with universities, a busy hospital campus and businesses all connected by a growing rapid transit system.

To support the continued growth of the community we've created high-quality community amenities such as a 10 acre urban park, new recreation centre, new central library and performing arts space housed within City Hall. The City also delivers large-scale family events throughout the year in the City Centre.

We invite you to be part of the remarkable transformation into British Columbia's next great metropolitan centre.

Sincerely,

A handwritten signature of Linda Hepner in black ink.

Linda Hepner
Mayor

The Civic Plaza with City Hall, City Centre Library and 3 Civic Plaza developments.



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Overview

*As the second metropolitan centre for the region,
Surrey City Centre is transforming into the economic,
social and cultural hub of the City.*

Surrey's population is 513,000 people and is the third fastest-growing city in Canada.

City Centre's population is 33,660 and is projected to more than double to 70,000 by 2041.

Over \$12 billion in new construction has occurred in Surrey in the past 10 years.

12.5M square feet of new residential, commercial and institutional space has been built in City Centre since 2000.

1,300 businesses are located in City Centre.

City Centre's current workforce is 25,255 which will grow to 31,759 in 2021.

City Centre is almost 600 hectares including 45 hectares of parkland.

Connected to the Skytrain rapid transit network and is a 35 minute ride to downtown Vancouver.



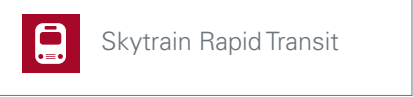
- 1. City Hall
- 2. Simon Fraser University
- 3. Kwantlen Polytechnic University

- 4. 3 Civic Plaza
- 5. Holland Park
- 6. West Village

- 7. Downtown Surrey Business Improvement Association
- 8. University District
- 9. The HUB

- 10. Park Avenue
- 11. Surrey Memorial Hospital Campus
- 12. BC Cancer Agency
- 13. City Centre 1

- 14. Health Tech Innovation Foundation and Innovation Hub
- 15. Jim Pattison Outpatient Care and Surgery Centre
- 16. RCMP E-Division Headquarters



Major Developments *in* City Centre

Major new transit-oriented developments are underway across City Centre to create space for new businesses and residents. Over 60 major projects have been completed since 2000.



3 Civic Plaza



West Village

3 Civic Plaza

by Century Group and SCDC

At 52 storeys 3 Civic Plaza is the tallest tower in Surrey City Centre. The mixed use project features 349 homes, a 144 room Autograph Collection hotel with a destination restaurant, a Kwantlen Polytechnic University campus, and 6,500 sf of convention space.

West Village

by WestStone Group

The West Village will include six high rise residential buildings that will include commercial, retail and office components. The total project is estimated at 1,400,000 sf. The Ultra tower was completed in 2014 and two more towers are currently under development.

Park Avenue

by Concord Pacific

Park Avenue, under construction next to the King George Skytrain Station, includes a 46 storey tower with 424 units and a 47 storey tower with 455 units. Park Avenue is part of a phased development that will include approximately 2,500 homes and 30,000 sf of commercial space.



Park Avenue



City Centre 1

City Centre 1-8

by Lark Group

The phased commercial development proposes eight commercial buildings totalling 1,000,000 sf servicing the health care, extended care and medical technology sectors. City Centre 1, completed in 2014, is home to 90 medical specialists, professional firms, the Health Tech Innovation Foundation, and the Health Tech Innovation Hub. City Centre 2 (180,000 sf) and City Centre 3 (130,000 sf) are both under development.

University District

by BOSA

The 33 storey tower contains 322 apartment units and a 2 storey commercial podium. BOSA is also developing a 5 storey, 140,000 sf office and retail development adjacent to the Gateway Skytrain station.



University District



The HUB at King George Station

The Hub @ King George Station

by PCI

The Hub will provide 345,000 sf of vibrant, pedestrian-friendly retail and 495,000 sf of LEED Gold office space, along with 1,200 residential units. The first phase is home to the new Coast Capital Corporate Office.

Businesses Investing in City Centre

New businesses are locating in Surrey to take advantage of the rapid growth, affordable rates and often to be closer to where their employees already live.

FINCAD - anchor tech company at work developing its financial software.

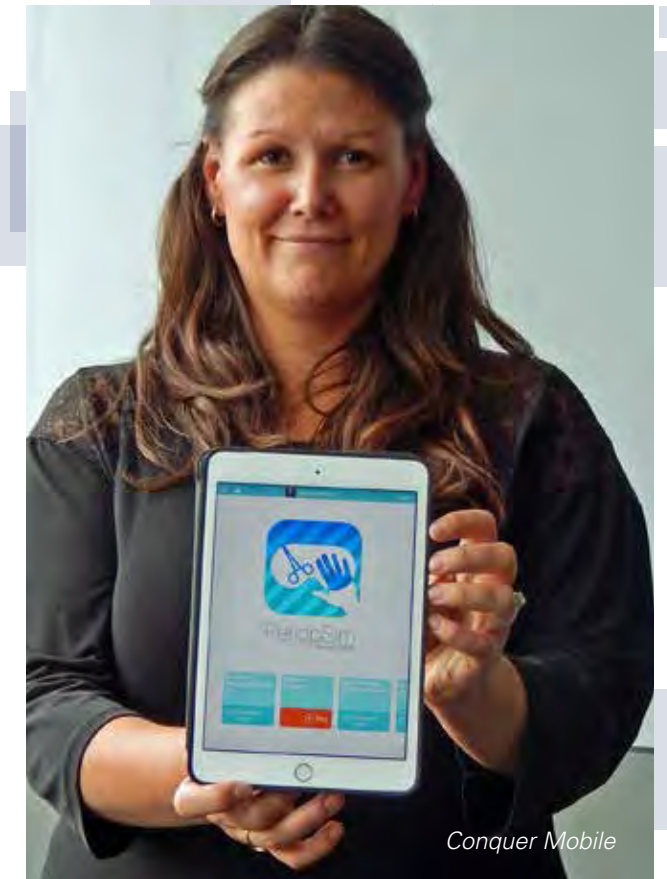


Coast Capital Savings Head Office

Coast Capital Saving is Canada's largest credit union by membership with 50 branches and over \$15 billion under administration. Coast Capital will open its new Help Headquarters next to the King George Skytrain Station in fall 2015. Help Headquarters will be home to over 700 staff.

FINCAD

FINCAD provides enterprise valuation and risk analytics for multi-currency, multi-asset derivative portfolios. Their solutions help over 1,000 global organizations enhance investment returns, manage risk, reduce costs, and comply with complex regulation. FINCAD has offices in New York, London, Dublin, and Beijing, employs over 140 people, and has been in the FinTech business for over 25 years.



Conquer Mobile

Conquer Mobile is a software company with a focus on simulation for medical education. The company has partnered with surgeons, nurses, educators and neuroscientists to create Virtual Reality and iPad based simulation learning tools for increased patient safety. Conquer Mobile was the first tenant of the Health Tech Innovation Hub located across the street from Surrey Memorial Hospital, and was the first Innovation Boulevard company to commercialize a new technology.

PwC

PwC decided to make Surrey its Private Company Service Centre of Excellence for British Columbia in 2007, and moved into its City Centre office in 2011. Over that time PwC has grown from 40 to 80 employees today to assist with the growing demand for professional services in the City.

Institutional Employers

Significant public-sector institutions call City Centre home providing a strong employment base and services to the community.

BC Cancer Agency
Canada Revenue Agency
Fraser Health Corporate Office
Jim Pattison Outpatient Care and Surgery Centre
Kwantlen Polytechnic University
RCMP E-Division Headquarters
Simon Fraser University
Surrey City Hall
Surrey Memorial Hospital
University of British Columbia Teaching Hospital



The RCMP E-Division Headquarters employs 2,500 people at the Green Timbers site.

University District

Three universities have a presence within just over one square mile in City Centre. The university district attracts highly-specialized expertise, trains our next generation of knowledge-workers and creates a sense of energy downtown.

Simon Fraser University

SFU's Surrey campus is home to over 7,000 students and generates leading-edge research in Health Sciences, Mechatronics Engineering, Computing Science, Interactive Arts and Technology, and Business.

Kwantlen Polytechnic University

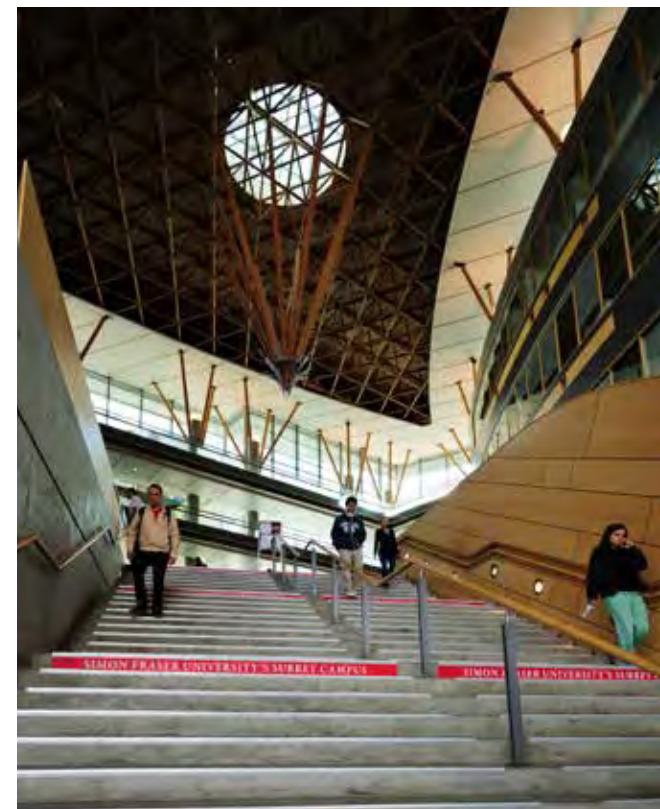
KPU will open an innovative campus for business students and professionals, career upgrading and community networking located in City Centre in 2017 with three floors of space in the 3 Civic Plaza building located adjacent to the Central City SkyTrain station.

University of British Columbia

UBC's medical school has a clinical academic campus teaching hospital at Surrey Memorial Hospital with 70 to 120 Faculty of Medicine students each month.



Future KPU business campus at 3 Civic Plaza.



SFU Surrey campus.



UBC teaching hospital located at Surrey Memorial Hospital.



Technology, Innovation and Entrepreneurship

Led by Innovation Boulevard, City Centre is an important node in the regional innovation network with a number of novel partnerships and new infrastructure driving the local entrepreneurship scene.



Innovation Boulevard

Centered on the university district and hospital campus, Innovation Boulevard is an agile partnership of health, business, higher education and government creating new health technologies to improve peoples' lives. In less than three years \$15M was attracted to build 17,000 square feet of new research and innovation space, nine new companies located to Surrey and a first new health technology was commercialized.

Health Tech Innovation Hub

The Innovation Hub is located across the street from the Surrey Memorial Hospital Campus on the second floor of City Centre 1. It brings together health tech companies, scientists, researchers, Simon Fraser University and Kwantlen Polytechnic University to accelerate the growth of health care technology through industry-academic collaboration.

Beta Collective

Surrey's first co-working space provides flexible working space and connections for entrepreneurs.

ImageTech Lab

This SFU lab under development in Surrey Memorial Hospital will be home to the most powerful combination of MRI and MEG medical imaging in Western Canada. The Lab will dramatically improve disease diagnosis and treatment, and attract world-class researchers.

Surrey Broadband Strategy

High-speed broadband is critical infrastructure to enable information flow in the new knowledge economy – comparable to how transportation infrastructure moved goods in the 20th Century.

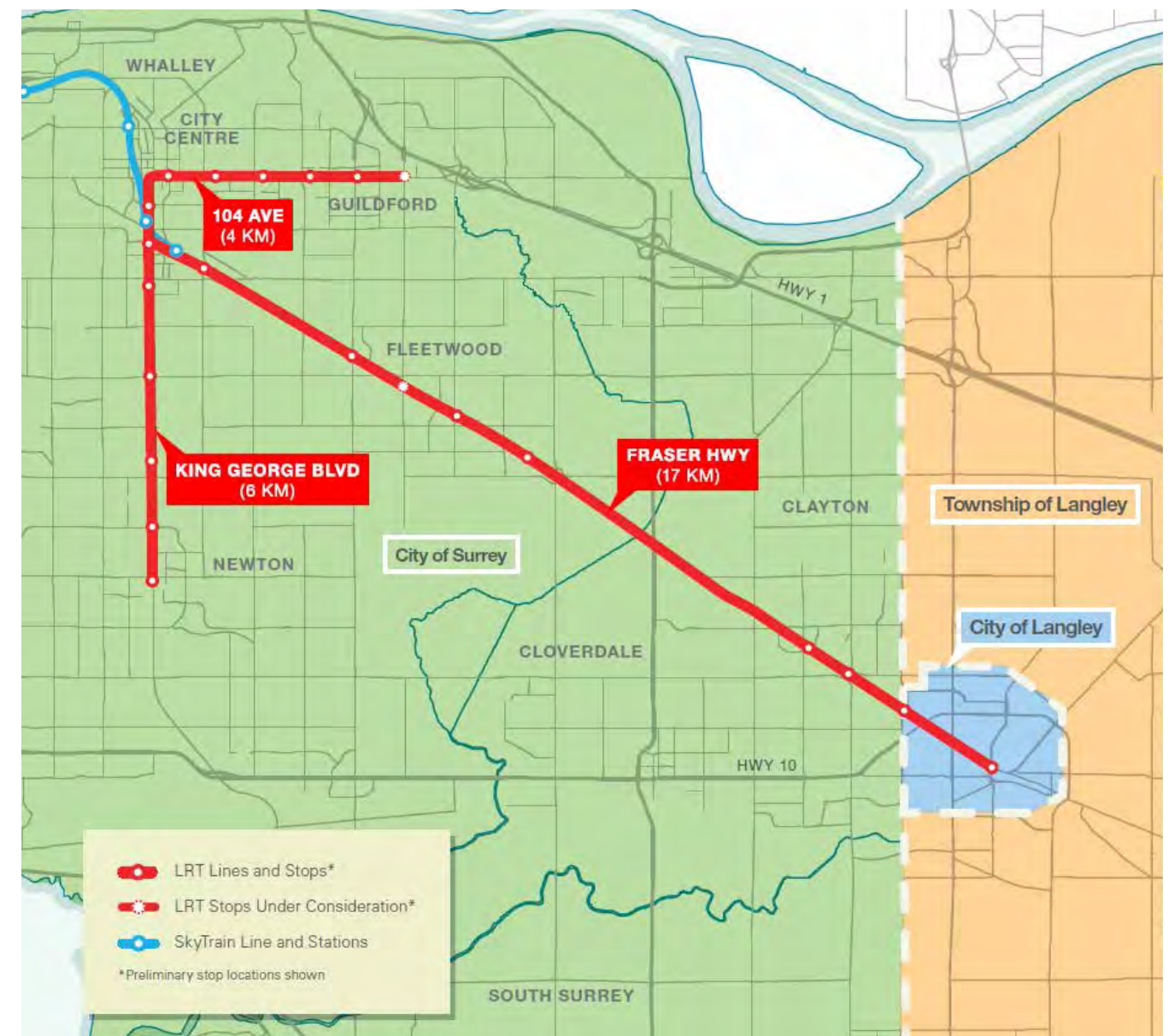
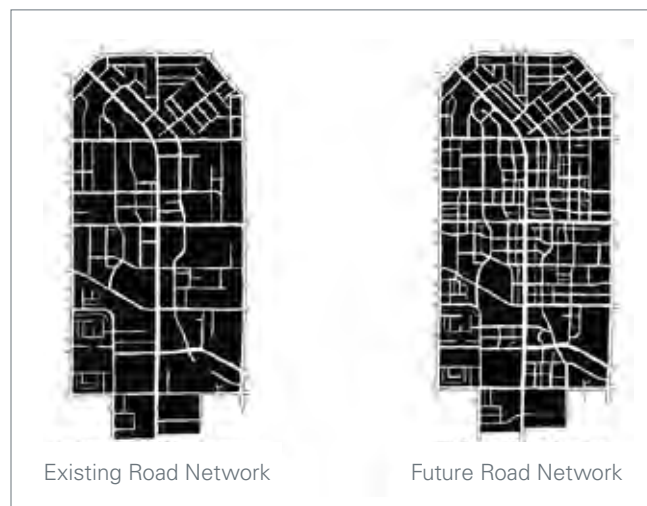
The City's plans are to significantly improve high-speed broadband availability and affordability in the City, including free city-wide public Wi-Fi, and exploring opportunities to install telecommunications conduit systems during city construction projects to increase City Centre's broadband services.



INNOVATION
BOULEVARD

Transit

City Centre is Surrey's transit hub with its three higher density neighborhoods centered around the Expo Line Skytrain stations, the B-Line bus rapid transit route serving Guildford and Newton, and a major connection point for bus transit across the City.



Light Rail Transit

Surrey is planning at-grade light rail transit (LRT) originating from City Centre to connect to numerous Town Centres and the City of Langley:

- Guildford Town Centre along 104 Avenue
- Newton Town Centre along King George Boulevard
- Langley City, Fleetwood Town Centre and the Clayton communities along Fraser Highway

Walking and Cycling

Creating a more pedestrian-friendly neighborhood has been a key priority as City Centre develops, which has been accomplished by reducing block sizes, building more fine-grained connections, and more attractive walking paths.

City Centre is also home to 20 kilometers of cycling paths, with over 500 kilometers of multiple-use and cycling facilities across Surrey.

Community *and* Arts

Festivals, concerts, performing arts and parks make City Centre a vibrant and dynamic place to live. The City has invested significantly to create spaces to host major events and performances, as well as staging large family-oriented festivals throughout the year. City Centre is the northern point of a 'cultural corridor' that will extend down King George Boulevard to South Surrey.

Photo by Pooya Nabei

Holland Park

At over 10 acres, Holland Park is one of Surrey's newest and most urban parks. The park has hosted two major Live Nation concerts, Mumford & Sons and the two-day FVDED in the Park electronic music festival headlined by DeadMau5.

Festivals

City Centre hosts major free family-oriented events throughout the year such as Party for the Planet, Fusion Festival and the Tree Lighting Ceremony.



Over 40 cultures were represented at the 2015 Fusion Festival.

Public Art

Surrey's Public Art Program brings thoughtful and engaging art into City Centre, from mosaics and paintings to contemporary illuminated sculptures. All within walking distance, the dozen public artworks enrich parks, pathways, SkyTrain pillars, and civic buildings.



Imagined by artists and built by the City, UrbanScreen is one of Canada's largest non-commercial project venues. This public art feature of the Chuck Bailey Recreation Centre shows interactive digital art after dark by local and international artists.

Performing Arts

Centre Stage in City Hall is a 200-seat dual purposed Council Chambers that features state-of-the-art sound, lighting and audio visual equipment for live performances, film screening and community events.



The 200-seat Centre Stage performing arts space.



Mayor
Linda Hepner

City of Surrey Mayor and Council



Councillor
Tom Gill



Councillor
Bruce Hayne



Councillor
Vera LeFranc



Councillor
Mary Martin



Councillor
Mike Starchuk



Councillor
Barbara Steele



Councillor
Judy Villeneuve



Councillor
Dave Woods

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