



# Surrey City Centre

the future lives here.

welcoming  
progressive  
energetic



City Hall





## Message from the Mayor

As part of our Build Surrey program, the City is investing in a number of significant capital projects to help create healthier, modern communities. We are implementing Phase Two of our Economic Investment Action Plan to encourage further private sector development and job creation across the city and within our City Centre.

Surrey City Centre is the commercial, cultural and social hub of the city, where urban development combines with scenic parkland to create a vibrant downtown core with world-class amenities.

City Centre is anchored by our new Civic Centre project which includes a flagship library, community plaza, City Hall, performing arts centre and new commercial and residential developments. The area is also home to Simon Fraser University, transit access, recreation facilities and Holland Park, a large-scale urban park.

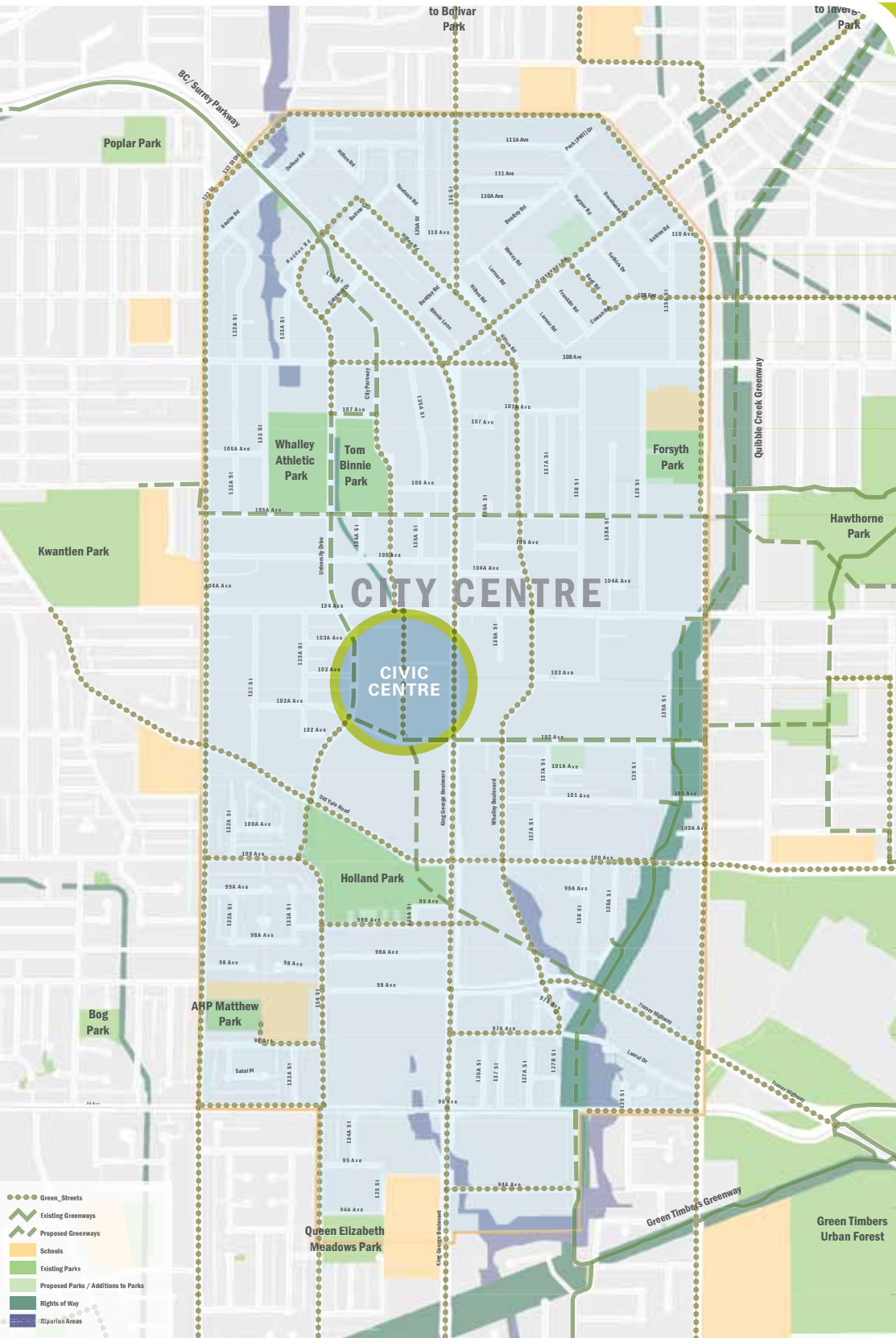
The City is committed to building a strong, vibrant City Centre that serves the needs of all our residents. We invite you to learn more about the many exciting initiatives underway as we create B.C.'s next great metropolitan centre!

Sincerely,

A handwritten signature in black ink, which appears to read 'Dianne Watts', written in a cursive, flowing style.

Dianne L. Watts, Mayor







# Key Facts



City Centre is the gateway to the city encompassing almost 600 hectares, including 45 hectares of parkland

City Centre is the transit hub of Surrey with skytrain access and multiple bus routes

Surrey's population at 460,000 people is the 2nd largest city in B.C. and the 12th largest in Canada

Surrey's growth rate averages nearly 10,000 new residents annually

# livable

City Centre has a population of 28,000 people, with a labour force of 17,500

City Centre will be home to 65,000 people by 2031

Surrey observed five consecutive years of record-breaking construction value, exceeding \$5 billion in total activity over the five years

Surrey is a diverse community with 43% of residents having a mother tongue language other than English

# urban



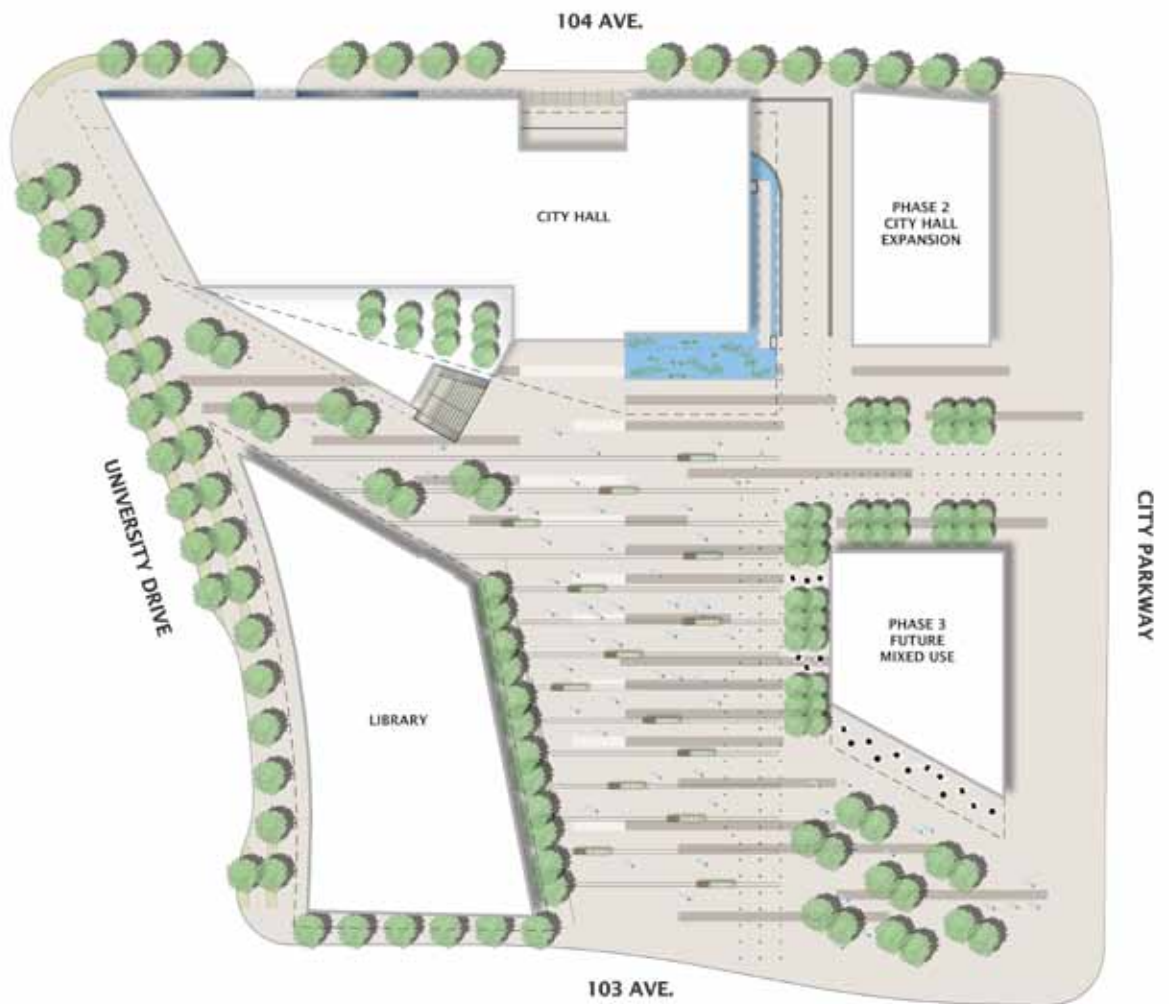


An integral component of City Centre will be the new Civic Centre, located in the heart of the community. It will be anchored by a new community plaza that will connect with the existing Central City plaza and provide a large gathering place to host community festivals and outdoor events, accommodating up to 5,000 people.

The Civic Centre project also includes a new regional library, City Hall, performing arts centre, Simon Fraser University expansion, and additional commercial space. The area is designed to create a distinctive urban centre that incorporates iconic architecture and sustainable design practices.



# Civic Centre



City Centre will include a new 180,000 square foot City Hall (Phase 1), which will reinforce the City's commitment to creating a thriving, urban centre and serve as a catalyst to further investment in the area. The open-concept, sustainable building will be supported by efficient transit access as well as pedestrian and cycling infrastructure. Phase 1 of the project is expected to be complete in 2013 and will include new underground parking.





# City Hall





# City Centre Library

iconic





Construction is underway on a new 77,000 square foot regional library that will serve as a state-of-the-art architectural landmark for City Centre. It will include gathering areas for the community, a learning centre, comfortable areas to read and study, and additional space for the SFU campus. It will offer expanded collections, a literacy centre, an electronic classroom for training purposes and other services.

The LEED certified building features large windows, grand staircases, open seating areas and a spectacular centre atrium. The \$36 million dollar project will be completed in 2011 and includes joint funding from the City of Surrey as well as the Federal and Provincial governments.



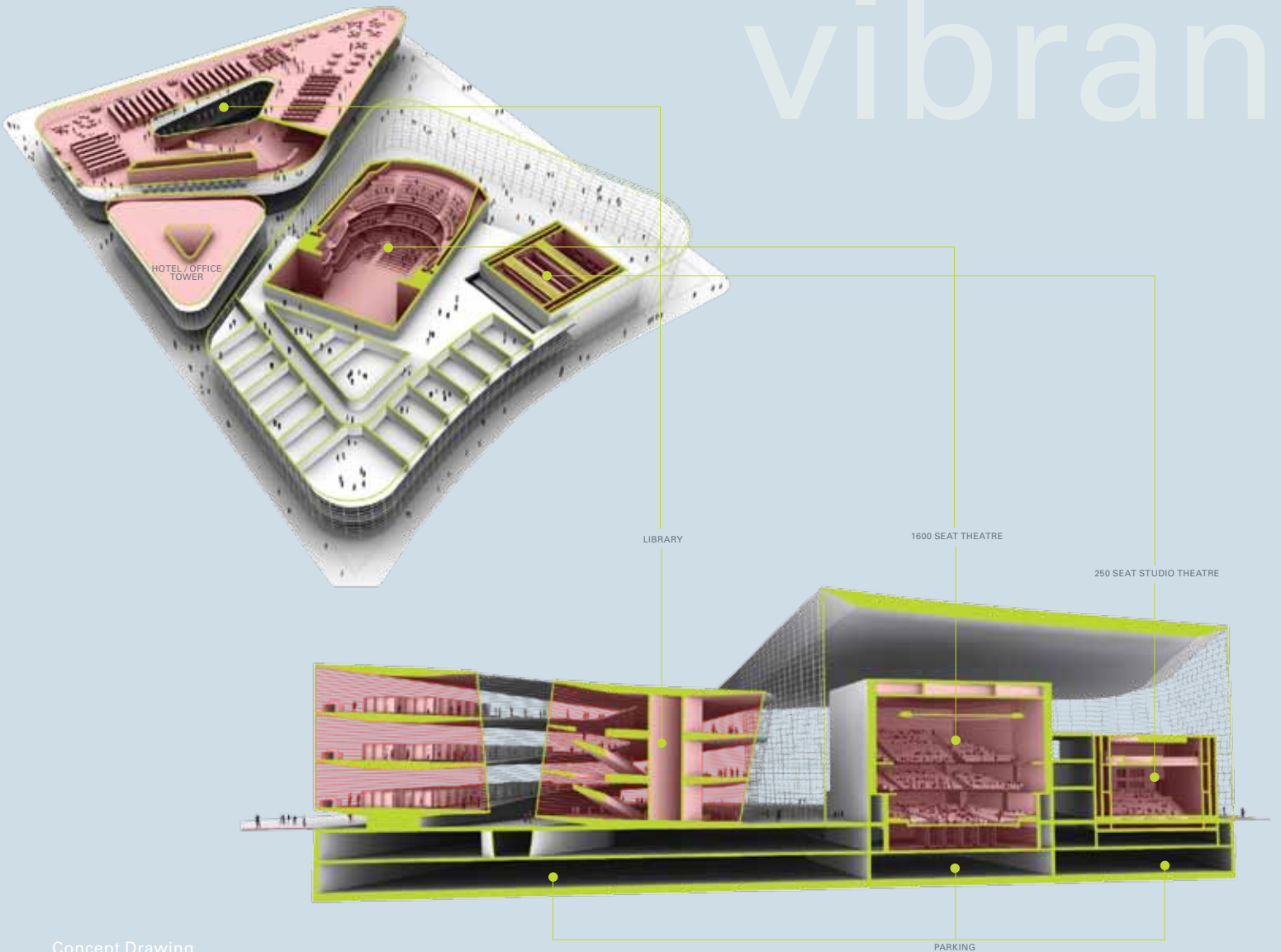
# Performing Arts Centre



Another focal point in City Centre will be the new Performing Arts Centre, which will incorporate a 1,600 seat theatre and a 250 seat theatre. It will transform the area into an energetic hub of entertainment and cultural activity.



# vibrant



Concept Drawing



# Community

Forty major projects have already been completed in City Centre, including new residential and commercial developments which provide enhanced amenities for residents and businesses.

# livable



Parkway Projects Ltd.



Laurel Place - Seniors' Care Facility





# Development

## Major projects completed:

The CityPoint development at 108th Avenue and University Drive consists of two high rise condominium towers.

The d'Corize development at 104th Avenue and University Drive includes 180 new residential units.

The G-5 Properties Ltd. development at 13555 Gateway Drive, completed in 2009, is a four-storey apartment building containing 75 units.

Ferguson Properties completed the development of 76 stacked townhouse units at 13940/60 – 108 Avenue in 2009.

In 2009, Parkway Projects Ltd. development completed a four storey apartment building containing 56 units at 10822 City Parkway.

The Infinity Tower, a 36-storey condominium building is located at 100th Avenue and King George Boulevard.





# Community

## Park Place

Concord Pacific is developing the Park Place project which includes two towers with 790 new residential units.



## Urban Village

WestStone Properties is building a \$1 billion, nine-acre development which includes condominiums, studios and two-storey town homes.



## Quattro

Quattro is a four-building, 12.5 acre development of town houses, low-rise and high-rise condominiums that will include up to 2,000 new units.

'Building D' of Quattro Project





# Development

## New Chuck Bailey Recreation Centre

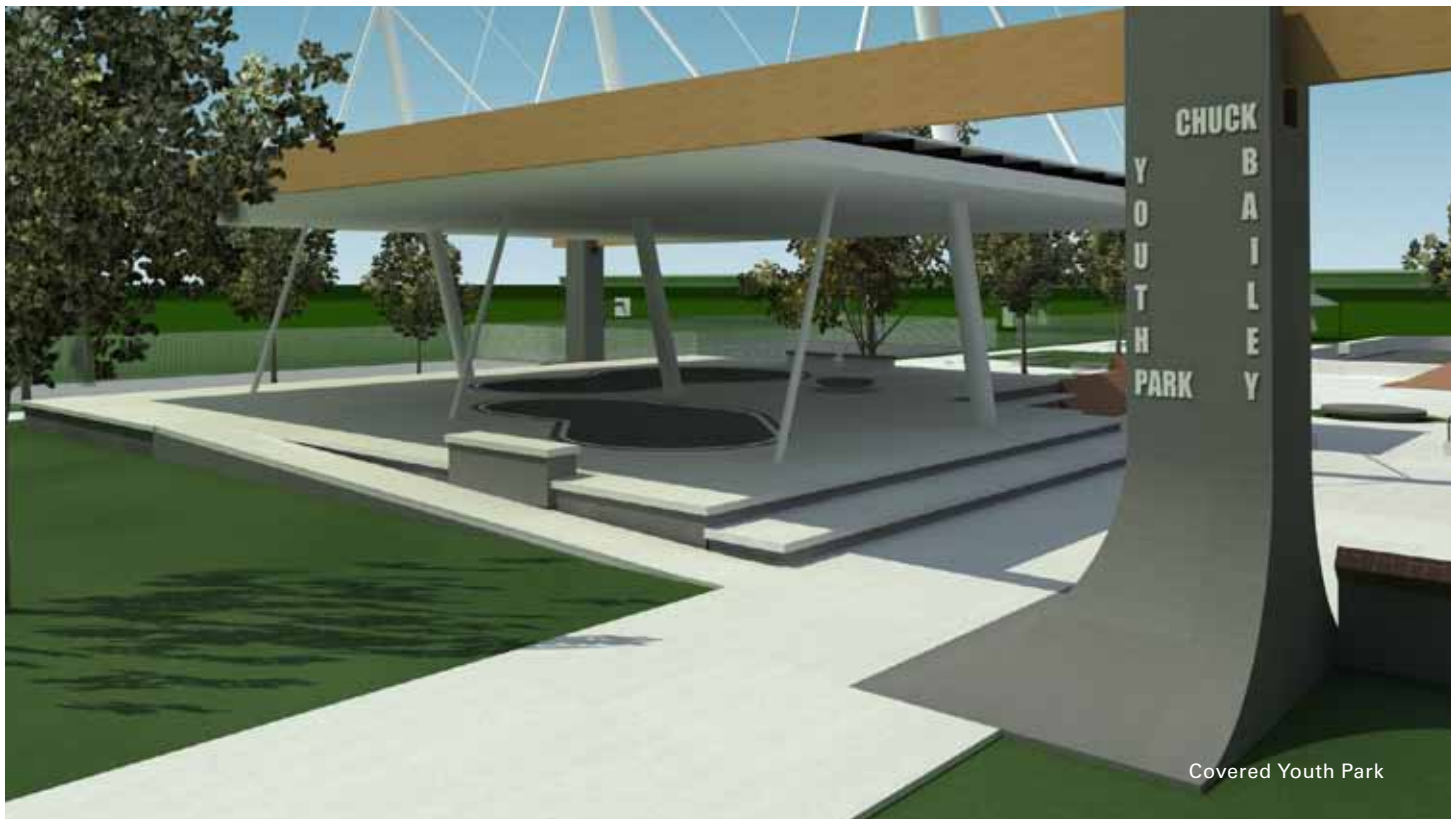
The recently completed Chuck Bailey Recreation Centre was initially built as a Games Preparation Centre as an official venue to the 2010 Winter Olympic Games. Following the Games, the building has been adapted and re-opened to the public as a 20,000 square foot recreational centre featuring a gymnasium, a youth lounge, preschool area and multi-purpose space.

## Covered Youth Park

A new covered outdoor Youth Park will be built adjacent to the Chuck Bailey Recreation Centre to provide a year-round recreational amenity for youth.



Chuck Bailey Recreation Centre



Covered Youth Park

Community

welcoming



Critical Care Tower



Surrey Outpatient Care and Surgery Centre



# Development

## Surrey Memorial Hospital Expansion & New Outpatient Facility

The City of Surrey is a partner in the expansion and redevelopment of Surrey Memorial Hospital, which includes a new critical care tower, expanded emergency department, a centre of excellence in care for high-risk newborns and a clinical academic campus. In addition, a new 188,000 square-foot outpatient facility and surgery centre is currently under construction in Green Timbers.

## SFU Expansion

The City is working with Simon Fraser University on a proposal for a 200 bed student residence building in the City Centre area. This facility will reinforce the University's presence in Surrey and support the continued growth of the campus in City Centre.



Simon Fraser University - Surrey Campus





RCMP E Division

## Seniors Centre

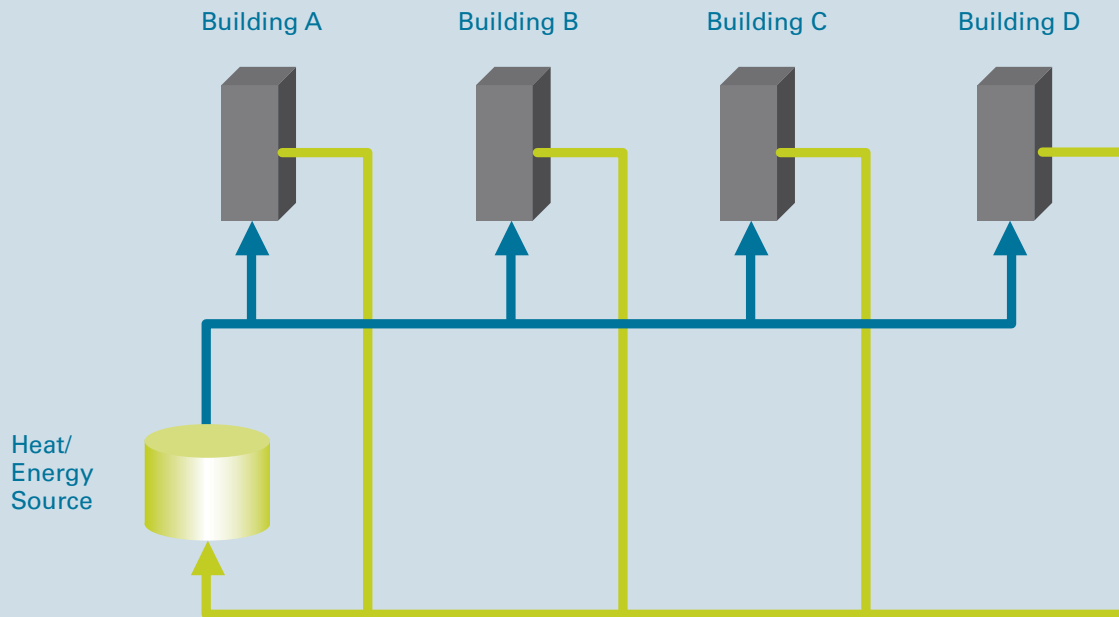
The City will be redeveloping the Senior's Centre in City Centre to ensure seniors using the facility have better access to the new community plaza and facilities being developed in the area.

## RCMP E Division Headquarters

The Headquarters for the RCMP's E Division will be relocated from Vancouver to Surrey bringing 2,500 jobs to the city. Construction on the new \$1 billion building is underway and is expected to be complete in 2012.



# Development



## District Energy

The City is currently exploring opportunities for a district energy system as part of the City Centre civic investment. The system will distribute thermal energy to a number of private buildings as well as the new City Centre Library and City Hall. The project involves examining a variety of efficient energy options including: sewer heat recovery, solar thermal, geexchange, natural gas boilers, waste to energy opportunities, and biomass.

A number of new capital projects and civic facilities will be built in City Centre to provide residents with world-class facilities and make it an even more exciting place to live, work and play. The investments will prepare the city for future growth and transform the downtown core.

Investment will be made throughout City Centre to offer residents improved access to recreation and fitness, transportation, police services and green spaces to make the community a truly livable, modern, urban centre.

Part of the City Centre vision is to implement a green network including nature trails, green streets and green corridors that will link the City Centre neighbourhoods together with other major parks, open spaces and pathway networks.

The network will not only connect those areas with the Surrey City Centre area, but also connect Holland Park to the new Community Plaza, link the southeast quadrant of City Centre with GreenTimbers Park, and make a green corridor connection to the Fraser River to the North.

The plan also ensures beautification objectives are met including: gardens, flower baskets and plantings, colourful banners, utility wraps, green streetscape features, treed medians and expanded green boulevards transforming King George Boulevard.





# Green Network





MAYOR  
DIANNE WATTS

## City of Surrey Mayor and Council



COUNCILLOR  
BOB BOSE



COUNCILLOR  
TOM GILL



COUNCILLOR  
LINDA HEPNER



COUNCILLOR  
MARVIN HUNT



COUNCILLOR  
MARY MARTIN



COUNCILLOR  
BARINDER  
RASODE



COUNCILLOR  
BARBARA  
STEELE



COUNCILLOR  
JUDY  
VILLENEUVE