

NO: R137

COUNCIL DATE: July 11, 2022

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **July 6, 2022**

FROM: **Acting General Manager, Planning & Development** FILE: **6520-20 (City Centre)**  
**General Manager, Engineering**

SUBJECT: **City Centre Plan – Update on the Bolivar Heights and Green Timbers Districts**

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## RECOMMENDATION

The Planning & Development Department and Engineering Department recommend that Council:

1. Approve the proposed City Centre Plan land use designation changes, as described in this report;
2. Approve the proposed amendments to *Surrey Official Community Plan Bylaw, 2014, No. 18020, as amended*, as documented in Appendix “I”, in order to ensure consistency between related figures and land use designations within the City Centre Plan and those in the Official Community Plan;
3. Approve the proposed amendments to *Surrey Zoning By-Law, 1993, No. 12000, as amended*, as documented in Appendix “II”, in order to ensure consistency with the proposed amendments to the Official Community Plan; and
4. Authorize the City Clerk to bring forward the related bylaws for the required readings and to set a date for Public Hearing.

## INTENT

The purpose of this report is to provide an update on the ongoing review of the City Centre Plan and to seek Council approval of new land use designations intended to support development within the Bolivar Heights and Green Timbers Districts of City Centre.

## BACKGROUND

Surrey City Centre is undergoing a bold transformation from a suburban town centre into the region’s second metropolitan centre. In 2017, through Corporate Report No. R014;2017, Council approved the City Centre Plan (the “Plan”) to realize this vision and guide high-density, mixed-use, transit-oriented growth. Integral to achieving this vision is a framework to support new housing and employment growth, including Guiding Principles to “Build Density & Mixed Use”, “Encourage Housing Diversity”, and “Encourage Office & Employment”. New housing and employment opportunities contribute to a more compact and vibrant community where residents can live close to work and daily needs and have opportunities for healthier and more active lifestyles.

In October 2019, Council directed staff to undertake a review of the Plan (Corporate Report No. R205; 2019 attached as Appendix “III”). The review addresses changing conditions and ongoing growth in City Centre, including the extension of SkyTrain along Fraser Highway and the growth of institutional uses, such as Surrey Memorial Hospital and Simon Fraser University. The objective of the review is to bring forth a comprehensive update to the Plan, with a focus on the establishment of a Central Business District (“CBD”) as well as a renewed vision and land use designations for two peripheral areas of City Centre.

### **Central Business District**

As an initial update on March 28, 2022, staff brought forward Corporate Report No. R063; 2022 (attached as Appendix “IV”) focusing on the CBD and related office requirements. Council endorsed the recommendations of the report, including approval of Plan amendments aimed at supporting office and employment growth; however, following Public Hearing on April 11, 2022, Council directed staff to further refine the proposed office requirements after undertaking additional consultation with development stakeholders. Work is currently underway on further refinements, including consultation and analysis; the outcome of this work will be provided in a future report to Council.

### **Bolivar Heights District**

Concurrent with the CBD process, staff have also been undertaking a review of land uses in the Bolivar Heights and Green Timbers Districts of City Centre. The Bolivar Heights District is approximately 69 hectares and forms the northeast section of City Centre. The Bolivar Heights District is located to the north and west of 108 Avenue and King George Boulevard. When the original 2017 Plan was developed, Bolivar Heights was envisioned as a predominantly single-family neighbourhood.

Since then, the need for a wider variety and supply of housing types has become apparent. The City has received inquiries for denser forms of housing, including low rise apartments and townhouses, throughout the neighbourhood. Council has also granted Third Reading to development applications proposing multiple low-rise apartment buildings. As such, the Plan’s original vision for this district needs an update.

### **Green Timbers District**

The Green Timbers District is approximately 82 hectares and forms the southeast section of City Centre. The 2017 Plan envisioned the neighbourhood as a medium-density residential neighbourhood comprised largely of low-rise apartments that supplement nearby higher density mixed use and employment areas.

In 2018, the Surrey-Langley SkyTrain (“SLS”) project was prioritized by the TransLink Mayors’ Council. Subsequently in 2019, Council authorized staff to commence land use planning along the Fraser Highway corridor concurrent with the SLS project, including the preparation of new and updated SkyTrain-supportive land use plans along the corridor. As a result, the Plan boundary was extended south from 96 Avenue to 93A Avenue to enable land use planning around the 140 Street SkyTrain station and the consideration of SkyTrain supportive growth.

## **DISCUSSION**

### **Planning Process**

The process to update land uses within the Bolivar Heights and Green Timbers Districts was accompanied by a program of public engagement and stakeholder consultation. This was to ensure that the diverse interests of residents and community groups in the area were represented in alignment with the City's Public Engagement Strategy.

Public engagement for the Bolivar Heights and Green Timbers Districts began in Spring 2021, with an initial survey and stakeholder meetings with the Whalley Community Improvement Association and Bolivar Heights Community Association. This engagement focused on reaffirming the Plan's vision and planning principles and identifying qualities or features that are needed but missing from these neighbourhoods.

A second round of engagement began in Fall 2021, with an additional survey and community meetings. During this engagement, the community was asked to provide their thoughts on draft land use concepts for each of the neighbourhoods. A detailed engagement summary is included as Appendix "V".

In Spring 2022, minor plan boundary adjustments were made to allow additional areas to be planned in conjunction with the land use review for the Bolivar Heights and Green Timbers Districts. Additional engagement was subsequently conducted to include properties in these areas as well as portions of the Green Timbers District not previously studied. Responses from property owners were generally in favour of proposals to increase density, while also supporting proposed park expansion. Some concerns were raised related to building height transitions, view preservation, and the effect on property values which have been considered when preparing the update. Meetings have also been held with individual property owners who had questions about their property.

### **Plan Update Overview**

The City Centre's existing land use designations are illustrated in the Map attached as Appendix "VI". The proposed updates attached as Appendix "VII", "VIII" and "IX" and described in this report are consistent with the Plan's vision and planning principles and have taken into consideration input received through consultation. They build off the Plan's objective to focus growth around SkyTrain stations and major roads. The proposed land uses also communicate the intent of transitioning to a lower density towards the edges of the plan area.

### **Bolivar Heights District**

The Bolivar Heights District is re-envisioned as an evolving urban neighbourhood supporting Surrey's vibrant and bustling City Centre. It features a variety of housing options including low-rise apartments and townhouses that support families and residents of all ages. The neighbourhood is centred on a new urban, mixed-use village, offering a variety of shops and services. Community amenities and neighbourhood parks are available within a short walking distance of all residents, making it possible to access one's daily needs close to home and without the need of a car.

Proposed densities and building heights reflect the Plan's intent to accommodate new growth and provide a variety of housing types, while respecting adjacent lower density neighbourhoods. Revisions to the road network are also proposed to ensure a finer grained, interconnected, continuous street grid that integrates efficiently into the surrounding area.

Three new neighbourhood parks are proposed for Bolivar Heights. These are in addition to the two already identified in the original City Centre Plan (Grosvenor Park and Antrim Triangle). Two of the new parks are located in the western portion of Bolivar Heights where there was a noted absence of parks. The third is located on Cowan Road. These new parks ensure that all future residents will have parkland within walking distance of where they live. Plan area parks will be funded through the collection of Development Cost Charges (DCC). Based on development volumes in City Centre, DCCs are expected to be adequate to fund parkland acquisition including the proposed additional parks in Bolivar Heights.

New land use designations and road network revisions to support these changes for the Bolivar Heights District is detailed within the map attached in Appendix “VIII”.

### Green Timbers District

The vision for the Green Timbers District has been updated with the introduction of a new mixed-use precinct comprising residential towers and a variety of shops and services around the planned 140 Street Station. Increased densities are also proposed along 100 Avenue west of the BC Hydro Transmission Corridor, complementing on-going growth patterns in adjacent areas. Besides the above, the Green Timbers District has largely been maintained as a medium density residential neighbourhood comprised of low-rise apartments, including within the expansion area south of 96 Avenue.

The proposed density and building height scheme reflects the Plan’s intent to focus growth around future rapid transit, while also respecting the adjacent established neighbourhoods. Modifications to the road network are also proposed to improve connections to transit and ensure a finer grained, continuous street grid that supports walking and cycling.

One new neighbourhood park is proposed between 94 Avenue and 94A Avenue at 139A Street. This is in addition to a future park on 102 Avenue at 137A Street, which was identified in the original City Centre Plan. Additions are also proposed to the existing Quibble Creek and Green Timbers Greenways. In addition, Quibble Creek itself, a Class A fish bearing watercourse located in this neighbourhood, will be fully protected as natural area parkland. As with Bolivar Heights, DCCs are expected to be adequate to fund additional parkland acquisition in the Green Timbers District.

New land use designations and road network revisions to support these changes for the Green Timbers District are detailed within the map attached in Appendix “IX”.

### **Land Use Designations**

This update is recommending several modifications to the Plan’s land use framework that reflect the changes described above for the Bolivar Heights and Green Timbers Districts. This involves the introduction of three new residential land use designations and two new mixed-use designations. In order to ensure a coherent land use naming convention, it is also recommended to adjust the names of existing designations. These renamed designations will maintain their current development parameters. Any references to the original names by in-stream development applications are considered references to the renamed designations. The proposed land use framework is outlined below with the new designations identified as such.



Designation	Intent	Building Height	Density
<b>Urban Residential</b>	As per existing Single Family/Duplex 0.6 FAR		
<b>(NEW) Townhouse</b>	Ground-oriented townhouses, including traditional or stacked townhouses	3 storeys (4 storeys for stacked townhouses with underground parking)	1.0 FAR
<b>(NEW) Low Rise Residential – Type I</b>	Ground floor townhouse units with front door access to the street and apartments above	Up to 4 storeys	Up to 1.3 FAR
<b>(NEW) Low Rise Residential – Type II</b>	Ground floor townhouse units with front door access to the street and apartments above	4-6 storeys	Up to 1.85 FAR
<b>Low to Mid Rise Residential</b>	As per existing Low to Mid Rise up to 2.5 FAR		
<b>Mid to High Rise Residential</b>	As per existing Mid to High Rise 3.5 FAR		
<b>High Rise Residential – Type I</b>	As per existing Mid to High Rise 5.5 FAR		
<b>High Rise Residential – Type II</b>	As per existing Mid to High Rise 7.5 FAR		
<b>(NEW) Low Rise Mixed-Use – Type I</b>	Low rise development with street-level commercial uses, and office or residential uses above	Up to 4 storeys, with a possible recessed 5 <sup>th</sup> storey	Up to 1.5 FAR
<b>(NEW) Low Rise Mixed-Use – Type II</b>	Low rise development with street-level commercial uses, and office or residential uses above	4-6 storeys	Up to 2.0 FAR
<b>Low to Mid Rise Mixed-Use</b>	As per existing Mixed-Use 2.5 FAR		
<b>Mid to High Rise Mixed-Use</b>	As per existing Mixed-Use 3.5 FAR		
<b>High Rise Mixed-Use – Type I</b>	As per existing Mixed-Use 5.5 FAR		
<b>High Rise Mixed-Use – Type II</b>	As per existing Mixed-Use 7.5 FAR		
<b>High Density Employment</b>	As per existing High Density Employment		
<b>Central Business District – Area 1</b>	As per existing Central Business District – Area 1		
<b>Central Business District – Area 2</b>	As per existing Central Business District – Area 2		

Increases to the base densities within each land use designation may be considered where community benefit is provided in accordance with City Policies and Schedule G of the Zoning Bylaw.

Development is subject to urban design review and development permit approvals to ensure appropriate interface treatments, consistency with design guidelines and land use designation intent. Applications seeking bonus density must also receive endorsement from the Advisory Design Panel and City Architect for consideration with regards to form and character.

### **Schools**

The Plan anticipates new growth and development taking place gradually over several decades. This is expected to slowly increase student numbers and school enrollment in the City Centre. The Plan area is centrally located in various school catchments at both the elementary and secondary levels.

The School District has confirmed that the area currently has an adequate number of schools to meet projected demand in school population. All elementary schools that serve the Plan area have capacity for additional students. Secondary schools that serve the Plan area have a mix of capacity levels. Capital projects identified by the School District will address the long-term growth of secondary school students within the area.

### **Proposed OCP Amendments**

Amendments to OCP land use designations are needed to ensure consistency with the Plan land uses proposed in this report. This includes the redesignation of some properties to what is currently called the *Central Business District* OCP designation, but which is proposed to be renamed to the *Downtown* designation. This renaming is required to avoid confusion with the CBD area that staff have proposed in relation to office growth. The changes, attached as Appendix "I", are as follows:

- Rename the existing *Central Business District* designation as the *Downtown* designation. The successor *Downtown* designation will continue to encompass all high density residential and employment areas.
- Replace all references to *Central Business District* with references to *Downtown* within the Land Use section of the OCP.
- Amend Figure 3: General Land Use Designations to reflect the proposed renaming of the *Central Business District* designation, described above, and to ensure alignment with the proposed City Centre Plan land uses.
- Amend Figure 4: Secondary Plan Areas to reflect the previously approved update to the City Centre Plan boundary.
- Amend Figure 16: Central Business District Densities to rename as "Figure 16: Downtown Densities" and to reflect the densities identified within the City Centre Plan.
- Amend Figure 42: Major Employment Areas to reflect the changes to Figure 3, described above.
- Amend Figure 63: Secondary Plan Areas to reflect the previously approved update to the City Centre Plan boundary.

### **Proposed Zoning Bylaw Amendments**

Zoning Bylaw amendments are needed to replace references to the *Central Business District* OCP designation with references to the *Downtown* designation, to ensure consistency with the OCP amendments described above. Amendments are also needed to update maps in Zoning Schedules D and G to reflect the previously approved update to the City Centre Plan boundary. These changes are attached to this report as Appendix "II".

## **District Energy Considerations**

The *District Energy System By-law, 2012, No. 17667* (the “District Energy System Bylaw”) includes two distinct service areas within City Centre; these are illustrated as Service Area A and Service Area B on the map attached as Appendix “X”. These areas were developed based on the allowable land uses and densities prescribed in the existing City Centre Plan.

The boundary of Service Area A includes areas within the City Centre that are designated for high density development with an FAR greater than 3.5. Developments within Service Area A with a build out FAR equal to or greater than 1.0 are required to provide full hydronic capability in support of the City’s district energy (“DE”) system and are required to connect to the City’s DE system prior to occupancy.

Service Area B involves the remainder of the land within the Surrey City Centre, which primarily includes land designated less than 2.5 within the existing City Centre Plan. These developments may not be able to be immediately serviced by the DE system. Developments in Service Area B with a build out FAR equal to or greater than 2.5 are required to install a hydronic heating system in common areas for future connection to the DE system when it is available.

The recommended updates to the City Centre Plan include allowances for increased density in areas within Service Area B that will result in developments with a FAR of 3.5 with the likely increase in high-density developments proposed within the Service Area B, there may be justification to expand the Service Area A boundary to include some of these areas. The City’s existing DE network is concentrated mainly in the area south of 108 Avenue and it may be difficult to service some of the new development within the Bolivar Heights area immediately. Existing DE infrastructure has been installed to a greater extent near the Green Timbers area, which may allow for an extension of the Service Area A boundary to include the new high-density developments in that area; however, there may be challenges/conflicts with Fortis transmission gas lines.

Once the projected floor areas resulting from the proposed changes to the City Centre Plan have been finalized, staff will review the opportunities to adjust the Service Area A boundary and recommend revisions to the Service Area B requirements to ensure that buildings that are not able to connect to the DE network are meeting the highest applicable standard for efficiency and GHG emissions.

## **Utilities Servicing Considerations**

An update to the existing utilities servicing strategy for City Centre will be required to reflect the proposed land use designation changes in the Bolivar Heights and Green Timbers Districts. Each District is serviced by relatively complete storm, sanitary and water infrastructure networks. While this infrastructure supports existing development, it is anticipated that infrastructure upgrades will be required to accommodate future growth and proposed land uses.

Developments will be required to follow the stormwater servicing strategies outlined in the Quibble and Bridgeview/North Slope Integrated Stormwater Management Plans, which include requirements for onsite stormwater detention, water quality treatment, and stormwater conveyance.

The water supply to Bolivar Heights District and Green Timbers District is delivered through interconnected local and feeder water mains with sufficient capacity to service the existing population. To accommodate the planned increased density in this area, revised analysis will be performed to identify any additional improvement works required. Any impact to the level of DCCs required to fund the improvement works will also be assessed at the same time.

In the City Centre, the sanitary sewer north of 100 Avenue naturally flows north towards the Fraser River whereas the remainder flows towards Highway 10 where Surrey's sewers meet Metro Vancouver's North Surrey Interceptor (NSI) and South Surrey Interceptor respectively. Increased density in the Bolivar Heights District will increase average sewer demands to NSI; however, this area is currently serviced by aging small diameter vitrified clay pipe and all of the sewers will need to be replaced as a part of the redevelopment. The sewer replacement is a net benefit for the ongoing management of wet weather inflow and infiltration which is currently resulting in capacity constraints and sewer overflows on the NSI. The Green Timbers District will naturally flow south towards Bear Creek Park and the Bear Creek Trunk sewer. There are current sewer construction projects moving forward in 2022 in this area that will support this growth, and upgrading of most of the small diameter sewers, and construction of new trunk sewers in the areas south of this area will be necessary to support mixed-use development. Replacement of most of these smaller sewer mains will help support ongoing asset renewals for asbestos cement pipes.

The engineering analysis will identify storm, sanitary and water infrastructure improvements to support future development. Infrastructure costs and financing requirements will also be updated.

### **Next Steps**

Subject to Council approval of the recommendations within this report, staff will amend the Plan accordingly. Staff will continue to work on the City Centre Plan update as previously outlined on March 28, 2022, within Corporate Report No. Ro63; 2022 (attached as Appendix "IV"). Staff will also bring forward revised office requirements for the CBD, following additional consultation with development stakeholders.

Staff anticipate a final updated Plan, including resolution of all previously directed and noted next steps, for Council consideration in 2023.

### **SUSTAINABILITY CONSIDERATIONS**

The work of this project supports the objectives of the City's Sustainability Charter 2.0. In particular, this work relates to the Sustainability Charter 2.0 themes of Built Environment and Neighbourhoods, Economic Prosperity and Livelihoods, Ecosystems, Education and Culture, Health and Wellness, and Infrastructure. Specifically, this project supports the following Desired Outcomes ("DO"):

- Built Environment and Neighbourhoods DO1: Surrey is comprised of distinct, diverse and compact neighbourhoods and Town Centres, with an engaging public realm;
- Built Environment and Neighbourhoods DO4: Surrey's neighbourhoods are safe, accessible, well-connected, walkable and bike friendly;
- Built Environment and Neighbourhoods DO6: Land is used efficiently and sensitively, and development minimizes the impacts on the natural environment, viewscales, agricultural land and urban wildlife; and
- Wellness and Recreation DO8: Residents feel a sense of belonging and connectedness and have opportunities for social interaction in their neighbourhoods and community.

## CONCLUSION

The proposed update to the Plan is the culmination of work undertaken over the last two years to develop land uses for the Bolivar Heights and Green Timbers Districts. It is the result of a comprehensive planning process that included consultation with residents, community stakeholders, and the development industry. The Plan update represents a clear strategy to further support a compact, sustainable, and transit-oriented City Centre with a diverse offering of housing types, amenities, and employment opportunities.

Based on the above discussion, it is recommended that Council approve the proposed amendments to the City Centre Plan, and the corresponding OCP and Zoning Bylaw amendments as described in this report.

Jeff Arason, P.Eng.  
Acting General Manager,  
Planning & Development

Scott Neuman, P.Eng.  
General Manager,  
Engineering

PH/PK/cc

Appendix "I" – Proposed Amendments to *Surrey Official Community Plan Bylaw, 2014, No. 18020*

Appendix "II" – Proposed Amendments to *Surrey Zoning By-Law, 1993, No. 12000*

Appendix "III" – Corporate Report No. R205; 2019

Appendix "IV" – Corporate Report No. R063; 2022

Appendix "V" – Engagement Summary

Appendix "VI" – Existing Land Use Designations

Appendix "VII" – Proposed Land Use Designation Changes

Appendix "VIII" – Proposed Land Use Designations for the Bolivar Heights District

Appendix "IX" – Proposed Land Use Designations for the Green Timbers District

Appendix "X" – Service Area A and Service Area B

## Proposed Amendments to *Surrey Official Community Plan Bylaw, 2014, No. 18020, as amended*

The following proposed amendments to PlanSurrey 2013: Official Community Plan are presented in the order the sections appear in the document:

### Land Uses and Densities Section

1. Page 35: Amend “Figure 3: General Land Use Designations” by:
  - Replacing “Central Business District” in the map legend with “Downtown”,
  - Redesignating properties shown in Attachment “A” in the City Centre Plan area from “Commercial” and “Urban” to “Multiple Residential”, and
  - Redesignating properties shown in Attachment “B” in the City Centre Plan area from “Urban” and “Multiple Residential” to “Multiple Residential” and “Downtown”.
2. Page 36: Amend “Figure 4: Secondary Plan Areas” by expanding the City Centre Plan boundary to the northwest and to the south as shown hatched in Attachment “C”.
3. Page 58: Amend “Figure 16: Central Business District Densities” by:
  - Renaming it to “Figure 16: Downtown Densities”;
  - Replacing “Central Business District designation” in the map legend with “Downtown designation”; and
  - Amending and assigning densities for properties shown in Attachment “D” in the City Centre Plan area.

### Policies Section, Theme E: Economy

4. Page 175: Amend “Figure 42: Major Employment Areas” by:
  - Replacing “Central Business District” in the map legend with “Downtown” and
  - Adding properties to the “Downtown” designation and deleting properties from the “Commercial” designation, as shown in Attachment “E”.

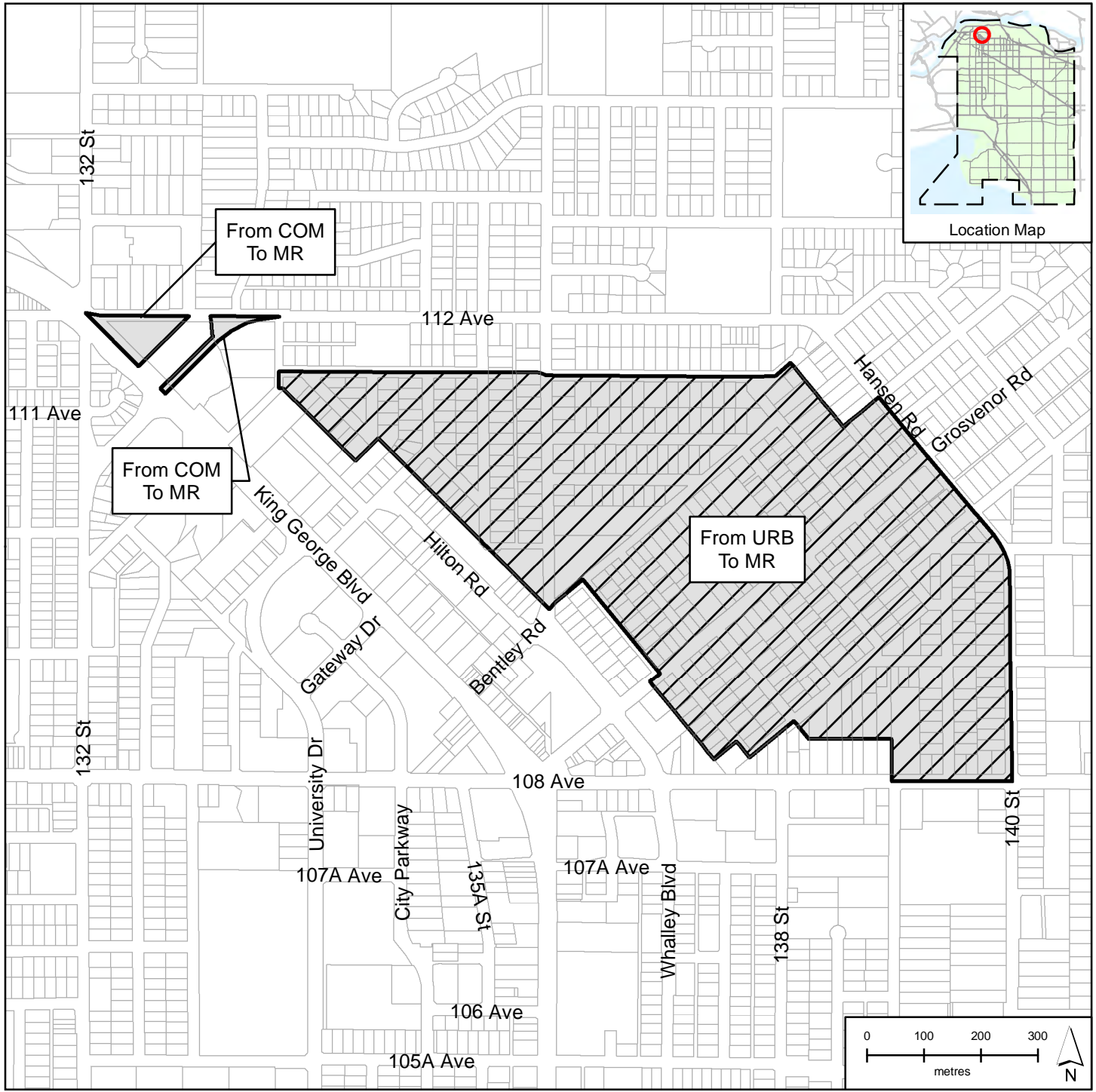
### Implementation Section, Implementation Instruments

5. Page 277: Amend “Figure 63: Secondary Plan Areas” by expanding the City Centre Plan Boundary to the northwest and to the south as shown hatched in Attachment “F”.



### Other

6. Replace all other occurrences of the words “Central Business District” in the Bylaw with the word “Downtown”.

# Amendments to Figure 3: General Land Use Designations



## LEGEND

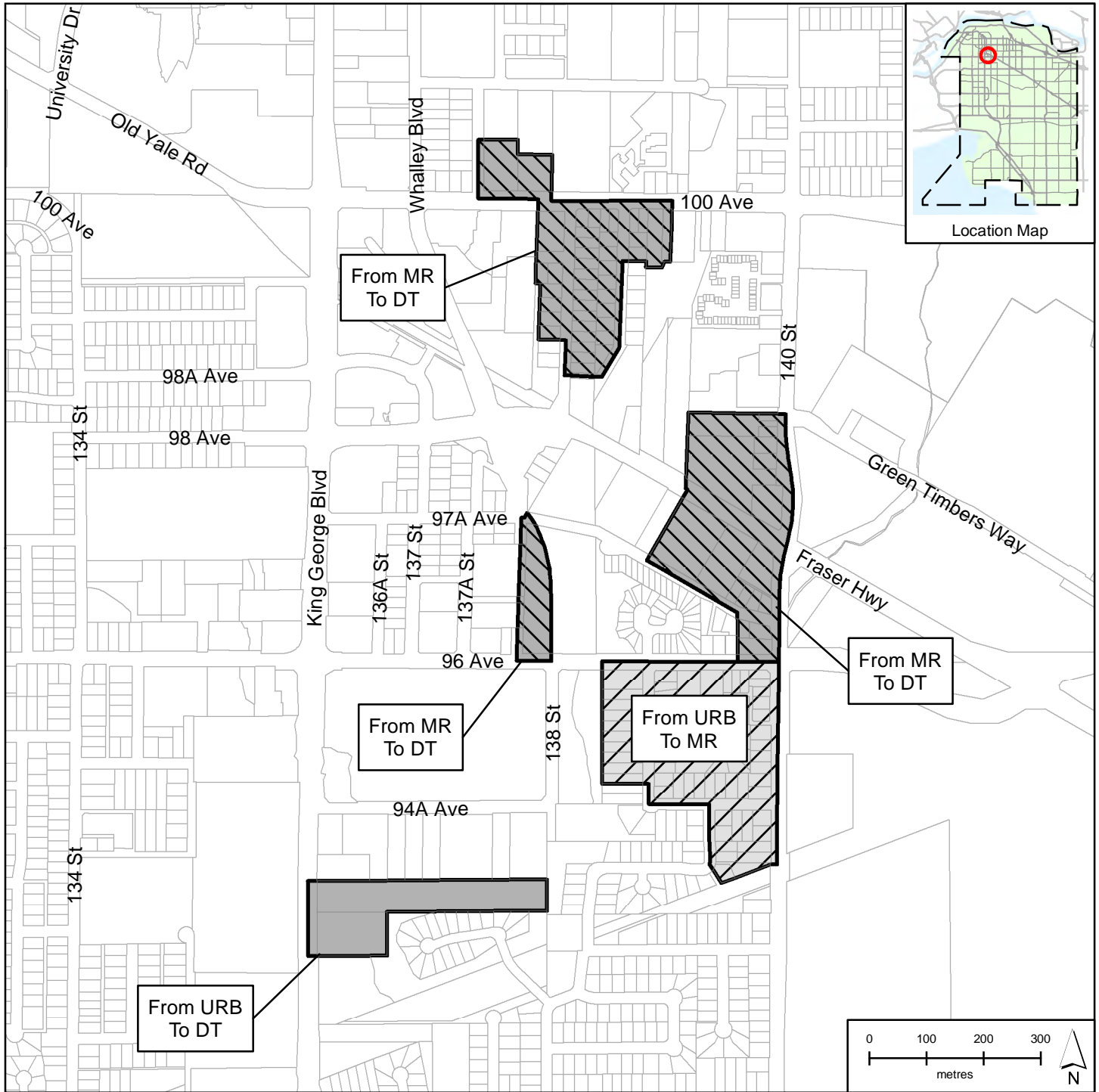
-  From Commercial (COM) to Multiple Residential (MR)
-  From Urban (URB) to Multiple Residential (MR)






**Bolivar Heights District  
and Vicinity**

**Planning & Development  
Department**

# Amendments to Figure 3: General Land Use Designations



## LEGEND

-  From Urban (URB) to Multiple Residential (MR)
-  From Urban (URB) to Downtown (DT)
-  From Multiple Residential (MR) to Downtown (DT)

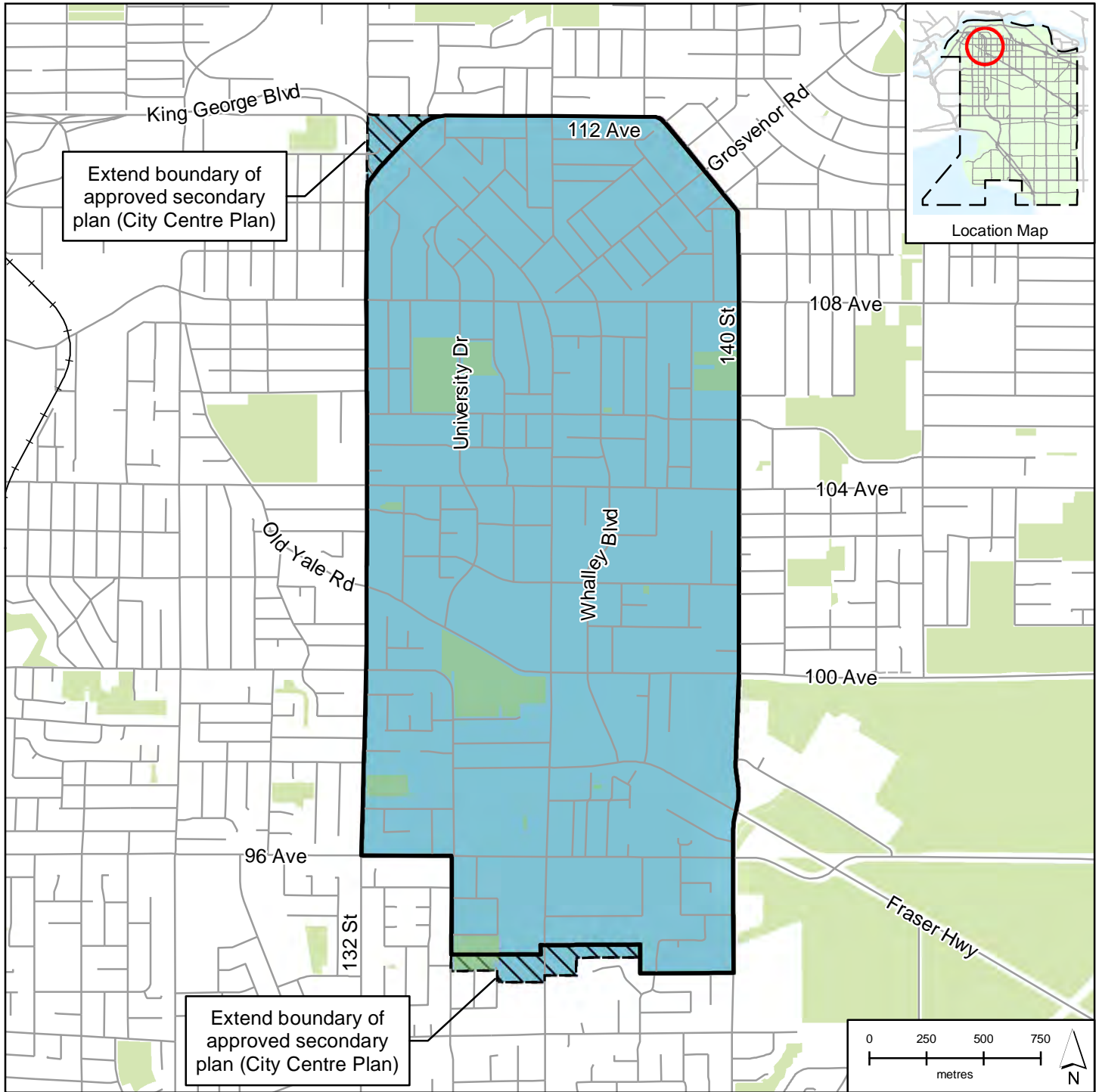


**Green Timbers District  
and Vicinity**



**Planning & Development  
Department**



# Amendments to Figure 4: Secondary Plan Areas



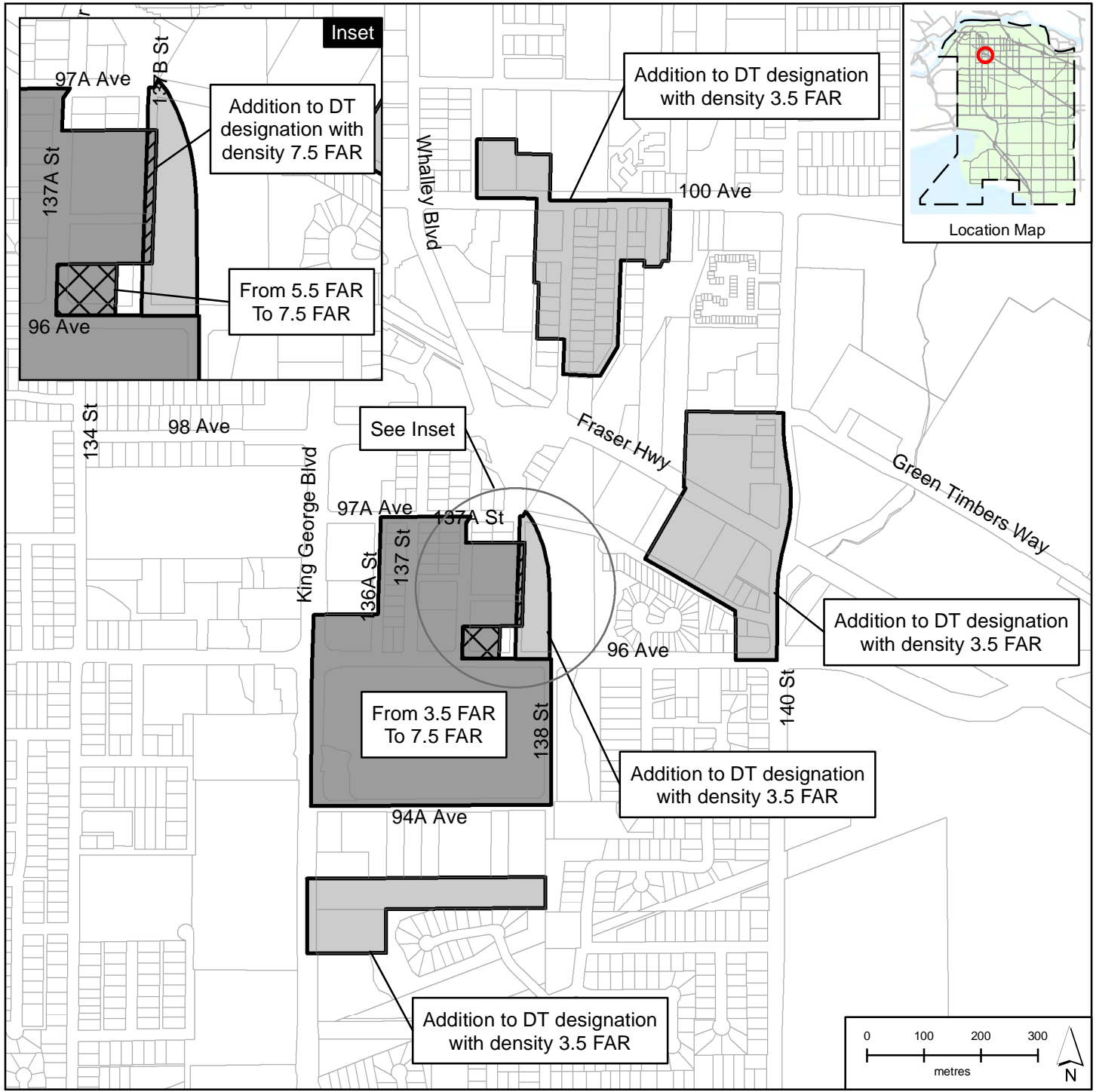
## LEGEND

-  Approved secondary plan
-  Extension of approved secondary plan boundary







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# Amendments to Figure 16: Central Business District Densities



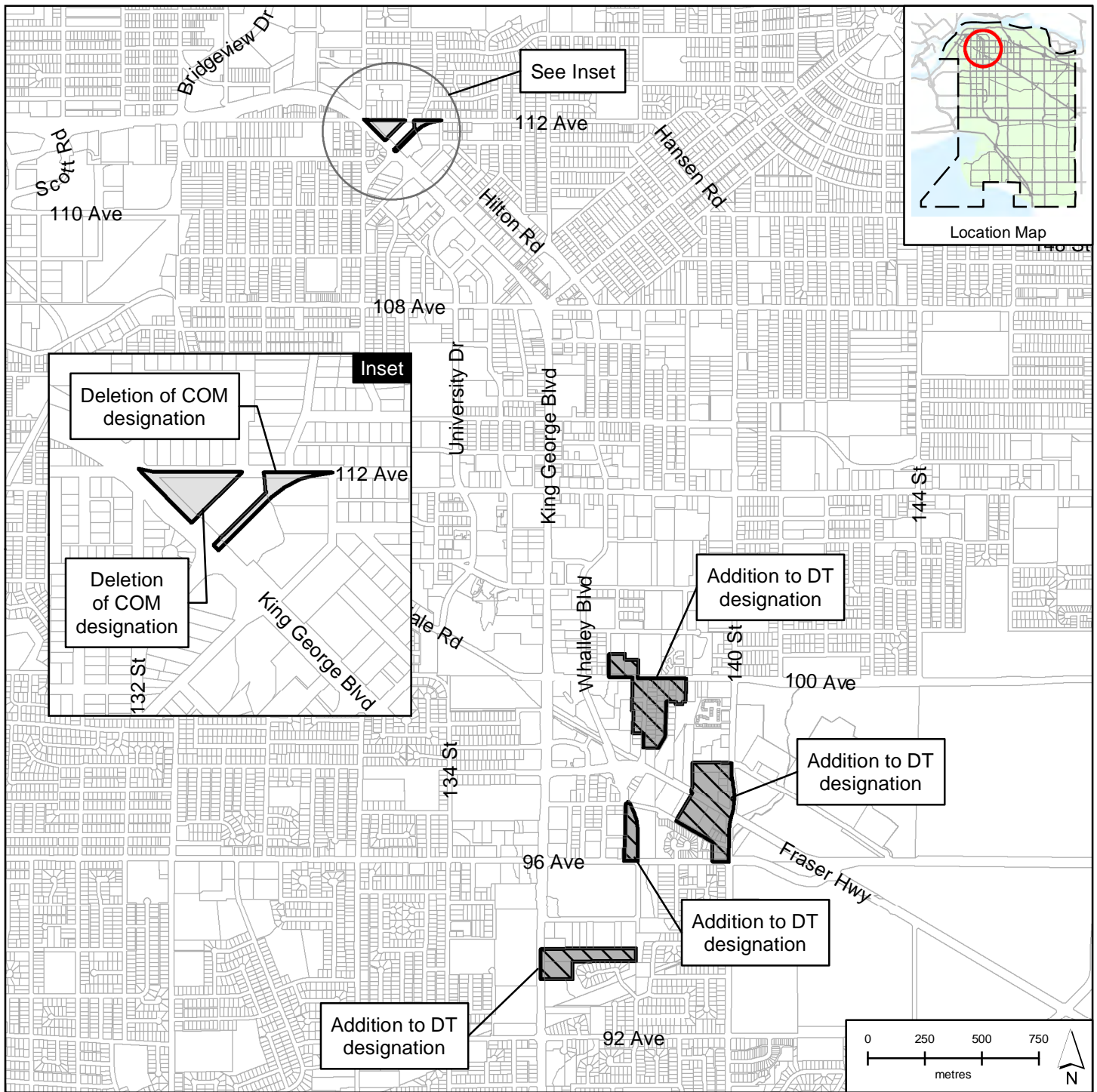
## LEGEND

-  From 3.5 FAR to 7.5 FAR
-  From 5.5 FAR to 7.5 FAR
-  Addition to Downtown (DT) designation with density 7.5 FAR
-  Addition to Downtown (DT) designation with density 3.5 FAR





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Department

# Amendments to Figure 42: Major Employment Areas



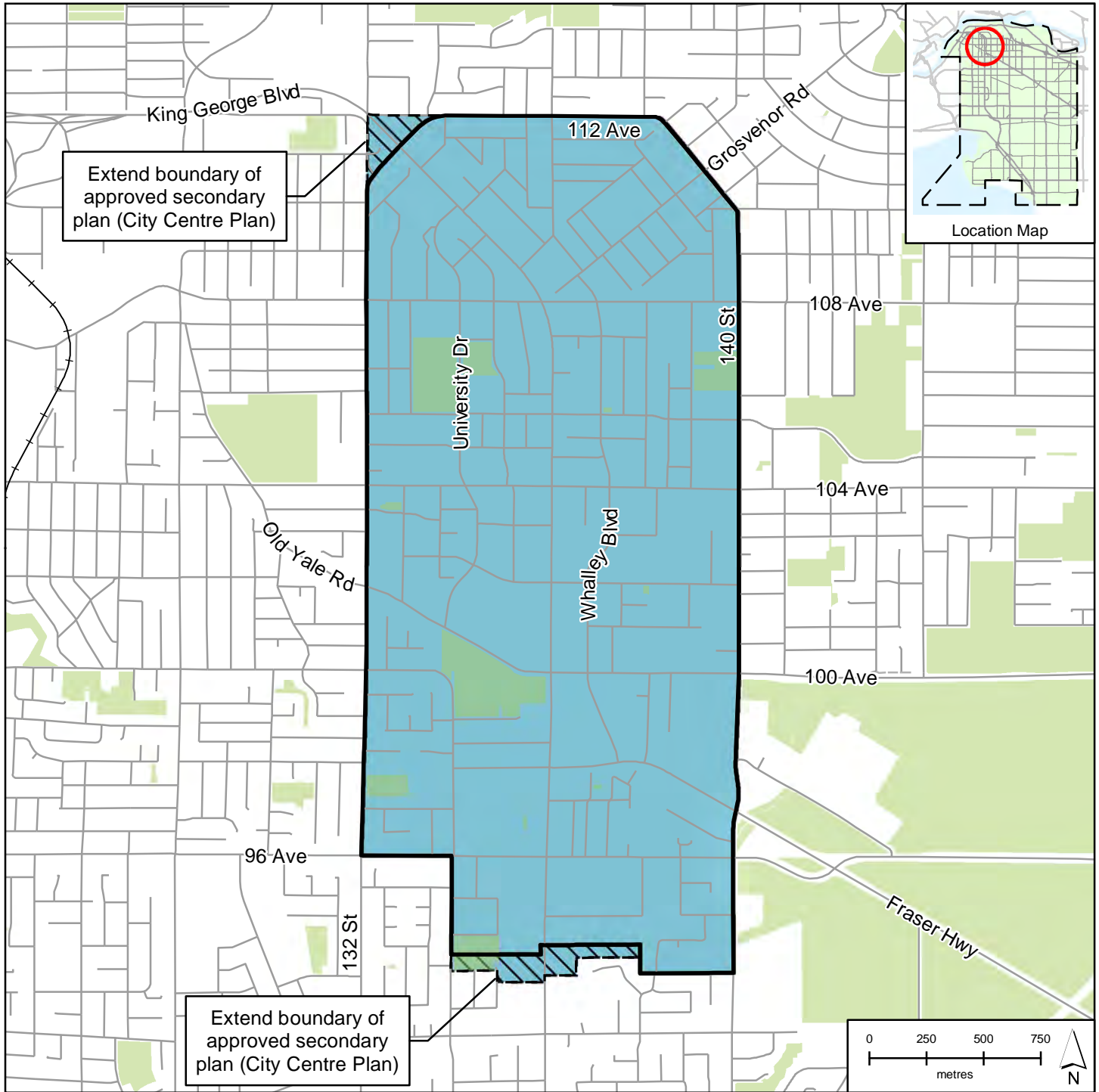
## LEGEND

-  Deletion of Commercial (COM)
-  Addition to Downtown (DT)





Planning & Development  
Department

# Amendments to Figure 63: Secondary Plan Areas



## LEGEND

-  Approved secondary plan
-  Extension of approved secondary plan boundary

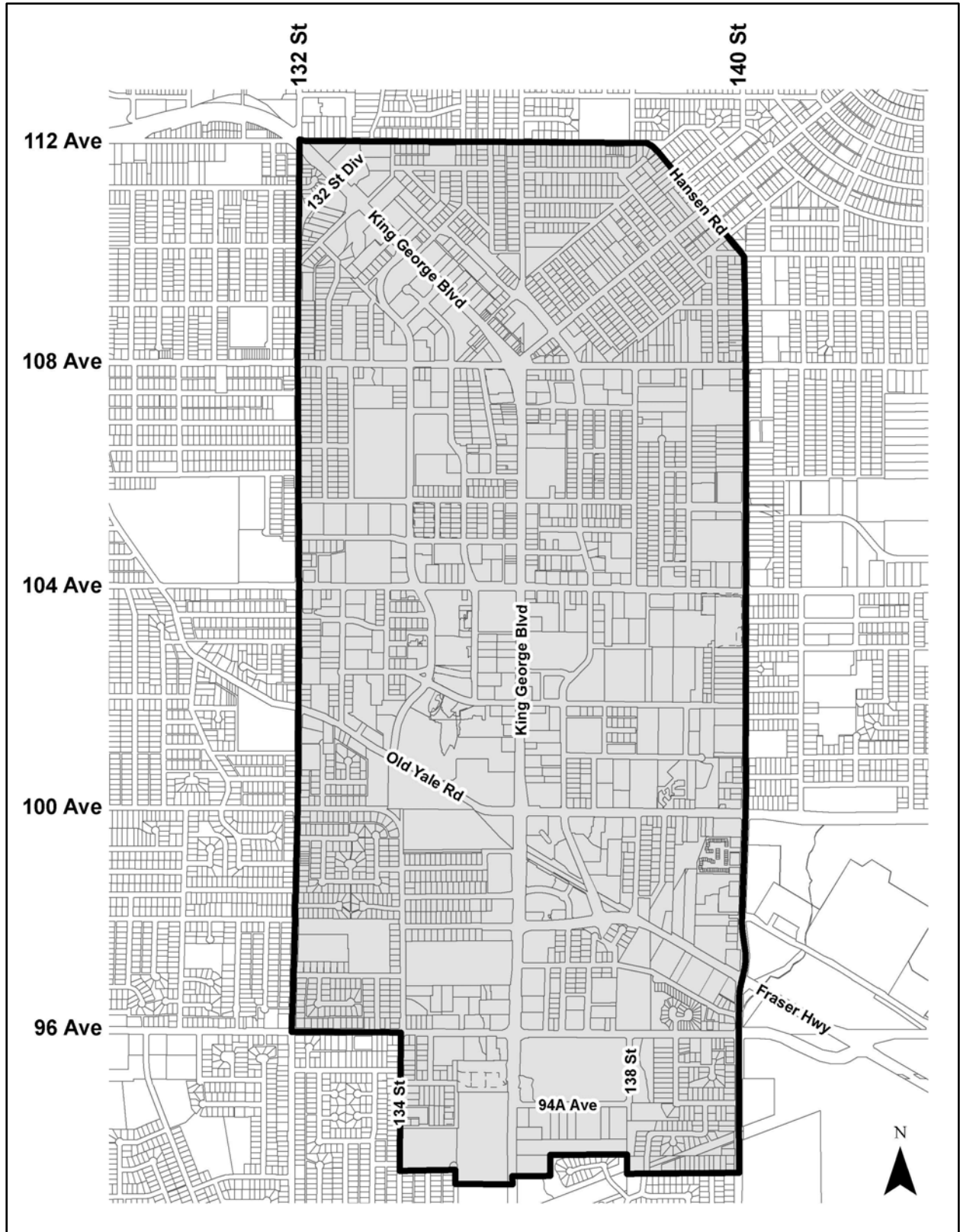


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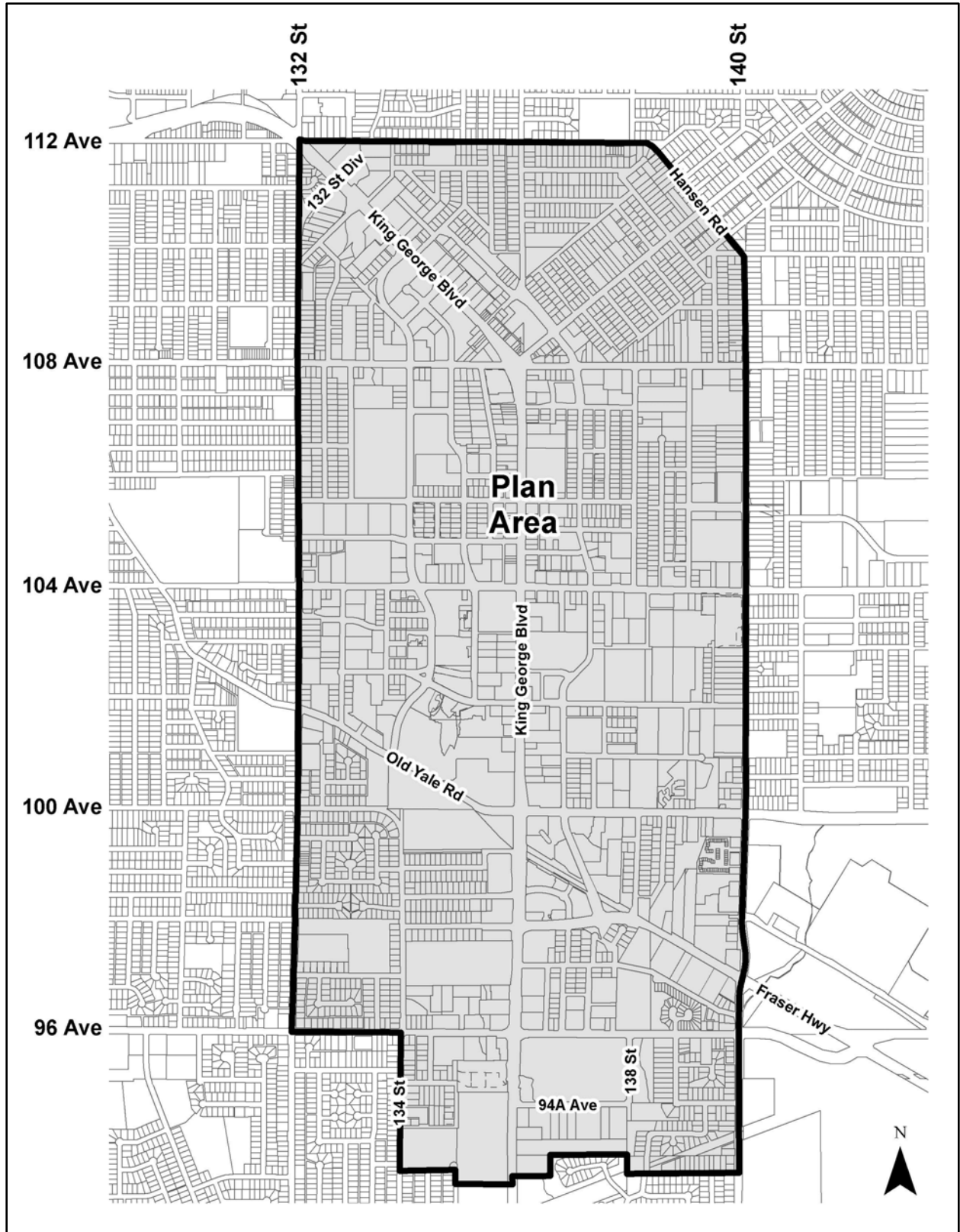
**Proposed Amendments to  
*Surrey Zoning By-Law, 1993, No. 12000, as amended***

The following amendments are proposed to Surrey Zoning By-Law, 1993, No. 12000, as amended:

1. Schedule D is amended by deleting Map D.1 and replacing it with a new Map D.1 attached as Attachment "A".
2. Schedule G is amended as follows:
  - a. Sub-section C.1(b) is amended by deleting the words "Central Business District" and replacing it with the word "Downtown".
  - b. Sub-section E.30(a) is amended by deleting the Plan Area map and replacing it with a new Plan Area map attached as Attachment "B".







## CORPORATE REPORT

NO: **R205**

COUNCIL DATE: **October 21, 2019**

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### REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **October 16, 2019**

FROM: **General Manager, Planning & Development**

FILE: **6520-20 (City  
Centre)**

SUBJECT: **City Centre Plan Update**

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### RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive this report for information;
2. Authorize staff to initiate a review of the City Centre Plan, including a comprehensive program of community and stakeholder engagement, as outlined in this report;
3. Approve the proposed boundary extension to the City Centre Plan Area, as described in this report and illustrated in Appendix "I"; and,
4. Endorse the general location of an interim Central Business District ("CBD") area within City Centre as illustrated in Appendix "II," along with a provisional policy requirement that new developments therein provide at minimum 50% of its floor area for office and/or institutional uses.

### INTENT

The purpose of this report is to seek Council authorization to review and update the City Centre Plan. Additionally, this report is seeking Council approval to move towards the establishment of a designated CBD within portions of Surrey City Centre.

### BACKGROUND

The Metro Vancouver Regional Growth Strategy designates Surrey City Centre as the region's second metropolitan centre and the centre of activity south of the Fraser River. In support of this, the City Centre Plan was developed through a comprehensive multi-year planning process, receiving Council approval in 2017.

Since the completion of the plan, City Centre has experienced sustained investment and development, including numerous high density residential, commercial, mixed-use, and institutional projects. However, market conditions and transportation priorities have also changed in the area that have rendered aspects of the original plan out-of-date.



On December 7, 2018, the TransLink Mayors' Council revisited the phasing and technology of the rapid transit investments in Surrey and prioritized the Fraser Highway Surrey-Langley SkyTrain ("SLS") corridor. Consequently, on April 1, 2019, Council approved Corporate Report No. R059; 2019 (attached as Appendix "III") authorizing staff to commence land use planning along the Fraser Highway corridor concurrent with the SLS project, including the preparation of new and updated SkyTrain-supportive land use plans along the corridor.

Since then, staff have undertaken work to initiate land use planning in Fleetwood, including background studies, and have developed initial population and growth forecasts to support the SLS business case submission. A review and update of the existing City Centre Plan will further support the SLS project while also addressing several objectives outlined in this report and maintain development opportunities for City Centre.

## **DISCUSSION**

The goal of the Surrey City Centre Plan is to help develop and support a regional downtown that is the main business, cultural and activity centre for the City of Surrey. To achieve this goal, the City requires a plan that is responsive to the market. It also requires a plan that is reflective of current community and transportation priorities. Finally, it requires a bold vision for employment and institutional development that distinguishes it from other regional centres and establishes the foundation for a new regional CBD. The major components of this work are described below.

### **Plan Area Extension**

On July 25, 2019, the TransLink Mayors' Council voted to complete the business case for the SLS project based on an endorsed SkyTrain alignment with station locations. A proposed station at 140 Street was endorsed and is included as part of the project business case. Subject to Council endorsement of this report, staff will expand the City Centre Plan Area to include additional land within an 800m distance of the proposed station. This will allow staff to undertake a planning process for this area complete with a program of resident and stakeholder engagement. This will enable the City to plan for transit-supportive densities and land uses and ensure safe and convenient access to SkyTrain.

### **Central Business District**

The City Centre Plan acknowledges the importance of encouraging office development and employment growth in what will be the region's second metropolitan centre. In support of this, staff are proposing to establish a CBD where office and institutional development will be concentrated. Under the current land use plan, office development is to occur in the high-density mixed-use areas surrounding SkyTrain stations and along key transportation corridors. This ensures the availability of well-located development sites for office use while providing flexibility for the buildout of the downtown. However, the current land use designations do not protect for office development and as a result, there has been significant interest to develop residential in the core area.

Although City Centre has had some success recently in attracting office development, this has occurred almost exclusively outside the core area surrounding Surrey Central SkyTrain Station. This includes new medical office developments adjacent to Surrey Memorial Hospital, the new Coast Capital Savings Head Office at King George Station, and the Bosa Gateway office development at Gateway Station. The establishment of a CBD that focuses office and institutional

development would be a better signal of the City's intent while enabling a critical mass of office space and jobs to form.

Staff will undertake the necessary analysis and consultation related to a new CBD designation, including consultation with the business community and office developers. In the interim, staff are seeking Council endorsement of the location of an interim CBD area, as shown in Appendix "II". Staff are also seeking Council endorsement of a provisional policy requirement that new developments within the area include a minimum of 50% office and/or institutional space on the basis of floor area. It is anticipated that further analysis may result in refinements to the location and extent of the CBD, minimum office requirements in the CBD area, as well as additional policies that will support office and institutional development.

### **Review of Plan Densities**

In addition to planning for SkyTrain and office development, staff are proposing a review and update of existing plan designations. Staff have observed a recent pattern of development applications within City Centre that have proposed to amend City Centre Plan land uses and densities. This includes increases to densities and/or heights as well as proposals for forms of development that are not currently accommodated by the plan, such as townhouses.

A review and update of existing plan designations will ensure proposed densities, heights and uses are reflective of current market conditions. It will account for anticipated changes to the BC Building Code, such as 12-storey wood frame construction. Such a review will also take into consideration the impacts of increased population and employment. Specifically, it will seek to mitigate the effects on infrastructure, community amenities, services and school enrollment. Community and stakeholder engagement will be an important component of this review.

### **Density Bonus & Community Amenity Contributions**

Surrey City Centre is currently subject to Interim Density Bonus Policy O-54. Staff, with the advice of a consultant, are developing a new Density Bonus Policy to replace Policy O-54. This policy, which will be brought forward before the end of 2019, will establish the mechanism by which a development may attain a density bonus in exchange for an amenity contribution, namely a per-square-foot flat rate charge payable on floor area built beyond plan densities.

It is anticipated that additional supporting policies will be required to implement the density bonus regime in City Centre. This may include new direction on maximum heights and densities, rules relating to the consideration and valuation of in-kind contributions, and possible exemptions to the Density Bonus Policy in order to achieve policy objectives.

In addition to an updated Density Bonus Policy, staff will review and update existing base Community Amenity Contribution ("CAC") rates within the plan to ensure they are reflective of the necessary parks and community amenities.

### **Development Policies**

Finally, staff are proposing to analyze and review existing development and urban design policies in order to develop recommendations that support family-friendly housing, liveability, and affordability in City Centre. This review may consider policies that would regulate the following:

- The number of larger (two and three bedroom) units in a development;
- The design of units so that all bedrooms have a window;
- Requirements around optional lock-off suites; and
- Tower separation and height to reduce shadowing.


## SUSTAINABILITY CONSIDERATIONS

The City Centre Plan update supports the objectives of the City's Sustainability Charter 2.0. In particular, it relates to Sustainability Charter 2.0 themes of Built Environment and Neighbourhoods, Economic Prosperity and Livelihoods, and Ecosystems. Specifically, this work supports the following Desired Outcomes ("DO"):

- Built Environment and Neighbourhoods DO1: Surrey is comprised of distinct, diverse and compact neighbourhoods and Town Centres, with an engaging public realm.
- Built Environment and Neighbourhoods DO2: Surrey is well-connected within the City and to the rest of the region by fast and efficient public transit and active all-ages-and-abilities transportation infrastructure.
- Built Environment and Neighbourhoods DO4: Surrey's neighbourhoods are safe, accessible, well-connected, walkable and bike friendly.
- Economic Prosperity and Livelihoods DO6: Efficient land use and well-managed transportation infrastructure are in place to attract businesses and support a thriving economy.
- Infrastructure DO11: An integrated and multi-modal transportation network offers affordable, convenient, accessible and safe transportation choices within the community and to regional destinations.

## CONCLUSION

In response to changes in market conditions and transportation priorities, it is recommended that Council authorize staff to initiate a land use planning process to update the City Centre Plan. As part of this process it is also recommended that staff expand the boundaries of the Plan Area as outlined in Appendix "I"; and plan for a CBD within City Centre as illustrated in Appendix "II," along with a provisional requirement that developments therein provide at minimum 50% of its floor area for office and/or institutional uses.



Jean Lamontagne  
General Manager, Planning and Development

AD/PK/ar

Appendix "I" – City Centre Plan Area – Proposed Extension

Appendix "II" – Proposed Central Business District

Appendix "III" – Corporate Report R059; 2019



**CORPORATE REPORT**

NO: **R063**

COUNCIL DATE: **March 28, 2022**

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**REGULAR COUNCIL**

TO: **Mayor & Council**

DATE: **March 25, 2022**

FROM: **Acting General Manager, Planning &  
Development  
General Manager, Investment &  
Intergovernmental Relations**

FILE: **6520-20 (City  
Centre)**

SUBJECT: **Update on Delivering the City Centre Plan Vision – Central Business District**

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**RECOMMENDATION**

The Planning & Development Department and Investment & Intergovernmental Relations Department recommend that Council:

1. Receive this report for information;
2. Approve the proposed Office and Employment Strategy, as described in this report, including amendments to the City Centre Plan, attached as Appendix "I";
3. Approve the proposed City Centre Plan boundary extensions, as described in this report and attached as Appendix "II";
4. Authorize staff to amend *Surrey Official Community Plan Bylaw, 2014, No. 18020, as amended*, as documented in Appendix "III", in order to ensure consistency between related figures and land use designations within the City Centre Plan and those in the Official Community Plan, and authorize the City Clerk to bring forward the necessary Amendment Bylaw for the required readings and to set a date for Public Hearing; and
5. Authorize staff to amend *Surrey Zoning By-Law, 1993, No. 12000, as amended* (the "Zoning Bylaw"), as documented in Appendix "IV", in order to provide clarity on the impact of employment space requirements on the calculation of Capital Projects Community Amenity Contributions, and authorize the City Clerk to bring forward the necessary Amendment Bylaw for the required readings and to set a date for Public Hearing.

**INTENT**

The purpose of this report is to provide an update on the ongoing review of the City Centre Plan and to seek Council approval of new policies and land use designations intended to support office and employment growth in City Centre.

## **BACKGROUND**

Surrey City Centre is undergoing a bold transformation from a suburban town centre into the region's second metropolitan centre. In 2017, Council approved the City Centre Plan (the "Plan") to realize this vision and guide high-density, mixed-use, transit-oriented growth. Integral to this vision is the emergence of City Centre as a major regional office and employment centre.

The Plan includes a framework to support office and employment growth, including a Guiding Principle to "Encourage Office & Employment". Office jobs contribute to a healthy local economy and expand the non-residential tax base. They allow Surrey residents to live close to work, reducing commute times and traffic congestion. In turn, office workers support commercial, entertainment, and cultural businesses and contribute to a vibrant downtown atmosphere.

The Plan envisions the highest concentration of employment in the core area surrounding Surrey Central SkyTrain Station. The areas surrounding Gateway Station, King George Station and Surrey Memorial Hospital are also identified for employment growth.

### **City Centre Office Demand**

Since the Plan's completion, City Centre has experienced sustained investment and development, including numerous mixed-use and institutional projects. High-density residential growth has accelerated, and City Centre is experiencing rapid population growth. Office growth has been steady, although predominantly integrated within comprehensive mixed-use development. Between 2011 and 2019, leading up to the COVID-19 pandemic, City Centre added an average of 7,500 square metres of office space per year. During that period, office vacancy declined and has remained low, even with the onset of the pandemic. Currently there is approximately 200,000 square metres of office space in the City Centre, whereas by comparison there is approximately 2.5 million square metres of office space in downtown Vancouver.

There is a latent demand for office space in City Centre that is not being met due to the limited supply of vacant office space. For this reason, when new supply has come online, it has been absorbed relatively quickly, forcing prospective tenants that miss out to look elsewhere in the region.

Notwithstanding the healthy demand for office space in City Centre, large standalone speculative office construction remains challenging due to high pre-lease requirements needed to secure construction financing. This is not unique to the City Centre market. The current developers in City Centre are also predominantly residential developers, with few interested in the standalone office development business model.

The same factors that make Surrey City Centre a strategic office location are also driving unprecedented growth and demand for residential development, thus requiring a strategy to protect space for future office. Therefore, it is important that City Centre strengthens its profile as a downtown office location. This will improve its ability to attract the type of tenants needed to develop large scale office sites. City Centre already has key attributes that support the marketability of an office location, such as rapid transit connectivity, parking availability, and a strong institutional presence. As such, the City's efforts should strategically focus on the following objectives:

- Building a critical mass through continued incremental growth. This could be in the form of smaller and medium scale office in mixed-use developments.
- Making City Centre more attractive as an office centre by encouraging the delivery of office-supportive amenities and services, with a focus on dining, entertainment, and culture.

Based on existing conditions and market intelligence, there is an opportunity to reinforce City Centre as the second Central Business District (“CBD”) for the Metro Vancouver region.

### **Interim Central Business District Requirement**

While the existing Plan provides a strong framework to support employment growth, targeted amendments are required to provide stronger policy tools for requiring office space. On October 21, 2019, Council authorized staff to undertake an update to the Plan. Along with authorization to initiate the Plan update, Council also endorsed the establishment of an interim CBD area, along with a provisional policy requirement that new development therein provide at least 50% of its floor area for office and/or institutional uses. The interim boundary of the CBD is illustrated in Appendix “V”.

The objectives of these requirements were to establish interim expectations regarding new development in the core of City Centre while staff undertake additional analysis and consultation related to a more permanent office and employment strategy. Through this approach, the City has been effective in establishing the intent and framework to build a critical mass of employment and establish City Centre as a major employment centre.

Staff have completed analysis and stakeholder consultation related to a long-term office and employment strategy, including refinements to land use policies and designations. Proposed refinements are described in this report.

## **DISCUSSION**

### **Office and Employment Strategy Planning Process**

The Plan update began with a market study, which was undertaken in spring of 2020. Upon completion of the market study, staff began the exploration of land use refinements and the preparation of draft policy. This process was accompanied by a comprehensive program of stakeholder consultation to ensure that diverse development and business interests were represented. Details of the consultation activities, along with key findings, are described in the following sections, as well as in a consolidated engagement summary attached as Appendix “VI”.

#### City Centre Market Study

In spring 2020, Coriolis Consulting Corp. was retained to conduct a market analysis study for City Centre. The purpose of this analysis was to inform the development of policies to support office and employment growth. The study included the following elements:

- A review of regional and City Centre-specific office trends, including office floor space growth, vacancy, and tenant types;
- Interviews with developers and leasing agents on the prospects for office development in City Centre;

- A comparison of City Centre with competing Metro Vancouver office centres; and
- Commercial floor space forecasts for office, retail, and hotel development.

The market study found that between 2011 and 2019, average annual office construction in City Centre was approximately 7,500 square metres. During this period office vacancy in Surrey declined from 50,000 square metres in 2011 to 15,000 square metres in 2019. Based on local and regional trends, office growth to the year 2050 was forecast to average between 8,000 and 14,000 square metres per year for City Centre.

Surrey's large and growing population and its relatively affordable housing were counted among City Centre's advantages for attracting office development; however, most important were the presence of Simon Fraser University at the Surrey Campus and rapid transit connectivity to the rest of the region.

City Centre's main disadvantages with respect to attracting office development include a lack of a critical mass of existing office space, limited office-supportive amenities and services, and a lack of street front retail space.

The study noted that the future development of additional transit infrastructure, health and education institutions, and entertainment and cultural amenities will have positive impacts on forecasted office growth.

### Stakeholder Consultation

Consultation was informed by the Public Engagement Strategy which was endorsed by Council during the planning process. Consultation with the public and key stakeholders was conducted via an online engagement platform with a public survey, presentations to community and business associations, and workshops with development industry stakeholders. Key learnings include the following:

- Office growth should be prioritized in the CBD;
- In addition to the CBD, office growth should continue to be encouraged in other City Centre locations, especially near Surrey Memorial Hospital;
- SkyTrain access and proximity to major institutions, including Simon Fraser University, the new UBC campus, and Surrey Memorial Hospital, are important factors for office growth in City Centre; and
- Availability of amenities and services such as shopping, entertainment, hospitality, and cultural facilities are important to workers and employers.

Stakeholders also expressed that residential development in City Centre supports employment growth as it provides a nearby supply of workforce housing. It was also conveyed that the residential component of a mixed-use development may support the delivery of office space by improving the overall financial viability of the project.

There were also concerns raised around the amount of office space that might be required, especially considering significant office projects that have already been approved and not yet constructed. It was felt that these developments will compete with future projects, impacting their ability to meet pre-lease requirements.

### Economic Development Intelligence

Demand for office space continues to be present despite the impact of the COVID-19 pandemic. This reflects Metro Vancouver's attractiveness for office space, and the on-going global competition to attract the talent to support innovation and growth.

As a member of the Consider Canada City Alliance, the City is now participating in a number of national efforts to attract major multinational companies to Surrey. Currently, staff are supporting investment leads totalling over 18,000 square metres of office space, representing approximately 800 jobs. While demand is anticipated to grow, Surrey will need to consider the following factors to support future large-scale office investment:

- 1) There is a lack of vacant office space in the City Centre, specifically large floorplates, the type of open office space desired by tech companies. The floorplate of a typical mixed-use buildings is not conducive to current office demand and will only attract smaller office users;
- 2) The timelines for 'move-in ready' companies are typically less than 18 months. Pre-leasing and waiting for a three to four-year construction timeline does not meet typical office demand requirements; and
- 3) There is a very limited number of standalone office developers, including Real Estate Investment Trusts and Pension Fund developers, operating in City Centre. Most developers active in the City Centre area are focused on residential development and have limited experience developing and leasing office space.

While existing developers are prioritizing high demand residential developments, few are exploring solutions to deliver more office space. This is despite Vancouver's downtown core continuing to build new office space to meet current demand. Other major regional transit hubs, such as Brentwood Town Centre, Coquitlam Centre, and Metrotown, are also pursuing growth in office space. An increasing number of office developers are offsetting pre-lease requirements by entering the pre-sale strata office market in order to greenlight potential projects.

For City Centre to advance its role as the region's second metropolitan centre, the City needs to prioritize the attraction of office development partners, while continuing to attract prospective tenants. More focused and applied measures are needed to protect transit-oriented sites for office development, particularly within the CBD. Office space protection needs to consider the type of office space that is conducive to modern tech companies and corporate offices. Office supportive uses and amenities also need to be prioritized in these areas.

### **Office and Employment Strategy**

The proposed strategy is a comprehensive approach to ensure that transit-oriented sites are protected for office and employment space in City Centre. It addresses both short and long-term growth, considering the current and projected demand within City Centre, as well as existing constraints on office development and financing. The strategy draws from demand analysis and market evidence, with input and direction from industry and market experts.



To support this new approach, the Plan will define “employment uses” to include office, commercial and institutional uses. This provides flexibility for commercial developers while continuing to support office growth. It also reflects the City’s objectives around expanding cultural and institutional uses and opportunities to secure key ancillary uses through development. The availability of supportive amenities and services is an increasingly important locational criterion for businesses, particularly technology and professional services.

The proposed strategy identifies a hierarchy of office growth areas within City Centre. It acknowledges the strategic value of key transit-served and hospital-adjacent locations, as well as the supporting role of other mixed-use areas, especially along King George Boulevard. This strategy is described in greater detail in the following sections.

### Central Business District

The CBD will be the principal focus of office and employment growth. This will include high-density, Class A (highest calibre) office space in standalone office buildings, as well as significant floor area within mixed-use buildings. Employment growth will also be achieved through institutional expansion and additional commercial space. Development within the CBD will prioritize office and employment uses.

The entirety of the CBD is currently designated *Mixed Use 7.5 Floor Area Ratio (“FAR”)* in the Plan. While this land use designation is intended to accommodate office and institutional uses, it also permits development that is predominantly residential (with minimal ground floor commercial).

To formalize the CBD, the area’s land use designation is proposed to be amended to a new *Central Business District* designation. This will protect against the loss of strategically located sites to development that does not contribute significant employment space. Such sites are needed to ensure sufficient capacity for long-term employment growth and to provide opportunity for the development of larger floorplates that attract modern tech and corporate offices. Two sub-areas of the CBD are proposed as follows:

- *Central Business District Area 1 (“CBD Area 1”)* – This area includes the lands currently controlled by the City and Simon Fraser University, as well as a majority of the Central City Shopping Centre site, as illustrated in Appendix “I”. The intent within this area is to support high-density office and employment uses up to 7.5 FAR. Additional density, including residential density, may be considered in accordance with density bonus provisions and within the Zoning Bylaw, and subject to meeting urban design, transportation, and servicing criteria. These areas are expected to develop with standalone office and institutional buildings over the long-term, providing sufficient capacity to meet City Centre’s future employment space needs. Residential may be considered subject to the provision of 7.5 FAR of employment uses.

*Central Business District Area 2 (“CBD Area 2”)* – This area includes properties east of City Parkway to King George Boulevard, as well as the portion of the Central City Shopping Centre facing Holland Park, as illustrated in Appendix “I”. The intent within this area is to support high density employment uses, as well as to allow high density mixed-use development, providing at minimum 3.5 FAR of office and employment space. An overall permitted density of 7.5 FAR is supported. Additional density may be considered in accordance with density bonus provisions within the Zoning Bylaw, and subject to

meeting urban design, transportation, and servicing criteria. Development may take the form of a standalone office or institutional buildings or an office/commercial podium with residential or additional employment uses above. On larger/phased sites with multiple buildings, significant office space must be provided and prioritized with the initial phase of the development. Additionally, employment space satisfying the FAR requirements will be clearly identified in the General Development Permit and Comprehensive Development Zone.

Within *CBD Area 2*, the 3.5 FAR employment space requirement is reflective of the amount of office/commercial floor space proposed by some recently approved mixed-use developments in City Centre. Projects may potentially qualify for a reduction to the required employment space by providing uses that improve the conditions to support office growth and attract office employers. In such cases, it is proposed that the following provisions apply:

- The employment space requirement may be reduced by no more than 0.75 FAR for a development providing a significant amount of floor area for purpose-built office supporting uses. To justify a reduction, office supporting uses must occupy at least 2,000 square metres of floor area. Such uses may include dining, cafes, bars, cinemas, performance venues, cultural facilities, artists space, galleries, and hotels. Childcare and fitness space may also qualify if located above street-level. The amount of the reduction will depend on the mix of office supporting uses proposed. The base employment space FAR requirement can be reduced by 1 square metre for every 1 square metre of purpose-built office supporting uses provided.
- A reduction to the requirement may also be considered for a development conveying land and/or an air space parcel and improvements to the City for a plan identified civic purpose.

In addition to this new land use designation, it is proposed that an Entertainment and Cultural District be identified within the CBD. The purpose of this would be to encourage the concentration of entertainment and cultural businesses in locations proximate to high-density office, mixed-use, and retail developments. Post-pandemic, downtowns must offer a compelling reason for workers to return to the office. Outside of the workplace, this means providing a range of social opportunities including dining and entertainment (i.e., music, dancing, etc.) options in addition to high quality retail offerings.

Establishing an Entertainment and Cultural District creates a vision that entertainment and hospitality businesses can buy into and improves the marketability of commercial space. Additional work will be undertaken through the next steps of the planning process to elaborate this vision and ensure an active and engaging public realm.

### Health and Technology District

The emerging Health and Technology District encompasses Surrey Memorial Hospital and adjacent areas generally between King George Boulevard and the BC Hydro Transmission Corridor as far north as Fraser Highway. It will be an additional focus of high-density employment in City Centre. Sustained office development in recent years has met the need for medical offices near the hospital, as well as space for the growing technology sector (including the HealthTech Innovation Hub). Recently, the University of British Columbia has announced their intent to locate new academic facilities in the area.

The proposed strategy reinforces this as an area for continued institutional and office growth. It is proposed that a portion of the district, as illustrated in Appendix "I", be amended to a new *High Density Employment* land use designation.

This designation will apply to Surrey Memorial Hospital and several adjacent blocks north of 96 Avenue. The intent of this designation is to provide high-density employment uses, including office, institutional, and ancillary commercial, in locations outside of the CBD. This designation will also allow for supportive housing and residential care facilities. The permitted density within this designation will support development up to 7.5 FAR. Additional employment density may be considered subject to meeting urban design, transportation, and servicing criteria.

#### Mixed-Use Areas

In addition to the CBD and the Health and Technology District, existing mixed-use areas will contribute to employment growth by providing supplemental, typically small-scale office space. This is needed to meet existing demand, including ancillary office uses, as well as to ensure sufficient long-term employment capacity within City Centre.

Currently, many mixed-use developments are predominantly residential, providing limited employment space, usually one floor of commercial at ground level. In key transit-served locations and adjacent to the proposed employment districts, additional employment floor space above ground level is appropriate. This may be in the form of office or additional commercial space.

To achieve this, it is proposed that the *Mixed Use 3.5 FAR*, *Mixed Use 5.5 FAR* and *Mixed Use 7.5 FAR* designations be modified to require a minimum of two floors of employment uses (with three to four floors encouraged). This requirement would be strictly form-based, with no associated density target, and would apply only to the following locations:

- In proximity to the Gateway and King George SkyTrain Stations;
- Along King George Boulevard between 104 Avenue and 96 Avenue; and
- Adjacent to the CBD and the Health and Technology District.

These areas are identified by map in Appendix "I".

As previously noted, there is approximately 200,000 square metres of office space in the City Centre. In the absence of the proposed requirements, space for employment uses is expected to grow to 400,000 square metres by 2050. With the establishment of the Central Business District, Health and Technology District, and the Mixed-Use Areas, it is expected that office growth will accelerate, with approximately twice as much office space added by 2050, for a total of approximately 600,000 square metres. With this enhanced growth and continued residential growth, the City Centre will solidify itself as the region's second metropolitan centre.

### **Proposed City Centre Plan Boundary Extension**

In addition to the Office and Employment Strategy, the plan update includes work to review land use designations within the Bolivar Heights and Green Timbers neighbourhoods of City Centre. In undertaking this work, two potential plan boundary extensions have been identified. Staff propose minor boundary adjustments at the north and south ends of the City Centre Plan area, as illustrated in Appendix “II”. These boundary extensions will allow these areas to be planned in conjunction with the land use review being undertaken for Bolivar Heights and Green Timbers. In each case, the extensions will also facilitate the conveyance of riparian lands for watercourse protection.

### **Proposed OCP Amendments**

The OCP currently includes a *Central Business District* land use designation that covers the extensive high-density areas within City Centre. This area does not correlate to the CBD boundary proposed in this report which is intended to prioritize employment uses. In order to provide clarity on the intent and the extent of the CBD, several OCP amendments are proposed that will ensure consistency and strengthen alignment between the OCP and the City Centre Plan. The changes, attached as Appendix “III”, are as follows:

- Rename the existing *Central Business District* designation as the *Downtown* designation to avoid confusion with the proposed City Centre Plan designation of the same name, but different extent. The successor *Downtown* designation will continue to encompass all high density residential and employment areas.
- Replace all references to *Central Business District* with references to *Downtown* including within the *Multiple Residential*, *Commercial*, and *Mixed Employment* designations.
- Amend Figure 3: *General Land Use Designations* to reflect the renaming of the *Central Business District* designation, described above, and to ensure alignment with City Centre Plan land uses.
- Amend Figure 4: *Secondary Plan Areas* to reflect the proposed update to the City Centre Plan boundary.
- Amend the renamed *Central Business District* Section to include the employment space (non-residential) requirements.
- Amend Figure 16: *Central Business District Densities* to rename as “Figure 16: *Downtown Densities*” and to reflect the densities identified within the City Centre Plan.
- Insert Figure 16a: *Required Non-Residential* to reflect the proposed employment space requirements.
- Amend Figure 42: *Major Employment Areas* to reflect the changes to Figure 3, as described above.
- Amend Figure 63: *Secondary Plan Areas* to reflect the proposed update to the City Centre Plan boundary.

## **Proposed Zoning Bylaw Amendments**

Zoning Bylaw amendments are needed related to the proposed employment space requirements for mixed-use development. The Zoning Bylaw regulates the collection of Capital Projects Community Amenity Contributions (“CPCAC”). CPCACs are payable only on the residential component of a mixed-use development. “Tier 1” CPCAC rates are applicable to that portion of the development up to the density prescribed in the OCP or an approved secondary plan, such as the City Centre Plan. “Tier 2” rates are applicable to the portion above the prescribed density. Zoning Bylaw amendments, attached as Appendix IV”, will clarify that any required employment space will be deducted from the plan density for the purpose of determining the amount of residential density subject to Tier 1 rates. The amendments will also replace references to the *Central Business District* OCP designation with references to the *Downtown* designation, as described above.

## **Next Steps**

Subject to Council approval of the City Centre Office and Employment Strategy, staff will amend the City Centre Plan accordingly, and undertake the following related work items:

- Undertake additional analysis regarding office supply and demand and explore opportunities to further expand CBD areas and supportive land use designations;
- Establish a vision, development parameters, and supportive policies to support an Entertainment and Cultural District within the CBD;
- In coordination with the Parks, Recreation & Culture Department, review and update the Plan, as needed, to ensure the appropriate provision of cultural facilities, services, and amenities to support the Office and Employment Strategy;
- In coordination with the Parks, Recreation & Culture Department, review and update the Parks and Open Space Network as needed to ensure the appropriate provision of parks and plaza spaces to support the Office and Employment Strategy;
- Review and update the Secondary Plan Community Amenity Contributions to ensure appropriate funding to support updates to the plan, including parkland amenities and cultural facilities and services;
- Update City Centre’s Urban Design Guidelines in relation to employment areas and to support the above-mentioned vision for an Entertainment and Cultural District;
- In collaboration with the Engineering Department, review non-residential off-street parking rates based on parking utilization data, and update the City Centre road network as needed;
- Complete supplementary housekeeping amendments to the Plan as needed; and
- Explore additional amendments to the OCP, as needed, in order to align related policies, figures, terms, and land use designations within the OCP to those advanced through the City Centre Plan update.

Staff will continue to work on the Plan update with additional updates for Council consideration in 2022. The final updated Plan is anticipated for Council consideration in 2023.

## SUSTAINABILITY CONSIDERATIONS

The Office and Employment Strategy proposed as part of the City Centre Plan Update supports the objectives of the City's Sustainability Charter 2.0. In particular, this plan update supports the Sustainability Charter 2.0 themes of Built Environment and Neighbourhoods, and Economic Prosperity and Livelihoods. Specifically, this strategy supports the following Desired Outcomes ("DO"):

- Neighbourhoods and Urban Design DO3: The City Centre is a dynamic, attractive and complete metropolitan area and important international destination, and is one of North America's most livable and desirable downtowns;
- Jobs and Skills Training DO1: Diverse and meaningful employment and business opportunities are available close to where people live, and provide incomes that can support a high quality of life;
- Economy DO7: The City's strong revenue base includes a balance of commercial and residential property taxes; and
- Innovation DO14: Surrey is the region's innovation hub, focusing on health and clean technologies, and creating significant local and regional economic impacts.

## CONCLUSION

The proposed update to the Plan is the culmination of work undertaken over the last two years. It is reflective of comprehensive consultation with office and institutional developers, key office tenants, and business stakeholders, and intelligence gathered through independent market analysis. The Plan update represents a clear strategy to protect for and advance office space and employment in City Centre. It prioritizes employment and office growth within a designated Urban Centre in alignment with the City's OCP and the Metro Vancouver Regional Growth Strategy.

The proposed Plan update will further support a compact, sustainable, and transit-oriented City Centre with a diverse offering of employment opportunities. Based on the above discussion, it is recommended that Council approve the proposed Office and Employment Strategy for City Centre, and amend the City Centre Plan, OCP and Zoning Bylaw as described in this report.



Jeff Arason, P.Eng.  
Acting General Manager,  
Planning & Development



Donna Jones  
General Manager,  
Investment & Intergovernmental Relations

PK/AD/cc

Appendix "I" – Proposed City Centre Plan Land Use Amendments

Appendix "II" – Proposed City Centre Plan Boundary Extensions

Appendix "III" – Proposed Amendments to *Surrey Official Community Plan Bylaw, 2014, No. 18020*

Appendix "IV" – Proposed Amendments to Zoning Bylaw

Appendix "V" – Interim Central Business District

Appendix "VI" – Office and Employment Strategy Engagement Summary

**Note: Appendices available upon request**

# City Centre Plan Update

## Step 2: Developing the Plan

### Bolivar Heights and Green Timbers Engagement Summary

December 2021

# I Where We Are

## Introduction

The Surrey City Centre Plan is currently being updated. In 2019, Council directed staff to undertake a review of the Plan, which was completed in 2017. Since then, the Plan has been successful in attracting high quality development to the area and continues to set a long-term vision for City Centre. A targeted update will address the following issues and areas while leaving the remainder of the Plan intact:

- Establishment of a Central Business District (CBD) and policies to encourage office and employment growth;
- Updated land uses in the Bolivar Heights District to address development pressure and hastened growth in the neighbourhood; and
- Expansion of the Green Timbers neighbourhood to allow additional growth near a planned SkyTrain station.

While planning is underway for the CBD, a concurrent planning process for the neighbourhoods of **Bolivar Heights** and **Green Timbers** is occurring. The focus of this engagement summary is the Bolivar Heights and Green Timbers Districts.

Engagement for the Bolivar Heights and Green Timbers Districts of the Plan review began in Spring 2021 with an online survey. Over the summer and early fall, feedback from this first round of engagement helped develop draft land use options for both neighbourhoods.



WE ARE HERE

# I How We Engaged

We engaged the community in a number of ways that would garner as many representative voices as possible. Some methods we employed include:







- Mailed post cards
- Posted a newspaper ad
- Ran a social media campaign
- E-news





# I Who We Reached

Note: The following represents survey respondents only. Survey participants (463 in total) had an option to provide input on Bolivar Heights, Green Timbers, or both neighbourhoods

Survey Participants	City Centre Community Profile (2016 Census Data)
<p><b>Number of People</b></p>  <p>463</p>	<p>26, 945</p>
<p><b>Relationship to City Centre</b></p>  <p> <b>Live in Bolivar Heights: 30.5%</b>  <b>Live in Green Timbers: 41.6%</b>            Live elsewhere in City Centre: 27.9%         </p> <p>           Live in Surrey: 431 (93.1%)            Live outside Surrey: 9 (2.0%)            Study in City Centre: 7 (1.5%)            Work in City Centre: 55 (11.9%)            Own/run business in City Centre: 12 (2.6%)            Realtor/developer in City Centre: 15 (3.2%)            Investors/landlords in City Centre: 46 (9.9%)         </p>	
<p><b>Own/Rent</b></p>  <p>           Own their home: 79.6%            Rent their home: 16.8%            Prefer not to answer: 3.5%         </p>	<p>           Own their home: 57.0%            Rent their home: 43.0%         </p>
<p><b>Age</b></p>  <p>           0 - 19 years: 0.0%            20 - 29 years: 10.4%            30 - 39 years: 25.9%            40 - 64 years: 45.1%            65+ years: 15.1%            Prefer not to answer: 3.5%         </p>	<p>           0 - 19 years: 17.0%            20 - 34 years: 29.0%            35 - 64 years: 41.0%            65+ years: 13.0%         </p>
<p><b>Language Spoken Most Often at Home</b></p>  <p>           English: 78.0%            Punjabi: 9.9%            Mandarin: 1.9%            Korean: 1.1%            Other: 4.2% (Arabic, Hindi, Spanish, Tagalog)         </p>	<p>           English: 68.0%            Mandarin: 6.0%            Tagalog: 4.0%            Punjabi: 4.0%            Korean: 3.0%            Other: 15.0%         </p>
<p><b>Household Income</b></p>  <p>           \$25,000 - \$50,000: 6.9%            \$50,000 - \$75,000: 14.7%            \$75,000 - \$125,000: 30.0%            More than \$125,000: 23.5%            Prefer not to answer: 20.7%         </p>	<p>           Less than \$30,000: 28.0%            \$30,000 - \$59,999: 31.0%            \$60,000 - \$99,999: 27.0%            \$100,000 - \$149,999: 11.0%            More than \$150,000: 3.00%         </p>

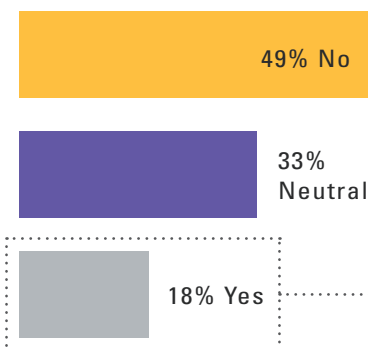
# I What We Heard: Bolivar Heights District Survey

## THE VISION

Bolivar Heights is envisioned as an evolving neighbourhood on the periphery of Surrey's vibrant and bustling City Centre. It features a variety of housing options including low rise apartments and townhouses, supporting families and residents of all ages. The neighbourhood is centred on an urban mixed-use village, which offers a variety of shops and services. Community amenities and neighbourhood parks are available within a short walking distance of all residents, making it easier to live, work and play close to home.

1a. We asked participants if there was anything missing or that needs to be changed in the vision...

**49%**  
said "No, it's good as it is"



1b. For those who said 'Yes', we asked them what they would like to see changed...

### Key themes that emerged

- 1 More residential density in the form of apartments, midrises, and highrises.
- 2 Bolivar Heights should remain a single-family neighbourhood community.
- 3 Increase the number of parks, greenery, and recreational spaces.
- 4 Increase the number of schools.
- 5 Improve safety and security.

### What participants said

"We need more density in the transition areas to provide affordable housing in the City Centre area."

"More trees and plants. Developers need to replant any trees or plants that have been destroyed."

"More opportunities for higher density, more trails throughout community, and provide pedestrian/cyclist only streets."

## Accommodating Growth

The Plan provides opportunity for new housing through the designation of new land uses...

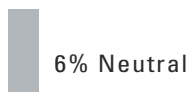
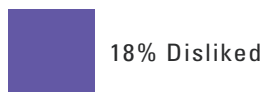
### Low Rise Apartments

This would be the highest density in Bolivar Heights. It is proposed for areas closer to 108 Avenue and King George Boulevard. This designation is intended for apartment buildings 'up to' 6 storeys, with potential for some additional building height at key intersections. Buildings would have street oriented ground floor units with apartments above.



2. We asked participants how they feel about the introduction of low rise apartments in the area...

**76%**  
"Liked" it



\*Note: "Liked" combines "Strongly Liked" and "Liked". "Disliked" combines "Strongly Disliked" and "Disliked".

#### Key themes that emerged

- 1 Traffic congestion, parking availability, and overcrowding.
- 2 Density should be higher than low rises.
- 3 Concerns about potential changes to existing neighbourhood character

#### What participants said

"Low rise sitting on high elevation side of Surrey will block view looking north."

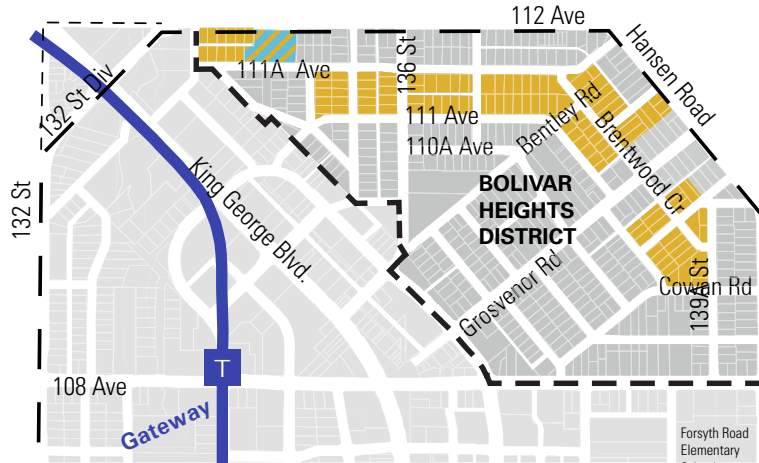
"Where does existing traffic go and what about sidewalks."

"Many tall Douglas Fir trees will be cut down, a signature of the area. They don't grow overnight, they provide much needed shade on hot summer days and beauty that can't be replaced in a few months."

## Accommodating Growth

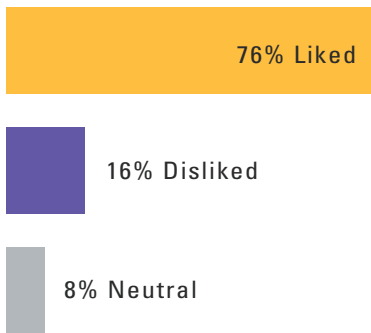
### Townhouses

The 'Townhouse' designation is intended for traditional ground-oriented or stacked townhouses. Development in these areas would help provide a wider range of housing types, as well as provide a transition between low rise apartments and single family homes.



3. We asked participants how they feel about the introduction of townhouses in the area...

**76%**  
"Liked" it



\*Note: "Liked" combines "Strongly Liked" and "Liked". "Disliked" combines "Strongly Disliked" and "Disliked".

#### Key themes that emerged

- 1 Density should be higher than townhouses.
- 2 Concerned about traffic congestion and overcrowding.
- 3 Concerned about housing affordability.
- 4 Neighbourhood views should be retained.

#### What participants said

"Townhouses in a highly densified area [are] not something that will bring housing affordability. We need low rise-mid rise apartments. Townhouses is not supportive in city centre plan."

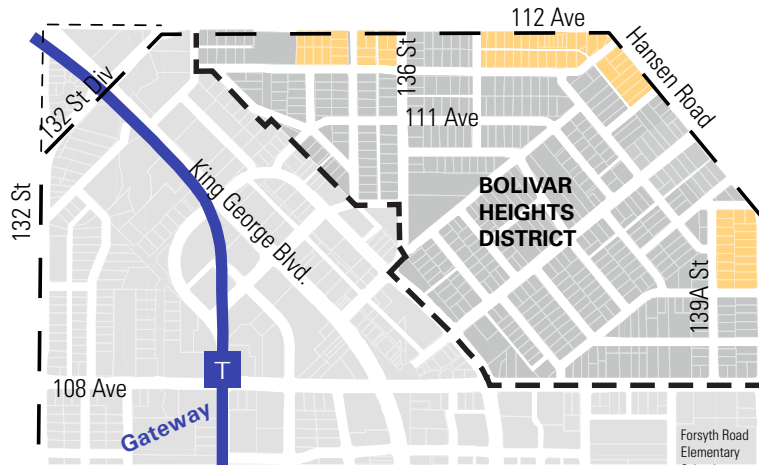
"Townhouses [are] really hard to afford for a growing family. Living in Bolivar Heights close to SkyTrain, we need apartments."



## Accommodating Growth

### Urban Residential

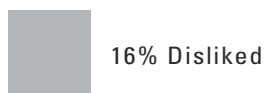
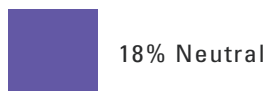
This designation is the lowest density in the Bolivar Heights District and provides a transition to surrounding existing neighbourhoods. Development is envisioned as fee-simple (non-strata) forms, such as single family homes, along with the opportunity for some modest increases in density to multiplex (duplex or triplex) or row-housing.



4. We asked participants how they feel about Urban Residential along the edges...

# 66%

"Liked" it



\*Note: "Liked" combines "Strongly Liked" and "Liked". "Disliked" combines "Strongly Disliked" and "Disliked".

#### Key themes that emerged

- 1 Density should be higher than Urban Residential.
- 2 Concerned about traffic congestion and overcrowding.
- 3 Concerned about housing affordability.

#### What participants said

*"Triplexes/Duplexes are fine, but massive detached, single-family homes are not affordable/sustainable options for low/middle-income families."*

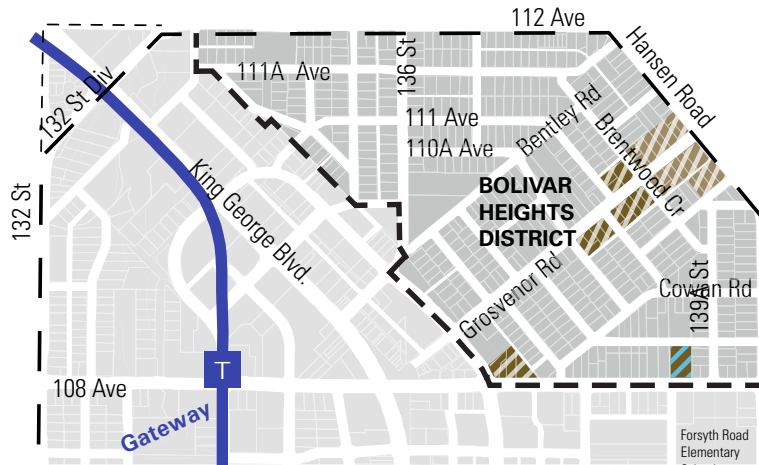
*"How are they part of the community? How does this strengthen mixed diversity of incomes? Building new may put some folks out of this market - some are okay if balanced in the green space and land is protected."*

*"Build green highrises to to be environmentally responsible."*

## Introducing More Shops and Services

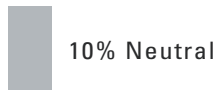
### Village Commercial

This new village node will complement the existing shops and services at King George Boulevard. The plan introduces two designations to support low rise mixed use (4-6 storeys), with shops, cafes, and services on the ground level and residential above.



5. We asked participants how they feel about the location and size of the village commercial node...

**78%**  
"Liked" it



\*Note: "Liked" combines "Strongly Liked" and "Liked". "Disliked" combines "Strongly Disliked" and "Disliked".

#### Key themes that emerged

- 1 Density should be higher.
- 2 Development should be away from neighbourhood homes.
- 3 Mixed-use commercial should not be in the area.

#### What participants said

*"I'd like to see higher buildings with the mixed development."*

*"Too far in! I like the idea of mixed use buildings around the unused green space at Grosvenor Rd and at the end of Whalley Blvd, but not so far into the neighbourhood."*

*Commercial node is very good and needed as development is happening a lot in Bolivar Heights. Low rises needs to be pushed to higher density."*

## Adding More Parks

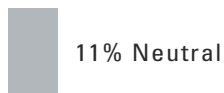
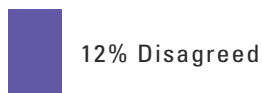
### Parks and Green Space

The Plan introduces three new neighbourhood parks. These are in addition to the two parks already identified in the original City Centre Plan. Two of the parks are located in the western portion of the neighbourhood. The third is located on Cowan Road. This ensures that all future residents will have parkland within walking distance of where they live.



6. We asked participants if they feel the proposed parks, together with the existing parks, will meet the needs of the neighbourhood as it grows...

**77%**  
"Agreed"



\*Note: "Agreed" combines "Strongly Agreed" and "Agreed". "Disagreed" combines "Strongly Disagreed" and "Disagreed".

#### Key themes that emerged

- 1 There should be more parks.
- 2 Parks should be larger in size.
- 3 There should be fewer parks.

#### What participants said

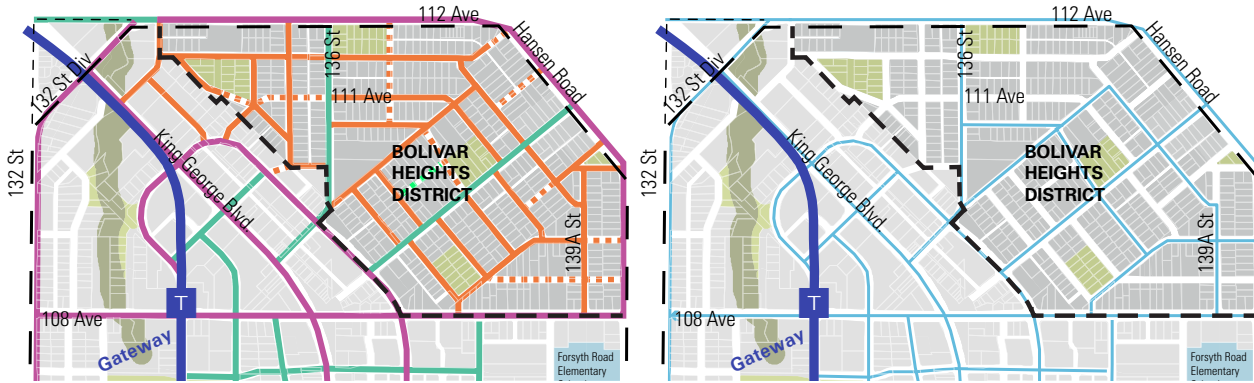
"More people per sq km require more green and treed areas to have a healthy living area. Which you don't have in a high density area like City Centre."

"One larger high quality park in the area, rather than many small parks seems more useful and flexible."

"We need more space for walking, children play grounds, tennis courts, areas where residents can be outside."

# Improving Connectivity

## Connectivity



### Transportation Network (left)

While much of the road network is established, the proposed plan introduces new lanes in areas where higher densities are proposed. It also reinforces some previously planned new roads.

### Active Transportation Network (right)

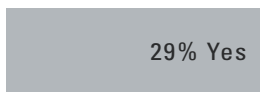
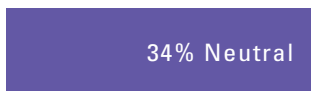
All roads in the neighbourhood will be planned with new and wider sidewalks and bike facilities. These improvements make it easier and safer to get around by all modes. These all help reach regional and City objectives in the Transportation Strategic Plan and the Climate Change Action Strategy.

### LEGEND

- SkyTrain station
- Cycling route
- Existing Roads**
  - Arterial
  - Collector
  - Local
  - Proposed Local

## 7. We asked participants if there were other improvements or upgrades they would have liked to see for connectivity in Bolivar Heights...

**37%**  
said "No, it's good as it is"



### Key themes that emerged

- 1 More and higher quality pedestrian infrastructure
- 2 More and higher quality connections to green space
- 3 More and higher quality transit infrastructure
- 4 More and higher quality bike infrastructure.

### What participants said

"Sidewalks on both sides of streets. Improved pedestrian lighting."

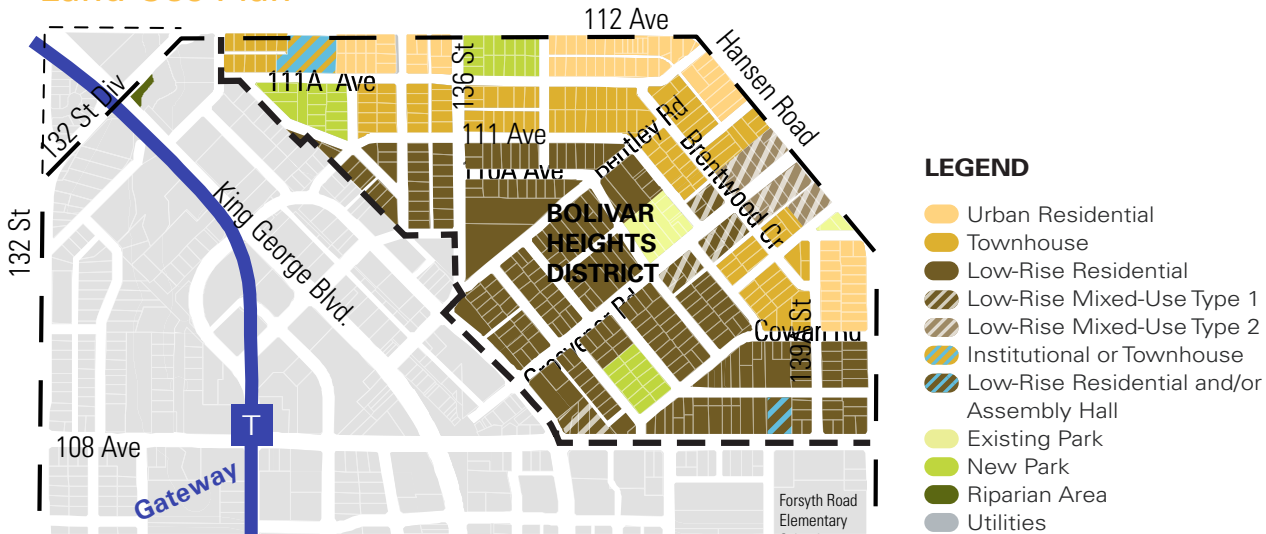
"EV charging stations, more bike lanes, running tracks, trails."

"Faster and more frequent bus services and routes. Covered bus stops. Better access for seniors."



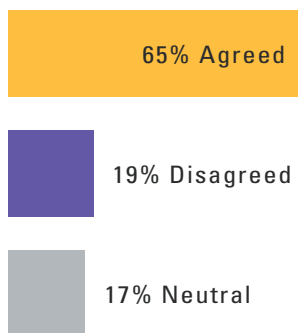
## Putting it all Together

### Land Use Plan



8. We asked participants if they feel the proposed land use plan will meet the needs of the Bolivar Heights neighbourhood as it grows...

**65%**  
"Agreed"



\*Note: "Agreed" combines "Strongly Agreed" and "Agreed". "Disagreed" combines "Strongly Disagreed" and "Disagreed".

#### Key themes that emerged

- 1 Desired higher density in the area.
- 2 Concerns about overcrowding and congestion in the area.
- 3 Desired more parks, greenery, and open space.
- 4 Concerned about housing affordability in the area.

#### What participants said

"It's a great plan with most of it with reasonable density, but townhouses in City Centre Plan and 4 storeys is not a great plan. We need density to end shortage of inventory."

"Too low density for the shortage of land and further population growth."

"Need more schools, parks, and sidewalks."

"Surrey seems to be short on development of recreational areas, green spaces."

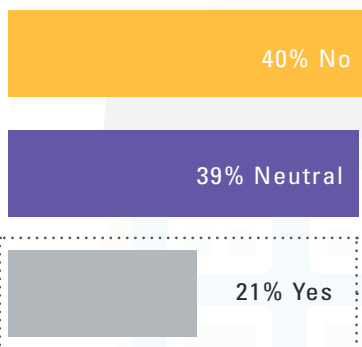
# I What We Heard: Green Timbers District Survey

## YOUR VISION

Green Timbers is envisioned as a medium density residential neighbourhood, characterized by low rise apartments and connected by a large north-south green corridor. The area now extends south of 96 Ave and is also home to a future SkyTrain station, with opportunities for some focused density and mixed-use.

1a. We asked participants if there was anything missing or that needs to be changed in the vision...

**40%**  
said "No, it's good as it is"



1b. For those who said 'Yes', we asked them what they would like to see changed...

### Key themes that emerged

- 1 More high density uses incorporated in the vision.
- 2 More parks and green spaces incorporated in the vision.
- 3 Access to nearby community services and amenities within walking distance.
- 4 Address the potential traffic congestion and overcrowding in the area.

### What participants said

"Perhaps more density, especially in view of the SkyTrain expansion."

"Shopping and parks would be essential as this area is growing. Something within walking distance."

"Commitment to keep Green Timbers Park untouched as it is incredibly beautiful and a carbon sink for that area of Surrey."

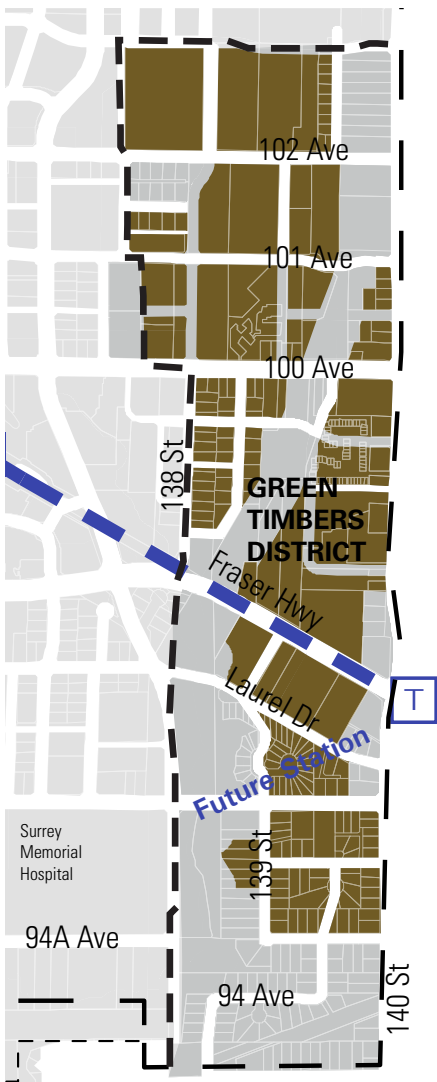
"All green space needs to be maintained with bike lanes and walking patches interconnecting."

## Accommodating Growth

The Plan provides opportunity for new housing through the designation of new land uses...

### Low Rise Apartments

The draft plan expands where 'Low Rise Residential' apartments are permitted. The plan proposes to extend the 'Low Rise Residential' designation down to 94A Avenue. Development would consider up to 6 storey apartments, with potential for additional building height at key locations. This includes street oriented ground floor units with apartments above.

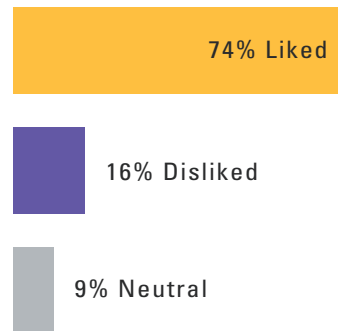


2. We asked participants how they feel about the expansion of low rise apartments in the area...

74%

"Liked" it

\*Note: "Liked" combines "Strongly Liked" and "Liked". "Disliked" combines "Strongly Disliked" and "Disliked".



#### Key themes that emerged

- 1 Low rise should be the maximum height and lower density residential should be prioritized.
- 2 More high density residential in the area.
- 3 Prioritize natural and green spaces in the area.
- 4 Concerned about traffic congestion and overcrowding.

#### What participants said

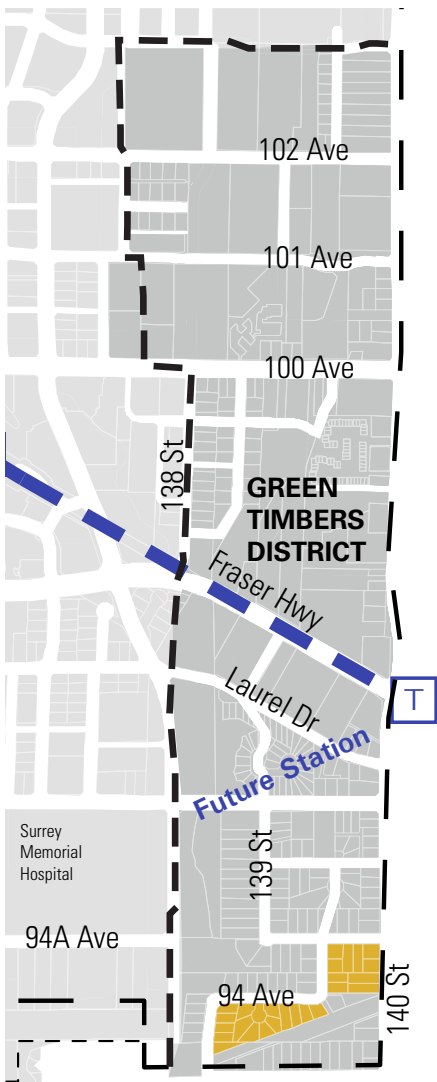
*"In general, I'm supportive of low rises, however for families there should be some townhouse options left near transit."*

*"The maximum should be three to four storeys only. Green Timbers is known for its greenery and anything taller than the trees in the area negate a green environment."*

# Accommodating Growth

## Townhouses

The draft plan also introduces a 'Townhouse' designation in the Green Timbers area. This designation provides a wider range of housing types, as well as a transition to the surrounding existing neighbourhood. Townhouse forms within this designation may include traditional ground-oriented townhouses or stacked townhouses.

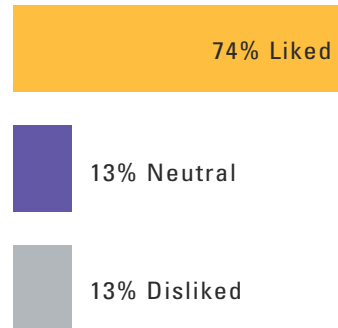


3. We asked participants how they feel about the expansion of townhouses in the area...

74%

"Liked" it

\*Note: "Liked" combines "Strongly Liked" and "Liked".  
"Disliked" combines "Strongly Disliked" and "Disliked".



### Key themes that emerged

- 1 More high density residential in the area. Specifically low rise apartments.
- 2 More low density residential in the area.
- 3 Prioritize natural and green spaces in the area.

### What participants said

"Green Timbers is one of the few areas that needs to be preserved for its natural environment."

"As this is part of Surrey downtown, this area should be used for low rise apartment or condos."

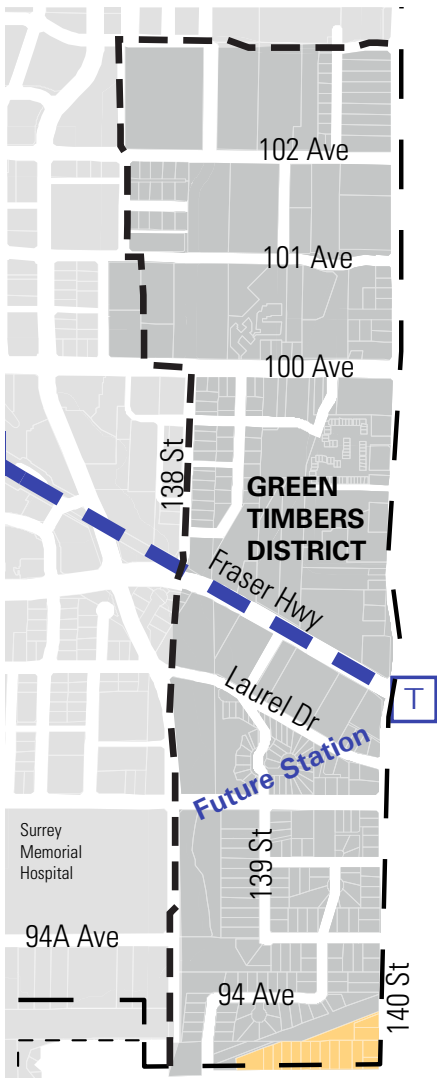
"Housing is unaffordable as it is. There should be more high density housing."



# Accommodating Growth

## Urban Residential

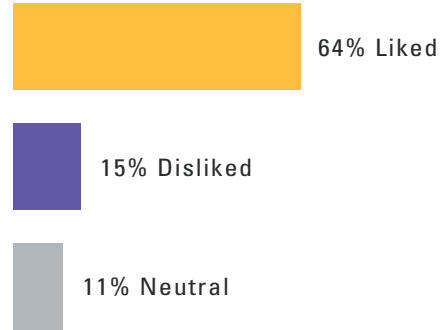
The plan reduces the amount of area designated 'Urban Residential'. The proposed plan only includes a pocket of urban residential at the southeast corner of the Green Timbers District. This designation is the lowest density in the neighbourhood and would provide a transition to existing single family neighbourhoods south of the plan boundary. Development is envisioned as fee-simple (non-strata) forms, such as single family, multiplex (duplex or triplex) and row-housing.



4. We asked participants how they feel about the expansion of Urban Residential in the area...

64%

"Liked" it



\*Note: "Liked" combines "Strongly Liked" and "Liked". "Disliked" combines "Strongly Disliked" and "Disliked".

### Key themes that emerged

- 1 Want higher density in the area.
- 2 Want to maintain the low density makeup in the area.

### What participants said

"Urban Residential needs to be replaced by townhouses to adequately increase population density."

"An increase in density would help to alleviate astronomical housing prices."

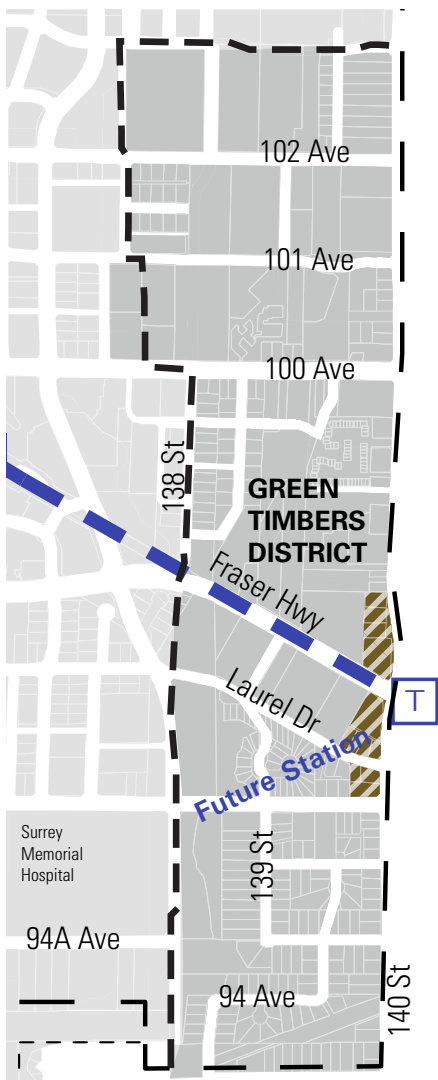
"Use high density near train stations."

"We still need single family homes."

## Introducing More Shops and Services

### Mixed-Use

One goal of the plan is to make it easier for residents to access their basic needs within walking distance in Green Timbers. To accomplish this, the plan introduces a new mixed-use area along the west side of 140 Street, between 96 Avenue and Green Timbers Way. Here, development is envisioned as low to mid rise buildings with shops, cafes, and services on the ground level and residential units above. It will take advantage of proximity to SkyTrain, offering convenient access for both residents and nearby SkyTrain users.

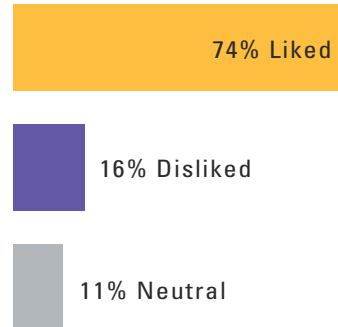


5. We asked participants how they feel about the location and size of the proposed mixed use area...

74%

"Liked" it

\*Note: "Liked" combines "Strongly Liked" and "Liked".  
"Disliked" combines "Strongly Disliked" and "Disliked".



#### Key themes that emerged

- 1 Want higher density mixed-use in the area.
- 2 Want to maintain the low density makeup in the area.
- 3 Concerns about congestion and overcrowding.
- 4 Want expansion of mixed-use to other areas.

#### What participants said

"With the increasing density, more mixed use might be better."

"I was hoping to see more of these, and to have a more vibrant and less tired community feel."

"That is right next to the SkyTrain station and it should be highrise towers with retail at the lower levels."

## Adding More Parks

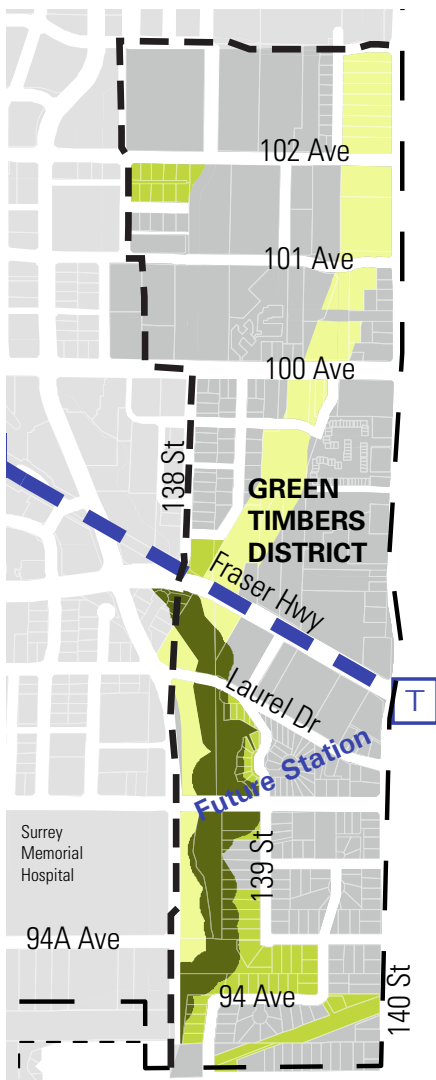
### Parks and Green Space

The Plan proposes to expand two existing parks and add one new park. It proposes to widen the existing Quibble Creek Greenway and the existing greenway south of 94 Avenue. It also introduces a new neighbourhood park between 94 and 94A Avenue at 139A Street. These are in addition to Dunn Park, which was a new park proposed in the original City Centre Plan.



#### LEGEND

- Existing Park
- New Park
- Riparian Area

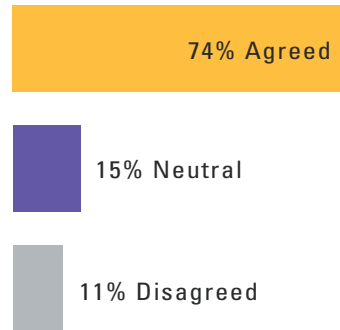


6. We asked participants if they feel the proposed parks and park expansions, will meet the needs of the neighbourhoods as it grows...

# 74%

## "Liked" it

*\*Note: "Liked" combines "Strongly Liked" and "Liked".  
"Disliked" combines "Strongly Disliked" and "Disliked".*



#### Key themes that emerged

- 1 Want more parks and green space.
- 2 Want larger parks and green spaces.
- 3 Did not want any more parks and green space than currently existing.
- 4 Want more decorated and high quality green spaces.

#### What participants said

*"That's not a lot of park for the planned number of new residents."*

*"While the green space is welcome, it is very roughly developed and maintained and lacks amenities such as playgrounds for children."*

*"More parks needed with connectivity to existing green spaces."*

## Improving Connectivity

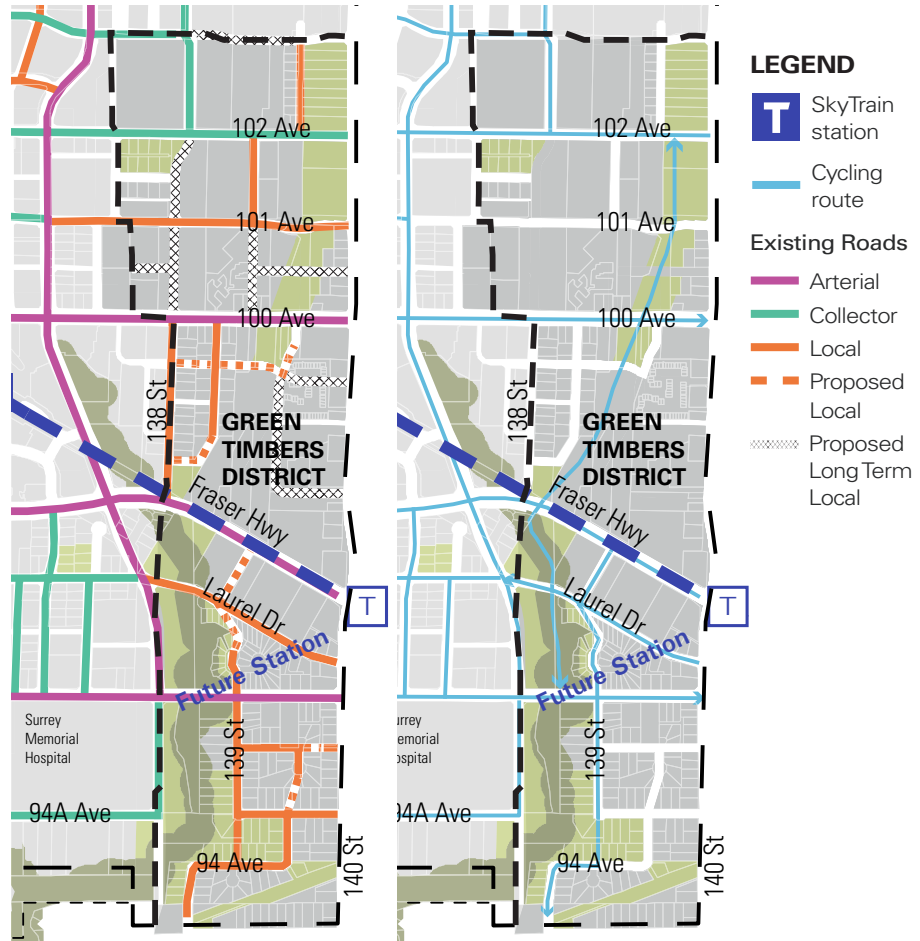
### Connectivity

#### Transportation Network (left)

While much of the road network is established, the proposed plan introduces new lanes in areas where higher densities are proposed. It also reinforces some previously planned new roads.

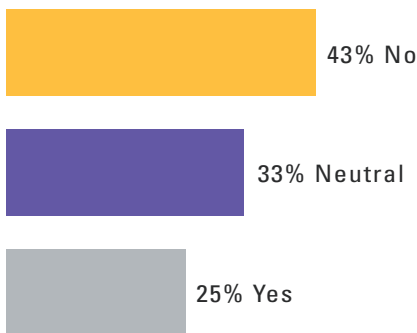
#### Active Transportation Network (right)

All roads in the neighbourhood will be planned with new and wider sidewalks and bike facilities. These improvements make it easier and safer to get around by all modes. These all help reach regional and City objectives in the Transportation Strategic Plan and the Climate Change Action Strategy.



7. We asked participants if there were other improvements or upgrades they would like to see for connectivity in Green Timbers...

**43%**  
said "No, it's good as it is"



#### Key themes that emerged

- 1 More robust and higher quality cycling infrastructure.
- 2 More abundant and higher quality pedestrian infrastructure.
- 3 More abundant, robust, and higher quality transit infrastructure

#### What participants said

"Please make cycling in Surrey downtown safer with divided pathways for cyclists."

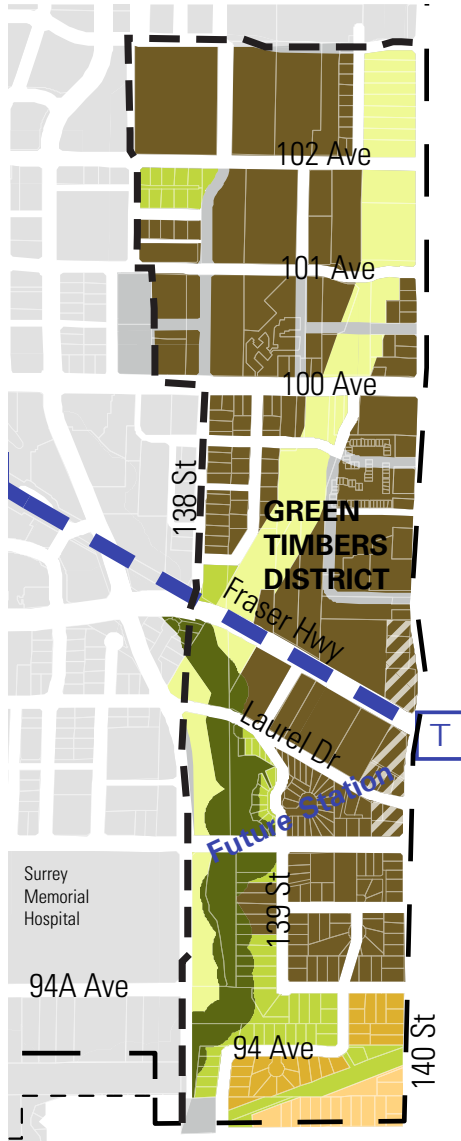
"More street lighting especially around SkyTrain, more garbage cans."

"More emphasis on public transportation roads and protecting cycling routes than for private vehicles."



# Putting it all Together

## Land Use Plan



### LEGEND

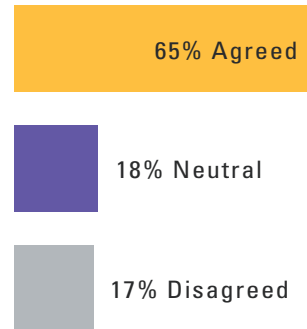
- Urban Residential
- Townhouse
- Low-Rise Residential
- Low-Rise Mixed-Use Type 1
- Existing Park
- New Park
- Riparian Area
- Utilities

8. We asked participants if they feel the proposed land use plan will meet the needs of the Green Timbers neighbourhood as it grows...

# 65%

## "Agreed"

\*Note: "Agreed" combines "Strongly Agreed" and "Agreed".  
"Disagreed" combines "Strongly Disagreed" and "Disagreed".



### Key themes that emerged

- 1 Increase residential density.
- 2 Prioritize and protect the green spaces in the area.
- 3 Concerned about overcrowding and congestion in the area.
- 4 Concerned about the lack of school servicing in the area.

### What participants said

*"It is one of the few areas near the City Centre that somehow has been kept green."*

*"Needs more density and mixed use areas."*

*"Building higher density within walking distance to the SkyTrain station will help people get out of their cars."*

*"Too much development causes traffic congestion..."*

## I Next Steps

We are reviewing input from the Fall 2021 survey and are refining the plan, including proposed land uses, transportation, and parks and open spaces. It is anticipated that an update for the Bolivar Heights and Green Timbers Districts will go to Council in Spring 2022.

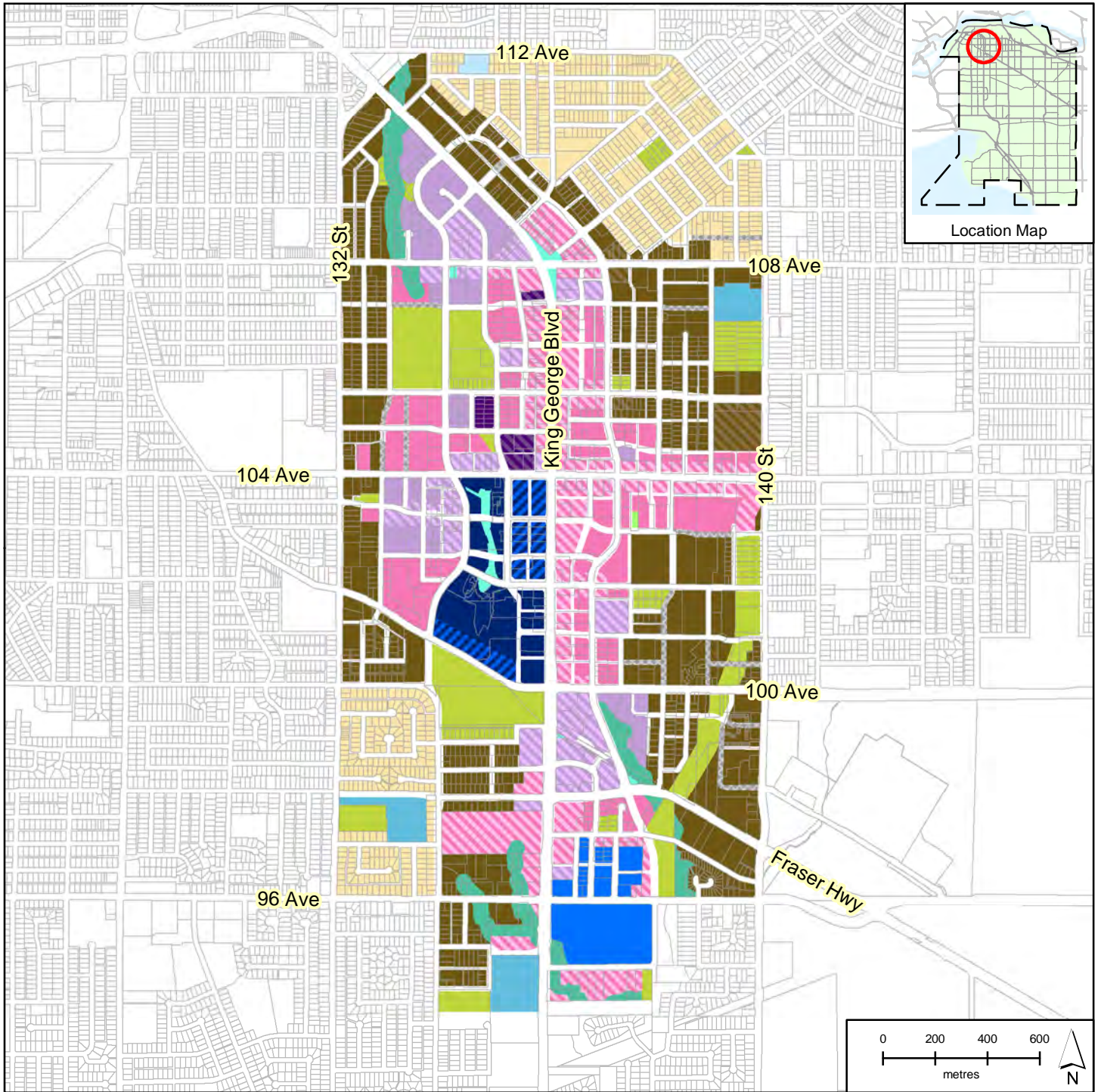
Following a Spring update to Council, staff will undertake a variety of additional updates to the City Centre Plan, including a review of engineering utilities, updating design guidelines, and a review of community amenities. This additional work will include opportunities for public consultation, and will take place from Spring 2022. All plan update work is anticipated for completion and Council consideration in Spring 2023.

## I Learn More & Get Involved

- For information on the City Centre Plan Update, visit our website at [engage.surrey.ca/city-centre-plan](https://engage.surrey.ca/city-centre-plan).
- Contact us by email [CityCentrePlan@surrey.ca](mailto:CityCentrePlan@surrey.ca) or phone:
  - Andrew Dong (Project Lead, Community Planner) at 604.591.4195
  - Fay Wong (Community Planner) at 604.591.4496



# Existing Land Use Designations



## LEGEND

Central Business District Area 1	Mixed-Use 3.5 FAR	Low to Mid Rise up to 2.5 FAR	Park
Central Business District Area 2	Mixed-Use 2.5 FAR	Single Family/Duplex 0.6 FAR	Public Open Space
High Density Employment	High Rise 7.5 FAR	Institutional	Creek Buffers
Mixed-Use 7.5 FAR	High Rise 5.5 FAR	School	Long Term Road
Mixed-Use 5.5 FAR	Mid to High Rise 3.5 FAR	Plaza	

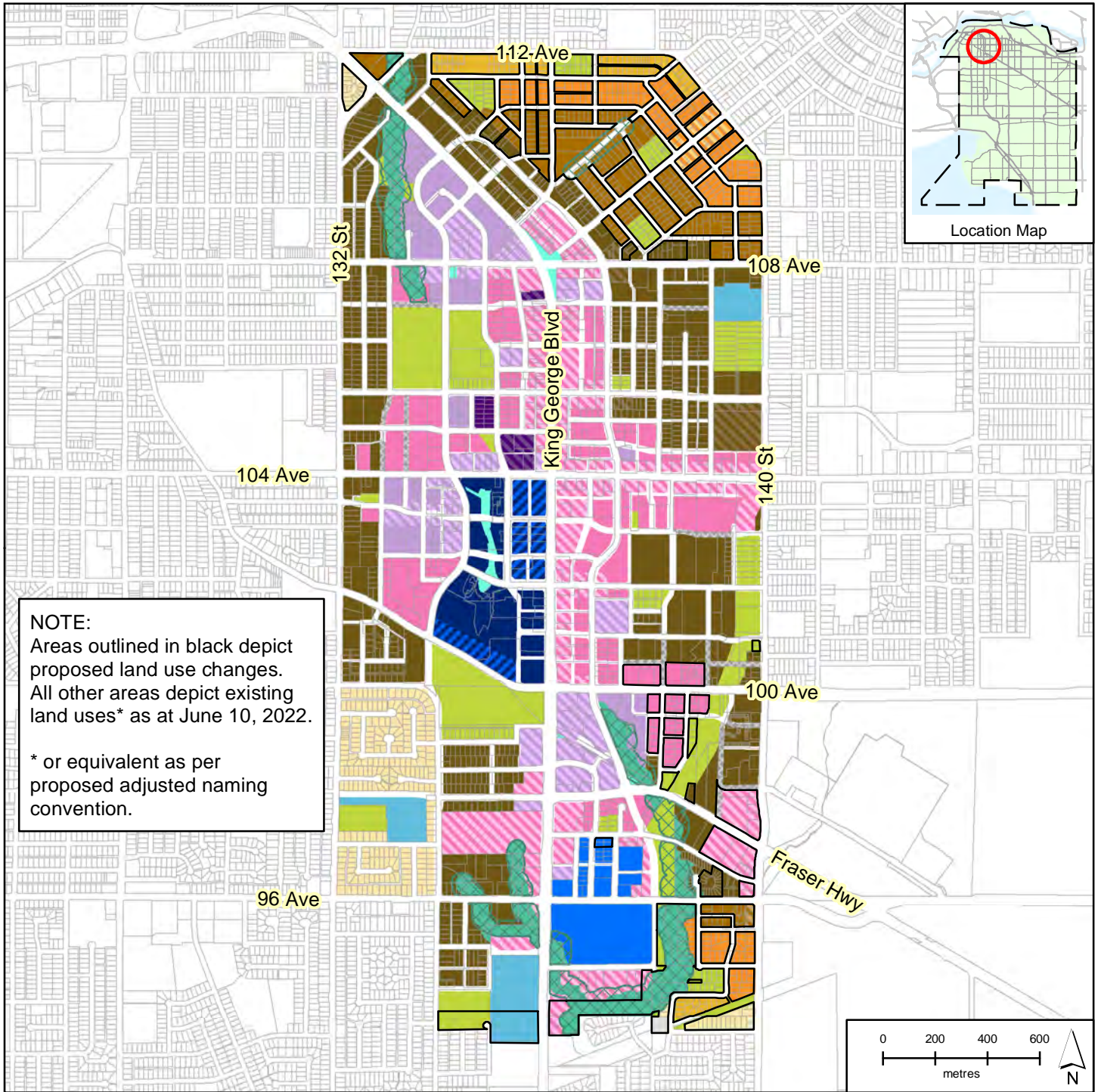


City Centre Plan

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# Proposed Land Use Designations



**NOTE:**  
 Areas outlined in black depict proposed land use changes.  
 All other areas depict existing land uses\* as at June 10, 2022.  
 \* or equivalent as per proposed adjusted naming convention.

**LEGEND**

	Urban Residential		Low to Mid Rise Residential		High Rise Residential - Type II		Park
	Townhouse		Low to Mid Rise Mixed-Use		High Rise Mixed-Use - Type II		Plaza
	Low Rise Residential - Type I		Mid to High Rise Residential		High Density Employment		Creek Buffer
	Low Rise Mixed-Use - Type I		Mid to High Rise Mixed-Use		Central Business District - Area 1		Top of Bank Buffer
	Low Rise Residential - Type II		High Rise Residential - Type I		Central Business District - Area 2		Utilities
	Low Rise Mixed-Use - Type II		High Rise Mixed-Use - Type I		School		Long Term Road

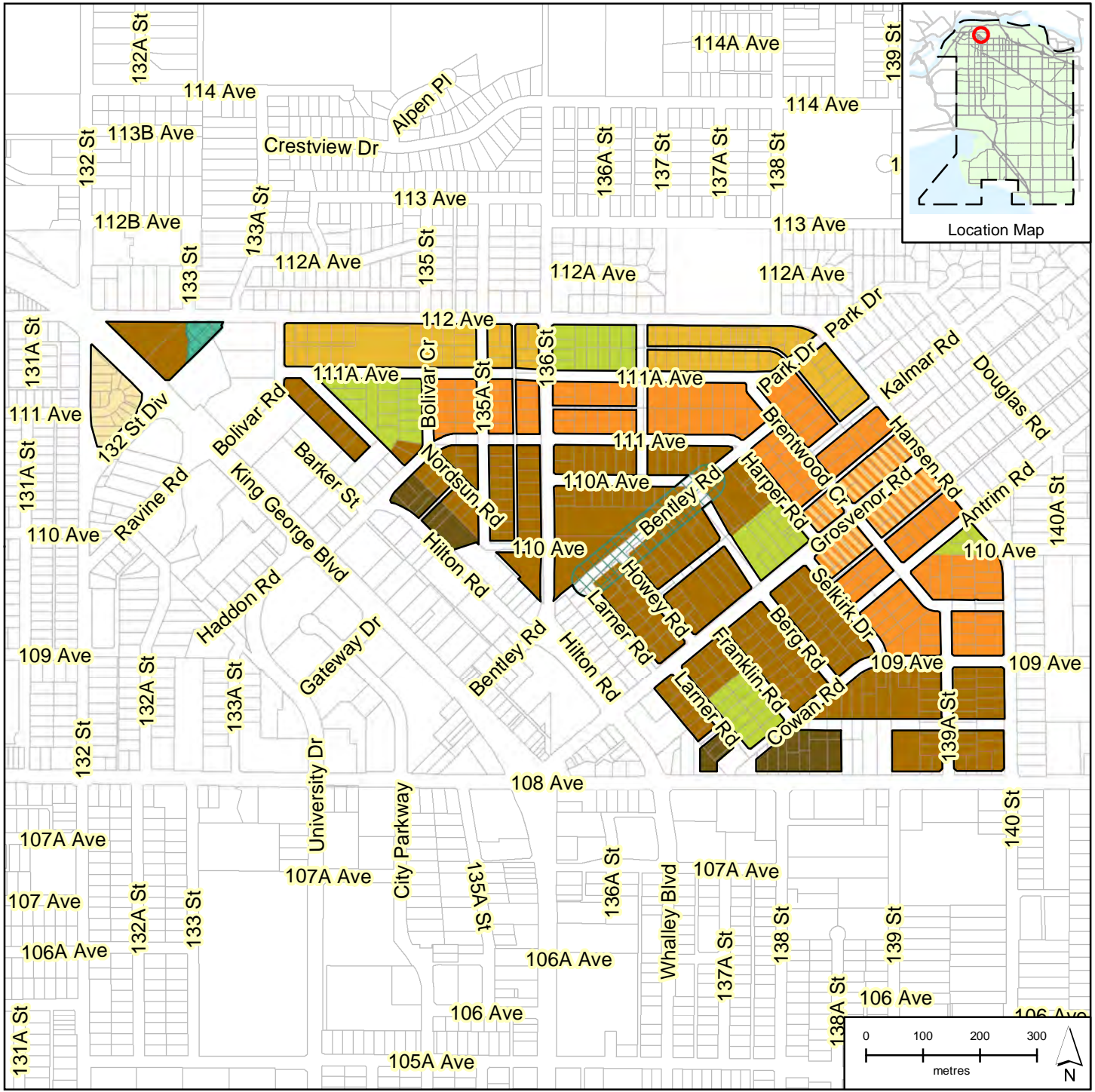


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# Proposed Land Use Designation Changes for the Bolivar Heights District



**LEGEND**

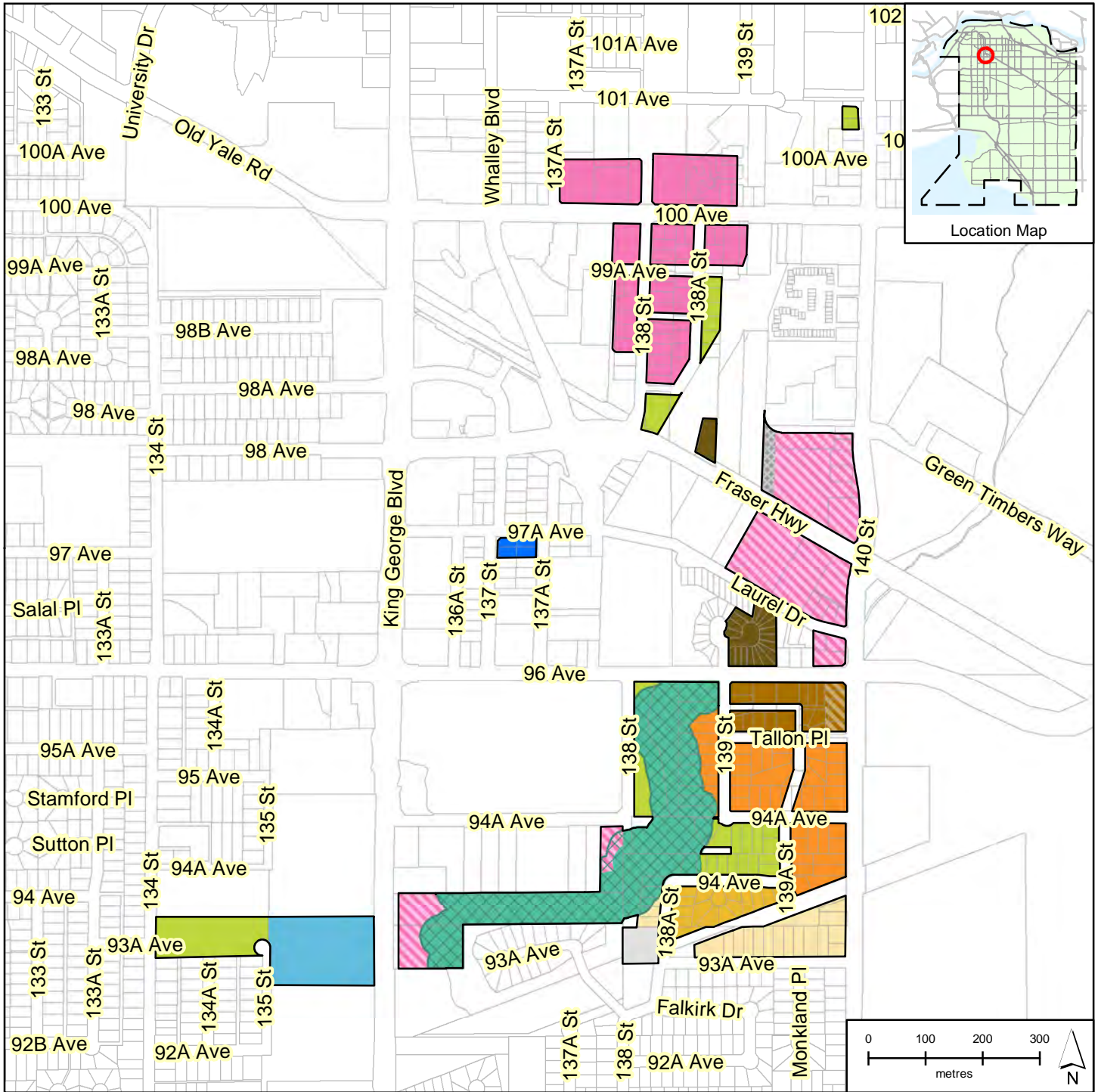
- Urban Residential
- Townhouse
- Low Rise Residential - Type I
- Low Rise Mixed-Use - Type I
- Low Rise Residential - Type II
- Low to Mid Rise Residential
- Park
- Creek Buffer
- Top of Bank Buffer



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# Proposed Land Use Designation Changes for the Green Timbers District



## LEGEND

- |  |                                |  |                              |  |                    |
|--|--------------------------------|--|------------------------------|--|--------------------|
|  | Urban Residential              |  | Low to Mid Rise Residential  |  | Park               |
|  | Townhouse                      |  | Mid to High Rise Residential |  | Creek Buffer       |
|  | Low Rise Residential - Type I  |  | Mid to High Rise Mixed-Use   |  | Top of Bank Buffer |
|  | Low Rise Residential - Type II |  | High Density Employment      |  | Utilities          |
|  | Low Rise Mixed-Use - Type II   |  | School                       |  | Long Term Road     |



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SCHEDULE A

Figure 1 – SERVICE AREA A & SERVICE AREA B



Produced by GIS Section: May 31, 2012, CS/AWB



**DISTRICT ENERGY SERVICE AREA  
(SERVICE AREA A & SERVICE AREA B)**

**ENGINEERING  
DEPARTMENT**

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

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