

The City of Surrey

British Columbia, Canada

October 2026

Invest Surrey
City of Surrey

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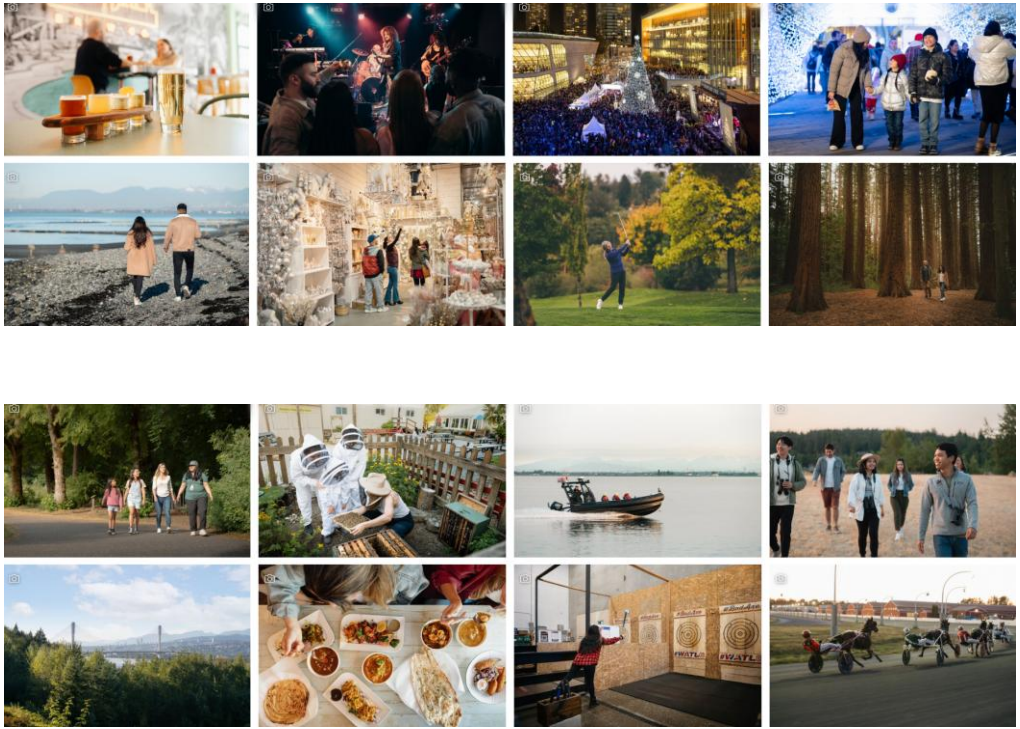
Overview

Invest Surrey

Business environment

Partners

Going Forward



Tourism



A Cultural Mosaic Of Creativity, Connections & Opportunity

Invest Surrey

Here to derisk and simplify your investment

We can support:

- Site Selection
- Development and permitting inquires
- Connections with all levels of government
- Identifying funding and support
- Proprietary market intelligence
- Networking with ecosystem partners

Our Core Functions:



Economic Strategy 2024

A Roadmap to Realizing the Opportunities of Tomorrow

Four Strategic Priorities

01

Investment Attraction & Readiness

02

Employment Lands Optimization

03

Innovation, Talent, & Workforce

04

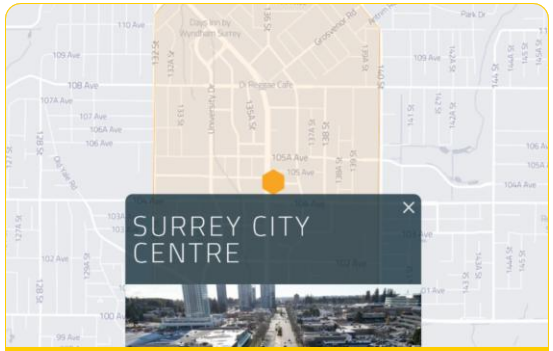
Local Business, Vibrancy, & Distinct Communities

Read the Surrey Economic Strategy 2024

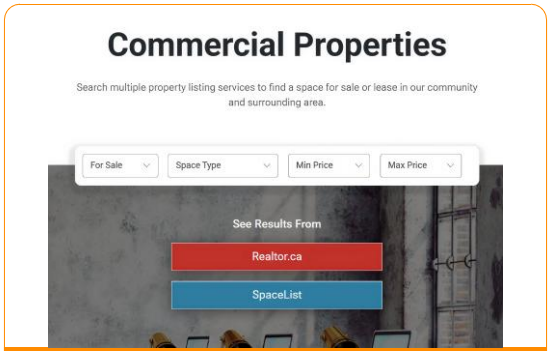


Site Selection Meets Market Intelligence

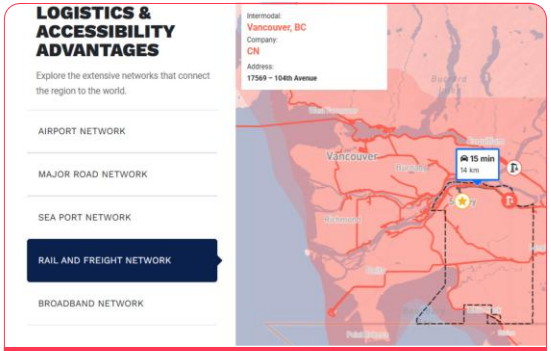
Quickly identify ideal locations using interactive tools
that deliver data-driven insights



Interactive Display



Property Search Tools



Data Visualization Suite

Surrey's Rapid Population Growth

Surrey is on track to become the largest city in British Columbia

Population of

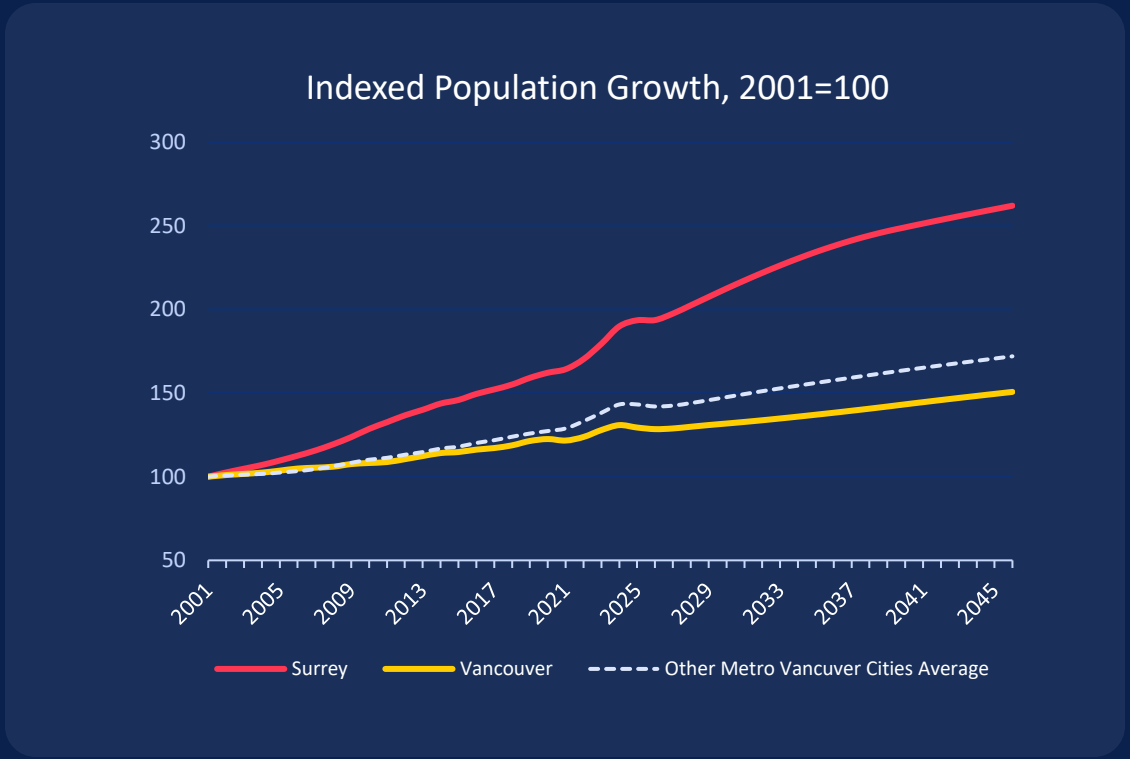
700,000+

(BC Stats Estimates)

Population added from 2001 to 2026

340,000+

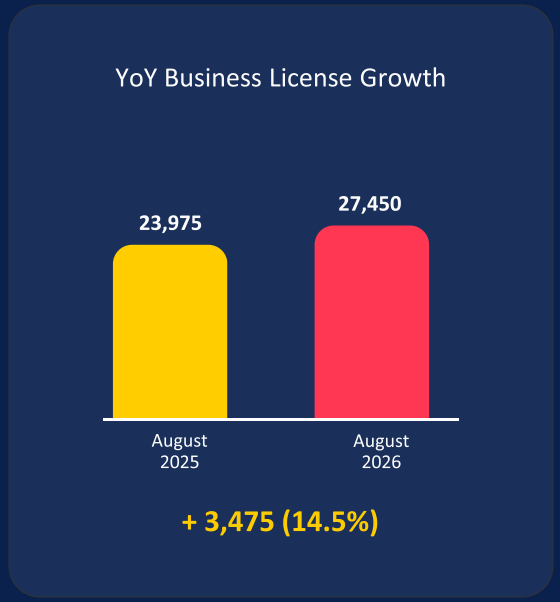
209% higher than that of City of Vancouver's
(BC Stats Estimates)



Source: Retrieved from BC Stats Population Application September 2026.

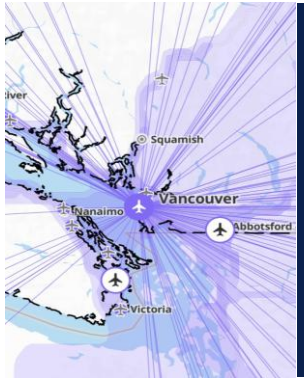
Surrey's Business Engines

Surrey's economy includes a range of sectors and industry groups.
Surrey is a key manufacturing centre within BC's Metro Vancouver Region.





Connectivity and Global Market Access



Air Network

Vancouver International Airport (YVR) offers 78 international connections, and 42 domestic connections.

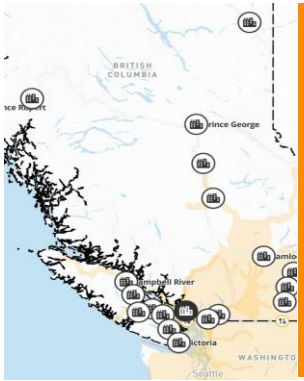
5 International Airports and 30+ Regional and Local Airports.



Sea Port Network

16 seaports handling diversified cargo across North America

Deepsea terminals and extensive on-dock rail facilities.



Road Network

6 Major Highways going north to Alaska, east across Canada, south to Washington.

19 land border crossings with the U.S.



Rail Network

Major Railways - Canada National Railway (CN), Canadian Pacific Kansas City (CPKC), Burlington Northern Santa Fe (BNSF), & Southern Raily of British Columbia (SRY).

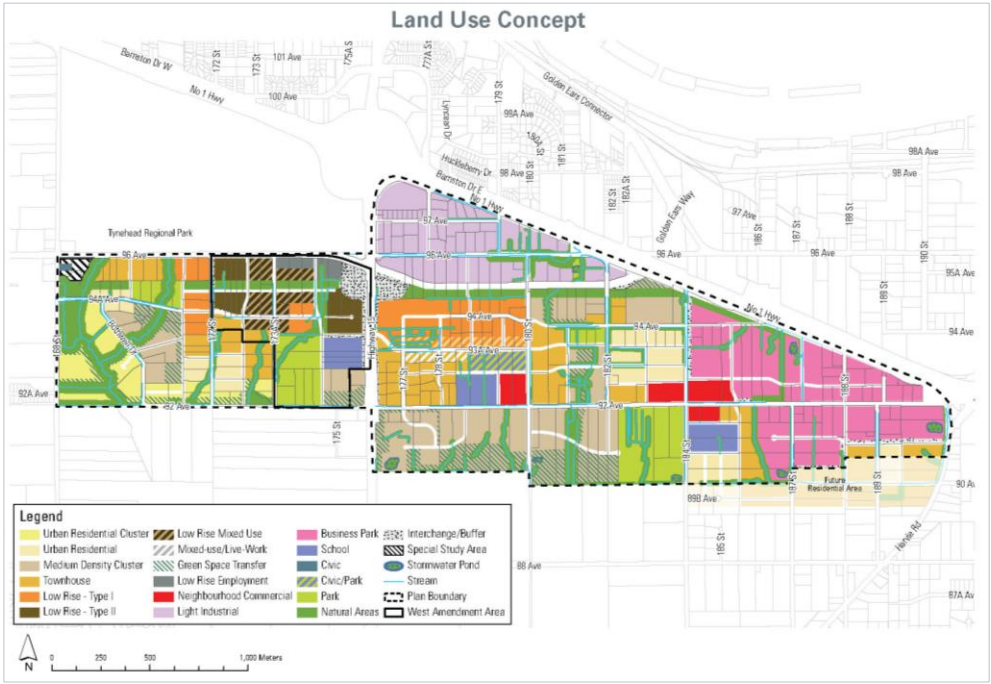
Routes for containers, forest products, coal, commodity agrifoods, minerals, specialized cargo.

Source: Trade and Invest BC, 2025.

Employment Lands Expansion – Anniedale Tynehead & South Port Kells

Surrey **envisions a complete community** with mixed-use development, local commercial hubs, employment opportunities, and various community amenities

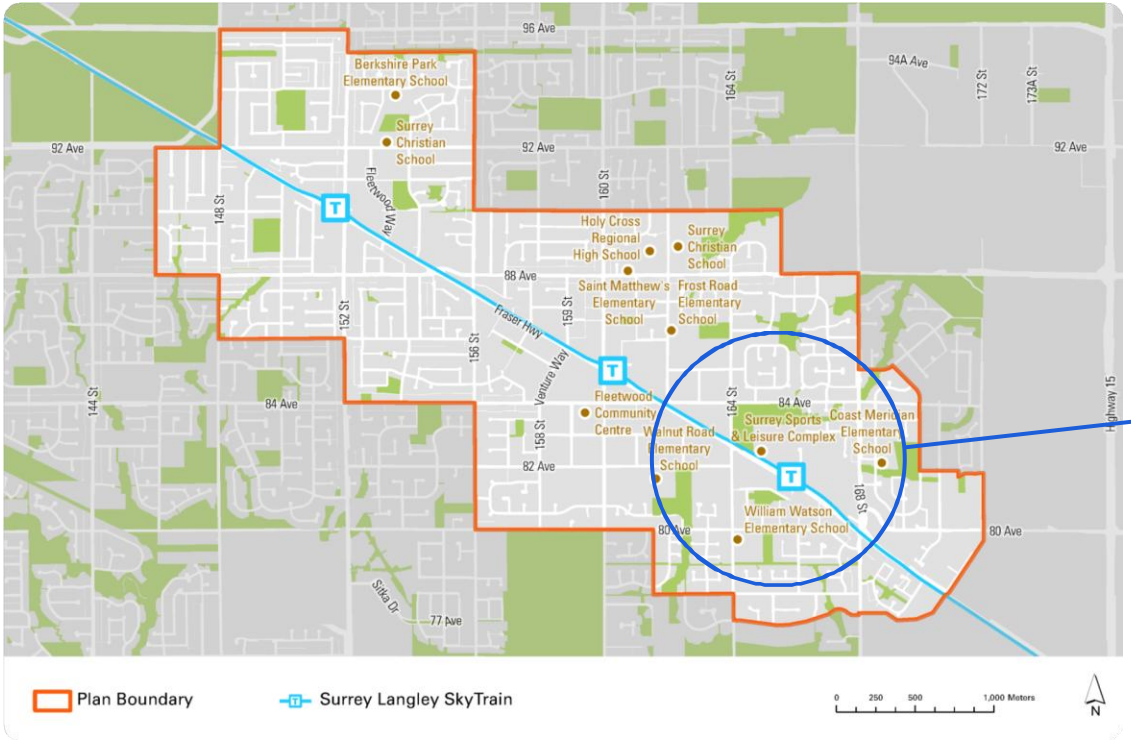
New employments lands indicated in purple Enhance the existing well-established 26-acre Port Kells Industrial Park



Map Source: City of Surrey, 2024

More Information

Employment Lands Expansion – Fleetwood



The plan will support the extension of the Surrey Langley SkyTrain Line down Fraser Highway and **guide growth in Fleetwood over the next 30+ years**

Anticipate significant changes to the community Fleetwood **with 3 Skytrain stations**

Employment District around the 166th St. station

Map Source: City of Surrey, 2025

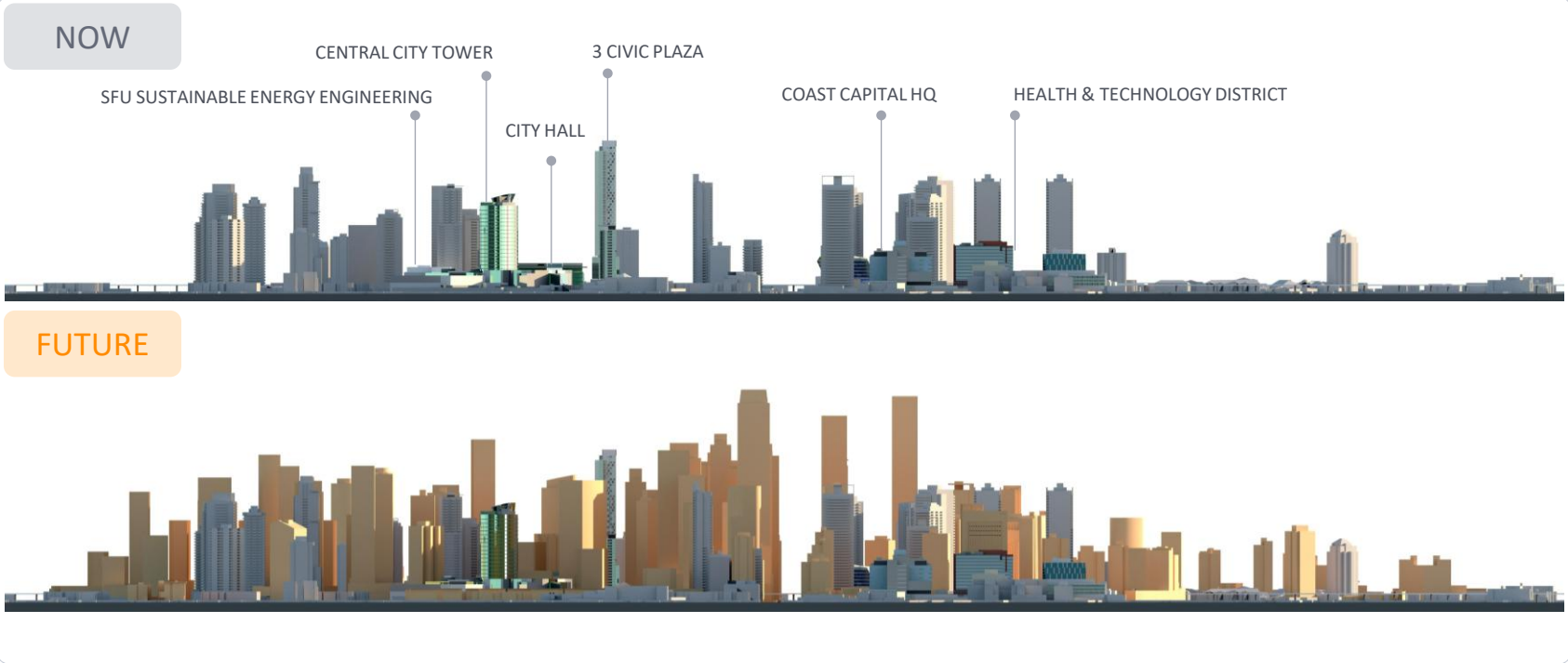
More Information

The Region's New Skyline

12 high-rises under construction 87 more approved

Surrey City Centre is Surrey's densest population hub with a population that **grew by 25%** between 2016 and 2021.

5,674 units and **144,475 square feet** of office and retail space are currently under construction in the area.



Source: *Downtown Surrey BIA, Surrey City Centre Development Update, Q2 2026*

Feature Development

King George Hub

By PCI Developments

King George Hub is one of Surrey's most modern and dynamic mixed-use business districts, strategically located next to King George SkyTrain Station in the heart of Surrey City Centre. The 10-acre, transit-oriented development brings together Class A/LEED Gold office space, residential towers, retail, restaurants and services, creating a vibrant live-work-play destination.

Residential: Approximately 2,400 homes, including 1,624 condominiums and 773 purpose-built rental units

Retail & Amenities: More than 150,000 sq. ft. of retail, with tenants including Save-On-Foods, Rexall, Breka Bakery, Sandbox VR, Big Way Hot Pot, Anytime Fitness

Development Status: Final phase completed in 2026.

More Information



Feature Development

Simon Fraser University

Stephens Family School of Medicine

The **SFU Stephens Family School of Medicine** has launched in August 2026, marking Western Canada's first new medical school in nearly 60 years. With a **three-year curriculum**, the school aims to train family doctors faster and closer to home.

This medical school will feature classrooms, research labs, a childcare centre, and the outpatient clinic—representing a major investment in **BC families, communities, and the future of health care across the province.**

Inaugural Class began in August 2026 with 48 students

Building Estimated Completion: 2030

More Information





Feature Development

Health and Technology District

By Lark Group

Anchored by the Surrey Memorial Hospital campus, the Health & Health & Technology District is a major health, education and and innovation hub bringing together healthcare, technology, technology, research and post-secondary institutions in a a collaborative, transit-connected environment. The district is district is planned as a **nine-building campus**, creating an an ecosystem where innovative technologies and new approaches to healthcare are developed and applied.

The district is home to organizations including **Fraser Health**, **Health**, **LifeLabs**, **Safe Software**, **Western Community College**, **College**, **NeuroCatch, Service Canada** and **UBC**, alongside a alongside a growing cluster of health, AI and technology companies.

City Centre 1-4: Completed
City Center 5: Opening 2028, introducing Surrey's first purpose-built student housing development, with approximately 810 student beds planned.

More Information



Feature Development

PKWY

By Bosa Properties

A **four-tower masterplan** in the heart the new Downtown Surrey. Over **2000 units, a commercial and retail hub**, and community green space:

Tower 1: Completed

Public Plaza: In Progress

Tower 2: 2028

Tower 3: TBD

Tower 4: TBD

More Information
Information



A Supportive Tourism Ecosystem

Discover Surrey

- Surrey Destination Marketing Organization
- One-stop-shop for things to do, local flavours, signature experience, and hidden gems!
- Tourism Event Marketing Grant available to support event organizers in bringing events to Surrey

Connect with Discover Surrey

Surrey Hotel and Motel Association

- Collective voice representing Surrey's hoteliers and moteliers
- Supports event organizers in finding the right venues for their events
- Grants and incentives available:
- Surrey Meetings and Conference Incentive
- Sports Tourism Sponsorship Grant

Connect with SHMA

Sport Surrey

- City of Surrey's sport tourism brand and division
- Leads the attraction, retention, and hosting of provincial, national, and international sporting events
- Provides event support, bid development assistance, host planning expertise, and strategic sport tourism leadership
- Sport Surrey Grant of up to $15,000 per event

Connect with Sport Surrey

Just Some of our Partners



Tourism in Surrey

Surrey is full of exciting experiences for every type of visitor










Invest Surrey

A Destination for Culture & Entertainment

Year-round Celebrations, Major Events, and Cultural Investments

Major Events

City of Surrey hosts 4 signature events attracting over 180,000 attendees annually

Cultural Celebrations

Largest Vaisakhi Parade outside of India, drawing over 500,000 people annually

Infrastructure

Established venues such as the Civic Plaza, Hollard Park, Surrey Arts Centre, Bell Performing Arts Centre, Cloverdale Fairgrounds; as well as the upcoming City Centre Arena Entertainment District



Surrey Canada Day

Largest Canada Day celebration in Western Canada

~80,000 visitors (2026)



Cloverdale Rodeo

Surrey's only professional sport tournament

~82,000 visitors (2026)

Regional Destination for Sports Tourism

City's $500,000 Sport Tourism Grant program to attract events to our world-class facilities.

$31.6M generated from 36 sport-hosting events in 2025, including:

- Wickfest
- Surrey Mayor's Cup
- PGA Tour of America's Fortinet Cup
- Canada Cup
- Sikh Games
- Premier International Cup
- Canadian Youth Chess Championships



Canada Cup International Softball Championship

Surrey has 16 civic recreation facilities, 20 athletic parks, 6 arenas.

Major upgrades to sporting facilities:

- $132.8M Cloverdale Sports & Ice Complex
  - 2 NHL-sized Ice Sheets complete
  - Third ice sheet construction has started
- $65.5M Chuck Bailey expansion: adding 39,000 sq ft for gym, fitness centre, arts rooms, and youth & senior amenities



Cloverdale Sports & Ice Complex

Sport Tourism Grant

A Film-Friendly Hub

Regionally recognized as a film-friendly community and one of the most responsive and busiest on-location hubs

In 2025, **190 film permits** issued, covering feature films, TV shows, commercials, and other productions.

Film: Final Destination, Twilight, Juno, Sonic the Hedgehog, X-Men Origins: Wolverine, The A-Team, Jumanji: The Next Level

TV Shows: Black Mirror, Supergirl, The Flash, The Good Doctor, Smallville, Superman and Lois, Yellowjackets, Riverdale, Carrie The Series



“Allegiance” at City Center Library



“Superman & Lois” in Cloverdale



“Carrie the Series” at Cloverdale Main St.

More Information

Consumer Insights Highlights

Untapped Consumer Markets in Surrey

Surrey households spent a total of $636.7 million in April 2026.

Of the total amount spent by Surrey households, $133.5 million was spent outside of Surrey and another $62.6 million online.

Of the total $196 million of leakage in retail spending, 29% was in entertainment and recreation, and restaurant dining – significant unrealized opportunity for Surrey businesses in these retail subcategories.

Monthly Consumer Spending in Surrey
$636.7 million



Outside of Surrey
$133.5 million

Online
$62.6 million

Full Report

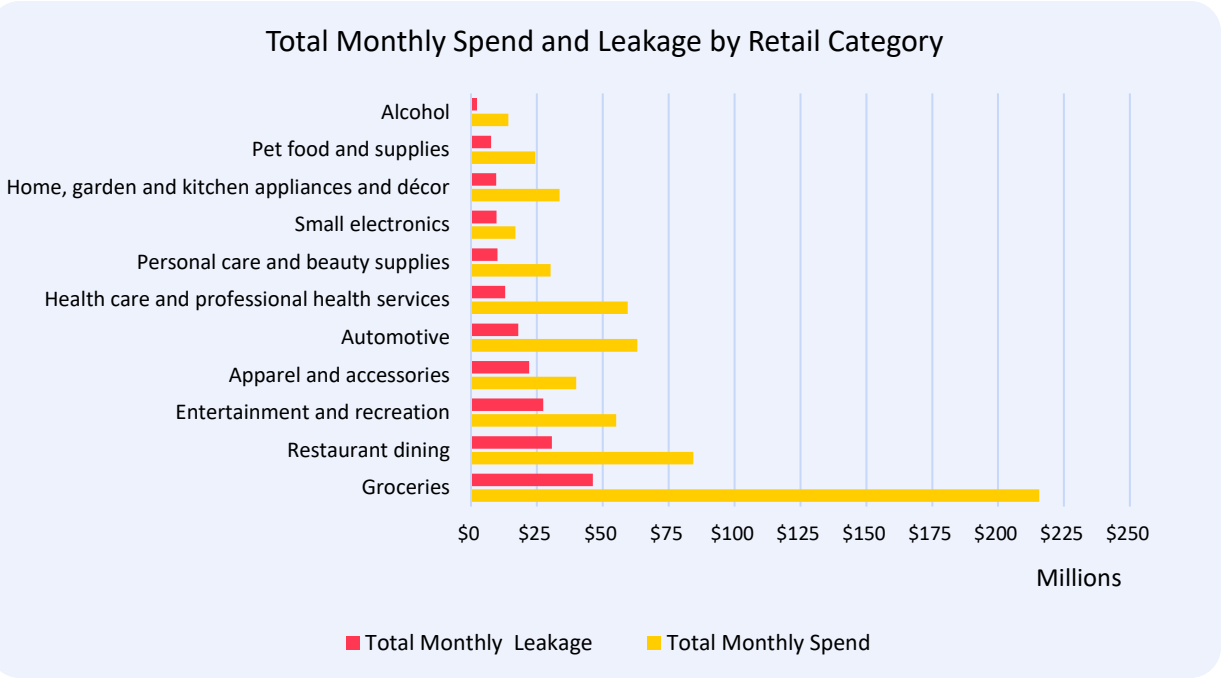
Source: Surrey Consumer Insights Survey, April 2026

Results are weighted to the City of Surrey's population based on age and gender.
Results are considering 200,000 households in Surrey.

Consumer Insights Highlights

Untapped Consumer Markets in Surrey

There is a total leakage of **$58 million million every month on entertainment entertainment and recreation, and and restaurant dining**, a significant significant opportunity for these retail retail businesses in the city.



Source: Surrey Consumer Insights Survey, April 2026

Results are weighted to the City of Surrey's population based on age and gender.
Results are considering 200,000 households in Surrey.

Tourism

Sample of recently completed and Current Projects underway

- Consumer insights – new release of data to showcase retail, entertainment, recreation and other consumption patterns in Surrey
- Industry conferences and connection making – precursor to investments
- Investment Attractionactivities – connecting with international investors
- Business retention and expansion – supportive training, connection to deal with acute challenges and to provide direct supports to business



Tourism

Sample of recently completed and Current Projects underway

Surrey Fanzones hosting of community organizations, partners, and business Complete – hosted over 175,000 guests

- Shout out to Discover Surrey and SHMA for marketing of the fanzones – graphics, social media, presence at each of the 4 fanzones – thank you!!

Food and Beverage Opportunities Networking evening hosted food and beverage establishment owners, developers, brokers, BIAs, SWRBOT and others.

- Over 50 registered for a very targeted showcase of opportunities – Thank you to PCI for the strong engagement and providing space

Hotel Demand Analysis unveils current and future accommodation demands while also showcasing future accommodation needs and opportunities.

- Active project now

Tourism

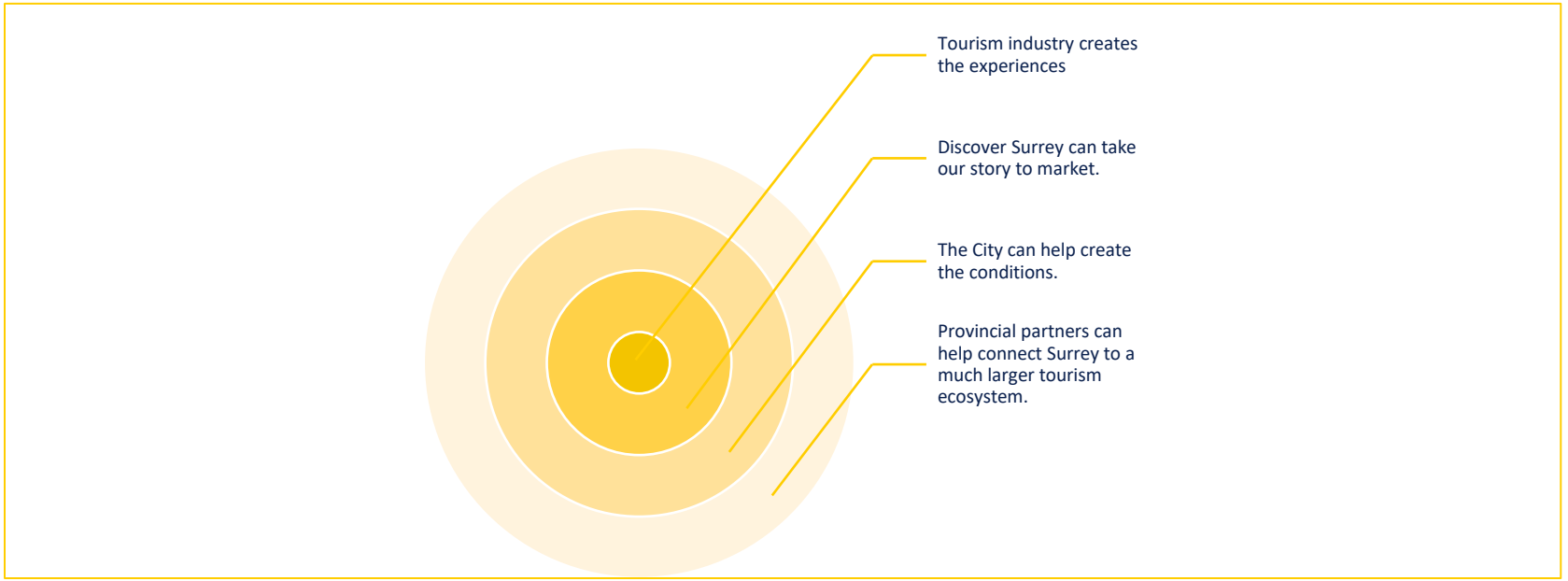
Current Project underway

Value of Tourism and Strategic Tourism Development Study which includes:

- Quantifying Surrey tourism's economic contribution – data that your business will be able to share.
- Assessing tourism opportunities and challenges
- Analyzing Surrey's evolution into a major metropolitan centre
- Developing a strategic action plan and tourism roadmap

The study will provide the foundation for future tourism investment, destination development, and industry growth.

Surrey's tourism opportunity is no longer theoretical.
The destination is being built around us; you are building it



But ultimately, visitors decide whether Surrey is a destination based on the experiences all of you create.

Tourism

So our challenge is not simply to attract more visitors. It is to give people more compelling reasons to come, more reasons to stay, more opportunities to spend, and more stories worth sharing when they leave.

1. Create something worth travelling for – convert interest into action;
2. Partner with the business next door – they are a part of your product;
3. Elevate your visitor experience – provide customization;
4. Pursue markets beyond Surrey – use networks established in target markets;
5. And share remarkable Surrey stories that we can collectively take to Canada and the world.

If we do those five things together, we won't simply market Surrey as a destination.
We will build one.

Contact Us

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