



The City of Surrey

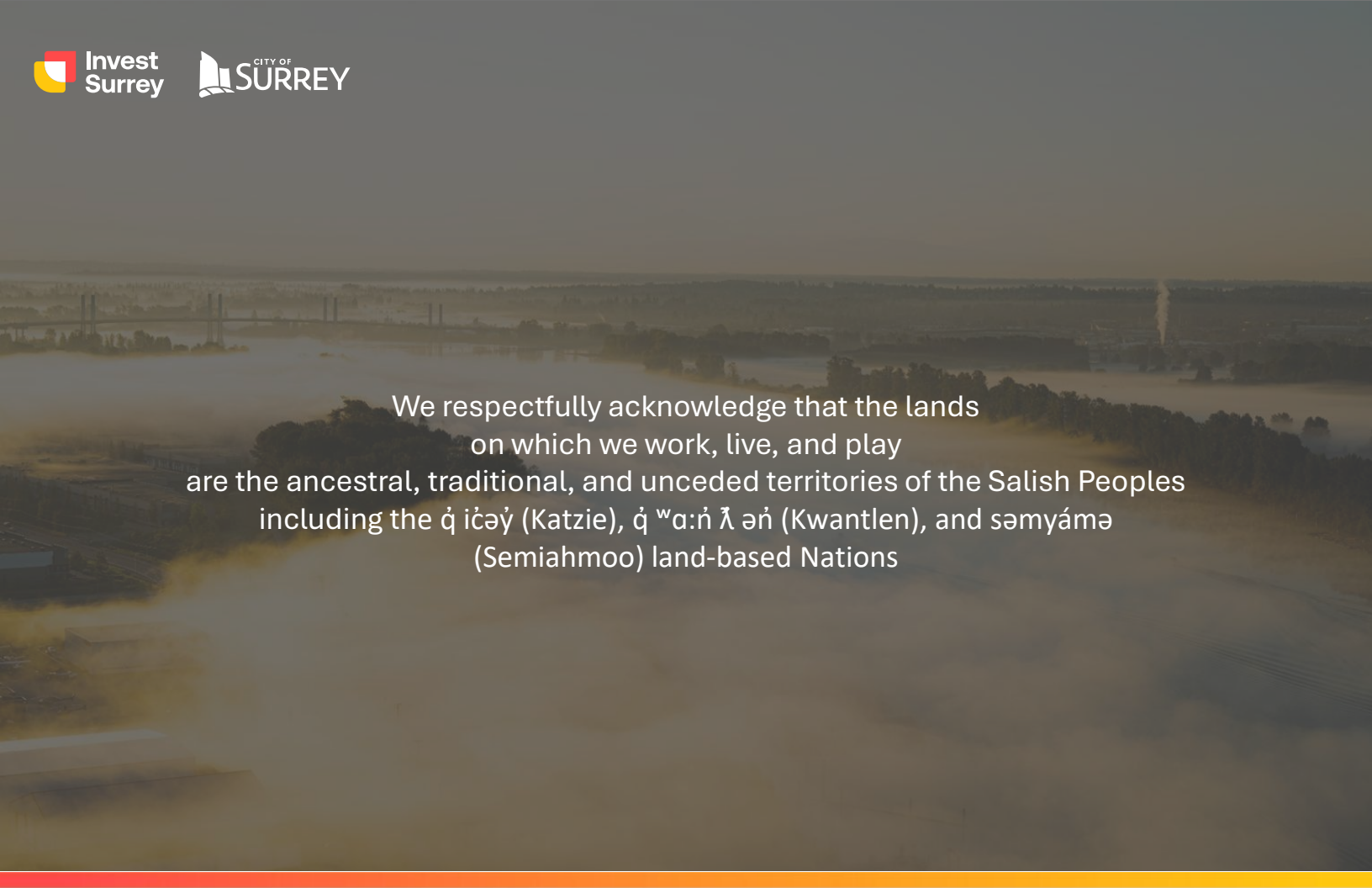
British Columbia, Canada

Discover Surrey AGM - October 2025

Invest Surrey
City of Surrey Economic Investment Services

Surrey City Hall
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British Columbia V3T 1V8

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We respectfully acknowledge that the lands
on which we work, live, and play
are the ancestral, traditional, and unceded territories of the Salish Peoples
including the ḡ ícəṽ (Katzie), ḡ ʷɑ:ṇ̓ ʔəṇ̓ (Kwantlen), and səmyámə
(Semiahmoo) land-based Nations



Presentation Overview

- City of Surrey Context
- Major Projects Underway
- Invest Surrey
- Tourism Actions Underway

City of Surrey Context

A Transforming City

Our City, Our Future

Mayor & Council's vision to make Surrey the best place to live, work and play in the region.

Mission: We serve our community to improve the quality of life for everyone.

Vision: A thriving green inclusive city.



Investing In Communities



Transforming City Centre



Thriving Economy



Housing For All



Elevating Sustainability



Committed To Public Safety

Centrally Located in the Region

The City of Surrey is the **largest and fastest growing city** in the British Columbia, located south of the Fraser River, **centrally located** in the Metro Vancouver region **bordering the U.S.**



Extensive Transportation Networks

Surrey is at the heart of the Metro Vancouver region's East-West trade and transportation corridor

- Access to 3 Deepsea Shipping Ports and Cruise Ship Port of Call - within 1 hour
- Access to Rail and Highway Networks Connecting Surrey to Major Population Centers across Canada and the U.S.



Surrey's Demographics & Rapid Growth

Surrey is poised to become the largest city in British Columbia

Population of

726,369

(BC Stats Estimate for 2025)

Average Annual Growth Rate

2.9%

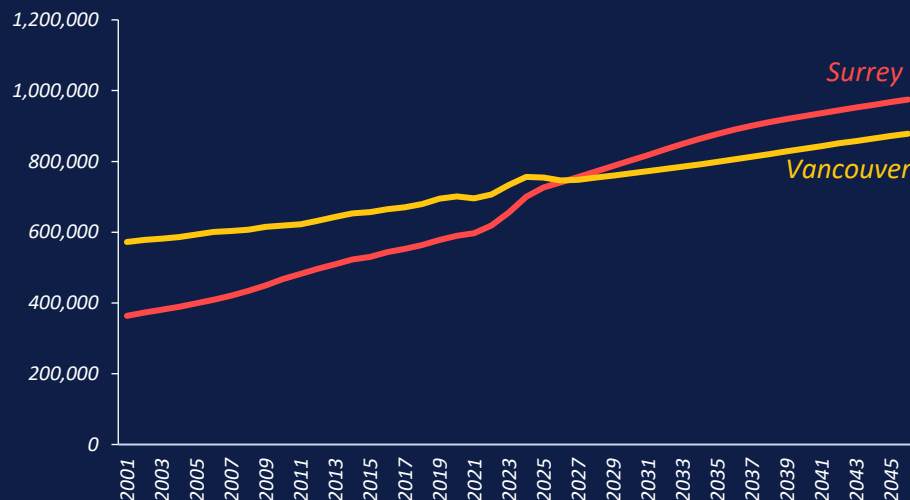
Compared to 1.2% for City of Vancouver
(BC Stats Estimates, from 2001 to 2025)

Surpassing Vancouver's Population in

2027

(BC Stats Projections, September 2025)

Population Growth Projection



Source: [Retrieved from BC Stats Population Application September 2025.](#)

Surrey's Demographics & Rapid Growth

Population and Growth



726,369 residents (2025)

21% estimated growth in population from 2021 to 2025

Fastest growing city in British Columbia by number of residents gained 2016-2021.

Largest Indigenous urban population in the region

Average household income of **\$116,600** (2021 Census)
(\$1,700 higher than Vancouver)

Urbanization & Diversity



65% of Surrey workers live and work in Surrey

Immigrants represent **45%** of Surrey's population

100+ languages spoken, with major communities speaking Punjabi, Mandarin, Tagalog (after English)

Primary dwelling types are single-detached, duplexes, apartments, row houses.

Education & Workforce



Large working age population with ~36% of Surrey residents being 20-44 years old, and ~23% being 19 or under

61.5% of population aged 25 to 64 years hold a post secondary certificate, diploma or degree

3 top universities (UBC, SFU, KPU) with presence in Surrey City Centre

Surrey's Thriving Quality of Life

Surrey is one of the most affordable communities in Metro Vancouver.

August 2025 Rent Prices in Metro Vancouver Cities

City	1 Bedroom	2 Bedroom	3 Bedroom
West Vancouver	\$2,648	\$3,603	\$4,423
North Vancouver	\$2,530	\$3,371	\$3,956
Richmond	\$2,301	\$2,909	\$3,568
Vancouver	\$2,421	\$3,018	\$3,560
New Westminster	\$1,997	\$2,671	\$3,498
Burnaby	\$2,260	\$2,782	\$3,320
Coquitlam	\$2,079	\$2,482	\$3,273
Langley	\$1,796	\$2,288	\$3,144
Surrey	\$1,819	\$2,271	\$3,111

Surrey was the most affordable city to rent in Metro Vancouver in August 2025, \$428 less expensive than average per month for a 3-bedroom.

Source: liv.rent, August 2025.

4 of the top 5 most affordable neighbourhoods in Metro Vancouver are in Surrey.

Source: liv.rent, August 2025.

#1 in annual border crossings among peer cities.
13M crossings annually.

#2 in number of nearby land, sea and rail ports of entry among Canadian peer cities.

#2 for income equality among Canadian peer cities, based on the GINI coefficient.

#4 in median disposable household income across peer cities in Canada.

Source: Benchmarking Surrey's Global Competitiveness, Resonance Consulting, 2025.

Surrey's Six Distinct Communities

City Centre

Surrey's Top location for retail & restaurant opportunities, home to Surrey City Hall, university and innovation districts, Central City Mall, Surrey Memorial Hospital, and a future medical school.

Cloverdale

Cloverdale Rodeo, annually welcomes over 100,000 visitors. Cloverdale also hosts Western Canada's biggest Canada Day celebration.

Fleetwood

Surrey's newest town centre and is expected to be one of the fastest growing with the completion of 3 new SkyTrain stations.

Guildford

Home to Guildford Town Centre – BC's second-largest shopping mall.



Newton

Home to the region's largest South Asian community. Newton hosts more than 400,000 to the largest Vaisakhi Parade outside India every year.

South Surrey

Most affluent community with the highest household income, multiple golf courses, beaches, and scenic waterfront views.

Community	Household Income	Dwellings
City Centre	\$104,000	12,100
Cloverdale	\$130,902	22,745
Fleetwood	\$117,824.	18,840
Guildford	\$111,274	20,460
Newton	\$114,444.	43,905
South Surrey	\$125,606	29,890

Major Projects Underway

Positioned for Progress

The Region's New Skyline

12 High-rises under construction 66 more approved



City Centre's population **grew by 25%** between 2016 and 2021. 8,498 Units and **585,854 square feet** of office and retail space are currently under construction in the area. Surrey City Centre is Surrey's densest population hub, with over 35,000 residents—the same size as the City of Mission.

NOW



FUTURE



Feature

Development:

KING GEORGE HUB

By PCI Developments

Multi-tower masterplan located **next to King George SkyTrain Station**, spanning 10 acres and features LEED Gold office towers, high-rise residences, and walkable retail—forming a **vibrant live-work-play destination** in the heart of Surrey City Centre.

Most recent additions: Breka Bakery, Sandbox VR, Big Way Hotpot, Anytime Fitness

Phase A-D: Completed

Phase E: 2026

More Information [HERE](#)





Feature

Development:

CENTRE BLOCK

By Surrey City Development Corporation

Home to **SFU's School of Medicine**, this development is setting a new benchmark for Surrey's skyline. Centre Block will deliver over **2 million sq. ft. of commercial, institutional, and civic space**, redefining Surrey's downtown core.

Estimated Completion: 2030

More Information [HERE](#)

Feature

Development:

102+PARK

By Marcon

376 residential units, 148 apartment units, **35,000 SF in office space**, and 6000 SF in retail space, right in the heart of City Centre, and next to SkyTrain and SFU's Medical School.

Estimated Completion: 2029

More Information [HERE](#)



Feature

Development:

FLAMINGO

By Tien Sher Group

Canada's first **15-Minute City** is a visionary mixed-use district that gives you a new way to live. Shaped by human-scale design principles, its transformative way of living makes your world richer by bringing everything closer.

Tower One: Complete

Tower Two: Under construction

Commercial Block: TBD

More Information [HERE](#)



Private Sector Investments

Catalyzing Growth

Feature Developments:

- | | |
|--------------------------|------------------|
| ① Centre Block | ⑥ The Grand |
| ② 102+PARK | ⑦ Georgetown |
| ③ Health & Tech District | ⑧ Oviedo Towers |
| ④ UBC Surrey | ⑨ Flamingo |
| ⑤ PKWY | ⑩ Civic District |



Creating Vibrant Communities Through City- Led Initiatives



Interactive Art Museum



Cloverdale Entertainment District



City Centre Arena



Gateway Project



Development & Permitting Improvements



SFU School of Medicine

Invest Surrey

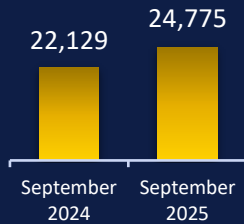
A Cultural Mosaic Of Creativity, Connections & Opportunity

Surrey's Business Engines

Surrey's economy includes a range of sectors and industry groups.

Surrey is a key manufacturing centre within BC's Vancouver Metro Region.

Business License Growth



+ 2,649
+ 11.9%



Economic Strategy 2024

Investing in Our Future

Four Strategic Priorities

1

Investment Attraction & Readiness

2

Employment Lands Optimization

3

Innovation, Talent, & Workforce

4

Local Business, Vibrancy, & Distinct Communities

[Read the Surrey Economic Strategy 2024](#)



Investing in Our Future

A Roadmap to Realizing the Opportunities of Tomorrow

City of Surrey Economic Strategy 2024

Invest Surrey

Here to derisk and simplify your business growth and investment

We can support:

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

Our Core Functions





Tourism

Tourism is a strategic economic driver. It contributes to:

1. Job Creation

Tourism supports a wide range of jobs in hospitality, transportation, retail, entertainment and cultural services.

2. Infrastructure Development

Investments in roads, airports, public spaces, and digital connectivity benefit both tourists and residents.

3. Local Business Growth

Tourism boosts demand for local products and services, supporting small businesses and artisans.

4. Cultural and Environmental Preservation

Economics can be aligned with preserving heritage sites, natural parks, and cultural traditions.

North American Industry Classification System

Code	Sector
11Agriculture, forestry, fishing and hunting	Agriculture, forestry, fishing and hunting
21Mining, quarrying, and oil and gas extraction	Mining, quarrying, and oil and gas extraction
22Utilities	Utilities
23Construction	Construction
31-33Manufacturing	Manufacturing
41Wholesale trade	Wholesale trade
44-45Retail trade	Retail trade
48-49Transportation and warehousing	Transportation and warehousing
51Information and cultural industries	Information and cultural industries
52Finance and insurance	Finance and insurance
53Real estate and rental and leasing	Real estate and rental and leasing
54Professional, scientific and technical services	Professional, scientific and technical services
55Management of companies and enterprises	Management of companies and enterprises
56Administrative and support, waste management and remediation services	Administrative and support, waste management and remediation services
61Educational services	Educational services
62Health care and social assistance	Health care and social assistance
71Arts, entertainment and recreation	Arts, entertainment and recreation
72Accommodation and food services	Accommodation and food services
81Other services (except public administration)	Other services (except public administration)
91Public administration	Public administration

Source: [Statistics Canada, 2025](#).

North American Standard

- a. 20 major classifications (2 digit)
- b. Allows for intelligibility of industry activities
- c. Provides a common language and understanding

'Tourism Industry' NAICS Includes:

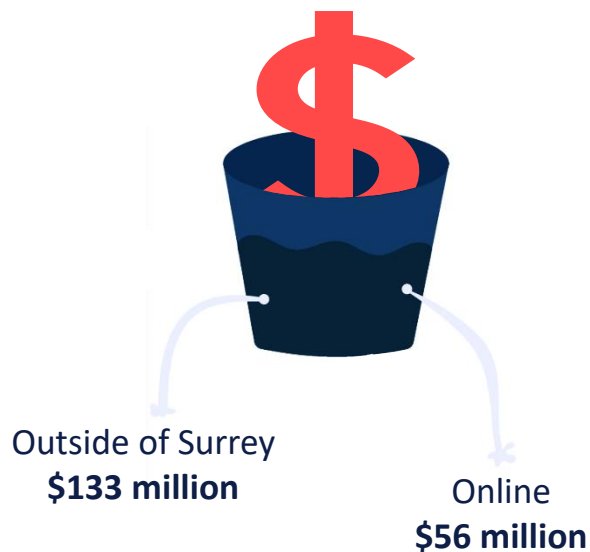
- 48 - Transportation
- 51 – Information and cultural industries
- 54 – Professional, scientific, and technical services
- 56 – Admin and support, waste mgmt., and remediation services
- 71 – Arts, entertainment and recreation
- 72 – Accommodation and food service
- 91 – Public Administration

Consumer Insights Highlights

Untapped Consumer Markets in Surrey

- Surrey households spent a total of \$685 million in April 2025.
- Of the total amount spent by Surrey households, \$133 million was spent outside of Surrey and another \$56 million online.
- Of the total \$189 million of leakage in retail spending, 23% was in entertainment and recreation, and restaurant dining – **significant unrealized opportunity** for Surrey businesses in these retail subcategories.

Monthly Consumer Spending in Surrey \$685 million



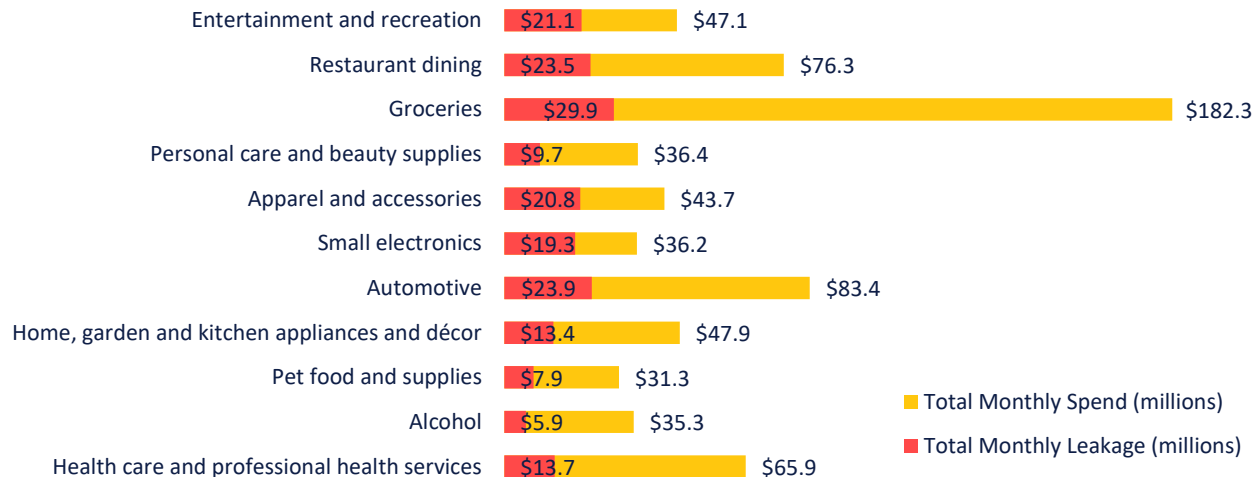
Source: [Surrey Consumer Insights Survey, April 2025](#)

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 **\$44.6 million every month on entertainment and recreation, and restaurant dining**, a significant opportunity for these retail businesses in the city.



Source: [Surrey Consumer Insights Survey, April 2025](#)

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

Automotive Includes automotive parts, accessories, maintenance, repair, and other automotive services (excluding new vehicle purchases and lease/financing bills).

Our Partners



Tourism Actions Underway

Re-introducing Surrey, BC, Canada



Actions underway

- Sport Surrey & Sport Tourism Grants
 - Promotion of City as Sports hosting destination
 - High – Impact events
 - WickFest
 - Canada Soccer Toyota National Championships
 - Canada Cup International Softball Championships
 - Sport Tourism Grant Program increased 10x from prior program allotment
 - 2024 – 36 sport tourism events supported



Actions underway

- Hosting City Events and Support for Community Events
 - In 2024 – Three City produced events drew 185,999 people and an estimated \$12.5 million economic impact
- Support for Arts & Culture Grands and Community Grants for non-profit organizations
 - 2024 the City awarded \$637,555 to 85 arts, culture, and heritage organizations

A Global Stage for Culture, Entertainment & Celebration



1 Canada's Most Diverse City



2 Year-Round Cultural Events



3 Expanding Arts & Performance Spaces



Existing Cultural Infrastructure

- Surrey Arts Centre, a theatre, art gallery, and cultural hub all in one.
- Bell Performing Arts Centre a major venue for concerts & performances.
- Cloverdale Fairgrounds hosts major outdoor festivals & events.



Upcoming Cultural Development Projects

- New downtown multipurpose event space.
- Expansion of event hosting capacity at Holland Park & Civic Plaza.
- Potential international partnerships for cultural tourism initiatives.



Investor Opportunities

- \$80M+ in annual cultural event spending.
- New entertainment venue & event space development.
- Private sector partnerships for cultural tourism initiatives.



Year-Round Events Bring Tourism Dollars

- Western Canada's largest Canada Day celebration, drawing 75,000+ visitors.
- Surrey Fusion Festival, BC's largest multicultural festival drawing 110,000+ visitors.

State-Of-The-Art Sports Facilities & Film Hub



1 Lower Production Costs



2 Incentives & Fast Permitting



3 Strong Industry Connections



Major Sports Facilities & Infrastructure

- Surrey Sport & Leisure Complex includes 3 ice rinks, aquatic centre, fitness gym.
- Newton Athletic Park, one of Canada's largest soccer facilities.
- Bear Creek Athletics Centre, upgraded in 2023 for international track events.



Upcoming Developments & Growing Sports Events

- Proposed 12,000-seat arena for multi-sport use.
- Expansion of Guildford Recreation Centre & South Surrey Arena.
- Surrey International Marathon attracts over 12,000+ participants yearly.
- Canada Cup International Softball Championship.



A Profitable Filmmaking Hub

- \$3.6B BC film & TV industry
- 60+ major film productions since 2020.
- Up to 35% tax rebates for film production.
- Surrey Film Office fast-tracks permits for productions.



Booming Digital Media Sector

- Surrey-based game & VFX companies growing rapidly.
- Strong ties to Vancouver's media industry.
- Opportunities for animation, CGI, and immersive tech development.

Current and Upcoming Actions

- Hired MRDT funded position (Business Relationship Specialist – Tourism) – Nav!
- Making sure the MRDT administration is centralized in one specialized role – also not duplicating efforts
- Surrey Specific Data (Envionics; Value of Tourism for example; investment attraction; local business reflective)
- Bright Nights as a part of Noel Holiday Light Festival: Nov 28 – Dec 28
- FIFA World Cup 26 – Workshops, Outreach, Community activation playbook
- City Centre Entertainment District – plans for 10,000 seat arena – envisioned to host a variety of events



Ideas, Funding, Research

Business Benefits Finder

Business Benefits Finder

Get a tailored list of programs and services from across Canada — all in one place.

Whether you're an entrepreneur, a business, or a not-for-profit organization.
Tell us your story.

Destination Canada



Destination BC



Local DMO, City

- Discover Surrey, the City of Surrey and partners can help to connect you to services, funding, and research organizations.

Contact us

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