

# SURREY CITY CENTRE the future of business is here.



Surrey City Hall Development



Surrey City Centre Library (inside)



Surrey City Centre Library

The Surrey City Centre development includes:

\* 180,000 sq. ft. City Hall \* City Centre Library (77,000 sq. ft.) \* Performing Arts Centre with 1,600 seat capacity \* SFU expansion

## Downtown Surrey is Strategically Connected...

Conveniently located in the Lower Mainland, with two Canada/U.S. border crossings, access to two international airports - Vancouver International Airport and Abbotsford Airport - and a well developed highway and road network, Downtown Surrey is an ideal location for business. Surrey's three skytrain stations provide a direct avenue to downtown Vancouver (35 minutes) and YVR (1 hour). Surrey is a Gateway to the Pacific Rim, and boasts the Surrey Fraser Docks LP, the largest facility of its kind on the West Coast of North America, moving millions of tons of cargo yearly.

According to the Real Estate Investment Network, a national group assessing the viability of markets, Surrey is the best city in the province to invest in real estate. REIN states, "With major transportation projects underway in the region, more people will be attracted to Surrey as a place to live and do business. In the next decade, the city will continue to see explosive population growth, one of the most important factors to consider when deciding where to invest."

### Business Development Projects (valued greater than \$10M)

1. DCCs reduced by 30%
2. Building permit fees reduced by 50%
3. No property taxes for 3 years
4. Deferred DCC payments
5. Density-bonus waived

### High Density Residential Projects (valued greater than \$25M)

1. Building permit fees reduced by 50%
2. Deferred DCC Payments
3. Density-bonus waived



# Think Business. Think Investment.



# Think Downtown Surrey.

# Think Business. Think Investment. Think Downtown Surrey.

Surrey is the 2nd largest city in BC and the 12th largest in the country



**Surrey's Business Tax Rate is one of the lowest in the Lower Mainland**

- 1 Central City Office Towers - Blackwood Partners
  - 2 Central City Skytrain Station
  - 3 Civic Centre and Performing Arts Centre (in planning 120M)
  - 4 Holland Park
  - 5 King George Skytrain Station
  - 6 Library - \$36M
  - 7 Park Place - Central City Concord Pacific Development Inc.
  - 8 Simon Fraser University Podium 2 Expansion - \$10M
  - 9 Surrey City Hall Development - \$90M
  - 10 Urban Village - Weststone Project - \$1B
- Projects underway in City Centre = 10,000+ new jobs**

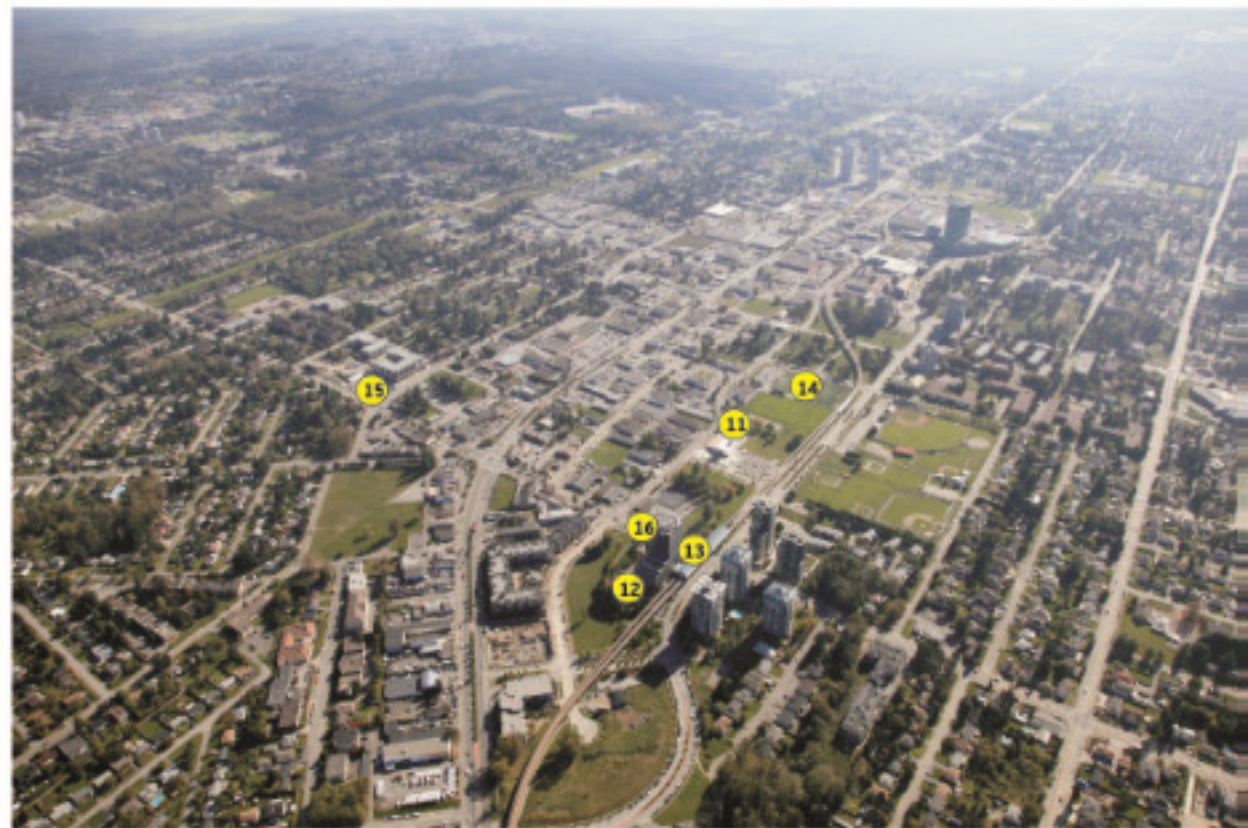
**Surrey was rated in the Top Ten Places to buy in Canada in the August 8, 2010 Financial Post**

## Surrey is British Columbia's Next GREAT METROPOLITAN CENTRE

- 11 Chuck Bailey Recreation Centre - Covered Youth Park - \$1.5M
- 12 Gateway Business Park - GE Capital Investments (future investment)
- 13 Gateway Skytrain Station
- 14 North Surrey Athletic Park
- 15 Quattro - Tien Sher Group of Companies - \$700M (Buildout)
- 16 Station Tower - Dundee REIT

**Population: 472,000**

**Surrey is the fastest growing city in BC, averaging 1000 new residents per month**



## Surrey City Centre, is THE place to invest with 900 Acres of Development Land Available

Photos: Nathan Waito



- 17 RCMP E Division Headquarters - \$966M
- 18 Surrey Memorial Hospital - Emergency Department & Critical Care Centre - \$500- \$600M
- 19 Surrey Outpatient Care and Surgery Centre - \$240M Opening 2011

**Surrey has approx. 46% of Metro Vancouver's total vacant industrial land**

**downtown SURREY**  
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