

Surrey's GIS Projection Model: How to Estimate Development Unit and Population Figures



The Building Inventory – Methodology

- The Surrey Population Model contains two major data components:
 - The GIS data component which is an inventory of all buildings in the city; and
 - The non-GIS component that includes existing and projected (2041) unit, population and employment figures.





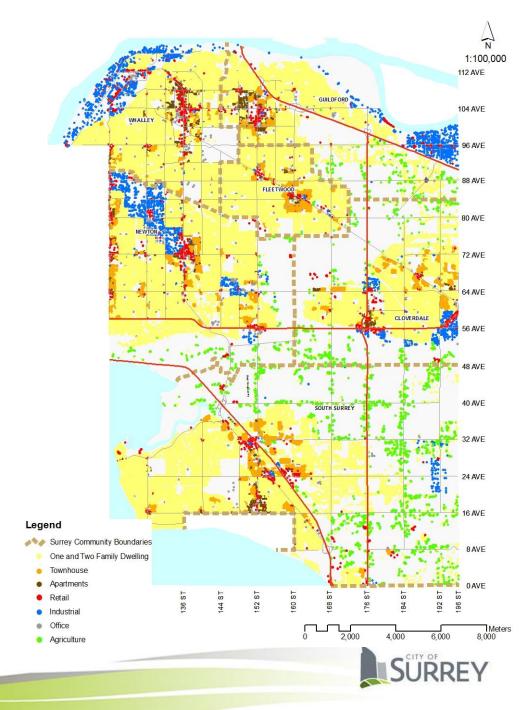
The Building Inventory – Methodology

- The GIS building inventory was created using a combination of data sources that include:
 - BC Assessment Authority Data
 - Surrey Building Permit Information (Amanda)
 - City of Surrey Secondary Suite By-Law Enforcement Data
 - The latest GIS Orthophoto Imagery
 - City of Surrey GIS Cadastre (lot and address) Information
 - Statistics Canada Census (matching undercount and average household size).





As of December 2012, there are 169,600 residential units with a total 367.9 million sqft in Surrey. The average units size is 2,169 sqft. There is also 106.37 million sqft of nonresidential building space in Surrey.



Attribute Information

building in Surrey.

Column Heading	Attribute Information	<u>Column Heading</u>	Attribute Information	Column Heading	Attribute Information
OLDER NO	Amanda Folder Number		Assembly		Aboriginals
DDRESS	Property Address	_	Automotive Services		Со-ор
EVELOPMENT	Nonresidential		Automotive Storage		Emergency Shelter
YPE	Residential		Education		Family
	Assembly		Farm Related	SPECIAL HOUSING	Mental Health Addictions
	Coach House		Fire Station	ТҮРЕ	Multi Types
	Education		Govt Related		Seniors
	Farm Related		Gravel Storage		Special Needs
	Govt Related		Health Related		Transition-Supportive
	Health Related		Hotel		Not Applicable
	High Rise Apartment		Library	SECONDARY SUITE	Authorized
EVELOPMENT UBTYPE	Industrial	NONRESIDENTIAL	Lumber Yard	TYPE	None
	Low Rise Apartment	SUBTYPE	Manufacturing		Unauthorized
	Mobile House	JUDITEL	Office	SECONDARY SUITE	Yes
	Office		Outdoor Metal Storage	FEE PRE 2000	No
	One Family Dwelling		Post Office		Yes
	Recreational Club House		Rail Yard	TRE_2000	No
	Retail		Recreation Related	CONSTRUCTION YEAR	Year of Building Construction
	Secondary Suite		Recreational Club House	BUILDING PERMIT	Month
	Townhouse		Retail	ISSUE MONTH	Not Applicable
	Two Family Dwelling		Shopping centre	FLOOR AREA	Building Floor Area
			Transit parking	CONSTRUCTION	
There are 18 variables			Truck Storage	VALUE	Construction Value of Building
			Utilities	DWELLINGS	Number of Residential Dwellin
			Warehouse	AVERAGE	Average Household Size by
that cont	tain		Market Rental	HOUSEHOLD SIZE	Community
		RENTAL TYPE	Mixed	POPULATION	Population Within Each Buildin
informat	ion for each		Non-Market Rental	EMPLOYMENT	Employment Within Each Build

Not Rented



- A typical single family neighbourhood containing a school and surrounded by multifamily.
- The map also contains Surrey's building footprints.
- The second map (bottom) illustrates a closer look at a single family neighbourhood. secondary suites are digitized within the lot but outside the building foot print.



- The building inventory contains secondary suite information.
- Although not complete, Planning and Development has compiled a list of over 20,000 address that come from the Surrey Bylaw Department.
- This data is included in the unit and population totals.
- They are kept as separate point features within the model which distinguishes them from the main single family unit.



- The building inventory also contains multifamily units (townhouses and apartments)(top).
- Only one point feature per building is used to identify multifamily.
- Each multifamily point feature may identify many units per building.



- Surrey engineering purchases orthophotos on an annual basis (*bottom*).
- Orthophotos are also used to verify and correct the building inventory.
- It also ensures that the point feature are placed correctly in the centroid of the building footprint.





- Surrey's building inventory also contains a non-residential component.
- The data does not contain business information. As with residential, a single point feature will only identify the building along with floor space and estimated total employment.
- Floor space and average worker density ratios are used to estimate employment. This is joined to business license information to verify employment.



Surrey's Business Directory

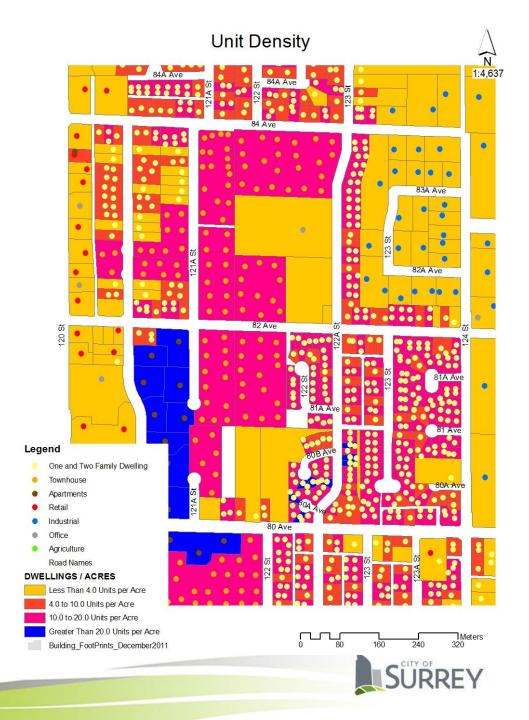
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es stment iness cipal Geocode building	Image: City Of Particle City Of Pa	Economic Developmen City of Surrey 14245 - 56 Avenue Surrey, BC V3X 3A2 Ph: 604-591-4128 Products or Services Products or Services Restaurant - Deli Take Out Laundromat, Tanning Salon Hairdressing Restaurant - Deli Take Out Laundromat, Tanning Salon Hairdressing Recreational Facility Manufacturer - Cabinets General Construction Contractor - General Construction General Construction Contractor - General Property Management Construction Cons	Unit • H 37 1006 7 1 104 6 6 201 201	Read 7068 191 St 6226 128A St 13733 72 Ave 7548 120 St 12815 85 Ave 13805 64 Ave 13402 72 Ave 13402 72 Ave 13576 88 Ave 13577 13577 13605 64 Ave 6426 1136 13577 72 Ave 13578 138 St 2327 Xing George 6355 128 St 12978 64 Ave 6352 124 St 12972 54 Ave 6352 124 St 1297 52 Ave 1297 52 Ave 1297 52 Ave 1342 Vine Maple I 650 1640 St 1852 144 St 1854 1243 St 1982 124 St 15122 66 Ave	Postal ✓ VaNoB4 VaXa39 V3W2p2 V3W3W2 V3W2x8 V3W2x8 V3W2x8 V3W2x8 V3W2x8 V3W423 V3W423 V3W423 V3W428 V3W428 V3W428 V3W428 V3W428 V3W458 V3W455 V3W458 V3W458 V3W458 V3W458	Phone • Emploid 60435763966 604537105 6043571055 6043977766 6043434057 604344687 6043578037 6043578307 6043578379 6043518477 6043544457 6043518477 6043548477 6043518427 6043548425 6043508270 604354255 604370590 604372590 6043723275 604398879 604378281 604378581 6047780399 6043284255 6043782888 604328428886 604324480 6043284886 604324480 6043284886 604324480 6043284886 6043248886 6043284886 6043248886 6043284886 604328886 6043284886 604328886 6043284886 6043284886 6043284886 6043284886 6043284886 6043284886 6043284886 6043284886 6043284886 6043284886 6043284886 6043284886 6043284886 <td>F verse • Toor • 1 NTC 1 NTC 2 NTC 2 NTC 2 NTC 1 NTC 2 NTC 1 NTC 1 NTC 1 STC 1 NTC 1 NTC 1 STC 1 NTC 1 NTC 1 STC 1 NTC 1 NTC 1 NTC 1 STC 1 NTC 1 NTC 1 STC 1 NTC 1 NTC 1 NTC 1 STC 1 NTC 1 NTC 1 NTC 1 STC 1 NTC 1 NTC 1 NTC 1 NTC 1 NTC 1 NTC 1 NTC 1 NTC 1 NTC 1 STC 1 NTC 1 NT</td> <td>ebruary 2 unear yee 2 unear yee 2 unear 2 unea</td> <td>20, 2012 </td> <td>Toy CTC FTC GTC NTC SCC SSTC</td> <td>Cloverdale Fleetwood Guildford Newton Surrey City Centre South Surrey</td> <td></td>	F verse • Toor • 1 NTC 1 NTC 2 NTC 2 NTC 2 NTC 1 NTC 2 NTC 1 NTC 1 NTC 1 STC 1 NTC 1 NTC 1 STC 1 NTC 1 NTC 1 STC 1 NTC 1 NTC 1 NTC 1 STC 1 NTC 1 NTC 1 STC 1 NTC 1 NTC 1 NTC 1 STC 1 NTC 1 NTC 1 NTC 1 STC 1 NTC 1 NTC 1 NTC 1 NTC 1 NTC 1 NTC 1 NTC 1 NTC 1 NTC 1 STC 1 NTC 1 NT	ebruary 2 unear yee 2 unear yee 2 unear 2 unea	20, 2012 	Toy CTC FTC GTC NTC SCC SSTC	Cloverdale Fleetwood Guildford Newton Surrey City Centre South Surrey	

- The Economic Development Office collects and analyzes information to make investm decisions, encourage busines growth and creates municipa economic policy.
- There is the potential to Geod this information into the buil inventory via address.
- The issue is that the business license data does not contain government and other institutions who do not require a business license.



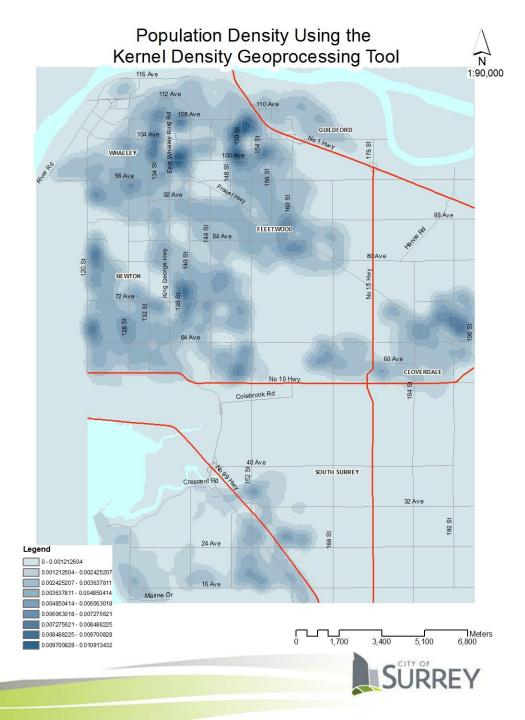
Density

- Attribute data from Surrey's building inventory can also be Geocoded to the cadastre or lot based data either by address or spatial join.
- Unit, population and employment total and/or density can be calculated starting at the lot level.
- This method can also be used for other geographies with Surrey.

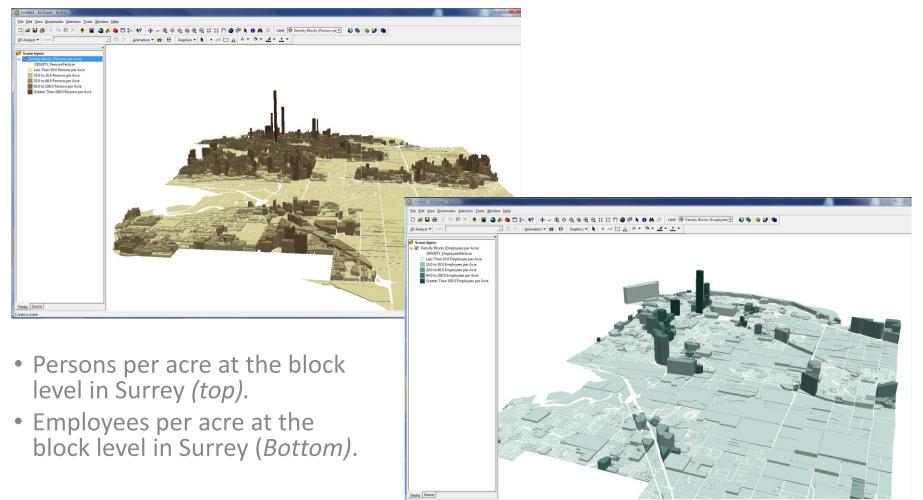


Density

- The building inventory can also be used to create raster files that represent density or any other attribute that is contained in the building inventory.
- The Kernel Density tool calculates a magnitude per unit area from point features using a kernel function to fit a smoothly tapered surface to each point.



3D Model of Density





Surrey's Building Demolitions

- In 2012, there were 37 single family demolitions in Cloverdale, 28 in Fleetwood, 20 in Guildford, 112 in Newton, 120 in South Surrey and 139 in Whalley.
- Since 2000, residential and nonresidential demolition permit information factors in building demolitions.
- Using Surrey's latest orthophotos, demolished units are removed from the building inventory.
- This information is used to create a net increase for monthly and annual unit and population figures.



Attribute Information

Column Heading	Attribute Information	Column Heading	Attribute Information	Column Heading	Attribute Information
FOLDER NO	Amanda Folder Number		Assembly		Aboriginals
ADDRESS	Property Address		Automotive Services		Со-ор
DEVELOPMENT	Nonresidential		Automotive Storage		Emergency Shelter
ТҮРЕ	Residential		Education		Family
	Assembly		Farm Related	SPECIAL HOUSING	Mental Health Addictions
	Coach House		Fire Station	TYPE	Multi Types
	Education		Govt Related		Seniors
	Farm Related		Gravel Storage		Special Needs
	Govt Related		Health Related		Transition-Supportive
	Health Related		Hotel		Not Applicable
	High Rise Apartment		Library		Authorized
	Industrial	NONRESIDENTIAL	Lumber Yard	SECONDARY SUITE	None
DEVELOPMENT SUBTYPE	Low Rise Apartment	SUBTYPE	Manufacturing		Unauthorized
SUBITPE	Mobile House	JUDITE	Office	SECONDARY SUITE	Yes
	Office		Outdoor Metal Storage	FEE	No
	One Family Dwelling		Post Office	PRE 2000	Yes
	Recreational Club House		Rail Yard	PRE_2000	No
	Retail		Recreation Related	DEMOLITION YEAR	Year of Building Construction
	Secondary Suite		Recreational Club House	DEMOLITION_PERMIT	Month
	Townhouse		Retail	ISSUE MONTH	Not Applicable
	Two Family Dwelling		Shopping centre	DWELLINGS_LOST	Number of Residential Dwellings
			Transit parking	AVERAGE	Average Household Size by
			Truck Storage	HOUSEHOLD SIZE	Community
There are	e 16 variables		Utilities	POPULATION_LOST	Population Within Each Building
			Warehouse	EMPLOYMENT_LOST	Employment Within Each Building
that cont	ain		Market Rental		
			A Alizzand		

Mixed

Not Rented

Non-Market Rental

RENTAL TYPE

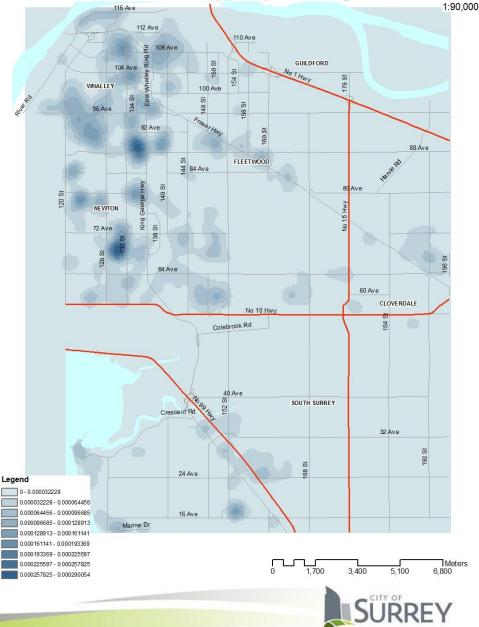
information for each

building in Surrey.

SURREY

Surrey's Building Demolitions

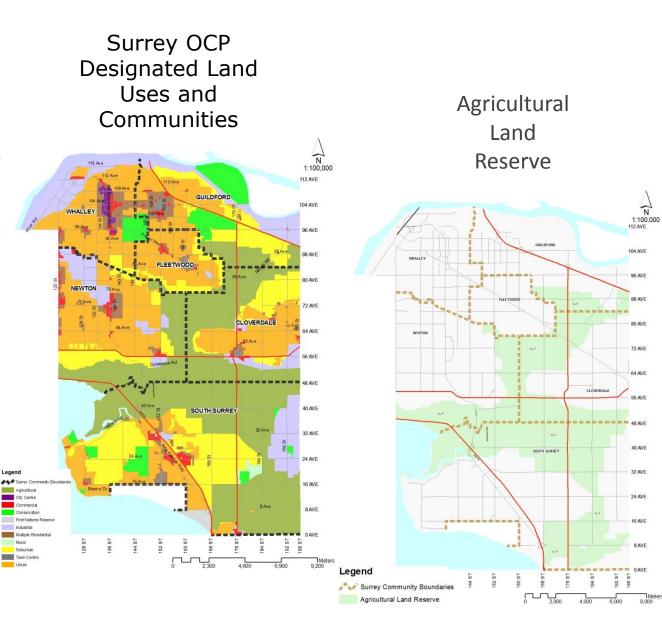
The inventory of demolitions can also be used to create raster files that represent density or any other attribute that is contained in the demolition inventory. Density of Residential Demolitions Using the Kernel Density Geoprocessing Tool



- The City of Surrey Planning & Development Department maintains and updates population and employment within specific areas of Surrey. These include:
 - Generalized Land Uses (Surrey's OCP 2001)
 - Specific Land Uses;
 - Neighbourhood Concept Plans,
 - Local Area Plans,
 - Generalized Land Use Plans, and
 - established communities.
- These subareas are used to identify point features in the building inventory. This information is used for existing and projected unit, population and employment build out scenarios.

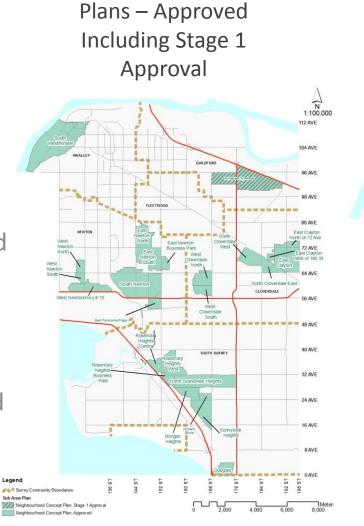


- Surrey's current OCP
 Designated Land
 Uses and
 Communities.
- Approximately onethird of the city's total land base is agricultural land and the city is home to over 500 farms.



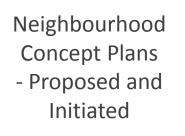


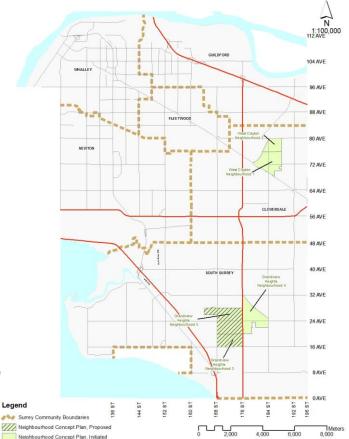
- There are 25 Neighbourhood **Concept Plans Currently Approved** or At Stage 1 Approval.
- There are 5 Neighbourhood **Concept Plans Currently Proposed** and Initiated



Legend

Neighbourhood Concept





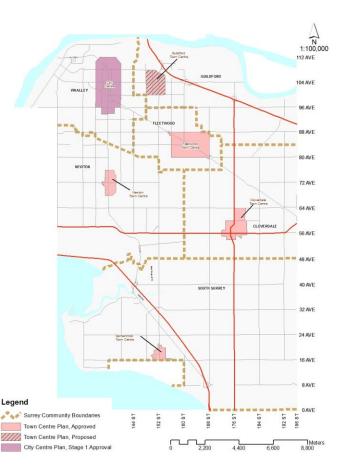
JRREY

- Currently, there is 1
 Development
 Concept Plan and 3
 active Local Area
 Plans.
- Currently, there are 4 approved Town Centre Plans, 1 proposed Town Centre Plan and the City Centre Plan with Stage 1 Approval.

Development Concept and Local Area Plans

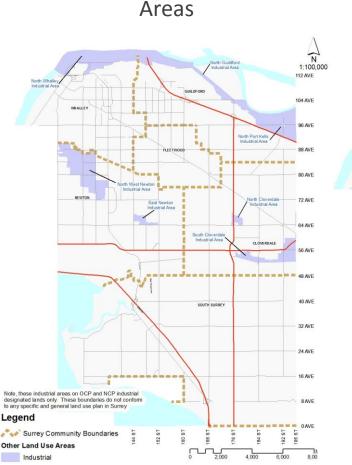
N 1:100,000 112 AVE UILDFORD 104 AVE 96 AVE 88 AVE 80 AVE 72 AVE 64 AVE CLOVERDALE 56 AVE 48 AVE 40 AVE SOUTH SURREY 32 AVE 24 AVE 16 AVE 8 AVE n an 8 OAVE 28 ST 36 ST 84 ST 92 ST 96 ST 🔶 Surrey Community Bound Meters 8,000 Development Concept Plan 2,000 4,000 6,000 Local Area Plan

Town Centre and the City Centre Areas





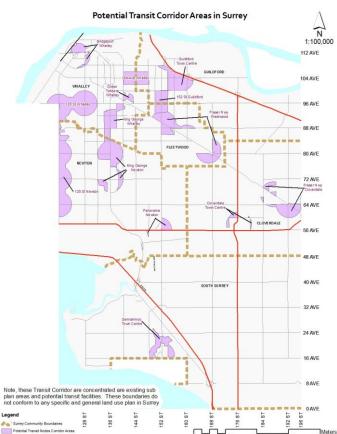
- There are 7 major industrial areas identified in Surrey.
- There are several major transit corridor areas that are identified in Surrey.



Legend

Industrial

Potential Transit Corridor Areas





The Building Inventory – Methodology

 The second major component of Surrey's Population Model is the non-GIS component that includes existing and projected (2041) unit, population and employment figures.





Benefits of Surrey's Population Model

- The ability to query unit and population current estimates for any geographic boundary within Surrey;
- The ability to map concentrations or population/employment densities;
- The ability to map spatial distribution by type of development (single family, townhouse, apartment, etc)
- Connection to GIS data, which provides a solid base for Surrey's unit/population projection figures.



Model Output

- Surrey's model also includes attribute information that allows staff to accurately estimate by dwelling type and year, the unit and population figures for any geography within the city.
- Several examples of the model output include;
 - Unit and population figures (existing and projected) by housing type by any geography in the City
 - Spatial analysis that allows for tabulation of unit and population figures (existing and projected) based on any geography in the City.
 - Calculation of unit build out capacities for any geography in the City.
 - Employment figures (existing and projected) for any geography in the City



Total Number of Units Each Year (based on net number of units added Each Year)

Onr.co Barlo Talal Onr.co 2004 Janet Talal Onr.co 2004 Janet Talal Onr.co 2005 Janet Barlo Talal Onr.co 2014 Janet Barlo Talal Onr.co 2014 Janet Onr.co 2014 Janet Onr.co	larel I I Too Family Durlling I I I Too Family Durlling and Too Family Durlling	Cleared ale Taux Cealer 323 - 785 - 425 - 425 - 425 - 323	Claglas GLUP - Residual	E.ol Clayloo 184	Esal Cisgiaa Ealyssiaa, Waal of 188 SI	Esol Clayloo Harib of 72 Aar	Harib Claardair Easi	Harlk Clearedair	Wrai Clauredair	Weat		1.1-	Harib	Smith	Clauredate	France Hay			
Onr.co Barlo Talal Onr.co 2004 Janet Talal Onr.co 2004 Janet Talal Onr.co 2005 Janet Barlo Talal Onr.co 2014 Janet Barlo Talal Onr.co 2014 Janet Onr.co 2014 Janet Onr.co	end Tun Famila Purilling Anarce Iarael and Tun Famila Purilling Anarce Iarael Iarael	482 523 785 1,515 475			Ealrasias,		Classedate	Classredate		Weat			Haalb	Sault	Classedate	France Hug			
2000 Land Talah 3200 Land 3200 Land	Anner Iaral I Iaral Iaral Iaral Iaral Iaral	525 785 1,515 475	21	184				Weal	Harlb	Claarrdalr Saalb	West Claylon Heighbourhood 84	Weal Claylos Heighboorhood 82	Channel de la	Chareedate	Taua Crater Tranil Carridar	Classedale Teanail Carridae	ALR	Outside Planned Arean	Classedal Talal
Rach Telal Sara Sara Sara Sara Sara Sara Sara S	larel I I Too Family Durlling I I I Too Family Durlling and Too Family Durlling	785 1,515 475			: ;		624			46	204	57	27	45	225	177	245	4,000	8,658
Talal Quei, Jacob Apach Quei, Jacob Apach Quei, Apach Quei, Apach Quei, Apach Quei, Jacob Apach Quei, Jacob Apach Quei, Jacob Apach Quei, Jacob Apach Data Apach Talal Quei, Jacob Apach Apach Talal Quei, Jacob Apach Apach Talal Quei, Jacob Apach Apach Talal Quei, Jacob Apach A	l and Tue Paully Durlling denser Iaral I and Tue Paully Durlling	1,516					965	181								567			1,318
Orres 2014 Jank Agerle Talal Orres 2013 Jank Agerle Orres 2019 Jank Agerle Talal Orres 2019 Jank Agerle Talal Orres 2019 Jank Agerle Talal Orres 2019 Jank	eed Two Family Durilling channe Imenal I and Two Family Durilling	471	21		!				·····		204	1	22	45	225	1,224	245	121 5,885	18,73
2014 Josef Razels Saras Saras 2015 Josef Agaels Talal Saras 2015 Josef Razels Saras 2014 Josef Razels Saras 2014 Josef Razels Saras 2015 Josef Saras 2015 Josef Jose	chanar Iaral I and Tun Panily Durlling			184		11	676	126	211	74	285	57	22	45	225	111	251	4,515	8,552
Aporta Operan 2002 Journ Aporta Operan 2003 Journ Operan 2004 Journ Operan 2004 Journ Operan 2004 Journ Operan 2005 Journ Operan 2005 Journ Operan 2005 Journ Operan 2005 Journ 2005 Journ	laral I and Tan Family Durlling				· · · · ·		565	225		••••••		••••••			1	547			1,334
Talal Osras 2002 Jacob Agarlo Talal Osras 2009 Jacob Agarlo Talal Osras 2004 Taunh Agarlo Talal Osras 2005 Jacob Agarlo Talal	l and Tan Pamily Darlling	785			· · · · ·				1				<u> </u>		ļ	1	i	121	827
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Zanz Tauah Aparla Taidi One an Aparla Zang Tauah Aparla Taidi One an Zang Tauah Taidi One an Zang Tauah Aparla Taidi One an Zang Tauah Aparla Taidi One an Zang Tauah		477		254	1	11	783	371	224	- 10	285	17	27	11	225	136	253	4,551	5,457
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Aparla Talal Oor as 2004 Tauah Aparla Talal Oor as 2005 Tauah Aparla Talal	nd Two Family Durlling	475	581	355	,		763	979	485		286	37	27	14	225	556	254	5,833	5,753
Aparla Talal Oor as 2004 Tauah Aparla Talal Oor as 2005 Tauah Aparla Talal	.keeer	525		183	I		41	225	165				I	•		567		134	1,781
Onr.co 2004 Tauah Aparla Talal Onr.co 2005 Tauah Aparla Talal	laral	785						i	<u> </u>	!	<u> </u>	·	<u> </u>					121	127
2004 Tauah Aparta Data Oaraa 2005 Tauah Aparta Talal		1.518	111	416		11	1.151	- 614	647	111	215	17	27	- 14	225	1.211	254	5.54	12.55
Aparta Talal One an 2005 Tanah Aparta Talal	ad Tue Family Dualling	474	584			96	817	582	661	186	285		25	12	225	336	255	5,182	18,15
Aparla Talal Qaraa 2005 Tauah Aparla Talal		525	•	158			598	225	517		•	•	•	•	1	547	1	524	2,525
. One an 2005 . Taxah Aparta Talal		785	•						1	·	1			•				121	827
2005 Tauah Aparta Talal	1	1.511	314	636	1	36	1.415	617	363	116	285	37	25	12	225	1,213	253	5.547	13.31
<u>Aparta</u> Talal	nd Tue Family Durlling	472	5114	862	.	36	847	415	775	585	285	57	26	11	225	358	251	5,145	18,54
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	ad Tue Fauily Durlling	462	114	1,318	ļ i	33	147		834		200	57	25	1	225	555	251	5,219	11,55
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Aparts		785	_	211	52			!	141	·		!			·····			121	1,254
Talal		1.415		2.511	73	111	1.445	112	1.351	- 41	20	37	26		225	1,313	251	5.664	15.47
	nd Tun Family Durlling	453	314	1,548	133	199 97	859 598	578 433	857 491	425	200	37	25	·	258	552 588	252	5,587	12,22
2007 Tanah		121		1,388							•		÷					124	4,123
Aparta Talal		1.555		200	243	211	1.451	1.00	250		200		<u>-</u>		1	1,512	252	121	1,460
	ad Tue Family Duelling	457	114	1,02			1.921	616	1.21	445	278	16	25	-	211	1,316	254	5,572	12,83
zana Tawak		121		1,444	199	218	858 558	435	491	11	era .					331 388		3,376 524	4,555
Aparla	Incel	111		526	184				258				••••••					121	1,331
Talal		1,715	114	1.152	241	515	1.455	1.102	1.583	467	271	15	25	5	211	1,111	254	5.817	13.13
0 ar	and Tun Panily Durlling	456	314	2,333		- 413	861	685	357	462	278	38	25	5	258	336	255	5,525	15,82
2009 Teres		525	•	1,473	199	200	558	513	451	- 18	•	•	•	•	I	388	•	524	4,431
Aparla		111	•	592	184			!	258				<u> </u>	I				121	1,557
Talal	1	1.715	314	4.451	245	613	1.451	1.204	1.61		271	31	25	5	251	1.315	255	5.978	21.11
	ed Tue Family Durlling	455	582	2,557		(55	863	781	1,001	519	278	38	25	5	258	556	255	5,658	14,51
2848 Taunh	.h	121		1,615	199	200	598	552	491	-18			I	•		388		524	4,555
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• Net number of units broken down by Surrey's Communities and sub area plans including ALR, industrial and transit corridor areas.



Output of Model

Several products can be produced from the model given any geography with Surrey. These include:

- Number of units.
- Total and average residential floor area by housing type (single family, town house, apartment etc).
- Average household size by residential type.
- Population
- Employment
- Total and average non-residential floor area by building type (commercial, industrial, institutional, farm related etc)
- Worker density ratios by building or employment type.
- Density (including units, population and employment).
- Provides a solid base for projections (including floor space, units, population, average household size and employment, worker density ratios).
- Construction year.
- Non-market housing.



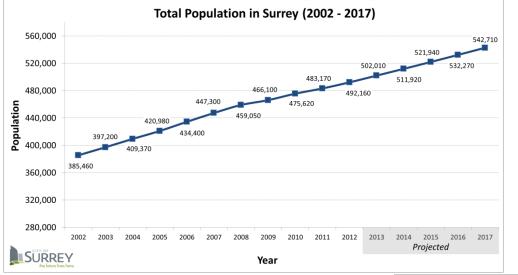
Output of Model

Other benefits include:

- Tie into the housing market data (Fraser Valley Real Estate Board).
- Engineering traffic studies (traffic zones).
- Transit corridor studies
- Agricultural Land Reserve Inventory
- Industrial Land Inventory.
- Sub plan build out scenarios.
- School Board school existing and enrollment projections
- Community Safety (RCMP and Fire).
- Market analysis for small business.
- Verify census information.

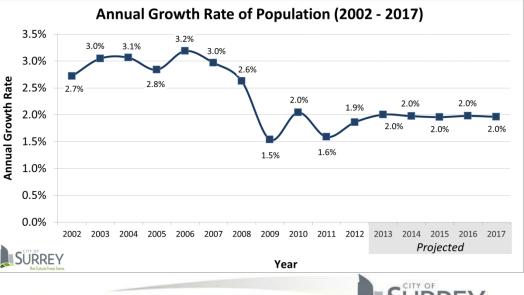


Total Population and Growth Rate of Residential Development (2002 - 2017)

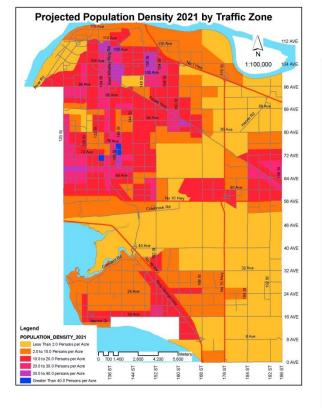


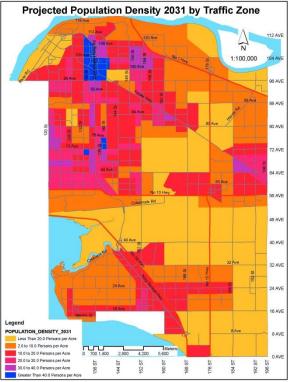
 There are 21,482 units in the application process which will provide for housing for the next 5 years based on Surrey's estimated annual population growth rate. 84.1% are multifamily.

- Surrey's total population estimated at 492,160 residents (December 2012).
- Approximately 106,700 new Surrey residents the past decade average annual growth rate of 2.77%.
- Population growth of up to 50,550 residents is projected in the five years between 2012 and 2017.

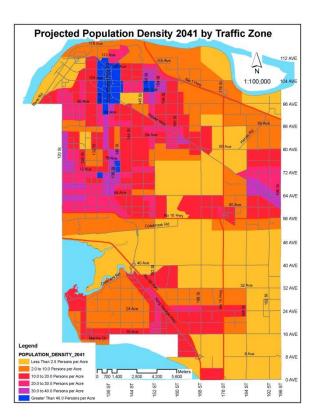


Projected Population Density by Traffic Zone



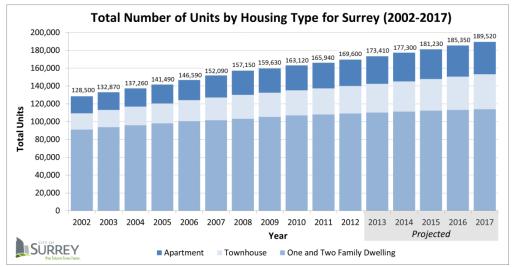


- Population Densities for 2021, 2031 and 2041.
- Issues with traffic zone polygons that do not match Surrey's sub plan boundaries.



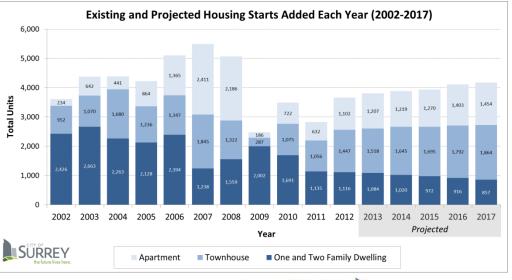


Number of Units by Housing Type and Existing and Projected Housing Starts (2002 - 2017)



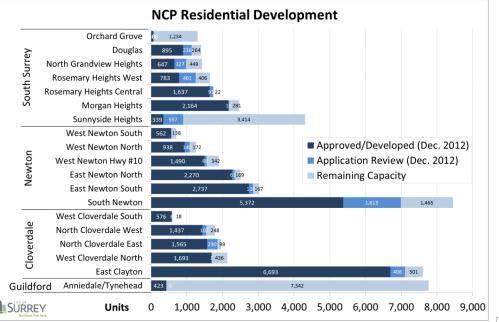
- In 2012, 3,665 net units were built – approximately 10,629 new residents.
- The estimated 3,980 units per year over the next 5 years.

- 169,600 residential units in the City (December 2012)
- Approximately 19,920 units will be added in the next five years.
- In 2002, 29.2% of units were multi-family. Increase to 35.6% in 2012 and anticipated 40% of stock by 2017.



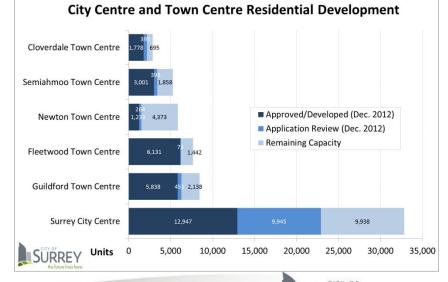


NCP and Town Centre Residential

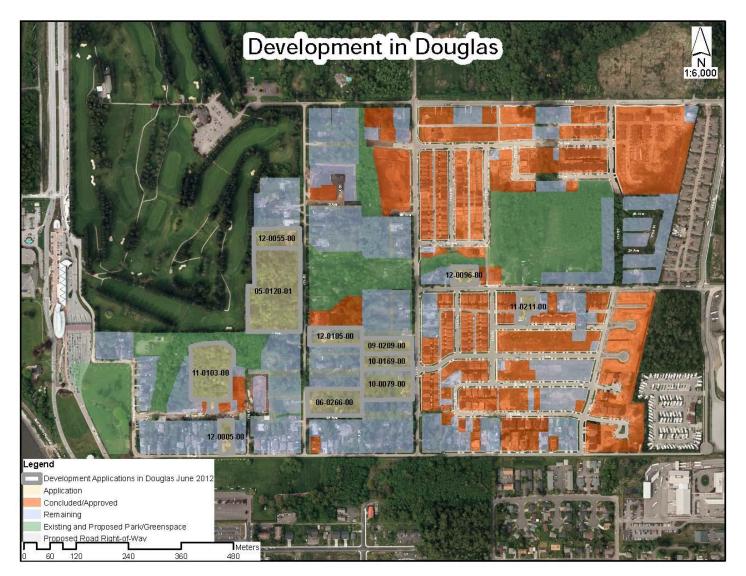


Within approved NCPs that provide a total capacity of 53,936 dwelling units, which will accommodate up to approximately 157,576 residents, assuming 2.9 ppu (based average household size of in Surrey's approved NCP areas in 2012).

 Surrey's City Centre and Town Centres that provide a total capacity of 62,896 dwelling units, which will accommodate up to approximately 141,292 residents, assuming 2.2 ppu (based average household size of in Surrey's City Centre and Town Centres in 2012)

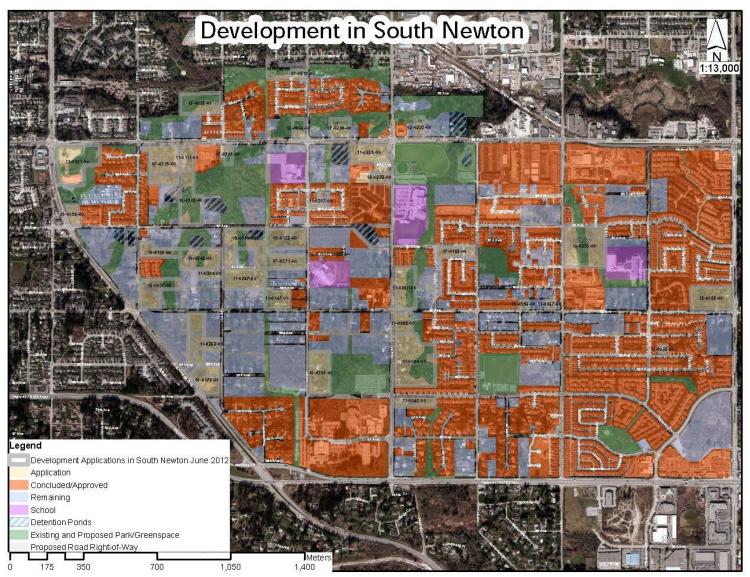


NCP Residential Potential Development



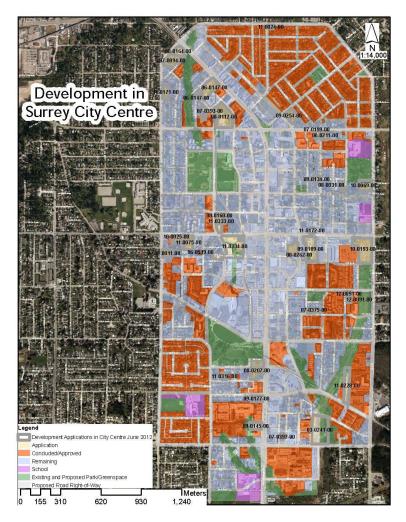


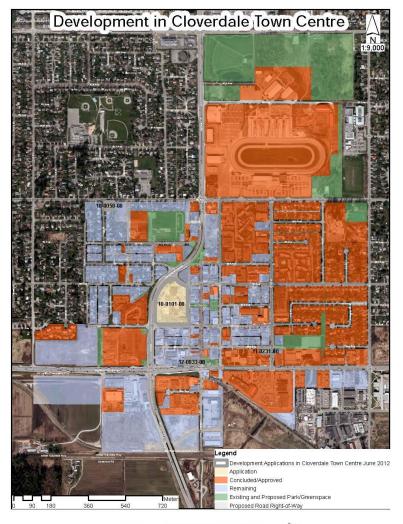
NCP Residential Potential Development





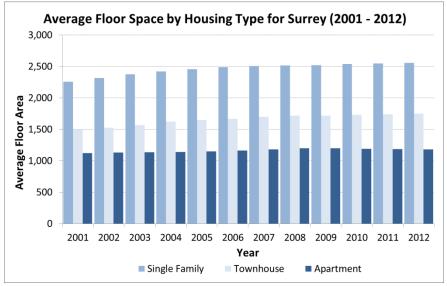
Town Centre Residential Potential Development





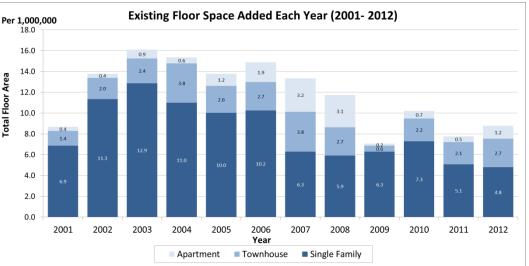


Residential Floor Space in Surrey (2001 to 2012)

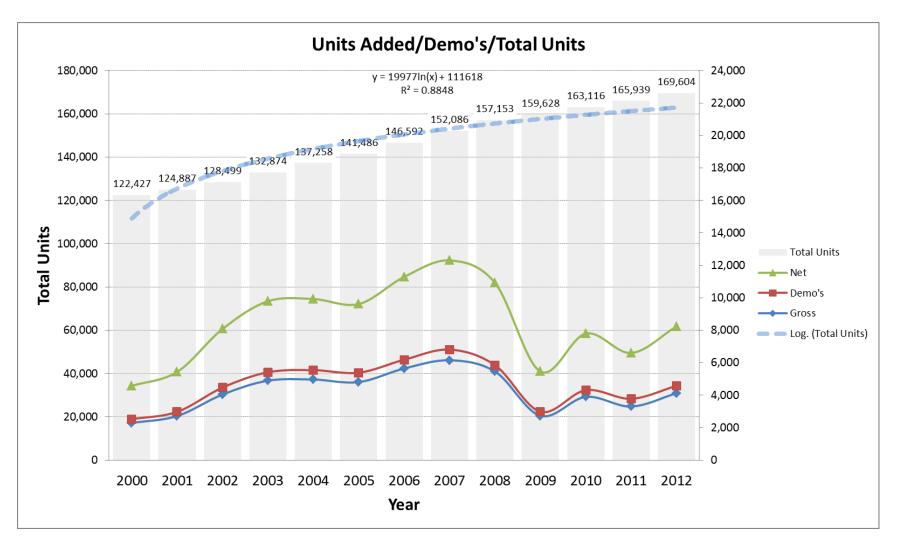


• Over the last 10 years, residential unit sizes have increase but in the last 3 years, have leveled off .

- In 2012 there was 8,770,270 sq.ft. of residential floor space added in Surrey.
- Single family construction accounted for approximately 4.8 million square feet while multi-family accounted for approximately 3.9 million square feet.



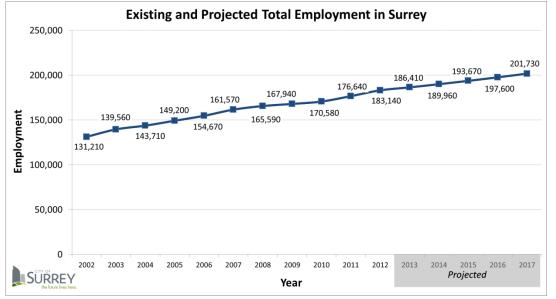
Residential Development Trends in Surrey (2000 to 2012)



• The overall trend for residential development in Surrey is slowing down.

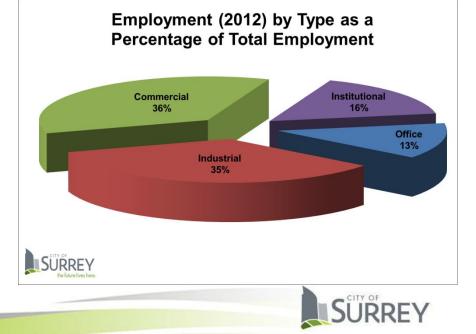


Employment

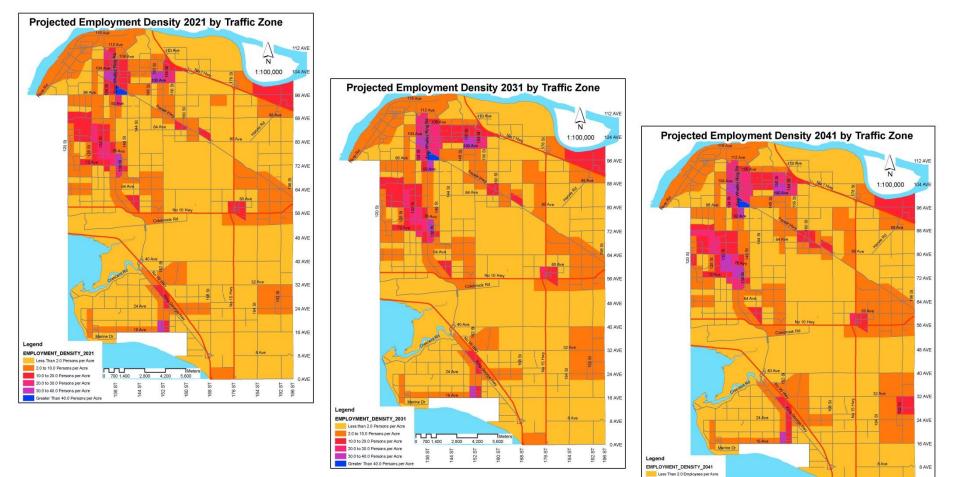


- Surrey's total employment is estimated at 183,140 (December 2012).
- Approximately 51,930 new jobs in the past decade average annual growth rate of 3.4%.
- Employment growth of up to 18,590 residents is projected in the five years between 2012 and 2017.

- There were approximately 6,500 jobs added in 2012.
- The largest proportion of employment added in Surrey was institutional (approx. 2,380 jobs) followed by commercial (approx. 2,020 jobs) followed by office (approx. 1,400 jobs) then industrial (approx. 700 jobs).



Projected Employment Density by Traffic Zone



- Employment Densities for 2021, 2031 and 2041.
- Issues with traffic zone polygons that do not match Surrey's sub plan boundaries.



O AVE

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5

4,200

5,600

700 1,400 2,800

20.0 to 10.0 Employees per Acre

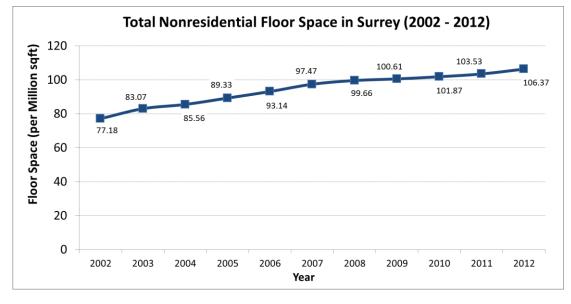
10.0 to 20.0 Employees per Acre

20.0 to 30.0 Employees per Acre

30.0 to 40.0 Employees per Acre

Greater Than 40.0 Employees per A

Non-residential Floor Space

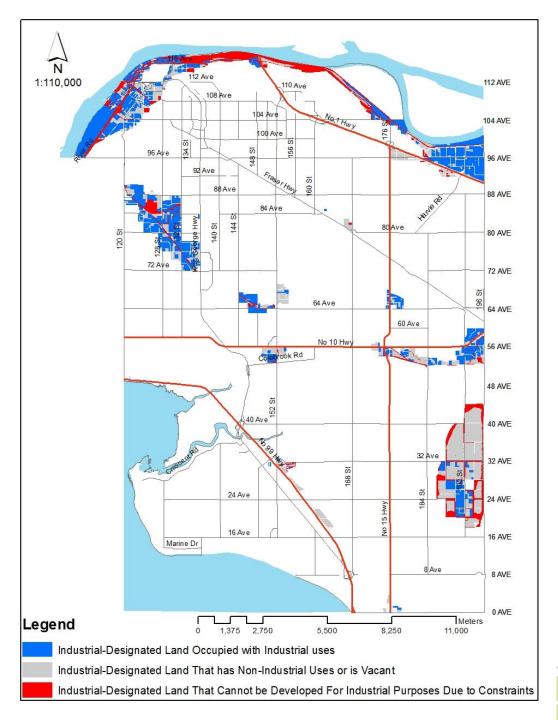


- In 2012 Surrey had approximately 106.37 million square feet of non-residential floor space.
- Approximately 2.8 million square feet of non-residential floor space added in 2012.
- Institutional floor space added accounted for 55% (1,559,350 square feet) of total non-residential floor space added in 2012.

- Overall "Worker Density Ratios" by employment type vary considerably in Surrey.
- Office WDRs are the smallest (1 employee for every 249 square feet) compared to institutional (1 employee for every 836 square feet).

Year	Office	Industrial	Commercial	Institutional
2006	251	548	631	974
2007	252	550	626	974
2008	252	554	621	974
2009	256	554	620	952
2010	257	556	617	952
2011	258	558	616	852
2012	249	559	607	836



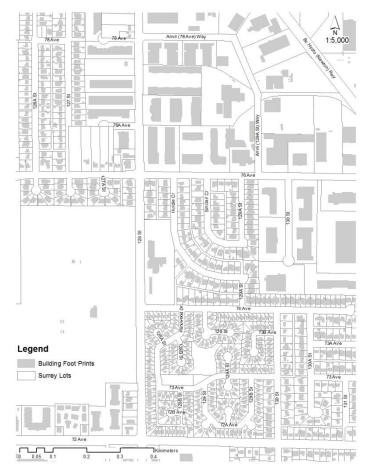


Industrial Land in Surrey

- Total Industrial-Designated Land – 7,370 acres
- Industrial-Designated Land Occupied with Industrial Uses – 3,247 acres
- Industrial-Designated Land That has Non-Industrial Uses or is Vacant – 2,637 acres
- Industrial-Designated Land That Cannot Be Developed For Industrial Purposes Due to Constraints – 1,486 acres

From 2D to 3D

Surrey's 2D Building Foot Prints



• Converting 2D building foot print data into 3D data using elevation.

Surrey's 3D Building Foot Prints

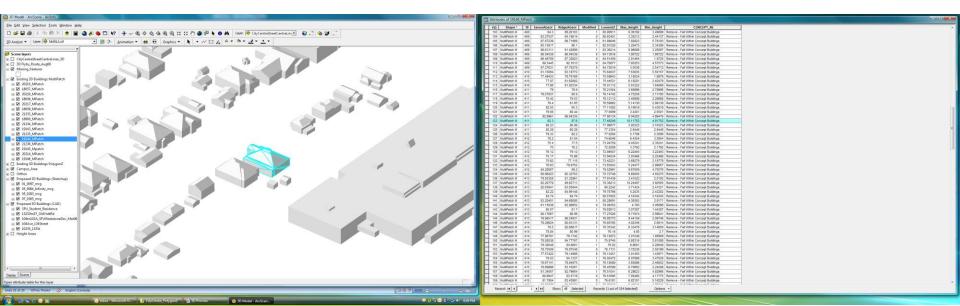




True 3D Model Components

- GIS 3D buildings MultiPatch files
 - Are less complex than PolygonZ files 3D building type files.
 - Multipatch 3D files contain simplified attribute information that include only one row of data in the attribute table that describe the building.
 - The advantage is related to memory storage. Multipatch files take up less memory that PolygonZ files.

MultiPatch type GIS 3D files



True 3D Model Components

- GIS 3D buildings PolygonZ files
 - Are more complex than Multipatch 3D building type files.
 - PolygonZ files contain more detailed attribute information regarding all sizes of the building.
 - The advantage is related to it's complexity. PolygonZ files can store more attribute information for each building that includes building facade (exterior of a building) and other land use information (illustrated on the right).

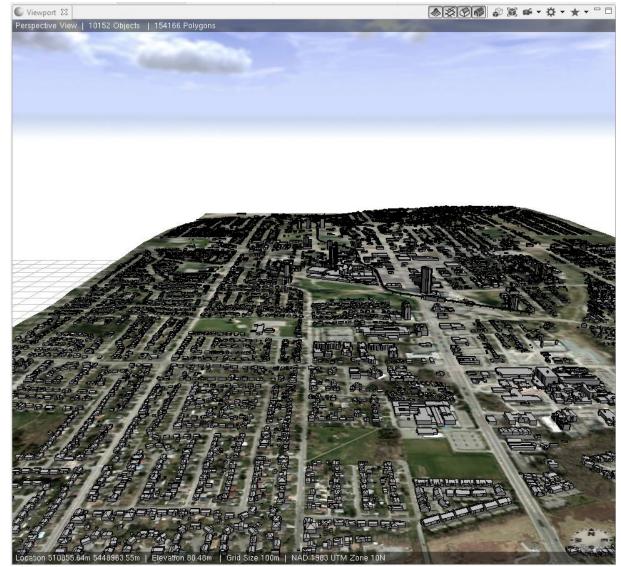


PolygonZ type GIS 3D files

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True 3D Data – ESRI's City Engine

- CityEngine is a simple-to-use, 3D city editing and visualization tool.
- It allows for creation and maintenance of 3D city scenes.
- Provides the option to share
 3D City Scenes to ArcGIS Online.





Future Concept of 3D Data

City Centre (South looking North along King George Hwy) Concept Buildings



City Centre (East looking West) Concept Buildings





Summary

- Surrey's model includes attribute information that allows staff to accurately estimate by dwelling type and year, the unit, population and employment figures for any geography within the city.
- Surrey's population model incorporates assumptions based on Census information, including a unit undercount estimate and average household size.
- Based on the latest Census undercount information, derived estimated population from both the City of Surrey and Statistics Canada is similar.
- This adds a level of confidence to the City of Surrey estimates, and forms a solid base for projecting unit and population figures over the next 30 years.
- Future prospects include integration into a 3D environment.



Contact Information

Stuart Jones | Senior Planner MCIP RPP Planning & Development 14245 - 56 Ave, Surrey, BC, Canada V3X 3A2 T 604.591.4167 | F 604.591.2507 sdjones@surrey.ca

www.surrey.ca

