

# Integrated Land Use *Climate Emergency*

Material Prepared for Policy Studies 3110/4900  
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[Above: A rendering of a planned “Newton Exchange LRT Station”]

# Project Summary

This project aims to address the Climate Emergency target of eliminating carbon emissions through an overlap of mixed-use development around proposed frequent transit corridors and existing policy tools in Surrey.

We want to ensure the future of Surrey integrates mixed-use density that reduces energy demand while supporting livability for future populations.

## Recommendation 1

- 10-year plan of Frequent Transit Network (FTN)
- Surrey-focused connectivity

## Recommendation 2

- Integrate medium density design around FTN
- Shape livability and walkability around FTN

# Recommendations are evaluated against project goals

Address climate emergency by lowering carbon footprint through integrated land use:

- 1** *Buildings* that have low embodied carbon and are energy efficient
- 2** Close *proximity* to sustainable modes of transportation
- 3** Integrated *access* to public spaces and services
- 4** *Equity and inclusion* strategies from SSC2.0 built into project

## Recommendation 1:

Build a comprehensive, cross-Surrey FTN in the next 10 years

- Update Surrey's FTN plan within 3 years, as part of the new Transportation Plan
- Aim to have an expanded FTN running by 2030
  - Complement the planned SkyTrain line with cheaper lower-capacity frequent transit lines
  - In addition to normal bus service, and frequent service routes, plan around providing priority lanes for BRT
- Build Surrey-focused connectivity in order to support the residents who work in the city, as well as encourage current and future residents to work closer to home

## Recommendation 2:

Implement medium-density zoning around the FTN

- Mandate 4-6 storey, wood-framed, medium-density development designed around mixed use
- Shape livability and walkability around proximity to the updated FTN
- Consider rental-only zoning, possibly combined with density bonuses
- Decrease parking requirements to encourage transit/active transportation-oriented lifestyles while reducing costs for developers