

EXECUTIVE SUMMARY

Background

The development of regional town centres has been a priority for planners and politicians, in Greater Vancouver since the mid-1970s. Regional town centres are intended as places where a wide variety of uses and activities are concentrated, including employment, retail, civic and cultural services, and high-density housing. They are part of a regional strategy which values, among other priorities, the protection of agricultural and ecologically significant landscapes, and the promotion of a more efficient urban transportation system. In recent years, Surrey City Centre has

These density and land value figures suggest that land values are nominally higher near the City Centre, but not dramatically higher to spur the large volume of high density development necessary to achieve the desired transformation.

The analysis found some evidence that households are taking on more urban characteristics

