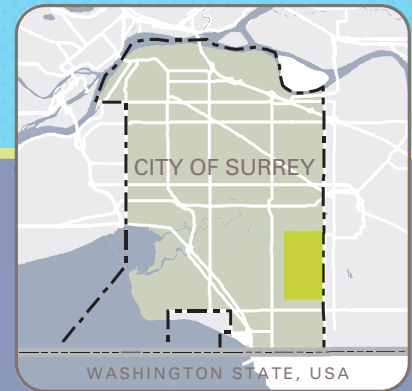


CITY OF SURREY

# Campbell Heights Business Park



Located in south-east Surrey, Campbell Heights offers green field development and large footprint opportunities, which are in limited supply in Metro Vancouver, with excellent transportation connections.

## OVERVIEW

Campbell Heights Business Park covers a total of 1,900 acres/768.9 h. The City expects significant job growth in the high-end business park; projections estimate employment will increase by almost 300 per cent to approximately 20,500 over the next 30 years. Significant construction has occurred since the opening of the park with over 2.4 million square feet of office, commercial and industrial space built since 2004. Several major development companies, including the Beedie Group, have purchased properties in the area to accommodate their own built-to-suit clients.

A number of owners have properties available for development, including the City of Surrey, which has entered into an agreement-in-principle with the Provincial Government to purchase 247 acres/99.56 ha of industrial lands in Campbell Heights North at 32nd Avenue and 192nd Street in phases over the next 5 years. The City has now acquired Phases 1 ( $\pm 44$  acres) and 2 ( $\pm 44$  acres) from the Province.

The Phase 1 subdivision proposal is under review by the City; the subdivision anticipates 26 small industrial lots ranging to  $\pm 2.5$  acres that are targeted at owner-occupiers. Subdivision approval is expected by late summer 2011, with the site servicing program commencing in the summer or fall 2011.

The Phase 2 lands are currently being held in reserve for possible large-lot industrial users. However, Phase 2 may be developed as a small-lot subdivision (or combination) depending on the demand realized from Phase 1 and the feedback received from the market.

## COMPETITIVE ADVANTAGES

- A deep water port and the South Fraser Perimeter Road, to be completed in 2012, provides a gateway to Asia Pacific markets.
- Fraser Surrey Docks, part of Port Metro Vancouver, accommodates Panamax deep-sea vessels.
- 5 minutes away from US border at the Pacific Border crossing via Hwy 15.
- 15 minutes to the Trans Canada Highway 1.
- Highway 99 provides direct access to Vancouver International Airport and downtown Vancouver.
- Level ground comprised of sand and gravel soil provides excellent construction base.

## ZONING AND LAND USE

### Zoning for Campbell Heights is primarily IB-1 and IB-2:

IB-1 – This zone is intended to permit development of industrial business parks with a high standard of design consisting of light impact industrial uses, high technology industry, industry with a significant amount of research and development activity, warehouse, office and service uses carried out in an enclosed building forming part of a comprehensive design. These uses shall be carried out such that no nuisance is apparent outside an enclosed building. No outside storage is permitted.

IB-2 - This zone is intended to accommodate and regulate the development of light impact industry, office and limited service uses with a high standard of design that are generally compatible with one another and with adjoining zones. Limited outside storage is permitted.

*\*Please refer to Zoning ByLaw 12000 for detailed descriptions, permitted uses and other regulatory information.*

## AMENITIES

The commercial block serving Campbell Heights is currently developed to accommodate growing demand in the area. A close drive to both Cloverdale and South Surrey provide dining, shopping and accommodation choices.

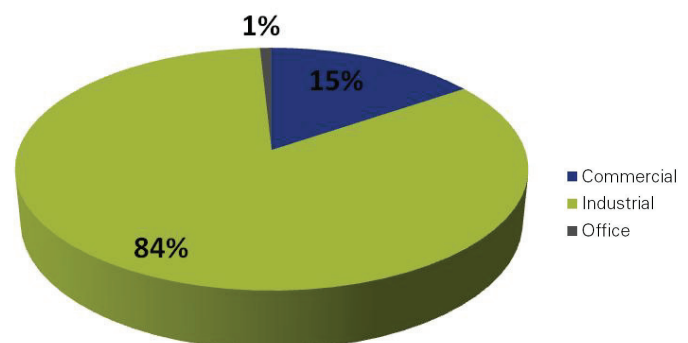
## UTILITIES/SERVICING

Regional offsite infrastructure servicing, including sanitary sewer, water, drainage, and transportation infrastructure have been constructed to satisfy the current needs, and support future growth opportunities, within Campbell Heights. This includes the investment of \$10 million in sanitary sewer infrastructure in 2009.

## LOCAL BUSINESS EXAMPLES

- Flynn Canada
- Anipet Animal Supplies
- Corporate Images
- Advance Wire Products
- Tri Metal Fabricators
- Sleep Country Canada
- Aquiform Distributors Ltd
- Endurance Wind Power

## CAMPBELL HEIGHTS EMPLOYMENT TYPE



## DEVELOPMENT COST CHARGES

The City collects DCCs to expand regional infrastructure services to support the future needs of the Campbell Heights Business Park. Campbell Heights DCCs are collected in a dedicated fund and reinvested into projects exclusively within Campbell Heights.

2011 CAMPBELL HEIGHTS DCCs (ALL ZONES AND LAND USES)						
Water	Sewer	Arterial Road	Major Collector Road	Drainage	Parkland Acquisition	Total
\$10,300	\$14,740	\$93,163	\$3,202	\$13,045	\$0	\$134,450/acre*

\*Dwelling Units within Non Residential Zones and Land Uses shall be charged the applicable rate.

CAMPBELL HEIGHTS DISTRIBUTION OF BUSINESSES BY NORTH AMERICAN INDUSTRY CLASSIFICATIONS		
NAICS Division	# of Businesses	% of Businesses
Agriculture	1	1%
Construction	16	16.0%
Manufacturing	22	22.0%
Wholesaler/Distributor	28	28.0%
Motor Vehicle & Parts Dealers	1	1.0%
Transportation and Warehousing	15	15.0%
Publishing Industries	1	1.0%
Professional, Scientific & Technical Services	9	9.0%
Educational Services	1	1.0%
Accommodation & Food Service	1	1.0%
Repair and Maintenance	3	3.0%
Personal Care Services	3	3.0%
<b>Total Number of Businesses</b>	<b>100</b>	<b>100.0%</b>

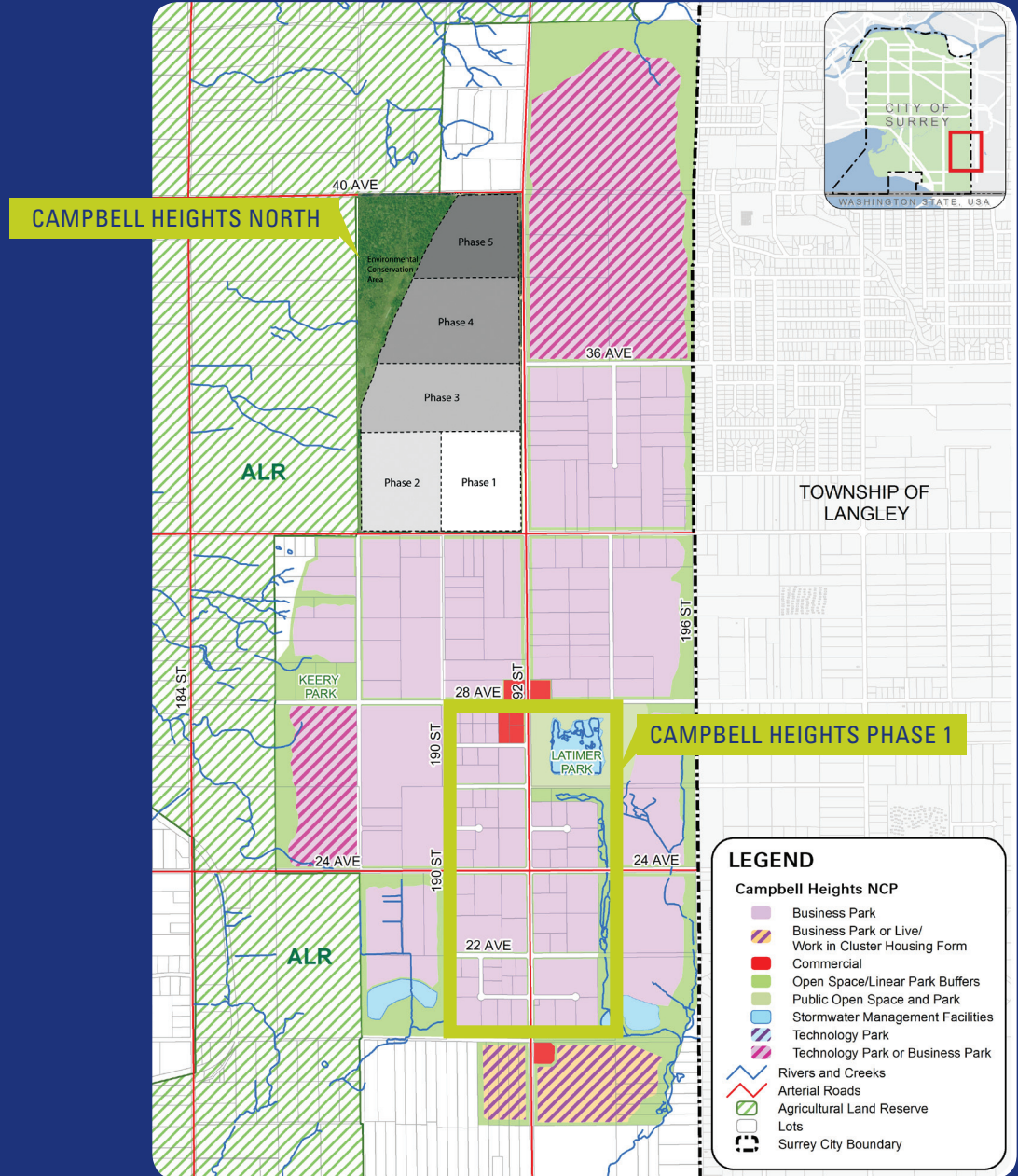
Source: City of Surrey Economic Development Office Business License Data (2010)

EMPLOYMENT NUMBERS BY INDUSTRIAL AREA					
AREA	EMPLOYMENT TYPE				
	COMMERCIAL	INSTITUTIONAL	INDUSTRIAL	OFFICE	TOTAL
Bridgeview	223	0	2,307	3	2,533
Campbell Heights	829	0	4,472	46	5,346
Cloverdale	898	255	5,895	361	7,409
Douglas	6	0	100	73	179
Hwy 99 Corridor	1,099	4	143	596	1,842
Newton	1,357	1,817	21,500	3,129	27,803
Port Kells	845	0	10,725	1,232	12,802
Rosemary Heights	49	0	58	234	341
South Westminster	937	81	4,760	110	5,888
<b>Total</b>	<b>6,242</b>	<b>2,157</b>	<b>49,960</b>	<b>5,783</b>	<b>64,143</b>

Source: City of Surrey Department of Planning & Development (2011).

For information regarding industrial space and land, please contact the economic development office or visit [www.surrey.ca](http://www.surrey.ca).

# CAMPBELL HEIGHTS LAND USE PLAN



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## ECO-AUDIT | Environmental Benefits of Using this Recycled Paper

Mohawk Options 100PC White paper is made with 100% post-consumer waste, processed chlorine free using wind power.

We're pleased to report this City of Surrey document is one in a series of five booklets where by the following resources have been saved by using this environmentally friendly paper:

trees preserved	wastewater flow saved	waterborne waste prevented	solid waste not generated	energy saved	greenhouse gas prevented
13	19760 litres	16kg	262 kg	8,704,000 BTU	515 kg

Calculations to demonstrate the benefits of supporting offsite wind generated electric power and carbon emission reduction projects are based primarily upon Mohawk's corporate-wide greenhouse gas emissions inventory.