

This prominent gateway along Highway 99 to Surrey and Canada has experienced significant commercial and residential development over the past 5 years.

Highway 99 Corridor

Commercial Area,
Industrial Area & Business Park

OVERVIEW

The Highway 99 Corridor (390 acres/157.8 ha) is located centrally in South Surrey and includes the lands generally bounded by Highway 99 to the west, 164 Street to the east, 8th Avenue to the south, and the southerly extent of the Rosemary Heights Business Park to the north.

The successful Grandview Corners development has become a thriving commercial centre. Complemented by the Morgan Crossing mixed-use development, the area is becoming a vibrant, pedestrian-oriented residential community. The southernmost area of the Highway 99 Corridor is a prime location for tourist commercial uses such as hotel or convention centre.

The Highway 99 Corridor, developed to its full potential with a mix of industrial and commercial uses, will generate approximately \$300 to \$350 million in new business property assessments and will become home to over 6,000 jobs.

ZONING AND LAND USE

The Highway 99 Corridor Local Area Plan designates 5 distinct areas for development:

1. The **24 Ave Commercial Node** (85 acres/34.4 ha) has attracted major investment into Grandview Corners, which is home to large format commercial companies such as Home Depot, Walmart and Thrifty Foods, as well as anchor businesses including the Steve Nash Sports Club and Coast Capital Savings. The Morgan Crossing mixed-use development brings a higher-density residential community into the area. A well-developed 24th Ave Commercial node will be a catalyst for development along the corridor.
2. The **8 Avenue Gateway Commercial/Business Park Area** (41 acres/16.6ha), located between 8th Avenue and the southerly limit of the Fergus Creek habitat preservation area is proposed for a combination of Business Park and Business Park/Commercial uses. As a prominent gateway into Surrey and Canada, tourist commercial uses are encouraged in this location.
3. The **28 Avenue Business Park/Light Industrial Area** (22 acres/8.9 ha) is located in the northerly part of the Highway 99 Corridor. This area shares many of the characteristics of the properties located in the Rosemary Heights Business Park. The land use plan proposes a continuation of the business park and clean light impact industrial uses of the Rosemary Heights Business Park.
4. The **Central Business Park/Light Industrial and Business Park Area** (56 acres/22.6 ha), located between the commercial nodes at 16 Avenue and 24th Avenue, is proposed for a combination of Business Park and Light Industrial uses. The Local Area Plan illustrates a precinct of Business Park and Light Industrial uses at the north and south end by the two commercial nodes. A north-south spine road, the extension of Croydon Drive south to approximately 18 Avenue paralleling Highway 99, is proposed to provide access to this area. A transportation network will be developed to service the area.
5. The **16 Avenue Commercial/Business Park Node** (32 acres/12.95 ha) is designated for smaller scale commercial and business park uses; unlike the 24 Avenue commercial node, single tenant retailers in freestanding buildings greater than 20,000 to 25, 000 square feet are not envisioned for the area. The area provides a direct link to the established White Rock/South Surrey residential areas to the west.

**Please refer to Zoning By-law 12000 for detailed descriptions, permitted uses and other regulatory information at: www.surrey.ca/plans-strategies/4699.aspx*

COMPETITIVE ADVANTAGES

- Highway 99 provides direct connection to the US via the Peace Arch Border within 20 minutes.
- Convenient access to second busiest commercial crossing in Canada at the Pacific Border crossing within 25 minutes.
- Close proximity to 2 international airports. Highway 99 provides direct access to the Vancouver International Airport within 30 minutes; Abbotsford International Airport is also located within 30 minutes.
- Located adjacent to major east/west truck route along 32nd Avenue.
- Diverse zoning encourages business park, light industrial, commercial and tourism uses.
- High-growth Grandview Heights and established South Surrey/White Rock residential neighbourhoods provide excellent local market for businesses.

AMENITIES

The Highway 99 Corridor offers a variety of business services, dining and shopping options. The new and developing Morgan Heights and Grandview Heights residential neighbourhoods and the established White Rock/South Surrey neighbourhood provide a range of residential housing. The rapidly developing Morgan Heights and Grandview Heights neighbourhoods will create a strong local market; the projected population is expected to increase from approximately 4,340 in 2006 to 34,760 in 2031.

UTILITIES/SERVICING

Infrastructure and servicing including sanitary sewer, water, drainage, and transportation infrastructure have been constructed to satisfy current needs in the 24 Ave Commercial Node. Sanitary sewer service in the remaining areas will be constructed as development proceeds.

Future development presents an opportunity for the developer to initiate construction of the sanitary sewer infrastructure required for both the Highway 99 Corridor and for adjacent planned residential areas; infrastructure costs can be recovered from future developments in the respective commercial and residential areas.



DEVELOPMENT COST CHARGES

2011 HIGHWAY 99 CORRIDOR INDUSTRIAL DCCS						
Water	Sewer	Arterial Road	Collector Road	Drainage	Parkland Acquisition	Total
\$10,810	\$25,331	\$26,253	\$16,946	\$9,314	\$11,325	\$99,979/acre*

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

2011 HIGHWAY 99 CORRIDOR COMMERCIAL DCCS						
Water	Sewer	Arterial Road	Collector Road	Drainage	Parkland Acquisition	Total
\$10,810	\$25,331	\$89,261	\$57,615	\$9,314	\$11,325	\$203,656/acre*

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

The Highway 99 Corridor is also subject to a Neighborhood Concept Plan Amenity fee. Please refer to Zoning By-law 12000 for a description of rates at: www.surrey.ca/plans-strategies/4699.aspx





LOCAL BUSINESS EXAMPLES

- Thrifty Foods: Retail
- Walmart Canada: Retail
- Home Depot: Retail
- London Drugs: Retail
- Winners: Retail
- Peach Arch News: Media
- Coast Capital Savings: Finance

DISTRIBUTION OF BUSINESSES BY NORTH AMERICAN INDUSTRY CLASSIFICATIONS		
NAICS Division	# of Businesses	% of Businesses
Agriculture	1	1.4%
Retail Trade	42	58.3%
Transportation and Warehousing	1	1.4%
Publishing Industries	1	1.4%
Credit Intermediation & Related Activities	4	5.6%
Insurance Carriers & Related Activities	1	1.4%
Health Care & Social Assistance	4	5.6%
Accommodation & Food Service	13	18.1%
Personal Care Service	5	6.9%
Total Number of Businesses	72	100.0%

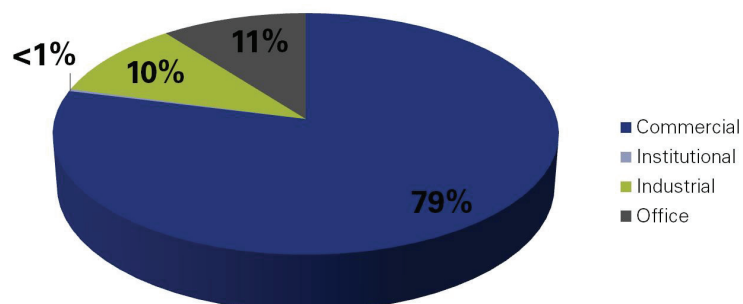
Source: City of Surrey Economic Development Office Business License Data (2010)

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
Total	6,242	2,157	49,960	5,783	64,143

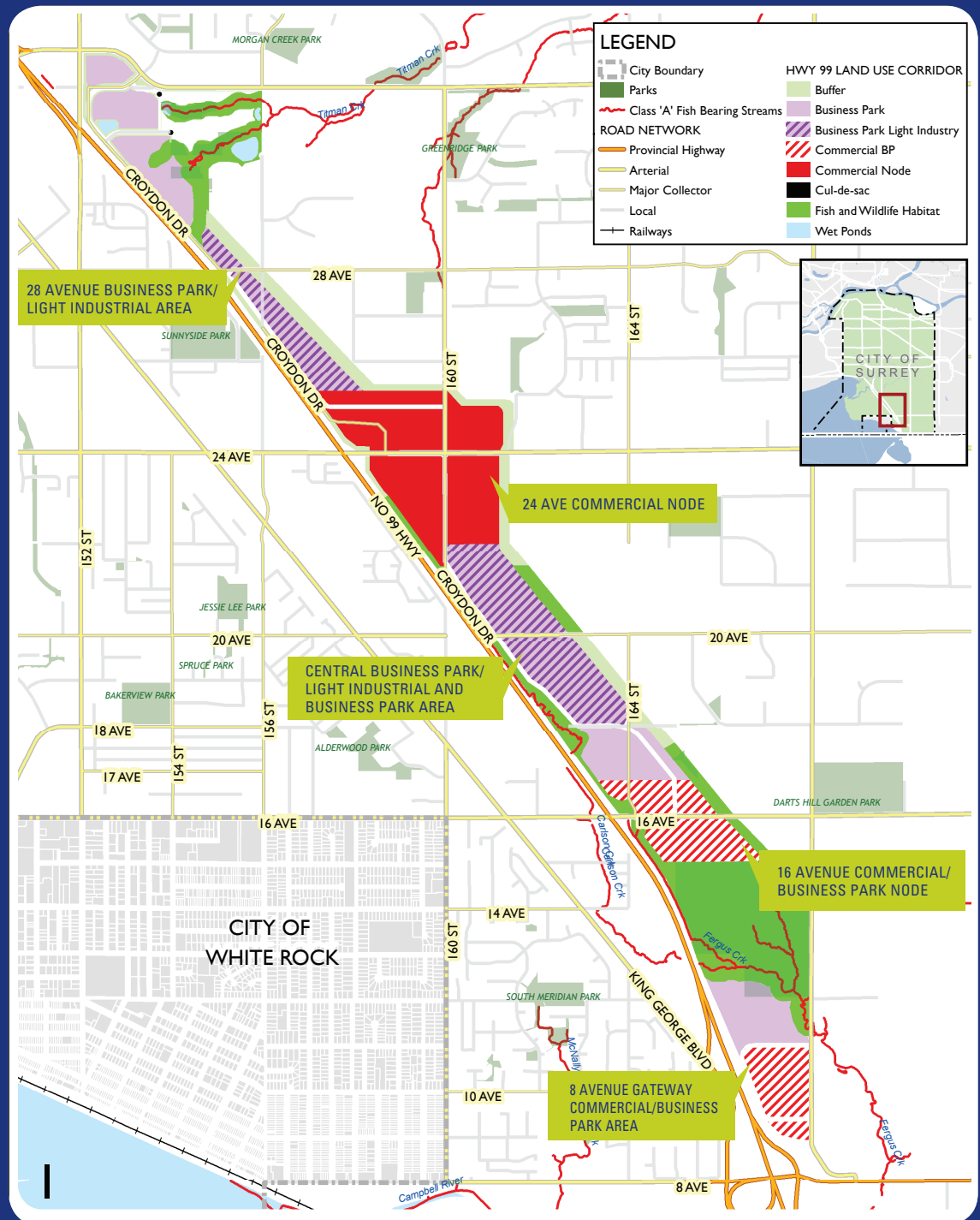
Source: City of Surrey, Department of Planning & Development (2011).

For information regarding industrial space and land, please contact the economic development office or visit www.surrey.ca.

HWY 99 CORRIDOR EMPLOYMENT TYPE



HWY 99 CORRIDOR LAND USE PLAN



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