

Located on the south shore of the Fraser River, the Bridgeview (307.14 acres/124.295 hec) and South Westminster (1041.81 acres/421.605 hec) industrial areas are located to the east and west of King George Boulevard/Pattullo Bridge respectively.

South Westminster and Bridgeview Industrial Areas

OVERVIEW

The City is actively promoting the redevelopment of this high-profile entrance to Surrey. The South Fraser Perimeter Road, to be completed in 2012 as part of the Gateway program, will provide superior access to Asia Pacific. A central location in Metro Vancouver facilitates efficient distribution to local markets. As part of Port Metro Vancouver, Fraser Surrey Docks powers Surrey's economy - including indirect effects its economic impact totals 4000 jobs, \$220 million in wages and \$440 million in GDP.

Bridgeview/South Westminster's central location is supported by transportation infrastructure including Fraser Surrey Docks, intermodal rail and a well-developed highway system. The area's commercial transportation network is tied together by strong trucking, logistics, warehousing and distribution firms. The rapidly changing and developing area has attracted significant private sector investment including Wesgroup's multi-phase Pacific Link Business Park.

The Bridgeview/South Westminster Economic Investment Zone, created as part of the City's Economic Investment Action Plan, provides incentives for development in the area. For projects valued greater than \$5 million the City will waive property taxes for 3 years, defer DCC payments and reduce building permit fees by 50%.

ZONING AND LAND USE

South Westminster is currently zoned to support a variety of commercial, industrial and business park uses; projections estimate employment to reach 20,000 at full build out. The South Westminster Neighbourhood Concept Plan envisions redevelopment in 5 distinct districts:

1. The Light Industrial/Business Park District, located below Manson Canal/104 Ave, will accommodate industrial uses and offices that will benefit from proximity to the Fraser Surrey Docks as well as other general light impact industrial uses.
2. The Scott Road Commercial District is designated to support the development of highway commercial use along the high-traffic Scott Road corridor with business park situated behind the commercial developments.
3. The Transit-Oriented Urban Village district, located within the vicinity of the Scott Road SkyTrain Station, is designated for residential and commercial uses to support the development of a compact mixed-use community.
4. The Yale Street Commercial district, located along Old Yale Road from Scott Road to Brownsville Bar Park and the Fraser River waterfront, is designated to provide for retail and office uses mixed with residential for properties fronting Old Yale Road. The surrounding areas around Old Yale Road envision business park mixed with multiple residential uses.
5. The Fraser River Waterfront district, located in the northwest part of South Westminster, is the gateway to Surrey that is easily seen from the SkyTrain and the Pattullo Bridge/King George Boulevard. The City has acquired two parks along the waterfront with the intention of transforming the waterfront into a vibrant public space that will serve as a catalyst for development of commercial and residential uses.

Bridgeview is currently zoned for residential and industrial uses. Industrial uses will benefit from access to the waterfront and the South Fraser Perimeter Road.

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

COMPETITIVE ADVANTAGES

- Fraser Surrey Docks, a niche terminal serving the container and breakbulk markets can accommodate Panamax deep-sea vessels.
- The South Fraser Perimeter Road will provide direct access to Hwy 91, DeltaPort, Tilbury/Annacis Island, Port Kells and the Trans Canada Hwy 1.
- An Intermodal yard services CP Rail, CN Rail, Burlington Northern & Southern; several properties are serviced by rail, or can be easily serviced by rail by constructing a short spur line.
- 25 km to United States Border.
- 25 minute drive to Vancouver International Airport.
- Scott Road Skytrain station provides rapid access to downtown Vancouver, New Westminister, Burnaby and Surrey City Centre.

AMENITIES

Local amenities such as restaurants are located in the area; the planned development of a commercial node at Scott Road and 103A Avenue will significantly expand retail opportunities. Bridgeview/South Westminister is a short drive to Surrey's growing City Centre and well-developed Newton areas. The area is home to the Tannery Road and Brownsville Bar Parks that border the Fraser River.

UTILITIES/SERVICING

Regional offsite infrastructure servicing, including sanitary sewer, water, drainage are able to service current demands, and the City has in place a comprehensive servicing strategy to proactively meet future demands.

The City of Surrey is actively seeking partnership opportunities to coordinate pre-servicing and pre-loading for businesses wanting to locate in the area. The City has also earmarked \$10 million in investments to improve transportation access to local businesses in the area from the South Fraser Perimeter Road.

DEVELOPMENT COST CHARGES

2011 BRIDGEVIEW/SOUTH WESTMINSTER DCCS (INDUSTRIAL)						
Water	Sewer	Arterial Road	Major Collector Road	Drainage	Parkland Acquisition	Total
\$5,045	\$6,587	\$25,965	\$5,677	\$27,936	\$0	\$71,210/acre*
\$0.12	\$0.15	\$0.37	\$0.08	\$0.13	\$0	\$0.85/sq. ft. of BA*

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

Developed Area
 All other floors

2011 BRIDGEVIEW/SOUTH WESTMINSTER DCCS (COMMERCIAL ZONES EXCLUDING CTA, CPG, CPM, CPR AND CCR)						
Water	Sewer	Arterial Road	Major Collector Road	Drainage	Parkland Acquisition	Total
\$0.50	\$0.66	\$4.82	\$1.05	\$2.14	\$0	\$9.17/sq. ft. of BA*
\$0.50	\$0.66	\$3.04	\$0.66	\$0.43	\$0	\$5.29/sq. ft. of BA*

* Dwelling Units within Non Residential Zones and Land Uses shall be charged the applicable rate in line 23 or line 24 of the Surrey Development Cost Charge By-law.

Ground Floor
 All other floors

South Westminster is also subject to a Neighbourhood Concept Plan Amenity fees. Please refer to Zoning ByLaw 12000 for current rates.

LOCAL BUSINESS EXAMPLES

- CN Railway/Intermodal Yard
- Van Kam Freightways
- Frito Lay Day & Ross
- Bekaert Industries
- Vitran Distribution
- Fraser Surrey Docks
- Allied Blower
- Mill & Timber
- Pacific Coast Express
- Quik X Logistics
- Helly Hansen Canada



CAMPBELL HEIGHTS DISTRIBUTION OF BUSINESSES BY NORTH AMERICAN INDUSTRY CLASSIFICATIONS		
NAICS Division	# of Businesses	% of Businesses
Construction	19	6.4%
Manufacturing	49	16.6%
Wholesaler/Distributor	39	13.2%
Motor Vehicle & Parts Dealers	28	9.5%
Retail Trade	19	6.4%
Transportation and Warehousing	20	6.8%
Credit Intermediation & Related Activities	6	2.0%
Professional, Scientific & Technical Services	4	1.4%
Administrative & Support Services	6	2.0%
Educational Services	2	0.7%
Arts, Entertainment & Recreation	2	0.7%
Accommodation & Food Service	13	4.4%
Repair and Maintenance	81	27.4%
Personal Care Services	8	2.7%
Total Number of Businesses	296	100.0%

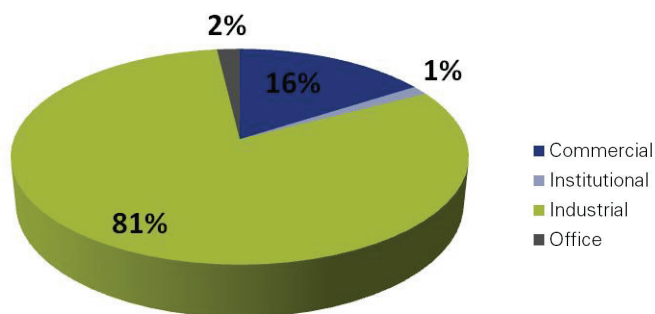
Source: City of Surrey Economic Development Office Business License Data (2010).

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

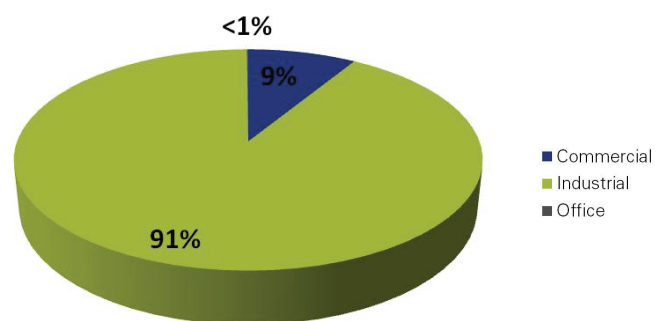
Source: City of Surrey, Department of Planning & Development (2011).

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

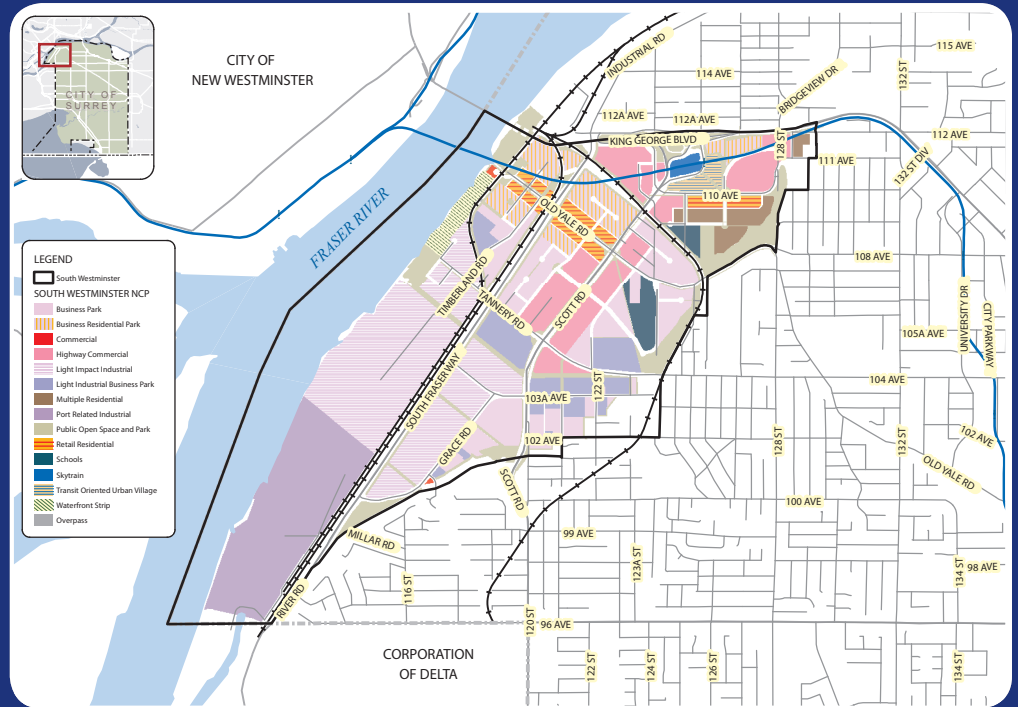
SOUTH WESTMINSTER EMPLOYMENT TYPE



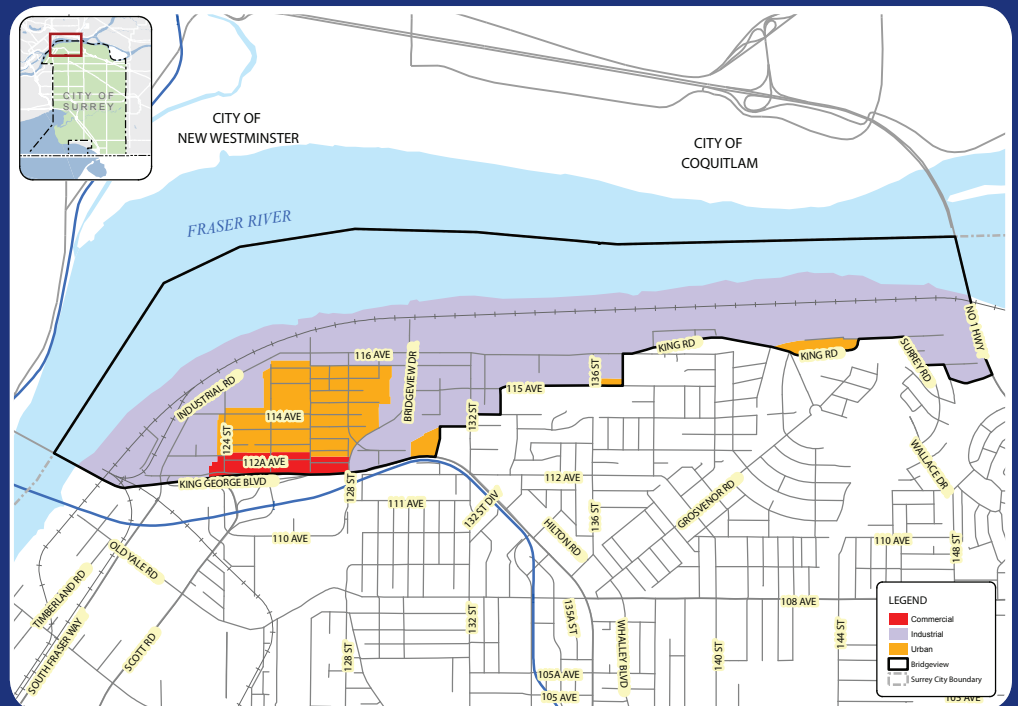
BRIDGEVIEW EMPLOYMENT TYPE



SOUTH WESTMINSTER LAND USE PLAN



BRIDGEVIEW 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.