Surrey Board of Trade

SURREY RELOCATION GUIDE: Doing Business in Surrey

Surrey Board of Trade supports and attracts companies by:

- Providing data on all aspects of local infrastructure including highway and air connections, human capital and commercial real estate.
- Identifying real estate options including office space for new building construction in collaboration with local real estate firms.
- Business match-making.
- Developing contacts with foreign-owned companies.
- Connecting universities and colleges that offer customized training programs for new workers to match industry needs to curriculum development.
- Providing information and facilitating contacts with federal, provincial & local authorities. Exploring financial incentive programs and venture capital programs.
- Conducting city tours.
Surrey is known for being one thing: a powerful, progressive economic engine of Metro Vancouver in which to do business and invest. It could be the largest city in British Columbia in the next 20 years. Surrey’s population, which currently sits at almost 520,000, is projected to increase by an additional 250,000 people in the next 30 years. By 2041, one in five Metro Vancouver residents will live in Surrey. It has the highest median family income, it is centrally located between the commercial hub of Vancouver and the U.S. border (in fact, Surrey is a U.S. border city) and it is close to two international airports.

Surrey fosters a positive business environment and helps companies succeed—and as a result, over 16,000 businesses thrive here, from one-person independent firms to multi-national conglomerates. All the elements necessary for success have been carefully nurtured over the years, from pro-business government initiatives that have helped earn Surrey the mantle of being the best place in British Columbia to invest (according to the Real Estate Investment Network), to the infrastructure, amenities and lifestyle benefits that have resulted in the influx of 800 to 1,000 new residents monthly.

Balanced Tax Base

Many other factors explain Surrey’s status as a business mecca: it has the lowest property taxes and the second-lowest business taxes in Metro Vancouver. Businesses make a significant contribution to the City of Surrey by paying taxes that fund community services and infrastructure. Surrey’s target ratio for property tax revenues is 60 per cent from residential and 40 per cent from business; currently, the ratio is 70 per cent from residential and 30 per cent from business.

Growth – Construction & Development – Office Space

There’s more. Surrey’s large geographical size (316.4 square kilometres) has led to the development of one of the largest industrial centres within B.C.: altogether there are eight industrial parks within the city boundaries. Surrey has approximately one third of Metro Vancouver’s undeveloped industrial land inventory. Not surprisingly, an increasing number of head and regional offices are moving to Surrey’s business parks and its new 600-hectare City Centre (the sparkling downtown core that has earned national media attention), including PwC, McQuarrie Hunter, Citizenship & Immigration Canada and Fraser Health.

But the best aspect of Surrey as a place to do business is that its growth continues at a remarkable rate. For example, in each of the past five years, development has exceeded $1 billion, and nine million square feet of commercial and industrial floor space was added during that time (in the same period there were almost 20,000 housing starts).

Moreover, Surrey’s town centres and surrounding areas will see a population increase of over 300,000 people in the next three decades—and with new residents and new investment comes almost unlimited new opportunities for more businesses to thrive.
Why Choose Surrey for Your Business?

Surrey is a city of vibrant communities

Surrey is a business hub as well as a great place to live. Whether it’s the urban environment, new City Centre or cultural ambience, the city is attracting businesses and families alike. The vibrant communities located within Surrey’s 316.4 square kilometres are:

**CAMPBELL HEIGHTS:** Campbell Heights Business Park covers a total of 1,900 acres. Surrey expects significant job growth in this high-end business park; projections estimate employment will increase by almost 300 per cent to approximately 20,500 over the next 30 years.

**CLOVERDALE:** Home to the Surrey Museum and unique heritage buildings, Cloverdale is a sought after location for filming.

**FLEETWOOD:** Fleetwood offers a bracing mix of farming heritage and retail, commercial and multi-family residential developments.

**GUILDFORD:** This neighbourhood is renowned for its retail corridors along 104 Avenue and 152 Street, and local businesses have good access to the freeway and are also well positioned in relation to Surrey City Centre.

**NEWTON:** Newton has the largest population of all of Surrey’s town centres (over 120,000), as well as the most ethnically diverse population. It is home to a variety of educational, recreational and cultural facilities, including The Bell Centre for Performing Arts, Newton Cultural Centre and Kwantlen Polytechnic University.

**NORTH SURREY/CITY CENTRE:** Simply put, this is the new downtown of Surrey, an outstanding achievement of planning and development, building Surrey’s financial district that headquarters both Coast Capital Savings and Westminster Savings. Significant residential and commercial development in the immediate area has flourished. Surrey’s downtown is home to a growing hospital campus with one of the busiest emergency rooms in Canada, the regional health authority corporate office and a health technology commercialization centre.

**PORT KELLS:** Located at the northeastern end adjacent to the Fraser River, this town centre has many industrial properties.

**SOUTH SURREY:** Development has created new shopping opportunities in close proximity to new residential neighbourhoods. South Surrey also offers convenient connections to the United States through the Peace Arch and Pacific Highway border crossings.

**Utilities – Energy – Environment**

All areas of Surrey are constantly being improved and refined, under strict environmental guidelines set forth by Surrey planners. For example, Surrey City Energy is a city-owned district energy utility that uses organic waste, geosource, biomass and other green sources to supply high-density buildings in City Centre with heat and hot water. Green values govern all of the city’s initiatives and are supported by locally based utilities such as FortisBC, which recently partnered with Surrey’s biofuel facility that will turn the city’s organic waste into renewable natural gas.

Partners in the development of a vibrant, sustainable and complete community.

If we can help you become part of the next great city centre, please give us a call.

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In Surrey, quality is as important as quantity when it comes to expanding its business landscape, so while the volume of its business portfolio is massive, industry diversity informs Surrey’s economy. This is why today Surrey is respected as much for its high-tech sectors as its agricultural industries, and is as famous for its clean energy and advanced manufacturing as its world-class film and television production. Ten per cent of B.C.’s clean tech sector is located in Surrey, and Simon Fraser University is home to world-leading fuel cells and advanced materials. Foremost CleanTech Accelerator Centre, PowerTech Labs, SFU Fuel Cell Research Lab, ECONewton and other leading companies are located in Surrey.

Key among these enterprises is the Advanced Manufacturing sector: nearly 24,000 of Surrey’s labour force work here, and the manufacturing sector is incredibly important in providing the city’s population with well-paid jobs.

Supply chain: Surrey has 8,000 commercial and industrial businesses that play a vital role as suppliers of raw materials, goods and services in the ecosystem for local manufacturing companies. Surrey’s focus on cultivating a clean energy industry has already proven effective: it is home to green companies such as Wehrans Canada, which provides biomass-feed green thermal energy systems. Surrey is home to multinational and small businesses, including Philips Healthcare, Starfish Medical, Conquer Mobile, Biomark Diagnostics, Cabian and Target Tape.

Meanwhile, Surrey’s Innovation Boulevard is an agile partnership of health, business, higher education and government, aimed at creating new health technologies to improve peoples’ lives.

It focuses on three areas: medical devices, independent living and digital health.

Surrey’s agricultural sector strengths include the BioPod Initiative, which is an advanced BioPod Research and Demonstration Greenhouse providing testing space for new agricultural technologies. One third of Surrey’s land base is within the Agricultural Land Reserve, providing significant opportunities.

Building a creative and cultural economy: A built collaboration between entrepreneurs and artists, traditional arts, digital and interactive media, film, dance, theatre and more. SkyMedia, a California-based media company responsible for recent films such as Affission Impossible chose Surrey as another home, adding a new film and television production facility that houses five sound stages and accommodates a production staff of up to 400.

Long-range planning is a hallmark of Surrey governance, and on that score its Economic Diversification Strategy (EDS) guides Surrey’s economy into its next phase by collaborating with businesses, universities, industry associations, governments and non-profits to identify and cultivate opportunities in strategic areas.

By focusing on health and clean technology, advanced manufacturing, agritech innovation, and creative technology, the EDS will create a prosperous and resilient economy that supports a healthy community for Surrey’s future.

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Park Boulevard Lights Up Surrey’s Skyline

Concord’s latest development poised to become a city centre landmark

It’s “a modern, urban downtown core unfolding before our very eyes.” That’s how Grant Murray, senior vice president of sales with Concord Pacific, describes the neighbourhood where a brand new residential tower, Park Boulevard, will be opening soon.

And he’s not talking about Vancouver or Toronto. This is Surrey, where the population has grown by over 100,000 in the past 10 years, where job creation is higher than anywhere in the Lower Mainland and where a diverse group of professionals, millennials and families are flocking en masse.

People come for the walkable, transit-friendly community—the development is conveniently next to the King George SkyTrain station—and the relatively inexpensive housing options. They stay for different reasons, though Park Boulevard gets its name from ample nearby green spaces. Residents can picnic, cycle or jog alongside Holland Park and Quibble Creek, take in summertime theatre in the park or head to world-renowned festivals, all within walking distance of their new home.

Surrey’s booming city centre already boasts an impressive collection of sophisticated civic and commercial architecture. The latest and brightest addition will be Park Boulevard, Canada’s first interactive, illuminated residential tower. An artistic light display will sparkle and shimmer up and down this 40-storey landmark when the Skytrain arrives at King George Station—a celebration of the city’s prospering core and vibrant culture. Mirroring another Concord Pacific Development with a similar illumination concept, Principal Tower by Foster + Partners in London, England, Park Boulevard is poised to become a world-class development in its own right. “This is a prestigious hallmark of the community,” says Murray, who notes that the lighting is only visible from outside. Residents can relax in their homes, while watching the sun set over downtown Vancouver or the sun rise over Mount Baker.

Park Boulevard was designed to make access to outdoor and community space a seamless transition. Each unit has a balcony, and the large piazza at the core of the community features green space right out the door, as well as coffee shops, restaurants and other services. Surrey’s Central City Shopping Centre is right across King George Boulevard, and Coast Capital’s brand new retail space will be opening nearby soon.

Park Boulevard residents enjoy access to all the amenities: an indoor pool, sports lounge, meeting rooms, badminton court, gym—and even a bowling alley. This master-planned community is designed to be more than just a place to live. It’s a place to work, play and build a family. With one-to three-bedroom suites available, there are plenty of options.

Park Boulevard has clearly been designed with the future in mind. It’s located in a true transit hotspot. “You never have trouble finding a seat,” quips Murray, who notes that it’s the southern terminus of the SkyTrain, with a planned light rail transit development that will soon connect the rest of the Fraser Valley. Concord Pacific understands the importance of a clean future: a minimum 50 per cent of Park Boulevard’s parking stalls will be equipped to power electric vehicles.

“Surrey is one of the fastest growing cities in Canada and a great place to invest in if you’re looking to get on to the first rung of the real estate ladder,” says Murray.

As the lights twinkle up and down Park Boulevard, residents will know they’re at the centre of downtown Surrey’s exciting development.
Transportation & Logistics

A cargo ship leaves Fraser Surrey Docks, which is a modern, multi-purpose marine terminal.

When it comes to transportation, Surrey can truly be called well-connected, boasting ample distribution channels via rail, highway, border crossings and the second-largest shipping port in North America; plus, it’s a quick drive from the Vancouver International Airport and the adjacent Pacific Highway Crossing (commercial vehicles and small vehicles), both of which provide direct access to major highway transportation routes to and from the U.S.

Getting around Surrey itself without any hassle is vital, considering the huge volume of business transactions that occur within city limits. And on that score, infrastructure and service has evolved so that virtually every destination is easily accessible. The network of bus routes provided by Coast Mountain Bus Company (whose fleet is augmented by community shuttle routes, NightBus and HandiDARTS) is comprehensive, while those who prefer to avoid vehicular traffic altogether have four SkyTrain stations to choose from.

For motorists commuting to other locales, there is the Trans-Canada Highway, Highway 99, Highway 91 and Highway 15. No matter the business need, Surrey has the transportation solution, and the city is addressing upcoming needs with various strategies, including a well-publicized plan for an at-grade light rail transit (LRT) originating from City Centre to connect to numerous other town centres and the City of Langley.

Innovation & Entrepreneurship

Surrey can accurately be viewed as a place where innovation abounds, thanks to collaboration across a wide range of constituencies, including corporate leaders, start-up entrepreneurs, university leaders, faculty members, students, investors and public officials.

Over the years, Surrey has become recognized as a breeding ground in which academic research is developed into commercial reality, and where business processes are constantly refined—as proven by companies such as FortisBC, Cannatronix Innovations Inc., Green Earth Biofuels and Micromatter Technologies (all past nominees for the Surrey Board of Trade’s Innovation Awards).

“It is Surrey’s innovative companies that will meet the challenges of the new economy, expanding opportunity in this great city and improving lives around the globe,” says Anita Huberman, CEO, Surrey Board of Trade.

Education – Research & Development – Human Capital

KPU Tech houses the Faculty of Trades and Technology, which trains apprentices in related trades such as building maintenance, industrial engines and equipment parts, industrial warehousing, metalworking, welding, carpentry and electrical. But innovation and entrepreneurship alone don’t guarantee a thriving business climate: new talent is a fundamental ingredient. One third of Surrey’s residents are under the age of 19, and higher learning institutions such as Simon Fraser University’s Surrey City Centre campus have evolved to ensure that they are well-prepared to seize the opportunities arising from future growth. Part of the education process involves students honing their skills in partnership with companies such as Ballard Power.

Also, the Canadian Universities website lists 27 career colleges and trade schools located within the city, offering courses in everything from business administration and web design to horticulture and healthcare.

As the fastest growing city in Canada with the largest industrial land base in the region, Surrey is regarded by companies from all parts of the compass as their choice in which to do business. But that’s only part of the Surrey success story.

Affordability

Just as companies are drawn to Surrey for its good tax rates, infrastructure and other incentives, the people in these companies are drawn by the city’s affordability. Indeed, Surrey is widely viewed as a place where young people can still get their foot on the first step of the property ladder. And with an eye to the future, Surrey’s Affordable Housing Strategy was developed to identify specific needs, local market conditions and initiatives that will maintain the city’s status as a desirable home for owners and renters alike.

Livability

Surrey’s Public Safety Strategy is a living document that creates action plans to prevent and reduce crime, ensure safe places, build community capacity and support vulnerable people—thanks to the input of city staff, community organizations and residents. This enhances Surrey’s livability. Capping all this are the retail, recreational and cultural amenities of Surrey’s neighbourhoods, combined with 2,300 hectares of park and open space. From forest reserves to agricultural land, from urban to industrial areas and from beaches to mountain vistas, Surrey truly has something for everyone.

The future success of Surrey couldn’t be more assured—or exciting.