



The Cloverdale industrial areas have experienced significant growth over the past decade in response to strategic investments in servicing and infrastructure.

Cloverdale

Industrial Area & Business Park

OVERVIEW

Located in central-east Surrey, the Cloverdale industrial area (700.1 acres/283.5 ha) is comprised of three separate industrial areas: Cloverdale East (333.43 acres/134.93 ha), Cloverdale South (268.14 acres/108.5 ha) and Cloverdale North (98.99 acres/40.1 ha). Approximately 500 companies are located in the industrial areas, with high concentrations in the construction, manufacturing and wholesale/distribution sectors.

Cloverdale is one of the fastest growing communities in the City. The population is projected to increase by approximately 50% from 46,000 in 2006 to 70,000 by 2016. The historic centre of the City has recently undergone a significant revitalization with a \$2.4 million investment for new street lighting, public art, landscaping, decorative poles, enhanced sidewalks and new signage.

ZONING AND LAND USE

1. Cloverdale East and South are designated for a mix of light and heavy industrial uses.
2. Cloverdale North is designated for a mix of business park, as well as light and heavy industrial uses.

**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 15 provides direct access to the Trans Canada Highway 1 to the north and the second busiest commercial border crossing in Canada at the Pacific Border crossing to the south.
- The Campbell Heights Business Park (1900 acres/769 ha) is located within a 10 minute drive to the south; the established Port Kells industrial area is located within a 15 drive to the north.
- Highway 10 provides a major east/west trucking route with access to Vancouver International Airport to the west and Highway 1 to the east.
- Fraser Surrey Docks, part of Port Metro Vancouver, is a deep-water port serviced by an intermodal railway. The port, located within a 30 minute drive, can accommodate Panamax deep sea vessels.

AMENITIES

The Cloverdale industrial area offers a variety of business services, dining and shopping options at the commercial nodes and the Cloverdale Town Centre. Cloverdale is home to a number of unique facilities including a new community recreation centre, the Cloverdale Fairgrounds and the Fraserdowns Racetrack and Casino.

UTILITIES/SERVICING

Infrastructure and servicing including sanitary sewer, water, drainage, and transportation infrastructure have been constructed to satisfy the current needs, and support future growth opportunities in the Cloverdale industrial areas.

DEVELOPMENT COST CHARGES

2011 CLOVERDALE 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 CLOVERDALE 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.

Ground Floor
 All other floors

**BA = Built area

***Commercial DCCs Exclude: Tourist Accommodation Zone, Child Care Zone, Commercial Recreation Zone, Golf Course Zone and Marina Zone.

LOCAL BUSINESS EXAMPLES

- Delta Controls: Manufacturing
- B&B Contracting: Construction
- Punjab Dairy Milk Foods Inc: Manufacturing
- Columbia Plastics Ltd: Manufacturing
- Quantitative Imaging Corporation: Manufacturing
- Halkin Tool Ltd: Manufacturing
- Orca Specialty Foods Ltd: Manufacturing
- Zinetti Foods: Manufacturing
- Vitality Food Services Canada Ltd: Manufacturing
- Lark Group: Land Development



EAST AND SOUTH CLOVERDALE DISTRIBUTION OF BUSINESSES BY NORTH AMERICAN INDUSTRY CLASSIFICATIONS		
NAICS Division	# of Businesses	% of Businesses
Construction	56	14.1%
Manufacturing	75	18.9%
Wholesaler/Distributor	81	20.5%
Motor Vehicle & Parts Dealers	18	4.5%
Retail Trade	20	5.1%
Transportation and Warehousing	25	6.3%
Rental & Leasing Services	4	1.0%
Professional, Scientific & Technical Services	29	7.3%
Administrative & Support Services	6	1.5%
Educational Services	7	1.8%
Health Care & Social Assistance	1	0.3%
Arts, Entertainment & Recreation	3	0.8%
Accommodation & Food Service	11	2.8%
Repair & Maintenance	53	13.4%
Personal Care Services	7	1.8%
Total Number of Businesses	396	100.0%

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

NORTH CLOVERDALE DISTRIBUTION OF BUSINESSES BY NORTH AMERICAN INDUSTRY CLASSIFICATIONS		
NAICS Division	# of Businesses	% of Businesses
Construction	15	14.0%
Manufacturing	27	25.2%
Wholesaler/Distributor	22	20.6%
Motor Vehicle & Parts Dealers	1	0.9%
Retail Trade	5	4.7%
Transportation and Warehousing	11	10.3%
Publishing Industries	1	0.9%
Insurance Carriers & Related Activities	2	1.9%
Professional, Scientific & Technical Services	10	9.3%
Administrative & Support Services	2	1.9%
Health Care & Social Assistance	2	1.9%
Arts, Entertainment & Recreation	1	0.9%
Accommodation & Food Service	2	1.9%
Repair & Maintenance	4	3.7%
Personal Care Services	2	1.9%
Total Number of Businesses	107	100.0%

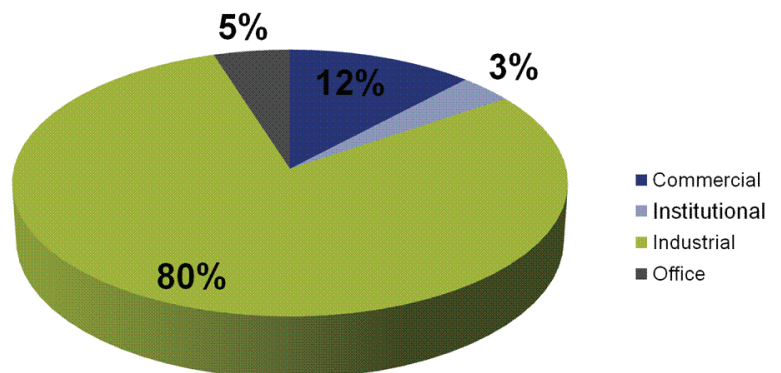
Source: City of Surrey Economic Development Office Business License Data (2010)

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

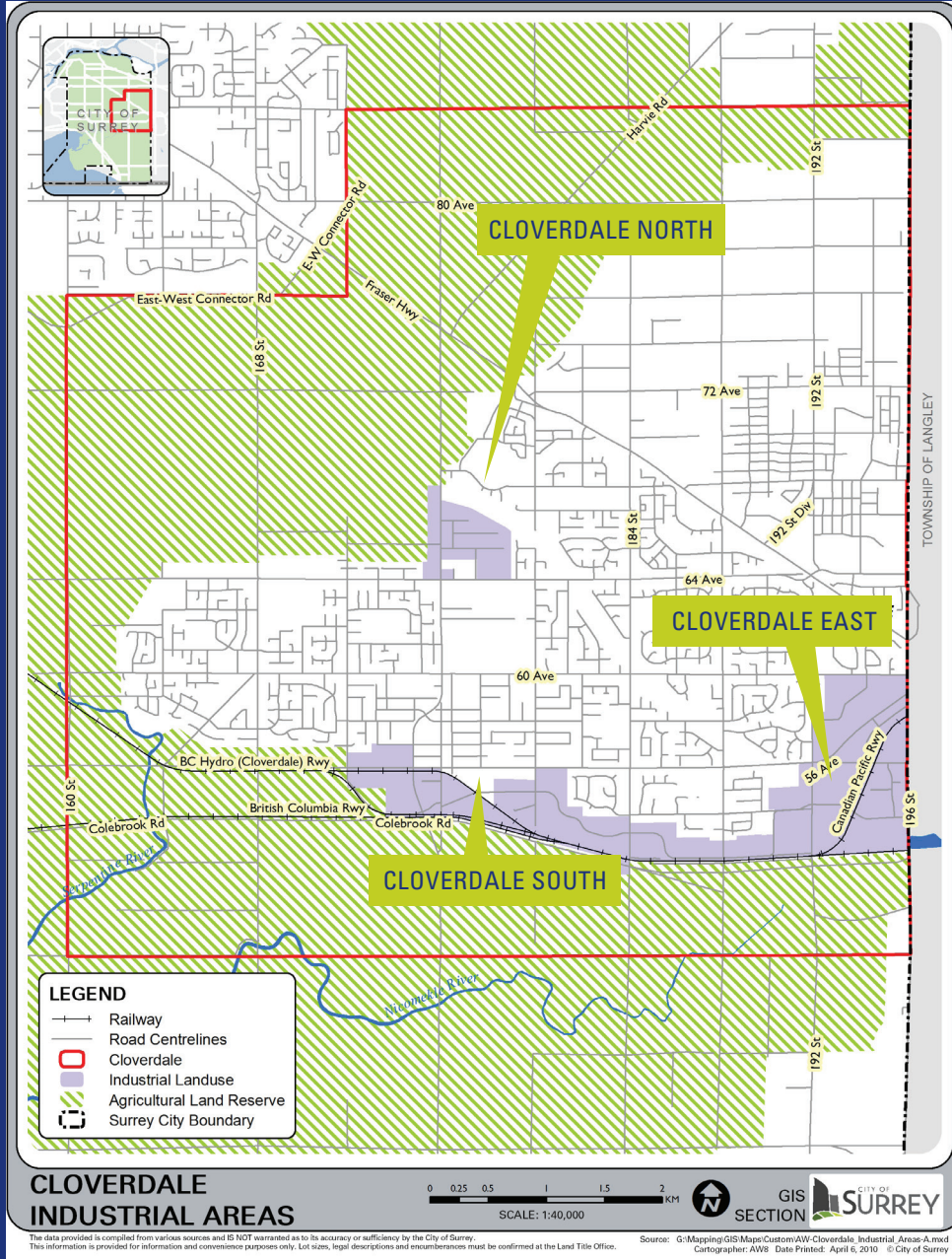
Source: City of Surrey, Department of Planning & Development (2011).

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

CLOVERDALE EMPLOYMENT TYPE



CLOVERDALE LAND USE PLAN



ECONOMIC DEVELOPMENT OFFICE

14245 56 Avenue
Surrey, BC V3X 3A2

T. 604-591-4128 | F. 604-594-3055 | E. econdev@surrey.ca