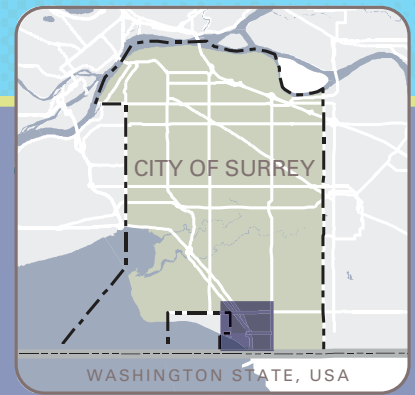


CITY OF SURREY



The Douglas Industrial Area (26.21 acres/10.61 ha), is located in central-south Surrey at the Pacific border crossing - the second busiest commercial border crossing in Canada.

# Douglas Industrial Area

## OVERVIEW

Douglas offers an opportunity to capitalize on a location in close proximity to the US border, and adjacent to a growing residential neighbourhood. Major customs and logistics companies, including A&A Customs Brokers and Pacific Customs Brokers are located in Douglas, as well as the Canada Border Services Agency, which employs over 160 people. The City of Surrey is encouraging development in the area with flexible zoning that could accommodate a variety of uses including: business park, office, mixed-use and local-serving commercial.

## ZONING AND LAND USE

Douglas land use is designated for comprehensive development, which includes industrial, commercial and residential.

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

## COMPETITIVE ADVANTAGES

- Located minutes from the second busiest commercial crossing in Canada at the Pacific Border.
- Highway 10 provides a major east/west trucking route and a connection to the Trans Canada Highway 1.
- The up-and-coming Douglas neighbourhood, located to the east, has experienced consistent growth in recent years.
- 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 a 30 minute drive.

## 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 the Douglas industrial area.

## AMENITIES

The Douglas industrial area is home to a modest number of dining options, with additional options located within a 10 minute drive in White Rock or north on Highway 99 at the Grandview Heights commercial node. The expanding Douglas residential neighbourhood will provide additional amenities as the community continues to develop.

The new and developing Morgan Heights and Grandview Heights residential neighbourhoods located to the north, 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.

## DEVELOPMENT COST CHARGES

2011 DOUGLAS 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 DOUGLAS 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

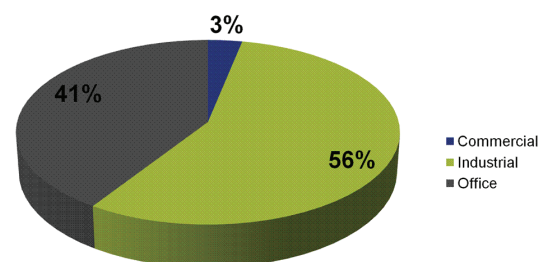
\*\*\*Commercial DCCs Exclude: Tourist Accommodation Zone, Child Care Zone, Commercial Recreation Zone, Golf Course Zone and Marina Zone.

## LOCAL BUSINESS EXAMPLES

- A & A Contract Customs Brokers: Transportation
- Canada Border Services Agency: Institutional
- Pacific Customs Brokers Ltd: Transportation
- Schenker of Canada Ltd: Transportation
- A B C Customs Brokers Ltd: Transportation
- Livingston International Inc: Transportation

DISTRIBUTION OF BUSINESSES BY NORTH AMERICAN INDUSTRY CLASSIFICATIONS		
NAICS Division	# of Businesses	% of Businesses
Retail Trade	3	8.6%
Transportation and Warehousing	26	74.3%
Insurance Carriers and Related Activities	1	2.9%
Administrative and Support Services	1	2.9%
Accommodation and Food Service	4	11.4%
<b>Total Number of Businesses</b>	<b>35</b>	<b>100.0%</b>

## DOUGLAS EMPLOYMENT TYPE



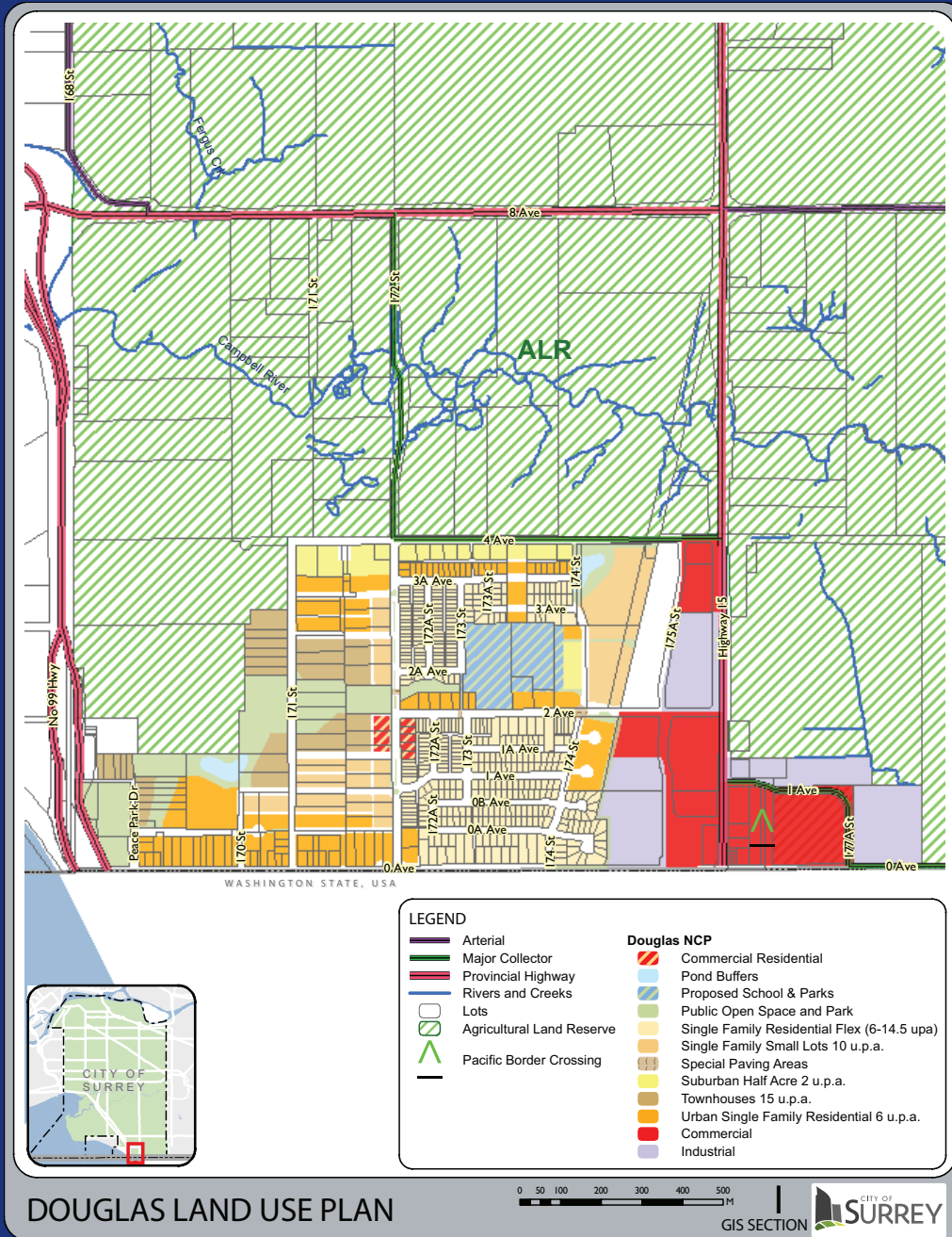
Source: City of Surrey Economic Development Office Business License Data (2010)

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/business](http://www.surrey.ca/business)

# DOUGLAS LAND USE PLAN



## ECONOMIC DEVELOPMENT OFFICE

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