

Newton Industrial Areas and Business Parks offer opportunities to locate in a mature industrial market, or up-and-coming areas in Surrey.

# Newton

## Industrial Area & Business Park

### OVERVIEW

Newton West (1,213.8 acres/491.2 ha) is located within the boundaries of 88 Ave and 72 Ave to the north and south and bounded by King George Boulevard and Scott Road to the east and west. The largest of Newton's industrial areas, Newton West is home to a range of light and heavy industries, including a high concentration of manufacturing companies. The industrial base is largely developed. Industrial growth in Newton West is expected to increase primarily through higher-density industrial use and redevelopment.

The vibrant Panorama Ridge Business Park (119.8 acres/48.5 ha) is located to the south of Highway 10 at 152nd street. The high-exposure location is home to corporate head offices for companies such as Steels Industrial Products and Restwell Mattress. Stringent design standards ensure high-quality building in the Park. The East Panorama Business Park is approximately 50% developed, including applications in process.

Newton East (153.7 acres/63.7 ha) is located west of 152nd Street and between of 65th Avenue 69th Avenue. This area comprises a number of light industrial uses. The East Newton Business Park (90 acres/36.4 ha) is located north of approximately 65 Avenue and north east of 152 street. The development concept plan envisages an executive Business Park which will accommodate low-impact businesses such as high-tech industries, research and development companies, light manufacturing and corporate head offices. The Business Park is expected to accommodate approximately 1.4 million s.f. of business park/commercial space and 3,000 jobs. Currently, the East Newton Business Park offers substantial development opportunity.

## ZONING AND LAND USE

1. Newton West presents opportunities for smaller-scale development and re-development. The area is primarily zoned for light industry, heavy industry and business park use.
2. East Newton Business Park is designated for business park development.
3. Panorama Ridge Business Park is zoned to accommodate Business Park 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](http://www.surrey.ca/plans-strategies/4699.aspx)*

## COMPETITIVE ADVANTAGES

- Large development footprint opportunities in East Newton and Panorama Ridge Business Parks.
- Convenient access to transportation corridors Highway 10, Highway 99 and King George Boulevard.
- The South Fraser Perimeter Road, to be completed in 2013, will improve access to Fraser Surrey Docks, Delta Port, Trans Canada Highway 1 and other major industrial parks in Metro Vancouver.
- Fraser Surrey Docks, part of Port Metro Vancouver, is a deep-water port serviced by an intermodal railway. The port, located within a 25 minute drive, can accommodate Panamax deep sea vessels.
- Newton West is well-served by Southern Railway.
- King George Boulevard provides direct access to City Centre, including Skytrain rapid transit and Simon Fraser University Surrey.
- Proximity to City Centre and residential areas provides access to labour force and diverse housing options.

## AMENITIES

Newton industrial areas are bordered by well-developed commercial districts along King George Boulevard, Scott Road and Panorama Village which offers a variety of business services, dining and shopping options. The Newton industrial areas are surrounded by residential neighbourhoods that provide diverse housing options.

## 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, within both Newton West and Panorama Ridge areas.

Infrastructure servicing for sanitary sewer, water and drainage in the East Newton Business Park is occurring alongside development. A plan for transportation infrastructure has been developed. Roads and other infrastructure are to be developed as applications are approved and construction commences.

## DEVELOPMENT COST CHARGES

2011 NEWTON 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 NEWTON 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.

The Newton East Business Park 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](http://www.surrey.ca/plans-strategies/4699.aspx)

## NEWTON WEST BUSINESS EXAMPLES

- Powertech Labs Inc: Clean Energy
- Garaventa Canada Ltd: Manufacturing
- Pacific Salmon Industries: Manufacturing
- Merit Kitchens: Manufacturing
- Eagle Picher Energy Products Corp: Manufacturing
- Mountain Equipment Co-op: Retail
- Surtek Industries: High Technology
- ACR Systems Inc: High Technology
- Canadian Circuits Inc: High Technology

DISTRIBUTION OF BUSINESSES BY NORTH AMERICAN INDUSTRY CLASSIFICATIONS		
NAICS Division	# of Businesses	% of Businesses
Construction	43	6.2%
Manufacturing	123	17.7%
Wholesaler/Distributor	91	13.1%
Motor Vehicle & Parts Dealers	8	1.1%
Retail Trade	95	13.6%
Transportation and Warehousing	31	4.5%
Publishing Industries	4	0.6%
Credit Intermediation & Related Activities	21	3.0%
Professional, Scientific & Technical Services	94	13.5%
Administrative & Support Services	19	2.7%
Educational Services	17	2.4%
Health Care & Social Assistance	17	2.4%
Arts, Entertainment & Recreation	4	0.6%
Accommodation & Food Service	25	3.6%
Repair and Maintenance	64	9.2%
Personal Care Services	40	5.7%
<b>Total Number of Businesses</b>	<b>696</b>	<b>100.0%</b>

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

## PANORAMA BUSINESS PARK BUSINESS EXAMPLES

- Restwell Mattress: Manufacturing
- Steels Industries Products Ltd: Manufacturing
- Exclusive Floors: Manufacturing
- CP Distribution: Manufacturing
- FAMA Industries: Manufacturing
- Decawood Industries: Manufacturing
- Dundee Securities: Finance

DISTRIBUTION OF BUSINESSES BY NORTH AMERICAN INDUSTRY CLASSIFICATIONS		
NAICS Division	# of Businesses	% of Businesses
Agriculture	1	1.9%
Construction	1	1.9%
Manufacturing	5	9.3%
Wholesaler/Distributor	6	11.1%
Retail Trade	1	1.9%
Transportation and Warehousing	3	5.6%
Publishing Industries	1	1.9%
Credit Intermediation & Related Activities	2	3.7%
Insurance Carriers & Related Activities	8	14.8%
Professional, Scientific & Technical Services	17	31.5%
Administrative & Support Services	2	3.7%
Health Care & Social Assistance	5	9.3%
Arts, Entertainment & Recreation	1	1.9%
Accommodation & Food Service	1	1.9%
<b>Total Number of Businesses</b>	<b>54</b>	<b>100.0%</b>

Source: City of Surrey Economic Development Office Business License Data (2011)

## EAST NEWTON BUSINESS EXAMPLES

- Reliance Foundry Ltd: Manufacturing
- Western Fence and Gate Ltd: Manufacturing
- Marathon Floors: Manufacturing
- Pacific Rim Industrial Insulation: Manufacturing

DISTRIBUTION OF BUSINESSES BY NORTH AMERICAN INDUSTRY CLASSIFICATIONS		
NAICS Division	# of Businesses	% of Businesses
Construction	17	17.9%
Manufacturing	26	27.4%
Wholesaler/Distributor	15	15.8%
Motor Vehicle & Parts Dealers	2	2.1%
Retail Trade	1	1.1%
Transportation and Warehousing	10	10.5%
Insurance Carriers & Related Activities	1	1.1%
Professional, Scientific & Technical Services	4	4.2%
Administrative & Support Services	1	1.1%
Educational Services	4	4.2%
Arts, Entertainment & Recreation	1	1.1%
Accommodation & Food Service	4	4.2%
Repair and Maintenance	6	6.3%
Personal Care Services	3	3.2%
<b>Total Number of Businesses</b>	<b>95</b>	<b>100.0%</b>

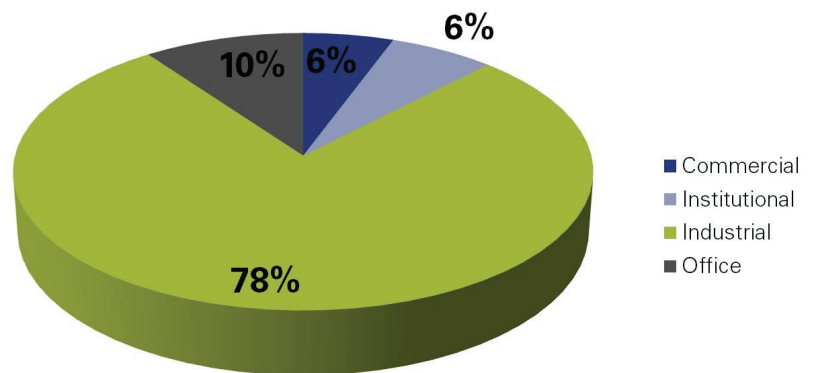
Source: City of Surrey Economic Development Office Business License Data (2010)

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

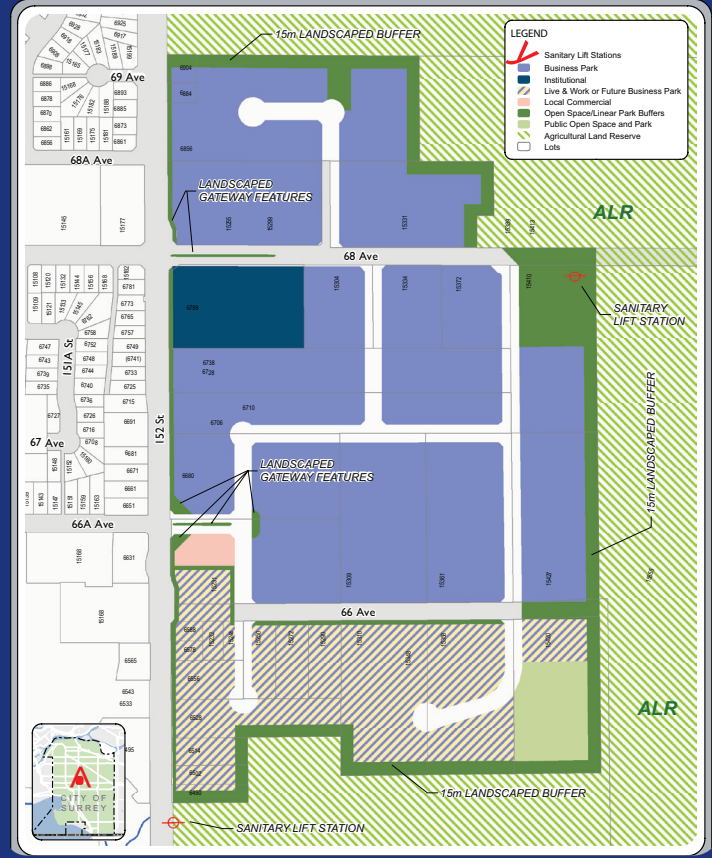
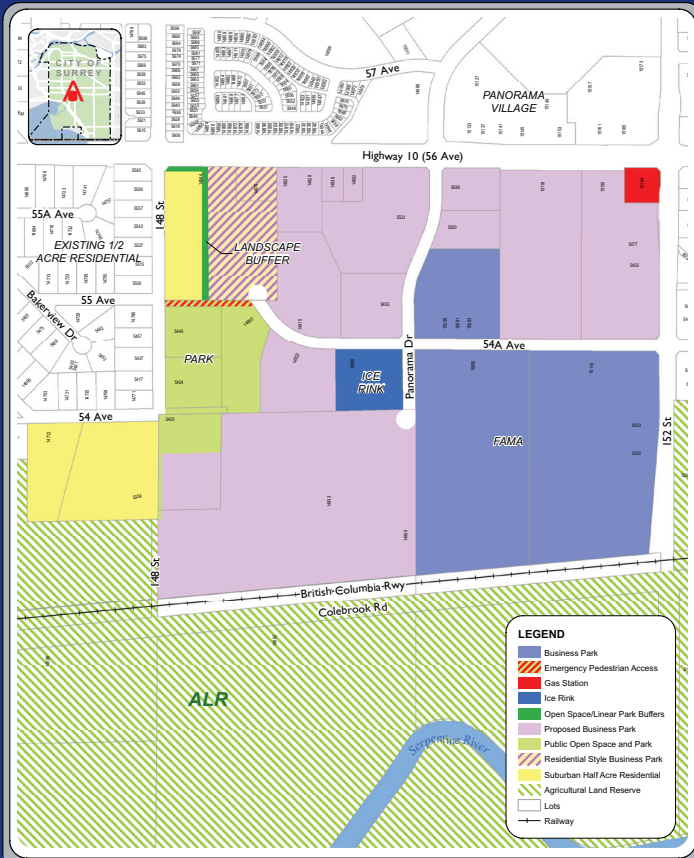
### NEWTON EMPLOYMENT TYPE





# PANORAMA RIDGE LAND USE PLAN

# EAST NEWTON BUSINESS PARK LAND USE PLAN



\*For Newton West land use inquiries, please contact the Economic Development Office or Department of Planning & Development.



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