City of Surrey
CONSTRUCTION & DEVELOPMENT
SECTOR PROFILE
Construction and development make a substantial contribution to Surrey’s economy. More than $6 billion of building permits have been issued over the past 5 years. The Canada Mortgage and Housing Corporation reported 3,600 housing starts in Surrey in 2010, a 48% increase over 2009. Significant economic spin-off is accrued through construction and development. According to the Greater Vancouver Home Builders’ Association, each residential housing start generates 2.8 person years of employment, including direct and indirect jobs.

Business in Vancouver reports three of the largest fifteen construction companies in British Columbia are located in Surrey. While the sector is anchored by major employers such as Metro-Can Construction, B&B Contracting and LMS Reinforcing Steel Group, the City is home to 3,250 construction-related companies, including a high proportion of small and medium sized firms. The range of company sizes provides the professional capability to complete large civil engineering and residential projects, as well as access to a network of local sub-contractors. Construction is a major employer in the City. According to census data 8.4% of Surrey’s labour force, or 17,655 people, are employed in the construction sector.

Substantial population growth has created consistent demand for residential, commercial and industrial development in the City. Surrey’s population, currently 472,000, has grown 25% in 9 years. As the largest city in Metro Vancouver at 317 km², more than double the City of Vancouver at 115 km², Surrey has a substantial inventory of available land to supply the regional market.

Approximately 46% of Metro Vancouver’s vacant industrial land is located in Surrey. The City has made strategic investments to make these lands building-permit ready. For example, Campbell Heights, a 1,900 acre business park located in south-east Surrey received a $10 million infrastructure upgrade in 2009 to accommodate increasing development demand. The City’s industrial lands are strategically located with access to Fraser Surrey Docks, 3 railway lines, major trucking routes and two international border crossings with the United States. The combination of demand created by increasing population, competitive prices and a steady supply of land provide strong fundamentals for continued growth of the construction and development sector.
Surrey’s two universities supply the resident labour force with highly qualified graduates in the trades and business. Kwantlen Polytechnic University (KPU) provides trades apprenticeship programs through its Cloverdale-based School of Trades and Technology in: building construction, CADD technologies, electrical, plumbing and welding. KPU and Simon Fraser University (SFU) Surrey both offer business administration degrees that equip graduates with relevant expertise in finance, project management and marketing.

In addition to its positive economic impact, sustained building over the past 10 years has facilitated Surrey’s evolution into a modern, urban city. The City is concentrating development around its six Town Centres to create more sustainable, compact and complete communities. City Centre, which is transforming into the commercial, cultural and social hub of the City, provides an exciting example of renewal and innovative planning in Surrey. The transit-oriented community is centred on three Skytrain stations, SFU Surrey and the Central City Mall. Development in the area will be further catalyzed by the construction of a new central library, city hall and performing art centre. A clear vision for the City, enabled by strong urban planning is creating a vibrant City that will continue to attract people and investment.

“To me, construction noise is the sweet sound of jobs. Thanks to a forward-thinking, consensus-building Council and senior staff who embrace the benefits of responsible growth, and encourage innovation in design and construction, Surrey is creating employment opportunities on a daily basis – on new-home and renovation construction sites, and in building-related manufacturing facilities throughout the city. Surrey will be a shining economic star for many years to come.”

PETER E. SIMPSON
President and CEO
Greater Vancouver Home Builders’ Association
The graph “Building Permit Values (2000-2010)” illustrates the steady growth of Surrey’s real estate market between 2000 and 2007; the value of building permits more than doubled over this period, peaking at nearly $1.5 billion in 2007. While Surrey experienced a decline in building permit values consistent with the worldwide financial crisis, building permits rebounded to pre-recession levels in 2010.

<table>
<thead>
<tr>
<th>YEAR</th>
<th>RESIDENTIAL</th>
<th>COMMERCIAL</th>
<th>INDUSTRIAL</th>
<th>INSTITUTIONAL</th>
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<tbody>
<tr>
<td>2000</td>
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<td>108.7</td>
<td>36.8</td>
<td>57.3</td>
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<tr>
<td>2001</td>
<td>472.3</td>
<td>170.2</td>
<td>34.8</td>
<td>94.8</td>
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<tr>
<td>2002</td>
<td>695.0</td>
<td>56.8</td>
<td>33.5</td>
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<td>2003</td>
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<td>63.7</td>
<td>51.1</td>
<td>19.1</td>
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<td>2004</td>
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<td>106.3</td>
<td>33.4</td>
<td>10.8</td>
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<td>2005</td>
<td>845.5</td>
<td>128.9</td>
<td>80.0</td>
<td>113.6</td>
<td>1187.5</td>
</tr>
<tr>
<td>2006</td>
<td>961.9</td>
<td>140.3</td>
<td>114.8</td>
<td>113.1</td>
<td>1342.0</td>
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<tr>
<td>2007</td>
<td>1039.1</td>
<td>199.7</td>
<td>94.5</td>
<td>148.9</td>
<td>1488.87</td>
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<td>2008</td>
<td>958.5</td>
<td>113.8</td>
<td>102.4</td>
<td>60.5</td>
<td>1268.4</td>
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<tr>
<td>2009</td>
<td>504.1</td>
<td>163.8</td>
<td>42.6</td>
<td>143.3</td>
<td>859.1</td>
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<td>2010</td>
<td>804.9</td>
<td>248.3</td>
<td>65.0</td>
<td>88.2</td>
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</table>

Totals may not add up due to rounding and excluded permit values for farms, signs, demolitions and parking lots. Source: City of Surrey Department of Planning and Development
Surrey is home to a breadth of construction and development companies that can take projects from design to completion. Surrey has a high concentration of companies in general contracting and special trade contracting, and shows demonstrated strengths in civil engineering and engineering services.

**METRO-CAN CONSTRUCTION**
www.metrocanconstruction.com

Metro-Can is a diversified, well-established general contracting company in the tendered, negotiated, and design-build construction markets. Metro-Can is among the top 50 general contractors in Canada and among the top five headquartered in BC, and has completed over 280 projects in all segments of the market, including commercial, hi-rise and lo-rise residential, recreational projects, light and heavy industrial projects. Metro-Can built notable projects such as the Millennium Water in Vancouver’s Olympic Village, and Surrey’s Guildford Sheraton Hotel.

**B&B CONTRACTING**
www.bbcontracting.com

B&B Contracting began as a trucking company in 1948, expanding over the years to provide services that include gravel sales, aggregate production, diking, road building and utility construction. B&B Contracting is also the parent company of a large aggregate producer, Fraser Valley Aggregates Ltd., with a number of producing gravel pits and a rock quarry, all in the Lower Fraser Valley. The company employs over 300 people during the peak season and embraces a number of leading technologies including trenchless technology, CCTV inspection and pipe rehabilitation. Major projects include pre-loading on the South Fraser Perimeter Road, widening of Highway 10 and servicing for the Grandview Heights and Morgan Crossing developments in South Surrey.

**LMS REINFORCING STEEL GROUP**
www.lmsgroup.ca

LMS provides a full range of concrete reinforcing materials for residential, commercial, industrial and public infrastructure projects across Western Canada. Headquartered in Surrey, the company employs over 400 staff and recently opened a 25,000 square foot indoor fabrication facility in Calgary. LMS also runs a post-tensioning business, a method of strengthening concrete with high-strength steel cable, which operates on a 10,000 square foot facility in Surrey. LMS has completed a number of high-profile projects in Metro Vancouver including the Sea to Sky Highway upgrade, Golden Ears Bridge, Vancouver Convention Centre, Millennium Olympic Village and RCMP E-Division Headquarters.
Preform Construction is a high-end prefabrication company specializing in custom modular building. The company’s newly-built 20,000 square foot factory is located in Port Kells situated near the Fraser River bargeing facilities and the Trans-Canada highway. The facility also boasts a large millwork shop to allow for kitchens, bathrooms, closets and even furniture to be custom-made and fitted efficiently. The staff includes twelve carpenters, three millworkers and one welder among the several in-house sub-trades. This allows Preform’s buildings to arrive to site complete – with electrical, plumbing, drywall, flooring, millwork and appliance. Even in the case of complex design, where on-site finishing is required, the project timelines are significantly reduced – in some cases up to 50%. This is due in part to the parallel nature of the process – where site-work can be completed at the same time as framing and finishing – and partly due to the increased efficiency achieved by working in a controlled environment.

Mainroad Group is a 100% employee-owned company specializing in road and bridge products and services. The company manages over 500 employees across Western Canada from its Surrey head office. Mainroad’s expertise originated in highway maintenance and expanded to include all aspects of transportation infrastructure including civil construction projects and specialized highway improvements. The Mainroad Group has recently won noteworthy contracts within major transportation infrastructure P3s such as the Port Mann/Highway #1 and the South Fraser Perimeter Road improvement projects.

Established in 1980, H.Y. Engineering Ltd. provides civil engineering, project management and land surveying services working in conjunction with both the public and private sectors in land development and urban planning. H.Y. Engineering staff has extensive experience working with municipal governments, land development firms, and individuals wishing to develop their land. The 30 person company specializes in subdivisions, multi-family projects, commercial and industrial developments south of the Fraser. H.Y. Engineering Ltd. works in concert with construction companies who build out H.Y. infrastructure designs and various subconsultants to create diverse neighbourhoods and communities.
MCELHANNEY CONSULTING SERVICES
www.mcelhanney.com/mcsl

McElhanney Consulting is a 100 year old professional engineering and land surveying company. Today, this wholly employee-owned company has 400 professional and administrative staff offering multi-disciplinary services in project management, engineering design and contract administration, surveying, mapping and Geographic Information Systems, urban planning, water resources, and environmental consulting.

McElhanney’s largest office, employing 110 staff, has been operating in Surrey since 1967. Recent award winning projects include the 32nd Avenue Interchange on Highway 99, the Mount Lehman Interchange in Abbotsford, roadways linking the Golden Ears Bridge, 156th Street/Highway 1 Underpass, land administration projects in Cambodia and 2004 Tsunami Relief work in Indonesia.

APLIN & MARTIN CONSULTANTS LTD.
www.aplinmartin.com

For over 40 years, Aplin & Martin Consultants Ltd, and affiliated company Murray & Associates, have been Surrey-based companies offering professional civil engineering, urban planning and legal survey services to the land development and public infrastructure sectors. With over 85 employees, Aplin & Martin has recently opened new branch offices in Abbotsford and Kelowna.

Aplin & Martin Consultants Ltd has extensive consulting experience with major residential developments, commercial developments and municipal infrastructure projects throughout Surrey and adjacent communities. The company continues to expand its expertise with larger, more complex development initiatives, integrating sustainability strategies at both the local and neighbourhood levels, and designing for the long-term municipal infrastructure needs of the community.

STANTEC CONSULTING
www.stantec.com

Stantec provides professional consulting services in engineering planning, architecture, project management and project economics for municipal infrastructure and facilities projects. The Stantec Surrey office is currently working on projects such as the Central Serpentine Dykes, South Fraser Perimeter Road, Fraser Highway Roadway and Bridgeworks, the 152nd Street Grade Separation Project, Grandview Heights Neighborhood Community Plan along with a number of sanitary sewer, watermain and drainage pump station projects throughout the City of Surrey. The company has 54 employees at its operations located in City Centre and are supported by another 750 staff in other offices across BC.

THE LARK GROUP
www.larkgroup.com

The Lark Group has been a Surrey-based developer, builder and facility manager since 1972. The Lark Group employs approximately 150 people and undertakes development and construction projects throughout BC. Some of the major projects that Lark has built in Surrey include a 26 acre industrial park in Cloverdale, Clover Square Mall, Morgan Place, Fleetwood Place and Fleetwood Villa. Over the last ten years Lark has focused its development and construction business on institutional work, specifically hospitals, care facilities and medical office buildings. Lark has built or has under construction approx 2,500 beds of all levels of care and has completed four medical office buildings with two more in the development stage located at Central City in Surrey.
PACIFIC LAND GROUP
www.pacificlandgroup.ca

Pacific Land Group (PLG) is an established land development consulting firm specializing in strategic planning, surveying, civil and environmental engineering and fish and wildlife habitat services. PLG is engaged in numerous comprehensive development projects for public and private sector clients. The scope of work typically includes evaluation and resolution of various issues – i.e., land use, servicing infrastructure, environmental, archeological, geotechnical, financial, subdivision and zoning, and issues related to political decisions, public participation and community vision. Employing 25 people, the company has completed a number of projects in Surrey including LEED accreditation of commercial and industrial developments, Campbell Heights industrial development projects, industrial rezoning and subdivision for the expansion of existing Loblaws facility.

ANKENMAN ASSOCIATES ARCHITECTS LTD.
www.aaai.bc.ca

Ankenman Associates Architects Inc. (AAAI) was established in 1980. Since its inception the firm has practiced throughout the Lower Mainland, Vancouver Island, and beyond undertaking a variety of projects involving both the private and public sector. Architectural commissions have included residential, education, recreation, health care, institutional, commercial and hospitality projects. The 9 person company, which has won 9 Georgie awards, provides services that extend from programming and master planning phases through all portions of design, interior design, construction and post-occupancy analysis.

VAN DER ZALM ASSOCIATES INC.
www.vdz.ca

Van der Zalm + Associates Inc. (VDZ+A) is a full service landscape architecture and development consulting firm based in Surrey, with offices in the US and China. Over the past 10 years, VDZ+A has been involved with major park developments in Surrey as well as large-scale multi-family developments within City Centre. VDZ+A consults to municipal planning and parks departments on a range of public realm, open-space planning, landscape guidelines, and stormwater strategy projects. Professional staff have expertise in all aspects of the development process. VDZ+A also works closely with communities and developers, to consult on masterplans, urban parks, streetscape plans, water parks, and environmental projects. The company has completed significant local projects, including Holland Park, Surrey’s first ‘Urban Park’, the Chuck Bailey Recreation Centre and Youth Park, the ‘Urban Village’ in Surrey City Centre, and various current tower projects for Central City.

GREATER VANCOUVER HOME BUILDERS’ ASSOCIATION
www.gvhba.org

The Greater Vancouver Home Builders’ Association, located in Surrey, represents the residential construction industry in the Greater Vancouver Area. GVVBA provides a number of services to over 700 members including: liaison with local governments and housing industry groups, education and training, and technical and economic information transfers.
Surrey’s two universities supply the construction and development sector with trades and business graduates to meet the growing demand for a highly-skilled labour force. Kwantlen Polytechnic University had over 1,300 students registered in 2010 at its Cloverdale Campus, which houses the School of Trades and Technology. Simon Fraser University had 3,000 students registered in 2010 and plans to double enrolment by 2016.

**KWANTLEN POLYTECHNIC UNIVERSITY**

**FACULTY OF TRADES AND TECHNOLOGY**

Kwantlen Polytechnic University’s Cloverdale campus, which opened in 2007, is a high-tech centre built to address a recognized shortage of skilled trades people and qualified technologists in B.C. The Faculty of Trades and Technology provides highly-trained graduates to support Surrey’s booming construction sector. Kwantlen’s construction-related programs and apprenticeships include building construction, CADD technologies, electrical, plumbing and welding. Students begin their careers as apprentices and as their knowledge, skills, and aspirations grow they advance through their trades apprenticeship all the way to their Red Seal certification. Many students then leverage their Red Seal certification and industry experience through unique programs that allow them to complete a bachelor’s degree at Kwantlen Polytechnic University.

The Faculty of Trades and Technology has a number of industry partnerships in specialized areas that compliment the Red Seal certified trades. Kwantlen has one of the most technically sophisticated welding facilities in North America and conducts advanced certification and re-certification for industry professionals. Kwantlen also has key training partnerships responding to the specific needs of companies, including large corporations such as BC Hydro and Kiewit Corporation.

**SCHOOL OF BUSINESS**

KPU has the second largest business school in Western Canada with an enrolment of 4,800 students and 169 faculty members. The internationally accredited School of Business has experienced significant growth over the past six years averaging a seven per cent increase per year. KPU offers certificate, diploma and bachelor degree programs in 13 business-related disciplines. Industry-focused KPU was the third accredited post-secondary institution in the province for the Certified Management Accountant (CMA) designation. KPU offers a range of business administration bachelor’s degrees that include specializations in accounting, entrepreneurial leadership, human resources management and marketing management. The innovative entrepreneurial leadership degree focuses on managing and leading small to medium-sized businesses and launching new business enterprises.
Through its School of Business, SFU Surrey provides two unique specializations, only available at the Surrey campus. The Entrepreneurship specialization teaches future business leaders to identify market opportunities, arrange financing, recruit and retain employees, and deliver quality goods and services at a cost effective price. The Innovation and Entrepreneurship specialization teaches students to understand and leverage the dynamics of change and provide leadership in a rapidly changing business environment.

SFU INTERACTIVE ARTS + TECHNOLOGY CASE STUDY:
West House - The SFU Sustainable Laneway Home

West House is a demonstration of a sustainable laneway home. It showcases leading-edge small footprint residential design, energy efficient, integrated systems and interactive technologies that encourages occupants to make energy conscious decision in their homes, as well increase efficiency through improved control systems. The SFU contingent from SIAT designed and built the user interfaces, the web system and the mobile application for the control and visualization systems in the house.

The result of a partnership between government, academia and industry, West House was on display during the Olympic Games at the Vancouver Yaletown LiveCity Site and will be moved afterwards to a City of Vancouver owned site where it will serve as a technology showcase, research and development test bed, and “living lab.”

SCHOOL DISTRICT 36

Surrey is the largest school district in British Columbia with over 67,000 students enrolled in 127 schools. School District 36 (SD36) is one of only a few districts in the province with increasing enrolment. The high volume of construction captures the rate of growth in Surrey with 20 new elementary schools built in the Surrey School District over the last 14 years. SD36 has a well developed trades curriculum with 369 students enrolled in apprenticeship programs in 2008/09.
The City of Surrey has undertaken a number of initiatives to build the infrastructure and amenities needed to accommodate future growth and create a distinct, vibrant City.

BUILD SURREY
Build Surrey is a capital investment program that will invest $470 million in Surrey between 2010 and 2015. Build Surrey is helping to create higher-density, transit-oriented and amenity rich communities through major investment in community centres, recreation centres, parks and transit facilities throughout Surrey’s 6 communities.

TOWNSHIFT
TownShift, an architectural ideas competition that solicited design ideas to transform suburban communities into more sustainable, public-minded and productive places received 138 submissions from 23 countries. The competition complements the City’s strategy of using striking architecture to create a sense of place and unique identity for Surrey communities.

The winning TownShift entry, “Return to Ritual,” proposes structuring a new bold, brightly coloured construction along 152 Street in front of Guildford Mall.
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.

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<th>Amount</th>
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<td>448,770 BTU</td>
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We’re pleased to report this City of Surrey document is one in a series of seven booklets where the following resources have been saved by using this environmentally friendly paper:

Mohawk Options 100% White paper is made with 100% post-consumer waste, processed chlorine free using wind power.

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