

The Port Kells industrial area offers opportunities to locate in a mature industrial market, or up-and-coming areas in Surrey.

Port Kells Industrial Area

OVERVIEW

Port Kells (781.1 acres/316.7 ha) is located in north-east Surrey on the south side of the Fraser River, north of Highway 1 and east of Highway 15. The industrial lands are in high demand due to the area's strategic location within Metro Vancouver and access to key transportation corridors including the east/west Highway 1 and the north/south Highway 15 that provides a direct link to the US commercial border crossing. The South Fraser Perimeter Road (SFPR), to be completed in 2013 as part of the Gateway program, will provide superior access to Asia Pacific. The SFPR marks a significant provincial investment in Surrey's transportation infrastructure; a \$658 million construction contract was awarded in 2010.

This established area was developed by resource-based companies located along the Fraser River. Today, Port Kells is home to a diverse range of industries with a high concentration of manufacturing, construction and wholesale/distribution companies. The area offers opportunities for smaller scale development and re-development to higher-intensity uses. Opportunities for larger scale development exist in Campbell Heights, South Westminster/Bridgeview and East Newton Business Park.

Port Kells will also benefit from the future development of the adjacent Anniedale-Tynehead neighbourhood, located south of Highway 1. The City is creating a plan for the area, which will offer opportunities for business park, industrial, commercial and residential development. The Anniedale-Tynehead population is projected to increase from 2,300 in 2006 to 12,300 by 2041.

ZONING AND LAND USE

Port Kells is primarily zoned for light industrial uses and presents opportunities for higher-intensity industrial development. Outdoor storage is permitted in the area.

The City is currently developing a Neighborhood Concept Plan for Anniedale-Tynehead. The size, extent and range of industrial and commercial uses will be determined through the planning process, contingent on City Council approval. Stage 1 planning was approved by City Council in October 2010; final approval is expected mid-to-late 2011.

**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

- The mature industrial area is home to a well-developed network of local industrial suppliers and services.
- 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 can accommodate Panamax deep sea vessels and is within a 25 minute drive.
- The new Golden Ears Bridge provides a direct connection to the city of Maple Ridge to the north-east.
- The new 10 lane Port Mann Bridge and widening of Highway 1, to be completed Dec. 2012, will improve access to and egress from the corridor for goods movement.

AMENITIES

The Port Kells industrial area is home to a modest number of dining options, while the adjacent neighbourhood of Walnut Grove in Langley provides additional options for dining and accommodation. A variety of business services, dining and shopping options are located within a 15 minute drive to the Guildford and Fleetwood Town Centres. As Anniedale-Tynehead is developed services will be available in the immediate area.

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 the Port Kells industrial area.

LOCAL BUSINESS EXAMPLES

- Teal Jones Group: Manufacturing
- S&R Sawmills: Manufacturing
- Finning International Inc: Transportation
- Freightliner of Vancouver: Transportation
- Cullen Diesel: Manufacturing
- Cummins Western Canada: Retail/Repair & Maintenance
- Rimex Supply Ltd: Manufacturing
- Pentco Industries: Manufacturing

DEVELOPMENT COST CHARGES

2011 PORT KELLS 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*

Developed Area All other floors

*Dwelling Units within Non Residential Zones and Land Uses shall be charged the applicable rate.

2011 PORT KELLS 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*

Ground Floor All other floors

*Dwelling Units within Non Residential Zones and Land Uses shall be charged the applicable rate in line 23 or 24.
 BA = Built area *Commercial DCCs Exclude: Tourist Accommodation Zone, Child Care Zone, Commercial Recreation Zone, Golf Course Zone and Marina Zone.

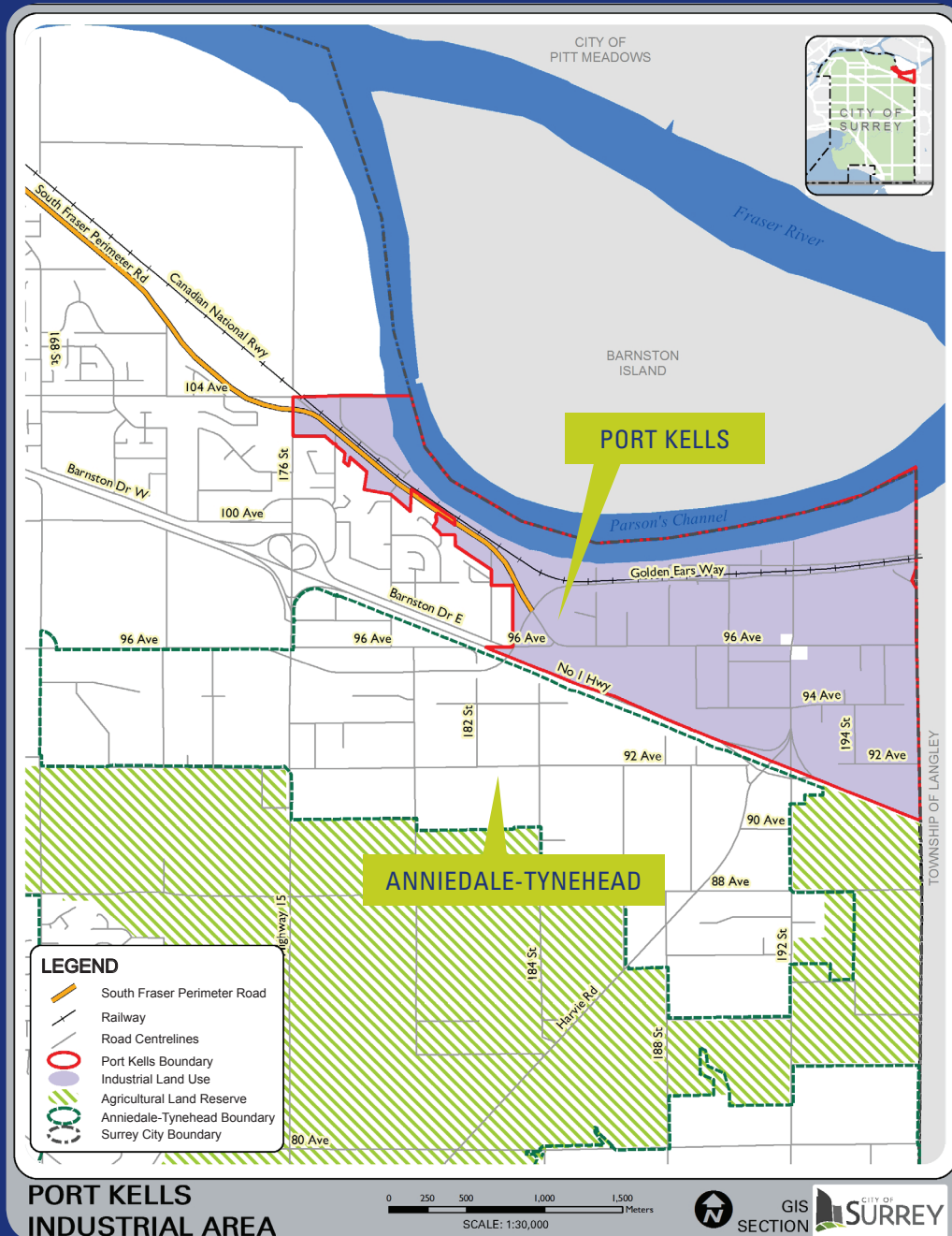
EMPLOYMENT NUMBERS BY INDUSTRIAL AREA					
AREA	EMPLOYMENT TYPE				
	COMMERCIAL	INSTITUTIONAL	INDUSTRIAL	OFFICE	TOTAL
Bridgeview	223	0	2,307	3	2,533
Campbell Heights	829	0	4,472	46	5,346
Cloverdale	898	255	5,895	361	7,409
Douglas	6	0	100	73	179
Hwy 99 Corridor	1,099	4	143	596	1,842
Newton	1,357	1,817	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).

PORT KELLS DISTRIBUTION OF BUSINESSES BY NORTH AMERICAN INDUSTRY CLASSIFICATIONS		
NAICS Division	# of Businesses	% of Businesses
Agriculture	1	0.2%
Construction	76	14.6%
Manufacturing	143	27.6%
Wholesaler/Distributor	115	22.2%
Motor Vehicle & Parts Dealers	6	1.2%
Retail Trade	22	4.2%
Transportation and Warehousing	38	7.3%
Rental & Leasing Services	7	1.3%
Professional, Scientific & Technical Services	21	4.0%
Administrative & Support Services	13	2.5%
Educational Services	3	0.6%
Arts, Entertainment & Recreation	1	0.2%
Accommodation & Food Service	10	1.9%
Repair & Maintenance	58	11.2%
Personal Care Services	5	1.0%
Total Number of Businesses	519	100.0%

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

PORT KELLS LAND USE PLAN



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

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