



## AN ECONOMIC POWERHOUSE

### 2025 Economic Development Magazine

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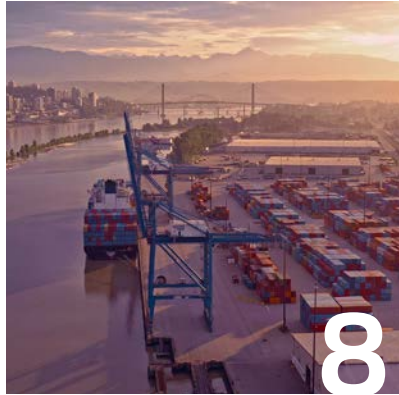
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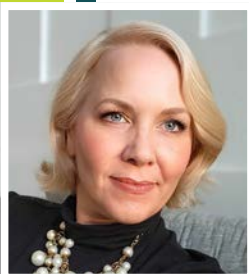
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## MESSAGE FROM



Joslyn Young  
CEO & Acting Executive Director

Welcome to the 2025 edition of Surrey: An Economic Powerhouse. This edition provides an exciting look at what makes Surrey a premier destination for business, investment and innovation. It also marks my first edition leading the Surrey Board of Trade and the South Surrey & White Rock Chamber of Commerce – soon to come together as the Surrey & White Rock Board of Trade.

I stepped into this role because I believe in the immense potential of our region. Having lived and worked throughout the Lower Mainland of British Columbia, I chose Surrey as my home, and I'm confident that as you read on, you'll see why.

### A THRIVING AND DIVERSE ECONOMY

Surrey is one of British Columbia's largest industrial centres, with rapidly growing sectors in high-tech, clean energy, advanced manufacturing, health, education, agriculture, and the arts. Our economy is also built on long-standing industries that have shaped Canada's growth, including the resource sector, trucking, and global supply chain connections. This diversity strengthens our economic resilience and provides businesses of all sizes with the opportunity to flourish.

### A HUB FOR INNOVATION AND TALENT

Surrey is at the forefront of innovation, home to startups, tech incubators, research institutions, and world-class higher education facilities. This dynamic ecosystem not only drives groundbreaking advancements but also ensures a steady pipeline of skilled talent, ready to meet the demands of an evolving global economy.

### A PLACE TO LIVE, WORK AND SUCCEED

Beyond business, Surrey offers an exceptional quality of life – whether you're looking for parks and recreation, vibrant shopping districts, active community groups, volunteer opportunities or outstanding dining experiences. Within the next five years, Surrey is set to become the largest city in Metro Vancouver (and the largest in British Columbia), a region consistently ranked among the world's most livable places. With growth comes opportunity, and we are ready to embrace it.

I invite you to explore the opportunities that await and join us in shaping a prosperous future for our community.

## MESSAGE FROM



Her Worship  
Brenda Locke  
Mayor of Surrey

The City of Surrey is on a transformative journey to become the first municipality in British Columbia to reach a population of one million. This is a testament to the appeal of our vibrant city but also underscores the need to prepare.

As your city council, our dedication to Surrey knows no bounds. We are focused on attracting significant investments that create high-quality jobs and advocating for local enterprises. By optimizing employment lands and supporting small businesses, we are establishing a solid foundation for sustainable growth while fostering a robust and resilient economy.

Our 2024 Surrey Economic Strategy outlines a bold, comprehensive five-year plan to help us realize the opportunities of tomorrow. Central to this strategy is our commitment to creating 300,000 jobs over the next 20 years, ensuring one job for every resident worker in Surrey as we grow.

Our Council has also made it a top priority to modernize and simplify development and permitting processes. This shift from regulation to facilitation aims to expedite the completion of new homes and commercial opportunities by reducing downtime before permit issuance, ensuring that Surrey remains an attractive destination for investment and innovation.

The future of Surrey is bright, and we are committed to building a city that families can thrive in—today and tomorrow. Our vision is to cultivate an inviting, livable community filled with endless opportunities for our residents and businesses alike.

Surrey's reputation as a regional economic powerhouse reflects our collective resolve and ambition. I look forward to the remarkable evolution ahead as we elevate Surrey to new heights. Together, let us shape a future of prosperity for all.



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# SURREY: FACING THE FUTURE

## SURREY SET TO BECOME B.C.'S MOST POPULOUS CITY

*Surrey's skyline. (Photo: City of Surrey)*

Surrey is just a few short years away from being the largest city in British Columbia – and that means the city's potential for business growth is virtually unlimited.

With an estimated population of 696,175 in 2025, BC Stats projects that Surrey's population will eclipse Vancouver's by 2029 – when Surrey will hit an estimated 785,619 people, compared to Vancouver's 780,075.

But it's not stopping there.

The city's population could reach one million people by as early as 2042.

And it's not just the population that's growing.

The number of businesses in the city is also on an upward trajectory.

City of Surrey business licence statistics show a total of 12,090 commercial and industrial business licences issued in 2024 – up from 10,633 in 2023. Home-based businesses, too, climbed from 10,250 in 2023 to 12,230 in 2024.

That means a total of 24,320 licensed businesses in Surrey as of 2024.

All of which is no surprise, given Surrey's growing importance as an urban hub for the areas south of the Fraser River in Metro Vancouver and the Fraser Valley.

The largest city by land mass – covering an enormous 31,611 hectares – Surrey is also strategically positioned on the U.S. border, with two major border crossings that make it a key hub for international travel and trade.

Surrey also benefits from proximity to major road transportation corridors (including Highway 1, Highway 91 and Highway 99) and to regional transit (including the existing Expo Line SkyTrain and the future Surrey Langley SkyTrain extension, projected for completion by the end of 2029).

It boasts the largest school district in the province, with more than 130 schools and more than 10,000 employees.

The diversity of the city's population is unmatched: 45% of the population are immigrants, while 62% speak a language other than English or French. All told, Surrey residents speak more than 200 language dialects.

All of those factors combine to make Surrey an attractive destination for newcomers, and why more than 2,000 new residents make Surrey their home each month.

Welcome to Surrey.



*Surrey's Vaisakhi parade in April 2024. Vaisakhi is one of the major events in the city. (Anna Burns/Surrey Now-Leader)*





City of Surrey photo

## BUSINESS IN SURREY: QUICK FACTS

- There were 24,230 licensed businesses in Surrey in 2024.
- New businesses make up a significant portion of those, with 2,143 new home-based businesses and 818 new commercial/industrial business licences in 2024.
- Since 2018, there has been a 37% increase in the total number of business licences in Surrey.
- Construction makes up 21% of the total number of businesses by sector, with 4,365 licences.
- Newton has the highest concentration of businesses among the city's town centres, with 8,491, or 35% of the total in the city.
- South Surrey is the second-largest business community, with 3,993 businesses (16%).

– Source: City of Surrey/surrey.ca

## SURREY DEMOGRAPHICS: QUICK FACTS

- More than 2,000 people move to Surrey every month.
- Surrey is a multilingual community; residents speak more than 200 unique languages.
- Sixty-two per cent of Surrey residents speak English at home; 20% speak Punjabi at home; 4% Mandarin, 2% Hindi, 2% Tagalog (10% other languages).
- Surrey's population is made up of 45% immigrants.
- The top place of origin for recent immigrants to Surrey is India (46%), as per 2021 census data.
- In 2021 (the most recent available census demographic profile), 38% of Surrey's population was South Asian, compared to 33% Caucasian, 9% Chinese, 7% Filipino and 13% others.
- Surrey is home to 19% of Metro Vancouver's Indigenous population.

– sources: City of Surrey 2021 Demographic Profile, and Invest Surrey/investsurrey.ca

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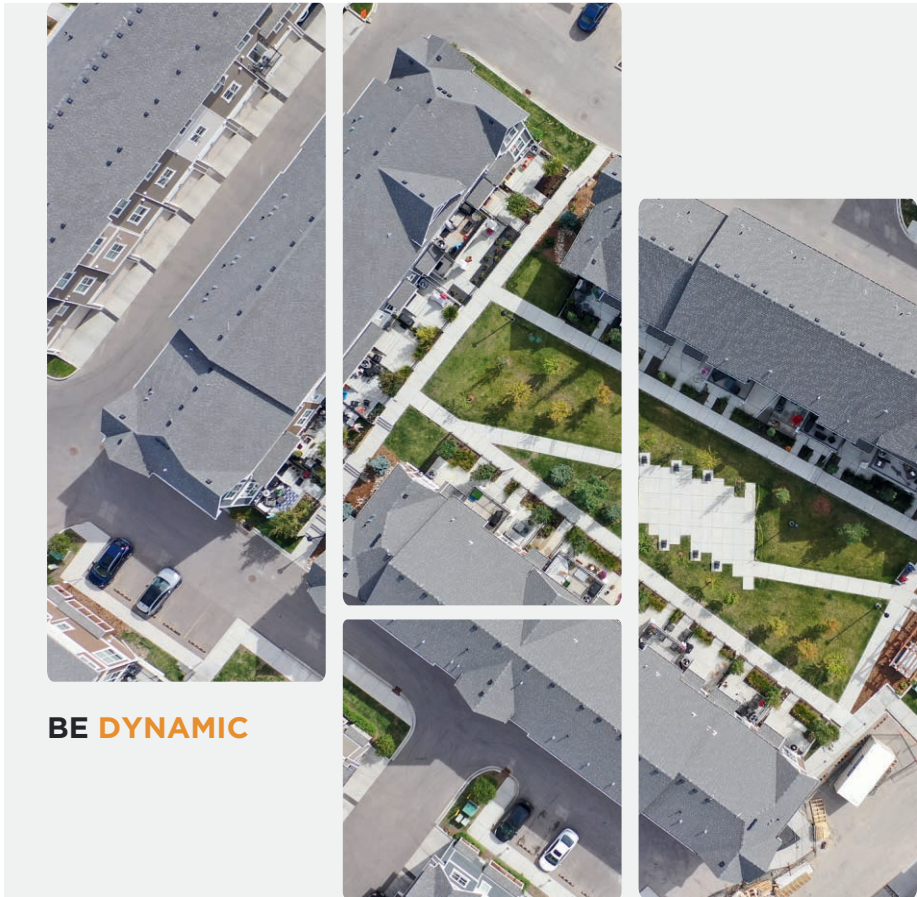






# A GATEWAY TO THE WORLD: HOW GEOGRAPHY SHAPES SURREY'S ECONOMY

*DP World's Fraser Surrey Docks, founded in the early 1960s, has become the largest modern and multi-purpose terminal on the west coast of North America. (Invest Surrey)*



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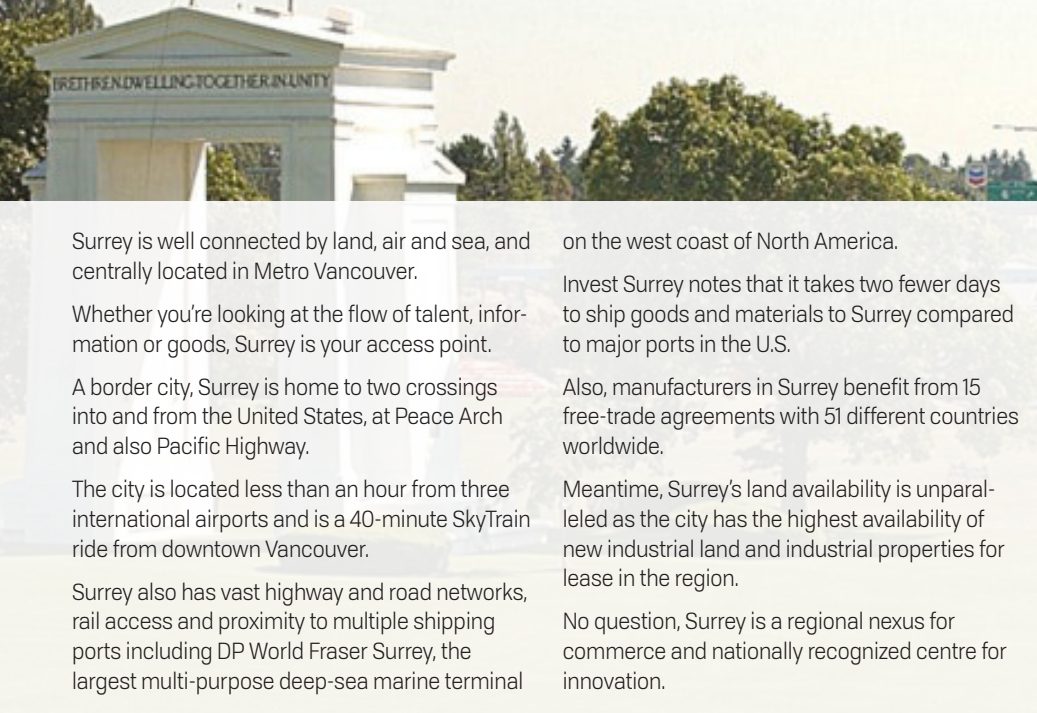
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Surrey is well connected by land, air and sea, and centrally located in Metro Vancouver.

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A border city, Surrey is home to two crossings into and from the United States, at Peace Arch and also Pacific Highway.

The city is located less than an hour from three international airports and is a 40-minute SkyTrain ride from downtown Vancouver.

Surrey also has vast highway and road networks, rail access and proximity to multiple shipping ports including DP World Fraser Surrey, the largest multi-purpose deep-sea marine terminal

on the west coast of North America.

Invest Surrey notes that it takes two fewer days to ship goods and materials to Surrey compared to major ports in the U.S.

Also, manufacturers in Surrey benefit from 15 free-trade agreements with 51 different countries worldwide.

Meantime, Surrey's land availability is unparalleled as the city has the highest availability of new industrial land and industrial properties for lease in the region.

No question, Surrey is a regional nexus for commerce and nationally recognized centre for innovation.



Traffic heads through the Peace Arch border crossing in South Surrey. (File photo)



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# MAJOR DEVELOPMENTS SHAPING THE FACE OF SURREY



*Construction of the new Surrey-Langley SkyTrain station in Fleetwood, on Fraser Highway and 152 Street, on Feb. 28, 2025. (Anna Burns/Surrey Now-Leader)*

## MAJOR DEVELOPMENTS ARE SHAPING SURREY TO BECOME B.C.'S LARGEST CITY IN THE NOT-TOO-DISTANT FUTURE, INCLUDING A **NEW BRIDGE, HOSPITAL, MEDICAL SCHOOL, RAPID TRANSIT AND MUCH MORE.**

When it comes to infrastructure construction, Surrey boasts projects now being built and others on the drawing board.

A new four-lane Pattullo Bridge will soon connect Surrey with New Westminster, high over the Fraser River.

Meantime, construction has also started on the Surrey-Langley SkyTrain extension. From King George Station, a 16-kilometre extension of the Expo Line will bring eight new SkyTrain stations including several in the Fleetwood and Clayton neighbourhoods of Surrey.

Led by the Surrey City Development Corporation (SCDC), the Gateway Project is Surrey's proactive vision to build 1,800 new homes in City Centre, immediately adjacent to SkyTrain. The target is to provide the general development permit for this project by late summer or fall 2025.

Downtown, the SFU School of Medicine will be the first new medical school in Western Canada in more than 50 years. The new campus will be located in the heart of another project led by the SCDC, called Centre Block. It's anticipated that a temporary School of Medicine will open in the fall of 2026, while a permanent facility is built.

Nearby, Surrey envisions an Interactive Art Museum in City Centre. Partners in the private sector and other levels of government are

sought to collaborate with Surrey to bring this exciting idea to life.

A City Centre Arena is also in the planning stage. This type of project would be the catalyst for other developments, including upscale and destination restaurants, office space, full-service hotels, as well as plazas, green spaces, and music venues to keep people in the area.

In Cloverdale, a new Surrey hospital and BC Cancer Centre is taking shape as part of the next generation of care in the Fraser Health region. First of its kind in B.C., the new hospital and cancer centre will integrate digital and virtual care technologies to enable and support patient care inside – and outside – the physical hospital building.

Also planned in Surrey is the Cloverdale Entertainment District, where the city wants to transform Cloverdale Fairgrounds (home to the annual rodeo) into an entertainment hub and enshrine "old town" Cloverdale as a historic site.



*Aerial view of construction of the new Pattullo Bridge over the Fraser River in May 2024. (B.C. Ministry of Transportation and Infrastructure)*



# FUTURE-READY: SURREY'S ECONOMIC STRATEGY PREPARES FOR GROWTH

AS SURREY INVESTS IN ITS FUTURE, IT HAS IDENTIFIED SEVEN **"PRIORITY SECTORS OF FOCUS"** AS OUTLINED IN ITS 2024 ECONOMIC STRATEGY AS THE CITY PREPARES ITSELF TO BE HOME TO ONE **MILLION PEOPLE BY 2042** – WHICH NECESSITATES ROUGHLY 540,000 JOBS, AN ESTIMATED 309,000 MORE THAN THERE ARE NOW.

These seven areas of "transformative" investment the city aims to attract include cleantech companies mindful of environmental sustainability; healthtech; advanced manufacturing, wherein "novel" technology is incorporated to improve the manufacturing process; agritech, which marries farming with technology; digital/ICT with an eye to software and application development as

well as advancing artificial intelligence and quantum computing; care economy, with family doctors, specialists, pharmacies under that umbrella; and entertainment, embracing companies and venues able to host major events while also providing day-to-day leisure options for Surrey's growing population.

Surrey is clearly seeing a big boom in young workers as the pace of change, demographic expert Andrew Ramlo noted, "is getting faster and faster and faster."

The analyst told a Surrey business audience in 2024 that, progressing toward 2046, Surrey can expect to see 69 per cent growth in those aged 25 to 64, primarily through migration. This, he said, "bodes really, really well for somewhere like downtown as an employment centre, you're going to have a really good stock of young labour force people to work within it."

Meantime, a new Official Community Plan for Surrey will shape the city's vision, policies and objectives over the decade to come.

Ultimately, Surrey's economic strategy, as outlined in a City of Surrey report, focuses on four strategic priorities, which include:

- investment attraction and readiness;
- employment lands optimization;
- innovation, talent and workforce considerations; and
- local business, 'vibrancy' and district communities.

Last year, the City of Surrey received an award from the British Columbia Economic Development Association, winning the Economic Recovery and Resiliency Award for communities with a population over 20,000, for its 77-page 2024 Economic Strategy, Investing in Our Future: A Roadmap to Realizing the Opportunities of Tomorrow.

City of Surrey data reveals the city is home to more than 20,000 businesses, has experienced a 23 per cent growth rate in the number of businesses since 2017 and that there has been more than \$12 billion in construction here since then.



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# 'MOST BUSINESS-FRIENDLY' AWARD MEANS INVESTMENT IN SURREY

## BUSINESS-FRIENDLY POLICIES ARE AT THE HEART OF SURREY'S ECONOMIC STRENGTH.

The City of Surrey received two significant honours in the 2024 NAIOP Awards for Municipal Excellence in February 2025, when awards were announced for "Most Improved – Fees" and "Most Business-Friendly" in a survey that evaluates municipalities on their support for business development and job creation.

*Apex Motion Control food machinery supplier in Surrey. (Invest Surrey)*

The 2024 NAIOP Cost of Business Survey offers annual awards to municipalities that have implemented improvements in development costs and processing times. The survey is a tool for municipalities to use as a gauge for their own development costs and approval processes as compared to their neighbours.



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Tower construction in Surrey. The city and council has worked hard to reduce development costs and accelerate approval timelines in Surrey. (City of Surrey)

Such awards build on Surrey's reputation as a leader in fostering business development, thanks to the work of Invest Surrey and other organizations.

Invest Surrey has four key functions including investor services (focused on developing relationships with key stakeholder groups and investors to attract new investments), business engagement (supporting businesses in their expansion or relocation to Surrey), research and insights (where analytics and market intelligence on Surrey's economic and business climate are generated) and marketing (where the Invest Surrey takes all the work they do, along with insights gained, to drive key messaging about Surrey's specific advantages).

Surrey is positioned to be a modern, world-class city and a global destination for investment and innovation, with focus on four strategic priorities:

- Investment Attraction and Readiness
- Employment Lands Optimization
- Innovation, Talent, and Workforce
- Local Business, Vibrancy, and Distinct Communities.

Details are found in Invest Surrey's City of Surrey Economic Strategy 2024, called Investing in Our Future: A Roadmap to Realizing the Opportunities of Tomorrow, online at [investsurrey.ca](https://investsurrey.ca).

Surrey Mayor Brenda Locke says the city and council has worked hard to reduce development costs and accelerate approval timelines in Surrey.

"Our focus on creating a more efficient and supportive environment for developers demonstrates our commitment to facilitating growth while making it easier to bring new projects to fruition," the mayor said.



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# MADE IN SURREY: THE RISE OF ADVANCED MANUFACTURING

## EXCELLENCE IN MANUFACTURING CONSORTIUM CANADA

Surrey has long been a hub of industrial innovation, but today the city is emerging as a powerhouse for advanced manufacturing. From precision metalwork to high-tech automation, Surrey-based manufacturers are setting new industry standards, proving that Canadian-made products are not only competitive but also driving global advancements.

Surrey is home to a significant number of manufacturers in British Columbia, solidifying its position as an economic and industrial leader in the province. The city hosts a diverse range of manufacturers specializing in cutting-edge technology, sustainability, and customized production solutions. Companies like Weldmatic and Highland Foundry are at the forefront of precision metal fabrication and casting, supporting industries from construction to aerospace with top-tier metal components.

Meanwhile, Northcoast Building Products and CanCorr are innovating in the construction and packaging sectors, producing durable, eco-friendly materials that meet growing industry demands.

A key driver behind Surrey's manufacturing success is its embrace of automation and smart manufacturing. Delta Controls, a global leader in building automation systems, is transforming how buildings operate through intelligent controls and energy-efficient solutions. Similarly, Merit Kitchens has integrated state-of-the-art robotics and AI-driven customization into its cabinet manufacturing, blending craftsmanship with technology to meet evolving consumer preferences.

As advanced manufacturing continues to expand, Surrey's supply chain network is becoming increasingly robust. Companies like CCI (Canadian Circuits Inc.), a leader in printed circuit board manufacturing, play a crucial role in supporting technology, automotive and medical industries. Their commitment to innovation and quality has positioned them as a key contributor to both local and international markets.

Manufacturing is a cornerstone of strong communities, driving economic growth, job creation and technological advancements. It provides stable employment opportunities,

fosters skills development and supports local businesses through supply chain connections. A thriving manufacturing sector also enhances community resilience, ensuring a sustainable economy and long-term prosperity for future generations. By investing in manufacturing, communities like Surrey can continue to grow, innovate and compete on a global scale.

So, what's next for Surrey's manufacturers? With strong industry support, access to skilled talent and a focus on technological advancements, Surrey's manufacturing sector is poised for continued growth. Investments in sustainability, digital transformation, and automation will further cement its reputation as a hub for world-class manufacturing.

From industrial giants to specialized innovators, Surrey's manufacturing ecosystem is proof that "Made in Surrey" is more than a label – it's a mark of excellence in advanced manufacturing.

Find Excellence in Manufacturing Consortium Canada at [emccanada.org](http://emccanada.org).



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# SOCIAL GOOD, ECONOMIC GAIN

**NON-PROFIT ORGANIZATIONS IN SURREY PLAY A SIGNIFICANT ROLE IN DRIVING ECONOMIC GROWTH AND COMMUNITY DEVELOPMENT IN THE REGION.**

These organizations contribute in diverse ways to Surrey's economy, including job creation, consumer spending, tourism promotion, community development projects, and social innovation.

B.C. itself is home to over 29,000 non-profits, with more than 800 based in Surrey. The sector employs over 86,000 people throughout the province and contributes \$6.7 billion to B.C.'s economy.

Canada has a substantial non-profit sector delivering many of the government services and supports, often supporting those most in need.

Charities and non-profits contribute \$192 billion in economic activity to Canada annually, and account for 8.3% of our country's GDP.

The sector employs 2.4 million people, which is more than the mining, oil and gas sector, or agriculture, transportation and retail.

Women make up the majority of the sector's workforce. Additionally,



*Adobe stock photo*

they provide essential social services to vulnerable populations, enhancing the overall well-being of residents.

These organizations play a multifaceted role in shaping Surrey's economic landscape and enriching the lives of its residents.

The Canada Helps Giving Report 2024 highlights how charitable donations have continued to decrease over the past 11 years while the demand for the number of people seeking help from charities has risen. The report notes that one in five Canadians uses charitable services to meet essential needs.



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# \$72M AND GROWING: THE VALUE OF MINING IN SURREY'S ECONOMY

## MINING ASSOCIATION OF BC

The world is changing. B.C.'s economic future is now at risk from shifting global alliances and rising trade barriers.

Mining is one of our biggest strengths, especially critical minerals which are the backbone of low-emission energy, technology and national security.

Surrey is a mining community. This may be surprising to some, but Surrey is one of the top five urban communities for mine spending in B.C. Mining is good news for the province's urban centres when it comes to family-supporting jobs and local economic opportunities.

The mining sector purchased \$1.4 billion worth of goods and services from 1,125 mine suppliers located across 18 Metro Vancouver communities in 2022 (Source: One Province, One Economy).

Surrey is home to 185 mining suppliers who generate more than \$72 million in economic activity annually. Surrey is also a leading hub for the mining industry supply chain.

Several well-known Surrey-based companies play vital roles in the mining industry. Van Kam Freightways on Grace Road provides critical trucking services, ensuring B.C. mines receive the consumables and spare parts they need to operate 24/7.

Precision Pulley and Idler, located on 190 Street, manufactures cutting-edge pulleys and idlers for mining projects worldwide. Industrial Equipment Manufacturing (IEM), another Surrey-based company,



*Michael Goehring, Mining Association of BC president and CEO, speaks at Industrial Equipment Manufacturing's headquarters in Surrey in July 2024. (Contributed)*

specializes in conveyer equipment, and recently completed work for a mine in Nunavut.

Other key industry players in Surrey include leading engine service providers Cummins Western Canada and Cullen Diesel Power, both of which have facilities in the city.

Beyond Surrey, many other businesses across Metro Vancouver are also benefiting from B.C.'s mining sector, creating well-paying jobs and driving investment.

These opportunities will only grow as B.C.'s critical minerals sector grows.

However, with global trade barriers and shifting alliances posing risks to the province's future prosperity, it is essential that B.C. strengthens its role in the mining and critical minerals sector.

B.C. has a choice: The province can lead the country in critical minerals development, or lose ground to more aggressive provinces. The path forward demands urgency, collaboration and a commitment to building an economy that works for B.C. workers, communities and future generations.

Surrey, as an emerging and increasingly key player in the province's mining sector, stands to benefit significantly.

Visit the Mining Association of British Columbia on [mining.bc.ca](http://mining.bc.ca).

## Powertech

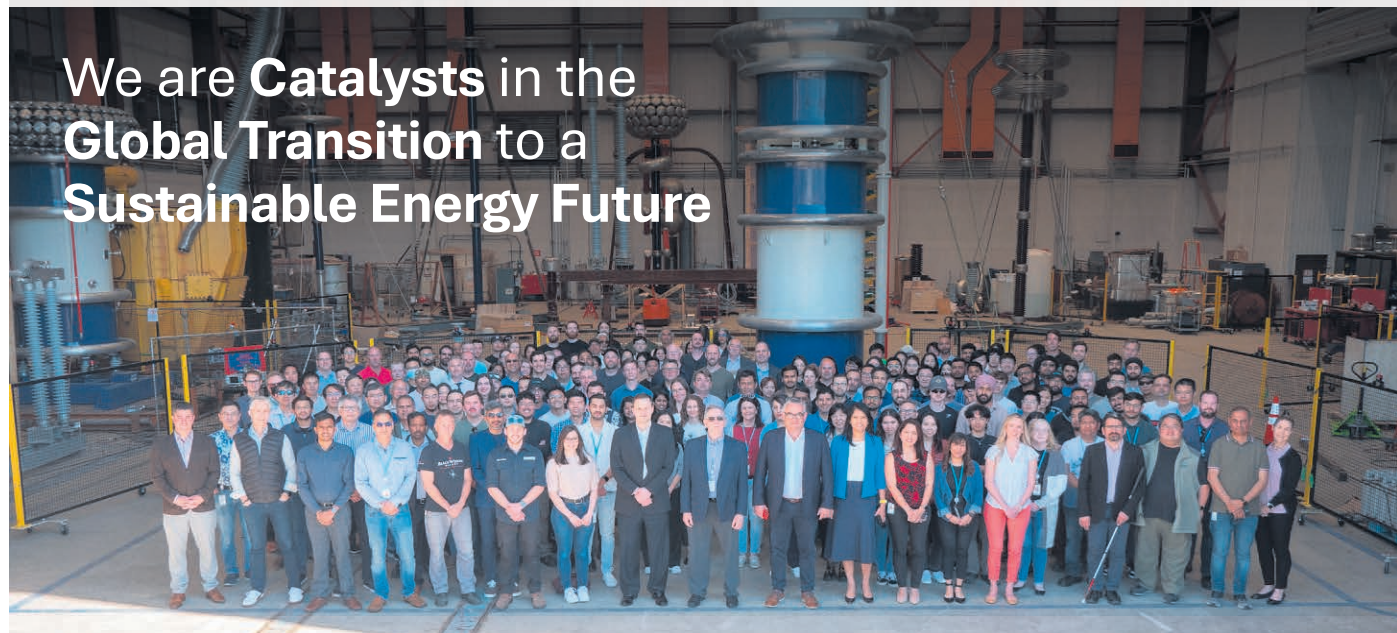
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# TECH STARTUPS PART OF SURREY'S GROWING TECH AND AI ECOSYSTEM

*Surrey is emerging as a thriving hub for tech startups, especially in the rapidly evolving fields of Artificial Intelligence (AI), data analytics and advanced software solutions. (Adobe stock photo)*

## THOUGHTSWIN SYSTEMS INC.

**SURREY IS QUICKLY EMERGING AS A THRIVING HUB FOR TECH STARTUPS, ESPECIALLY IN THE RAPIDLY EVOLVING FIELDS OF ARTIFICIAL INTELLIGENCE (AI), DATA ANALYTICS AND ADVANCED SOFTWARE SOLUTIONS.**

Once seen primarily as a growing residential and commercial region, Surrey has transformed into a hot spot for innovation – attracting tech entrepreneurs, investors, and talent from across Canada and beyond.

Several factors have contributed to this shift. Surrey's strategic location, just south of Vancouver, offers proximity to a major tech hub while maintaining affordable operational costs compared to downtown Vancouver. This cost advantage, coupled with pro-business policies, has encouraged tech startups to set up shop in Surrey.

Entrepreneurs have been at the forefront of Surrey's economic transformation, particularly in sectors like technology, logistics, healthcare, and AI innovation. Many startups in Surrey are either founded, led or heavily staffed by tech talent, who bring with them a strong entrepreneurial spirit and a global outlook, shaped by cross-border business connections and strong community networks.

Surrey's local government has recognized the potential of tech startups to drive economic growth. Initiatives like the Surrey Innovation Boulevard have fostered partnerships between tech companies, researchers, healthcare providers, and government agencies,

## HIGH-TECH HUB

The new Surrey Technology and Skills Centre, which opened in June 2024, is designed to make Surrey a technology destination for innovative businesses from around the world.

It's a partnership of the Surrey Board of Trade and Western Community College.

The centre will incubate the Cybersecurity Centre of Excellence, Blockchain Centre of Excellence, Indigenous Entrepreneurship and Innovation Centre, entrepreneurship hubs for women, youth and newcomers, plus the expansion of Surrey International Trade Centre and Surrey Workforce Development Hub.

It's in the City Centre 2 building on 137A Street, just east of 96 Avenue.

For office and event space lease and rentals, visit [businessinsurrey.com](https://businessinsurrey.com) for more information.

creating a collaborative environment for tech advancement. Startup Surrey and TechConnect further offer mentoring, funding advice, and networking platforms to local entrepreneurs.

As Surrey's innovation infrastructure continues to grow, it's well on its way to becoming a regional tech powerhouse. With strong support from local government, educational institutions and private investors, Surrey's tech and AI ecosystem will likely attract even more ambitious startups, making it a cornerstone of Canada's innovation economy.

Surrey is no longer just a growing city – it's a growing tech destination, and for startups aiming to shape the future with AI and emerging technologies, Surrey is a place to watch.

Find ThoughtsWin Systems at [thoughtswinsystems.com](https://thoughtswinsystems.com).



# Ivey International Takes a Chemistry-Driven Approach to TRANSFORMING ENVIRONMENTAL REMEDIATION

Environmental remediation has always been a challenging field, often relying on physical, biological and chemical methods, which can often prove inefficient and time-consuming. Physical methods, such as excavation, pump-and-treat, and multi-phase extraction are often expensive and disruptive to sites, while biological methods, such as bioremediation, use microorganisms to break down pollutants. These processes, however, can be slow and less effective for certain types of contaminants. Despite these efforts, many traditional approaches have limitations, including long timelines and incomplete contaminant removal, making the search for more effective solutions crucial.

One chemist, however, is taking, not only an innovative perspective on remediation, but a synthetic, organic, chemistry-driven approach that is quickly changing the game in remediation. George “Bud” Ivey, the innovator behind the development of selective phase transfer molecules, took some time to share his insights, revealing a fascinating journey from concept to global impact, and his vision for the future of environmental remediation.

## Understanding Environmental Remediation

To understand the significance of Ivey’s work and its relevance, it’s important to grasp the concept of environmental remediation which, put simply, involves the removal of pollutants or contaminants from environmental media such as soil, groundwater, sediment, or surface water. These pollutants, which can be harmful to human health and the environment, require systematic methods to eliminate or neutralize their impact. Traditional remediation techniques include physical, biological, and chemical methods, which involve adding reagents, or removing substances to neutralize contaminants. Despite these efforts, many traditional approaches have significant limitations, including long timelines and incomplete contaminant removal, and ongoing legal liability, making the search for more effective solutions crucial.



*Before and After Surfactant Enhanced Remediation*

## The Genesis of a Chemistry-Driven Approach

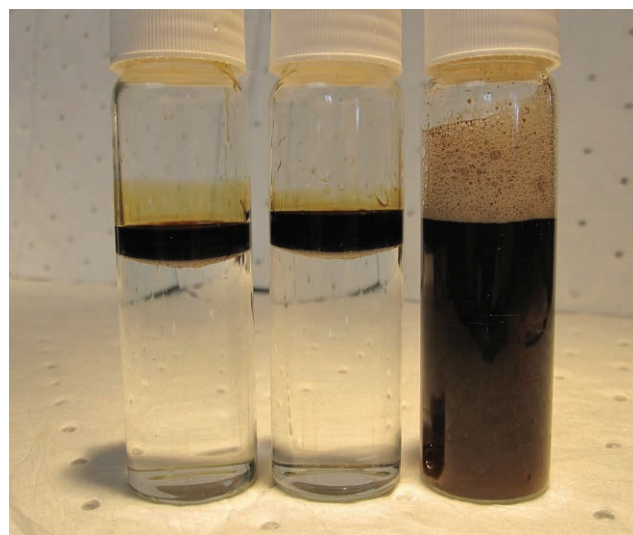
“I started working in the field in the late 1980s watching people use various techniques for remediating contaminated sites, including physical, chemical, biological, and they weren’t having a high degree of success,” said Ivey, whose background in synthetic, organic chemistry provided him with a unique perspective. “I was looking at the contaminated sites differently because I had a fundamental perspective on organic chemistry others did not have.”

This realization led Ivey to explore why traditional methods were falling short. He discovered that a significant issue was the solubility and phase behaviour of the contaminants – or rather, the lack thereof.

“If the oils are stuck on the soil (called sorption), it becomes challenging for physical, bacterial, and/or chemical methods to break it down very easily,” he explained.

To tackle this issue, Ivey developed what he now defines as selective phase transfer molecules: “These molecules have an affinity for different types of oil, and can lift it off the surface, making it much more available for remediation, such as bacterial or chemical treatment methods.”

It was this fundamental improvement in physical, biological, and chemical reaction kinetics that marked the beginning of Ivey’s innovative journey.



*IVEY’s Surfactants Making Floating Oils More Available For Remediation*

## From Concept to Global Impact

The initial success of these molecules sparked the creation of Ivey’s first start-up in October 1993, and by 1998, he was already in the process of filing his first patents.

“I decided I was going to look at environmental technology development as the direction in which I wanted to go,” Ivey said.

With his innovations quickly gaining traction, particularly in the United States, Ivey soon expanded his business model into markets in Australia and Europe, among other countries.

For three decades, Ivey would then put all his focus into his technology with the goal of significantly reducing these long timeframes, prohibitive costs, toward an option for closing sites in one to two years more consistently. His approach not only shortened remediation times, but also transformed the company’s business model.

“We became primarily a company that exports innovative technologies globally that could improve most any remediation process we were trying,” he said.

Today, Ivey International Inc. is recognized globally, with more than 3,500 projects, taking him to more than 65 countries.





36 IBC of IVEY's Surfactant Remediation Product For Foreign Client

### Tackling Persistent Contaminants

But perhaps among the most pivotal moments in Ivey's career came when a U.S. EPA paper (USEPA 542-R-18-002, May 2018) evaluated 30 contaminated sites and found that traditional remediation methods could take anywhere from three to 27 years, with an average of eight years.

"I wasn't happy with these prevailing limitations," he said. "And I was thinking: 'We can do better than eight to 27 years!' That was my attitude."

Persistent contaminants, such as petroleum hydrocarbons, chlorinated solvent, and PFAS, have proven to be a significant challenge in environmental remediation globally. These substances do not dissolve well and tend to stick to surfaces, further complicating their remediation through traditional methods. Ivey's selective phase transfer molecules, however, have addressed this issue by enhancing the solubility and mobility of contaminants, facilitating their removal via physical, biological, and/or chemical means.

"Imagine you have oils that stick on surfaces, and if you're trying to do a biological process, the bacteria can't desorb it. This greatly limits their capacity to break it down," he said.

So what is Ivey's technologies (Ivey-sol®, DECON-IT® and PFAS-SOL®) solution? Using phase transfer molecules to lift the oil off the soil or surfaces, making it more accessible for decontamination treatment. "Once it's in a solution, we can physically pump it out, bacteria can mineralize it, and/or we can use chemical processes to break it down."

Ivey's innovative products and method addresses critical barriers in traditional remediation techniques, improving efficiency and effectiveness, and according to Ivey, makes contaminants much more treatable.

"This is particularly effective for dealing with substances that are otherwise difficult to dissolve and remove from the environment, leading to our latest technology to treat PFAS," he said.

### A Global Impact

The impact of Ivey's technology is far-reaching. With more than 20 international patents and trademarks, and numerous awards, including the 2020 Enterprise Technology Award and the 2019 Environmental Business Journal Award, and the Globe Award, their first in 2006, among many others and too long a list to detail within these pages, these innovations have set a new standard in environmental remediation.

The company's global reach is a testament to its technology's adaptability and success. "I've been to over 65 countries, all related

to work," Ivey boasted, noting that his extensive travel is not just about expanding the business, but also about understanding different environmental challenges and tailoring solutions to meet them.

In fact, Ivey International Inc. has grown into a global leader, recognized for its innovative solutions and impactful results across thousands of contaminated sites worldwide.

### Challenges and Triumphs

Introducing innovative technology in a field resistant to change is no small feat. Initial skepticism was a significant hurdle that Ivey had to overcome.

"People would look at me like, 'What are you talking about? You don't make sense,'" he said. "But that was because they didn't understand the involved chemistry."

Ivey's persistence, however, and demonstration of efficacy and work ethic would gradually win over his skeptics.

The real triumph came from seeing consistent results with sites that traditionally took decades to remediate being closed in a small fraction of that time.

"All of a sudden, these sites that were known to take 10-plus years started getting closed inside one to two years consistently," he said.

This level of success not only validated Ivey's innovative technology, but also solidified the company's reputation as an innovative leader in the field of remediation.

### Looking Ahead

Despite the significant progress, there is always room for improvement and innovation with Ivey noting that his focus for the future remains on pushing the boundaries of what's possible in environmental remediation. This involves refining existing technologies, and developing new solutions to address emerging contaminants, including PFAS and environmental challenges.

The commitment to innovation and excellence drives his company's efforts, ensuring they remain at the forefront of the industry.

"We aim to continue setting new standards and making a lasting positive impact on the world," he said.

### Reflecting on the Journey

The journey from a chemistry-driven concept to a globally recognized technological innovator highlights the transformative power of pioneering thinking. By leveraging a deep understanding of fundamental chemical interactions, Ivey has seen his work and approach revolutionize environmental remediation, offering effective solutions where traditional methods have fallen short.

Reflecting on his journey, Ivey emphasized the importance of persistence, noting how instrumental having a strong foundation in organic chemistry and geological engineering, has been for him.

From tackling persistent contaminants to achieving global impact, the story of this chemistry-driven approach is one of challenges, triumphs, and an unwavering commitment to making the world a cleaner, safer place. As Ivey International looks ahead, their innovative, technology-driven approach promises to continue driving advancements in environmental technology for years to come.

For more information about Ivey International and their groundbreaking technologies, visit <https://iveyinternational.com>.





# HEALTH HUB: SURREY'S HEALTH TECHNOLOGY AND LIFE SCIENCES BOOM

## EMERGENCY

*Surrey Memorial Hospital. (Anna Burns/Surrey Now-Leader)*

## SURREY CITY CENTRE IS A HEALTH TECHNOLOGY HUB

In the past decade, Surrey's City Centre has evolved into a hub for biotechnology and health technology. A two-kilometre stretch of the city's downtown core has become B.C.'s go-to hub for innovation in the sector.

And big things are continuing to happen, thanks to government investments in infrastructure and talent development.

Nearly \$2 billion in capital has been invested in the city for new health facilities, including investments in a new state-of-the-art hospital and cancer centre.

The province has also committed to establishing B.C.'s second medical school at the SFU Surrey campus in the city's core.

Surrey City Centre's Health and Technology District, located across from Surrey Memorial Hospital, is home to more than 220 life science companies and health-care institutions, seeing an estimated 2,500 patients a day.

## HEALTHTECH CONNEX: INNOVATING TO IMPROVE HEALTH OUTCOMES

HealthTech Connex (HTC)'s work is based out of the Health and Technology District, which was developed and built by HTC's parent company, the Lark Group.

Since 2013, HTC has been developing technology-based innovations with the goal of positively impacting health improvements and

DID YOU KNOW ?



- Surrey has **nearly 900 businesses** related to health, including traditional clinic and hospital settings, research institutions and private health support companies
- The Health and Technology District in Surrey continues to grow. Current estimates project that the district will **create more than 1.5 million square feet of technology innovation space in Surrey**, offer more than 15,000 high-quality jobs, and contribute more than \$1.1 billion annually to the local economy.

outcomes. Its three companies, NeuroCatch Inc., The Centre for Neurology Studies, and the Surrey Neuroplasticity Clinic, are all doing groundbreaking work on the science of brain health out of Surrey.

In May, they were one of two companies in Canada chosen to participate in the annual MedTech Innovator cohort, the world's largest accelerator of medical technology companies. In June, HealthTech Connex (HTC) was awarded \$1 million by the Canadian government for its revolutionary work on detecting concussions; the funding will go towards developing its solution to support diagnosis and prognosis for concussion recovery. NeuroCatch also won a Gold Globe® award in the Medical Equipment category in recognition of their groundbreaking contributions.



# HEALTH AND TECHNOLOGY DISTRICT WILL BE HOME TO MORE THAN 15,000 JOBS



*The City Centre 1 building is part of Surrey Health and Technology District, adjacent to Surrey Memorial Hospital. (Contributed photo)*

## NEW HOSPITAL BREAKS GROUND

The provincial government broke ground on the new Surrey hospital in September 2023, and it is due to open to the public in 2030. The hospital will be fully electric, the first in B.C.

“As a fully digitally equipped community hospital, this facility will usher in a new era for acute care in our region, enabling us to increase our regional capacity in areas such as emergency, surgical, inpatient, ambulatory care, diagnostics and cancer care services, while better supporting patient-centred care, closer to home,” said former Fraser Health president and chief executive officer, Dr. Victoria Lee.

The new hospital will add 168 more beds, including 55 treatment spaces in the ER and medical and surgical beds, and it will also have high-acuity beds and medical oncology beds.

The hospital will be home to a new BC Cancer Centre that will be able to perform about 100,000 cancer treatments per year.

## MEDICAL SCHOOL AT SFU: SURREY

Simon Fraser University continues to lead the way towards a stronger, healthier, more inclusive tomorrow for students, staff and the community as a whole.

The university is working with the provincial government to enhance primary care and access to family doctors all across B.C., by building the first medical school in Western Canada since 1967.

Simon Fraser University anticipates opening the doors to their brand

new medical school in the fall of 2026. The school curriculum will prepare graduates to meet the needs of B.C.’s diverse communities with patient-centred, community-level care that is socially accountable and embedded with Indigenous knowledge systems.

In July 2024, Premier David Eby announced \$33.7 million in capital funding for the school’s interim campus in Surrey’s city centre and \$27 million in operational funding as well as the appointment of Dr. David J. Price as the founding dean.

“We’re training a new generation of doctors with a focus on family medicine to provide the services we need in our communities,” Eby said. “This investment in the first entirely new medical school in Western Canada in 55 years will mean more family doctors graduating each year to provide care for people.”

Forty-eight students are anticipated to be in the inaugural class of the three-year program.

## UBC IN SURREY

Currently, UBC has a facility in the Health and Technology District which has been heavily supported by provincial funding. As part of the StrongerBC: Future Ready Action Plan, the Province invested \$24.9 million into capital costs for the facility. In September 2024, the provincial government announced that more people will have the opportunity to train there for in-demand careers, such as physical therapists, occupational therapists, and midwives.

*– with contributions from Invest Surrey*





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We are excited for Surrey and to see Surrey grow into the biggest metropolitan city in BC.



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# BUILDING THE WORKFORCE OF THE FUTURE

## POST-SECONDARY INSTITUTIONS IN SURREY

Currently, more than 20,000 students are enrolled at Kwantlen Polytechnic University (KPU) across five campuses, including three in Surrey, and receive education and training in more than 140 diverse programs.

Simon Fraser University's Surrey campus is located in the heart of downtown Surrey, with over 8,000 students enrolled in one of their 30 programs. Pending preliminary accreditation by the Committee on Accreditation of Canadian Medical Schools, the first class at SFU: Surrey's School of Medicine is expected to start in August 2026, with residency programs scheduled to start in 2027.

The University of British Columbia hosted its first physical therapy program cohort in Surrey in 2023, on the second floor of the Lark Group's City Centre 1 building in the Health and Technology District, which is across the street from Surrey Memorial Hospital.

With four locations in Surrey, Western Community College offers 60 undergraduate, postgraduate and bachelor programs. The Surrey Board of Trade announced a bold move in the fall of 2022 by purchasing a second location in Surrey's Health and Technology District. In a co-ownership arrangement with Western Community College, the Surrey Technology and Skills Centre opened in June 2024. The centre will be a premier centre for research, business, and innovation, creating local and global opportunities for the ecosystem that continues to expand at the Surrey Health and Technology District.



- Surrey's school district is the **largest employer in the city, with 12,983 employees, including 7,106 teachers**, according to a 2024/25 Surrey Schools fact sheet.
- The school district has 81,544 students enrolled for the 2024/2025 year, the **highest student enrolment in the province**.
- **Surrey's is the largest school district in the province**, with 105 elementary schools, 21 secondary schools, five student learning centres, three adult education centres, an online learning program and a variety of programs serving specific student needs.
- 55 private colleges and training institutions are located in Surrey.

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# SURREY SUPPORTING 'HIGH-INTENSITY' USE OF INDUSTRIAL LAND

NOT ONLY IS SURREY GEOGRAPHICALLY THE **LARGEST CITY IN METRO VANCOUVER AT 317.2 SQUARE KILOMETRES**, IT ALSO CONTAINS NEARLY HALF OF THE REGION'S **MIXED EMPLOYMENT LAND, AT 46 PER CENT**.

Surrey currently has eight business parks, in Campbell Heights, South Westminster/Bridgeview, Port Kells, Newton, Cloverdale, Rosemary Heights, and the Highway 99 corridor as well as the Douglas industrial area.

The city has a total of 2,534 hectares (6,261.5 acres) of industrial land, with 365 hectares (901.9 acres) of that vacant land yet to be developed. This, according to the City of Surrey website, means Surrey has the largest portion of Metro Vancouver's developed land (20 per cent) and also Metro's greatest share of vacant land, at 29 per cent.

It's also Canada's only city with two land border crossings.



*The Bridgeview/South Westminster industrial area includes Fraser Surrey Docks. (Photo: City of Surrey/surrey.ca)*

According to the City of Surrey's Economic Strategy 2024: A Roadmap to Realizing the Opportunities of Tomorrow, industrial land is in short supply in this region and it cites a Colliers International statement indicating that while a "healthy" vacancy rate for such land is between three per cent and five per cent, Metro Vancouver's stood at 1.4 per cent at the end of 2023 and Surrey's rate was 1.7 per cent.

To that end, Surrey has resolved to bring more industrial land online and make its policy to support "high-intensity" use of industrial-zoned land.

According to a backgrounder provided by the City of Surrey, there are 113 importing and exporting businesses operating here, and its manufacturing sector – comprised of roughly 960 businesses – employs more than 23,500 workers.



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# DIVERSITY IS AN ECONOMIC STRENGTH IN SURREY



*Vandna Joshi is the director of social entrepreneurship with Surrey-based DIVERSEcity Community Resources Society, overseeing employment, language and self-employment programs, and social enterprises. (Contributed photo)*

## SURREY WELCOMES 28 NEW RESIDENTS EVERY DAY, AND NEARLY HALF OF THE CITY'S POPULATION WAS BORN IN ANOTHER COUNTRY. THIS MAKES FOR ONE VERY ETHNICALLY DIVERSE CITY, POSSIBLY THE MOST DIVERSE IN ALL OF CANADA.

To help navigate life and employment challenges, thousands of new Surrey residents have turned to the appropriately named DIVERSEcity Community Resources Society, launched in 1978.

Vandna Joshi, who works as DIVERSEcity's award-winning director of employment, language programs and social entrepreneurship, speaks passionately and positively about Surrey's diverse workforce, and also some challenges involved.

"I'm a trained professional, but I had to choose an alternative pathway because the journey to my own profession was really cumbersome," Joshi says. "I came here 20 years ago (from India), and there were not many programs at that time, but we have come a long way. I think also we need to walk a little bit faster to reach your destination."

Joshi was a doctor back home, and wanted to get into the medical profession in Canada, "but there were multiple barriers for entry, and I didn't have a lot of resources. I also had a degree in psychology. Today, here I am, and I absolutely enjoy every bit of what I'm doing, but I'm not sure everybody else can get to that same pathway. It's just important for people to get settled in their pre-landing occupations because they've really worked hard to get those degrees and experience back home."

While progress on foreign credential recognition has been made over the last decade, more needs to be done, Joshi says. Too many skilled immigrants are being welcomed to Canada based on their education and experience, and then denied the ability to practise their profession and fulfill their potential.

"In Surrey, new immigrants are a huge strength because they have been filling in the labour gaps here and probably all over the country, certainly in our province," Joshi said. "Surrey receives a very large number of immigrants every year, and they provide various skill sets that are needed for the jobs. Also, we get a lot of entrepreneurs who set up their own business and provide services to the communities that they belong to."

DIVERSEcity's team works hard to make sure people get commensurate employment in Surrey, she said, "but we understand being an immigrant to the country, sometimes some people, due to a lot of employment barriers, they might have to settle in transition jobs."

Currently, the success rate for DIVERSEcity's employment programs is between 85 to 90 per cent, Joshi noted. "The people that we work with, we give them information around employment resources, job coaching and also provide employment support, to not only the clients but also the employers. We match the employers with the people who participate in our program."

The Coast Capital Credential Program for Newcomer Women helps them navigate in high-demand fields like health care.

Also, DIVERSEcity recently partnered with Achv and the Canadian government to launch EVOlveSkills: Empowering Tomorrow's Automotive Workforce Today, a program that aims to bolster Canada's automotive industry "through providing pathways for individuals to up-skill and be a part of Canada's green economy," says Neelam Sahota, DIVERSEcity's Chief Executive Officer.

Meantime, the Diverse Entrepreneurs Business Incubator, funded by TD, helps entrepreneurial types to get the local information and skills to launch businesses and side hustles. Stats have shown that immigrants turn to self-employment at higher rates than Canadian-born people, and DIVERSEcity is ready and able to help them reach their career goals.



# HOW **TOURISM** FUELS SURREY'S ECONOMY

SURREY IS A **MAGNET FOR VISITORS AND BUSINESS TRAVELLERS ALIKE** WITH BOTH URBAN STREETS AND RURAL DIRT ROADS, RAPID TRANSIT, WATERWAYS NORTH AND SOUTH, EASY ACCESS TO TWO U.S. BORDER CROSSINGS AND NEARBY INTERNATIONAL AIRPORTS.

This fast-growing city is also home to an impressive number of parks, beaches, golf courses, sports facilities, shopping centres, art galleries, restaurants, hotels and much more.

As the city's destination marketing organization, Discover Surrey is the city's portal for these and other attractions including the many music and cultural festivals at Holland Park, Cloverdale's big annual rodeo and country fair, Newton's huge Vaisakhi parade and harness racing at Fraser Downs, to name a few must-experience events.

Every visit tells a story in Surrey, home to vibrant, multicultural experiences and welcoming people.

"No matter your interests, there's a unique travel story waiting to be written, and we're here to help you tell it," says Discover Surrey's website ([discoversurreybc.com](http://discoversurreybc.com)). "Explore our neighbourhoods, enjoy delicious dishes and discover hidden gems."



*Paddleboarding at Crescent Beach in South Surrey. (Surrey Now-Leader files)*

People from around the world visit Surrey to attend hundreds of sport tournaments played annually in the city including the Canada Cup tournament at Softball City, Wickfest female hockey festival and Soccer Canada-hosted national club championships.

Visitors also come to Surrey to enjoy the more than 6,000 acres of green space including Green Timbers Urban Forest Park, a place for more than 10 kilometres of nature trails, a stocked fishing lake, picnic areas and the Surrey Nature Centre, all located in a scenic second-growth forest.

Annually, thousands flock to the City of Surrey's four major events including Party for the Planet (an Earth Day celebration), a Canada Day party in Cloverdale, Surrey Fusion Festival of food and music at Holland Park and the Surrey Tree Lighting Festival at Surrey Civic Plaza, City Hall.

In Metro Vancouver, Surrey is the largest city in land area, and second most populous. People come to explore Surrey's six distinct neighbourhoods of Whalley/City Centre, Newton, Cloverdale, Fleetwood, Guildford and South Surrey, each offering something a little different.

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# THE GREEN ECONOMY: CLEAN-TECH INITIATIVES AT WORK IN SURREY

*Inside Powertech Labs, one of the largest clean-energy testing and research laboratories in North America, located on 88 Avenue in Surrey.  
(Photo: investsurrey.ca)*



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## SURREY IS HOME TO A GROWING CLUSTER OF LEADING COMPANIES IN B.C.'S **CLEAN-TECHNOLOGY** SECTOR.

People, policy and investment come together in Surrey to make the city an ideal place to set up a clean-tech enterprise, according to Invest Surrey.

The city's clean-tech sector involves the work of more than 1,000 related companies and more than \$211 million in public investments supporting clean-tech assets.

Surrey boasts Powertech Labs, one of the largest clean-energy testing and research laboratories in North America. A commercial subsidiary of BC Hydro located on 88 Avenue, Powertech is home to a broad range of scientists, engineers and technical specialists from around the world.

Also located in Surrey is the SFU Fuel Cell Research Lab, Simon Fraser University's flagship laboratory dealing with advanced material sciences and manufacturing of fuel-cell technologies.

Key infrastructure includes the Surrey Biofuel Facility (the first closed-loop organic waste facility in North America, at 9738 192 St.) and West Village Energy Centre (the city's first permanent energy centre, 13231 Central Ave.).

Close to 90 per cent of Surrey's energy is generated from renewable energy sources.

No question, Surrey is working to achieve a green economy by reducing greenhouse gas emissions and building resilience to climate change.

The Surrey Board of Trade works to celebrate "green" initiatives during the annual Surrey Environment & Business Awards, held in September. The 2024 event saluted Wellons Canada and Greenwave Recycling for exceptional dedication to environmental leadership and issues.

Large Business award-winner Wellons Canada is a leader in designing energy systems and lumber-drying solutions, specializing in biomass energy and cogeneration for the forestry sector. The company is said to have pioneered an innovative on-site water treatment system for lumber kilns, significantly reducing greenhouse gas emissions and operational costs.

Winner of the Small Business award, Greenwave Recycling was celebrated for commitment to post-industrial waste recycling, transforming surplus materials into reusable resources to reduce the environmental impact of industries across B.C. The company collects plastic and paper waste from various sectors, extracting valuable materials to minimize landfill use and promote sustainable waste management.



West Village Energy Centre in Surrey. (Photo: surrey.ca)

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This program is funded by the Government of Canada and the Province of British Columbia.





# CULTURE CAPITAL: SURREY'S CREATIVE SCENE ATTRACTS INTERNATIONAL ATTENTION

TOM ZILlich

*Actors Enrico Colantoni (as veteran cop Vince Brambilla) and Supinder Wraich (as rookie detective Sabrina Sohail) in CBC's Surrey-set "Allegiance" cop show. (Darko Sikman/courtesy of CBC)*

**AS SURREY GROWS, THE CITY HAS BECOME AN INTERNATIONAL HUB FOR MUSIC, MOVIE SHOOTS, LIVE THEATRE, VISUAL ARTS AND OTHER CREATIVE PURSUITS.**

Locals and visitors alike are drawn to Surrey's wide range of festivals, concerts, shows and more.

With almost a quarter of the region's under-30 population living in Surrey, the city boasts a vibrant community eager for new entertainment options.

One initiative is the Surrey Music City strategy, which aims to create a thriving local music economy and support artist development in Canada's up-and-coming "music city." Surrey is home to a diverse number of musicians and music businesses, including booking agencies, instrument stores, live music production support, publicists, music schools, event producers and recording studios.

Concerts, plays, comedy shows, dance and more are featured at Surrey Arts Centre at Bear Creek Park. The facility is also home to the Surrey Art Gallery, celebrating its 50th anniversary in 2025 with quarterly art exhibits featuring local, national and international artists.

In Surrey, a pair of comfortable, 1,000-plus-seat theatres are found at Bell Performing Arts Centre (at Sullivan Heights Secondary) and Chandos Pattison Auditorium (at Pacific Academy school, Fraser Heights).

CONTINUED ON 33



*Filipino Fest draws crowds to the Museum of Surrey. (Contributed)*

# MUSIC, FILM AND THEATRE ARE ALL DRIVERS OF A THRIVING AND GROWING CREATIVE INDUSTRY

CONTINUED FROM 32

Annual festivals and events draw big crowds in Surrey including the annual Vaisakhi Parade in the spring, the Cloverdale Rodeo & Country Fair in mid-May, the two-day Fusion Festival of multicultural music and food at Holland Park in mid-July, a huge Canada Day celebration in Cloverdale on July 1, summer's FVDED in the Park dance music festival and the city's annual Party for the Planet (an Earth Day event in April) at Surrey Civic Plaza (City Hall), among others.

A unique performance venue is Surrey Centre Stage, a 200-seat theatre at City Hall. When not used for concerts, plays and other live performances, the venue converts back to a place of business for Surrey City Council meetings.

Surrey's history and culture is showcased at venues including the Museum of Surrey and Surrey Archives (both in Cloverdale) and Historic Stewart Farm (South Surrey).



*The FVDED in the Park music festival at Holland Park in Surrey.  
(Surrey Now-Leader files)*

If you've watched any TV shows or movies, chances are you've seen Surrey on screen, as the city is among Canada's most film-friendly locations. Surrey's diverse backdrops have featured in some memorable film productions, including the Twilight series, Juno, Skyscraper and Sonic the Hedgehog, along with TV series such as Allegiance (a CBC police drama set in Surrey), Riverdale, The Good Doctor, Smallville, Once Upon a Time and more.

Popular filming locations include Surrey City Hall, City Centre Library, Clayton Community Centre, Cloverdale Fairgrounds, Cloverdale Town Centre, North Surrey Sport & Ice Complex and Surrey Operations Centre. Such sites are pinpointed on an interactive filming map found on the city's website, [surrey.ca](http://surrey.ca).

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\*Formerly known as the Cloverdale Board of Trade



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# RETAIL POWERHOUSE: WHY SURREY IS A GO-TO SHOPPING AND DINING DESTINATION

SURREY'S GREAT LOCATION AND DEMOGRAPHICS MAKE THE CITY ONE OF THE REGION'S **GO-TO SHOPPING DESTINATIONS, WITH A WIDE RANGE OF RETAILERS OPEN FOR BUSINESS.**

High-traffic retail sites are located in Guildford, City Centre, South Surrey, Newton and other Surrey neighbourhoods. Excellent highway, transit and border access drive customers looking for best buys.

Recent stats show Surrey's average household spending on dining, household furnishings, clothing, accessories and recreational



*South-facing view of Surrey's iconic Central City Shopping Centre and tower, off 102 Avenue at City Parkway. (Photo: centralcity.ca)*

entertainment surpasses the national average by 10 per cent.

Fantastic shopping experiences can be found in Surrey, from large shopping centres to charming local boutiques. No question, there's something for every taste and budget.

Many shoppers head to Guildford Town Centre, established in 1966 as the region's largest shopping centre. The mall, all 1.2 million square feet, boasts a contemporary design, a broad mix of more than 200 retailers and brands, 10 sit-down restaurants, a 1,000-seat food court and 75,000-square-foot movie theatre with 12 screens.

CONTINUED ON 36

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# RETAIL POWERHOUSE

CONTINUED FROM 35

Another popular shopping destination is Central City Shopping Centre, a Downtown Surrey place for 140 stores, restaurants, services, Simon Fraser University campus, off King George Boulevard, opposite busy Holland Park. The mixed-use development is known for its iconic, picture-perfect office tower, designed by Bing Thom Architects.

In South Surrey, not far from the Canada-U.S. border, Semiahmoo Shopping Centre is an indoor shopping mall opened in 1980. The mall is named after the nearby Semiahmoo Bay and is currently anchored by Save-On-Foods and Winners.

In Newton, Payal Business Centre and nearby streets bustle with Indian and Pakistani shops, restaurants, banquet halls, clothing stores and more.

People can also explore the many neighbourhood shopping areas throughout Surrey, including Cloverdale, Fleetwood, Fraser Heights, Whalley and elsewhere.


For food, Surrey's diverse "Spice Trail" of restaurants is showcased on



Inside Guildford Town Centre in Surrey. (Discover Surrey/Ian Harland)

a map found on Discover Surrey's website ([discoversurreybc.com/spice-trail](https://discoversurreybc.com/spice-trail)).

Some Surrey restaurants were hyped in a seven-page feature in the May 2023 edition of "Food & Wine," a monthly American magazine, which named Surrey among the top 7 of "the next great food cities" for "unparalleled diversity" when it comes to dining out.



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Headquartered in Surrey, the B.C. Centre for Agritech Innovation (BCCAI) supports farmers, producers and small and medium enterprises (SMEs) in meeting their innovation needs. (Photo: BCCAI, [sfu.ca/agritech-innovation.html](http://sfu.ca/agritech-innovation.html))

# THE FUTURE OF AGRICULTURE IN SURREY: INNOVATION, RESILIENCE AND OPPORTUNITY

**BY DR. RAHUL SINGH**, director of BCCAI, who holds a PhD in microbiology, a graduate certificate in invention 2 Innovation from The Beedie School of Business at SFU and a mini MBA from UBC-Sauder.

The 1970 Nobel Peace Prize was awarded to Norman E. Borlaug for his lifetime commitment to feeding a hungry world. Through advanced breeding technologies, he improved Mexican wheat's disease resistance and yield by sixfold, making the country self-sufficient. His efforts launched the "Green Revolution," transforming global agriculture and helping nations feed their rapidly growing populations.

Today, as the world grapples with food insecurity due to population growth, climate change, and geopolitical tensions, the lessons of the Green Revolution remain more relevant than ever.

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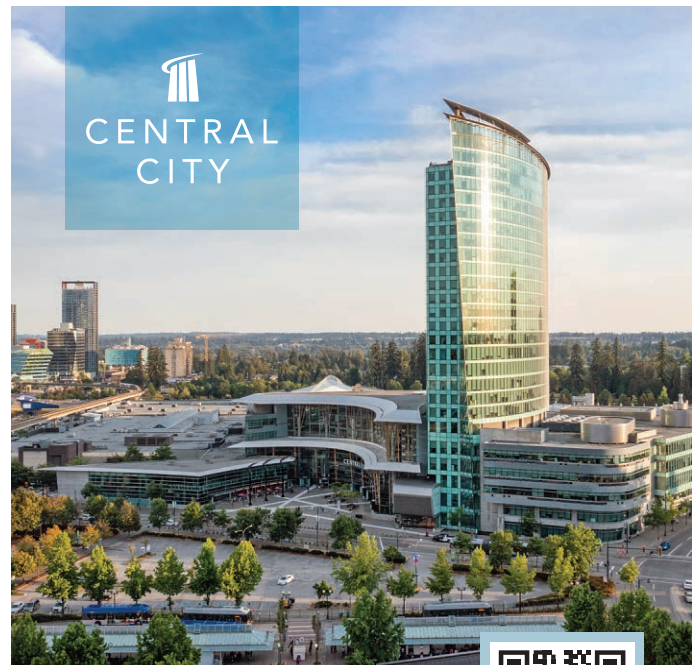
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Surrey, with over a third of its land designated for farming, is well-positioned to lead the next agricultural revolution.

Agriculture has been a core part of the city's identity, with the Semi-ahmoo, Katzie and Kwantlen First Nations cultivating the land for thousands of years.

Today, Surrey's farms utilize cutting-edge technology to produce a diverse array of crops, including dairy, poultry, berries, flowers and greenhouse vegetables. Surrey is at the regional intersection of food production, processing and agri-innovation, making it an ideal location for agritech enterprises. With a favourable climate, fertile soil, and strong market access via air, road, and ocean, Surrey holds a competitive edge in agriculture and agrifood.

Nonetheless, challenges persist. Extreme weather events, such as the heat dome and the catastrophic flooding of 2022, alongside a shifting geopolitical landscape that jeopardizes global supply chains,

underscore the urgent need for a resilient economy and a secure food value chain. The future of agriculture in Surrey must focus on building resilience, adopting technology, and fostering innovation to mitigate these risks and ensure long-term food security.

Fortunately, Surrey benefits from access to premier institutions that drive innovation, technology development, and entrepreneurship in the agriculture sector. The B.C. Centre of Agritech Innovation (BCCAI) and School of Mechatronics at Simon Fraser University, and Kwantlen Polytechnic University's Sustainable Agriculture and Food Systems Program, along with the Applied Genomics Centre, are leading the way in developing and commercializing cutting-edge technologies while training the next generation of digital farmers.

BCCAI at SFU, which collaborates with all post-secondary institutions in B.C. and around the world while providing community members access to a global network of experts, is leading agritech innovation in B.C., establishing Surrey as a global centre for agritech excellence.

With its rich agricultural history, access to cutting-edge research, and commitment to innovation, Surrey possesses all the essential ingredients to shape the future of food production. By embracing technology, investing in resilience, nurturing entrepreneurship, and collaborating effectively, the city is well on its way to becoming a hub of global agritech innovation.

If you want to learn more about agritech innovation and opportunities in Surrey, please reach out to us at BCCAI, [sfu.ca/agritech-innovation.html](https://sfu.ca/agritech-innovation.html).

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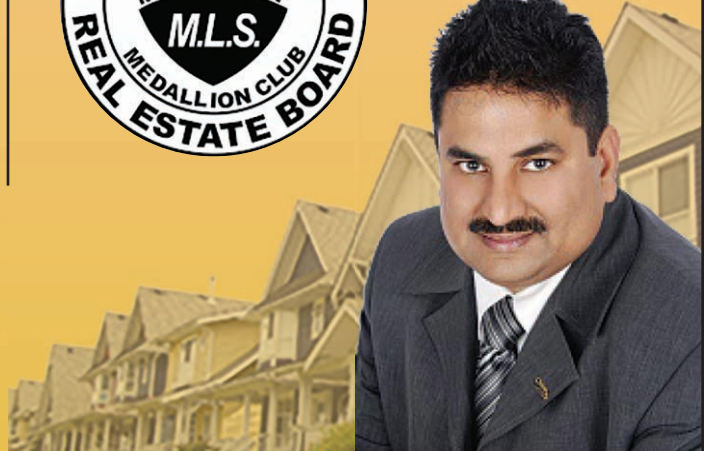
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