

SUBMISSION TO

SELECT STANDING COMMITTEE ON
FINANCE AND GOVERNMENT SERVICES

BUDGET 2027



LEGISLATIVE ASSEMBLY
of BRITISH COLUMBIA



About the Cloverdale District Chamber of Commerce

The Cloverdale District Chamber of Commerce is the voice of business for Cloverdale, Clayton Heights and Campbell Heights. Since 1949, the Chamber has represented businesses across the district, from Downtown Cloverdale, Highway 10, Five Corners and Fraser Highway to the growing communities of Clayton Heights and Campbell Heights.

For nearly eight decades, our mandate has been to support local businesses and organizations through advocacy, business development, networking, education and community connection. We work to strengthen the local economy, promote business growth and deliver tangible value to our members and the broader community.

Recommendation 1: Transit and Transportation

Invest in transportation and transit infrastructure for East Surrey by improving access to Campbell Heights, South Campbell Heights, and the new Surrey hospital from surrounding communities and future Surrey-Langley SkyTrain stations.

Explanation

Transportation is one of the most important economic issues facing businesses in East Surrey. In particular, the Campbell Heights Business Park is a major and growing employment area, but many workers still face barriers getting to and from work without a vehicle. This affects both employees and employers, especially businesses that operate outside standard office hours or rely on workers from across Surrey, Langley and the broader region.

The Cloverdale Chamber's 2024 State of Campbell Heights report found that 57% of businesses were not satisfied with transit service in Campbell Heights, while 59% reported difficulty hiring or retaining employees who need to use transit. In addition, 50% believed that investments in transit would help alleviate traffic congestion in the area. While some local improvements have occurred since that report, the broader issue persists: employment areas must be planned as part of the regional transit network.

Budget 2027 should ensure that provincial investments in transit, including the Surrey-Langley SkyTrain, are matched with service planning that connects surrounding employment areas and major destinations. This includes Campbell Heights, South Campbell Heights and the new Surrey hospital in Cloverdale. As these areas grow, workers, patients and surrounding communities will need reliable transportation options. This requires more direct bus routes, reliable service frequency and coordination between the Province, TransLink and local governments. Better transit access would help businesses recruit and retain workers, reduce congestion, support lower-emission commuting options, improve access to health care, and ensure East Surrey's employment areas can reach their full economic potential.

Recommendation 2: Campbell Heights Industrial Infrastructure

Fund and accelerate infrastructure investments for Campbell Heights and South Campbell Heights, including energy capacity, servicing upgrades, ZEV charging and timely provincial approvals.

Explanation

Campbell Heights is one of Surrey's most important employment areas and a major driver of economic growth in BC. The Campbell Heights Business Park covers 1,900 acres, is home to 495 businesses and employs more than 12,600 people. The area is 96.5% industrial employment, making it a critical part of Surrey's industrial land base.

The expansion of South Campbell Heights will also add 350 acres of employment land to the region's constrained industrial-employment land supply. Invest Surrey estimates that South Campbell Heights will generate between 5,907 and 7,702 jobs and increase available employment land in Campbell Heights by 25%.

Budget 2027 should support targeted investments that make Campbell Heights and South Campbell Heights more attractive for business investment and expansion. This includes funding eligible infrastructure upgrades, working with BC Hydro, FortisBC and other utilities to expand energy capacity, supporting ZEV charging infrastructure, and accelerating provincial approvals, referrals, and permits. The need is already clear: 36% of businesses surveyed in the Chamber's 2024 State of Campbell Heights report experienced occasional or frequent challenges accessing electricity for business operations. Reliable infrastructure is essential to business confidence, productivity and long-term investment.

Making Campbell Heights investment-ready would support local employers, strengthen Surrey's industrial land base, and help East Surrey continue contributing to the regional and provincial economy.

Recommendation 3: Business Crime and Public Safety

Strengthen public safety in East Surrey by targeting petty crime, property crime, repeat offending and street disorder through visible enforcement and adequate police and justice-system capacity

Explanation

Public safety is an economic issue for East Surrey businesses. Crimes such as theft, vandalism, break-ins, trespassing, illegal dumping, vehicle damage, and street racing all create direct costs for businesses and indirect costs through lost staff time, higher insurance and security expenses, lower employee morale, reduced customer confidence, and delayed investment. These challenges are especially notable in industrial areas such as Campbell Heights, where large properties, vehicles,



equipment and inventory are left vulnerable after business hours. Such security and safety concerns also affect staffing, shift scheduling and the ability of businesses to operate confidently.

Surrey's policing environment is also unique. The City is in the middle of a major policing transition, with the Surrey Police Service continuing to build staffing capacity while RCMP transitional support is phased out. As of April 2026, SPS expanded policing operations into Cloverdale. However, while Surrey and Vancouver now have comparable populations, Vancouver Police Department has 1,452 sworn officers, while SPS reported 685 sworn officers as of May 2026. This underscores the need for continued provincial support as Surrey completes one of the largest policing transitions in BC history.

Budget 2027 should support Surrey with targeted provincial action. This includes continued investments in hiring police officers, improved enforcement for chronic property crime and unsafe activity, timely charge approvals, Crown and court capacity to respond to repeat offending, and crime-prevention partnerships with local governments, police, chambers and business associations.