

Surrey City Centre Development Update

September 2020



Development News

January - August 2020

Surrey City Centre entered 2020 with much momentum, carried forth from the previous few years of record growth and development activity. Between 2017-2019, there were 55 major development applications submitted within the City Centre, representing 61 towers and 38 low-rises, comprising approximately 20,971 units, 314,510 sq.ft. of retail, and 1,688,116 sq.ft. of office.

While a number of these projects had begun construction prior to the start of 2020, others continue to progress through the planning and approvals process, and are expected to enter construction in the coming years, assuming favourable market conditions.

Construction

At the start of 2020, there were 13 significant projects under construction in City Centre representing 9 towers and 4 low-rises. Between January - August 2020, an additional 3 projects entered construction representing 4 towers and 3 low-rises which included:

- **University District** | 28 + 37-Storey Residential, Retail
- **Park George** | 35 + 39-Storey Residential
- **Parker** | 4-Storey Residential (x3)

As of September 2020, there are currently 13 towers and 7 low-rise buildings under construction in Surrey City Centre representing 4,976 units, 312,179 sq.ft. of office space, and 164,220 sq.ft. of retail.

Application Approvals

Between January - August 2020, 6 significant applications received 3rd Reading (Conditional Approval) from Surrey City Council representing 13 towers, 4,148 units, 65,000 sq.ft. of retail, and 575,000 sq.ft. of office. These applications included:

- **Holland Parkside** | 10 to 42-Storey Residential, Office, Retail
- **Brightside** | 40 to 50 Storey Residential, Office, Retail
- **Plaza 104** | 31 to 36 Storey Residential, Retail
- **10440 Whalley Blvd** | 31-Storey Residential
- **9711 137 St** | 13-Storey Office, Retail
- **10731 King George Blvd** | 46-Storey Residential, Office, Retail

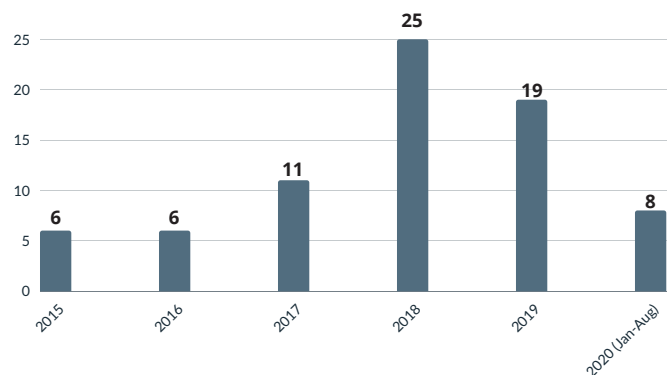
New Development Applications

Between January - August 2020, there were 8 new development applications submitted in Surrey City Centre, representing an estimated 6 towers, and 6 low-rises, with unit numbers and commercial square footage to be confirmed as they progress through the approvals process. These new applications included:

- **Yorkton** | 6-Storey Residential
- **Whalley District (Phase 1)** | Residential, Office, Retail
- **10375 133 St** | 6-Storey Residential
- **13352 105A Ave** | 6 to 30-Storey Residential
- **10240 City Parkway** | Residential, Office, Retail
- **13447 Hilton Rd** | 6-Storey Residential
- **Holland Parkside (Phase 1)** | Residential, Office, Retail
- **Brightside (Phase 4)** | Residential

While new development application activity remains strong in 2020, this year is on track to see a drop in number of new applications compared to the previous 2 years.

SIGNIFICANT
DEVELOPMENT APPLICATIONS
SURREY CITY CENTRE
2015-2020



Active Applications Under Review (Pre-Council)



Units
*10,984+



Office
*644,290 sq.ft.+



Retail
*65,164 sq.ft.+

**Preliminary estimates subject to change*

New Applications (January - August 2020)

20 - 0016 | Yorkton
6-Storey Residential (197 Units)

20 - 0018 | Whalley District (Phase 1) | Tien Sher
Residential (Units TBD)
Retail / Office (TBD)

20 - 0024 | 10375 133 St
6-Storey Residential (Units TBD)

20 - 0033 | 13352 105A Ave
6 + 30-Storey Residential (378 Units)

20 - 0071 | 10240 City Parkway | WestStone
Residential (383 Units)
Retail / Office (94,607 sq.ft.)

20 - 0076 | 13557 Hilton Rd
6-Storey Residential (106 Units)

20 - 0149 | Holland Parkside (Phase 1) | Century Group
Rental Residential (243 Units)
Office / Retail (228,383 sq.ft.)

20 - 0178 | Brightside (Phase 4) | Bosa
Residential (Units TBD)

Active Applications (Prior to January 2020)

17 - 0544 | Bentley
5-6-Storey Residential (519 Units)

18 - 0096 | 10515 138 St
6-Storey Residential (28 Units)

18 - 0141 | 10342 136A St | Janda
37-Storey Residential (323 Units)
Retail/Office (39,665 sq.ft.)

18 - 0215 | 13464 Bolivar Cr
6-Storey Residential (45 Units)

18 - 0322 | 13943 96 Ave
5 + 6-Storey Residential (143 Units)

18 - 0362 | King George Hub - Plaza One & Two | PCI
41 + 44-Storey Residential Residential (886 Units)
Office (21,143 sq.ft.)
Retail (23,368 sq.ft.)

18 - 0388 | 13433 Gateway Dr
28 + 30-Storey Residential (518 Units)

18 - 0393 | 13265 104 Ave
21-Storey Rental Residential (175 Units)
26-Storey Market Residential (249 Units)

18 - 0443 | 13245 104 Ave
12-Storey Rental Residential (117 Units)
16-Storey Market Residential (157 Units)

18 - 0463 | 13866 100 Ave
6-Storey Residential (253 Units)

19 - 0004 | 13280 Old Yale Rd
6-Storey Residential (43 Units)

19 - 0091 | 10495 139 St | Porte
6-Storey Residential (299 Units)

19 - 0095 | 10925 University Dr
Residential (500 Units)
Office (17,007 sq.ft.)

19 - 0096 | 10095 133 St
6-Storey Residential (208 Units)

19 - 0105 | The Holland Phase 2 | Townline
32-Storey Residential (Units TBD)

19 - 0123 | 10837 140 St
6-Storey Residential (272 Units)

19 - 0145 | 13790 108 Ave | Tien Sher
6-Storey Residential (128 Units)

19 - 0177 | 11037 Ravine Rd

4 + 6-Storey Residential (300 Units)

19 - 0214 | 13468 105A Ave | Concord Pacific

Residential (Units TBD)

19 - 0223 | 13437 105 Ave | Thind

11 + 39 + 45 Storey Residential (1,026 Units)

19 - 0234 | West Village 4 | WestStone

43-Storey Residential (487 Units)

19 - 0258 | 10232 Whalley Blvd | Anthem

Residential (1,230 Units)

Retail (24,143 sq.ft.)

19 - 0355 | 13667 Grosvenor Rd

6-Storey Residential (140 Units)

19 - 0367 | Whalley Station | Tien Sher

Residential (501 Units)

Retail / Office (243,485 sq.ft.)

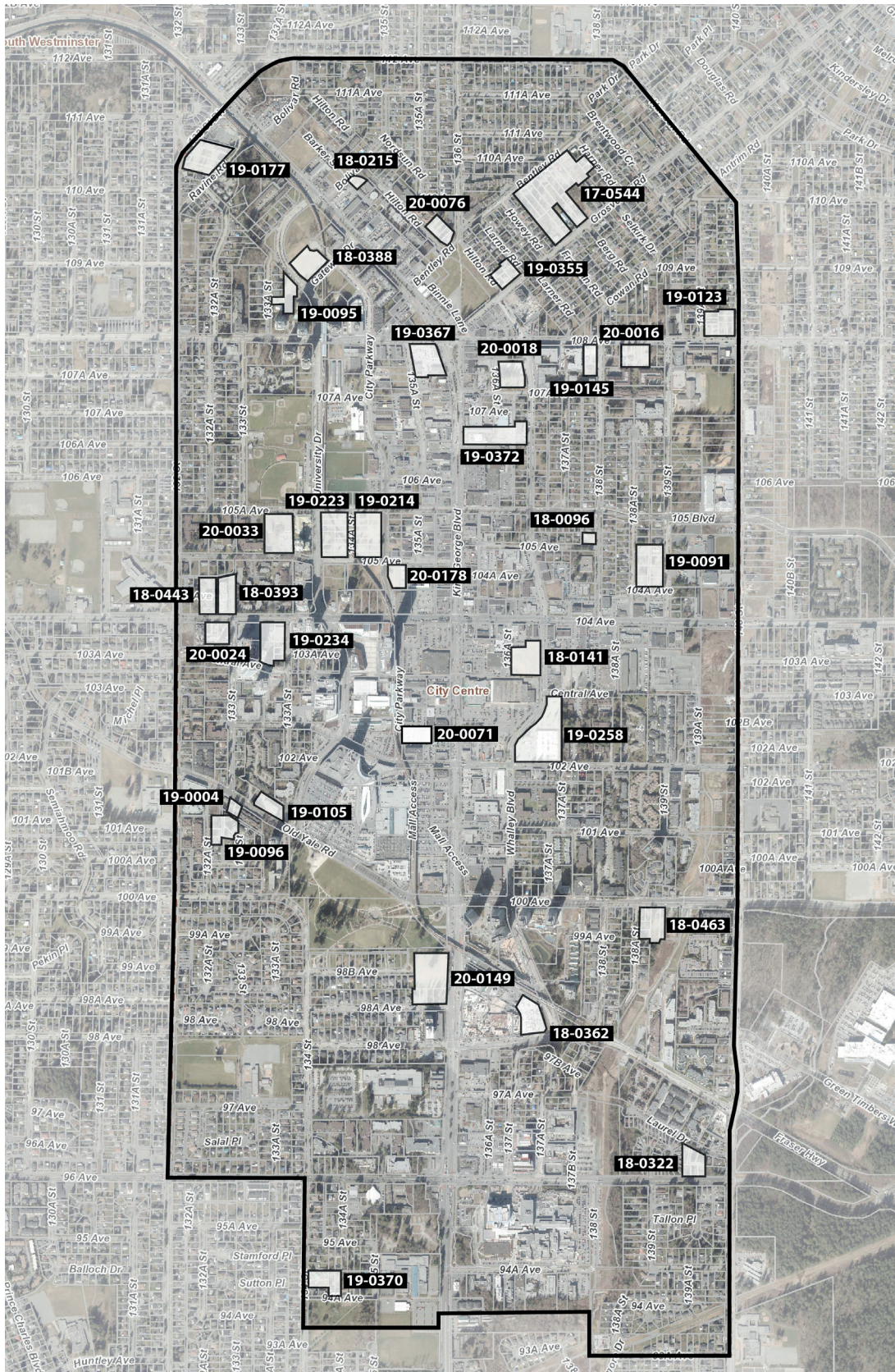
19 - 0370 | 9444 134 St

6-Storey Residential (151 Units)

19 - 0372 | 10662 King George Blvd

Residential (979 Units)

Retail (17,653 sq.ft.)



Active Applications | Under Review (Pre-Council)

Active Applications

Approved / Conditional Approval



Units
8,359



Office
1,490,123 sq.ft.



Retail
112,637 sq.ft.

New Approvals (January - August 2020)

18-0217 | Holland Parkside | Century Group

19-Storey Rental Residential (204 Units)
36 + 42 Storey Market Residential (818 Units)
10-Storey Office / Retail (212,302 sq.ft.)

18-0350 | Brightside | Bosa

40 + 40 + 50 Storey Residential (1,352 Units)
Office (202,146 sq.ft.)
Retail (37,049 sq.ft.)

19-0060 | Plaza 104

31 + 33 + 36 Storey Residential (1,125 Units)
Retail (13,067 sq.ft.)

19-0202 | 10440 Whalley Blvd

31-Storey Residential (234 Units)

18-0180 | 9711 137 St

13-Storey Office (87,050 sq.ft.)
Retail (6,005 sq.ft.)

19-0048 | 10731 King George Blvd

46-Storey Residential (415 Units)
5-Storey Office (73,589 sq.ft.)
Retail (8,852 sq.ft.)

Active Approved (Prior to January 2020)

14-0208 | The Holland (Phase 1) | Townline

25-Storey Residential (250 Units)

15-0114 | Innovation Village | WestStone

6-Storey Seniors Residential (202 Units)
12-Storey Assisted Living, Care, Office (318,127 sq.ft.)

15-0237 | Centra | Everest

23-Storey Residential (164 Units)

16-0183 | Avani Centre

30-Storey Residential / Hotel (181 Units / 112 Rooms)
Retail (1,432 sq.ft.)

17-0205 | 13491 94A Ave

6-Storey Residential (60 Units)

17-0397 | 13317 King George Blvd

6 + 6 + 26 + 30 + 36-Storey Residential (1,042 Units)

17-0462 | Belvedere | Square Nine

27-Storey Residential (271 Units)
Retail (6,770 sq.ft.)

18-0125 | CityWalk

26-Storey Residential (223 Units)

18-0210 | Rosewood

5-Storey Supportive Housing (85 Units)

18-0276 | Parks & Yards | Rize

30-Storey Residential (298 Units)
4-Storey Office (29,795 sq.ft.)
Retail (4,575 sq.ft.)

18-0289 | Passages | Rize

6 + 23 + 32 + 39-Storey Market Residential (954 Units)
13 + 13-Storey Rental Residential (172 Units)
Retail / Child Care (18,116 sq.ft.)

18-0316 | Red Brick (North)

6-Storey Residential (86 Units)

18-0319 | 10826 132A St

6-Storey Residential (80 Units)

18-0339 | Sync

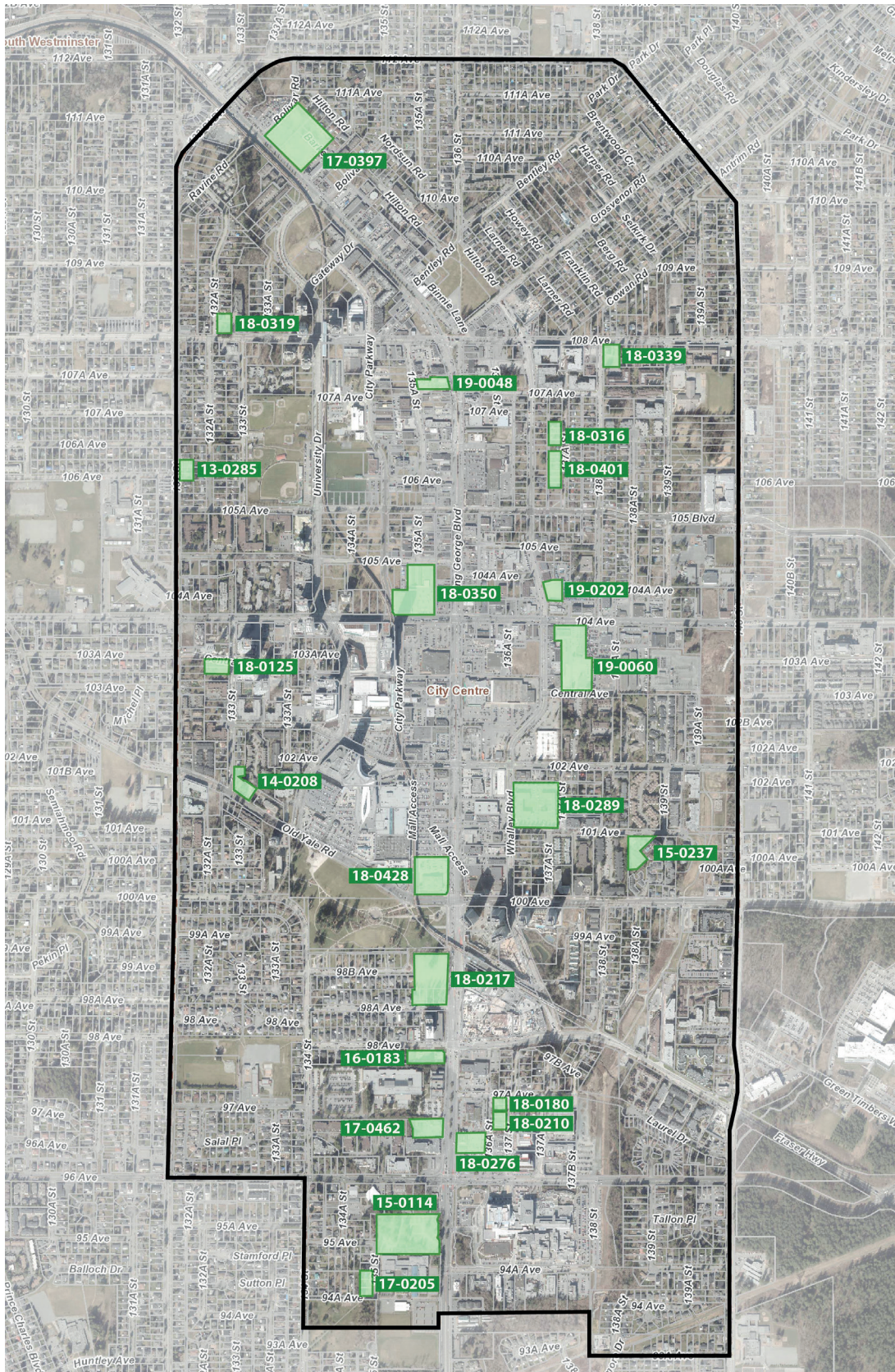
6-Storey Residential (86 Units)

18-0401 | Red Brick (South)

6-Storey Residential (127 Units)

18-0428 | Central City 2 | Blackwood

25-Storey Office (567,114 sq.ft.)
Retail (16,168 sq.ft.)



Active Applications | Approved / Conditional Approval



Brightside | Bosa



9711 137 St



Holland Parkside | Century Group



10731 King George Blvd



10440 Whalley Blvd



Plaza 104

Construction Activity



Units
4,976



Office
312,179 sq.ft.



Retail
164,220 sq.ft.

Construction Starts (January - August 2020)

18-0058 | University District | BlueSky
28 + 37-Storey Residential (742 Units)
Retail (2,314 sq.ft.)

17-0363 | Park George | Concord Pacific
35 + 39-Storey Residential (784 Units)

17-0599 | Parker | Mosaic
4-Storey Residential (218 Units)

Continued Construction

18-0244 | One Central | Aoyuan
44-Storey Residential (550 Units)
Retail (4,594 sq.ft.)

17-0162 | King George Hub (Phase B) | PCI
29 + 40-Storey Market Residential (736 Units)
15-Storey Office (137,084 sq.ft.)
Retail (121,911 sq.ft.)

18-0095 | King George Hub (Phase C) | PCI
34-Storey Rental Residential (371 Units)
Retail (9,322 sq.ft.)

16-0360 | Park Boulevard | Concord Pacific
41-Storey Residential (419 Units)

16-0448 | Georgetown One | Anthem
30-Storey Residential (351 Units)
Retail (15,435 sq.ft.)

11-0075 | Linea | Rize
28-Storey Residential (206 Units)

17-0517 | Veterans Village | Lark
20-Storey Market / Affordable Residential (236 Units)
Office, Legion, Services (57,736 sq.ft.)

14-0319 | City Centre 3 | Lark
10-Storey Office (117,359 sq.ft.)
Retail (10,644 sq.ft.)

16-0215 | Fraser Landmark
6-Storey Residential (121 Units)

17-0110 | Maverick | Tien Sher
5-Storey Residential (125 Units)

15-0261 | Camellia
5-Storey Seniors Residential (117 Units)



Active Construction



King George Hub (Phase B) | PCI



Central City Parkade Expansion | Blackwood



One Central | Aoyuan



City Centre 3 | Lark



Camellia Seniors Living



Georgetown One | Anthem



Park Boulevard | Concord Pacific



Linea | Rize



University District | BlueSky