

# Surrey City Centre Monthly Update

November 2020



# Development News

## New Applications

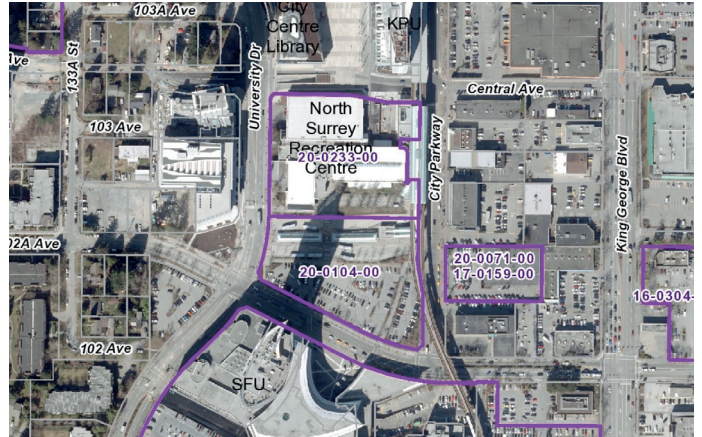
Two new major development applications were submitted within City Centre during the past month of October 2020. These included:

- **Center Block (20 - 0233)** - A preliminary Rezoning and General Development Permit application has been submitted for the first phase of the much anticipated redevelopment of the North Surrey Recreation Centre site, known as 'Center Block'. The applicant, Surrey City Development Corporation (SCDC), is proposing 1,446,088 sq.ft. of office and commercial space, next to Civic Plaza and Surrey Central Station. A separate application (20-0104) to the south is also underway to subdivide the current bus loop and parking lot, in order to create a new alignment of 102A Avenue through the site, and facilitate future Center Block phases. The Center Block project will transform the city's core with a number of new office towers, an expanded SFU campus, retail, and a grand covered transit plaza integrated with a revamped Surrey Central Station.
- **9525 King George (20 - 0244)** - This application replaces a previously approved project on a former mobile home park site across from Surrey Memorial Hospital. In 2016, application 15-0114 was approved permitting a mixed-use care facility and seniors housing development on the site. After a failing to attract investment in the project, and the site sitting vacant for the past 4 years, WestStone Group has now submitted a new application for a mixed-use residential, office, and retail development on the site, which is to include 920 residential units, and 10,841 sq.ft. of commercial space.

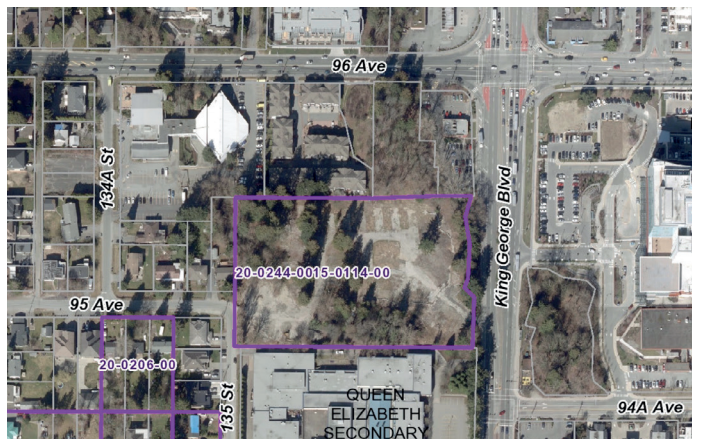
As of November 2020, there were 34 major development applications under initial review in City Centre representing approximately:

- **10,849+ Residential Units**
- **2,112,205+ Sq.ft. of Office Space**
- **75,134+ sq.ft. of Retail**

Due to the preliminary nature of applications under initial



20 - 0233 | Center Block



20 - 0244 | WestStone Group Mixed-Use - 9525 King George Blvd



Center Block - Corner of University Dr & Central Ave



Center Block Development - Corner of University Dr & 102 Ave



Center Block - View South from Civic Plaza



Center Block - New Transit Plaza at 102A Ave



Center Block - View West along 102 Ave



Center Block - New Office Towers, SFU Campus, and Retail integrated with a revitalized Surrey Central Station



Center Block - View East from University Drive & Central Ave

## Conditional Approvals (3rd Reading)

Two major development applications received Conditional Approval (3rd Reading) by Surrey City Council during the past month of October 2020. These included:

- **13245 104 Ave (18 - 0443)** - A mixed rental and market residential project to be built over 2 phases at 13245 104 Avenue. Phase 1 is to consist of a 13-storey rental building (115 Units). Phase 2, subject to a future detailed development permit application, is to consist of a 16-storey market residential building containing 157 units.
- **The Holland 2 (19 - 0105)** - A 32-storey market residential tower consisting of 308 units by Townline Homes at 13333 Old Yale Rd. The project is to become the 2nd phase of 'The Holland' development, which began construction in September 2020 with its first phase, consisting of a 25-storey market residential tower.

As of November 2020, there were 25 major development applications either approved or conditionally approved in City Centre, representing approximately:

- **10,532 Residential Units**
- **1,171,996 Sq.ft. of Office Space**
- **112,637 sq.ft. of Retail**

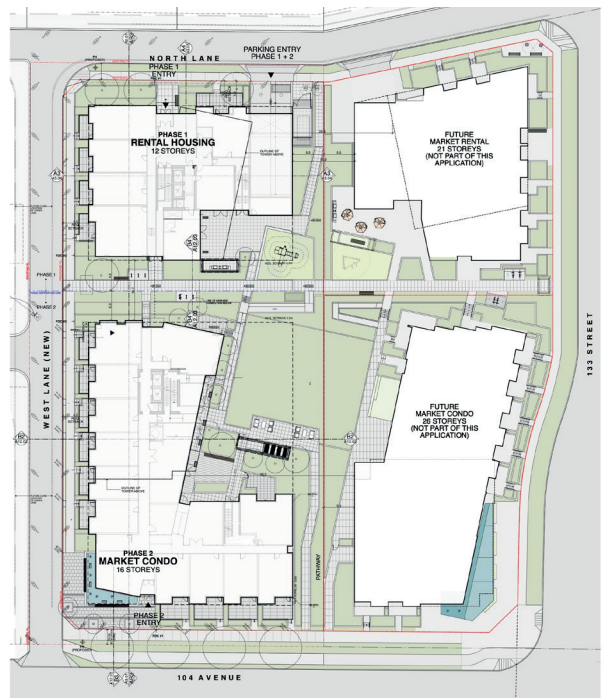
These numbers are based on publicly available information at time of application introduction to Council, and may be subject to change before final approval.



*The Holland (Phase 2) | 32-Storey Residential*



13245 104 Ave (Phase 1) | 13-Storey Rental Residential



## Construction

The past month of October 2020 saw continued construction on 15 major projects within City Centre, no new construction starts, and one major project completion:

- **Fraser Landmark (16 - 0215)** - A 6-storey residential development known as 'Fraser Landmark' consisting of 121 units at Fraser Highway and 140 St completed construction in October 2020.

As of November 2020, there were 15 high-rise towers (>6 Storeys) and 4 low-rises (6-storeys or less) under construction in City Centre, representing:

- **5,190 Residential Units**
- **312,179 Sq.ft. of Office Space**
- **164,220 sq.ft. of Retail**



Fraser Landmark | 6-Storey Residential at Fraser Hwy & 140 St



King George Hub (Phase B) | 29 + 40-Storey Residential, 15-Storey Office, Retail





*Georgetown One | 30-Storey Residential + Retail*



*West Village Construction: One Central (44-Storey Residential, Retail) in forefront; Linea (28-Storey Residential) far right.*



Rosewood | 5-Storey Transitional Housing



City Centre 3 | 10-Storey Office, Retail



Parker | 4-Storey Residential



Linea - 28-Storey Residential



University District | 28 + 37-Storey Residential, Retail



Camellia | 5-Storey Seniors Living



Maverick | 5-Storey Residential



King George Hub (Phase C) - 34-Storey Rental Residential, Retail

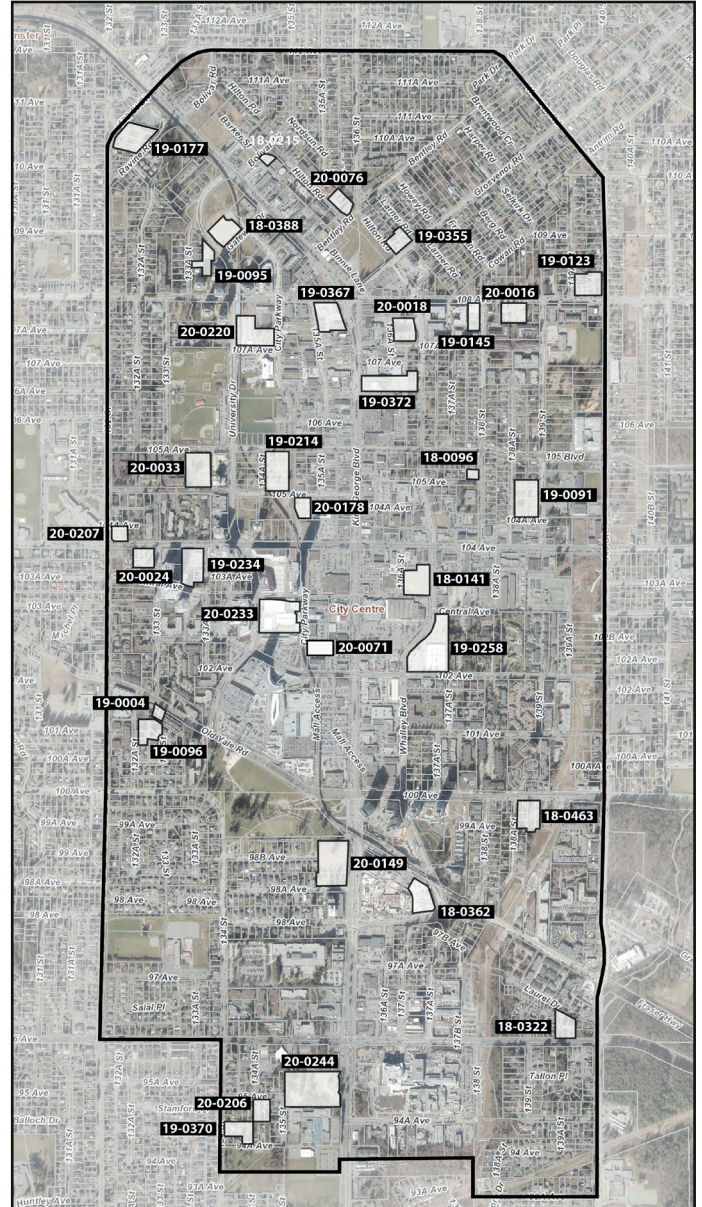
# Applications Under Review (Pre-Council)

## New Applications (October 2020)

- 20 - 0233 | **Center Block** | Office, Retail (1,446,088 sq.ft.)
- 20 - 0244 | **9525 King George Blvd** | Residential (920 Units), Office, Retail (10,841 sq.ft.)

## Remaining Applications

- 18 - 0096 | **10515 138 St** | 6-Storey Residential
- 18 - 0141 | **Janda Tower** | 37-Storey Residential, Office, Retail
- 18 - 0215 | **13464 Bolivar Cr** | 6-Storey Residential
- 18 - 0322 | **13943 96 Ave** | 5 + 6-Storey Residential
- 18 - 0362 | **Plaza One & Two** | 41 + 44-Storey Residential, Office, Retail
- 18 - 0388 | **13433 Gateway Dr** | 28 + 30-Storey Residential
- 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 - 0123 | **10837 140 St** | 6-Storey Residential (272 Units)
- 19 - 0145 | **Quattro 5** | 6-Storey Residential (128 Units)
- 19 - 0177 | **11037 Ravine Rd** | 4 + 6-Storey Residential (300 Units)
- 19 - 0214 | **13468 105A Ave (Concord Pacific)** | Residential
- 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** | 51-Storey Residential (501 Units), Office, Retail (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.)
- 20 - 0016 | **Yorkton** | 6-Storey Residential (197 Units)
- 20 - 0018 | **Flamingo Towers (Phase 1)** | Residential, Office, Retail
- 20 - 0024 | **10375 133 St** | 6-Storey Residential
- 20 - 0033 | **13352 105A Ave** | 6 + 30-Storey Residential (378 Units)
- 20 - 0071 | **10240 City Parkway** | Residential (383 Units), Office / Retail (94,607 sq.ft.)
- 20 - 0076 | **13557 Hilton Rd** | 6-Storey Residential (106 Units)
- 20 - 0149 | **Holland Parkside (Phase 1)** | Residential (243 Units), Office / Retail (228,383 sq.ft.)
- 20 - 0178 | **Brightside (Phase 4)** | Residential
- 20 - 0206 | **13454 95 Ave** | 6-Storey Residential (131 Units)
- 20 - 0207 | **13219 104 Ave (Sunshine Co-op)** | 6-Storey Affordable Residential
- 20 - 0220 | **13425 107A Ave** | Residential



Units  
\*10,849+



Office  
\*2,112,205 sq.ft.+



Retail  
\*75,134 sq.ft.+

\*Preliminary estimates subject to change

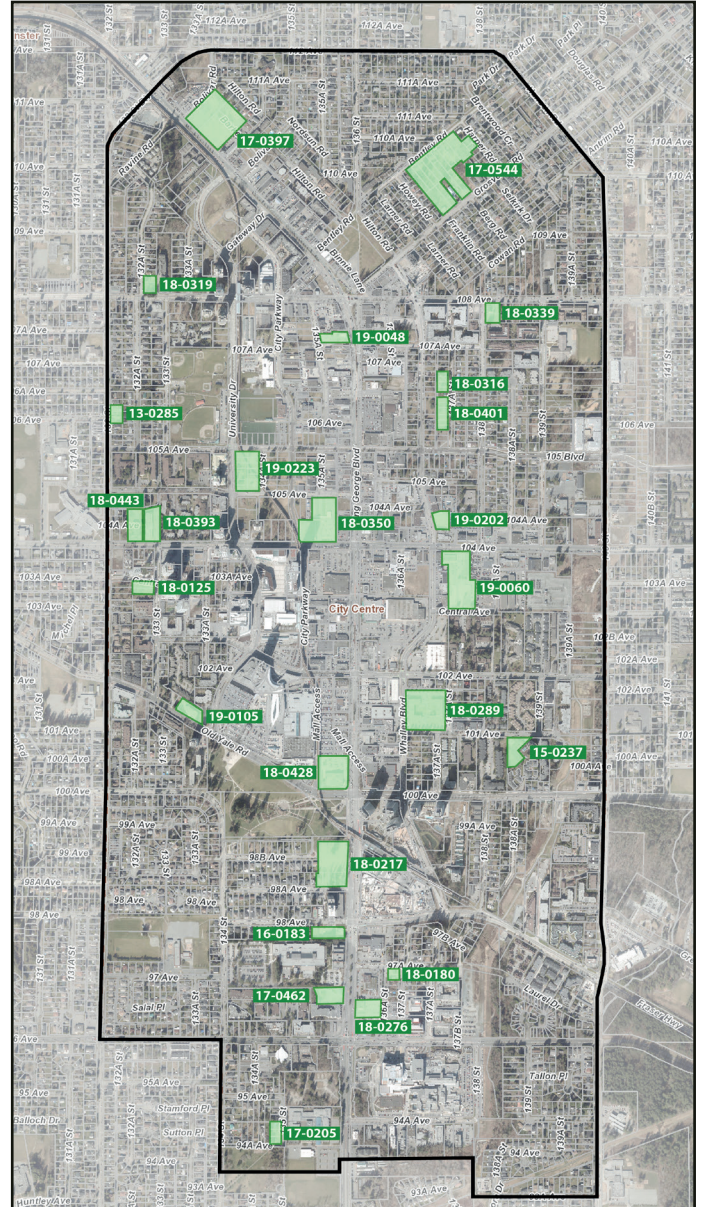
# Council Approved Post 3rd Reading

## New Conditional Approvals (October 2020)

- 18 - 0443 | 13245 104 Ave | 13 + 16-Storey Rental & Market Residential (274 Units)
- 19 - 0105 | The Holland (Phase 2) | 32-Storey Residential (308 Units)

## Active Approved

- 13 - 0285 | Briza | 5-Storey Residential (65 Units)
- 15 - 0237 | Centra | 23-Storey Residential (164 Units)
- 16 - 0183 | Avani Centre | 30-Storey Residential (181 Units), Hotel (112 Rooms), Retail (1,432 sq.ft.)
- 17 - 0205 | 13491 94A Ave | 6-Storey Residential (60 Units)
- 17 - 0397 | 13317 King George Blvd | 6-36-Storey Residential (1,042 Units)
- 17 - 0462 | Belvedere | 27-Storey Residential (271 Units), Retail (6,770 sq.ft.)
- 17 - 0544 | Bentley | 5-6-Storey Residential (519 Units)
- 18 - 0125 | CityWalk | 26-Storey Residential (223 Units)
- 18 - 0180 | 9711 137 St | 13-Storey Office (87,050 sq.ft.), Retail (6,005 sq.ft.)
- 18 - 0217 | Holland Parkside | 10-42-Storey Residential (1,022 Units), Office / Retail (212,302 sq.ft.)
- 18 - 0276 | Parks & Yards | 38-Storey Rental Residential (392 Units), Office/Retail (34,370 sq.ft.)
- 18 - 0289 | Passages | 6-39-Storey Residential (1,126 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 - 0350 | Brightside | 40-50 Storey Residential (1,352 Units). Office/Retail (239,195 sq.ft.)
- 18 - 0393 | 13265 104 Ave | 21 + 26-Storey Rental & Market Residential (424 Units)
- 18 - 0401 | Red Brick (South) | 6-Storey Residential (127 Units)
- 18 - 0428 | Central City 2 | 25-Storey Office (567,114 sq.ft.), Retail (16,168 sq.ft.)
- 19 - 0048 | 10731 King George Blvd | 46-Storey Residential (415 Units), Office/Retail (82,441 sq.ft.)
- 19 - 0060 | Plaza 104 | 31-36 Storey Residential (1,125 Units), Retail (13,067 sq.ft.)
- 19 - 0202 | 10440 Whalley Blvd | 31-Storey Residential (234 Units)
- 19 - 0223 | Thind Towers | 39 + 45-Storey Residential (1,026 Units)



Units  
10,532



Office  
1,171,996 sq.ft.



Retail  
112,637 sq.ft.

# Construction

## Active Construction

- 14-0208 | **The Holland (Phase 1)** | 25-Storey Residential (250 Units)
- 11-0075 | **Linea** | 28-Storey Residential (206 Units)
- 14-0319 | **City Centre 3** | 10-Storey Office (117,359 sq.ft.), Retail (10,644 sq.ft.)
- 15-0261 | **Camellia** | 5-Storey Seniors Residential (117 Units)
- 16-0360 | **Park Boulevard** | 41-Storey Residential (419 Units)
- 16-0448 | **Georgetown One** | 30-Storey Residential (351 Units), Retail (15,435 sq.ft.)
- 17-0110 | **Maverick** | 5-Storey Residential (125 Units)
- 17-0162 | **King George Hub (B)** | 15-40-Storey Residential (736 Units), Office/Retail (258,995 sq.ft.)
- 17-0363 | **Park George** | 35 + 39-Storey Residential (784 Units)
- 17-0517 | **Veterans Village** | 20-Storey Residential (236 Units), Office/Legion (57,736 sq.ft.)
- 17-0599 | **Parker** | 4-Storey Residential (218 Units)
- 18-0058 | **University District** | 28 + 37-Storey Residential (742 Units), Retail (2,314 sq.ft.)
- 18-0095 | **King George Hub (C)** | 34-Storey Residential (371 Units), Retail (9,322 sq.ft.)
- 18-0210 | **Rosewood** | 5-Storey Supportive Housing (85 Units)
- 18-0244 | **One Central** | 44-Storey Residential (550 Units), Retail (4,594 sq.ft.)

## Completions (October 2020)

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



Units  
5,190



Office  
312,179 sq.ft.



Retail  
164,220 sq.ft.