

Surrey City Centre Monthly Update

December 2020



Development Applications

Four new major development applications were submitted within City Centre during the past month of November 2020, bringing the total number of major projects under initial review to 34. This represents approximately 27 High-Rises (<6-Storeys) and 19 Low-Rises (4-6 Storeys).

New Applications

- **20 - 0284 | 10744 City Parkway**
A Rezoning, Subdivision, OCP Amendment, City Centre Amendment, and Development Permit application has been submitted for a site located between City Parkway and 136A St just south of 108 Ave near Gateway Station. The application is proposing to consolidate 5 currently vacant lots into 1 new lot in order to develop 541 residential units and 68,000 sq.ft. of office space.
- **20 - 0286 | 9492 134 St**
A Rezoning, Subdivision, and Development Permit application has been submitted for a site located at the corner of 134 St and 95 Ave at the south-west edge of City Centre near Queen Elizabeth Secondary. The application is proposing to consolidate 3 existing single family lots into 1 new lot in order to develop a 6-storey residential building containing 140 units, including ground-level townhouse units fronting 134 St. The application is the 4th project now underway in the small block bounded by 134 St to 135 St and 94A Ave to 95 Ave, all proposing 6-storey residential.



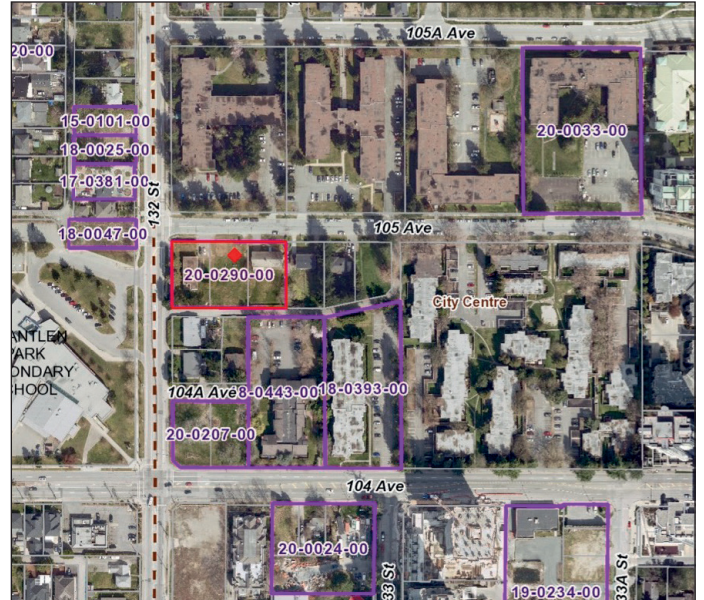
20 - 0284 | 10744 City Parkway - Residential & Office Proposal



20 - 0286 | 9423 134 St - 6-Storey Residential

- 20 - 0290 | 10474 132 St**

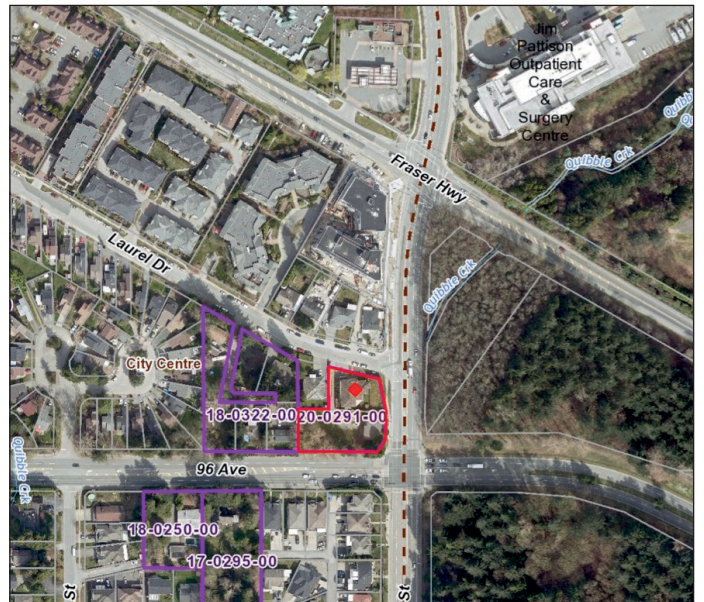
A Rezoning, Subdivision, and Development Permit application has been submitted for a site located on the corner of 132 St and 105 Ave on the western edge of City Centre across from Kwantlen Park Secondary. The application is proposing to consolidate 3 existing Single Family lots (1 vacant) into 1 new lot in order to develop a 6-storey residential building containing 135 units. The site is just north of 3 other applications currently underway within the same block proposing a mix of low-rise, mid-rise, and high-rise residential.



20 - 0284 | 10744 City Parkway - Residential & Office Proposal

- 20 - 0291 | 9611 140 St**

A Rezoning, Subdivision, OCP Amendment, City Centre Plan Amendment, and Development Permit application has been submitted for a site located at the corner of 140 St and 96 Ave at the eastern edge of City Centre across from Green Timbers Park. The application is proposing to consolidate 2 existing single family lots into 1 new lot in order to develop a 30-storey residential tower containing 196 units, plus 73 seniors housing units. The site is located just south of the future 140 St SkyTrain Station at Fraser Highway.



20 - 0286 | 9423 134 St - 6-Storey Residential

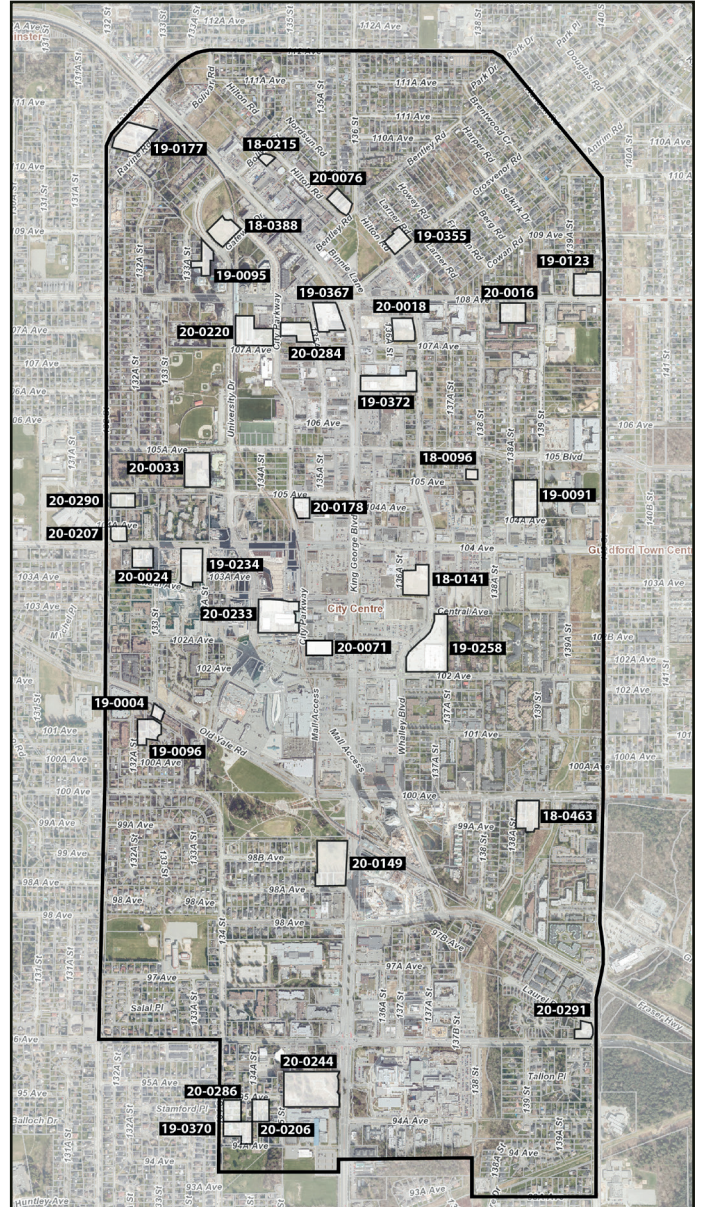
Pre-Council Map

New Applications (November 2020)

- 20 - 0284 | 10744 City Parkway | High-Rise Residential (541 Units), Office/Retail (68,071 sq.ft.)
- 20 - 0286 | 9492 134 St | 6-Storey Residential (140 Units)
- 20 - 0290 | 10474 132 St | 6-Storey Residential (135 Units)
- 20 - 0291 | 9611 140 St | 30-Storey Residential (196 Units + 73 Seniors Housing Units)

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 - 0388 | 13433 Gateway Dr | 28 + 30-Storey Residential
- 18 - 0463 | 13866 100 Ave | 6-Storey Residential (253 Units)
- 19 - 0004 | Park Central | 6-Storey Residential (43 Units)
- 19 - 0091 | 10495 139 St (Porte) | 6-Storey Residential (299 Units)
- 19 - 0095 | 10925 University Dr | High-Rise 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 - 0177 | 11037 Ravine Rd | 4 + 6-Storey Residential (300 Units)
- 19 - 0234 | West Village 4 (WestStone) | 43-Storey Residential (487 Units)
- 19 - 0258 | 10232 Whalley Blvd (Anthem) | High Rise 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 | Quinn Apartments | 6-Storey Residential (174 Units)
- 19 - 0372 | 10662 King George Blvd | 40 + 49-Storey Residential (979 Units), Retail (9,440 sq.ft.)
- 20 - 0016 | Yorkton | 6-Storey Residential (197 Units)
- 20 - 0018 | Flamingo Towers (Phase 1) | High-Rise 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 | High-Rise 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) | 19-Storey Rental (243 Units), Office/Retail (228,383 sq.ft.)
- 20 - 0178 | Brightside (Phase 4) | High-Rise Residential
- 20 - 0206 | 13454 95 Ave | 6-Storey Residential (131 Units)
- 20 - 0207 | Sunshine Housing Co-op | 6-Storey Affordable Residential (69 Units)
- 20 - 0220 | 13425 107A Ave | High-Rise Residential
- 20 - 0233 | Center Block | 14 + 35-Storey Office, Retail (1,446,088 sq.ft.)
- 20 - 0244 | 9525 King George Blvd | High Rise Residential (920 Units), Office/Retail (10,841 sq.ft.)



Units
*9,820+



Office
*2,157,306 sq.ft.+



Retail
*44,424 sq.ft.+

*Preliminary estimates subject to change

Council Approvals

New Approvals

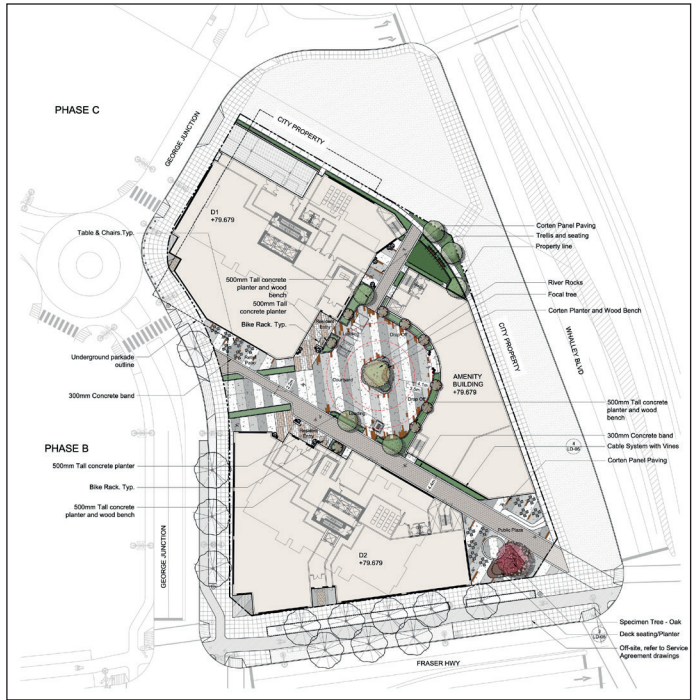
Five major projects received approval from Council during the past month of November, joining 23 other projects with pre-existing approvals. This brings the total number of approved projects to 28, representing 37 High-Rises (<6-Storeys) and 17 Low-Rises (4-6 Storeys).

- **19 - 0145 | Q5**

This 6-storey market residential project by Tien Sher at 108 Ave & 138 St received 3rd Reading (Conditional Approval) on November 9. It is to become the fifth and final building as part of the Quattro development, which saw its first building completed in 2010.

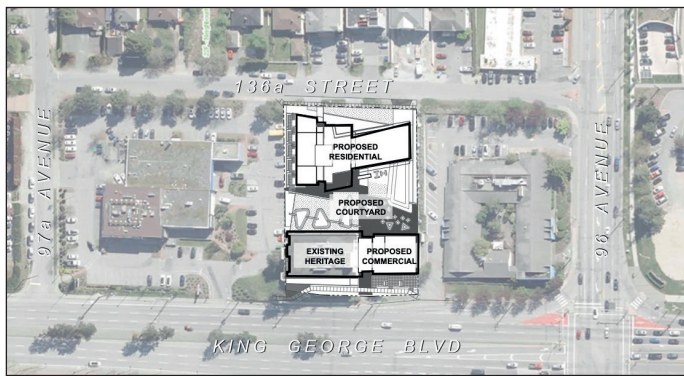


- 18 - 0362 | King George Hub Plaza One & Two**
 The final phase of King George Hub by PCI Developments received Development Permit approval on November 9. The project includes 41 & 44-Storey market residential towers (886 units) above ground level retail (22,497 sq.ft.) and office (22,970 sq.ft.). Expected completion is 2025.

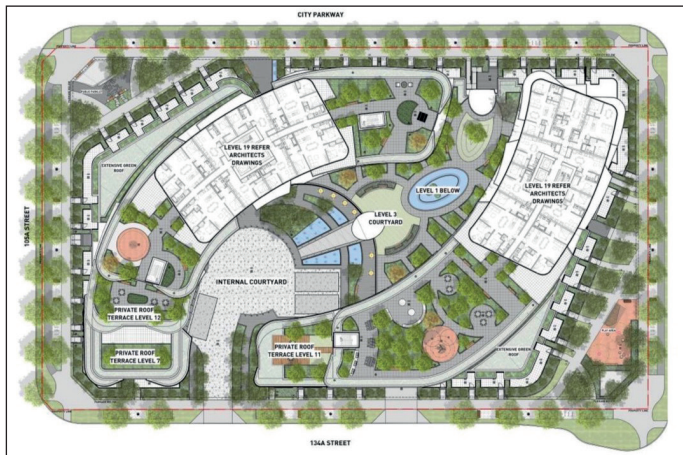


▪ **18 - 0276 | Parks & Yards**

This project by Rize originally received 3rd Reading for a 30-storey market residential tower, and heritage revitalization office podium on King George Blvd just north of 96 Ave in April 2019. Rize has since revised the application to consist of a 38-storey rental residential tower (392 units) above a revitalized heritage office & retail podium. The revised project received 3rd Reading (Conditional Approval) on November 23. Expected completion is 2025.

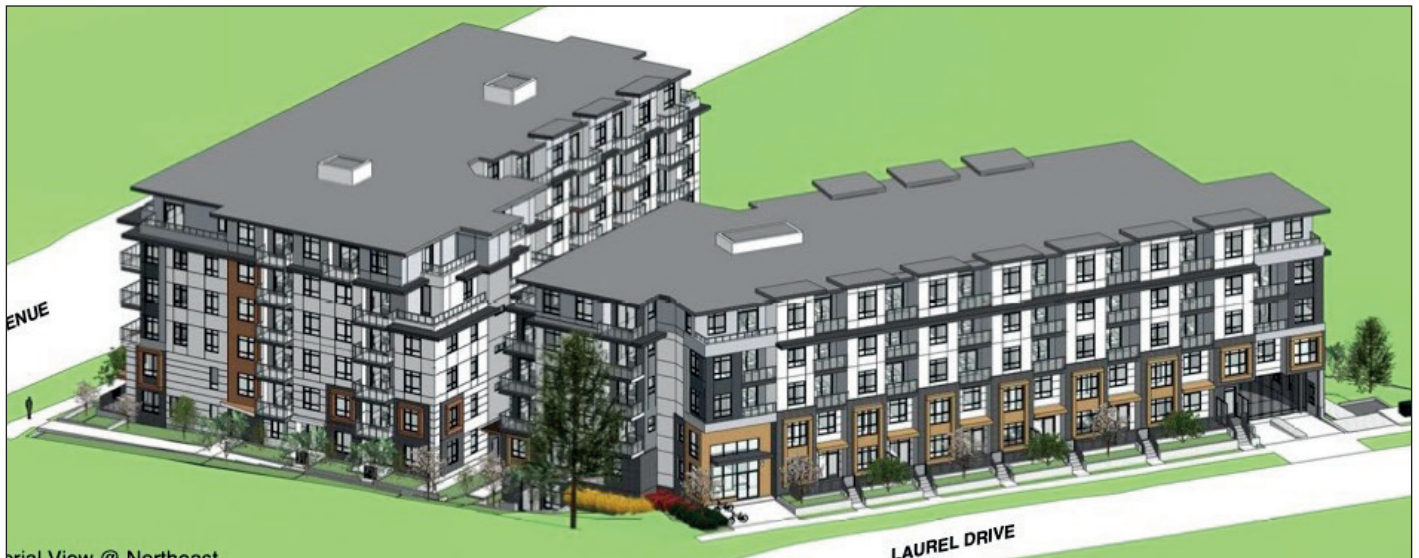


- 19 - 0214 | Concord City Parkway**
 Concord Pacific's latest Surrey project received 3rd Reading (Conditional Approval) on November 23. The project is to consist of a pair of stepped 33 & 40-storey market residential towers (1,014 units) with distinctive curved floorplates at City Parkway and 105 Ave. Expected completion is 2025.



▪ **18 - 0322 | Laurel Gardens**

This 5 & 6-storey market residential project by New Star Development received 3rd Reading (Conditional Approval) on November 23. Located between 96 Ave & Laurel Dr near 140 St, the project will replace a number of existing single family homes in a densifying area at the south-east corner of City Centre near the future 140 St SkyTrain Station. Expected Completion is 2024.



Laurel Gardens | 5-6-Storey Residential

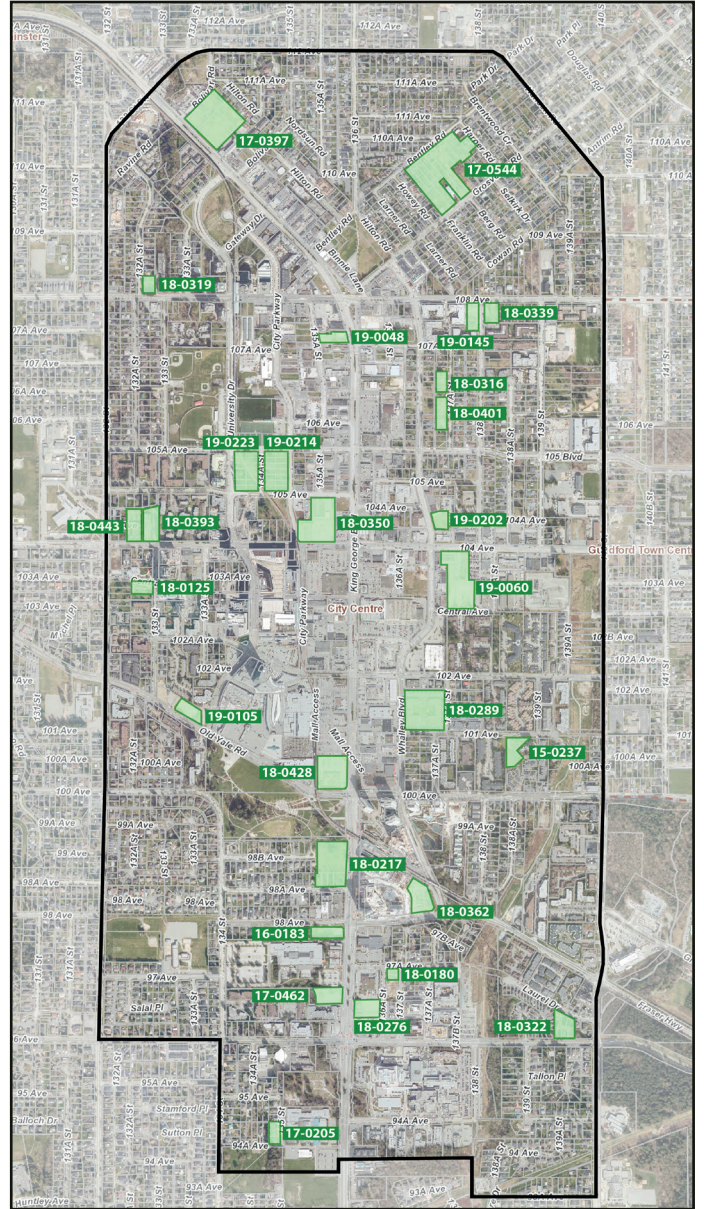
Approved Projects Map

New Approvals (November 2020)

- 18 - 0322 | **Laurel Gardens** | 5 + 6-Storey Residential (173 Units)
- 18 - 0362 | **Plaza One & Two** | 41 + 44-Storey Residential (886 Units), Office/Retail (45,467 sq.ft.)
- 19 - 0145 | **Q5** | 6-Storey Residential (128 Units)
- 19 - 0214 | **Concord City Parkway** | 33 + 40-Storey Residential (1,014 Units)
- 18 - 0276 | **Parks & Yards** | 38-Storey Rental Residential (392 Units), Office/Retail (34,370 sq.ft.)

Approved Projects

- 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 - 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.)
- 18 - 0443 | **13245 104 Ave** | 13 + 16-Storey Rental & Market Residential (274 Units)
- 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 - 0105 | **The Holland 2** | 32-Storey Residential (308 Units)
- 19 - 0202 | **10440 Whalley Blvd** | 31-Storey Residential (234 Units)
- 19 - 0223 | **Thind Towers** | 39 + 45-Storey Residential (1,026 Units)



Units
12,681



Office
1,194,966 sq.ft.



Retail
135,134 sq.ft.

Construction

New Construction

One major project entered construction during November 2020, joining 15 others already under construction bringing the total to 15 high-rise towers (>6 Storeys) and 5 low-rises (4-6-storeys).

- **13 - 0285 | Briza**

This 5-storey residential project located on the western edge of City Centre at 132 St and 106 Ave began construction in November, after having received 3rd Reading (Conditional Approval) back in October 2014. The project will include 65 market condo units with a townhouse base along 132 St, and is expected to be completed by 2023.



Briza | 5-Storey Residential at 132 St & 106 Ave

Continued 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)**
29 + 40-Storey Residential (736 Units),
15-Storey Office/Retail (258,995 sq.ft.)
- **17-0363 | Park George**
35 + 39-Storey Residential (784 Units)
- **17-0517 | Legion 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.)



Georgetown One | 30-Storey Residential + Retail



Parker | 4-Storey Residential



Legion Veterans Village | 20-Storey Mixed-Use



University District | 28 & 37-Storey Residential + Retail



Linea - 28-Storey Residential



Park George | 35 + 39-Storey Residential



One Central | 44-Storey Residential + Retail



Park Boulevard | 41-Storey Residential





King George Hub Phases B & C | 29, 34 & 40-Storey Residential + 15-Storey Office + Retail

Construction Map

Construction Starts (November 2020)

13-0285 | Briza | 5-Storey Residential (65 Units)

Continued 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 | Legion Veterans Village | 20-Storey Residential (236 Units), Office/Legion (57,736 sq.ft.)

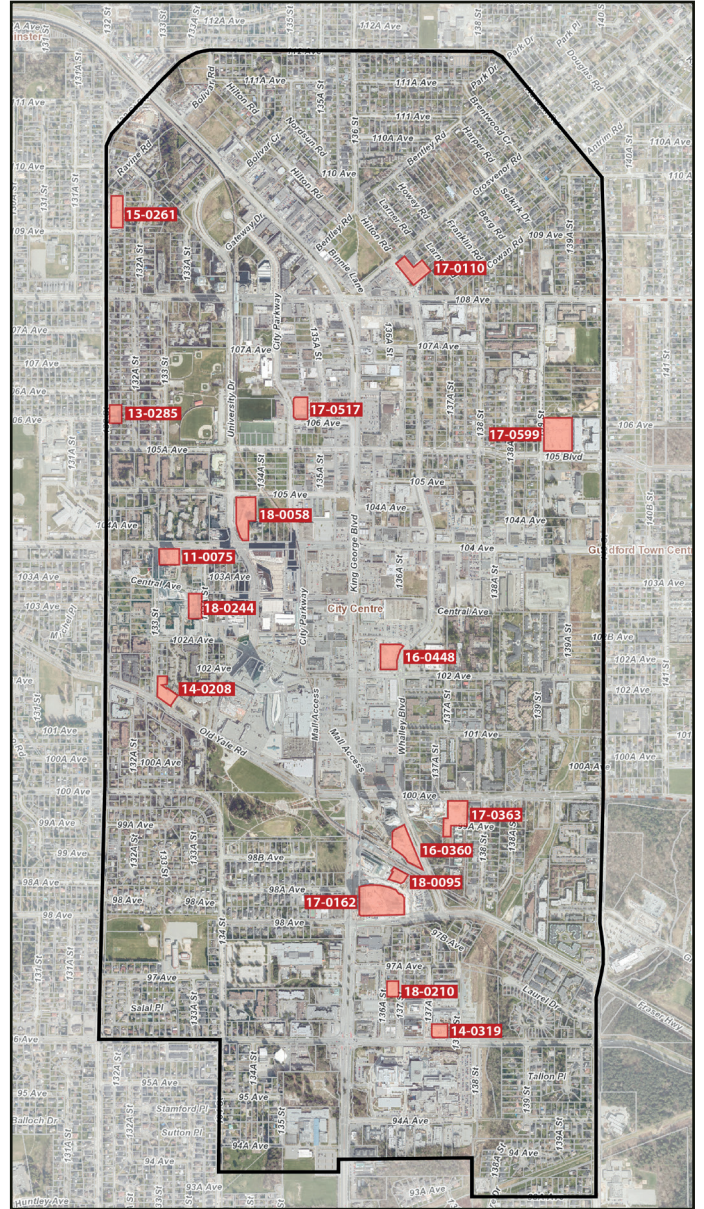
17-0599 | Parker | 4-Storey Residential (218 Units)

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.)



Units
5,255



Office
312,179 sq.ft.



Retail
164,220 sq.ft.