

Surrey City Centre Development Update

January 2021



2020 in Review

Despite the events of the past year, development activity in Surrey City Centre continued to be strong in 2020. The year saw 19 new major development applications submitted, reflecting sustained investment and optimism looking ahead to the future. The year also saw a record number of Council approvals, and new construction starts on pace with previous years.

2020 Development Applications

There were 19 new major development applications submitted in City Centre during 2020, tied with 2019, down slightly from 2018, and nearly double that of 2017. New applications in 2020 represented approximately 24 towers (>6 Storeys) and 10 low-rises (4-6 Storeys) consisting of:

- 6,733 units
- 13,241 SF of retail space
- 1,933,048 SF of office space

2020 Council Approvals

Surrey City Council approved 24 major development applications located in City Centre during 2020. This was by far the highest number of approvals seen in the last 5 years. New approvals in 2020 represented 33 towers (>6 Storeys) and 15 low-rises (4-6 Storeys) consisting of:

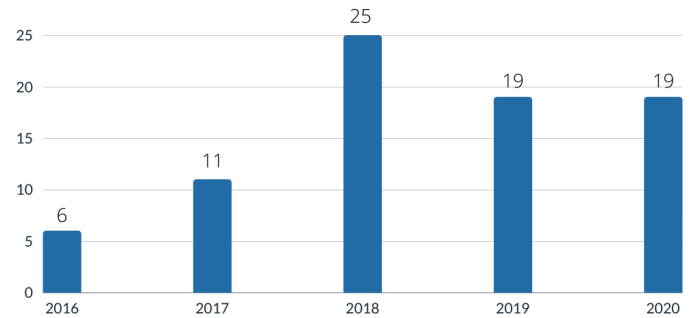
- 12,226 units
- 123,454 SF of retail space
- 1,194,966 SF of office space

2020 Construction Starts

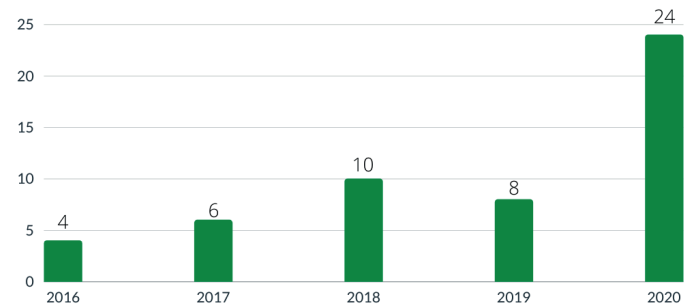
There were 6 new major construction starts in City Centre during 2020, which was on pace with previous years. The new starts in 2020 represented 5 towers (>6 Storeys) and 5 low-rises (4-6 Storeys) consisting of:

- 2,144 units
- 2,314 SF of retail space

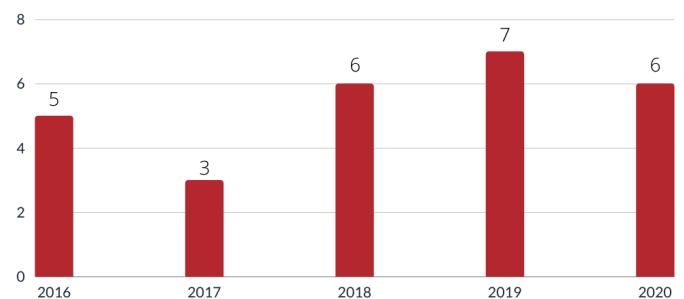
MAJOR DEVELOPMENT APPLICATIONS
SURREY CITY CENTRE
2016-2020



COUNCIL APPROVALS
SURREY CITY CENTRE
2016-2020



CONSTRUCTION STARTS
SURREY CITY CENTRE
2016-2020



Development Applications

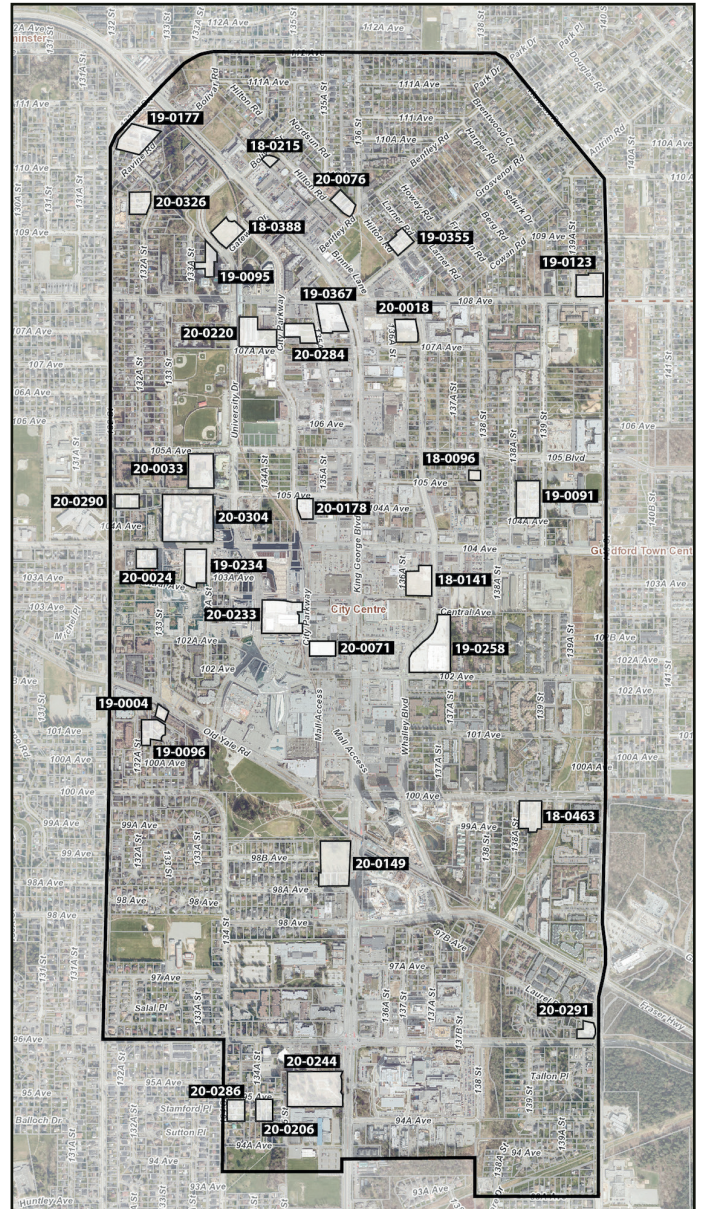
Two new development applications were submitted within City Centre during December 2020, bringing the total number of major applications under initial review to 32. This represents approximately 35 High-Rises (>6-Storeys) and 22 Low-Rises (4-6 Storeys).

New Applications (December 2020)

- 20 - 0304 | 13301 104 Ave | High-rise Residential (2,444 Units), Retail (2,400 SF)
- 20 - 0326 | 10937 132A St | Low-rise Residential (159 Units)

Active Applications (Pre-Council)

- 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 SF)
- 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 SF)
- 19 - 0355 | 13667 Grosvenor Rd | 6-Storey Residential (140 Units)
- 19 - 0367 | Whalley Station | 51-Storey Residential (501 Units), Office/Retail (243,485 SF)
- 20 - 0018 | Flamingo Block (Phase 1) | 35-Storey Residential (375 Units), Office/Retail (75,899 SF)
- 20 - 0024 | 10375 133 St | 6-Storey Residential
- 20 - 0033 | 13352 105A Ave | 6 + 30-Storey Residential (378 Units)
- 20 - 0071 | 10240 City Parkway | 49-Storey Residential (383 Units), Office/Retail (94,607 SF)
- 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 SF)
- 20 - 0178 | Brightside (Phase 4) | High-Rise Residential
- 20 - 0206 | 13454 95 Ave | 6-Storey Residential (131 Units)
- 20 - 0220 | 13425 107A Ave | High-Rise Residential
- 20 - 0233 | Center Block | 14 + 35-Storey Office, Retail (1,446,088 SF)
- 20 - 0244 | 9525 King George Blvd | High Rise Residential (920 Units), Office/Retail (10,841 SF)
- 20 - 0284 | 10744 City Parkway | High-Rise Residential (541 Units), Office/Retail (68,071 SF)
- 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)



Units
*11,626+



Office
*2,233,305+ SF

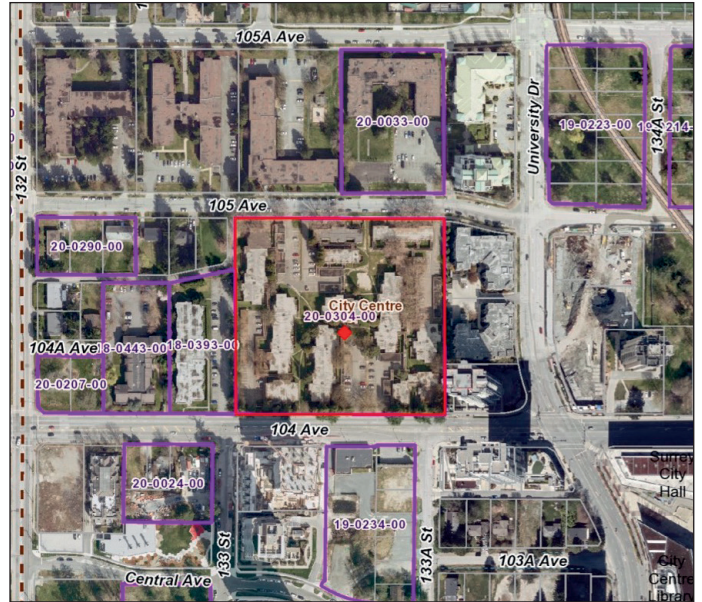


Retail
*37,384+ SF

*Preliminary estimates subject to change

20 - 0304 | 13301 104 Ave

This large site located on 104 Ave just west of University Dr saw a Rezoning, Subdivision, OCP Amendment, City Centre Amendment, and Development Permit application submitted in December 2020. The application is proposing to redevelop an existing low-rise multi-family housing complex into 6 new buildings containing 2,444 units, 2,400 SF of retail space, and 4,652 SF of daycare space.



20 - 0304 | 13301 104 Ave | High-Rise Residential, Retail

20 - 0326 | 10937 132A St

A Rezoning, Subdivision, and Development Permit application was submitted in December 2020 for this site located on 132A St just north of 109 Ave near Gateway Station. The application is proposing to consolidate 4 existing single family lots into 1 new lot in order to develop a low-rise residential building containing 159 units. The site is to the adjacent east and across the lane from the currently under construction 5-Storey Camellia Seniors Living project.



20 - 0326 | 10937 132A St | Low-Rise Residential

Council Approvals

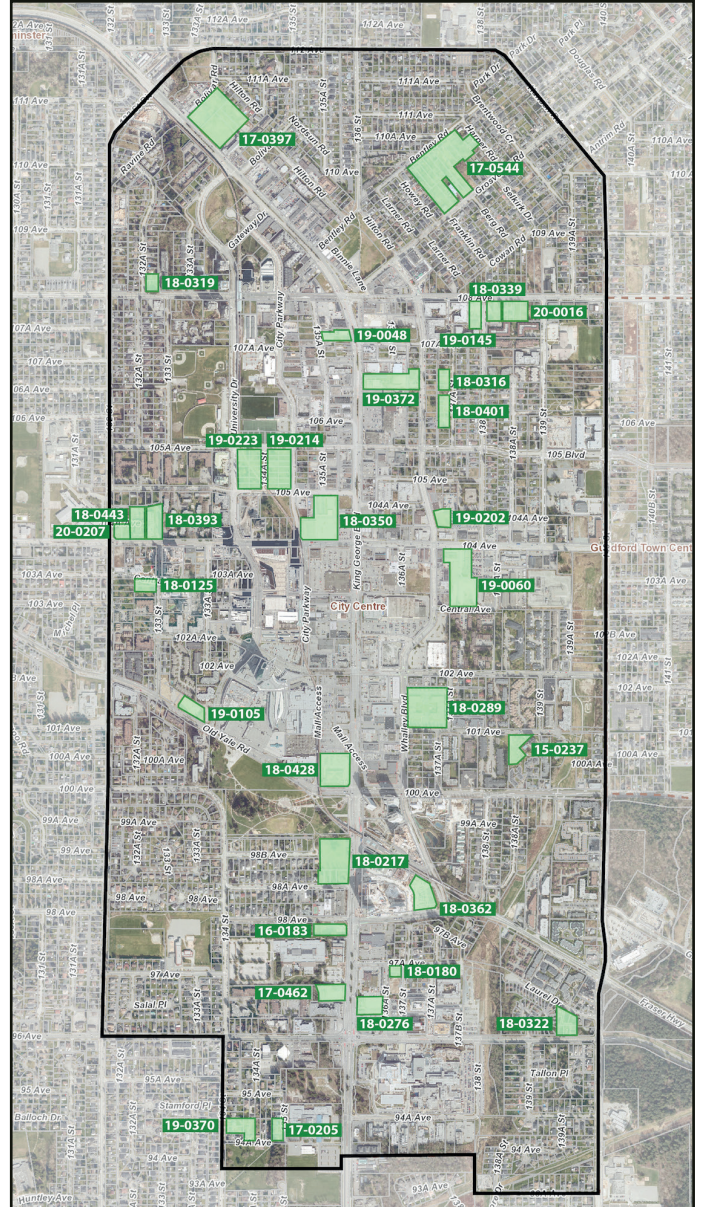
Four major projects received approval from Council during December 2020, joining 28 other pre-existing approved projects. As of January 2021, there are now 32 approved projects in City Centre, representing 40 High-Rises (>6-Storeys), and 21 Low-Rises (4-6 Storeys).

New Approvals (December 2020)

- 19 - 0370 | **Quinn Apartments** | 6-Storey Residential (174 Units)
- 19 - 0372 | **King George + 106A** | 42 + 50-Storey Residential (1,019 Units), Retail (7,868 SF)
- 20 - 0016 | **Yorkton** | 6-Storey Residential (193 Units)
- 20 - 0207 | **Sunshine Housing Co-op** | 6-Storey Affordable Residential (69 Units)

Active 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 SF)
- 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 SF)
- 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 SF), Retail (6,005 SF)
- 18 - 0217 | **Holland Parkside** | 10-42-Storey Residential (1,022 Units), Office / Retail (212,302 SF)
- 18 - 0276 | **Parks & Yards** | 38-Storey Rental Residential (392 Units), Office/Retail (34,370 SF)
- 18 - 0289 | **Passages** | 6-39-Storey Residential (1,126 Units), Retail / Child Care (18,116 SF)
- 18 - 0316 | **Red Brick (North)** | 6-Storey Residential (86 Units)
- 18 - 0319 | **10826 132A St** | 6-Storey Residential (80 Units)
- 18 - 0322 | **Laurel Gardens** | 5 + 6-Storey Residential (173 Units)
- 18 - 0339 | **Sync** | 6-Storey Residential (86 Units)
- 18 - 0350 | **Brightside** | 40-50 Storey Residential (1,352 Units), Office/Retail (239,195 SF)
- 18 - 0362 | **Plaza One & Two** | 41 + 44-Storey Residential (886 Units), Office/Retail (45,467 SF)
- 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 SF), Retail (16,168 SF)
- 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 SF)
- 19 - 0060 | **Plaza 104** | 31-36 Storey Residential (1,125 Units), Retail (13,067 SF)
- 19 - 0105 | **The Holland 2** | 32-Storey Residential (308 Units)
- 19 - 0145 | **Q5** | 6-Storey Residential (128 Units)
- 19 - 0202 | **10440 Whalley Blvd** | 31-Storey Residential (234 Units)
- 19 - 0214 | **Concord City Parkway** | 33 + 40-Storey Residential (1,014 Units)
- 19 - 0223 | **Thind Towers** | 39 + 45-Storey Residential (1,026 Units)



Units
14,136



Office
1,194,966 SF



Retail
143,002 SF

19 - 0370 | Quinn Apartments

This 6-storey residential project by Porte Homes received 3rd Reading (Conditional Approval) on December 21, 2020. Located at 134 St & 94A Ave, across from Queen Elizabeth Meadows Park, the project includes 174 units with ground oriented townhouse units along both street frontages. The project will also dedicate a new 'green lane' along the north of the site, and include a publicly accessible landscaped pedestrian pathway along the east edge of the site.

Address: 9444-9458 134 St; 9437-9445 94A Ave

Proposal: 6-Storey Residential (174 units)

Developer: Porte Homes

Architect: Integra Architecture

Targeted Completion: 2024



Quinn Apartments | Perspective from Green Lane along north side of building

19 - 0372 | King George & 106A

This mixed-use residential / commercial project consisting of two towers (42 & 50 Storeys) at King George Blvd & 106A Ave received 3rd Reading (Conditional Approval) on December 7, 2020. Designed by Vancouver's MCM Architects, the project includes 1,019 units and 7,868 SF of ground-level retail space along future 106A Avenue. The project will also dedicate a new portion of 136A St running north-south through the middle of the site.

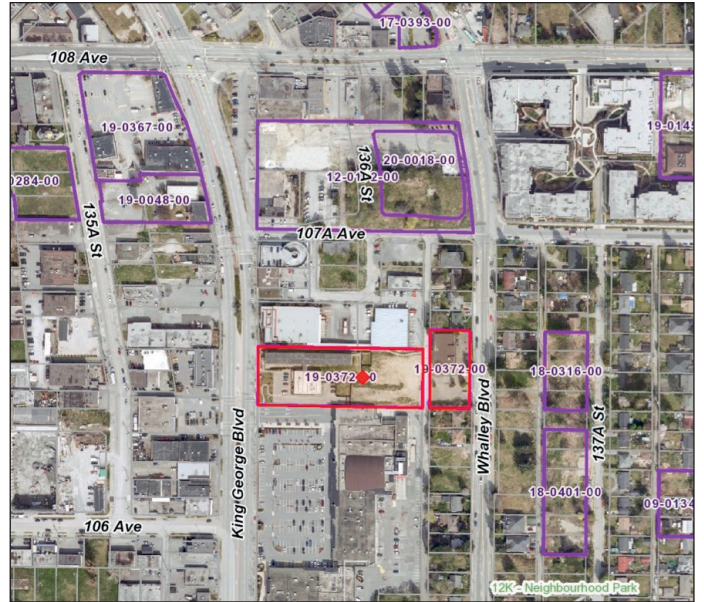
Address: 10662 King George Blvd; 10677 Whalley Blvd

Proposal: 42 + 50-Storey Residential (1,019 units)
Ground-floor commercial (7,868 SF)

Developer: Northwest Developments

Architect: MCM Architects

Targeted Completion: 2026



King George & 106A Ave | Perspective looking north

20 - 0016 | Yorkton

This 6-storey residential project on 108 Ave just east of 138 St received 3rd Reading (Conditional Approval) on December 7, 2020. Designed by Vancouver's WA Architects, the project includes 193 units between 2 buildings. The project will also dedicate a new 'green lane' along the rear of the site to the south, and include a publicly accessible landscaped pedestrian pathway running north south between the 2 buildings.

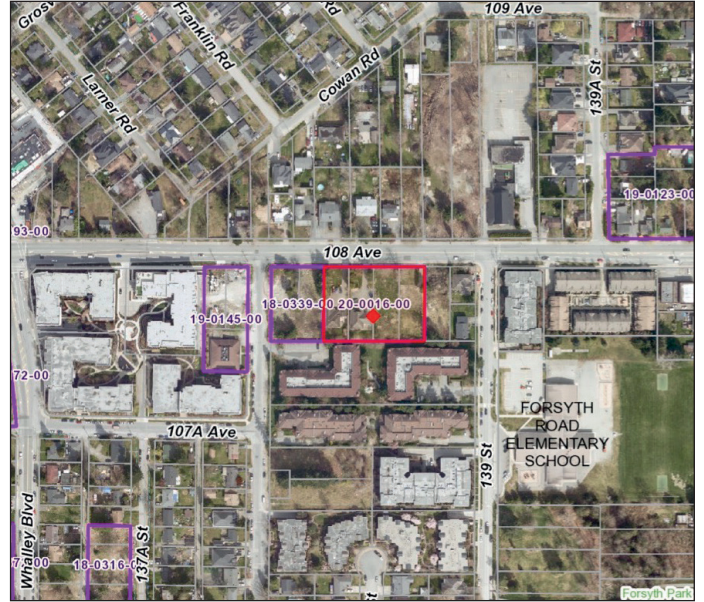
Address: 13832-13866 108 Ave

Proposal: Two 6-Storey Residential (193 units)

Developer: Yorkton Group

Architect: WA Architects

Targeted Completion: 2024



Yorkton | Perspective along 108 Avenue

20 - 0207 | Sunshine Co-op

This 6-storey co-operative housing project by the Sunshine Co-op received 3rd Reading (Conditional Approval) on December 21, 2020. Located at the corner of 132 St & 104 Ave across from Kwantlen Park Secondary, the project will include 69 affordable housing units. The project will also dedicate a new 'green lane' along the west side of the site.

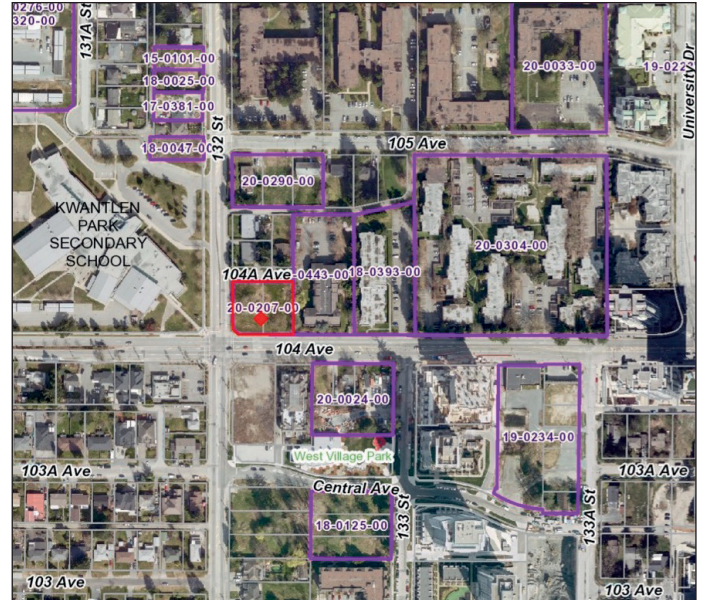
Address: 13219-13229 104 Ave

Proposal: 6-Storey Co-operative Housing (69 units)

Developer: TL Housing Solutions

Architect: NSDA Architects

Targeted Completion: 2024



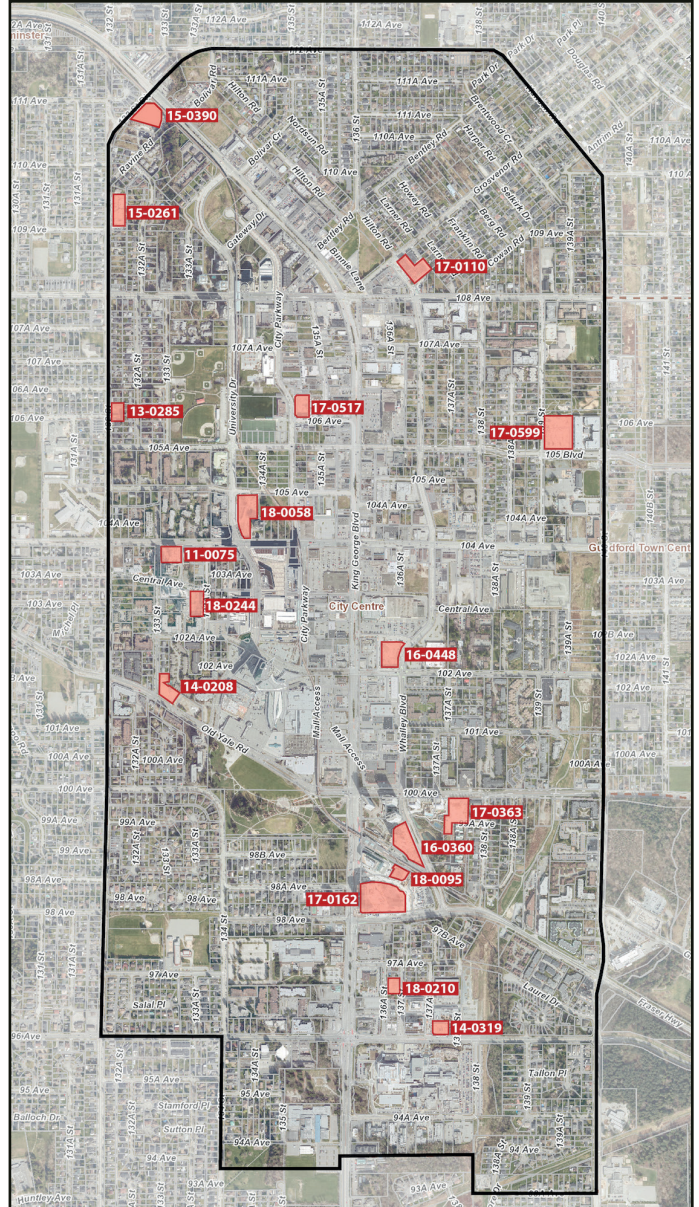
Sunshine Co-op | Perspective looking north-east from 132 St & 104 Ave

Construction

No new projects began construction during December 2020, however one 6-storey residential project known as La Voda, resumed construction after having been halted in the fall of 2020. As of January 2021, there are now 17 projects under construction in City Centre, representing 15 high-rises (>6 Storeys) and 7 low-rises (4-6-storeys).

Active Construction

- 13-0285 | Briza** | 5-Storey Residential (65 Units)
- 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 SF), Retail (10,644 SF)
- 15-0261 | Camellia** | 5-Storey Seniors Residential (117 Units)
- 15-0390 | La Voda** | 6-Storey Residential (156 Units)
- 16-0360 | Park Boulevard** | 41-Storey Residential (419 Units)
- 16-0448 | Georgetown One** | 30-Storey Residential (351 Units), Retail (15,435 SF)
- 17-0110 | Maverick** | 5-Storey Residential (125 Units)
- 17-0162 | King George Hub (B)** | 15-40-Storey Residential (736 Units), Office/Retail (258,995 SF)
- 17-0363 | Park George** | 35 + 39-Storey Residential (784 Units)
- 17-0517 | Legion Veterans Village** | 20-Storey Residential (236 Units), Office/Legion (57,736 SF)
- 17-0599 | Parker** | 4-Storey Residential (218 Units)
- 18-0058 | University District** | 28 + 37-Storey Residential (742 Units), Retail (2,314 SF)
- 18-0095 | King George Hub (C)** | 34-Storey Residential (371 Units), Retail (9,322 SF)
- 18-0210 | Rosewood** | 5-Storey Supportive Housing (85 Units)
- 18-0244 | One Central** | 44-Storey Residential (550 Units), Retail (4,594 SF)



Units
5,411



Office
312,179 SF



Retail
164,220 SF



Maverick | 5-Storey Residential | Whalley Blvd & Grosvenor Rd



Park Boulevard | 41-Storey Residential | Whalley Blvd & 100 Ave



Georgetown One | 30-Storey Residential + Retail | Whalley Blvd & 102 Ave



Parker | 4-Storey Residential | 139 St at 105 Ave



Legion Veterans Village | 20-Storey Mixed-Use | City Parkway & 106 Ave



Linea | 28-Storey Residential | 133 St & 104 Ave



Camellia | 5-Storey Seniors Residential | 132 St at 109 Ave



City Centre 3 | 10-Storey Office, Retail | 96 Ave & 137A St



One Central | 44-Storey Residential, Retail | 133A St & Central Ave



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