

Surrey City Centre Development Update

February 2021



Development Applications

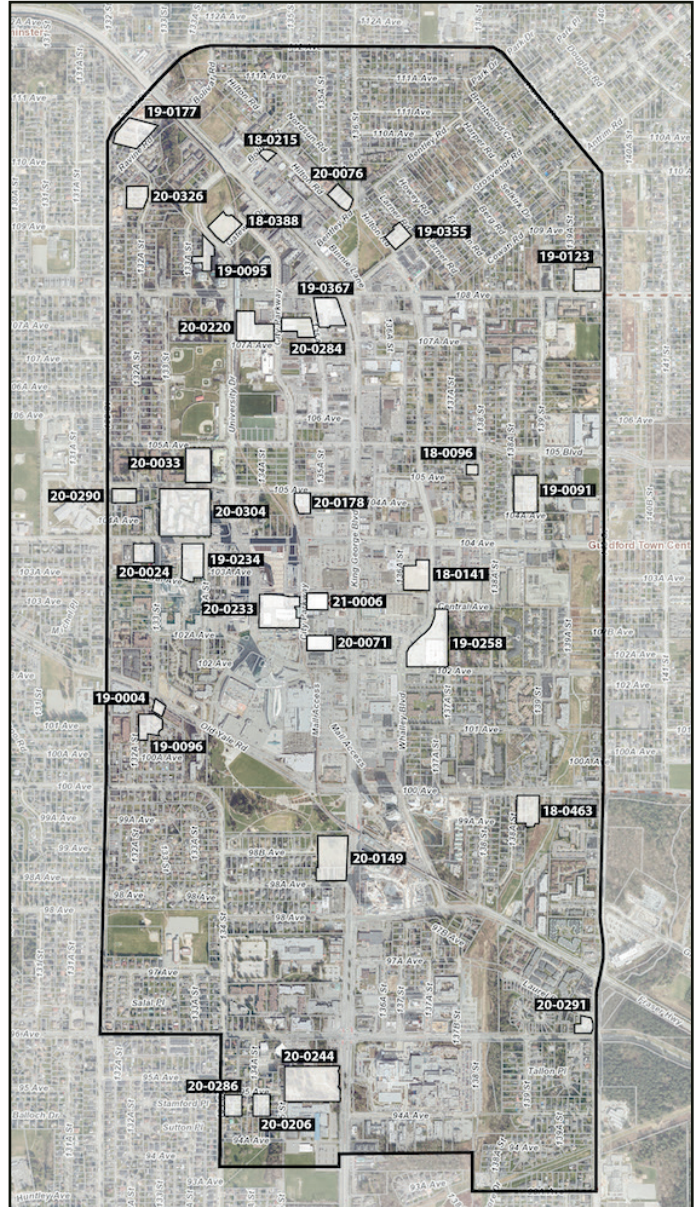
One new development application was submitted within City Centre during January 2021, bringing the total number of major applications under initial review to 32. This represents approximately 35 High-Rises (>6-Storeys) and 21 Low-Rises (4-6 Storeys).

New Applications (January 2021)

21 - 0006 | City Parkway & Central Ave | High-Rise Residential (435 Units), Office (167,594 SF)

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 - 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)
- 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)



Units
*11,686+



Office
*2,324,900+ SF

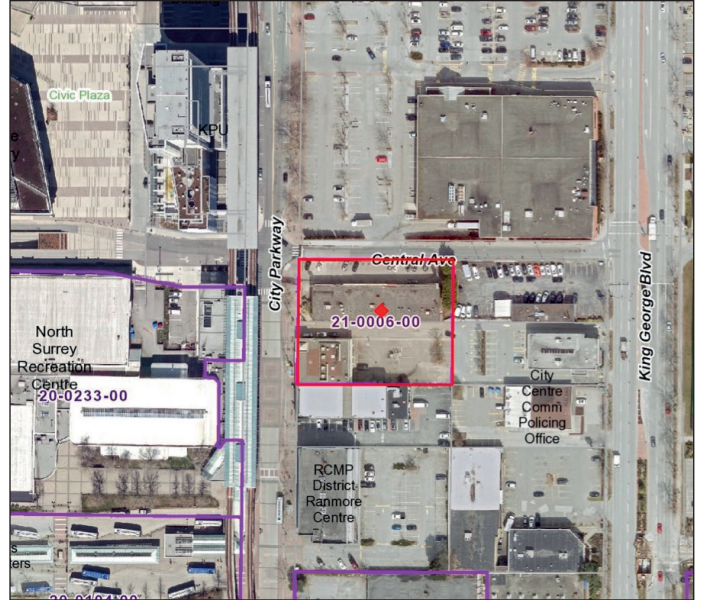


Retail
*37,384+ SF

*Preliminary estimates subject to change

21 - 0006 | City Parkway & Central Ave

This site located on the corner of City Parkway & Central Ave across from Surrey Central Station saw a Rezoning, Subdivision, and Development Permit application submitted in January 2021. The application is proposing to redevelop the site into a new mixed-use high-rise tower containing 435 residential units above a 167,594 SF office podium. The site is currently occupied by the single storey 'Andes Plaza' commercial building, and a single storey restaurant building.



21 - 0006 | City Parkway & Central Ave | Mixed-Use Residential / Office

Council Approvals

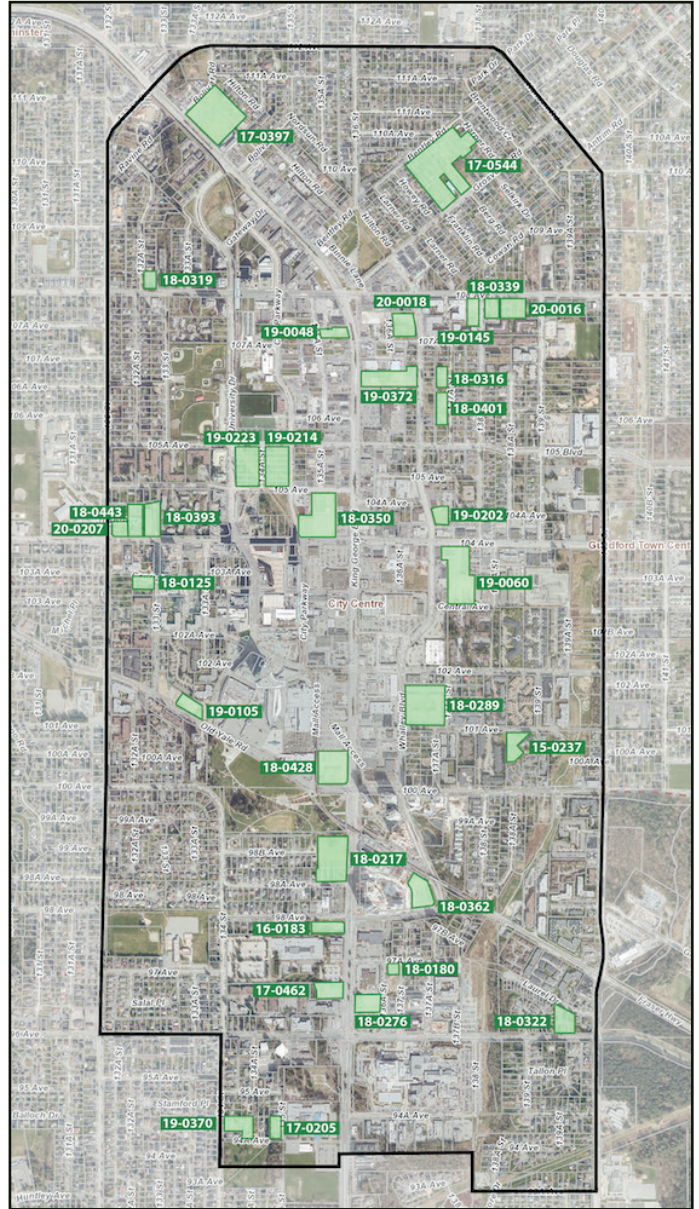
One major project received approval from Council during January 2021, joining 32 other pre-existing approved projects. As of February 2021, there are now 33 approved projects in City Centre, representing 41 High-Rises (>6-Storeys), and 22 Low-Rises (4-6 Storeys).

New Approvals (January 2021)

20 - 0018 | **Flamingo Block (Phase 1)** | 35-Storey Residential (375 Units), Office/Retail (75,899 SF)

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)
- 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)



Units
14,511



Office
1,270,865 SF



Retail
143,002 SF

20 - 0018 | Flamingo Block (Phase 1)

Phase 1 of the Flamingo Block by Tien Sher Group received 3rd Reading (Conditional Approval) on January 11, 2021. Located at Whalley Blvd & 107A St, the project is to consist of a 35-Storey residential tower and 6-Storey office building with retail at grade.

Phase 1 had previously received approval in February 2019 for a 35-Storey residential tower + residential low-rise instead of office. Phases 2-3 consisting of 37 & 46-Storey residential towers with retail at grade are to follow under separate development applications.

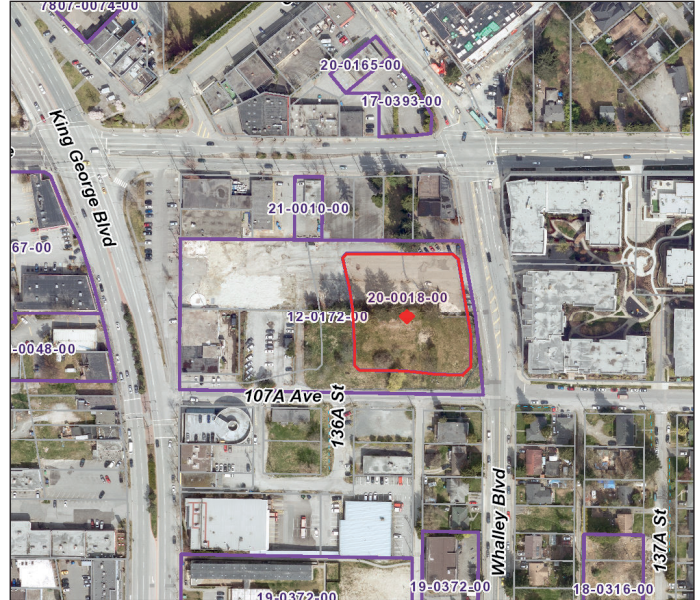
Address: 10767 Whalley Blvd

Proposal: 35-Storey Residential (375 units)
6-Storey Office + Retail (75,896 SF)

Developer: Tien Sher

Architect: Chris Dikeakos

Expected Completion: 2026



Flamingo Block (Phase 1) | 35-Storey Mixed-Use Residential, Office & Retail



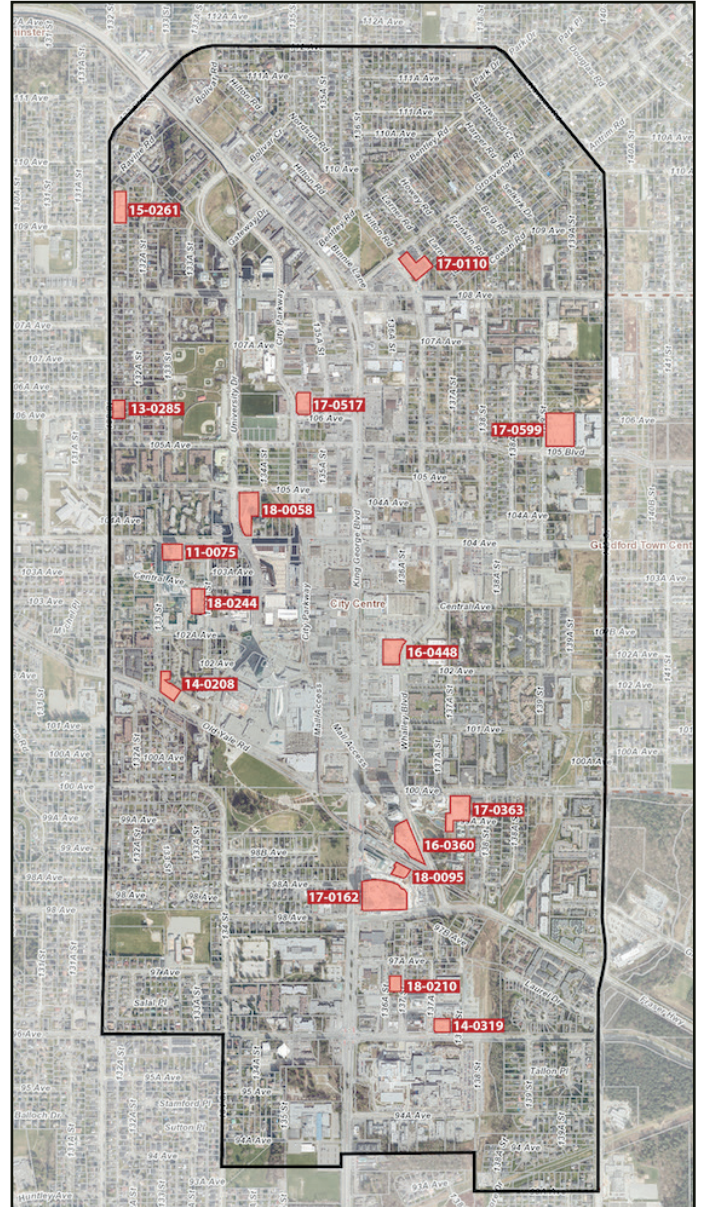
Construction

No new projects began construction during January 2021, however one project finished construction (Central City Parkade), and one project began demolition, after having been halted in Fall 2020 (La Voda - 6-Storey Residential).

As of February 2021, there are 16 projects under construction in City Centre, representing 15 high-rises (>6 Storeys) and 6 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)
- 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
5,255



Office
312,179 SF



Retail
164,220 SF



The Holland | 25-Storey Residential | 133A St & Old Yale Rd



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



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



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



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



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



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



Central City Parkade | University Drive



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