

Surrey City Centre Development Update

March 2021



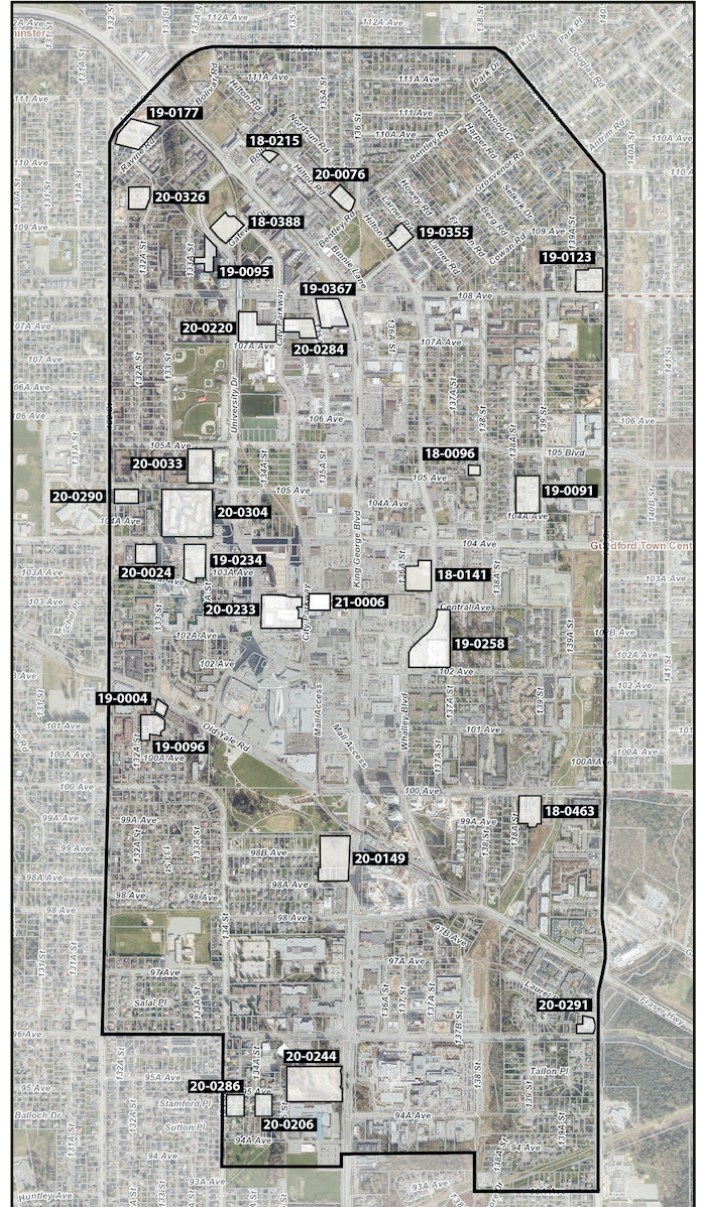
Development Applications

There were no new major development applications submitted in City Centre during February 2021.

As of March 2021, there are 30 major development applications in City Centre under initial review with the City of Surrey (pre-council), consisting of approximately **34 towers**, and **21 low-rises**.

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 - 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 - 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 | 12 + 48-Storey 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)
- 21 - 0006 | City Parkway & Central Ave | High-Rise Residential (435 Units), Office (167,594 SF)



Units
*11,303+



Office
*2,230,393+ SF



Retail
*37,384+ SF

*Preliminary estimates subject to change

Council Approvals

Two major projects received 3rd Reading (Preliminary Approval) from Surrey City Council in February 2021. These included GEC Education Mega Centre, a 49-Storey Mixed-use tower, and Bosa's Brightside, a 4-tower mixed-use development ranging in heights from 38-51 Storeys.

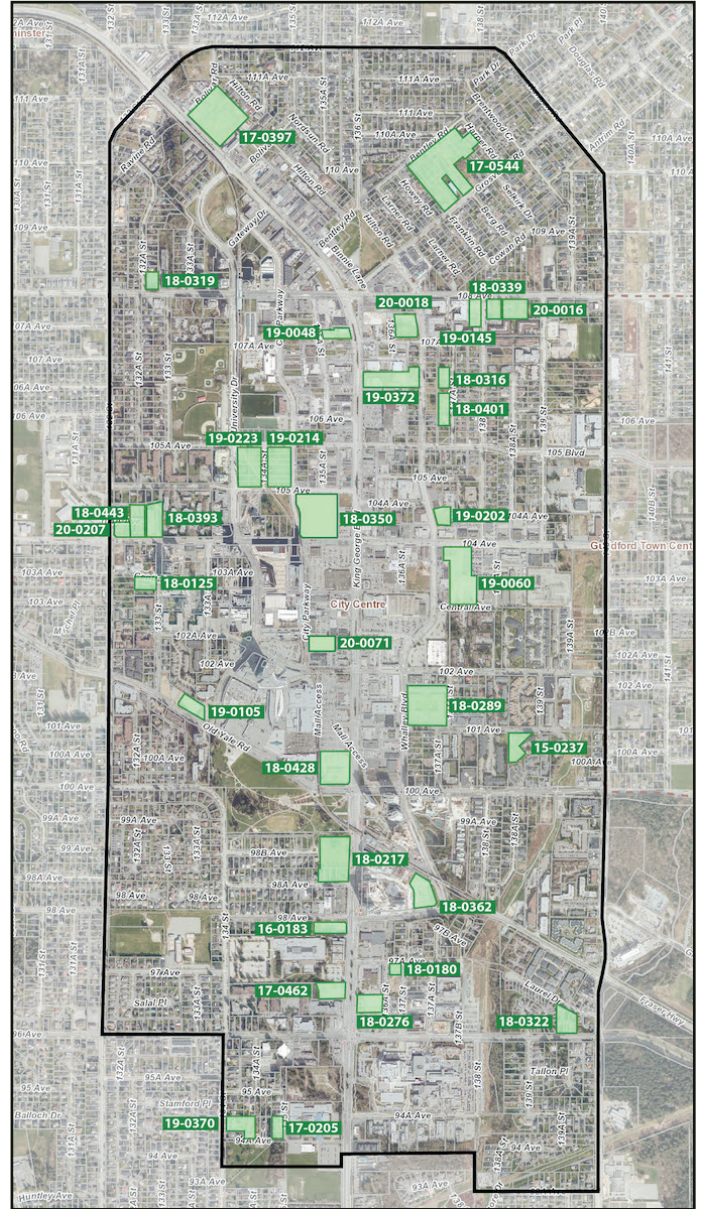
As of March 2021, there are 34 approved major projects in City Centre, consisting of **43 towers**, and **22 low-rises**.

New Approvals (February 2021)

- 18 - 0350 | Brightside** | 38+46+50+51 Storey Residential (1,840 Units), Office/Retail (239,421 SF)
- 20 - 0071 | GEC Mega Centre** | 49-Storey Mixed-Use (383 Units, 83,463 SF Office/Retail/Inst.)

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 | DiverCity Village** | 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 | Gateway Living** | 6-Storey Residential (80 Units)
- 18 - 0322 | Laurel Gardens** | 5 + 6-Storey Residential (173 Units)
- 18 - 0339 | Sync** | 6-Storey Residential (86 Units)
- 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 - 0018 | Flamingo Block (Phase 1)** | 35-Storey Residential (375 Units), Office/Retail (75,899 SF)
- 20 - 0207 | Sunshine Housing Co-op** | 6-Storey Affordable Residential (69 Units)



Units
15,382



Office/Institutional
1,353,273 SF



Retail
144,283 SF

18 - 0350 | Brightside

Bosa's Brightside re-appeared before Surrey City Council in February 2021 after having been previously approved back in March 2020. The application has been amended to include an additional tower (previously under a separate application), as well as some minor revisions to the original proposal. The application now consists of 4 towers (38, 46, 50 & 51-Storeys) surrounding 2 low-rise retail & amenity buildings, to be built over a number of phases. Phase 1 is to include a 38-Storey rental residential tower on the corner of City Parkway & 104 Avenue.

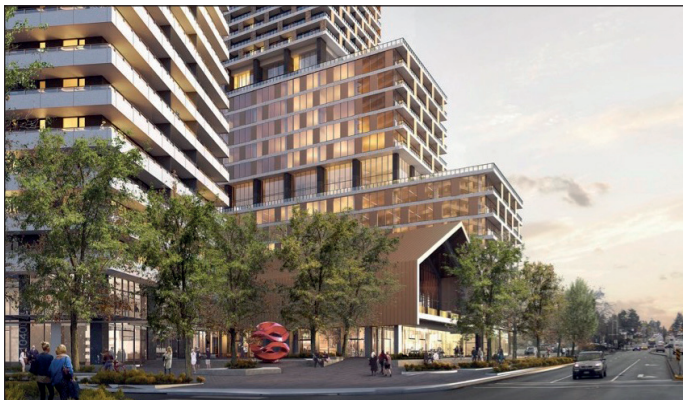
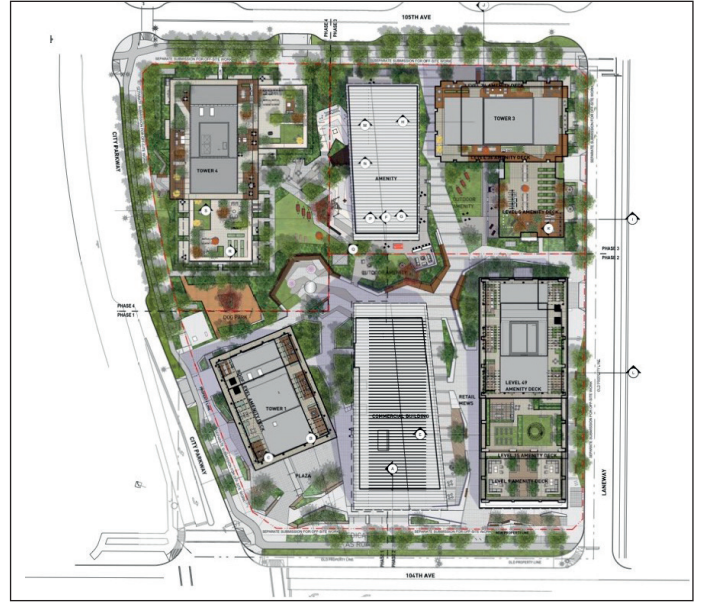
Address: 104 Ave & City Parkway

Proposal: 38, 46, 50 & 51-Storey Mixed-Use
(1,840 units, 239,421 SF office/retail)

Developer: Bosa BlueSky

Architect: Perkins + Will

Expected Completion: 2025 (Phase 1)



20 - 0071 | GEC Education Mega Centre

GEC Education Mega Centre also re-appeared before Surrey City Council in February 2021 after having been previously approved back in October 2017 under a separate application. The revised application now includes a 49-storey mixed-use tower consisting of 383 market & rental residential units, 78,490 SF of office & institutional space, and 4,973 SF of retail. The project will also dedicate and construct a new portion of 102A Avenue through the site which is to eventually connect east to King George Blvd and beyond.

Address: 102A Ave & City Parkway

Proposal: 49-Storey Mixed-Use (383 units, 83,468 SF office/retail, institutional)

Developer: CIBT / WestStone Group

Architect: Chris Dikeakos

Expected Completion: 2025



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



Surrey's next tallest - One Central beginning to rise in West Village



Colourful cladding installation at Camellia Seniors Living - 132 St & 109 Ave



Georgetown One by Anthem beginning to transform the corner of 102 Ave & Whalley Blvd



Excavation underway at Park George on 100 Ave



Legion Veterans Village rising above ground at City Parkway & 106 Ave



Linea nearing completion at the corner of 133 St & 104 Ave



King George Hub residential towers and retail nearing completion along Fraser Highway



Rosewood Supportive Housing project rising above ground on 137 St



City Centre 3 nearing completion at 96 Ave & 137A St