

Surrey City Centre Development Update

April 2021



City Centre News

Housing Market

Four City Centre developments began marketing units in March, joining a number of other projects already under marketing. These four projects included:

Belvedere



Address: 9675 King George Blvd

Project Details: 27-Storey Market Residential
+ Ground-Floor Retail

Developer: Square Nine

Expected Completion: 2024

This 27-Storey mixed-use residential & retail project located near Surrey Memorial Hospital entered sales and sold out in less than 72-hours in March. The success of the project is indicative of strong demand for units within City Centre. Being developed by Square Nine, the project will bring 271 market residential units above ground-floor retail to the former Knight & Day restaurant site on King George Blvd just north of 96 Ave.

The Grand on King George



Address: King George Blvd & 107A Ave

Project Details: 46-Storey Market Residential
+ 5-Storey Office & Retail

Developer: Allure

Expected Completion: 2025

This 46-Storey mixed-use residential, office & retail project at King George Blvd & 107A Ave entered marketing in March. Being developed by Allure Ventures, the project will bring 415 market residential units to the Gateway area, above a 5-Storey office & retail podium.

Ascent



Address: Whalley Blvd near 104 Ave
Project Details: 31-Storey Market Residential
Developer: Maple Leaf Homes
Expected Completion: 2025

This 31-Storey market residential project near Whalley Blvd & 104 Ave entered marketing in March. Being developed by Maple Leaf Homes, the project will bring 34 market residential units to the Surrey Central / 104 Avenue corridor area.

Q5 @ Whalley District



Address: 108 Ave & 138 St
Project Details: 6-Storey Market Residential
Developer: Tien Sher Group
Expected Completion: 2024

The fifth and final phase of the Quatro Block within Tien Sher's Whalley District began marketing in March. Located at the corner of 108 Ave & 138 St, the project will bring 141 new homes to the Gateway area within a 6-Storey building.

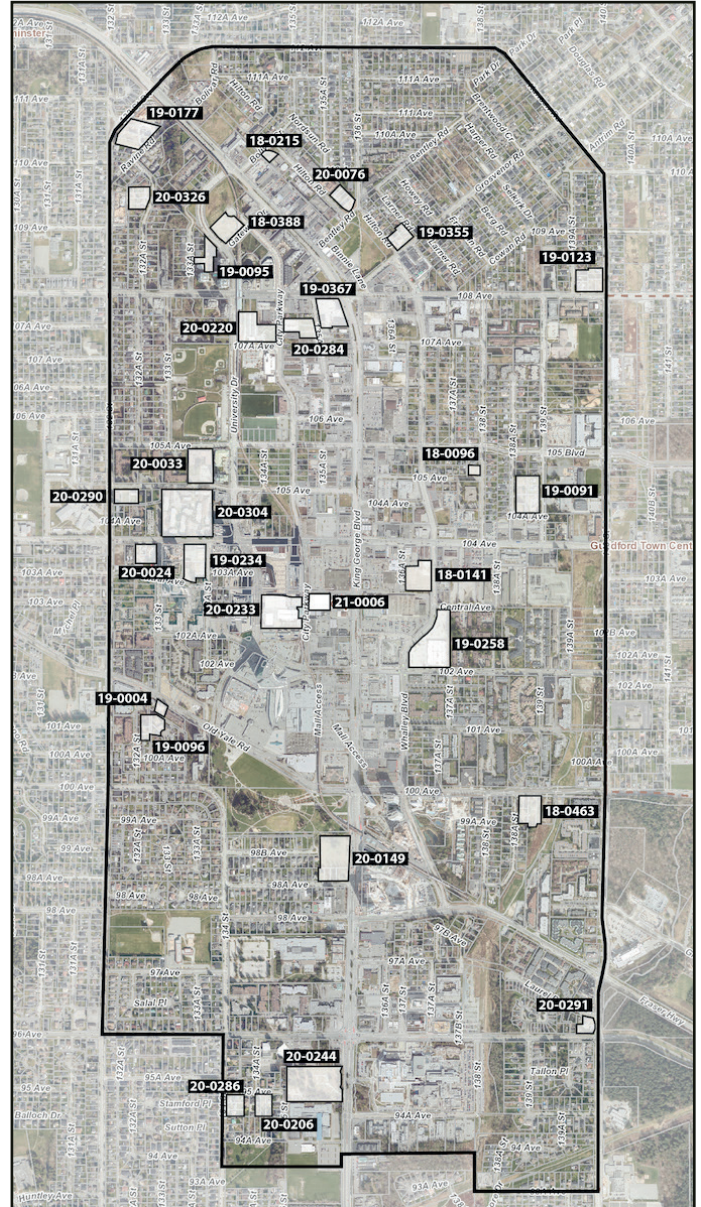
Development Applications

There were no new major development applications submitted in City Centre during the past month of March.

As of April 2021, there are 30 major development applications under initial review in City Centre, representing 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*

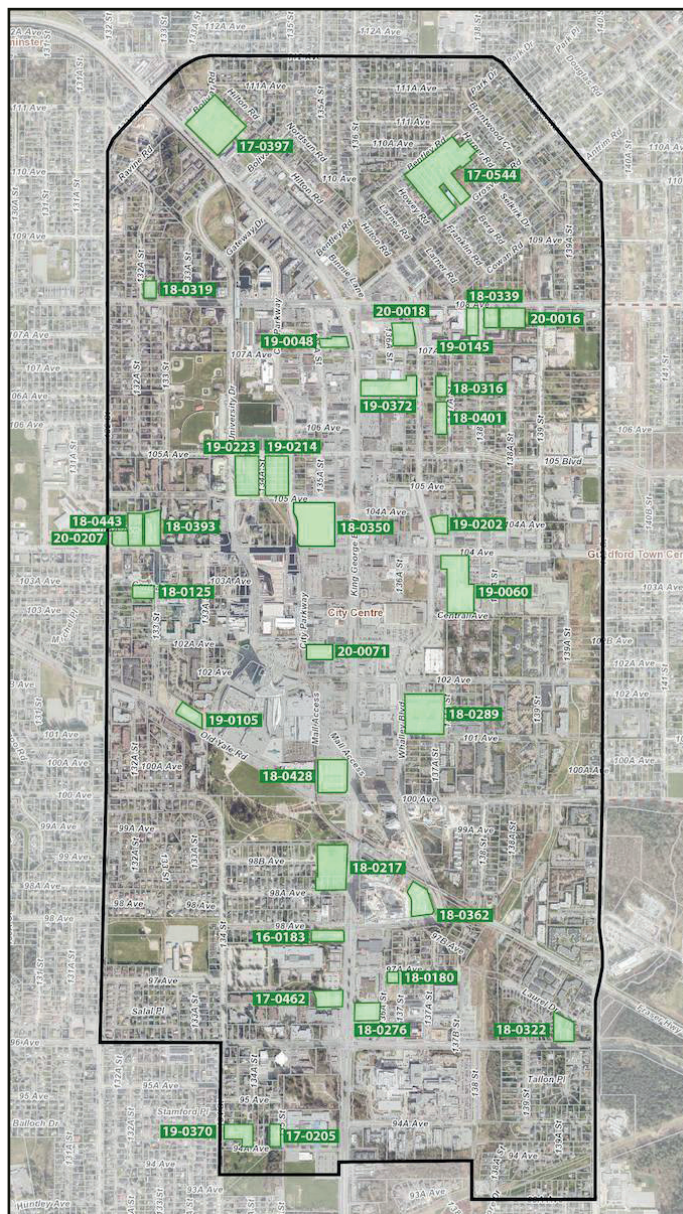
Council Approvals

No major projects received 3rd Reading (Preliminary Approval) from Surrey City Council during the past month of March, in part due to Spring Break.

As of April 2021, there are 33 major development applications approved in City Centre, representing: **42 towers** and **22 low-rises**.

Approved Projects

- 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 - 0350 | **Brightside** | 38+46+50+51 Storey Residential (1,840 Units), Office/Retail (239,421 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 | **The Grand** | 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 | **Ascent** | 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 - 0071 | **GEC Mega Centre** | 49-Storey Mixed-Use (383 Units, 83,463 SF Office/Retail/Inst.)
- 20 - 0207 | **Sunshine Housing Co-op** | 6-Storey Affordable Residential (69 Units)



Units
15,218



Office/Institutional
1,353,273 SF



Retail
144,283 SF

Construction

One new project began construction during March - A 23-storey market residential tower known as Centra by Everest Group located on 101 Ave at 139 St.

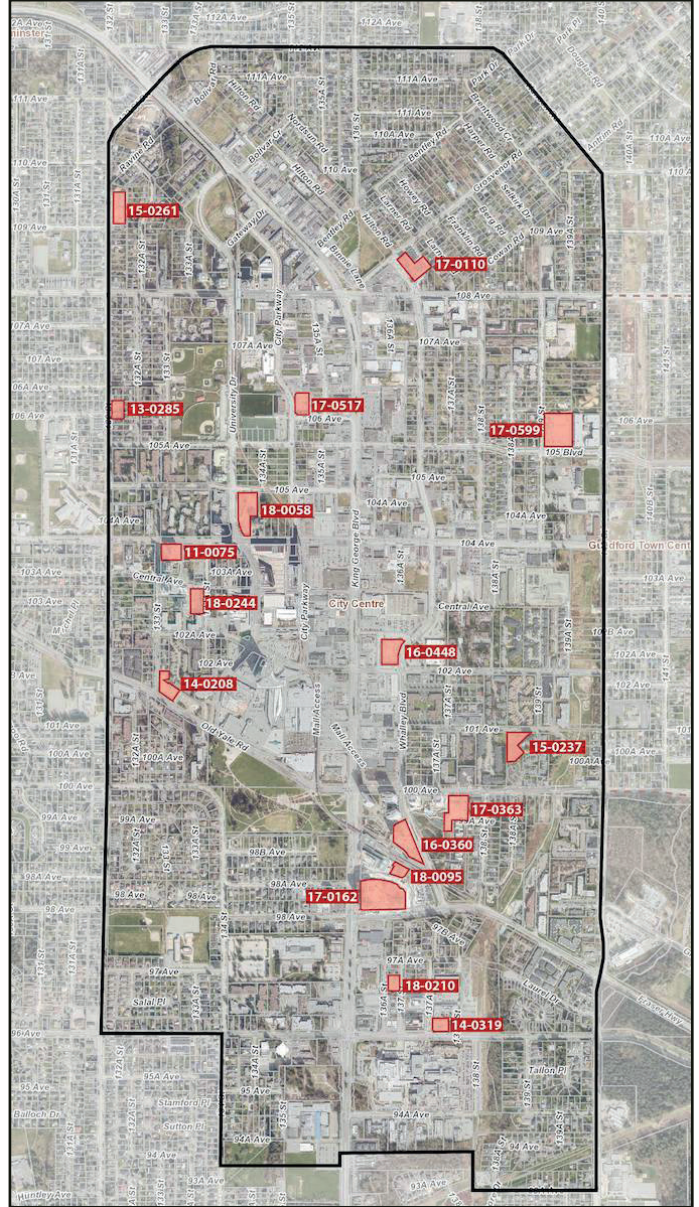
As of April 2021, there are 17 major projects under construction in City Centre, representing: **16 towers** and **7 low-rises**.

New Construction (March 2021)

15-0237 | Centra | 23-Storey Residential (164 Units)

Active Construction

- 11-0075 | Linea** | 28-Storey Residential (206 Units)
- 13-0285 | Briza** | 5-Storey Residential (65 Units)
- 14-0208 | The Holland (Phase 1)** | 25-Storey Residential (250 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 (57,36 SF)
- 17-0599 | Parker** | 4-Storey Residential (x3) (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
5,419



Office
312,179 SF



Retail
164,220 SF



30-Storey Georgetown One rising amidst the backdrop of King George Hub



Parker by Mosaic progressing on 105 Ave near 140 St



44-Storey One Central rising above its podium on 133A St at Central Ave



King George Hub office tower nearing completion at new intersection of King George Blvd and George Junction



New road, bike path, and sidewalk along George Junction



King George Hub office tower entrance fronting King George Blvd



Legion 'Veterans Village' / Parc Centrale rising above City Parkway at 105A Ave



41-Storey Park Boulevard nearing completion along Whalley Blvd



Maverick nearing occupancy at Whalley Blvd & Grosevnor Rd