

# Surrey City Centre Development Update

May 2021



# Development Applications

One new development application was submitted in City Centre during the past month, while 4 others advanced to preliminary approval.

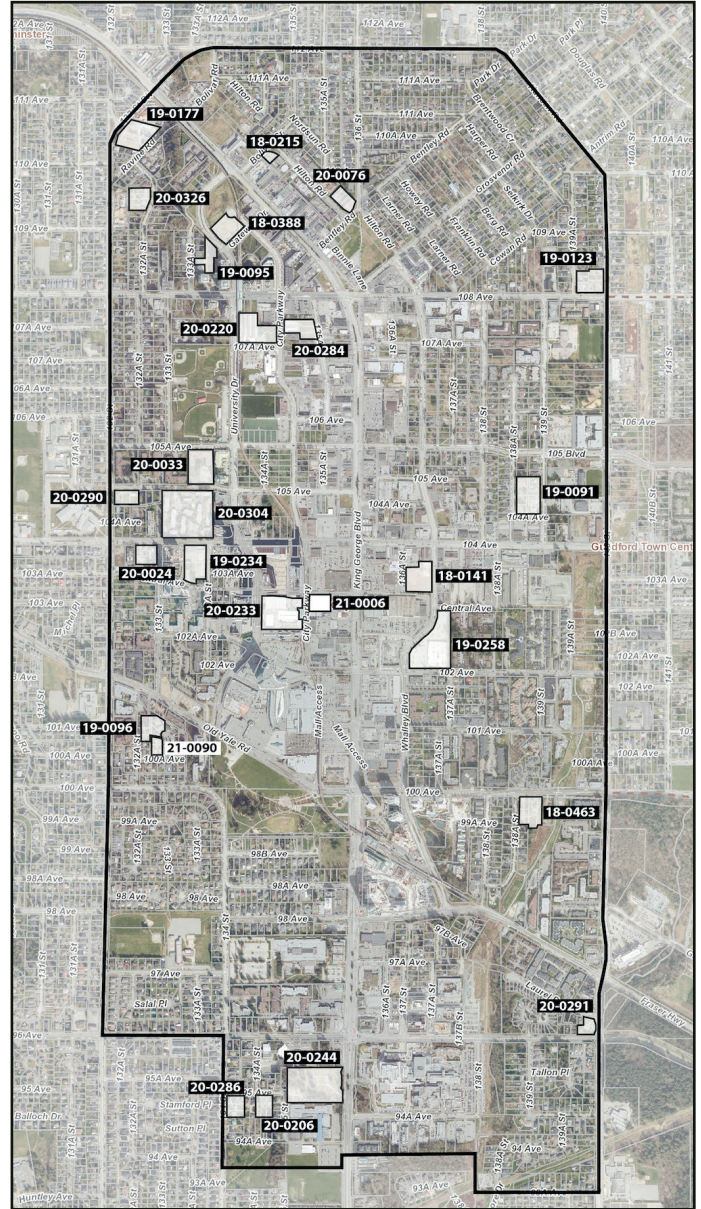
As of May 2021, there are 26 major development applications under initial review, consisting of approximately **30 high-rises**, and **21 low-rises**.

## New Applications

**21 - 0090 | 100A Ave & 133 St | 6-Storey Residential (101 Units)**

## Active Applications (Pre-Council)

- 18 - 0141 | Janda Tower | 36-Storey Residential (332 Units), Office/Retail (38,373 SF)**
- 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 - 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 | Georgetown (East) | 33 + 33 + 35-Storey Residential (1,299 Units), Retail (26,635 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 - 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  
\*10,519+



Office  
\*1,744,776+ SF



Retail  
\*52,233+ SF

*\*Preliminary estimates subject to change*

## 21 - 0090 | 100A Ave & 133 St

A Rezoning, Subdivision, and Development Permit application was submitted in April for a proposed 6-Storey residential project located at 100A Ave & 133 St at the southern edge of City Centre. The site is located just south of two other 6-Storey residential projects under application, which together will begin to transition this existing Single Family area into a more urban low-rise multi-family residential district.



21 - 0090 | 100A Ave & 133 St | 6-Storey Residential

# Council Approvals

Four projects received approvals from Surrey City Council during the past month.

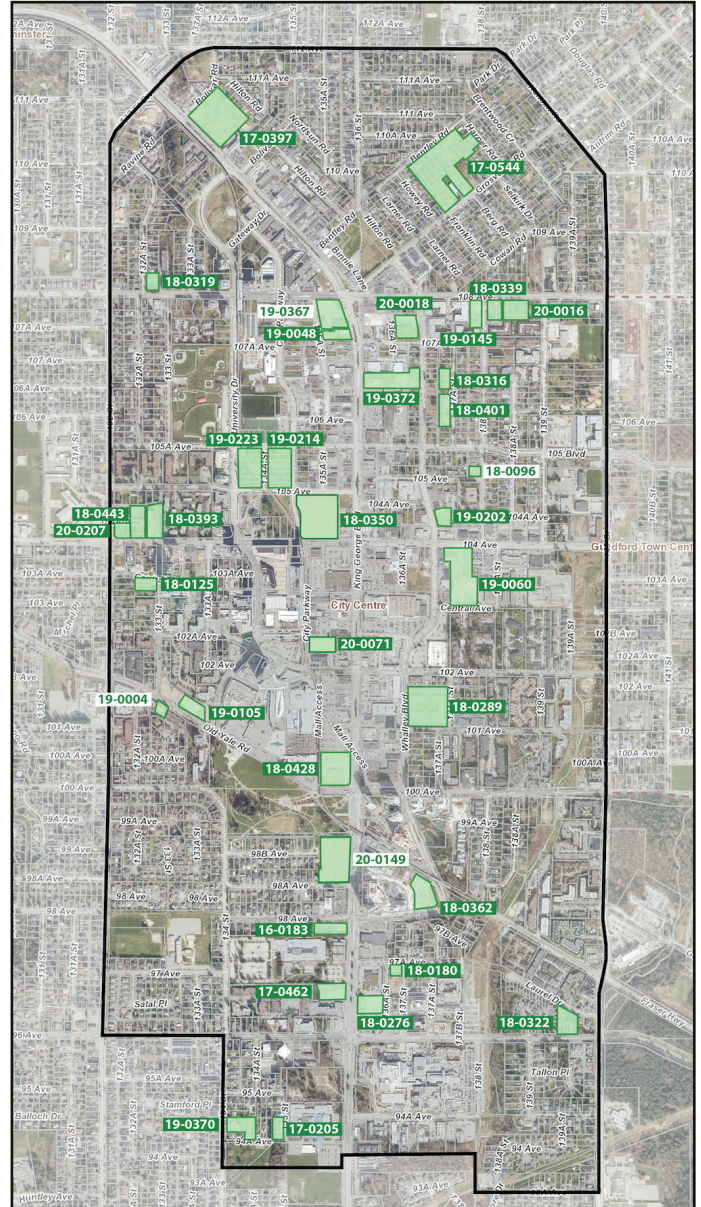
As of May 2021, there are 36 approved major projects in City Centre, consisting of **42 high-rises**, and **24 low-rises**.

## New Approvals

- 18 - 0096 | 138 St & 105 Ave | 6-Storey Residential (28 Units)
- 19 - 0004 | Park Central | 6-Storey Residential (43 Units)
- 19 - 0367 | Whalley Station | 51-Storey Residential (501 Units), Office/Retail (243,485 SF)
- 20 - 0149 | Holland Parkside (Phase 1) | 19-Storey Rental (243 Units), Office/Retail (228,383 SF)

## 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 - 0350 | Brightside | 38+46+50+51 Storey Residential (1,840 Units), Office/Retail (239,421 SF)
- 18 - 0125 | CityWalk | 26-Storey Residential (223 Units)
- 18 - 0180 | 9711 137 St | 13-Storey Office (87,050 SF), Retail (6,005 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 | 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  
15,089



Office/Institutional  
1,596,484 SF



Retail  
162,022 SF

**18 - 0096 | 138 St & 105 Ave**

This 6-Storey residential project located on a small 1/4 acre lot at the corner of 138 St & 105 Ave received 3rd Reading (Preliminary Approval) in April. Due to its small and unique footprint for Surrey, the building will consist of just 28 units of rental housing. Completion is expected by 2024.

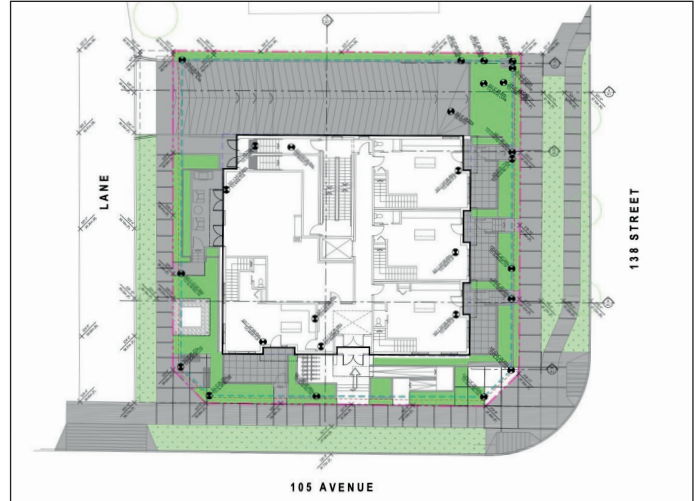
**Address:** Old Yale Rd & 133 St

**Proposal:** 6-Storey Residential (28 units)

**Developer:** Wellbro Management

**Architect:** Aplin Martin

**Expected Completion:** TBD



## 19 - 0004 | Park Central

This 6-Storey residential project on Old Yale Road just west of Holland Park received 3rd Reading (Preliminary Approval) in April. Being developed by Peace Enterprises, the project will bring 43 rental units to the area along with a new extension of 133 Street south along the west side of the site. Completion is expected by 2024.

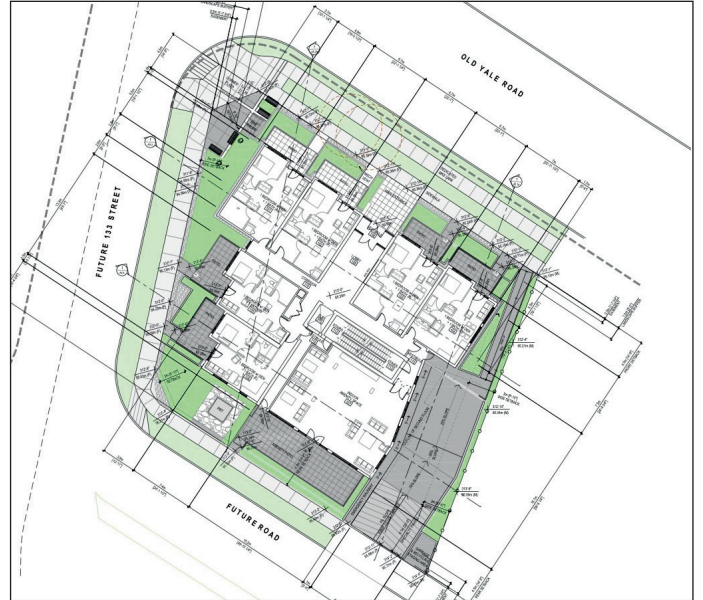
**Address:** Old Yale Rd & 133 St

**Proposal:** 6-Storey Residential (43 units)

**Developer:** Peace Enterprises

**Architect:** Aplin Martin

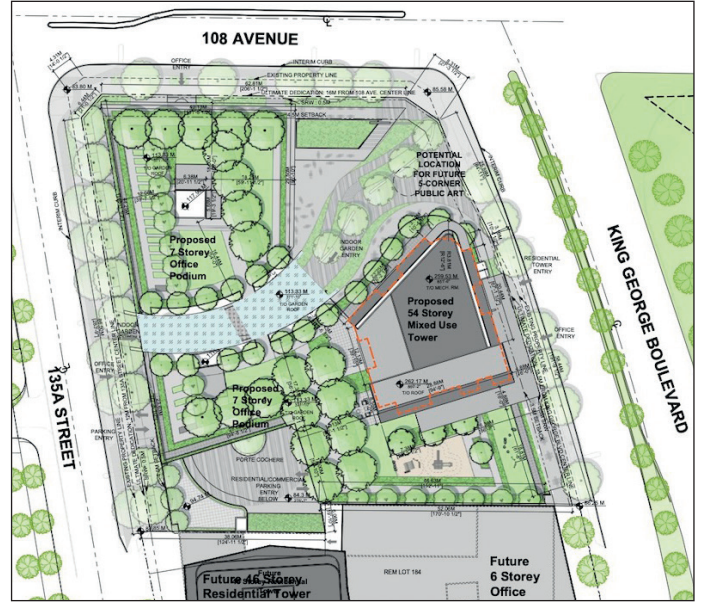
**Expected Completion:** 2024



## 19 - 0367 | Whalley Station

Tien Sher Group received preliminary approval in April for their 51-Storey mixed-use 'Whalley Station' project located at King George Blvd and 108 Ave. The tower is to become Surrey's tallest building once completed, with 501 residential units above a 6-storey office and retail podium. The development will also create a new plaza on the south west corner of King George & 108 Ave leading into a grand 6-Storey atrium through the site. The current application is for a general development permit and rezoning only, with a separate detailed development permit application expected in the future.

**Address:** 108 Ave & King George Blvd  
**Proposal:** 51-Storey Residential (501 units)  
6-Storey Office/Retail(243,485 SF)  
**Developer:** Tien Sher Group  
**Architect:** Chris Dikeakos Architects  
**Expected Completion:** TBD



## 20 - 0149 | Holland Parkside (Phase 1)

Phase 1 of Century Group's Holland Parkside received its Development Permit in April to allow for a 19-storey rental residential tower, and 11-storey office building with ground level retail and a 'market food hall' at King George Blvd and 98 Ave. This first phase is part of a master plan for the site (approved in 2020) which will see 2 additional market residential towers developed on the western portion of the site in the future, subject to separate development permit applications. Construction of Phase 1 is expected to commence imminently.

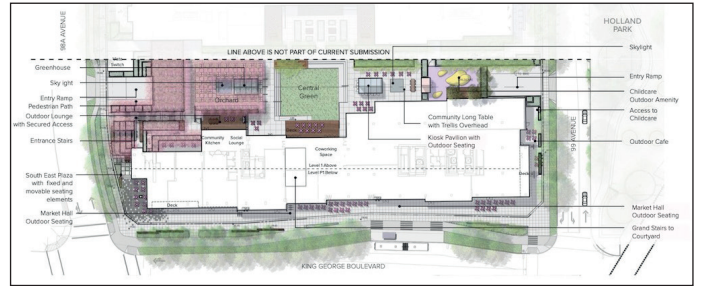
**Address:** 9873 King George Blvd

**Proposal:** 19-Storey Rental Residential (243 Units)  
11-Storey Office / Retail (228,383 SF)

**Developer:** Century Group

**Architect:** ZGF Architects

**Completion:** 2024





# Construction

No new projects began construction during the past month, however one project completed construction - 28-Storey Linea by Rize at 104 Ave & 133 St.

As of May 2021, there are 17 major projects under construction in City Centre, representing approximately **15 high-rises**, and **8 low-rises**.

## Active Construction

- 13 - 0285 | **Briza** | 5-Storey Residential (65 Units)
- 15 - 0237 | **Centra** | 23-Storey Residential (164 Units)
- 15 - 0390 | **La Voda** | 6-Storey Residential (156 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 (57,736 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)

## Completions

- 11 - 0075 | **Linea** | 28-Storey Residential (206 Units)



Units  
5,339



Office  
312,179 SF



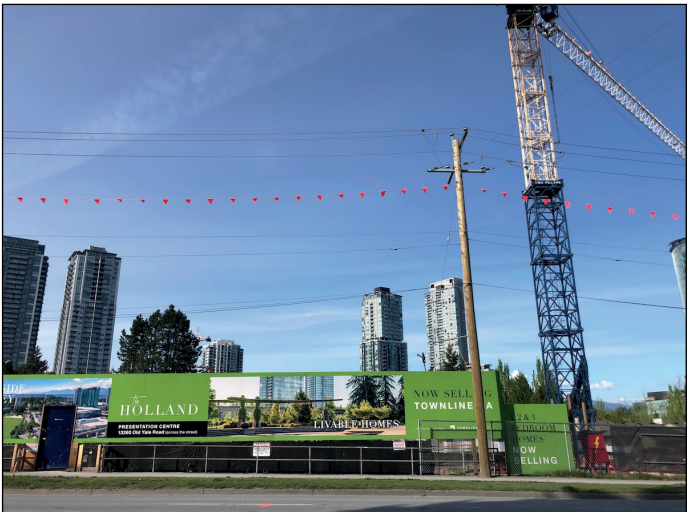
Retail  
164,220 SF



Linea now complete at 104 Ave & 133 St



Legion Veterans Village / Parc Centrale rising at City Parkway & 106 St



Crane now installed at the Holland on Old Yale Rd



Rosewood Transitional Housing Project rising on 137 St



Street frontage upgrades underway along 132 St at Camellia Seniors Living



BlueSky's University District beginning to rise above ground at 104 Ave & University Dr



King George Hub nearing completion along Fraser Highway



New Multi-Use Path along Fraser Hwy at King George Hub



Excavation underway for Centra on 101 Ave



North-west view of One Central's podium along 133A St



North-east view of One Central



One Central's podium (left) rising to its ultimate 13-Storey height, with the main tower (right) following behind