

Surrey City Centre Development Update

June 2021



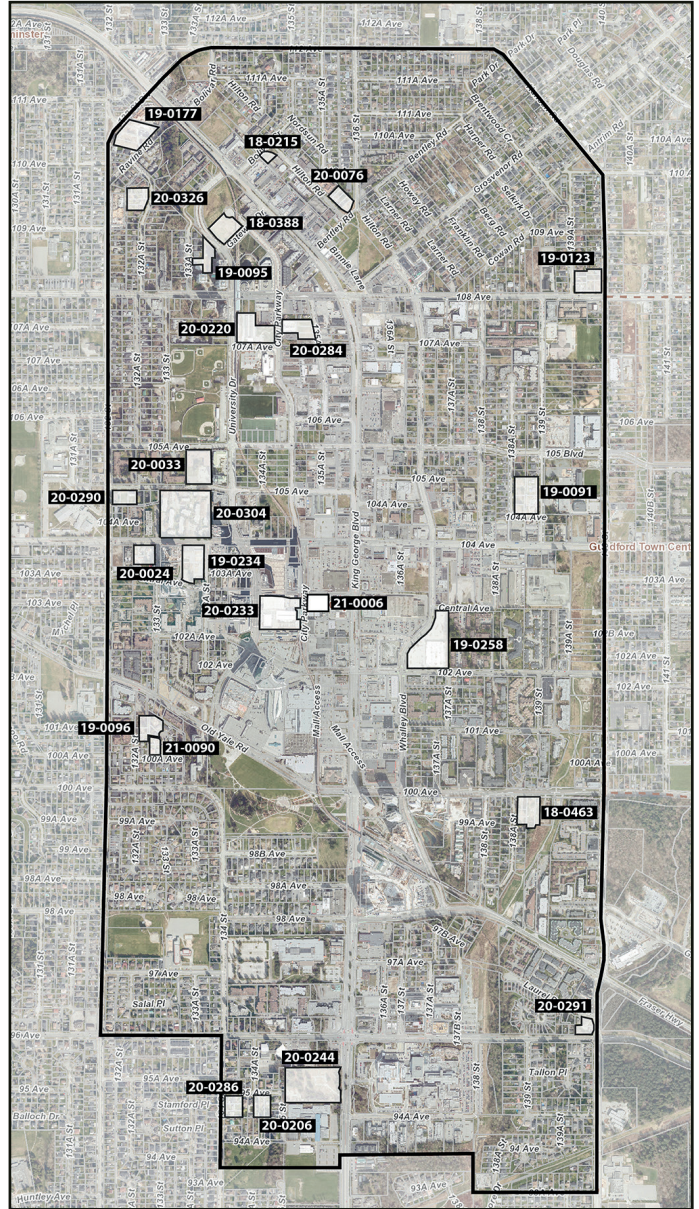
Development Applications

No new development applications were submitted in City Centre during the past month.

As of June 2021, there are 25 major development applications under initial review, consisting of approximately **27 high-rises**, and **21 low-rises**.

Active Applications (Pre-Council)

- 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 | 20 + 47-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)
- 21 - 0090 | 100A Ave & 133 St | 6-Storey Residential (101 Units)



Units
*10,193+



Office
*1,718,760+ SF



Retail
*39,876+ SF

**Preliminary estimates subject to change*

Council Approvals

One project received preliminary approval from Surrey City Council during the past month.

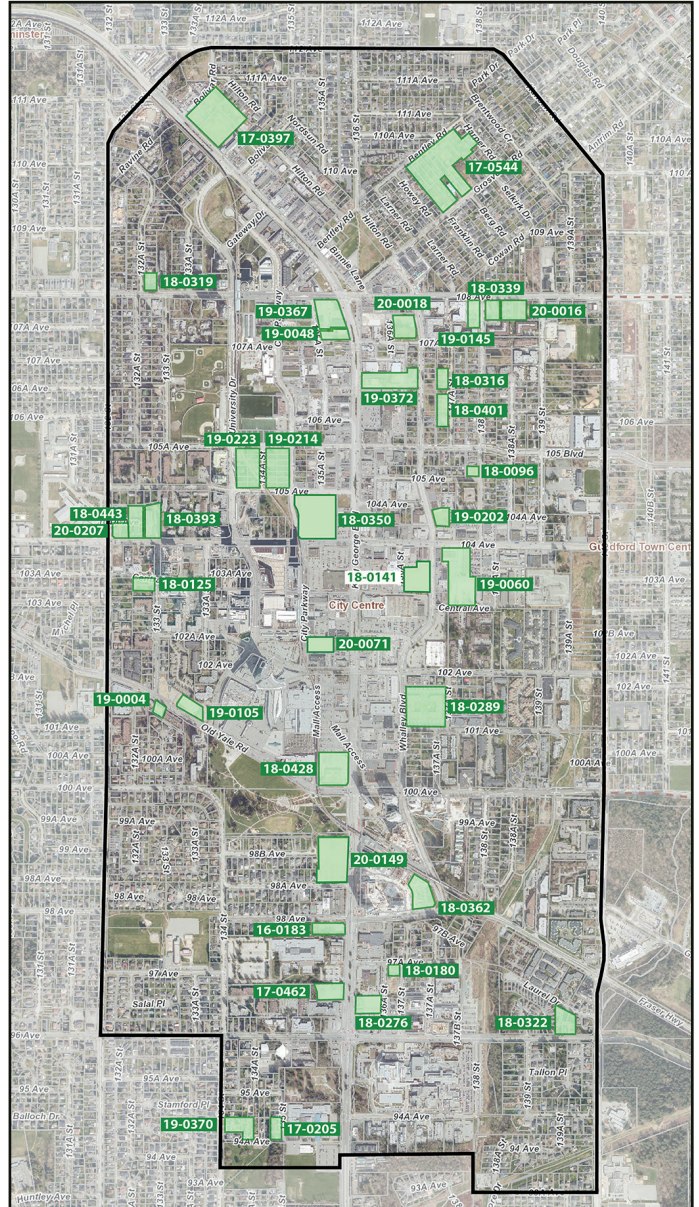
As of June 2021, there are 37 approved major projects in City Centre, consisting of **43 high-rises**, and **24 low-rises**.

New Approvals

18 - 0141 | Janda Tower | 36-Storey Residential (332 Units), Office/Retail (38,373 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 - 0096 | 138 St & 105 Ave | 6-Storey Residential (28 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 - 0004 | Park Central | 6-Storey Residential (43 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 - 0367 | Whalley Station | 51-Storey Residential (501 Units), Office/Retail (243,485 SF)
- 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 - 0149 | Holland Parkside (Phase 1) | 19-Storey Rental (243 Units), Office/Retail (228,383 SF)
- 20 - 0207 | Sunshine Housing Co-op | 6-Storey Affordable Residential (69 Units)



Units
15,421



Office/Institutional
1,622,500 SF



Retail
174,379 SF

18 - 0141 | Janda Tower

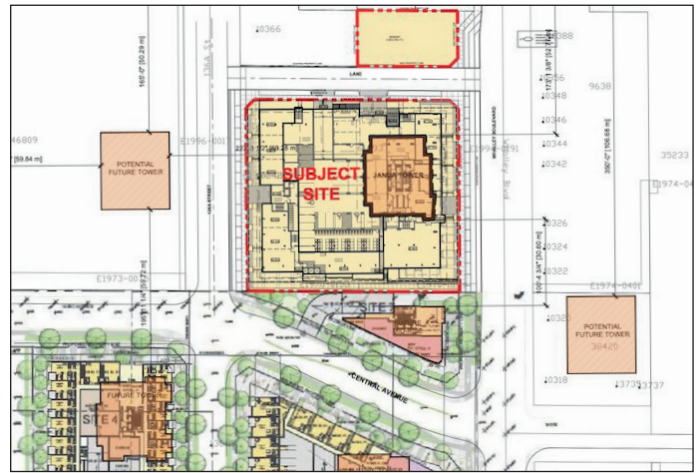
Janda Tower received 3rd Reading (Preliminary Approval) by Surrey City Council on May 31. Located just north of Anthem's Georgetown development on Whalley Blvd, the project includes a 36-Storey residential tower above an office & retail podium with a childcare centre. An expansive outdoor terrace is also proposed on the podium's rooftop.

Address: Whalley Blvd & Central Ave
Proposal: 36-Storey Residential (332 Units)
Office (26,016 SF)
Retail (12,335 SF)

Developer: Janda Group

Architect: Focus

Expected Completion: 2025



Construction

No new projects began construction during the past month, however one project completed construction.

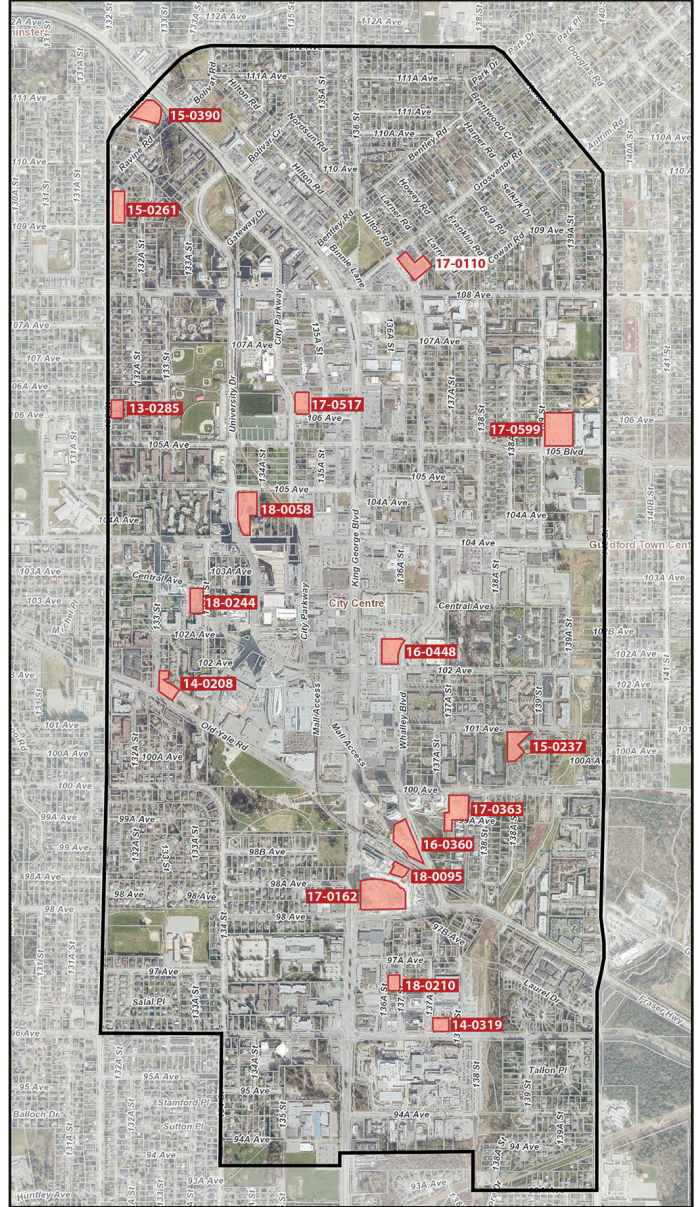
As of June 2021, there are 16 major projects under construction in City Centre, representing approximately **15 high-rises**, and **7 low-rises**.

Active Construction

- 13 - 0285 | **Briza** | 5-Storey Residential (65 Units)
- 15 - 0237 | **Centra** | 23-Storey Residential (164 Units)
- 15 - 0390 | **Ledgeview** | 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 - 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

- 17 - 0110 | **Maverick** | 5-Storey Residential (125 Units)



Units
5,214



Office
312,179 SF



Retail
164,220 SF



Maverick at Whalley Blvd & Grosvenor Rd completed in May



Park Boulevard nearing completion on Whalley Blvd near 100 Ave



Exterior progress on Parker at 105 Ave & 139 St



Ledgeview (formerly La Voda) rising at 132 St & King George Blvd



Rosewood Transitional Housing rising on 137 St



City Centre 3 nearing completion on 96 Ave across from Surrey Memorial Hospital



One Central rising in West Village



University District rising at 104 Ave & University Dr



Glazing installation underway on Georgetown retail / townhouse podium



King George Hub (Phase C) Rental Tower nearing completion



Work beginning on 2-storey standalone restaurant at King George Hub



King George Hub retail plaza nearing completion