



DEVELOPMENT UPDATE

July 2021



GENERAL UPDATES

New to Market



Flamingo Block - 36-Storey (86 Unit) condominium & 6-Storey Office/Retail project by Tien Sher Group



Hendrix - 6-Storey (86 Unit) condominium project by Sync Properties located at 108 Ave & 138 St



Oak & Onyx - 5 to 6-Storey (173 Unit) condominium project by ML Emporio located at 96 Ave & 140 St



Quinn - 6-Storey (174 Unit) condominium project by Porte located at 94A Ave & 134 St

DEVELOPMENT APPLICATIONS

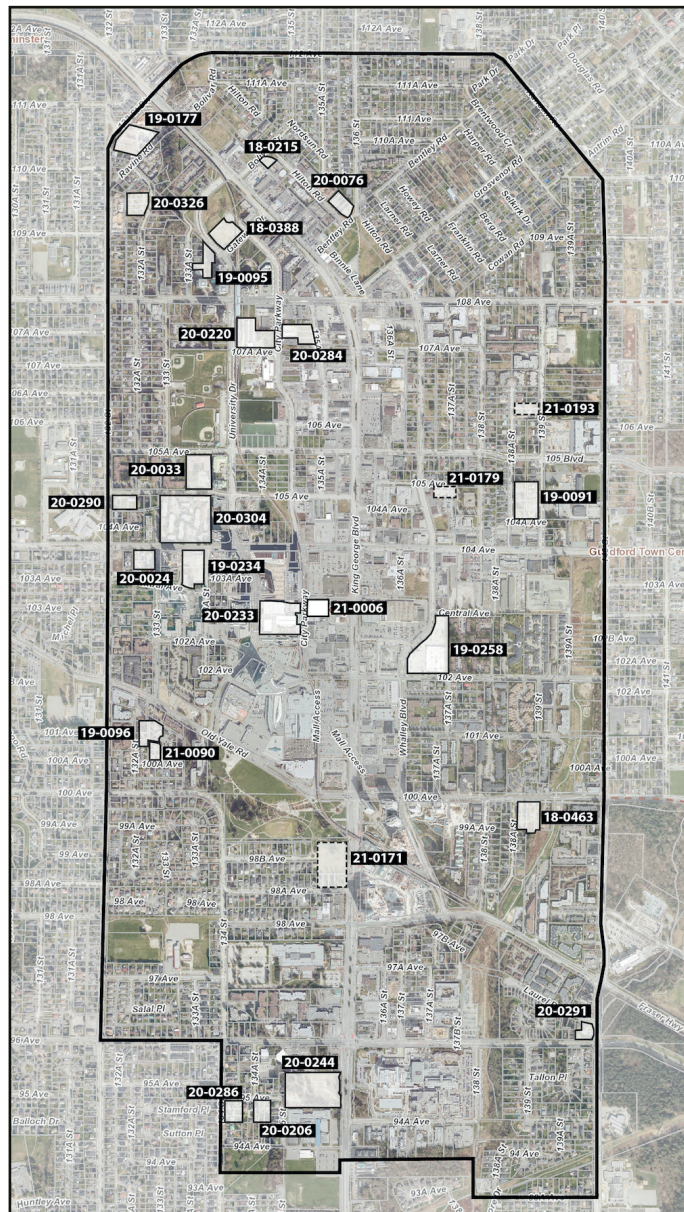
The past month saw **3** new major development applications submitted within City Centre. As of July 2021, there are **27** major development applications under initial review, representing approximately **29 high-rise** and **21 low-rise** buildings.

New Applications

- 21 - 0171 | **Holland Parkside (Phase 2)** | 36 + 42-Storey Residential (752 Units)
- 21 - 0179 | **105 Ave & Whalley Blvd** | 6-Storey Residential
- 21 - 0193 | **106 Ave & 138A St** | 6-Storey Rental Residential (134 Units)

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 - 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 1** | 19 + 47-Storey Office (1,181,500 SF) Retail (22,884 SF), Inst. (152,783 SF)
- 20 - 0244 | **Innovation Village** | 12 + 31 + 37-Storey Residential (932 Units), Office (67,468 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** | 9 - 48-Storey Residential (2,450 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

*10,819+



Office

*1,501,640+ SF



Retail

*51,919+ SF

*Preliminary estimates subject to change

21 - 0171 | Holland Parkside (Phase 2)

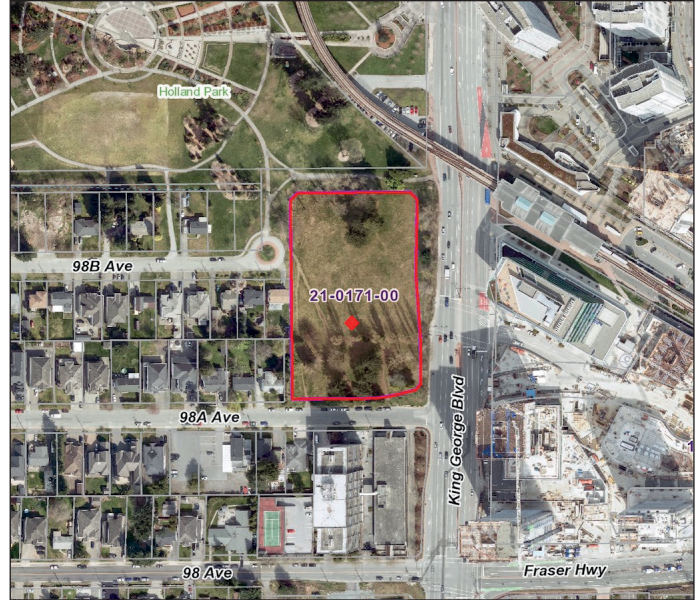
Address: King George Blvd & 98A Ave

Proposal: 36 + 42-Storey Market Residential (752 Units)

Applicant: Century Group

A detailed Development Permit application has been submitted by Century Group for phase 2 of their Holland Parkside development on King George Blvd across from King George Station. Phase 2 is to consist of a pair of 36 & 42-storey market residential towers with 752 units set just to the west of phase 1 at the rear of the site.

The overall Holland Parkside development received Rezoning, Subdivision, and General Development Permit approvals in 2020. Clearing of the site is already underway for commencement of Phase 1 which will consist of a 10-storey office tower and 19-storey rental residential tower above retail.



21 - 0171 | Holland Parkside (Phase 2) | 36 & 42-Storey Residential

21 - 0179 | 105 Ave & Whalley Blvd

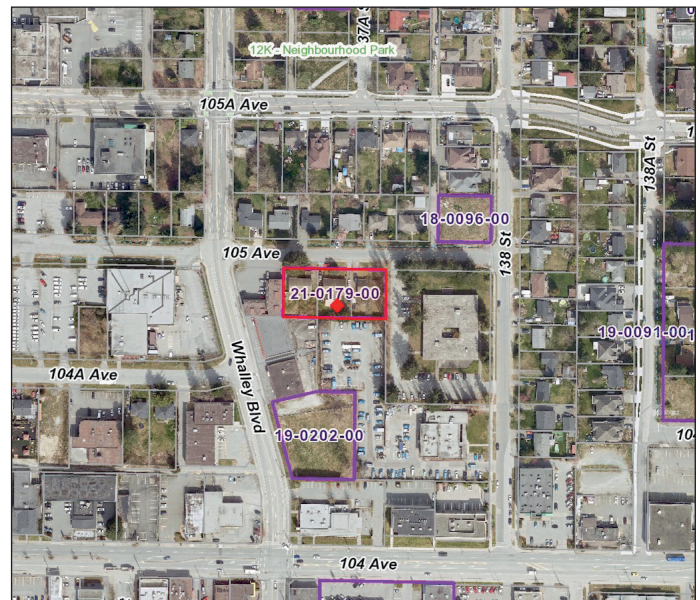
Address: 105 Ave & Whalley Blvd

Proposal: 6-Storey Residential (Units TBD)

Applicant: Trilliam Projects

A Rezoning, Subdivision, and general Development Permit application has been submitted by Trilliam Projects for a 6-storey rental residential building on a site located in the Forsyth neighbourhood of City Centre on 105 Ave just east of Whalley Blvd.

The site is currently made up of 3 single family lots, which would be consolidated as part of the application. The proposal complies with both the existing OCP and City Centre Plan designations on the site which allow for mid to high-rise residential up to 3.5 FAR.



21 - 0179 | 105 Ave & Whalley Blvd | 6-Storey Rental Residential

21 - 0193 | 106 Ave & 138A St

Address: 105 Ave & Whalley Blvd
Proposal: 6-Storey Residential (134 Units)
Applicant: Barnett Dembek Architects

A Rezoning, Subdivision, and Development Permit application has been submitted by Barnett Dembek Architects for a 6-storey residential building containing 134 units on a site located in the Forsyth neighbourhood of City Centre on 106 Ave between 138A St and 139 St.

The site is currently made up of 4 single family lots which would be consolidated as part of the application. The proposal complies with both the existing OCP and City Centre Plan designations on the site which allow for mid to high-rise residential up to 3.5 FAR.



21 - 0193 | 106 Ave & 138A St | 6-Storey Residential

APPROVED PROJECTS

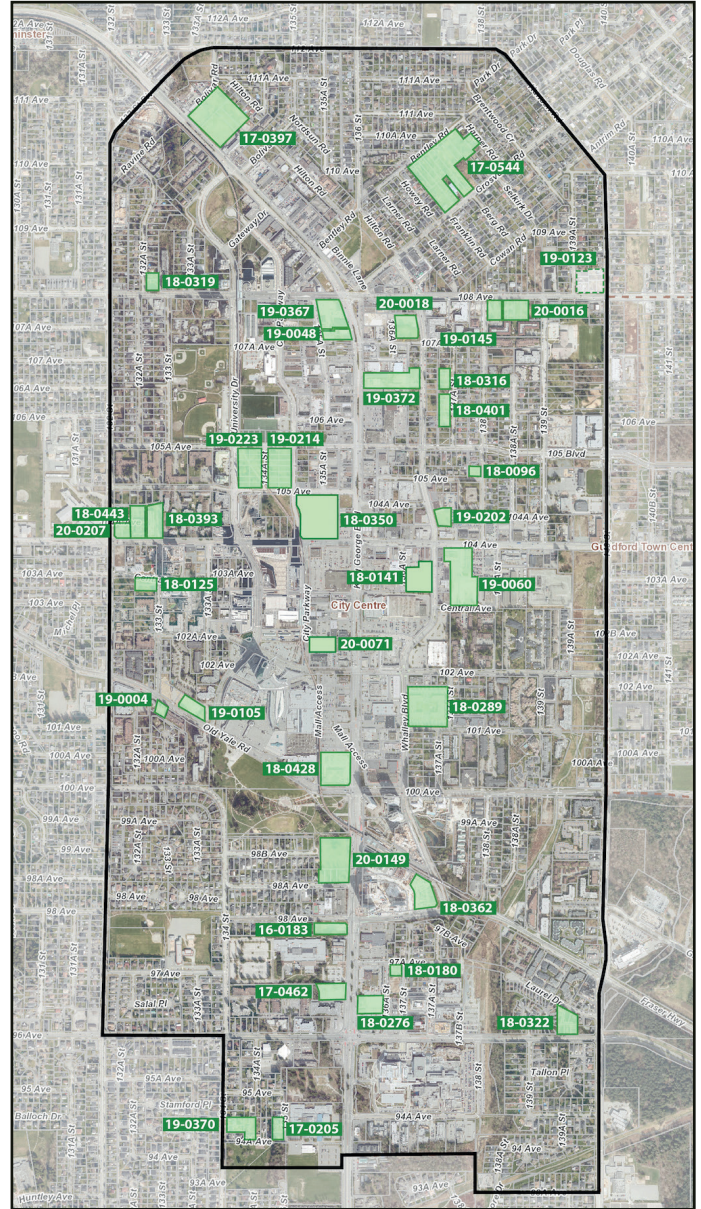
The past month saw **1** new project receive Conditional Approval (3rd Reading) from Surrey City Council. As of July 2021, there are **37** major projects approved in City Centre, representing **43 high-rise** and **25 low-rise** buildings.

New Approvals

19 - 0123 | **Viktor** | 6-Storey Residential (254 Units)

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 | **Melrose** | 26-Storey Residential (223 Units)
- 18 - 0141 | **Janda Tower** | 36-Storey Residential (332 Units), Office/Retail (38,373 SF)
- 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 | **Oak & Onyx** | 5 + 6-Storey Residential (173 Units)
- 18 - 0339 | **Hendrix** | 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 - 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** | 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
15,534



Office/Institutional
1,622,500 SF



Retail
174,379 SF

19 - 0123 | Viktor

This 6-Storey project by ML Emporio Properties received 3rd Reading (Preliminary Approval) by Surrey City Council on June 28. Located on the north-west corner of 108 Ave & 140 St, the project will bring 254 market residential units within 2 buildings designed by DF Architecture.

Address: 108 Ave & 140 St

Proposal: 6-Storey Residential (254 Units)

Developer: ML Emporio Properties

Architect: DF Architecture

Expected Completion: 2025



View looking north-west from the corner of 108 Ave & 140 St

CONSTRUCTION UPDATES

The past month saw **1** new major construction start and **2** completions. As of July 2021, there are 15 major projects under construction in City Centre, representing **14 high-rise** and **7 low-rise** buildings.

New Construction

19 - 0145 | Q5 | 6-Storey Residential (128 Units)

Active Construction

- 13 - 0285 | Briza | 5-Storey Residential (65 Units)
- 15 - 0237 | Centra | 23-Storey Residential (164 Units)
- 15 - 0390 | Ledgerview | 6-Storey Residential (156 Units)
- 14 - 0208 | The Holland (Phase 1) | 25-Storey Residential (250 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 | Parc Centrale | 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

- 14 - 0319 | City Centre 3 | 10-Storey Office (117,359 SF), Retail (10,644 SF)
- 15 - 0261 | Camellia | 5-Storey Seniors Residential (117 Units)



Units
5,238



Office
153,576 SF



Retail
194,820 SF

NEW CONSTRUCTION



Q5 - Excavation now underway

ACTIVE CONSTRUCTION



Park Boulevard - View of main entry from Park Place Plaza



The Holland - Parking levels construction nearing grade



Parker - Exterior work continues View along 105 Blvd



King George Hub - Residential entries for 'Hub One & Two' along Fraser Hwy



Parc Centrale - Continuing to rise at City Parkway & 106 Ave



Briza - Parking levels construction nearing grade



Georgetown One - Work continues on main tower and podium



Centra - Crane now installed



University District - Construction of podium levels underway along University Dr



King George Hub - Rental tower 'The Line' nearing completion



One Central - Glazing installation now underway on podium



Rosewood - Building frame now topped off at level 5

COMPLETIONS



Camellia - 5-Storey Seniors Living now complete



City Centre 3 - 10-Storey Office & Retail now complete