



# DEVELOPMENT UPDATE

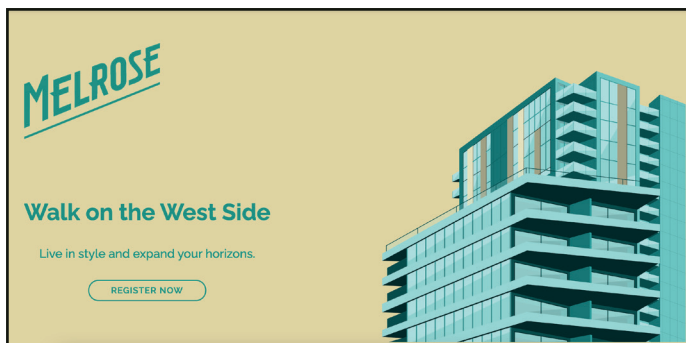
*August 2021*

[SurreyCityCentre.ca](http://SurreyCityCentre.ca)



# GENERAL UPDATES

## New to Market



**Melrose** - This 26-Storey (223 Unit) condominium project by ML Emporio located at 133 St & Central Ave has begun pre-sales marketing and is now open for registration.



**Victor** - This 6-Storey, 2-building (254 Unit) condominium project by ML Emporio located at 108 Ave & 140 St has begun pre-sales marketing and is now open for registration.

## Parks & Recreation



**City Centre Sports Complex** - At the end of June, Council awarded Shape Architecture a contract for the design of a new City Centre Sports Complex to be located next to the existing Chuck Bailey Recreation Centre. The new facility will be a state-of-the-art recreation hub complimenting existing facilities in the area.

## Public Art



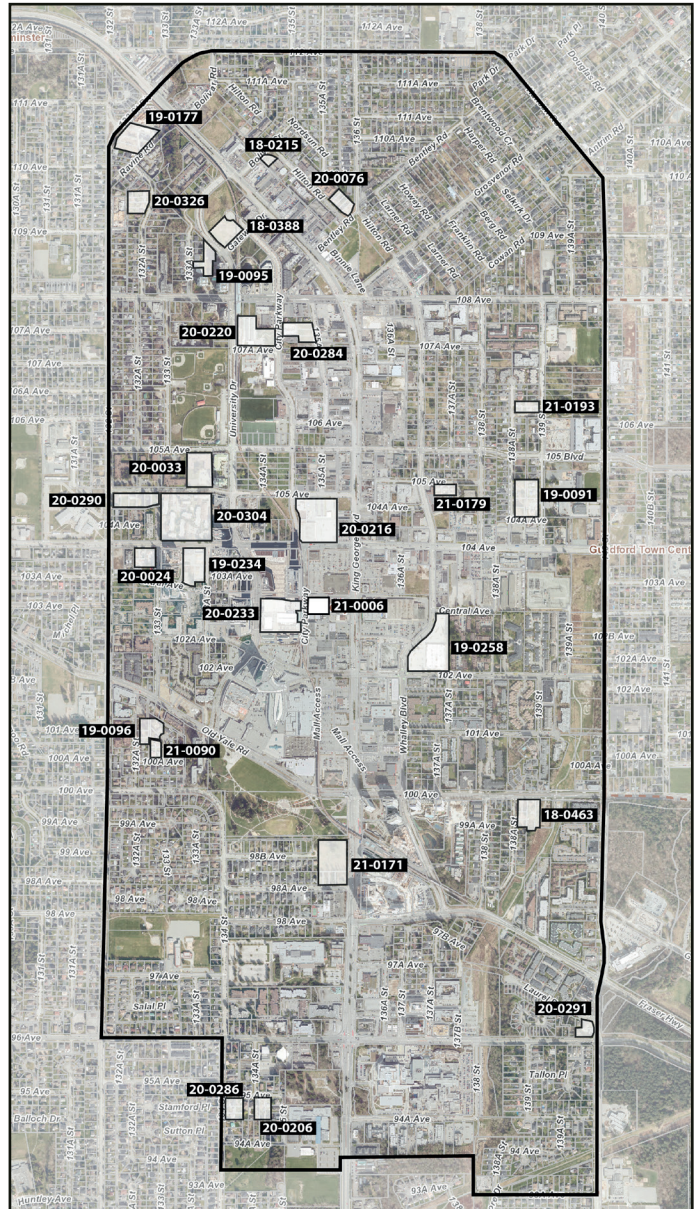
**Mural at King George Hub** - A new mural has been approved for a retail high-street rooftop within King George Hub. The art-piece titled "Star Field on Old Yale Road" is intended to resemble an aged billboard, and pay tribute to the early 20th century history of the area.

# DEVELOPMENT APPLICATIONS

The past month saw no new major development applications submitted within City Centre. As of August 2021, there are **27** major development applications under initial review, representing approximately **27 high-rise** and **22 low-rise** buildings.

## Active Applications (Pre-Council)

- 18 - 0215 | 13464 Bolivar Cr | 6-Storey Residential
- 18 - 0388 | 13433 Gateway Dr | 28 + 30-Storey Residential
- 18 - 0463 | 100 Ave & 138A St | 6-Storey Residential (449 Units)
- 19 - 0091 | Porte (104A Ave & 139 St) | 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 | Neon @ West Village | 43-Storey Residential (487 Units)
- 19 - 0258 | Toys (Anthem) | 33 + 33 + 35-Storey Residential (1,299 Units), Retail (26,635 SF)
- 20 - 0024 | Sequoia | 24-Storey Residential (247 Units)
- 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 - 0216 | Brightside (Phase 2) | 50-Storey Condo (371 Units), Office (206,064 SF), Retail (30,744 SF)
- 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 - 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 (248 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)
- 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)



Units

\*10,567+



Office

\*1,640,236+ SF



Retail

\*82,663+ SF

\*Preliminary estimates subject to change

# APPROVED PROJECTS

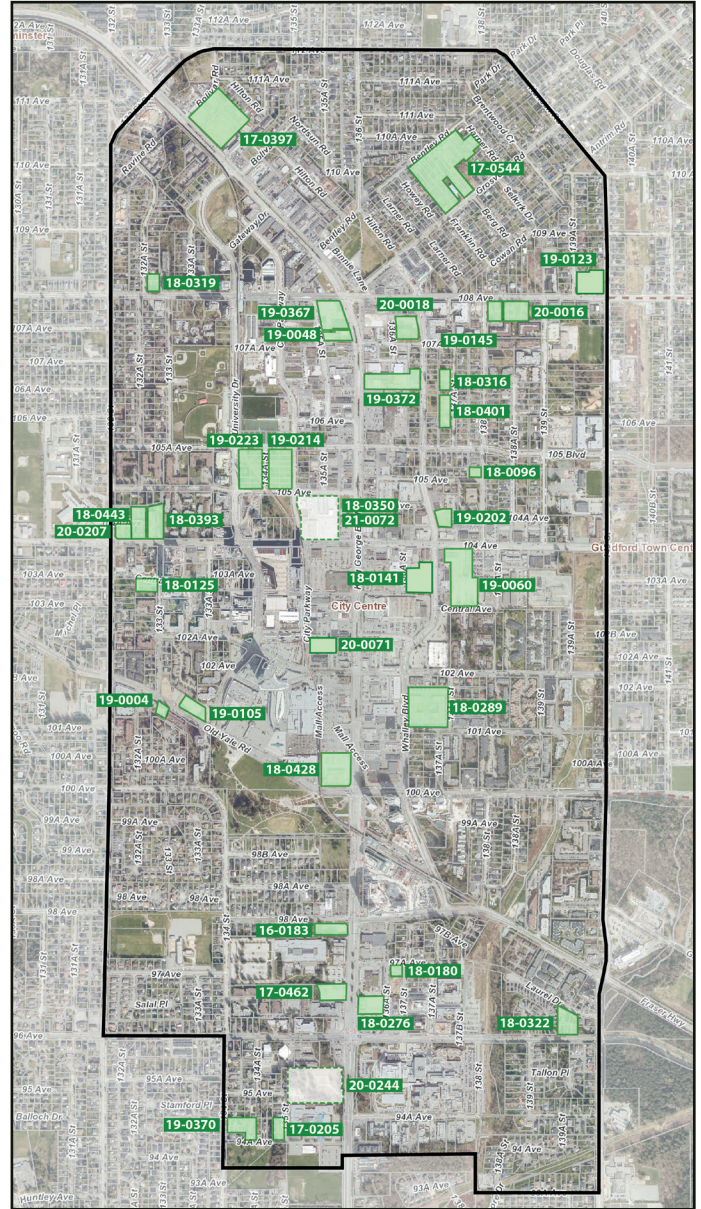
The past month saw **2** major projects receive approvals from Surrey City Council. As of August 2021, there are **37** major projects approved in City Centre, representing **40 high-rise** and **25 low-rise** buildings.

## New Approvals

- 20 - 0244 | **Innovation Village** | 12 + 31 + 37-Storey Residential (932 Units), Office/Retail (67,468 SF)
- 21 - 0072 | **Brightside (Phase 3)** | 51-Storey Residential / Rental (563 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 - 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 - 0350 | **Brightside (1)** | 38-Storey Rental (373 Units), Retail (2,609 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 Two** | 32-Storey Residential (308 Units)
- 19 - 0123 | **Viktor** | 6-Storey Residential (254 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 (1)** | 35-Storey Condo (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  
14,433



Office/Institutional  
1,248,906 SF



Retail  
103,395 SF

## 20 - 0244 | Innovation Village

This 3-tower mixed-use project by WestStone Group on King George Blvd across from Surrey Memorial Hospital received 3rd Reading (Preliminary Approval) on July 26. The application is seeking a Rezoning, OCP & City Centre Plan Amendment, and General Development Permit to allow for three towers to be built in phases.

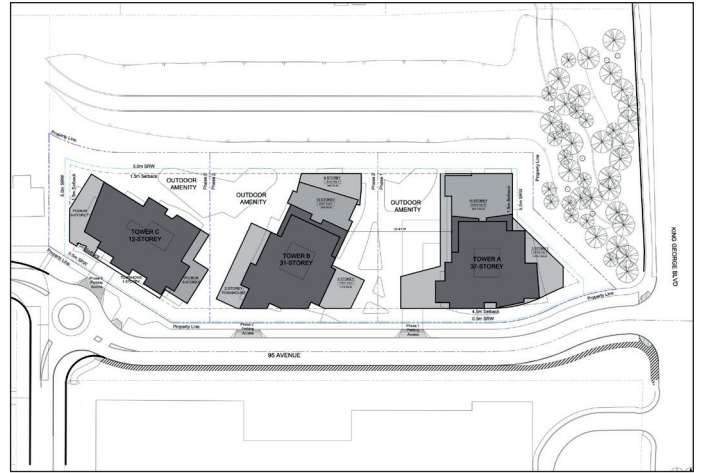
The tallest tower (37-storeys) closest to King George Blvd is to contain retail & office space on levels 1-5 with residential above. The remaining 2 towers to the east (31 & 12-storeys) are to be entirely residential. Separate detailed Development Permit applications are to follow in the future for each building.

**Address:** King George Blvd & 95 Ave  
**Proposal:** 12 + 31 + 37-Storey Residential  
(254 Units)  
Office, Retail (67,468 SF)

**Developer:** WestStone Group

**Architect:** IBI Group

**Expected Completion:** TBD



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

### 21 - 0072 | Brightside (Phase 3)

Phase 3 of BlueSky's Brightside development went to Council on July 12, receiving approval to approval to draft Development Permit. This phase of the project will include a 51-Storey mixed condo / rental tower and 2-storey standalone amenity building on the north-east corner of the site along 105 Ave.

The overall Brightside development originally received Rezoning and General Development Permit approval back in March 2020, later revised in February 2021 to include a 4th tower. Phase 1 will consist of a 38-storey rental tower on the south-west corner of the site at 104 Ave & City Parkway.

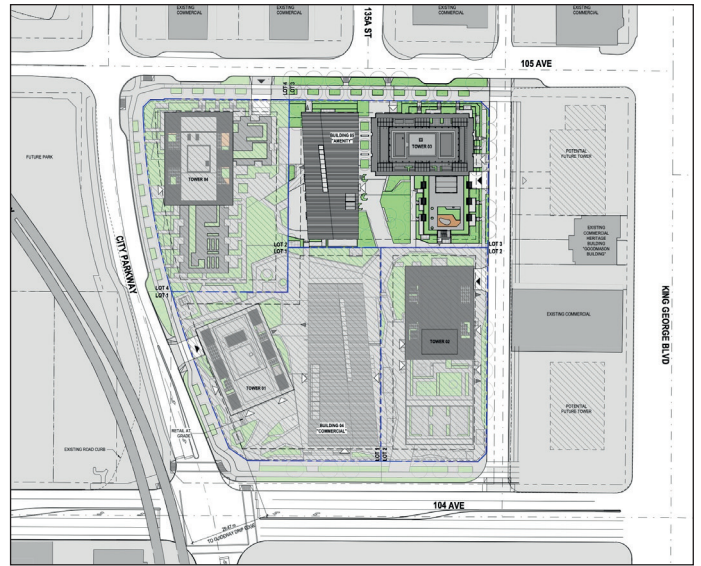
**Address:** 105 Ave & 135A St

**Proposal:** 51-Storey Condo / Rental (563 Units)

**Developer:** BlueSky

**Architect:** Perkins + Will

**Expected Completion:** 2025



View looking south-west from King George Blvd towards Tower 3



View of 2-storey amenity building along 105 Ave



View of Tower 3 base - looking south along new green lane from 105 Ave

# CONSTRUCTION UPDATES

The past month saw **2** new major construction starts and **1** completion. As of August 2021, there are 16 major projects under construction in City Centre, representing **15 high-rise** and **7 low-rise** buildings.

## New Construction

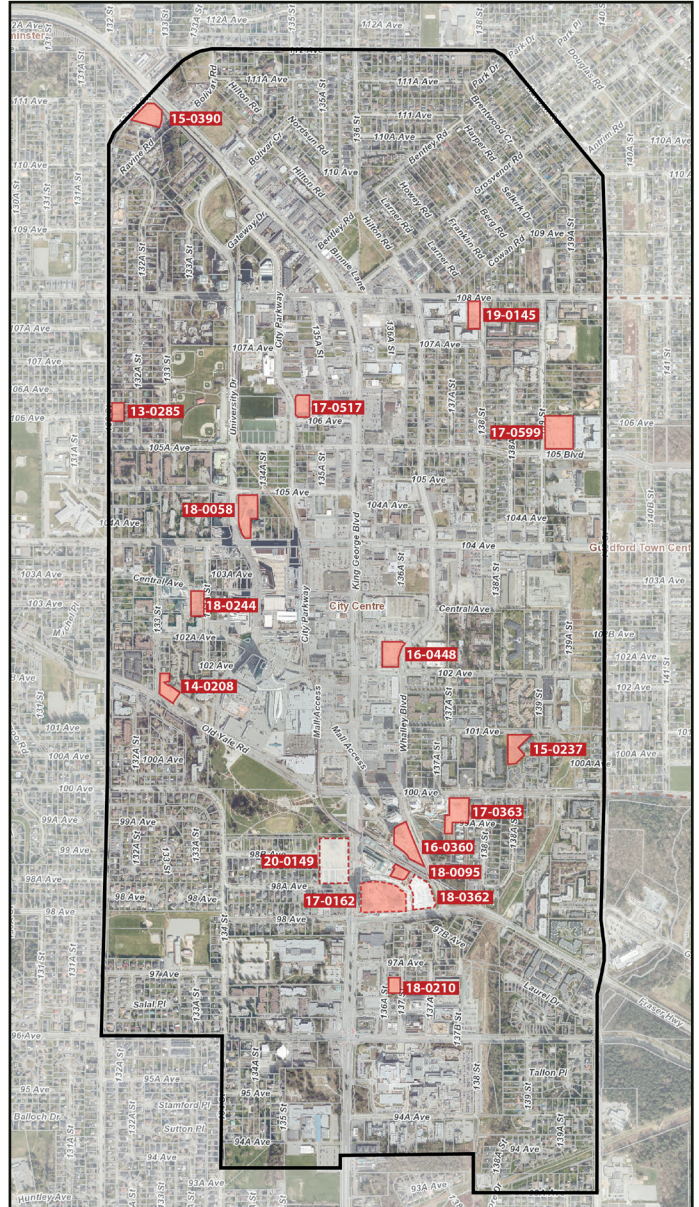
- 18 - 0362 | **Plaza One & Two** | 41 + 44-Storey Condo (886 Units), Office/Retail (45,467 SF)
- 20 - 0149 | **Holland Parkside (1)** | 19-Storey Rental (243 Units), Office/Retail (228,383 SF)

## Active Construction

- 13 - 0285 | **Briza** | 5-Storey Condo (65 Units)
- 15 - 0237 | **Centra** | 23-Storey Condo (164 Units)
- 15 - 0390 | **Ledgeview** | 6-Storey Condo (156 Units)
- 14 - 0208 | **The Holland (Phase 1)** | 25-Storey Condo (250 Units)
- 16 - 0360 | **Park Boulevard** | 41-Storey Condo (419 Units)
- 16 - 0448 | **Georgetown One** | 30-Storey Condo (351 Units), Retail (15,435 SF)
- 17 - 0363 | **Park George** | 35 + 39-Storey Condo (784 Units)
- 17 - 0517 | **Parc Centrale** | 20-Storey Condo (236 Units), Office/Legion (57,736 SF)
- 17 - 0599 | **Parker** | 4-Storey Condo (218 Units)
- 18 - 0058 | **University District** | 28 + 37-Storey Condo (742 Units), Retail (2,314 SF)
- 18 - 0095 | **The Line @ King George Hub** | 34-Storey Rental (371 Units), Retail (9,322 SF)
- 18 - 0210 | **Rosewood** | 5-Storey Social Housing (85 Units)
- 18 - 0244 | **One Central** | 44-Storey Condo (550 Units), Retail (4,594 SF)
- 19 - 0145 | **Q5** | 6-Storey Condo (128 Units)

## Completions

- 17 - 0162 | **King George Hub (B)** | 15-40-Storey Residential (736 Units), Office/Retail (258,995 SF)



Units  
5,631



Office  
292,734 SF



Retail  
71,901 SF

## NEW CONSTRUCTION



**Holland Parkside** - Excavation now underway for Phase 1 of Holland Parkside



**Plaza One & Two @ King George Hub** - Excavation now underway for the final phase of King George Hub



# ACTIVE CONSTRUCTION



**Rosewood** - Glazing installation underway



**The Holland** - Work beginning on level 1 above grade



**Park Central** - Podium now topped out - main tower to begin rising above



**University District** - Towers beginning to rise on University Dr and 105 St



**Parc Centrale** - Glazing installation underway on lower levels



**Park Boulevard** - Main entry nearing completion



**Georgetown One** - Construction starting on new 102 Ave



**Park George** - Excavation pit nearing bottom



**Ledgeview** - Topped out at 6-storays with glazing and cladding installation underway

# COMPLETIONS



**King George Hub** - Phase B now substantially complete with residential towers ready for occupancy. Retail and office to follow.