



DEVELOPMENT UPDATE

September 2021

SurreyCityCentre.ca



GENERAL UPDATES

New to Market



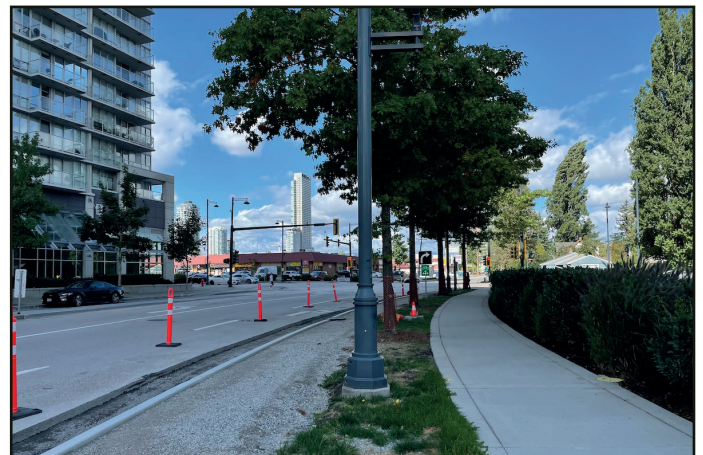
Holland Two - Phase 2 of Townline's 'The Holland' development on Old Yale Rd has now opened for registration. This final phase will bring 308 units to market in a 32-storey tower above a townhouse podium.

Public Art / Singage



SFU Surrey - New signage has been installed over the past month at the entrance of SFU Surrey's Sustainable Energy & Environmental Engineering Building. The design of the sign reflects the pattern on the facade of the new building with a 3D effect.

Street Upgrades



Whalley Blvd Bike Lanes - Construction has begun on new separated bike lanes along Whalley Blvd between 100 Ave & Fraser Hwy. The new bike lanes will connect existing bike lanes along 100 Ave to the new multi-use path on Fraser Hwy fronting King George Hub.

DEVELOPMENT APPLICATIONS

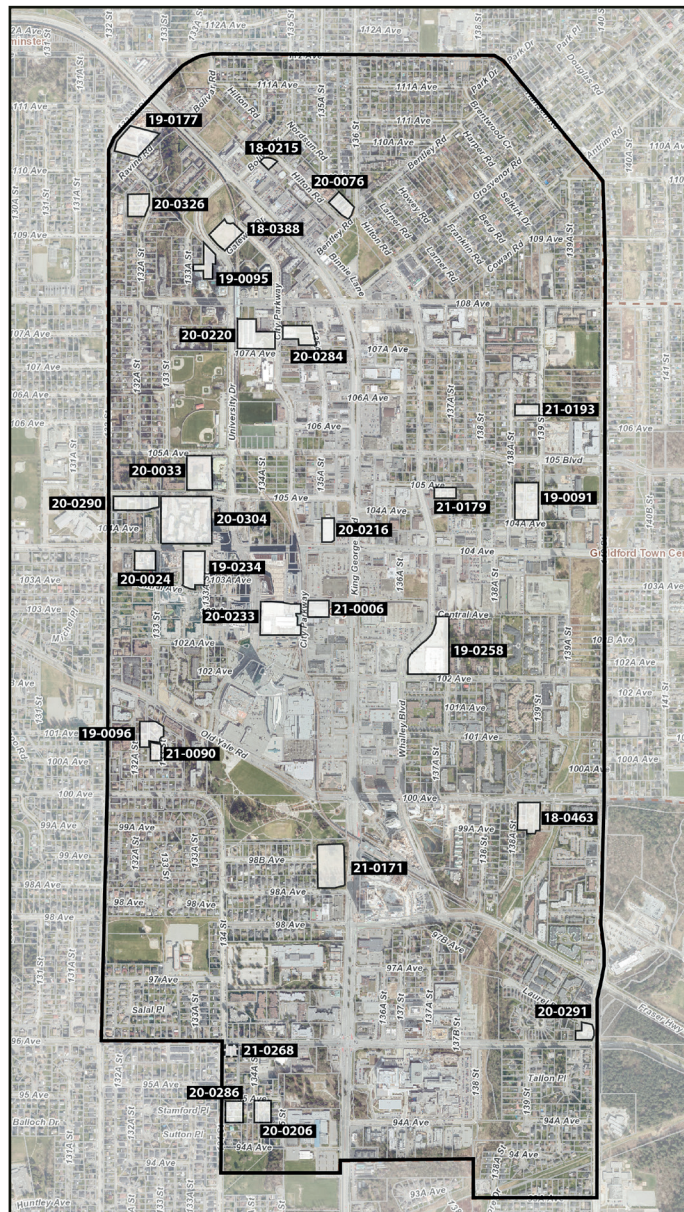
The past month saw one new development application submitted within City Centre. As of September 2021, there are **28** major development applications under initial review, representing approximately **27 high-rise** and **23 low-rise** buildings.

New Applications (Pre-Council)

21 - 0268 | 134 St & 96 Ave | 6-Storey Residential (61 Units)

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

*10,628+



Office

*1,640,236+ SF



Retail

*82,663+ SF

*Preliminary estimates subject to change

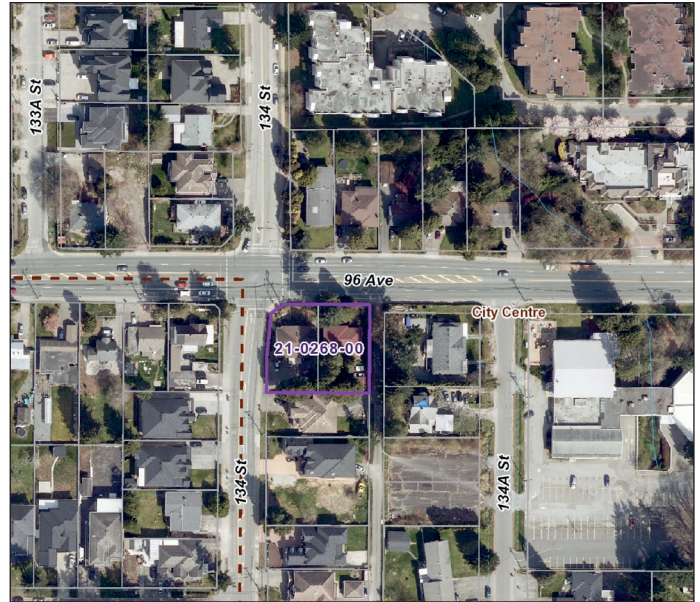
21 - 0268 | 134 St & 96 Ave

Address: 13412-13420 96 Ave

Proposal: 6-Storey Residential (61 Units)

Applicant: Flat Architecture

A Rezoning, Subdivision, and Development Permit application has been submitted by Flat Architecture for a 6-Storey residential building on the south-east corner of 134 St & 96 Ave. The project is proposing 61 units in total, and would replace two existing single family lots near Surrey Memorial Hospital.



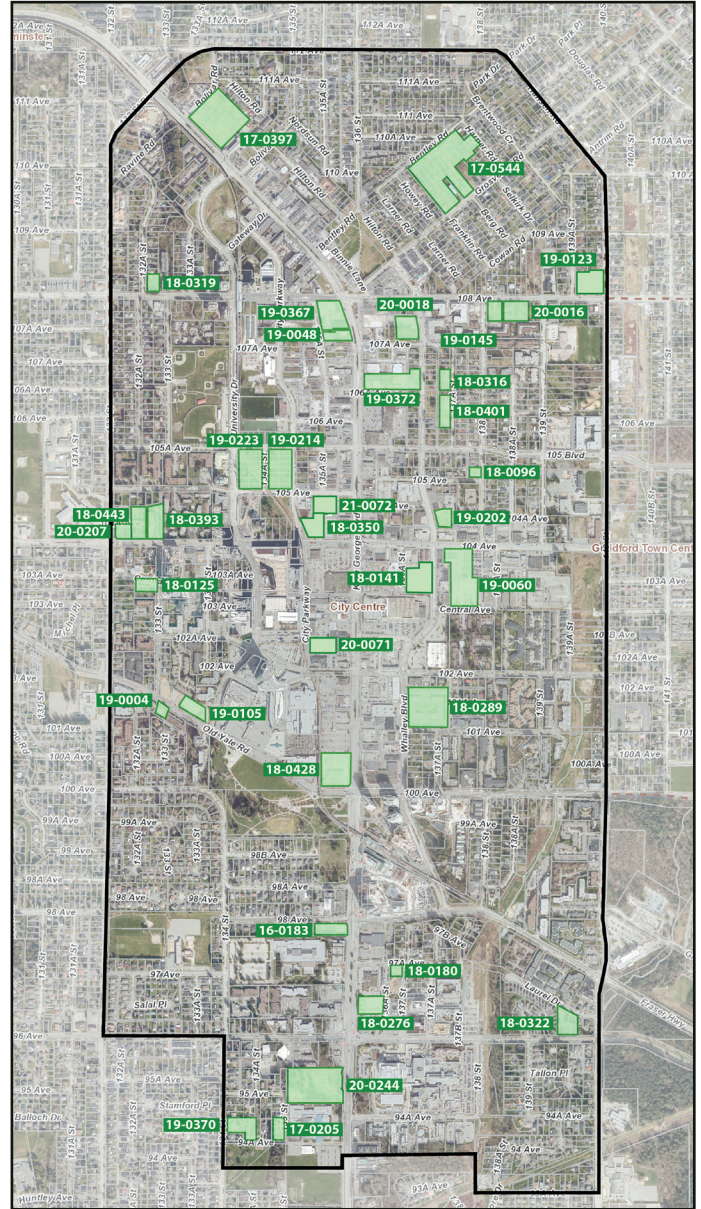
21 - 0268 | 134 St & 96 Ave | 6-Storey Residential

APPROVED PROJECTS

There were no Surrey Council meetings held during August due to summer break, therefore no new approvals. As of September 2021 there are **36** major projects approved in City Centre, representing **39 high-rise** and **25 low-rise** buildings.

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 - 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 | **Third 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)
- 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)



Units
14,162



Office/Institutional
1,248,906 SF



Retail
96,625 SF

CONSTRUCTION UPDATES

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

New Construction

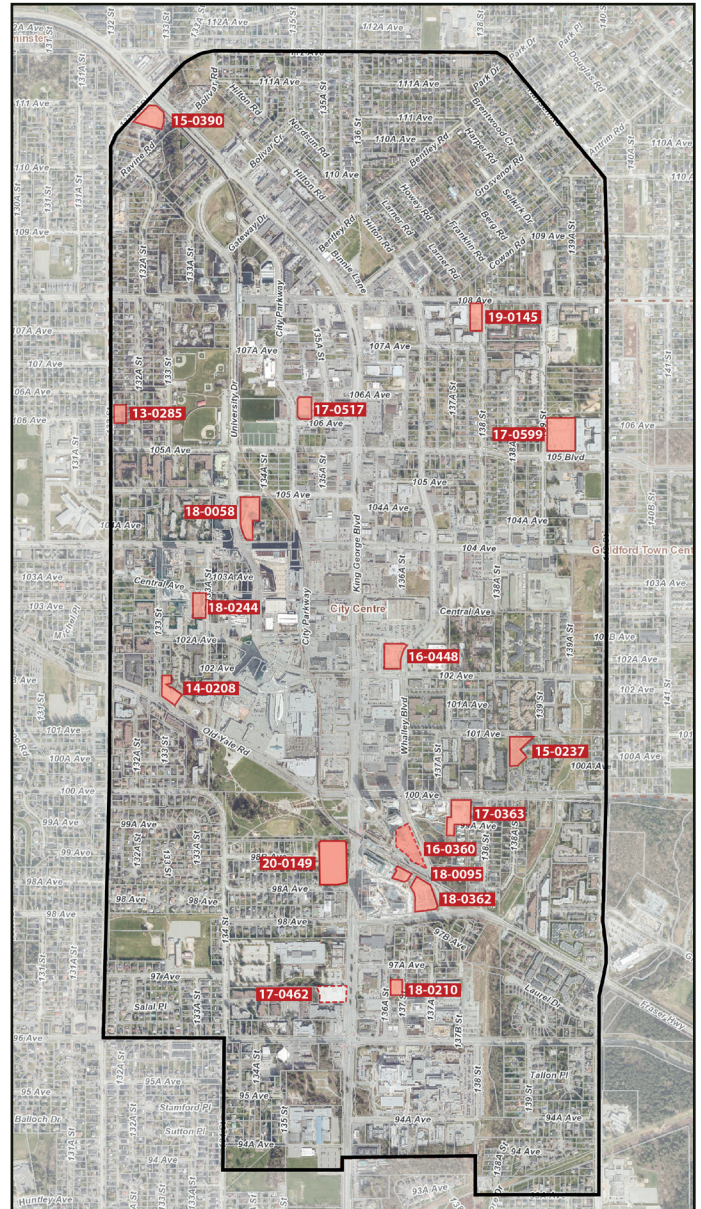
17 - 0462 | **Belvedere** | 27-Storey Residential (271 Units), Retail (6,770 SF)

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 - 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)
- 18 - 0362 | **Plaza One & Two** | 41 + 44-Storey Condo (886 Units), Office/Retail (45,467 SF)
- 19 - 0145 | **Q5** | 6-Storey Condo (128 Units)
- 20 - 0149 | **Holland Parkside (1)** | 19-Storey Rental (243 Units), Office/Retail (228,383 SF)

Completions

16 - 0360 | **Park Boulevard** | 41-Storey Condo (419 Units)



Units
5,483



Office
292,734 SF



Retail
78,671 SF

NEW CONSTRUCTION



Belvedere - Excavation now underway on this 27-storey residential tower, with ground level retail

ACTIVE CONSTRUCTION



The Holland - Beginning to rise at 133 St & Old Yale Rd



Briza - Work continuing on underground parking levels



Park Central - Main tower beginning to rise above podium - View from Central Ave & University Dr



University District - View of podium and main tower from University Dr



Holland Parkside - Excavation work continues



Parker - Exterior cladding mostly complete



Parc Centrale - Glazing installation underway on lower levels



Park George - 1st Crane now installed



Georatown One - View from corner of 102 Ave & Whalley Blvd

COMPLETIONS



Park Boulevard - Concord's Park Boulevard is now complete with occupancy expected in October