



DEVELOPMENT UPDATE

October 2021

SurreyCityCentre.ca



CITY CENTRE UPDATES

PUBLIC REALM

The new retail plaza at King George Hub is nearing completion, with public art now installed, and the area open to the public. Retailers are expected to begin moving in late Q4 2021 and early Q1 2022.



Public art within new retail plaza at King George Hub

DEVELOPMENT APPLICATIONS

As of October 2021, there are **28** major development applications under initial review within City Centre. The past month saw two new major development applications submitted:

- **21 - 0270 | 102A Ave & 133A St**
42-Storey Condo, Retail
- **21 - 0285 | 104 Ave & 138A St**
32-Storey Condo, Retail

KEY STATS



High-Rises under Initial Review

28



Low-Rises under Initial Review

17

Total Units

11,007*

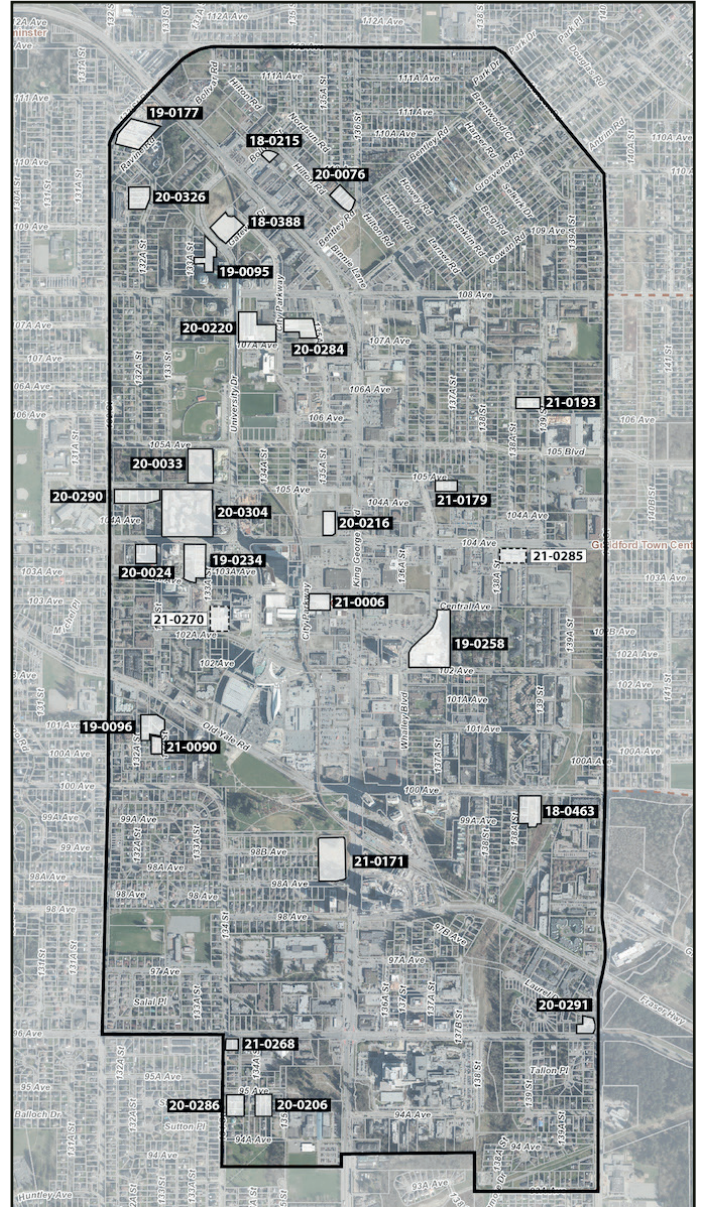
Total Retail

74,283 SF*

Total Office

458,736 SF*

**Preliminary / subject to change*



NEW APPLICATIONS

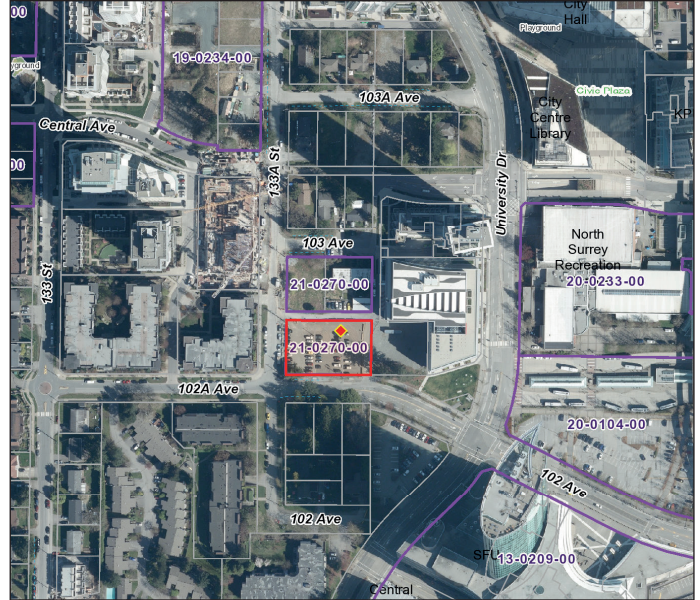
21 - 0270 | 102A Ave & 133A St

Address: 102A Ave & 133A St

Proposal: 42-Storey Condo (473 Units)
3,762 SF Retail

Applicant: IBI Group

A Rezoning, Subdivision, City Centre Amendment, and Development Permit application has been submitted by IBI Group for a 42-Storey residential tower above ground-level retail at the corner of 133A St & 102A Ave just to the west of SFU. The application is proposing to consolidate 5 existing lots, currently occupied by a gravel parking lot, a vacant lot, and a four-plex to create 473 residential units above 3,762 SF of retail.



21 - 0285 | 104 Ave & 138A Ave

Address: 104 Ave & 138A St

Proposal: 32-Storey Condo (339 Units)
11,043 SF Retail

Applicant: Streetside Developments

A Rezoning, Subdivision, OCP & City Centre Amendment, and Development Permit application has been submitted by Streetside Developments for a 32-Storey residential tower above a 6-storey podium with ground level retail on the south-east corner of 138A St & 104 Ave. The building would replace an existing car wash on the site with 339 residential units and 11,043 SF of retail.



DEVELOPMENT APPLICATIONS (UNDER REVIEW) LIST

#	NAME	USE	HEIGHT (Storeys)	UNITS	RETAIL (SF)	OFFICE (SF)	OTHER (SF)
18-0215	13464 Bolivar Cr	Condo	6	45	-	-	-
18-0388	13422 Gateway Dr	Condo	28+30	518	-	-	-
18-0463	100 Ave & 138A St	Condo	TBD (High-Rise)	449	-	-	-
19-0095	10925 University Dr	Condo, Office	TBD (Mid/High Rise)	500	-	17,007	-
19-0096	10095 133 St	Condo	6	208	-	-	-
19-0177	Ravine Rd & 132 St	Condo	4+6+6	300	-	-	-
19-0234	Neon @ West Village	Condo	43	487	-	-	-
19-0258	Anthem 'Toys' Site	Condo, Retail	6+6+33+33+35	1,299	26,635	-	-
20-0024	Sequoia	Condo	24	247	-	-	-
20-0033	13352 105A Ave	Condo	6+30	378	-	-	-
20-0076	Hilton Rd & Bentley Rd	Condo	6	106	-	-	-
20-0206	95 Ave & 134A St	Condo	6	131	-	-	-
20-0216	Brightside (Phase 2)	Condo, Retail, Office	50	371	30,744	206,064	-
20-0220	University Dr & 107A St	Condo	TBD (High Rise x 2)	TBD	-	-	-
20-0284	City Parkway & 107A St	Condo, Office	12+48	541	TBD	68,071	-
20-0286	95 Ave & 134 St	Condo	6	140	-	-	-
20-0290	105 Ave & 132 St	Condo	6	248	-	-	-
20-0291	96 Ave & 140 St	Condo	30	269	-	-	-
20-0304	Bristol	Condo, Rental, Retail, Daycare	11+38+40+43+44+48	2,201	2,099	-	4,650
20-0326	109 Ave & 132A St	Condo	TBD (Low-Rise)	159	-	-	-
21-0006	City Parkway & Central Ave	Condo, Office	TBD (High-Rise)	435	-	167,594	-
21-0090	101A Ave & 133 St	Condo	6	101	-	-	-
21-0171	Holland Parkside (Phase 2)	Condo	36+42	752	-	-	-
21-0179	105 Ave & Whalley Blvd	Rental	6	115	-	-	-
21-0193	106 Ave & 138A St	Condo	6	134	-	-	-
21-0268	96 Ave & 134 St	Condo	TBD (Low-Rise)	61	-	-	-
21-0270	102A Ave & 133A St	Condo, Retail	42	473	3,762	-	-
21-0285	104 Ave & 138A St	Condo, Retail	32	339	11,043	-	-
Total:				11,007	74,283	458,736	4,650

APPROVED PROJECTS

As of October 2021, there are **37** major projects approved within City Centre. The past month saw two additional projects receive 3rd Reading (Conditional Approval) from Surrey City Council:

- **19 - 0091 | 104A Ave & 138A St (Porte)**
6-Storey Condo
- **20 - 0233 | Center Block (Phases 1 & 2)**
19 + 47-Storey Office, Retail, Institutional

KEY STATS



Approved High-Rises
39



Approved Low-Rises
31

Total Units

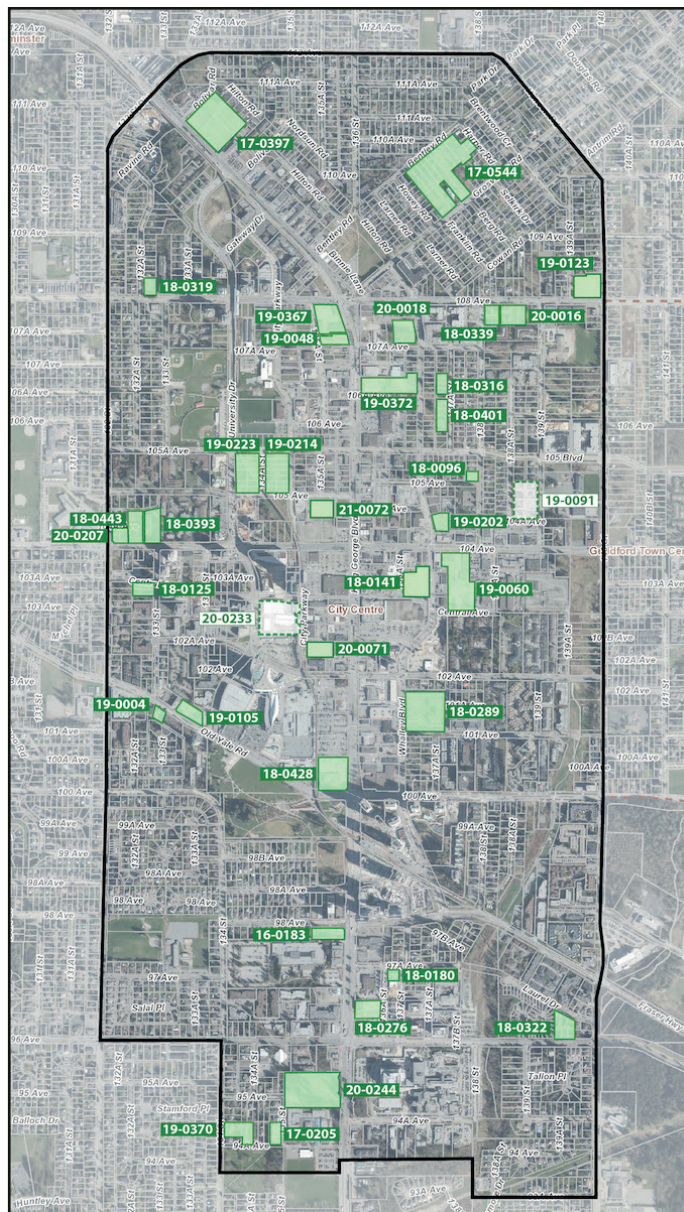
14,089

Total Retail

167,174 SF

Total Office

2,319,069 SF



NEW APPROVALS

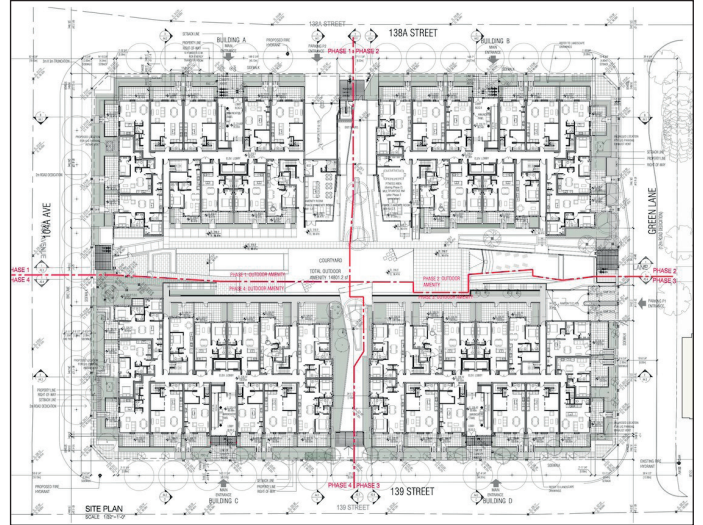
19 - 0091 | 104A Ave & 138A St (Porte)

Porte's next upcoming project in Surrey City Centre received 3rd Reading by Council on September 13. Occupying half a block between 138A St and 139 St north of 104A Ave, the 6-Storey project will include 299 units amongst 4 buildings to be constructed in phases. The project will replace 8 existing single family lots and close an existing lane, while opening a new green lane along the north edge of the site.

Designed by Studio One Architects, the buildings will create a more urban streetscape along 138A St & 139 St with 2-storey street-oriented townhomes integrated into the base of each building.

Address: 104A Ave & 138A St
Proposal: 6-Storey Condo x 4 (299 Units)
Developer: Porte Homes
Architect: Studio One

Expected Completion: 2024-2026



3D rendering of west side of buildings along 138A St frontage



View looking north-east from 104A Ave & 138A St

20 - 0233 | Centre Block (Phase 1 & 2)

Phase 1 & 2 of the much anticipated 'Centre Block' development received 3rd Reading from Council on September 13. Located on the former North Surrey Rec Centre site, the project is to consist of over 1 million square feet of office space between two towers (19 and 47-storays) above a retail and institutional base. The taller tower will become the tallest office tower in Metro Vancouver at 738 feet once complete. Additionally, the project will integrate with both Civic Plaza to the north and Surrey Central Station though new plaza space featuring a network of overhead canopies.

Address: City Parkway & 102A Ave
Proposal: 19 + 47-Storey Office (1,181,500 SF)
152,783 SF Institutional
22,884 SF Retail

Developer: City of Surrey

Architect: Hariri Pontarini / Adamson

Expected Completion: TBD



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

APPROVED APPLICATIONS LIST

#	NAME	USE	HEIGHT (Storeys)	UNITS	RETAIL (SF)	OFFICE (SF)	OTHER (SF)
16-0183	Avani Centre	Condo, Hotel, Retail	30	181	1,432	-	-
17-0205	DiverCity Village	Condo	6	60	-	-	-
17-0397	King George + Bolivar	Condo, Retail, Daycare	6+6+26+30+36	1,042	603	-	-
17-0544	Bentley	Condo	5+6+6+6+6+6+6	547	-	-	-
18-0096	105 Ave & 138 St	Condo	6	28	-	-	-
18-0125	Melrose	Condo	26	223	-	-	-
18-0141	Janda Tower	Condo, Retail, Office	36	332	12,357	26,016	-
18-0180	97A Ave & 137 St	Office, Retail	13	-	6,005	87,050	-
18-0276	Parks & Yards	Rental, Office, Retail	38	392	4,575	29,795	-
18-0289	Passages	Condo, Rental, Retail, Daycare	6+13+13+23+32+39	1,126	13,864	-	4,252
18-0316	Red Brick (North)	Condo	6	86	-	-	-
18-0319	Gateway Living	Condo	6	80	-	-	-
18-0322	Oak & Onyx	Condo	5+6	173	-	-	-
18-0339	Hendrix	Condo	6	86	-	-	-
18-0393	13265 104 Ave	Condo, Rental	21+26	424	-	-	-
18-0401	Red Brick (South)	Condo	6	127	-	-	-
18-0428	Central City 2	Office, Retail	25	-	16,168	567,114	-
18-0443	13245 104 Ave	Condo, Rental	13+16	272	-	-	-
19-0004	Park Central	Rental	6	51	-	-	-
19-0048	The Grand	Condo, Retail, Office	46	415	8,852	73,589	-
19-0060	Plaza 104	Condo, Retail	31+33+36	1,125	13,067	-	-
19-0091	104A Ave & 138A St	Condo	6+6+6+6	299	-	-	-
19-0105	The Holland Two	Condo	32	308	-	-	-
19-0123	Victor	Condo	6+6	254	-	-	-
19-0202	Ascent	Condo	31	234	-	-	-
19-0214	Concord City Parkway	Condo	33+40	1,014	-	-	-
19-0223	Thind Towers	Condo, Daycare	39+45	1,023	-	-	5,016
19-0367	Whalley Station	Condo, Retail, Office	54	479	29,834	235,324	-
19-0370	Quinn	Condo	6	174	-	-	-
19-0372	King George & 106A Ave	Condo, Retail	42+50	1,019	7,868	-	-
20-0016	Yorkton	Condo	6+6	193	-	-	-
20-0018	Flamingo One	Condo, Retail, Office	6+35	375	20,700	55,199	-
20-0071	GEC Mega Centre	Condo, Rental, Retail, Institutional	49	383	4,973	-	78,490

#	NAME	USE	HEIGHT (Storeys)	UNITS	RETAIL (SF)	OFFICE (SF)	OTHER (SF)
20-0207	Sunshine Co-op	Rental	6	69	-	-	-
20-0023	Centre Block (Phase 1&2)	Office, Retail, Institutional	19+47	-	22,884	1,181,500	152,783
20-0244	Innovation Village	Condo, Retail, Office	12+31+37	932	3,992	63,482	-
21-0072	Brightside (Phase 3)	Condo, Rental	51	563	-	-	-
Total:				14,089	167,174	2,319,069	240,541

ACTIVE CONSTRUCTION

As of October 2021, there are **17** major projects under construction within City Centre. The past month saw one new major project begin construction:

- **18 - 0350 | Brightside (Phase 1)**
38-Storey Rental, Retail

KEY STATS



High-Rises under construction
16



Low-Rises under construction
7

Total Units

5,856

Total Retail

81,280 SF

Total Office

292,734 SF



NEW CONSTRUCTION



Brightside (Phase 1) - Site preparation and drilling underway for Phase 1 (38-storey rental tower with ground level retail)

CONTINUED CONSTRUCTION



Park George - Foundation and parking levels underway



The Holland - Level 3 beginning to take shape



One Central - View looking east from Central Ave. Main tower gaining height above podium.



The Line @ King George Hub - Nearing completion



Holland Parkside - Excavation progressing



Parc Centrale - Nearing final height with cladding progressing



Ledgeview - View from King George Blvd



Georgetown One - Work continues on podium and tower



University District - View from University Dr & 105 Ave



Belvedere - Excavation progressing



Q5 - Crane now installed



Rosewood - Exterior cladding installation underway

ACTIVE CONSTRUCTION LIST

#	NAME	USE	HEIGHT (Storeys)	UNITS	RETAIL (SF)	OFFICE (SF)	OTHER (SF)
13-0285	Briza	Condo	5	65	-	-	-
14-0208	The Holland (Phase 1)	Condo	25	250	-	-	-
15-0237	Centra	Condo	23	164	-	-	-
15-0390	Ledgeview	Condo	6	156	-	-	-
16-0448	Georgetown One	Condo, Retail	30	351	15,435	-	-
17-0363	Park George	Condo	35+39	784	-	-	-
17-0462	Belvedere	Condo, Retail	27	271	6,770	-	-
17-0517	Parc Centrale	Condo, Office, Legion	20	206	-	57,736	-
17-0599	Parker	Condo	4	218	-	-	-
18-0058	University District	Condo, Retail	28+37	742	2,314	-	-
18-0095	The Line	Rental, Retail	34	371	9,322	-	-
18-0210	Rosewood	Rental	5	85	-	-	-
18-0244	One Central	Condo, Retail	44	550	4,594	-	-
18-0350	Brightside (Phase 1)	Rental, Retail	38	373	2,609	-	-
18-0362	Plaza One & Two	Condo, Retail, Office	41+44	886	22,497	22,970	-
19-0145	Q5	Condo	6	141	-	-	-
20-0149	Holland Parkside (Phase 1)	Condo, Office, Retail	11+19	243	17,739	212,028	-
Total:				5,856	81,280	292,734	