



DEVELOPMENT UPDATE

November 2021

SurreyCityCentre.ca



CITY CENTRE UPDATES

NEW TO MARKET

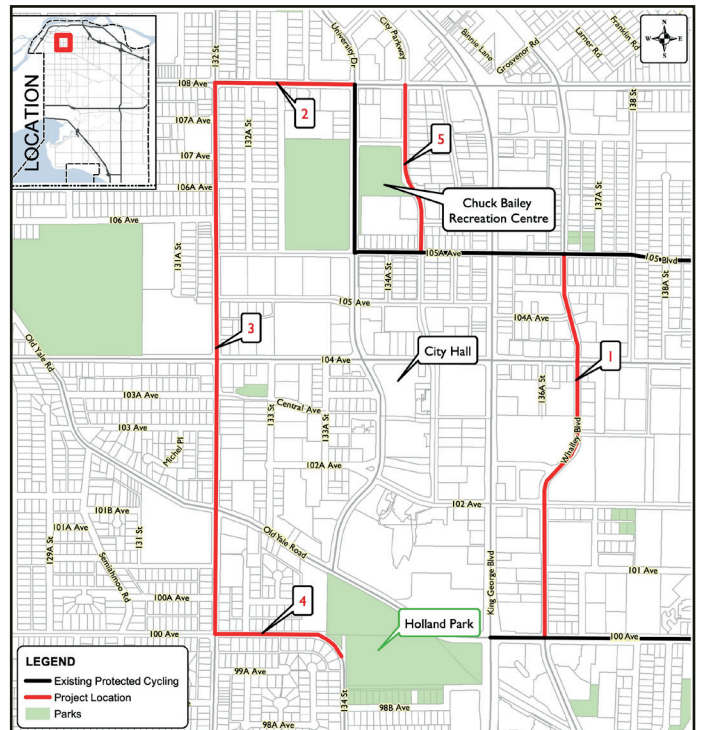


Hartley - Porte's next project in Surrey City Centre has begun marketing and is now open for registration. Located at 138A St & 104A Ave, the project will bring 299 units to market between four 6-storey buildings.



District Northwest - Thind Properties upcoming project at University Dr & 105 Ave has begun marketing and is now open for registration. The project will bring 1,023 units to market within 2 towers (39 & 45 Storeys).

BIKE LANES



Quick Build Bike Lanes - In October, Surrey City Council awarded a contract for the construction of 5 new protected bike lane routes across City Centre. The new lanes will be constructed using 'quick build' methods, such as new concrete curbs and decorative planters to separate bike lanes from traffic. The new routes include portions of Whalley Blvd, 108 Ave, 132 St, 100 Ave, and City Parkway, providing new linkages to existing protected bike lanes.

DEVELOPMENT APPLICATIONS

As of November 2021, there are **30** major development applications under initial review within City Centre. The past month saw two new major development applications submitted:

- **21 - 0311 | Fraser Hwy & Whalley Blvd**
38-Storey Condominium
- **21 - 0313 | 102 Ave & King George Blvd**
49-Storey Condo, Office, Retail

KEY STATS



High-Rises under Initial Review
30



Low-Rises under Initial Review
17

Total Units

11,746*

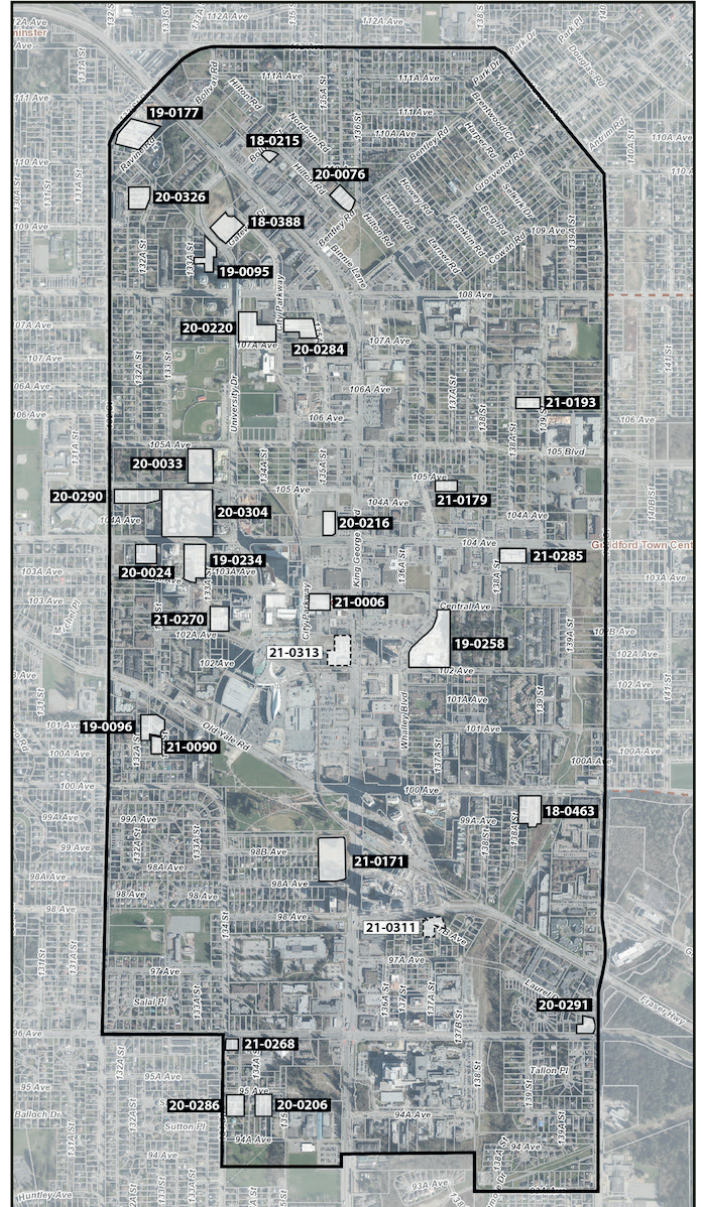
Total Retail

74,283 SF*

Total Office

682,281 SF*

**Preliminary / subject to change*



NEW APPLICATIONS

21 - 0311 | Fraser Hwy & Whalley Blvd

Address: Fraser Hwy & Whalley Blvd
Proposal: 38-Storey Condo (Units TBD)
Applicant: KGS Holdings

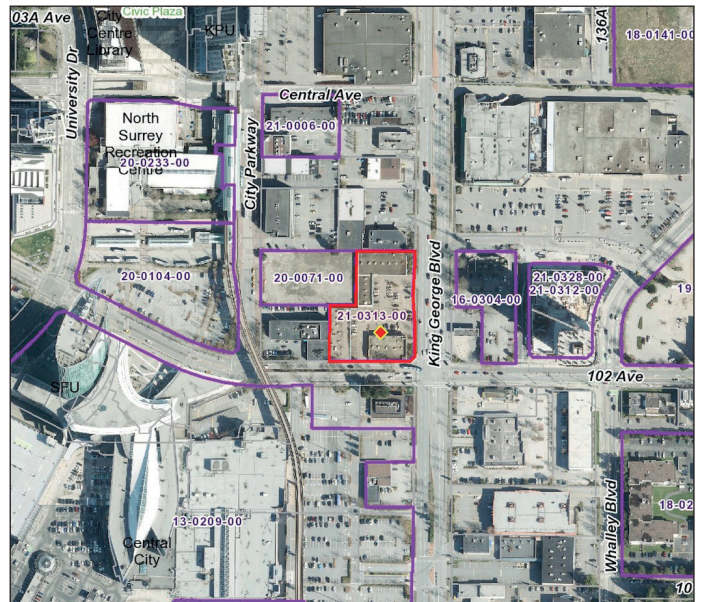
A Rezoning, Subdivision, OCP & City Centre Amendment, and Development Permit application has been submitted by KGS Holdings for a 38-storey residential tower just to the south of King George Hub at Fraser Hwy & Whalley Blvd. The application is proposing to consolidate 3 existing single family lots as well as dedicate new roadway for the eventual extension of Whalley Blvd south of Fraser Hwy.



21 - 0313 | 102 Ave & King George Blvd

Address: 102 Ave & King George Blvd
Proposal: 49-Storey Condo (739 Units)
 223,545 SF Office + Retail
Applicant: Chris Dikeakos Architects

A Rezoning, OCP & City Centre Amendment, and Development Permit application has been submitted by Chris Dikeakos Architects for a 49-storey residential tower above an 8-storey office podium with ground floor retail at the north-west corner of 102 Ave & King George Blvd. The project would replace an existing 1-storey strip mall and surface parking lot with 739 residential units and 223,545 SF of office space. The project will also dedicate land along the north side of the site for a new portion of 102A Ave, as well as land along the west side of the site for a new urban green lane.



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	-	-
21-0311	Fraser Hwy & Whalley Blvd	Condo	38	TBD	-	-	-
21-0313	102 Ave & King George Blvd	Condo, Office, Retail	49	739	TBD	223,545	-
Total:				11,746	74,283	682,281	4,650

APPROVED PROJECTS

As of November 2021, there are **36** major projects approved within City Centre. There were no new approvals from Surrey City Council over the past month.

KEY STATS



Approved High-Rises
38



Approved Low-Rises
31

Total Units

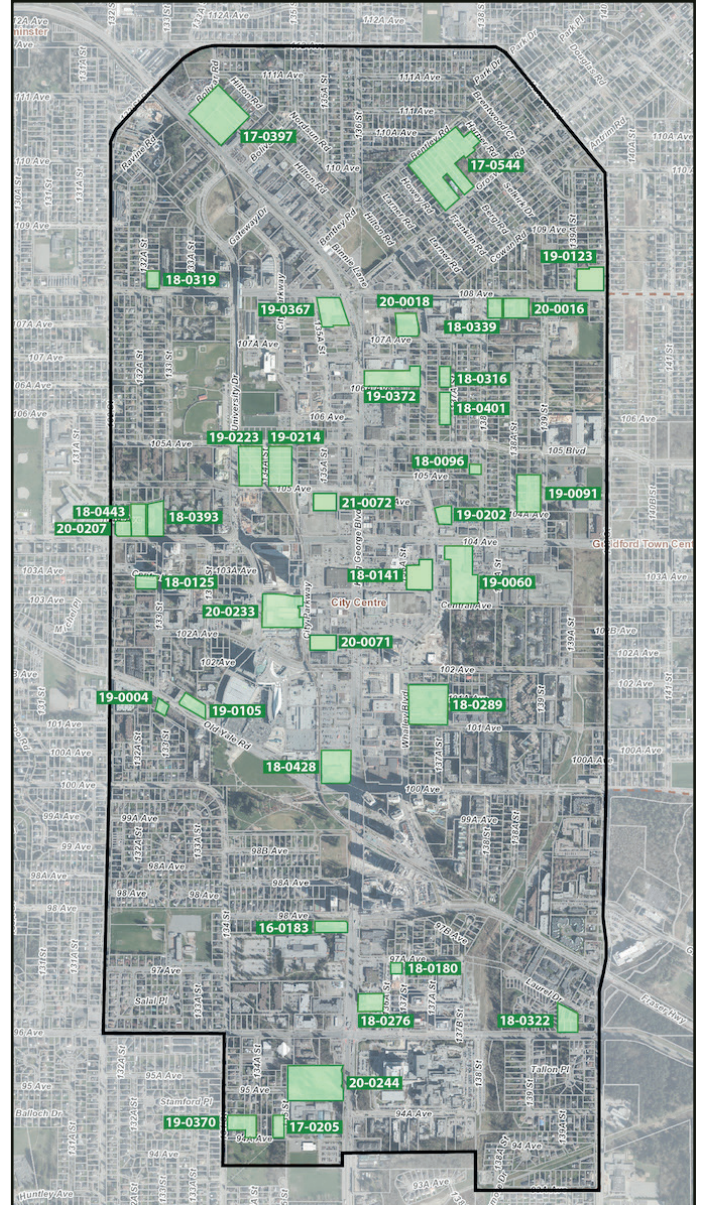
13,674

Total Retail

158,322 SF

Total Office

2,245,480 SF



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	-	-	-
19-0060	Plaza 104	Condo, Retail	31+33+36	1,125	13,067	-	-
19-0091	Hartley	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	District Northwest	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
20-0207	Sunshine Co-op	Rental	6	69	-	-	-

#	NAME	USE	HEIGHT (Storeys)	UNITS	RETAIL (SF)	OFFICE (SF)	OTHER (SF)
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:				13,674	158,322	2,245,480	240,541

ACTIVE CONSTRUCTION

As of November 2021, there are **18** major projects under construction within City Centre. The past month saw one new major project begin construction:

- **19 - 0048 | The Grand**
46-Storey Condominium, Office, Retail

KEY STATS



High-Rises under construction
17



Low-Rises under construction
7

Total Units

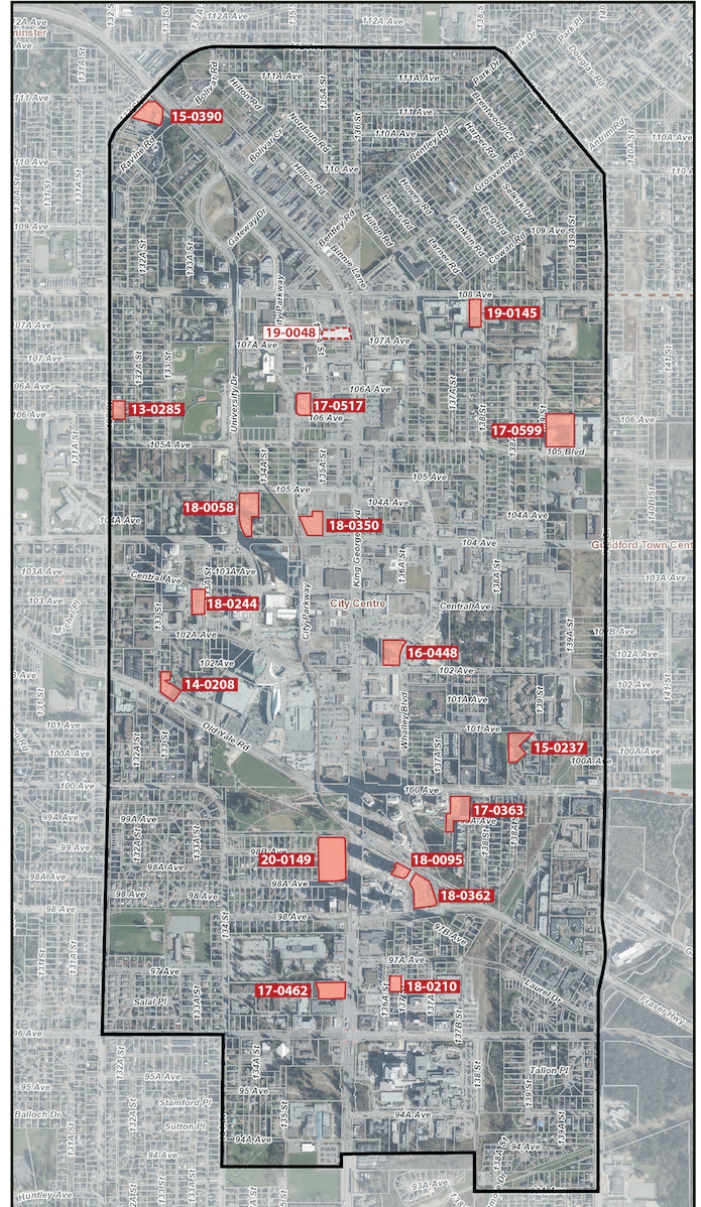
6,271

Total Retail

90,132 SF

Total Office

366,323 SF



NEW CONSTRUCTION



The Grand - Excavation has begun for The Grand on King George (46-storey condominium above a 5-storey office & retail podium)

CONTINUED CONSTRUCTION



Holland Parkside - Excavation continues



Parc Centrale - Exterior glazing & cladding progressing



One Central - Tower continuing to rise above podium with 20 levels remaining before reaching a final height of 44-storays



Plaza One & Two - Excavation continues



Centra - Foundation and parking level construction underway



University District - Glazing & cladding taking shape as towers continue to rise



The Holland - Main tower beginning to rise above Old Yale Rd



Park George - Excavation and foundational work continues



Parker - Nearing completion at 105 Ave & 139 St

ACTIVE CONSTRUCTION LIST

#	NAME	USE	HEIGHT (Storeys)	UNITS	RETAIL (SF)	OFFICE (SF)	OTHER (SF)
13-0285	Briza	Condo	5	65	-	-	-
14-0208	The Holland	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	-
19-0048	The Grand	Condo, Retail, Office	46	415	8,852	73,589	-
19-0145	Q5	Condo	6	141	-	-	-
20-0149	Holland Parkside (Phase 1)	Condo, Office, Retail	11+19	243	17,739	212,028	-
Total:				6,271	90,132	366,323	