



DEVELOPMENT UPDATE

December 2021

SurreyCityCentre.ca



CITY CENTRE UPDATES

2021 STATS IN REVIEW

New Development Applications

14 ▼ *Down 26% from 2020*

12 High Rise / 5 Low Rise

- 5,169 Units
- 746,294 SF Office
- 17,087 SF Retail

Council Approvals

14 ▼ *Down 42% from 2020*

15 High Rise / 9 Low Rise

- 4,574 Units
- 1,773,549 SF Office
- 115,088 SF Retail

Construction Starts

9 ▲ *Up 50% from 2020*

9 High Rise / 3 Low Rise

- 2,958 Units
- 338,382 SF Office
- 63,042 SF Retail

NEW TO MARKET



Parkway - BlueSky has begun marketing for their next upcoming project in City Centre - Parkway. The first phase being released is a 51-storey residential tower along 105 Ave just west of King George Blvd. The project will include a mix of 562 market and rental units.

DEVELOPMENT APPLICATIONS

As of December 2021, there are **32** major development applications under review within City Centre. The past month saw three new applications submitted:

- **21 - 0341 | Ravine Rd & 132 St**
6-Storey Residential
- **21 - 0343 | Emerald Gardens**
30-37-Storey Residential, Retail
- **21 - 0347 | City Centre 4**
23-Storey Office, Retail

KEY STATS



Proposed High-Rises
34



Proposed Low-Rises
17

Total Units

12,578*

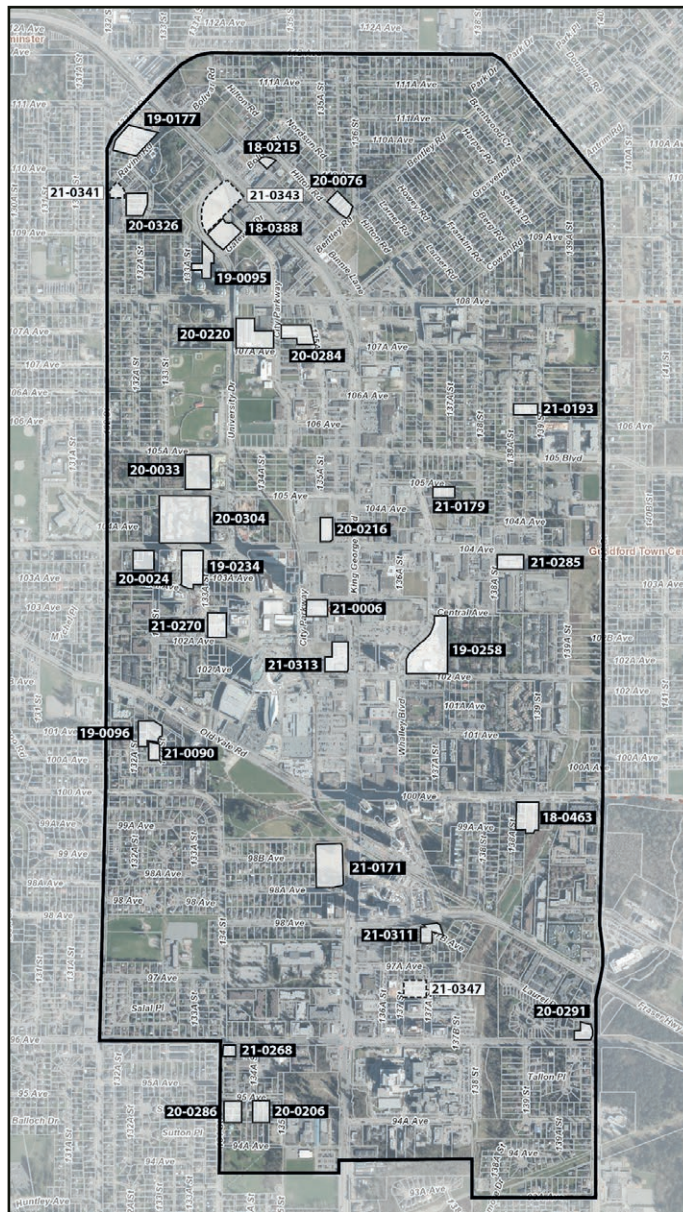
Total Retail

76,565 SF*

Total Office

1,037,436 SF*

**Preliminary / subject to change*

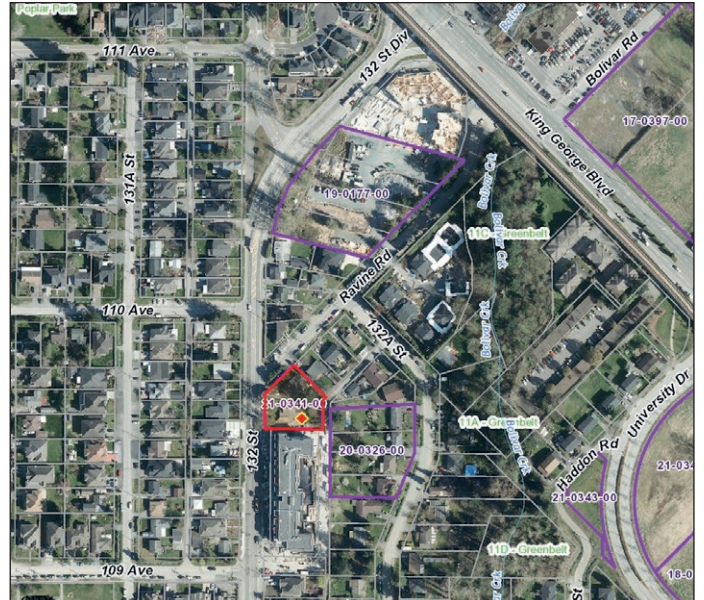


NEW APPLICATIONS

21 - 0341 | 132 St & Ravine Rd

Address: 10970-10986 Ravine Rd
Proposal: 6-Storey Residential (77 Units)
Applicant: Flat Architecture

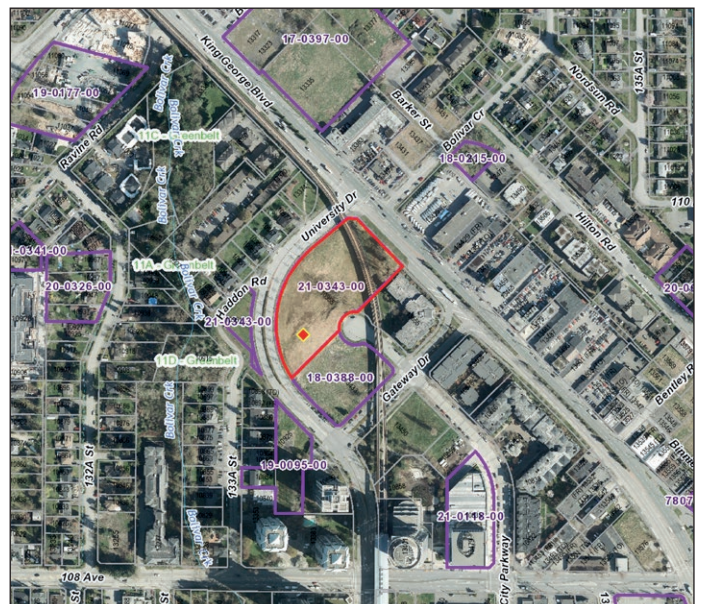
A Rezoning, Subdivision, and Development Permit application has been submitted by Flat Architecture for a 6-Storey residential building at the corner of 132 St & Ravine Rd. The application is proposing to consolidate 2 existing single family lots into 1 new lot to allow for a small footprint building containing 77 units. The project will also dedicate a new laneway at the rear, connecting to a recently completed laneway to the south behind the 5-storey Camellia Residences building.



21 - 0343 | Emerald Gardens

Address: 10955 City Parkway
Proposal: 30-37-Storey Residential (995 Units)
2,282 SF Retail
Applicant: Allure Venutres

A Rezoning and Development Permit application has been submitted by Allure Ventures for a 3-tower project just north of Gateway Station at the terminus of City Parkway. Named Emerald Gardens, the project is to include 955 units and 2,282 SF of retail within towers ranging between 30-37-stories set above curved podiums following the bend of University Drive along the north edge of the site. The project will be Allure's second in Surrey City Centre, following 'The Grand' which recently began construction nearby.



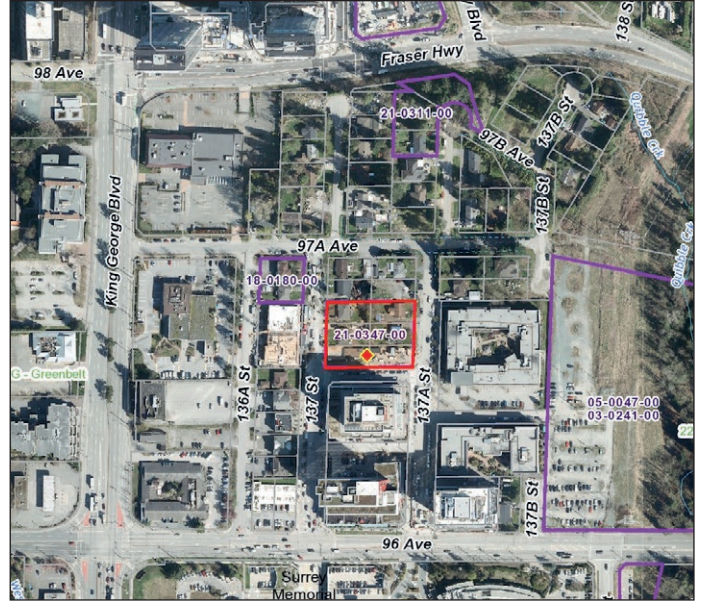
21 - 0347 | City Centre 4

Address: 9677 137A St

Proposal: 23-Storey Office, Retail (355,155 SF)

Applicant: Lark Group

A Rezoning, Subdivision, OCP & City Centre Amendment, and Development Permit application has been submitted by Lark Group for a 23-Storey office tower with ground floor retail just to the north of Surrey Memorial Hospital in the Innovation Boulevard District. The tower will be their fourth and tallest to date in the district, following City Centre 1, 2, & 3 just to the adjacent south. The application is proposing to consolidate 6 existing single family lots into 1 new lot, and is to include approx. 355,155 SF of office and retail space.



DEVELOPMENT APPLICATIONS (UNDER REVIEW)

#	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	Central Living	Condo	6	228	-	-	-
19-0177	Ravine Rd & 132 St	Condo	4+6+6	300	-	-	-
19-0234	Neon @ West Village	Condo	43	490	-	-	-
19-0258	Georgetown East	Condo, Retail	6+6+33+33+35	1,299	26,640	-	-
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	Parkway (Phase 3)	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	-	-	-
20-0291	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)	420	-	167,594	-
21-0090	101A Ave & 133 St	Condo	6	101	-	-	-
21-0171	Century City Holland Park 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	King George Hub South	Condo	38	TBD	-	-	-
21-0313	102 Ave & King George Blvd	Condo, Office, Retail	49	739	TBD	223,545	-
21-0341	Ravine Rd & 132 St	Condo	6	77	-	-	-
21-0343	Emerald Gardens	Condo, Retail	30-37	995	2,282	-	-
21-0347	City Centre 4	Office, Retail	23	-	TBD	355,155	-
Total:				12,578	76,565	1,037,436	4,650

APPROVED PROJECTS

As of December 2021, there are **35** major projects approved within City Centre. The past month saw one new project receive Conditional Approval from Surrey City Council:

- **20 - 0290 | 105 Ave & 132 St**
6-Storey Residential

KEY STATS



Approved High-Rises
37



Approved Low-Rises
31

Total Units

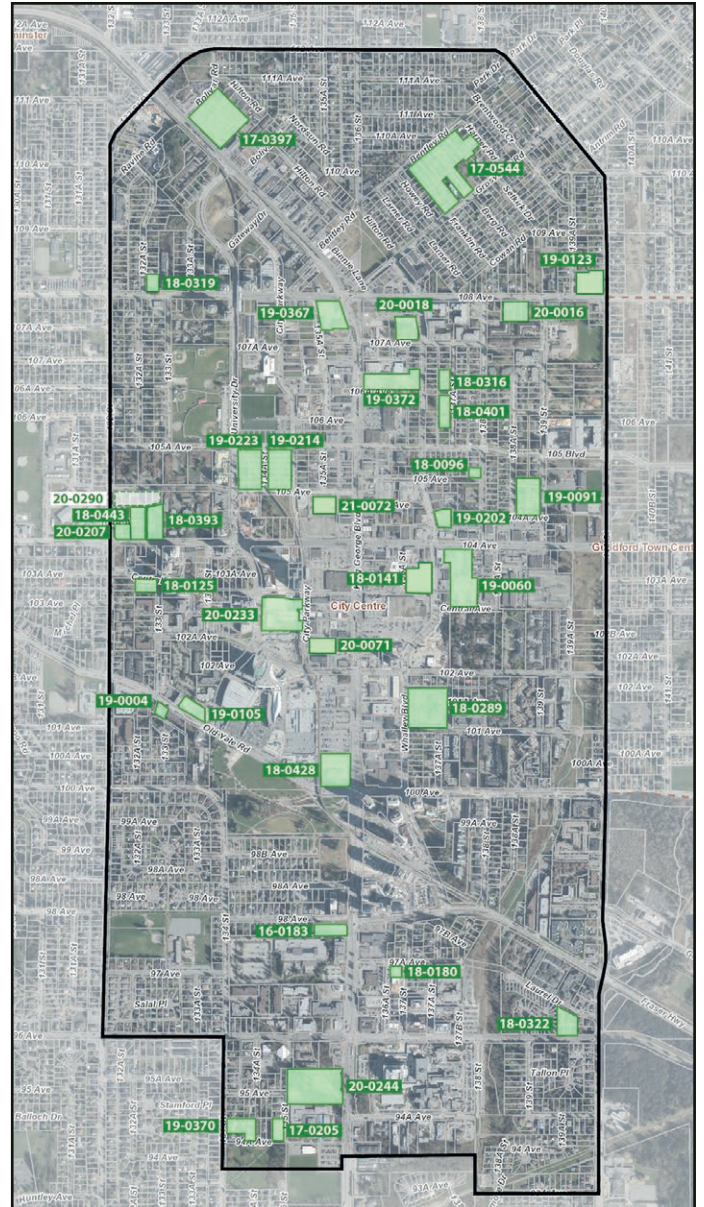
13,444

Total Retail

153,747 SF

Total Office

2,215,685 SF



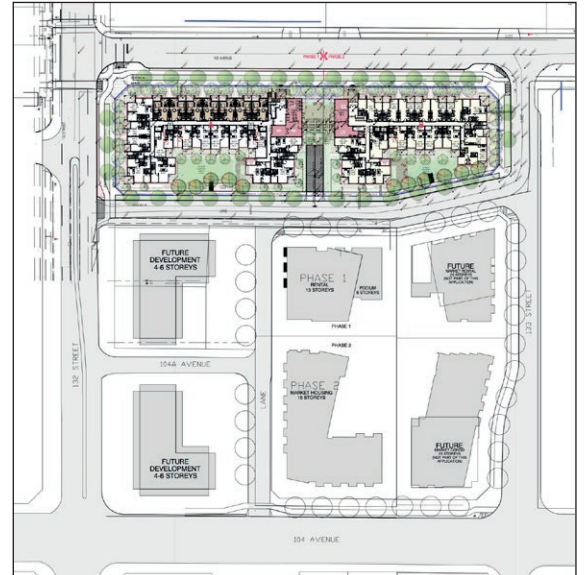
NEW APPROVALS

20 - 0290 | 105 Ave & 132 St

Adera Development's upcoming project in City Centre received 3rd Reading (Conditional Approval) by Surrey City Council on November 8. The project is to include two 6-storey market residential buildings containing 248 units, and will span an entire block between 132 St to 133 St along 105 Ave.

Designed by RH Architects, the 2 buildings will replace 6 existing single family homes, and be separated by a shared courtyard space. The project will also create a new urban green lane along the south (rear) and east edges of the site.

Address: 104A Ave & 138A St
Proposal: 6-Storey Condo x 2 (248 Units)
Developer: Adera
Architect: RH Architects
Expected Completion: 2024-2025



Site plan within surrounding future development context



View looking south-west along 105 Ave

APPROVED APPLICATIONS

#	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	-
18-0289	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	-	-	-
18-0393	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	-
20-0207	Sunshine Co-op	Rental	6	69	-	-	-
20-0071	GEC Mega Centre	Condo, Rental, Retail, Institutional	49	383	4,973	-	78,490
20-0233	Centre Block (Phase 1&2)	Office, Retail, Institutional	19+47	-	22,884	1,181,500	152,783

#	NAME	USE	HEIGHT (Storeys)	UNITS	RETAIL (SF)	OFFICE (SF)	OTHER (SF)
20-0244	Innovation Village	Condo, Retail, Office	12+31+37	932	3,992	63,482	-
20-0290	105 Ave & 132 St	Condo	6+6	248	-	-	-
21-0072	Parkway (Aspect)	Condo, Rental	51	563	-	-	-
Total:				13,444	153,747	2,215,685	240,541

ACTIVE CONSTRUCTION

As of December 2021, there are **20** major projects under construction within City Centre. The past month saw two new projects begin construction:

- **18 - 0276 | Parks & Yards**
38-Storey Rental, Office, Retail
- **18 - 0339 | Hendrix**
6-Storey Residential

KEY STATS



High-Rises under construction
18



Low-Rises under construction
8

Total Units

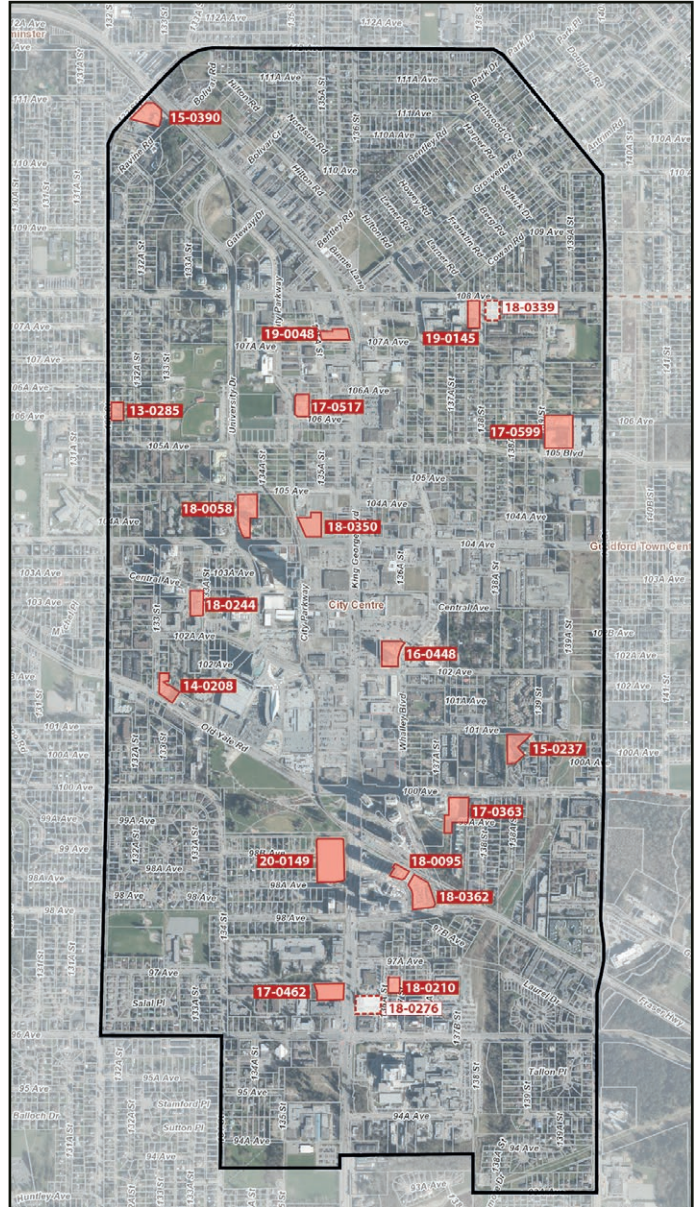
6,749

Total Retail

94,707 SF

Total Office

396,118 SF



NEW CONSTRUCTION



Hendrix (6-Storey Residential) - Excavation now underway on 108 Ave



Parks & Yards (38-Storey Residential, Office, Retail) - Site preparation and heritage building restoration now underway

CONTINUED CONSTRUCTION



Parkway - Marketing fencing now up along 104 Ave



One Central - View of podium with main tower continuing to rise



Century City Holland Park - Crane now up for 19-Storey rental tower at King George Blvd & 98A Ave



Plaza One & Two - First Crane now installed



Q5 - Underground parking levels construction underway



University District - View looking south along University Dr from 105 Ave



The Holland - Tower beginning to gain height above townhouse podium



The Grand - Excavation progressing



Rosewood - Exterior cladding taking shape

ACTIVE CONSTRUCTION

#	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	-	-
18-0276	Parks & Yards	Rental, Office, Retail	38	392	4,575	29,795	-
18-0339	Hendrix	Condo	6	86	-	-	-
18-0350	Parkway (Rental)	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	Century City Holland Park	Condo, Office, Retail	11+19	243	17,739	212,028	-
Total:				6,749	94,707	396,118	-