



DEVELOPMENT UPDATE

January 2022

SurreyCityCentre.ca



DEVELOPMENT APPLICATIONS

As of January 2022, there are **30** major development applications under review within City Centre. The past month saw no new applications submitted.

OVERVIEW



Proposed High-Rises
33



Proposed Low-Rises
16

Proposed Units

11,869*

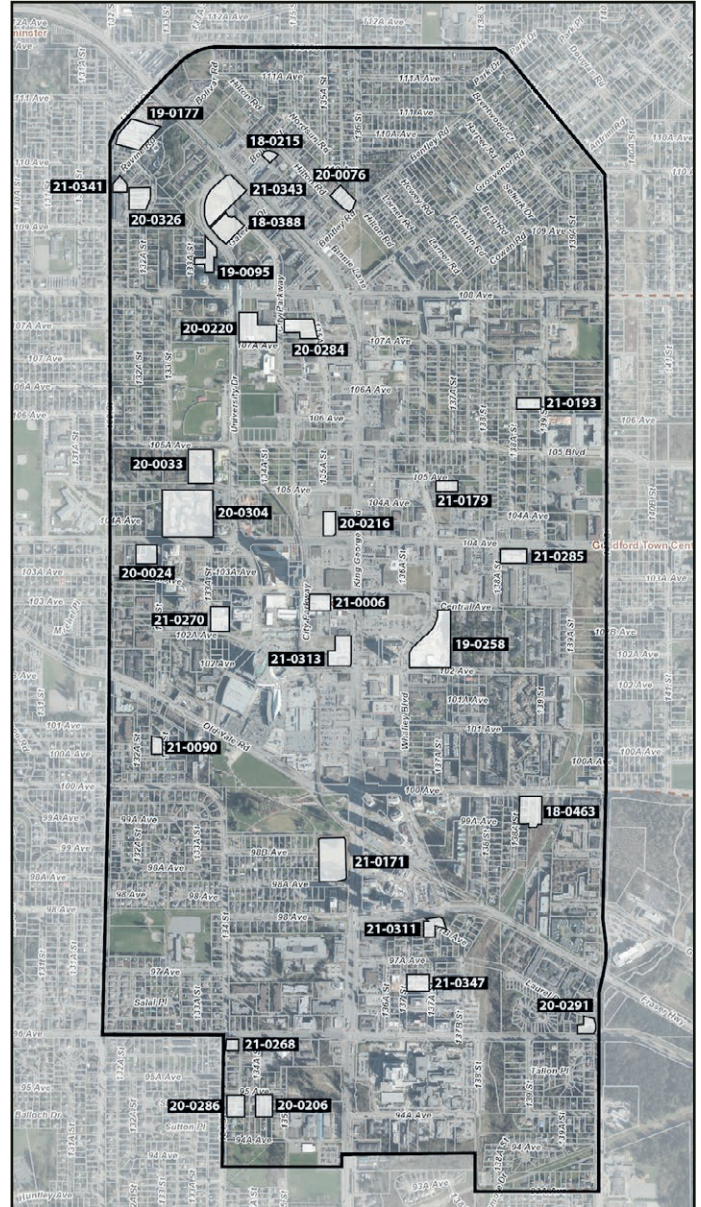
Proposed Retail

87,521 SF*

Proposed Office

994,009 SF*

**Preliminary / subject to change*



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	-
19-0177	Ravine Rd & 132 St	Condo	4+6+6	300	-	-	-
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, Retail	50	429	10,951	124,167	-
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:				11,869	87,521	994,009	4,650

APPROVED PROJECTS

As of January 2022, there are **37** major projects approved within City Centre. The past month saw two new projects receive Conditional Approval from Surrey City Council:

- **19-0096 | Central Living**
6-Storey Residential
- **19-0234 | Neon @ West Village**
43-Storey Residential

OVERVIEW



Approved High-Rises
38



Approved Low-Rises
32

Approved Units

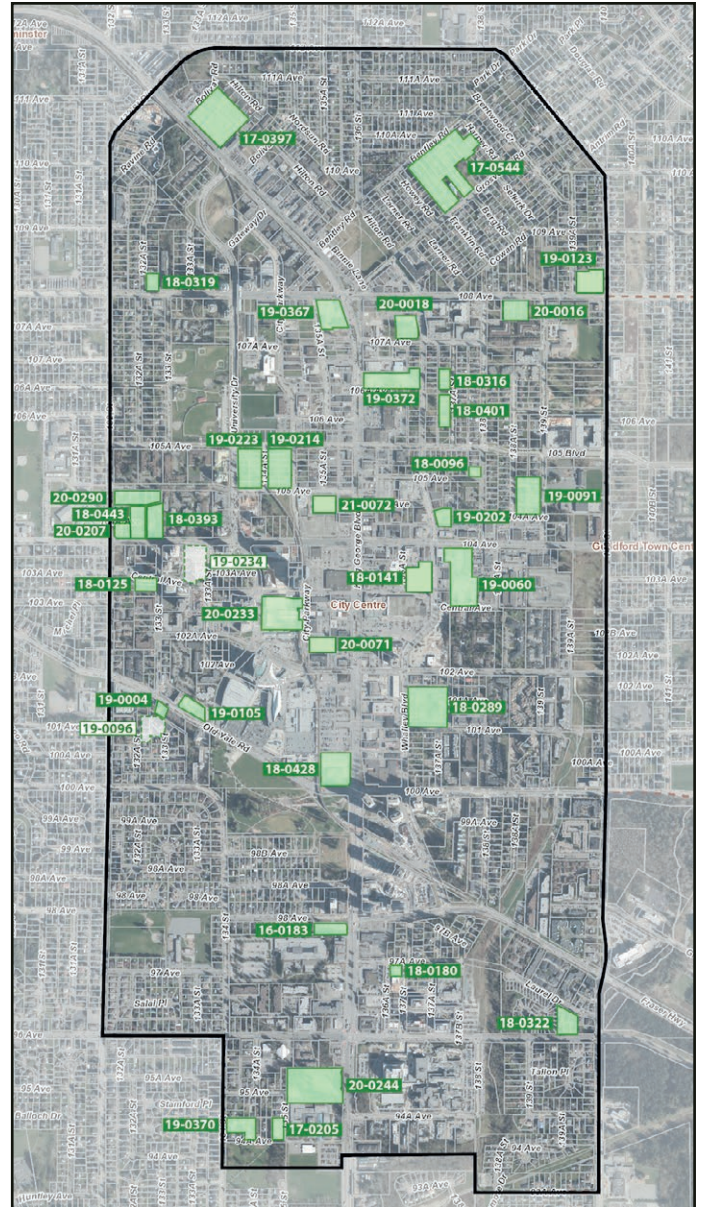
14,162

Approved Retail

153,747 SF

Approved Office

2,215,685 SF



NEW APPROVALS

19 - 0096 | Central Living

This 6-storey residential project by Cheer Real Estate Development received 3rd Reading (Conditional Approval) by Surrey City Council on December 20. Located between 132A St and 133 St just north of 100A Ave, the project is to consist of two 6-storey buildings connected by a 1-storey entry atrium accessed from a lane to the north.

Designed by Martin Liew Architects, the project will replace 5 existing single family homes, and result in the removal of existing cul-de-sacs at the north ends of 132 St and 133 St. A new urban green lane will be introduced along the north edge of the site.

Address: 100A Ave & 133 St

Proposal: 6-Storey Residential (228 Units)

Developer: Cheer Real Estate Development

Architect: Martin Liew Architects

Expected Completion: 2025-2026



Site plan spanning between 132A St and 133 St with lane to north



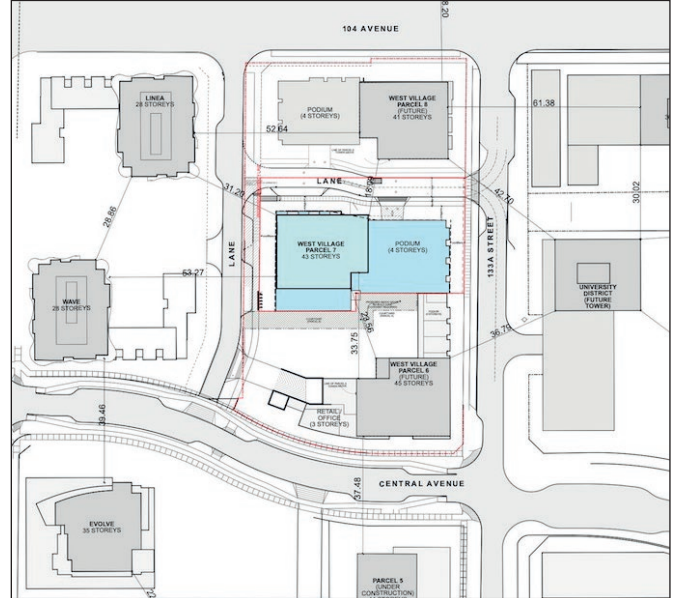
View looking south towards main entry along laneway at north edge of site

19 - 0234 | Neon @ West Village

The next phase of WestStone Group's master-planned 'West Village' community received 3rd Reading (Conditional Approval) by Surrey City Council on December 20. The project will feature a 43-Storey tower above a 4-storey podium on 133A St just north of Central Ave and feature a neon lighting feature lending to the building's name.

Designed by Bingham + Hill Architects, the project will fill a currently vacant lot and create a new lane to the north of the site connecting 133A St to the Wave & Linea towers to the west.

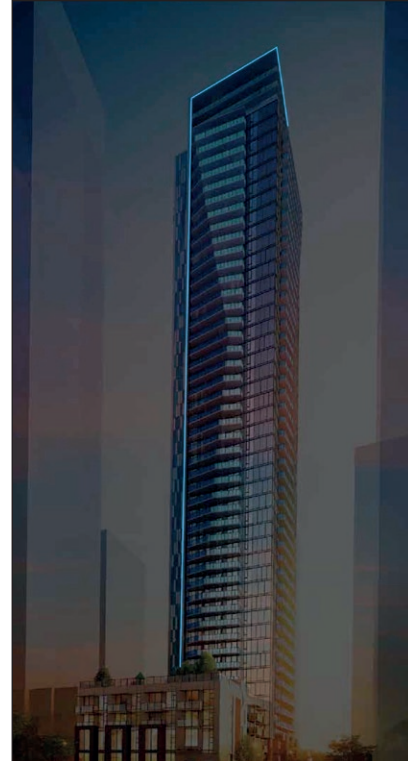
Address: 133A St at 103A Ave
Proposal: 43-Storey Residential (490 Units)
Developer: WestStone Group
Architect: Bingham + Hill Architects
Expected Completion: 2026-2027



Site Plan situated just north of Central Ave between 133A St & Lane



View looking south-east from 104 Ave



Night view of neon light feature from 133A St

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	-	-	-
19-0096	Central Living	Condo	6	228	-	-	-
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
19-0234	Neon @ West Village	Condo	43	490	-	-	-
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)
20-0233	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	-
20-0290	105 Ave & 132 St	Condo	6+6	248	-	-	-
21-0072	Parkway (Aspect)	Condo, Rental	51	563	-	-	-
Total:				14,162	153,747	2,215,685	240,541

ACTIVE CONSTRUCTION

As of December 2022, there are **20** major projects under construction within City Centre. The past month saw no new construction starts.

OVERVIEW



High-Rises under construction
18

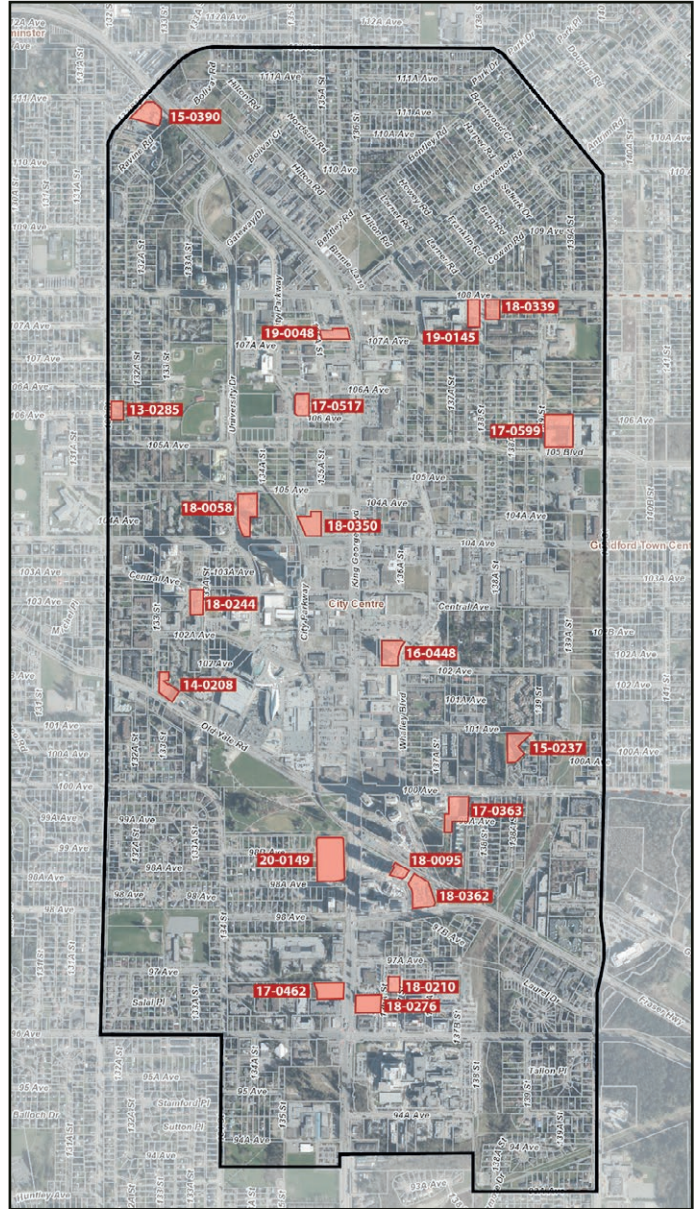


Low-Rises under construction
8

Units Under Construction
6,749

Retail Under Construction
94,707 SF

Office Under Construction
396,118 SF



CONTINUED CONSTRUCTION



Century City - Underground parking levels taking shape



Century City - Crane as seen from King George Hub



One Central - Continuing to climb to final height of 44-Storeys



Georgetown One - View of podium along future 102A Ave



Centra - Underground parking levels taking shape



University District - View looking north-west from 104 Ave of 37-storey tower rising above mixed-use podium



The Holland - Gaining height with glazing installation beginning



Park George - Underground parking levels progressing



Plaza One & Two - Exterior continuing

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	-