



DEVELOPMENT UPDATE

February 2022

SurreyCityCentre.ca



CITY CENTRE UPDATES

NEW TO MARKET



Radley - This 6-storey project by West Fraser Developments began marketing over the past month. Located on 108 Ave between 138 St and 139 St it will consist of 193 units between 2 buildings.



Central Living - This 6-storey project by Manse Group Developments began marketing over the past month. Located just south of Old Yale Rd between 132A St & 133 St, it will consist of 228 units between 2 buildings.

DEVELOPMENT APPLICATIONS

As of February 2022, there are **29** major development applications under review within City Centre. The past month saw no new applications submitted.

OVERVIEW



Proposed High-Rises
32



Proposed Low-Rises
16

Proposed Units

11,440*

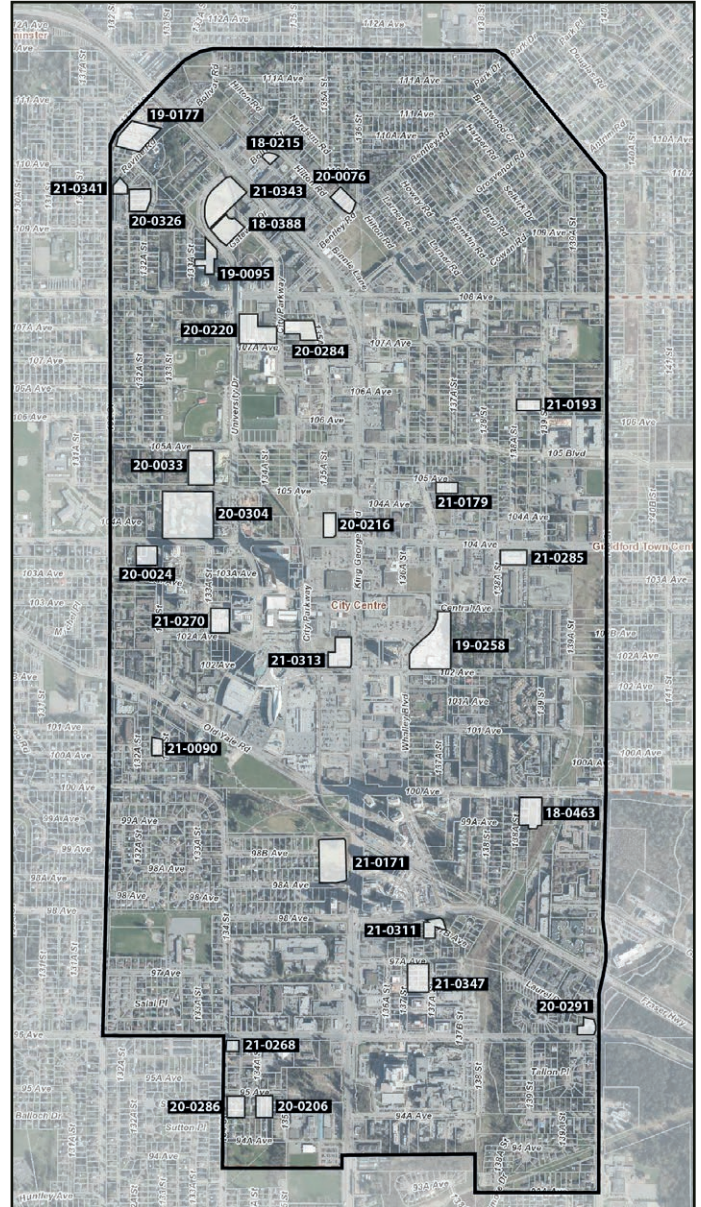
Proposed Retail

76,570 SF*

Proposed Office

869,842 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	Whitetail	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	-	-	-
21-0090	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:				11,440	76,570	869,842	4,650

APPROVED PROJECTS

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

- **19-0096 | City Parkway & Central Ave**
50-Storey Residential, Office, Retail

OVERVIEW



Approved High-Rises
38

Approved Low-Rises
32

Approved Units

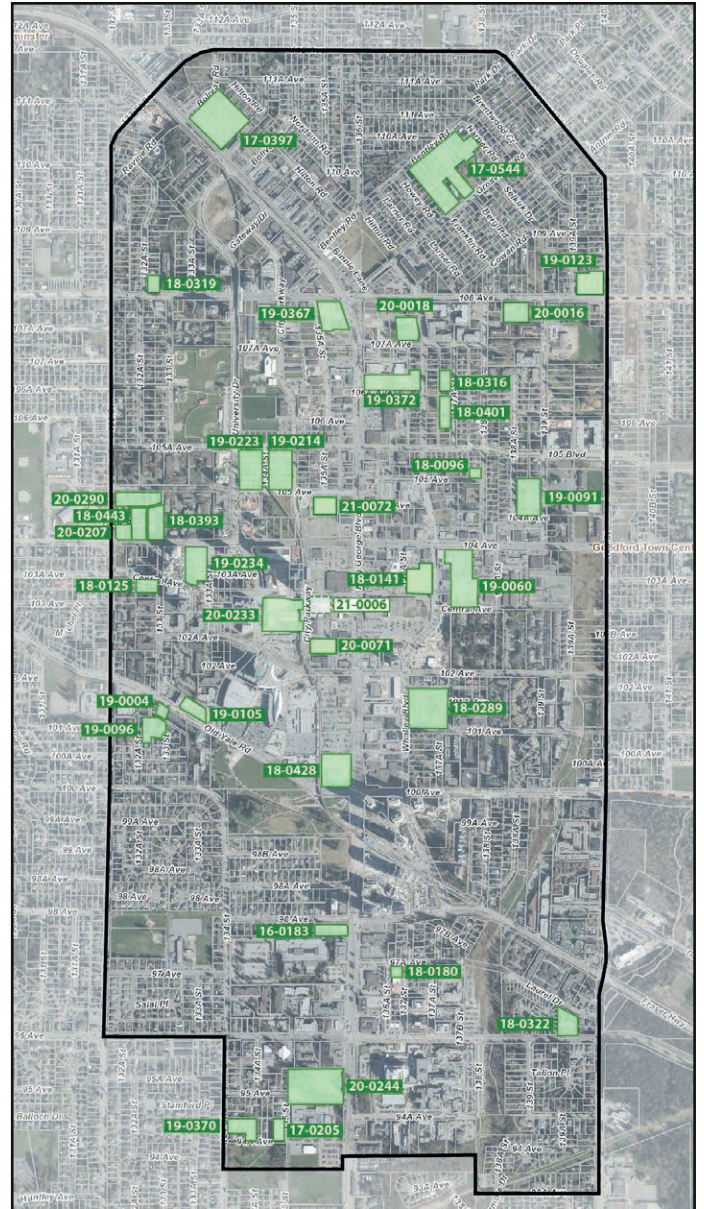
14,357

Approved Retail

164,698 SF

Approved Office

2,339,852 SF



NEW APPROVALS

21 - 0006 | City Parkway & Central Ave

This 50-storey mixed-use project by Westland at City Parkway & Central Ave received 3rd Reading (Conditional Approval) by Surrey City Council on January 17.

Designed by Chris Dikeakos Architects, the building consists of an 8-storey office & retail podium with a 39-storey residential tower above, topped with a 3-storey high amenity space. The development will also dedicate and construct a new lane along the rear (east) side of the property.

Address: City Parkway & Central Ave
Proposal: 50-Storey Residential (429 Units)
124,167 SF Office
10,951 SF Retail

Developer: Westland
Architect: Chris Dikeakos Architects

Expected Completion: TBD



View looking north-east towards Surrey Central Station with tower behind



View of retail & office podium from corner of City Parkway & Central 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	-	-	-
19-0096	Central Living	Condo	6	228	-	-	-
19-0105	The Holland Two	Condo	32	308	-	-	-
19-0123	Victor	Condo	6+6	254	-	-	-
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	Radley	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	-	-	-
21-0006	City Parkway & Central Ave	Condo, Office, Retail	50	429	10,951	124,167	-
21-0072	Parkway (Aspect)	Condo, Rental	51	563	-	-	-
Total:				14,357	164,698	2,339,852	240,541

ACTIVE CONSTRUCTION

As of February 2022, there are **20** major projects under construction within City Centre. The past month saw 1 new construction start and 1 completion.

New Construction Start

- **19-0202 | Ascent**
31-Storey Residential

Completion

- **18-0095 | The Line @ King George Hub**
34-Storey Rental, Retail

OVERVIEW



High-Rises under construction
18



Low-Rises under construction
8

Units Under Construction

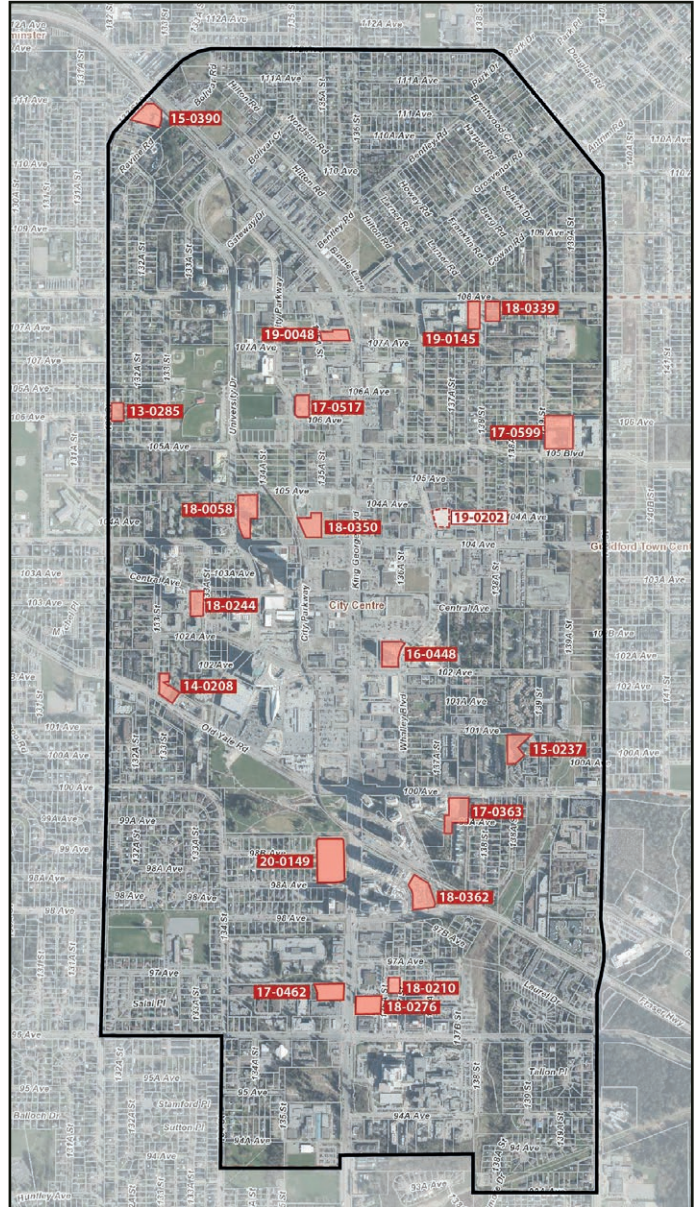
6,612

Retail Under Construction

85,385 SF

Office Under Construction

396,118 SF



COMPLETIONS



The Line @ King George Hub - 34-storey rental tower with retail has now completed

CONTINUED CONSTRUCTION



Parkway - Excavation underway for Phase 1 rental tower



The Holland - Exterior cladding taking shape



One Central - View looking north-west from 102A Ave & University Dr



Georgetown One - Corner of Whalley Blvd & 102 Ave



Parks & Yards - Excavation now underway



University District - View of main tower from University Dr



Century City Holland Park - Parking levels construction progressing



Belvedere - Excavation progressing



Ledgeview - Exterior work progressing

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	-	-
18-0210	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	-	-	-
19-0202	Ascent	Condo	31	234	-	-	-
20-0149	Century City Holland Park	Condo, Office, Retail	11+19	243	17,739	212,028	-
Total:				6,612	85,385	396,118	-