



DEVELOPMENT UPDATE

April 2022

SurreyCityCentre.ca



CITY CENTRE UPDATES

NEW TO MARKET



Pura - This 6-storey residential project by Adera on 105 Ave at 132 St began marketing over the past month. The project is to contain 248 units between 2 buildings.

DEVELOPMENT APPLICATIONS

As of April 2022, there are **29** major development applications under initial review (pre-council) within City Centre. Over the past month **4** new applications were submitted:

- **22-0073 | 108 Ave & Larner Rd**
6-Storey Residential
- **22-0085 | 101A Ave & 137A St**
6-Storey Residential
- **22-0087 | Grosvenor Rd & Hilton Rd**
6-Storey Residential
- **22-0092 | 108 Ave & 132A St**
6-Storey Residential

OVERVIEW



Proposed
High-Rises
25



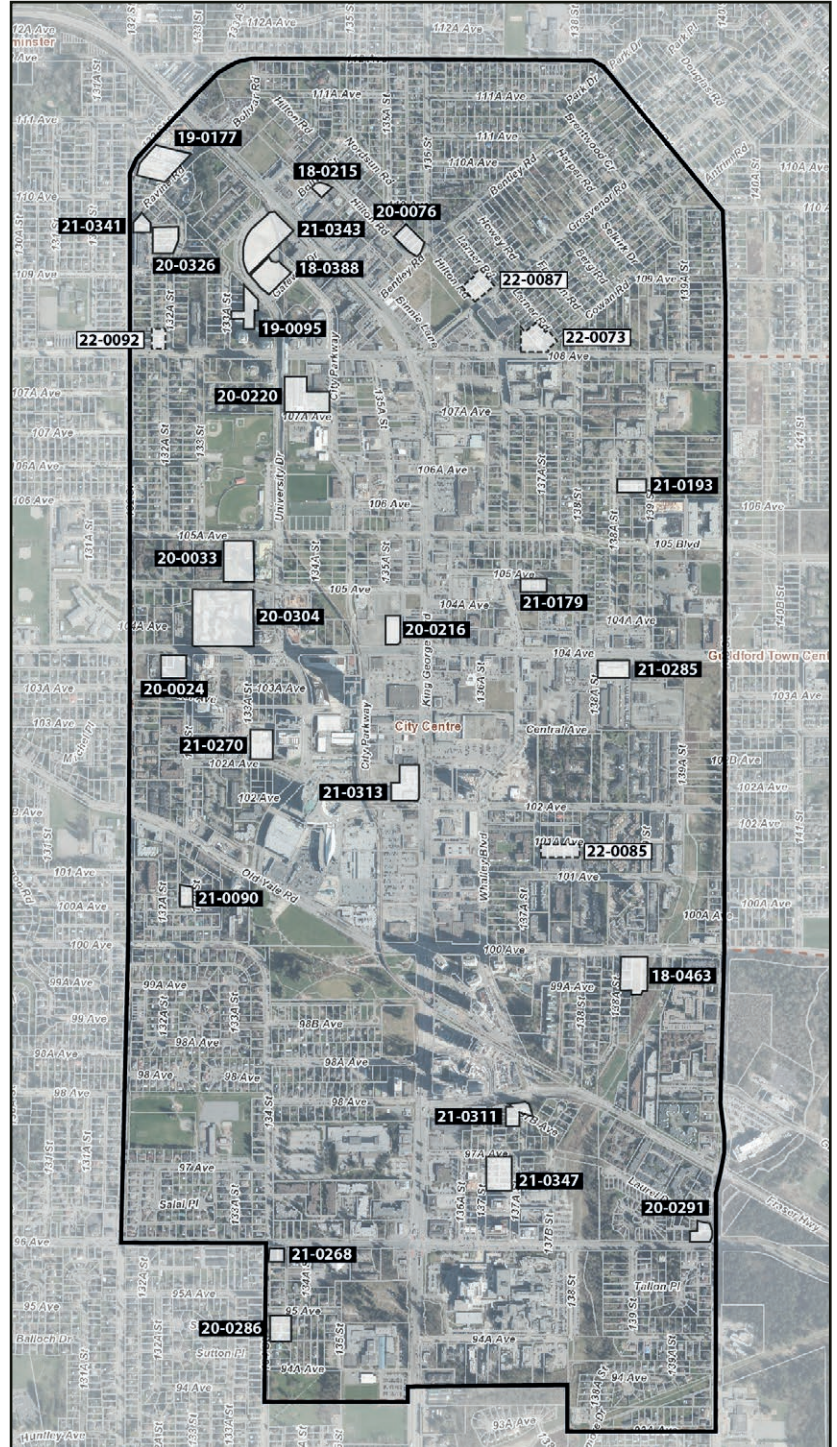
Proposed
Low-Rises
17

Proposed Units
9,286*

Proposed Retail
49,930 SF*

Proposed Office
801,771 SF*

*Preliminary / subject to change



NEW APPLICATIONS

22 - 0073 | 108 Ave & Larner Rd

Address: 108 Ave & Larner Rd
Proposal: 6-Storey Condo (178 Units)
Applicant: Flat Architecture

A Rezoning, Subdivision, OCP Amendment, and Development Permit application has been submitted by Flat Architecture for a 6-storey residential project on 108 Ave just east of Whalley Blvd. The application is proposing to consolidate 4 existing single family lots into 1 new lot to allow for a 178 unit building.



22 - 0085 | 101A Ave & 137A St

Address: 101A Ave & 137A St
Proposal: 6-Storey Condo (150 Units)
Applicant: Gerry Blonski Architects

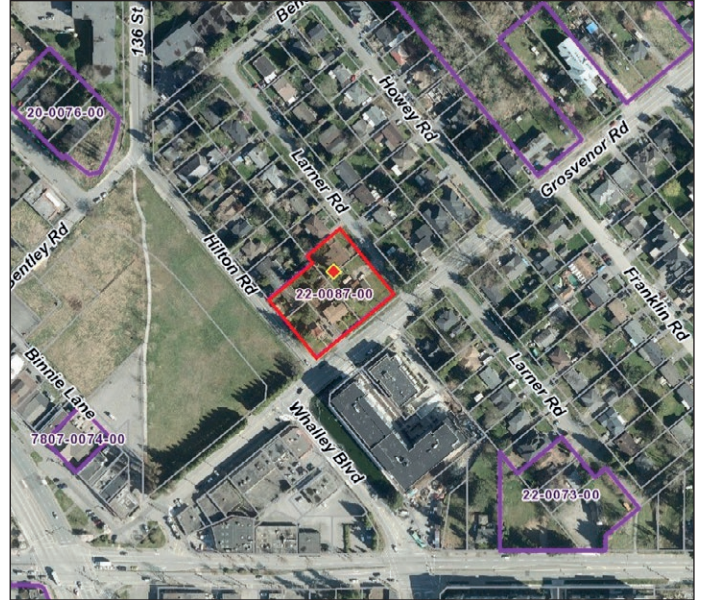
A Rezoning, Subdivision, and Development Permit application has been submitted by Gerry Blonski Architect for a 6-storey residential project on 101A Ave at 137A St. The application is proposing to consolidate 5 existing single family lots into 1 new lot to allow for a 150 unit building.



22 - 0087 | Grosvenor Rd & Hilton Rd

Address: Grosvenor Rd & Hilton Rd
Proposal: 6-Storey Condo (171 Units)
Applicant: DF Architecture

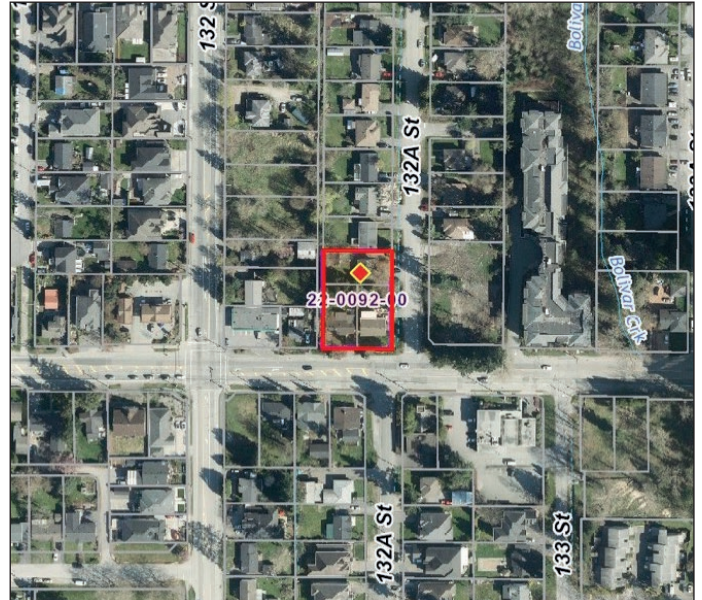
A Rezoning, Subdivision, and Development Permit application has been submitted by DF Architecture for a 6-storey residential project at the corner of Grosvenor Rd & Hilton Rd. The application is proposing to consolidate 5 existing single family lots into 1 new lot to allow for a 171 unit building.



22 - 0092 | 108 Ave & 132A St

Address: 108 Ave & 132A St
Proposal: 6-Storey Condo (70 Units)
Applicant: Martin Liew Architect

A Rezoning, Subdivision, and Development Permit application has been submitted by Martin Liew Architect for a 6-storey residential project at the corner of 108 Ave & 132A St. The application is proposing to consolidate 3 existing single family lots into 1 new lot to allow for a 70 unit building.



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	-	-	-
20-0024	Sequoia	Condo	24	247	-	-	-
20-0033	13352 105A Ave	Condo	6+30	378	-	-	-
20-0076	Hilton Rd & Bentley Rd	Condo	6	106	-	-	-
20-0216	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	-	-	-
20-0286	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	-	-	-
21-0179	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	-
22-0073	108 Ave & Larner Rd	Residential	6	178	-	-	-
22-0085	101A Ave & 137A St	Residential	6	150	-	-	-
22-0087	Grosvenor Rd & Hilton Rd	Residential	6	171	-	-	-
22-0092	108 Ave & 132A St	Residential	6	70	-	-	-
Total:				9,286	49,930	801,771	4,650

APPROVED PROJECTS

As of April 2022, there are **40** major projects approved (post 3rd Reading) within City Centre. The past month saw **3** new projects receive approvals from Surrey City Council:

- **19-0258 | Georgetown East (Phase 1)**
31-Storey Residential
- **20-0284 | City Parkway & 107A St**
48-Storey Residential
- **21-0171 | Century City (Phase 2)**
34 + 39-Storey Residential

OVERVIEW



Approved
High-Rises
41

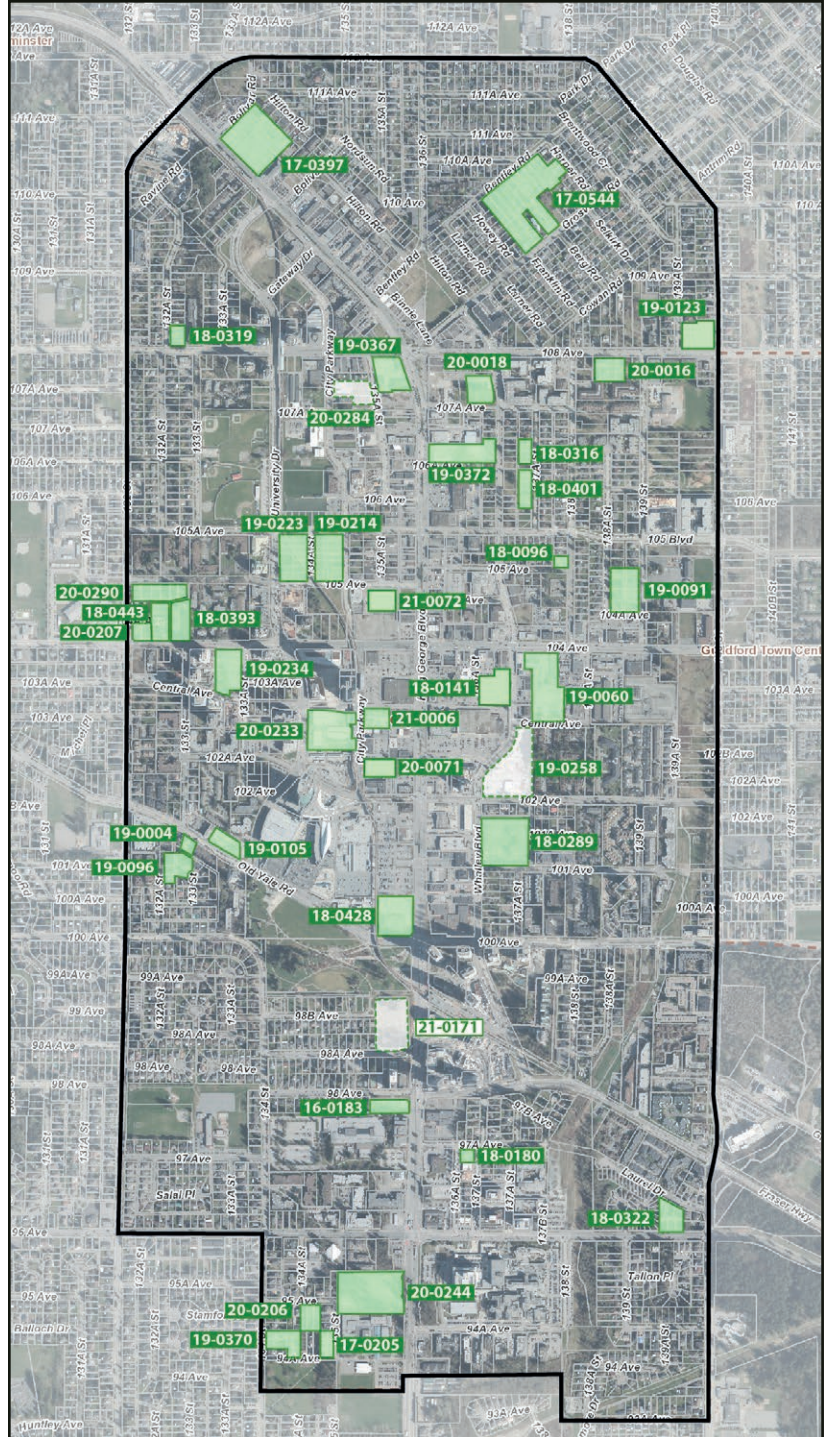


Approved
Low-Rises
33

Approved Units
15,922

Approved Retail
175,322 SF

Approved Office
2,410,678 SF



NEW APPROVALS

19 - 0258 | Georgetown (Phase 2)

The next phase of Georgetown by Anthem Properties received 3rd Reading (Conditional Approval) by Surrey City Council on March 21. This phase will be broken down into 3 sub-phases, with a 31-storey residential tower above retail and a standalone restaurant making up the first component at the north end of the site.

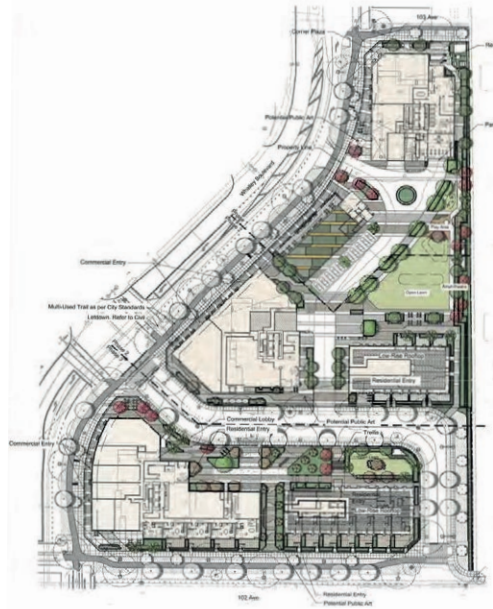
Designed by IBI Group, future phases to the south will consist of two 6-storey apartment buildings alongside two residential towers of 33 and 38-Storeys. A new dedication for 102 Avenue will also be created through the site.

Address: 10232 Whalley Blvd
Proposal: 31-Storey Residential (355 Units)
Retail (9,440 SF)

Developer: Anthem Properties

Architect: IBI Group Architects

Expected Completion: 2026 (Tower 1)



Site plan of full build out with Tower 1 to north



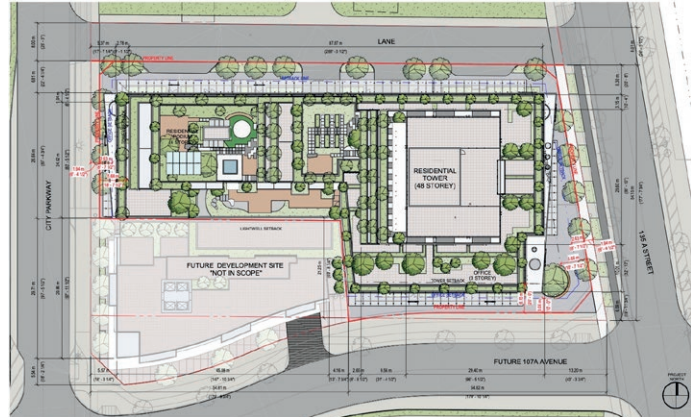
View of 31-Storey Tower from Whalley Blvd with future towers behind to the south

20 - 0284 | City Parkway & 107A Ave

This 48-storey mixed residential, office, and retail project located between City Parkway & 136A St on 107A Ave received 3rd Reading (Conditional Approval) by Surrey City Council on March 21.

Being developed by Berkeley Enterprises and designed by Chris Dikeakos Architects, the building features a stepped office & retail podium with the main residential tower offset to the east. The project will also dedicate a new section of 107A Avenue as well as lane at the rear (north) of the site.

- Address:** 10744-10752 City Parkway
10737-10757 135A St
- Proposal:** 48-Storey Residential (539 Units)
Office (70,826 SF)
Retail (1,184 SF)
- Developer:** Berkeley Enterprises
- Architect:** Chris Dikeakos Architects
- Expected Completion:** 2026



Site Plan with main tower to east at corner of 107A Ave & 136A St



View of tower looking south from City Parkway

21 - 0171 | Century City (Phase 2)

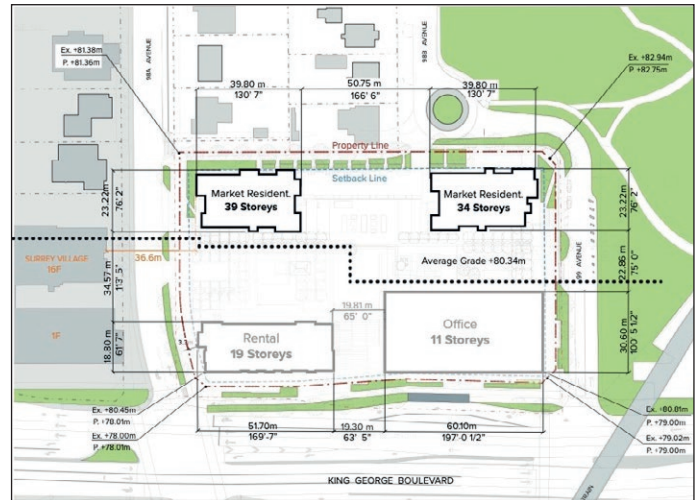
Phase 2 of Century Group's 'Century City Holland Park' project received approval to draft Development Permit by Surrey City Council on March 7, 2022.

Designed by ZGF Architects, Phase 2 consists of 2 market residential towers of 34 and 39-Storeys at the west side of the site integrated with a central courtyard adjoining Phase 1 (currently under construction). Completion is expected by 2026.

Address: 9873 King George Blvd
Proposal: 34+39-Storey Residential (763 Units)

Developer: Century Group
Architect: ZGF Architects

Expected Completion: 2026



Site Plan with Phase 2 at the rear (west) and Holland Park to north



View of Phase 2 towers looking south from Holland Park



Central courtyard (Above) and streetscape adjacent to Holland Park (Below)

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	-	-	-
18-0141	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 Piano	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	-	-	-
19-0258	Georgetown East (Ph 1)	Condo, Retail	31	355	9,440	-	-
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
20-0206	Whitetail Homes	Condo	6	131	-	-	-
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, Office, Retail	12+31+37	932	3,992	63,482	-
20-0284	City Parkway & 107A St	Condo, Office, Retail	48	539	1,184	70,826	-
20-0290	Pura	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	-	-	-
21-0171	Century City (Phase 2)	Condo	34+39	763	-	-	-
Total:				15,922	175,322	2,410,678	240,541

ACTIVE CONSTRUCTION

As of April 2022, there are **20** major projects under construction within City Centre. There were no new construction starts or completions over the past month.

OVERVIEW



High-Rises
Under Construction
19

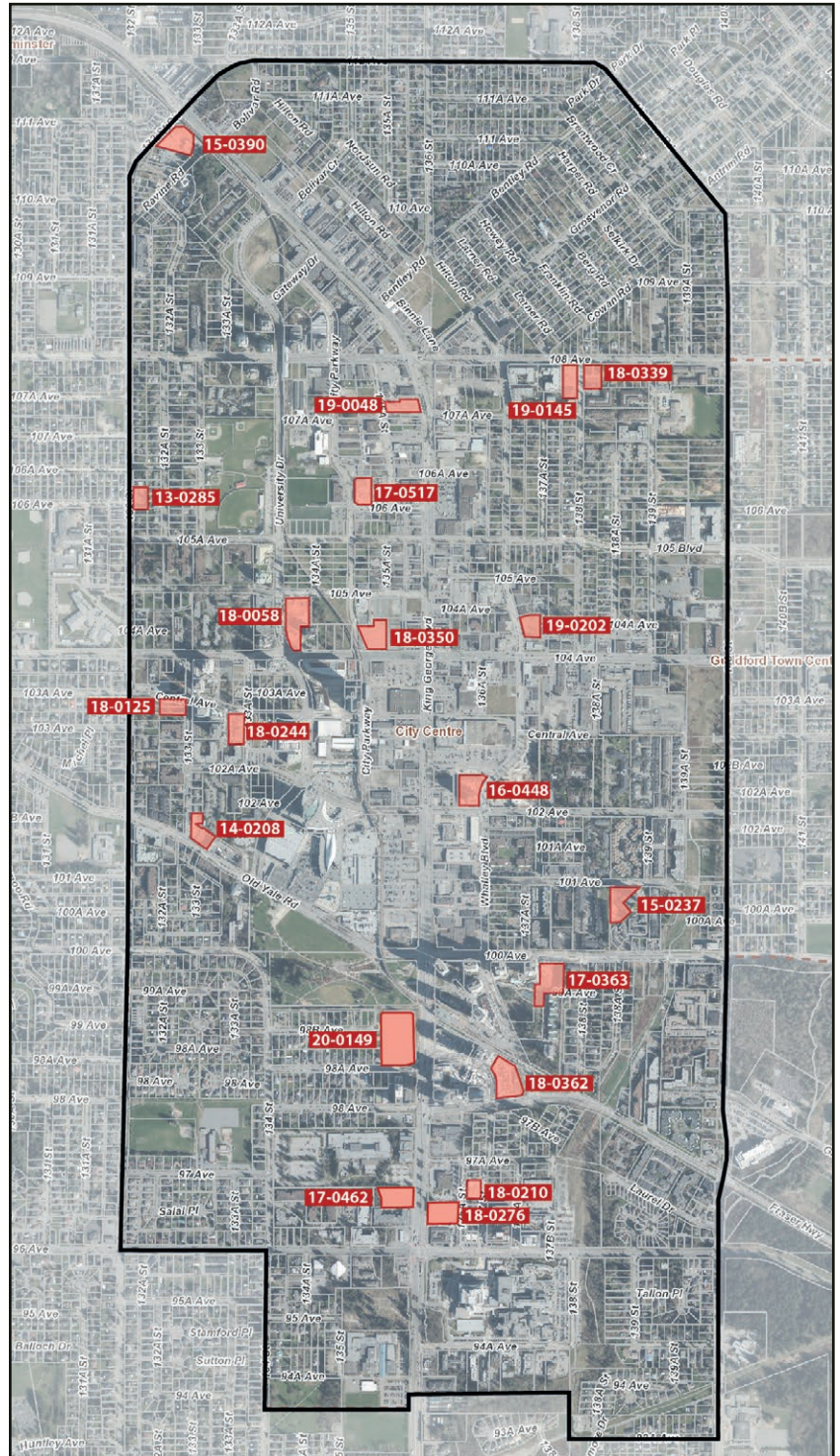


Low-Rises
Under Construction
5

Units Under Construction
6,617

Retail Under Construction
85,385 SF

Office Under Construction
396,118 SF



CONTINUED CONSTRUCTION



Briza - Now above grade with work progressing on 2nd floor



Melrose - Excavation progressing



The Grand - Excavation nearing bottom



Parkway (Phase 1) - Excavation progressing



University District - Continuing to gain height



Rosewood - Exterior cladding progressing



One Central - Continuing to gain height



The Holland (Phase 1) - View of townhomes along 133 St



Century City (Phase 1) - Now at grade with work beginning on level 1

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	-
18-0058	University District	Condo, Retail	28+37	742	2,314	-	-
18-0125	Melrose	Condo	26	223	-	-	-
18-0210	Rosewood	Rental	5	85	-	-	-
18-0244	One Central	Condo, Retail	44	550	4,594	-	-
18-0276	Comma	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 (Phase 1)	Condo, Office, Retail	11+19	243	17,739	212,028	-
Total:				6,617	85,385	396,118	-