



DEVELOPMENT UPDATE

June 2022

SurreyCityCentre.ca



DEVELOPMENT APPLICATIONS

As of June 2022, there are **28** major development applications under initial review (pre-council) within City Centre. Between April to May, 1 new application was submitted:

- **22-0103 | Georgetown (North)**
Residential, Office, Retail (5 Towers)

OVERVIEW



Proposed
High-Rises
26



Proposed
Low-Rises
17

Proposed Units

10,050*

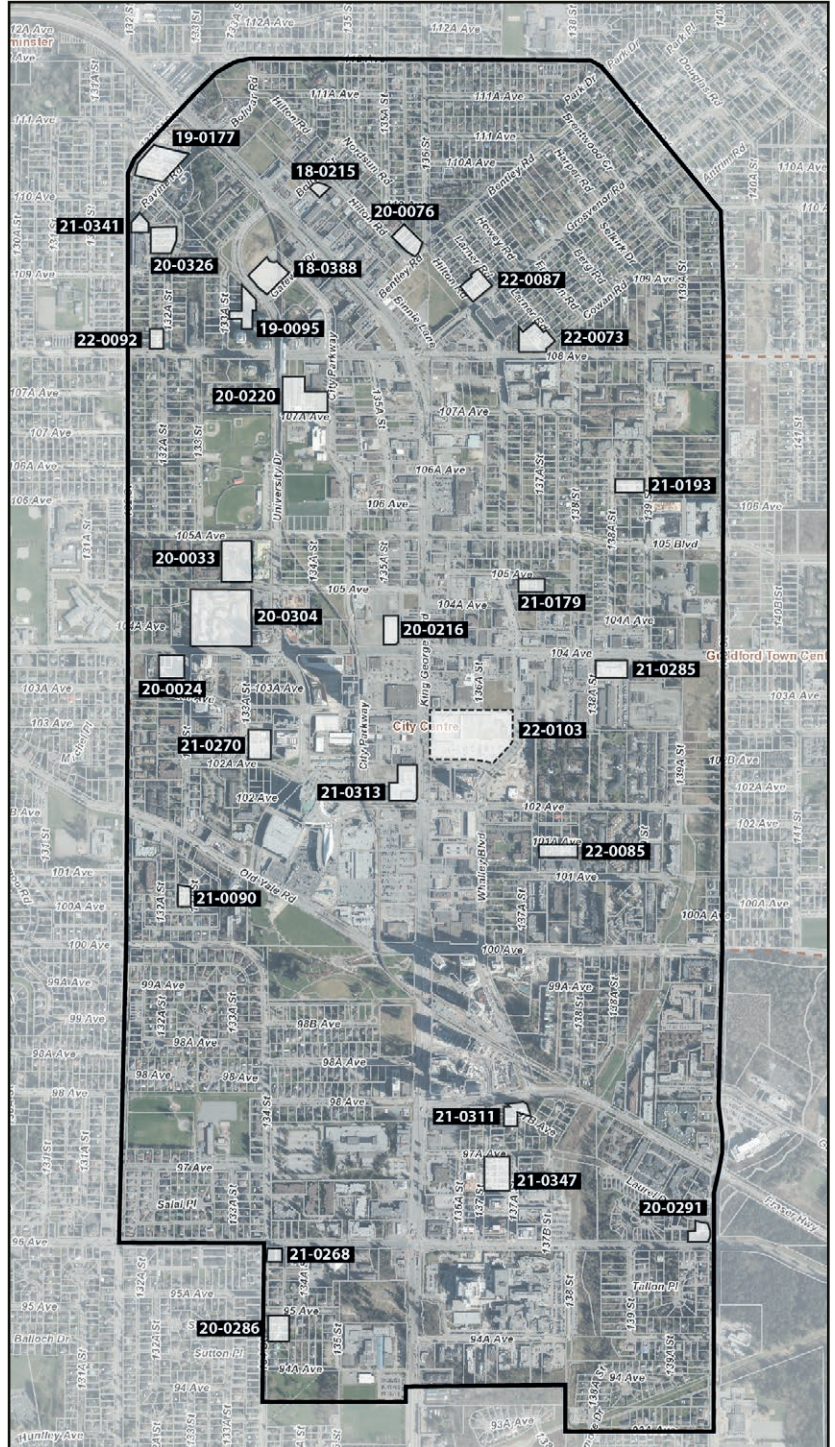
Proposed Retail

47,648 SF*

Proposed Office

894,965 SF*

**Preliminary / subject to change*



NEW APPLICATIONS

22 - 0103 | Georgetown (North)

Address: 102A Ave & Whalley Blvd
Proposal: Condo, Office Retail (5 Towers)
Applicant: Anthem Properties

A Rezoning, Subdivision, and General Development Permit application has been submitted by Anthem Properties for future phasing of their Georgetown project. This application is seeking to subdivide the remaining Canadian Tire and former Save-on-Foods site north of 102A Ave into 4 lots to allow for 5 towers to be built over four phases.

A total of 2,208 units and 93,194 SF of Office & Retail space is proposed over the four phases. Separate detailed development permit applications are anticipated for each phase in the future, with numbers 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	-	-	-
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	Centro	Condo	6	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	Stowa	Condo	6	77	-	-	-
21-0347	City Centre 4	Office, Retail	23	-	TBD	355,155	-
22-0073	108 Ave & Lerner 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	-	-	-
22-0103	Georgetown (North)	Residential, Office, Retail	TBD (High-Rise x 5)	2,208	TBD	93,194	-
Total:				10,050	47,648	894,965	4,650

APPROVED PROJECTS

As of June 2022, there are **40** major projects approved (post 3rd Reading) within City Centre. Between April to May, **2** new projects received conditional approval from Surrey City Council:

- **18-0463 | 100 Ave & 138A St**
6 + 32 Storey Residential
- **21-0343 | Emerald Gardens**
33 + 38 + 42 Storey Residential, Retail

OVERVIEW



Approved
High-Rises
44

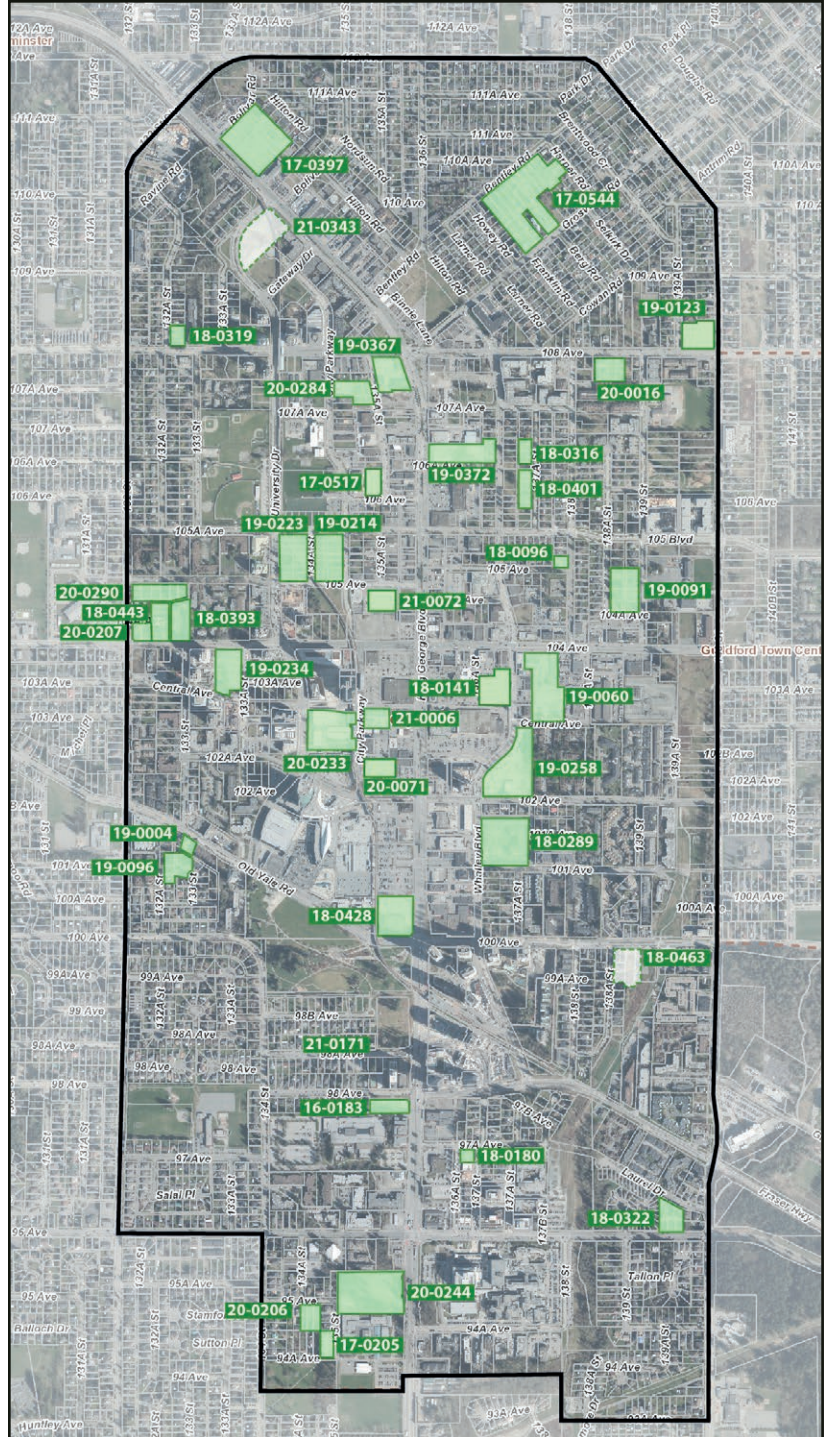


Approved
Low-Rises
32

Approved Units
16,909

Approved Retail
156,904 SF

Approved Office
2,355,479 SF



NEW APPROVALS

18 - 0463 | 100 Ave & 138A St

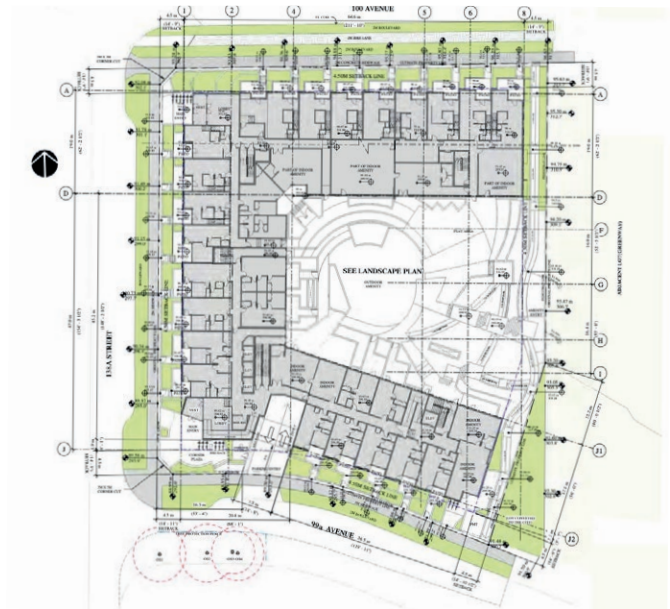
This 32-storey residential project located at 100 Ave & 138A St received 3rd Reading (Conditional Approval) by Surrey City Council on May 30.

Designed by Matthew Cheng Architect, the main tower sits at the corner of 99A Ave & 138A St above a 6-storey podium that wraps around 3 sides of the site, creating a central courtyard open to the hydro corridor/ greenway to the east. A total of 449 units are proposed with completion expected by 2027.

Address: 100 Ave & 138A St
Proposal: 6 + 32 Storey Residential
(449 Units)

Developer: Unknown
Architect: Matthew Cheng Architect

Expected Completion: 2027

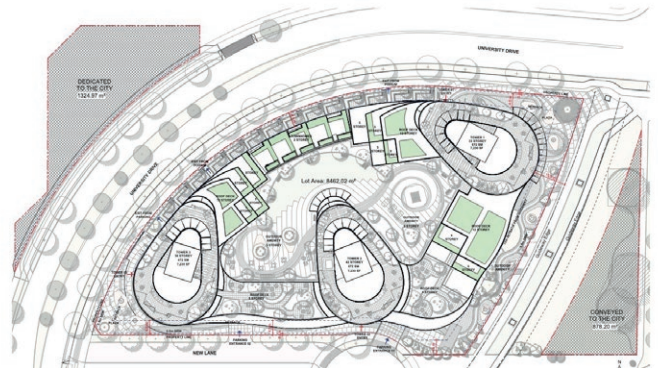


Perspective views - North from 99A Ave (left) and west from Hydro corridor / greenway (right)

21 - 0343 | Emerald Gardens

This 3-tower project by Allure located just north of Gateway Station at University Dr & King George Blvd received 3rd Reading (Conditional Approval) by Surrey City Council on May 30.

Designed by IBI Group, the project features 3 teardrop shaped towers of 33, 38 & 42-storeys oriented around a central courtyard. The 2 shorter towers sit above crescent shaped podiums following the curvature of University Drive. A total of 995 units are proposed along with 2,282 SF of retail space.



Address: University Dr & King George Blvd

Proposal: 33 + 38 + 42-Storey Residential
(995 Units) + 2,282 SF Retail

Developer: Allure

Architect: IBI Group

Expected Completion: 2027



Perspective views - South-west from King George Blvd (left) and south-east above University Dr (right)

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	-	-
17-0517	Lucent	Condo	26	400	-	-	-
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	-	-	-
18-0463	100 Ave & 138A St	Condo	6 + 32	449	-	-	-
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	-	-	-
19-0123	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 2	Condo, Retail	31	355	9,440	-	-
19-0367	Whalley Station	Condo, Retail, Office	54	479	29,834	235,324	-
19-0372	King George & 106A Ave	Condo, Retail	42+50	1,019	7,868	-	-
20-0016	Radley	Condo	6+6	193	-	-	-
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	-	-	-
21-0343	Emerald Gardens	Condo, Retail	33 + 38 + 42	995	2,282	-	-
Total:				16,909	156,904	2,355,479	240,541

ACTIVE CONSTRUCTION

As of June 2022, there are **22** major projects under construction within City Centre.

New Construction Starts:

- **19-0105 | The Holland Two**
32-Storey Residential
- **19-0370 | Quinn**
32-Storey Residential
- **20-0018 | Flamingo One**
6 + 35 Storey Residential, Office, Retail

Completions:

- **15-0390 | Ledgerview**
6-Storey Residential

OVERVIEW



High-Rises
Under Construction
21

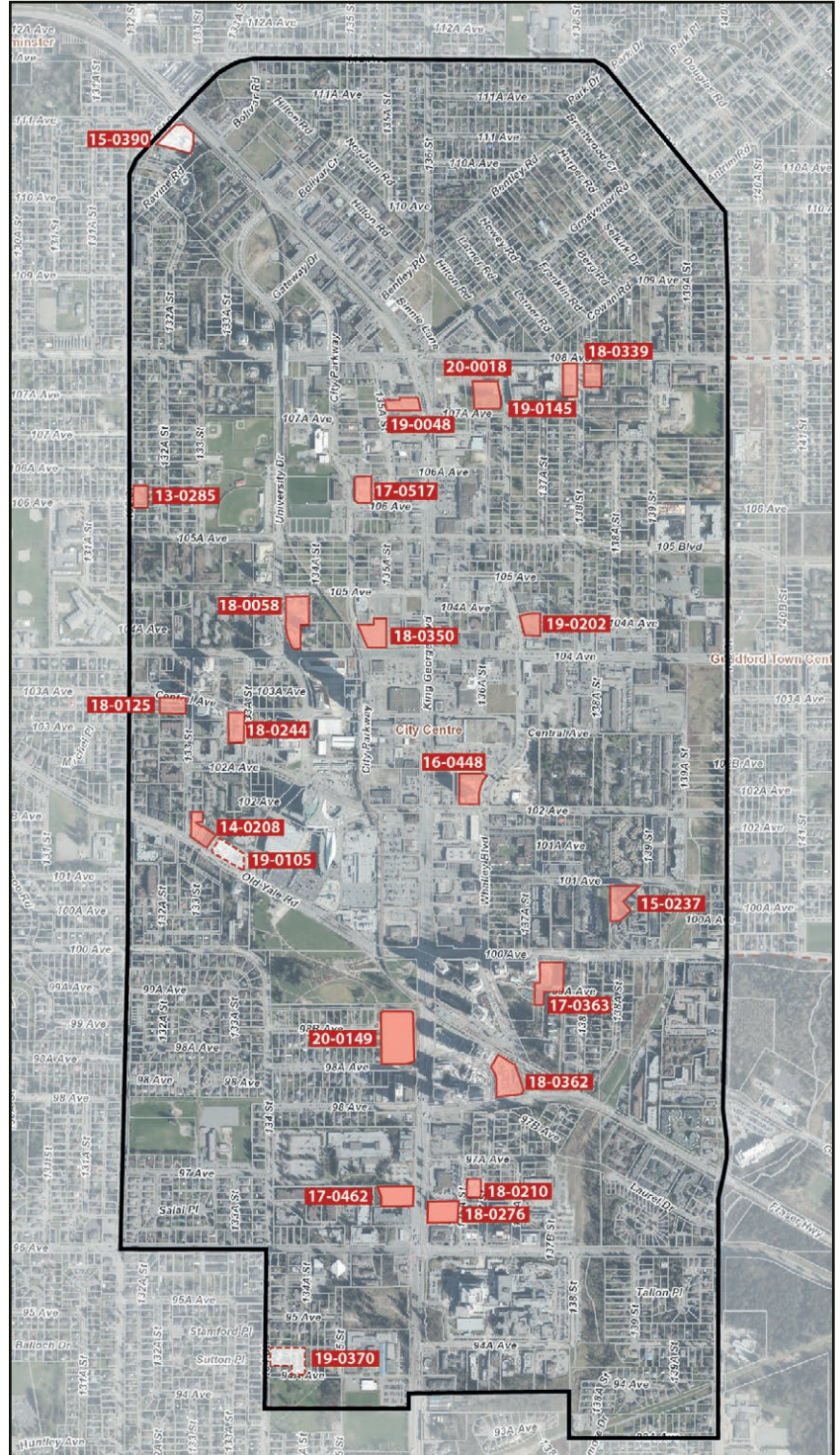


Low-Rises
Under Construction
6

Units Under Construction
7,318

Retail Under Construction
106,085 SF

Office Under Construction
451,317 SF



NEW CONSTRUCTION



Flamingo One - Site preparation now underway



Quinn - Excavation beginning

COMPLETION



Ledgview - 6-storey condo building now complete at 132 St & King George Blvd

CONTINUED CONSTRUCTION



Rosewood - Exterior work nearing completion



Q5 - Now 2 levels above grade



Century City Holland Park - 19-storey rental apartment building now above grade (photo credit: Hotwax @ Skyscraperpage)



University District - Both towers now topped out



Aspect - Excavation continues



The Holland - Now topped out with exterior mostly complete



Briza - Now 4 levels above grade with 1 remaining



Plaza One & Two - Parking levels construction continues



Park George - Parking levels construction continues / now at grade for rear portion of site

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	-	-	-
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	-
19-0105	The Holland Two	Condo	32	308	-	-	-
19-0145	Q5	Condo	6	141	-	-	-
19-0202	Ascent	Condo	31	234	-	-	-
19-0370	Quinn	Condo	6	174	-	-	-
20-0018	Flamingo One	Condo, Office, Retail	6 + 35	375	20,700	55,199	-
20-0149	Century City (Phase 1)	Condo, Office, Retail	11+19	243	17,739	212,028	-
Total:				7,318	106,085	451,317	-