



DEVELOPMENT UPDATE

July 2022

SurreyCityCentre.ca



INITIAL REVIEW PROJECTS

As of July 2022, there are **26** major development applications under initial review (pre-council) within City Centre. **1** new application was submitted in June:

- **22-0168 | 94A Ave**
6-Storey Residential

OVERVIEW



Proposed
High-Rises
23



Proposed
Low-Rises
17

Proposed Units

10,304*

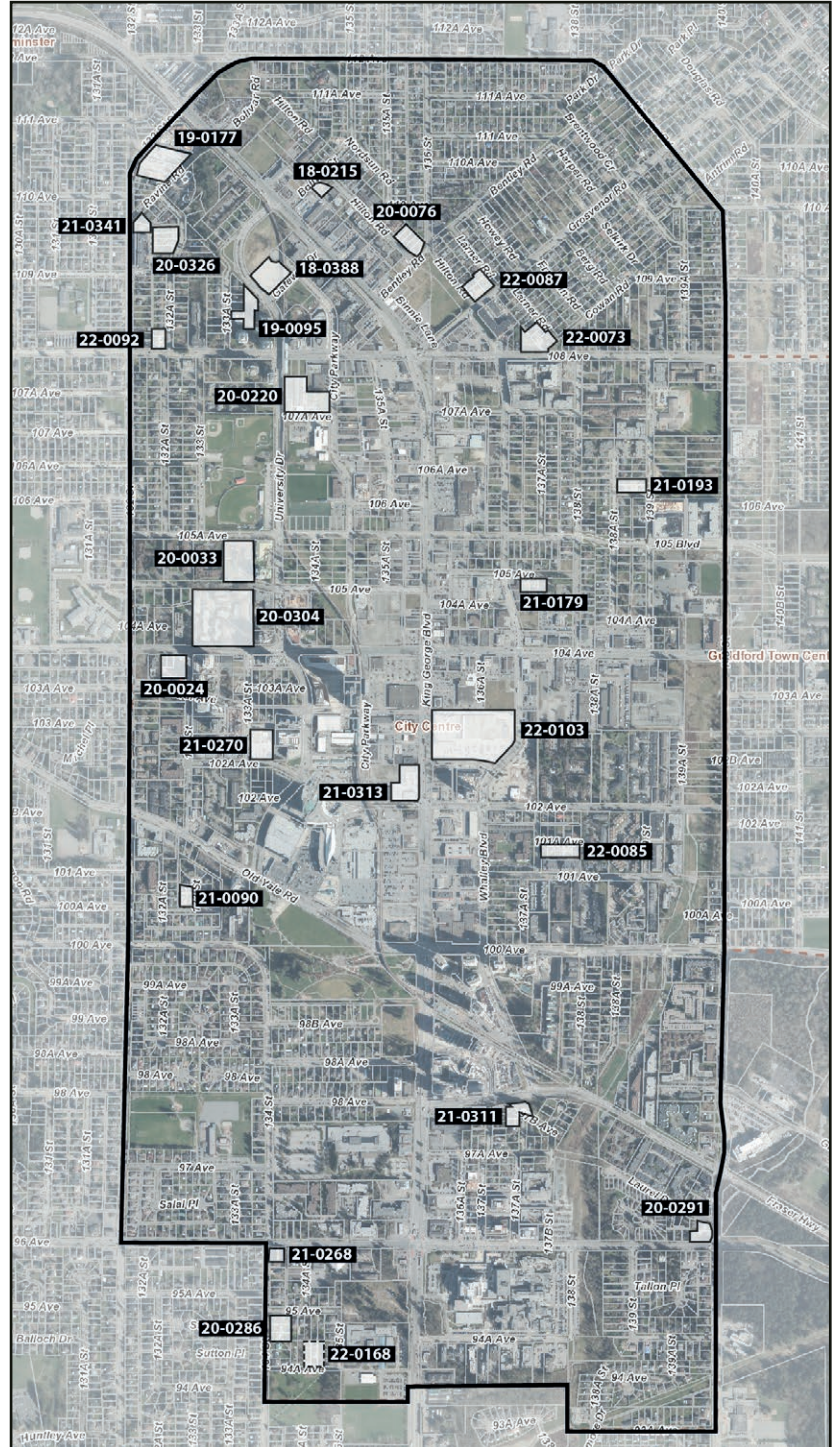
Proposed Retail

10,395 SF*

Proposed Office

333,746 SF*

**Preliminary / subject to change*



NEW APPLICATIONS

22 - 0168 | 94A Avenue

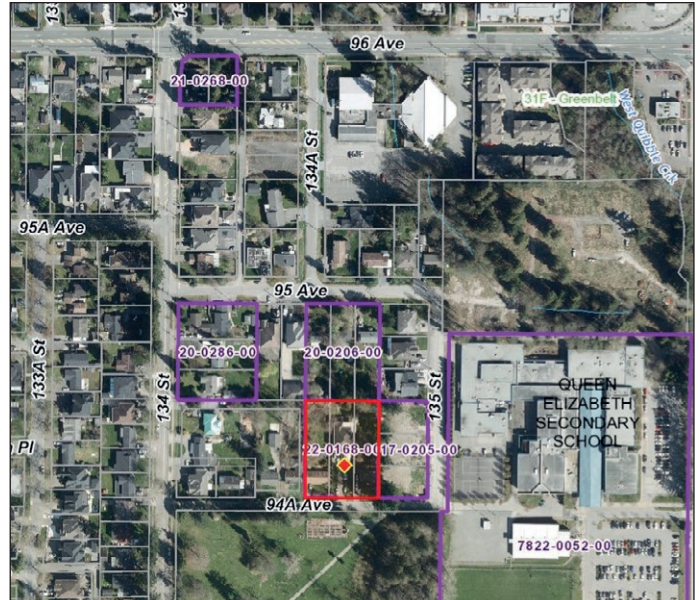
Address: 13453-13473 94A Ave

Proposal: 6-Storey Residential (126 units)

Applicant: Whitetail Homes

A Rezoning, Subdivision, and Development Permit application has been submitted by Whitetail Homes for a 6-storey residential project on 94A Ave just west of 135 St. The applicant is proposing 126 units within the building.

The site is located in a transitioning block with numerous other 6-storey applications underway, and one under construction to the adjacent west (Quinn by Porte). The site is also directly across from Queen Elizabeth Meadows Park to the south and Queen Elizabeth Secondary to the east.



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	36+40	665	2,088	-	-
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	36	386	-	-	7,728
20-0033	13352 105A Ave	Condo	6+30	378	-	-	-
20-0076	Hilton Rd & Bentley Rd	Condo	6	106	-	-	-
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	34	377	2,519	-	-
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	Surrey Loop	Condo, Retail	43	516	3,689	-	-
21-0311	King George Hub South	Condo	41	401	-	-	-
21-0313	102 Ave & King George Blvd	Condo, Office, Retail	49	739	TBD	223,545	-
21-0341	Stowa	Condo	6	77	-	-	-
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	-
21-0168	94A Avenue	Residential	6	126	-	-	-
Total:				10,304	10,395	333,746	12,378

APPROVED PROJECTS

As of July 2022, there are **42** major projects approved (post 3rd Reading) within City Centre. **3** new projects received conditional approval from Surrey City Council in June:

- **20-0216 | Parkway (Phase 2)**
53-Storeys Condo, Office, Retail
- **21-0285 | Juno**
34-Storeys Condo, Retail
- **21-0347 | City Centre 4**
23-Storeys Office, Retail

OVERVIEW



Approved
High-Rises
47



Approved
Low-Rises
30

Approved Units

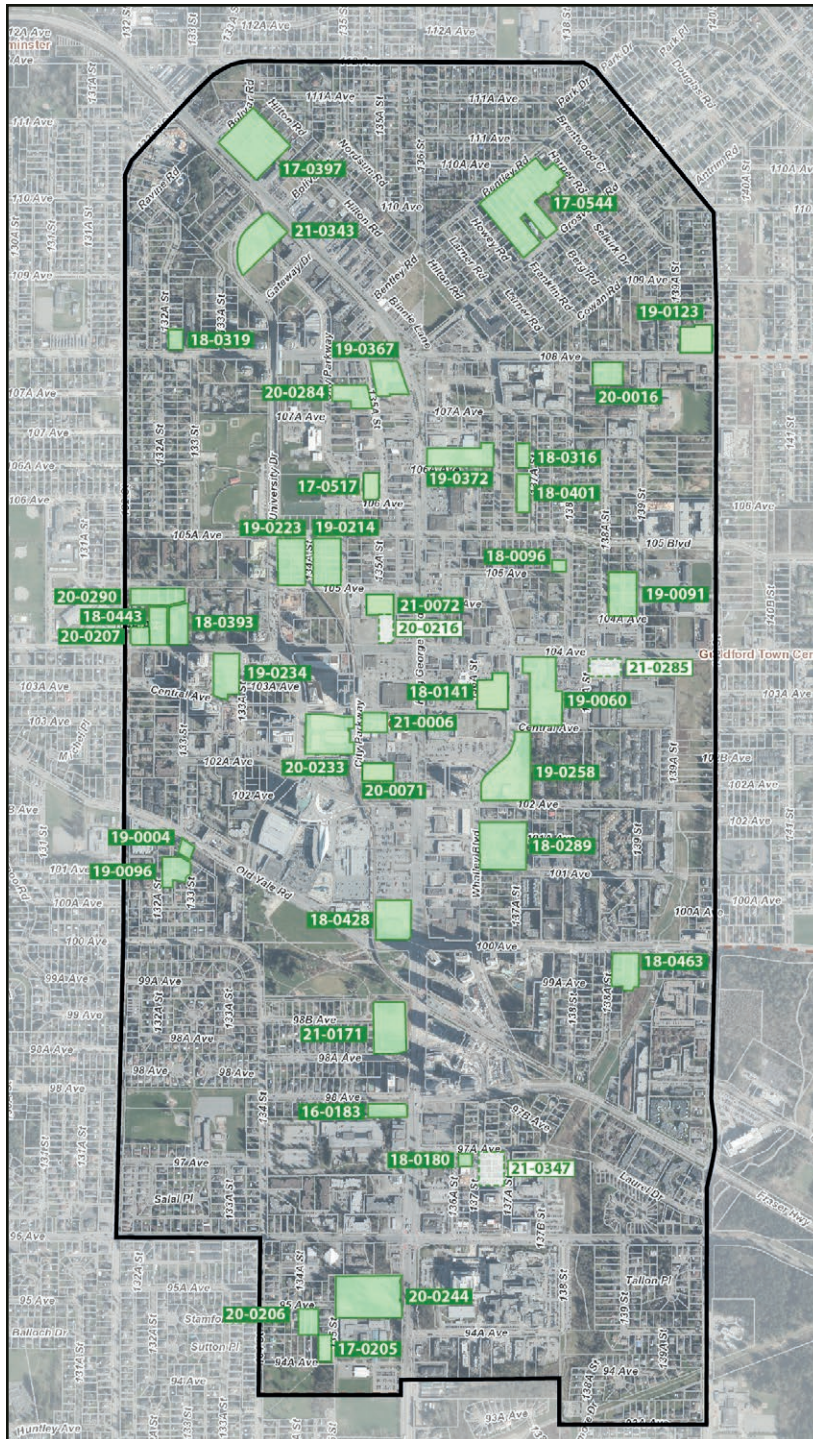
17,584

Approved Retail

204,577 SF

Approved Office

2,725,786 SF



NEW APPROVALS

20-0216 | Parkside (Phase 2)

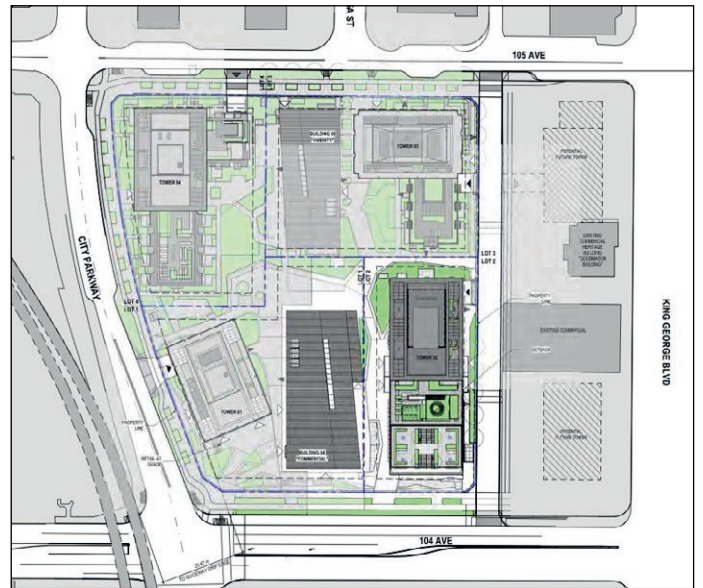
Phase 2 of Bosa's Parkside received approval from Council on June 13 for Development Permit issuance. Phase 2 will consist of a 53-storey residential tower above a stepped 12-storey podium consisting of ground-floor retail, 5 floors of office, and residential above. Phase 2 will also include a 2-storey standalone market / retail building in the centre of the site.

Designed by Perkins + Will Architects, Phase 2 is expected to be complete by 2027. Phase 1, a 38-storey rental tower to the west began construction last year and is expected to be complete by 2025.

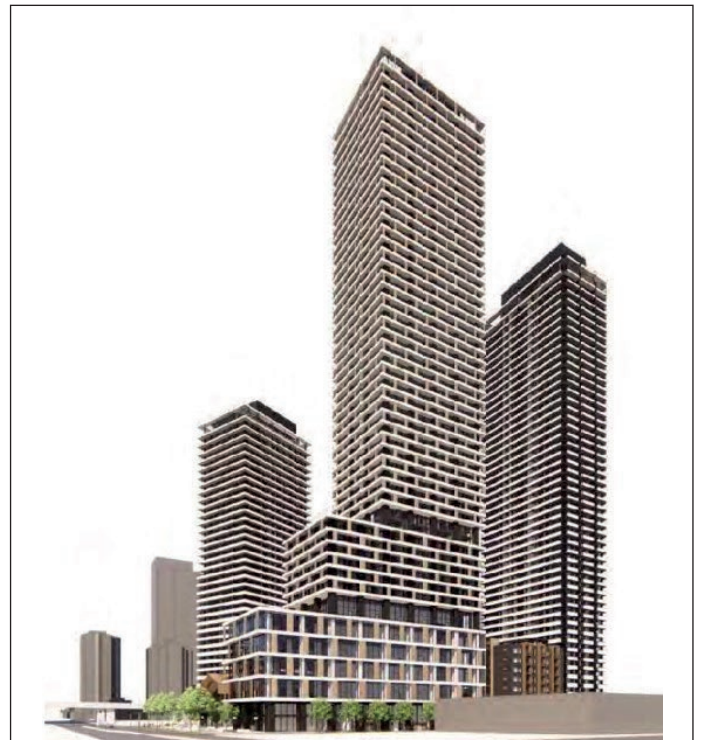
Address: 104 Ave & City Parkway
Proposal: 53-Storey Residential (507 Units)
89,122 SF Office & Retail

Developer: Bosa
Architect: Perkins + Will

Expected Completion: 2027



2-storey commercial / market building fronting 104 Ave (outdated rendering)

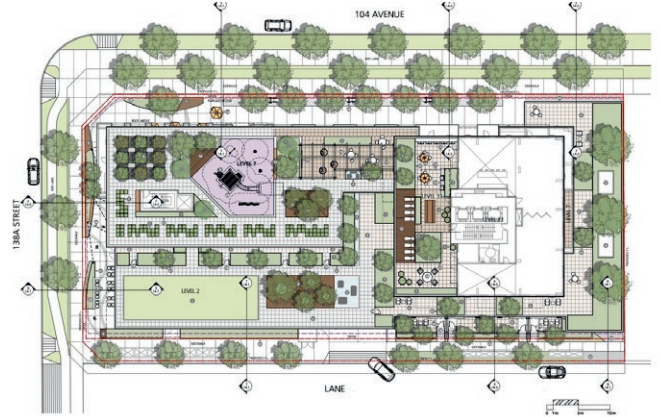


View of Phase 2 tower looking west along 104 Ave

21 - 0285 | Juno

This 34-storey residential tower by Streetside Developments received Conditional Approval from Council on June 13. Designed by DYS Architecture, the tower will sit above a 6-storey podium containing ground-floor retail and residential above. A new urban green lane will also be dedicated at the rear of the site, with ground-oriented townhomes to front onto a portion of it. The project is expected to complete by 2027.

- Address:** 104 Ave & 138A St
- Proposal:** 34-Storey Residential (341 Units)
10,699 SF Retail
- Developer:** Streetside
- Architect:** DYS Architecture
- Expected Completion:** 2027



View along 104 Ave



Birds-eye perspective looking south-west above 104 Ave

21 - 0347 | City Centre 4

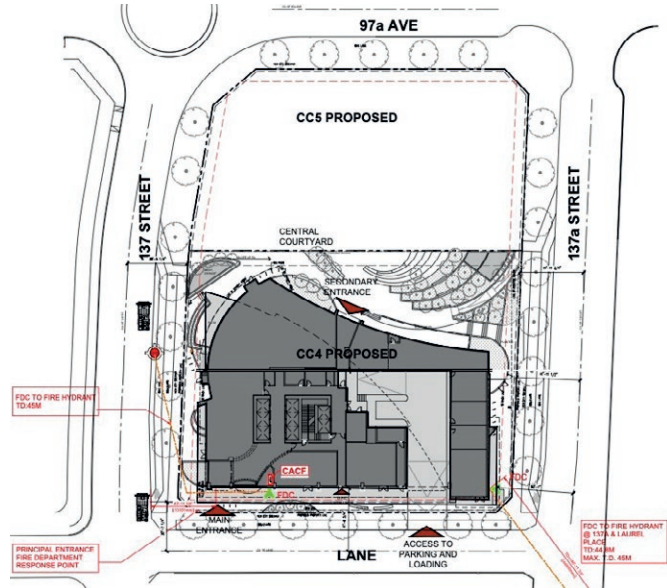
Lark Group's 4th office tower in the innovation boulevard / medical district received Conditional Approval on June 13. Set to become the the tallest tower in the district to date at 23-storeys, it will contain 287,579 SF of office space above a 4-storey podium with ground-level retail.

Situated just north of City Centre 2, the project will also feature a new courtyard space at the rear of the site, to be completed and shared in the future with City Centre 5. Completion is expected by 2026.

Address: 137 St & 97 Ave
Proposal: 23-Storey Office (287,579 SF)
Retail (10,699 SF)

Developer: Lark Group
Architect: WA Architects

Expected Completion: 2026



View looking north-west from 137a St



View looking north-west from 137 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	-	-
17-0517	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	-	-	-
18-0393	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	Condo	43	490	-	-	-
19-0258	Georgetown East	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	-	-	-
20-0216	Parkway (Phase 2)	Condo, Office, Retail	53	507	6,394	82,728	-

#	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 (Phase 3)	Condo, Rental	51	563	-	-	-
21-0171	Century City (Phase 2)	Condo	34+39	763	-	-	-
21-0285	Juno	Condo, Retail	34	341	10,699	-	-
21-0343	Emerald Gardens	Condo, Retail	33 + 38 + 42	995	2,282	-	-
21-0347	City Centre 4	Office, Retail	23	-	30,580	287,579	42,970
Total:				17,584	204,577	2,725,786	283,511

ACTIVE CONSTRUCTION

As of July 2022, there are **23** major projects under construction within City Centre. Over the past month there was 1 new construction start:

- **18-0322 | Oak + Onyx**
6-Storey Residential

OVERVIEW



High-Rises
Under Construction
21

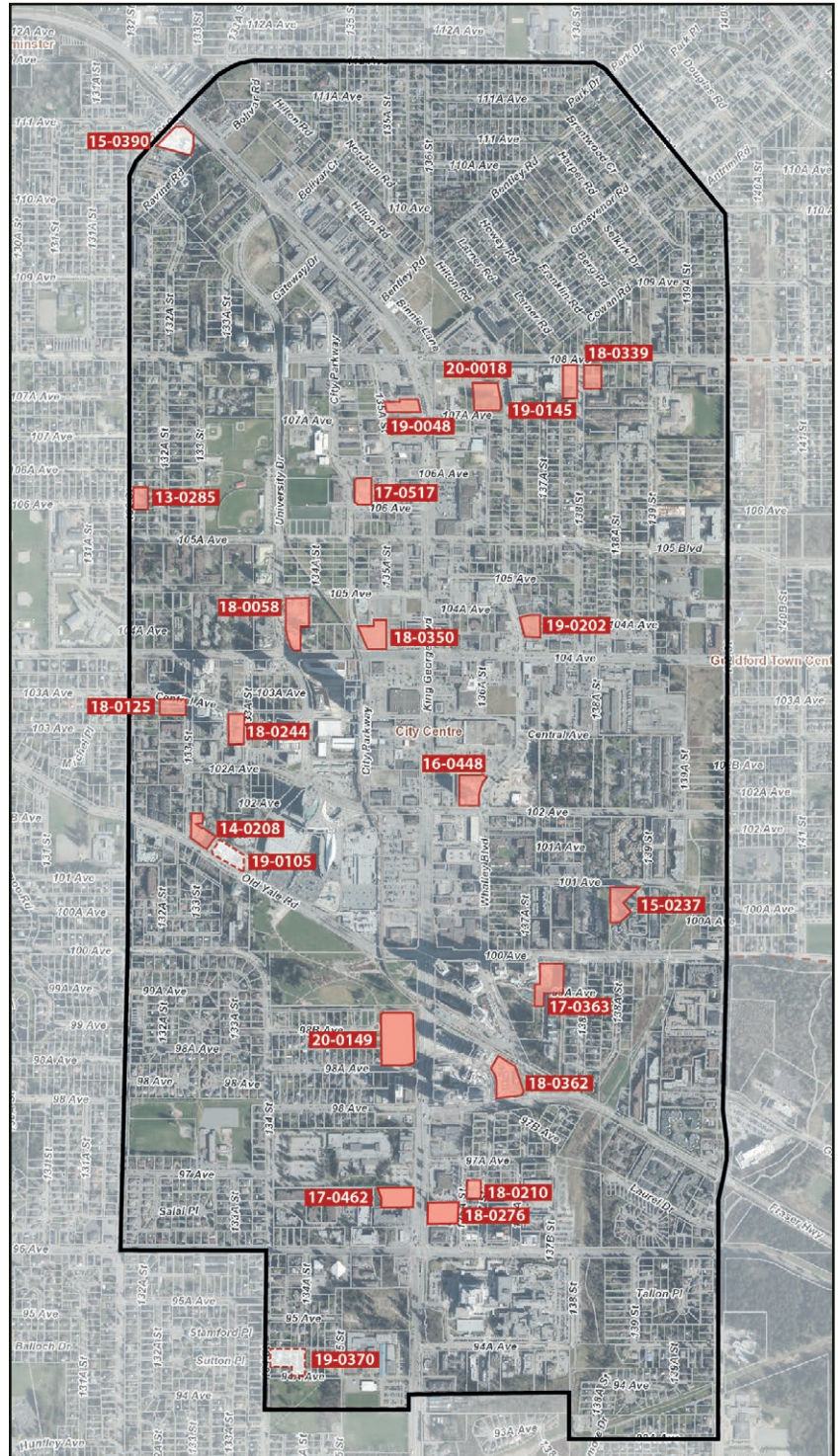


Low-Rises
Under Construction
8

Units Under Construction
7,491

Retail Under Construction
106,085 SF

Office Under Construction
451,317 SF



CONTINUED CONSTRUCTION



Flamingo One - Early stages of excavation underway



The Grand - Work beginning on parking levels



One Central - Near topping out with work underway on sky amenity levels



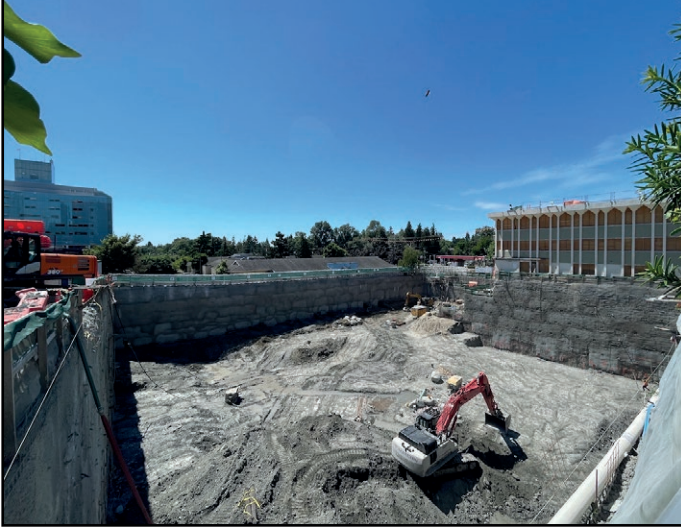
Georgetown One - New curb, sidewalks, and bike lanes now installed along Whalley Blvd and 102A Ave



Melrose - Excavation progressing



The Holland Two - Excavation underway



Comma King George - Excavation Progressing



Belvedere - Parking levels construction continues



Century City Holland Park - Rental tower now above grade with work beginning on level 2

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 King George	Rental, Office, Retail	38	392	4,575	29,795	-
18-0322	Oak + Onyx	Condo	5+6	173	-	-	-
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:				7,491	106,085	451,317	-