



DEVELOPMENT UPDATE

August 2022

SurreyCityCentre.ca



Provided by:



DEVELOPMENT APPLICATIONS

As of August 2022, there are **20** major development applications under initial review (pre-council) within City Centre. There were no new applications submitted in July.

OVERVIEW



Proposed
High-Rises
17



Proposed
Low-Rises
16

Proposed Units

7,853*

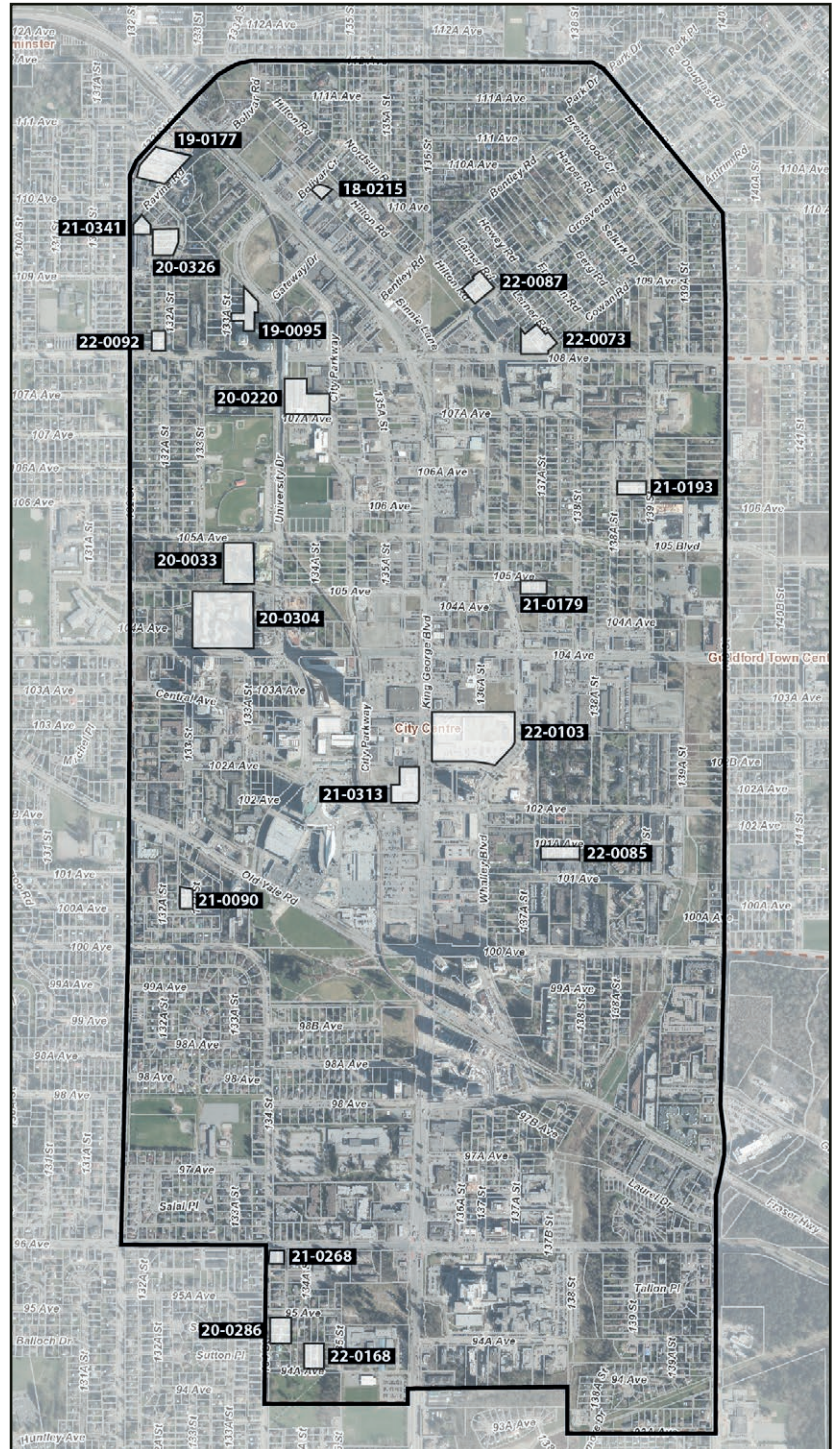
Proposed Retail

2,099 SF*

Proposed Office

333,746 SF*

**Preliminary / subject to change*



DEVELOPMENT APPLICATIONS (INITIAL REVIEW)

#	NAME	USE	HEIGHT (Storeys)	UNITS	RETAIL (SF)	OFFICE (SF)	OTHER (SF)
18-0215	13464 Bolivar Cr	Condo	6	45	-	-	-
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	-	-	-
20-0033	13352 105A Ave	Condo	6+30	378	-	-	-
20-0220	University Dr & 107A St	Condo	TBD (High Rise x 2)	TBD	-	-	-
20-0286	95 Ave & 134 St	Condo	6	140	-	-	-
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	-	-	-
21-0313	102 Ave & King George Blvd	Condo, Office, Retail	49	739	TBD	223,545	-
21-0341	Stowa	Condo	6	77	-	-	-
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	-	-	-
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:				7,853	2,099	333,746	4,650

APPROVED PROJECTS

As of August 2022, there are **48** major projects approved (post 3rd Reading) within City Centre. **6** new projects received conditional approval from Surrey City Council in July:

- **18-0388 | Gateway & University**
36 + 40-Storey Condo, Retail
- **20-0024 | Sequoia**
36-Storey Condo, Daycare
- **20-0076 | Hilton & Bentley**
6-Storey Condo
- **20-0291 | 96 Ave & 140 St**
34-Storey Condo, Retail
- **21-0270 | Surrey Loop**
43-Storey Condo, Retail
- **21-0311 | King George Hub South**
41-Storey Rental

OVERVIEW



Approved
High-Rises
53

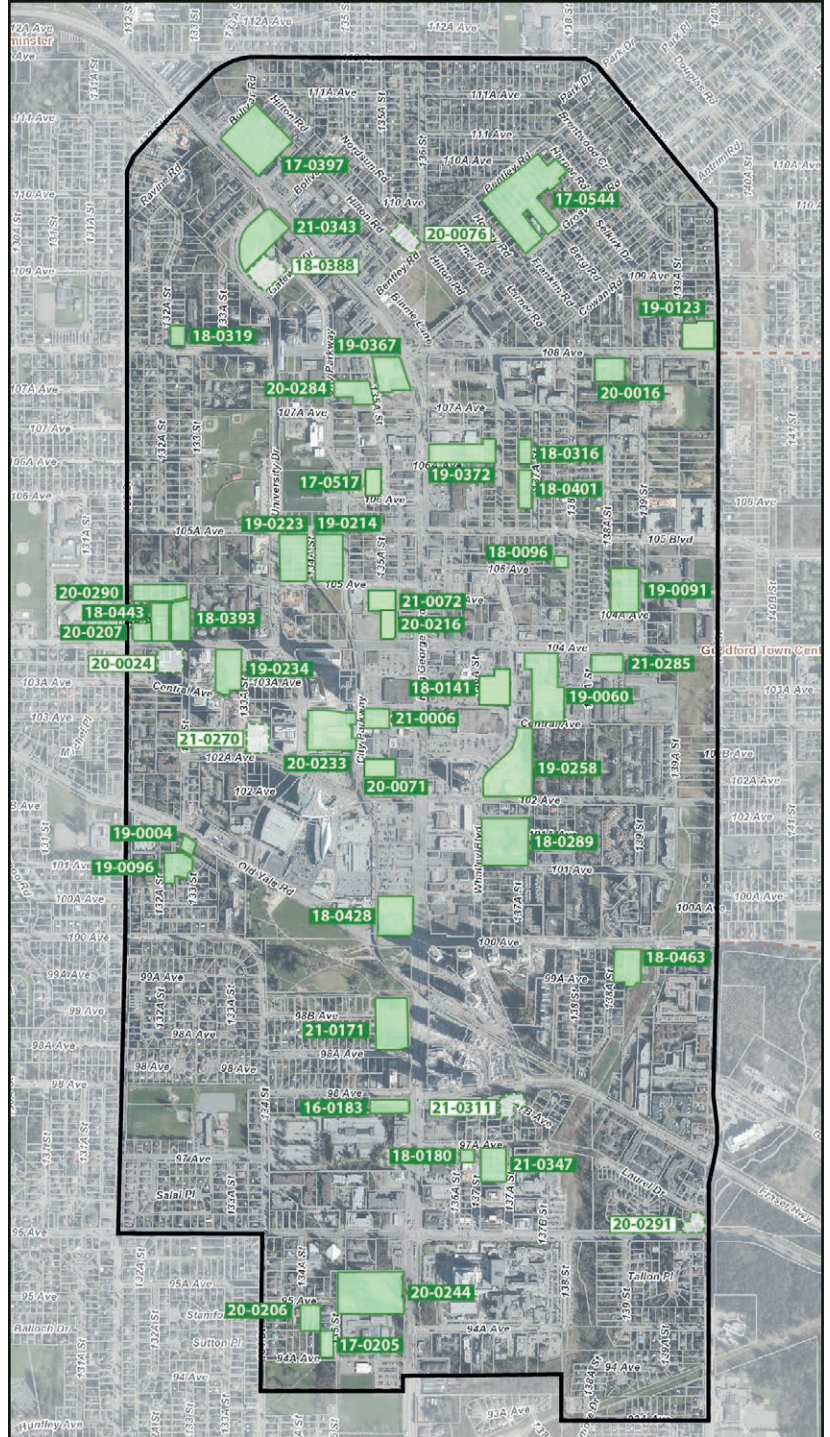


Approved
Low-Rises
31

Approved Units
20,035

Approved Retail
212,873 SF

Approved Office
2,725,786 SF



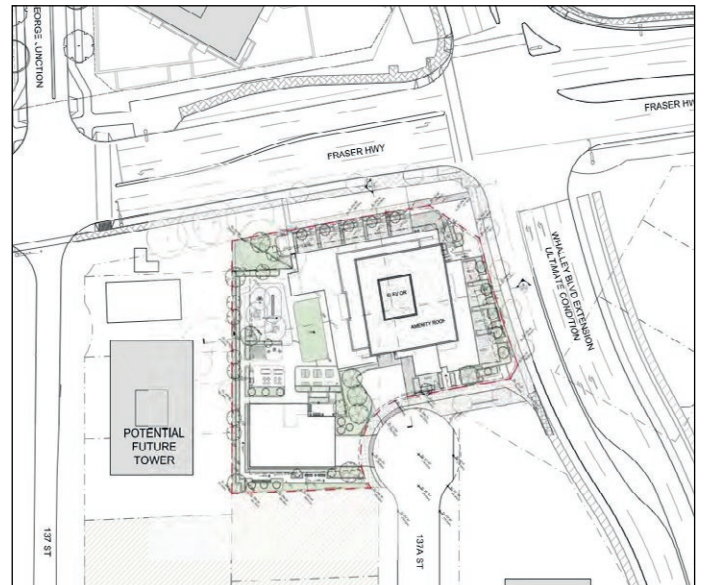
NEW APPROVALS

21-0311 | King George Hub South

This 41-storey rental residential tower by PCI development received conditional approval by Surrey City Council on July 11. To be located at the south-west corner of Fraser Hwy and Whalley Blvd the tower will form a southern extension of PCI's King George Hub development to the north.

Designed by MCM Architects, the tower is to include 401 rental units set above a 4-storey podium. The project will also dedicate a new extension of Whalley Blvd south of Fraser Hwy, which will continue further south in the future to 96 Ave. Completion is targeted for 2026.

Address: Fraser Hwy & Whalley Blvd
Proposal: 41-Storey Rental (401 Units)
Developer: PCI
Architect: MCM Architects
Expected Completion: 2026



View looking south-west from Whalley Blvd with King George Hub to right

18-0388 | Gateway & University

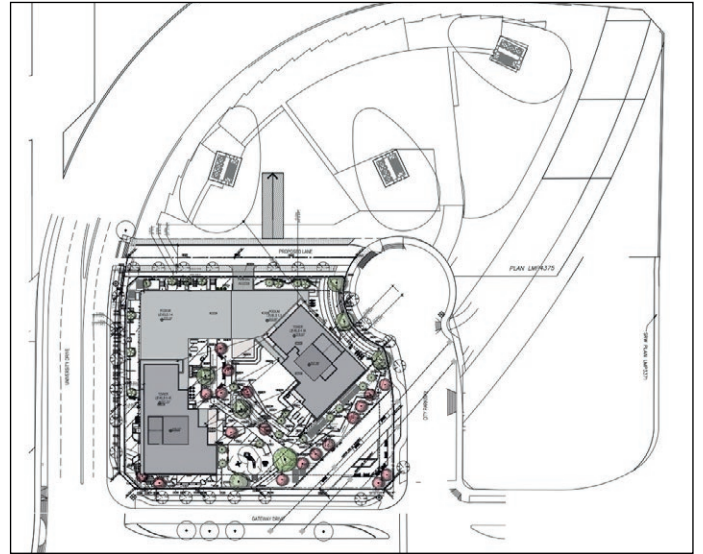
This pair of 36 & 40-storey residential towers proposed for the north-east corner of University Dr & Gateway Dr just north of Gateway Station received conditional approval from Surrey City Council on July 25. Situated above a 5-storey podium next to the SkyTrain guideway, and just south of Allure's upcoming Emerald Gardens development, the project is to include 665 market residential units and 2,088 SF of retail and daycare space. Completion is targeted for 2027.

Address: 13433 Gateway Dr
Proposal: 36 + 40 Storey Residential
(665 Units)
2,088 SF Retail

Developer: 1127073 BC LTD

Architect: IBI Group

Expected Completion: 2027



View looking east from University Dr



View looking west from City Parkway

20-0024 | Sequoia

This 36-storey residential tower by ML Emporio proposed for the south-west corner of 133 St and 104 Ave received conditional approval from Surrey City Council on July 25. Sitting above a large 8-storey podium, the tower will be ML Emporio's flagship project in Surrey City Centre and second to date, following the currently under construction Melrose located just 1 block to the south.

Designed by DF Architecture, the building is to include 386 units as well as 7,728 SF of daycare space. Completion is expected by 2027.

Address: 133 St & 104 Ave
Proposal: 36-Storey Residential (386 units)
Daycare (7,728 SF)

Developer: ML Emporio
Architect: DF Architecture

Expected Completion: 2027



View looking south-east from 104 Ave

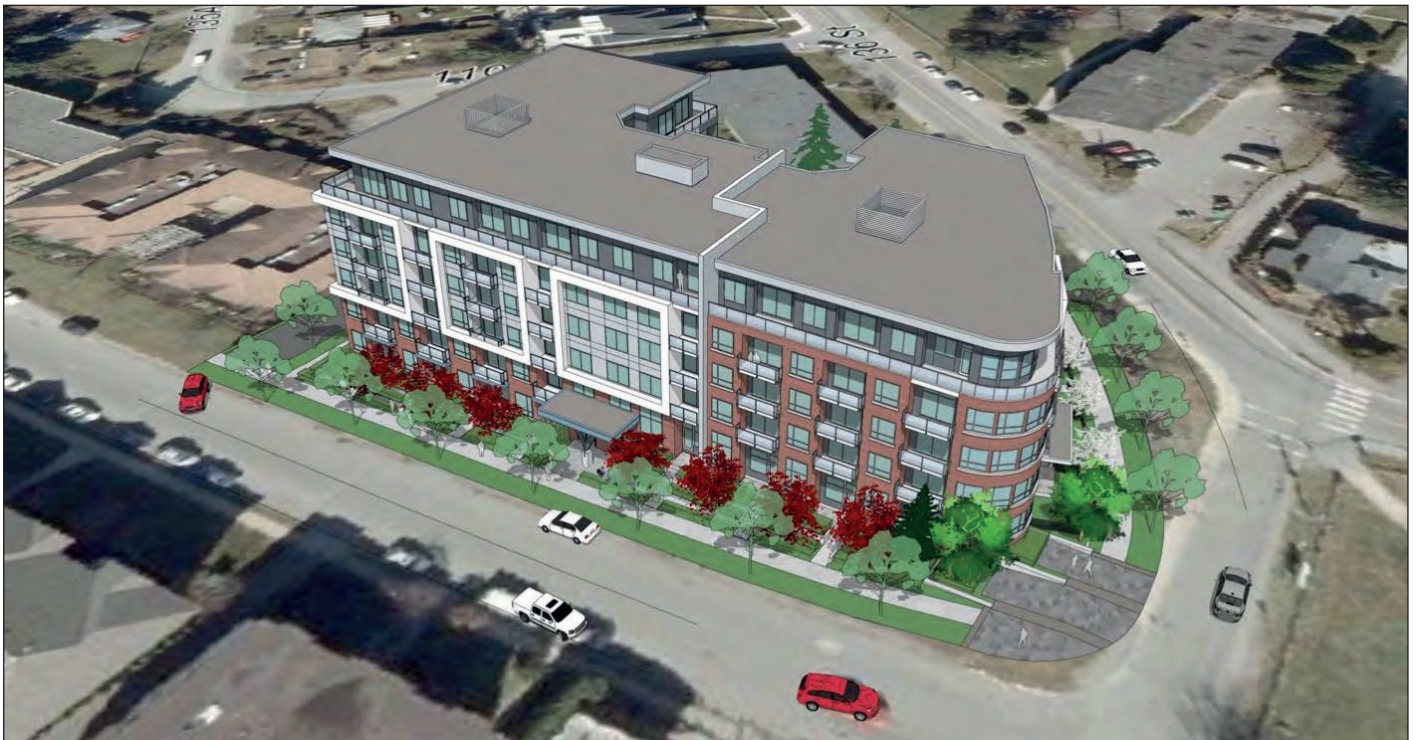
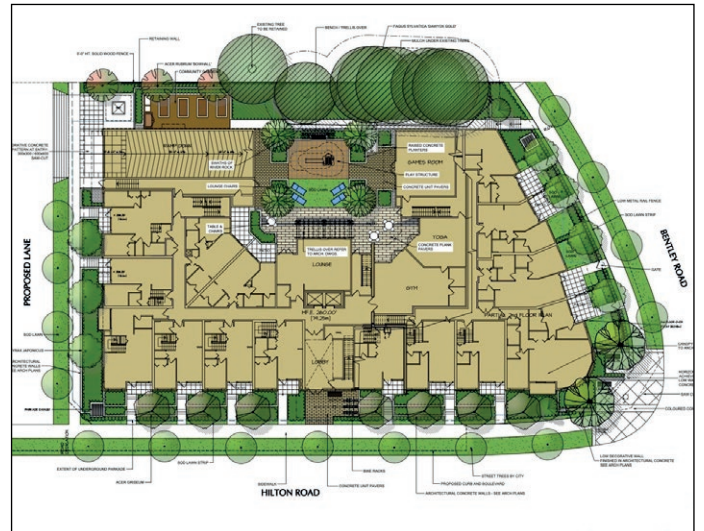


View looking north-west from 133 St

20-0076 | Hilton & Bentley

This 6-storey residential building by Urban Coast Investments proposed for the north-west corner of Hilton Rd and Bentley Rd received conditional approval from Surrey City Council on July 25. Designed by Barnett Dembek Architects, the building is to contain 106 units. In addition to street frontage upgrades along Hilton and Bentley roads, the project will dedicate and construct a new lane along the north-west edge of the site. Completion is targeted for 2025.

Address: Hilton Rd & Bentley Rd
Proposal: 6-Storey Residential (106 units)
Developer: Urban Coast Investments
Architect: Barnett Dembek
Expected Completion: 2025



View looking north from Hilton Rd

20-0291 | 96 Ave & 140 St

This 34-storey residential tower by Darshan Builders proposed for the north-west corner of 96 Ave and 140 St received conditional approval from Surrey City Council on July 25. Designed by DF Architecture, the tower sits above a 6-storey podium and is to contain 377 units along with 2,518 SF of ground floor retail space along 96 Ave. The future 140 St SkyTrain Station will be located in close proximity just to the north on Fraser Highway once complete. Green Timbers Urban Forest is directly to the east across 140 St. Completion is targeted for 2027.

Address: 96 Ave & 140 St
Proposal: 34-Storey Residential (377 units)
Retail (2,518 SF)
Developer: Darshan Builders
Architect: DF Architecture
Expected Completion: 2027



View looking north-west from 96 Ave & 140 St



View looking south-west from 140 St & Laurel Dr

21-0270 | Surrey Loop

This 43-storey residential tower by ML Emporio proposed for north-east corner of 102A Ave & 133A St received conditional approval from Surrey City Council on July 25. Sitting above an 8-storey podium, the tower is to contain 516 units (including 94 rental) and 3,692 SF of ground-level retail space. The project will also incorporate a new bus layover facility on the east side of the building adjacent to SFU, which will help facilitate the closure of the existing Surrey Central bus loop. Completion is targeted for 2027.

Address: Surrey Loop
Proposal: 43-Storey Residential (516 units)
Retail (3,692 SF)

Developer: ML Emporio

Architect: IBI Group

Expected Completion: 2027



View looking north along 133A St



View looking south from future Bus Layover Facility

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	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	-	-	-
18-0388	University & Gateway	Condo, Retail	36+40	665	2,088	-	-
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	-	-	-
20-0024	Sequoia	Condo	36	386	-	-	7,728
20-0071	GEC Mega Centre	Condo, Rental, Retail, Institutional	49	383	4,973	-	78,490
20-0076	Hilton & Bentley	Condo	6	106	-	-	-
20-0206	Whitetail Homes	Condo	6	131	-	-	-

#	NAME	USE	HEIGHT (Storeys)	UNITS	RETAIL (SF)	OFFICE (SF)	OTHER (SF)
20-0207	Sunshine Co-op	Rental	6	69	-	-	-
20-0216	Parkway (Phase 2)	Condo, Office, Retail	53	507	6,394	82,728	-
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	-	-	-
20-0291	96 Ave & 140 St	Condo	34	377	2,519	-	-
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	-	-	-
21-0270	Surrey Loop	Condo, Retail	43	516	3,689	-	-
21-0285	Juno	Condo, Retail	34	341	10,699	-	-
21-0311	King George Hub South	Condo	41	401	-	-	-
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:				20,035	212,873	2,725,786	291,239

ACTIVE CONSTRUCTION

As of August 2022, there are **22** major projects under construction within City Centre. No new projects started construction over the past month. There was 1 completion:

- **16-0448 | Georgetown One**
30-Storey Condo, Retail

OVERVIEW



High-Rises
Under Construction
20

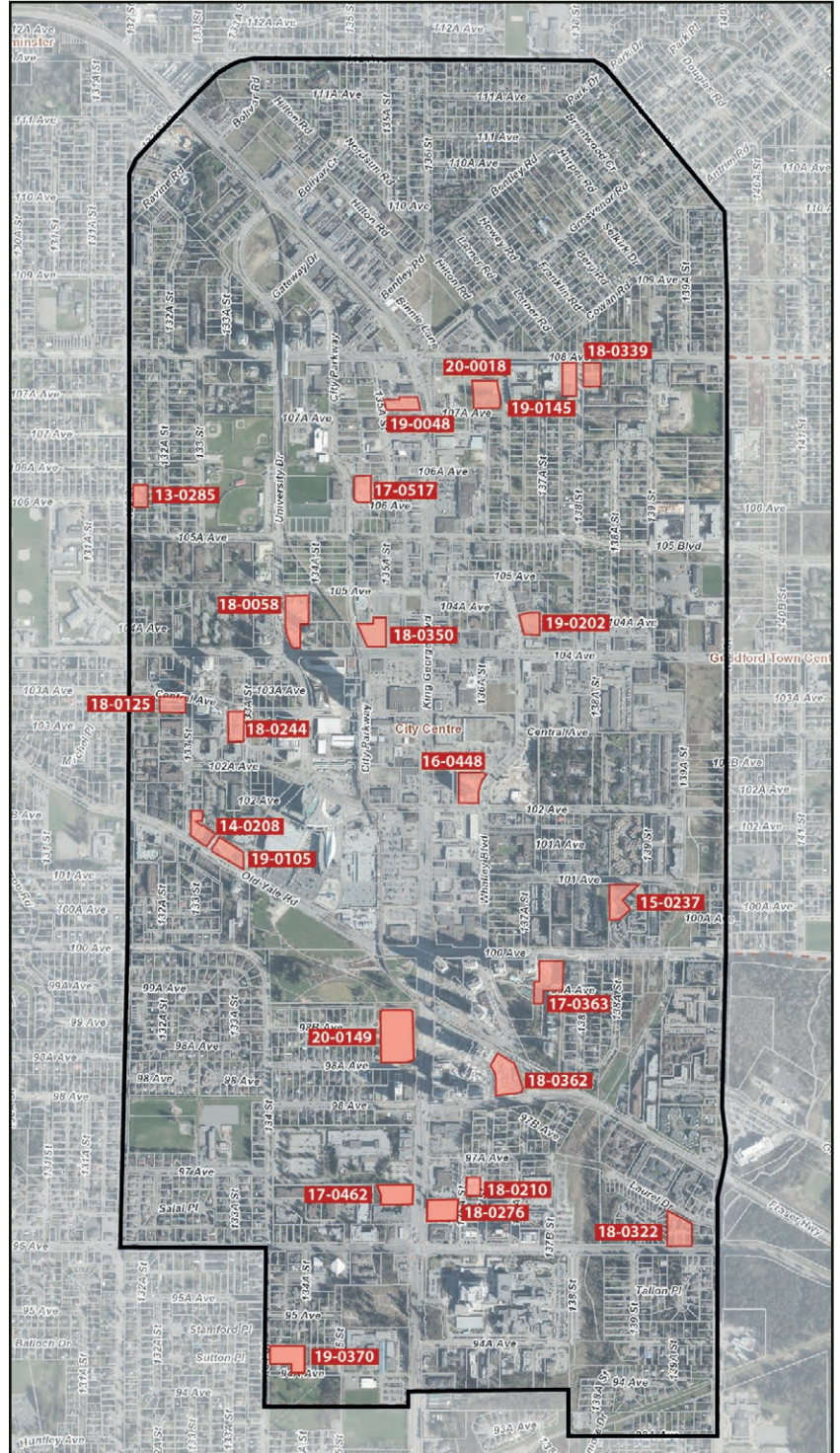


Low-Rises
Under Construction
8

Units Under Construction
7,140

Retail Under Construction
90,650 SF

Office Under Construction
451,317 SF



ACTIVE CONSTRUCTION



One Central - Now topped out at 44-storays (Surrey's 2nd tallest building)



University District - Both towers now topped out at 28 & 37-storays



Century City - Work beginning on 3rd level of 19-storey rental tower



Georgetown One - Now complete with occupancy set for the coming months



Parc Centrale - Exterior work nearing completion



Q5 & Hendrix - Now taking shape along 108 Ave at 138 St

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	-	-	-
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:				7,140	90,650	451,317	-