



DEVELOPMENT UPDATE

Fall 2022

SurreyCityCentre.ca



Provided by:



DEVELOPMENT APPLICATIONS

As of November 2022, there are **21** major development applications under initial review (pre-council) within City Centre. Over the past 3 months, there have been **2** new application submissions.

OVERVIEW



Proposed
High-Rises
12



Proposed
Low-Rises
17

Proposed Units

8,448*

Proposed Retail

6,934 SF*

Proposed Office

811,211 SF*

**Preliminary / subject to change*



NEW APPLICATIONS

22 - 0319 | Georgetown 3

Address: Whalley Blvd & 102 Ave
Proposal: 38 + 6 Storey Condo (486 Units)
 6,934 SF Retail
Applicant: Anthem Properties

Anthem Properties has submitted a Development Permit application for Phase 3 of their Georgetown development. This phase will consist of a 38-storey residential tower and a 6-storey low-rise residential building with 6,934 SF of ground floor retail space on the north-east corner of future 102 Ave & Whalley Blvd.

Georgetown 3 will follow Georgetown 2 which is currently in marketing and expected to begin construction soon on the site to the north at Whalley Blvd & Central Ave. Georgetown 4-7 are currently under application to the west on the former Save-on-Foods & Canadian Tire Site.

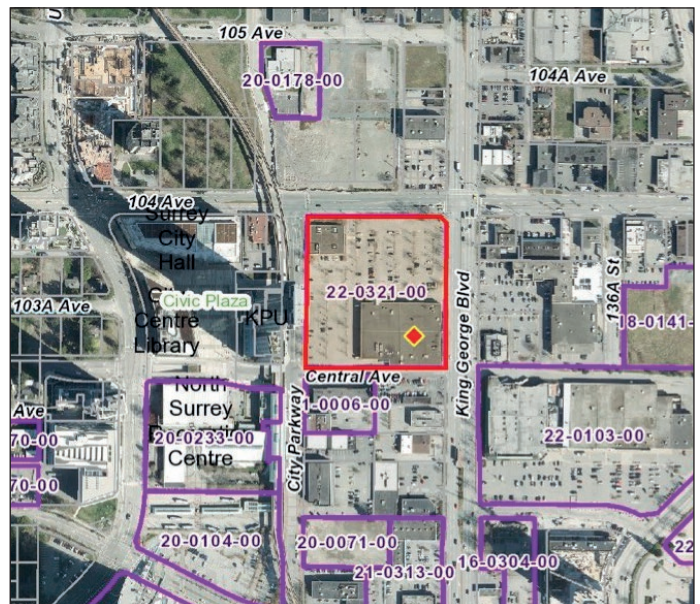


22 - 0321 | Safeway Site

Address: King George Blvd & 104 Ave
Proposal: Residential (2,299 Units)
 477,465 SF Office, Retail
Applicant: Wesgroup Properties

Wesgroup Properties has submitted a Development Application for the former Safeway Site at King George Blvd & 104 Ave. The application is proposing an OCP amendment, City Centre Plan amendment, Rezoning, Subdivision, and General Development Permit to allow for a four-phase mixed-use development. Overall the development is to include 2,999 residential units and 477,465 of office & retail space.

The subject application is seeking a detailed Development Permit for Phase 1 which will consist of 506 residential units, 38,804 SF of retail, and 155,980 SF of office.



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	152	-	-	-
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 & 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 4-7	Residential, Office, Retail	TBD (High-Rise x 5)	2,208	TBD	93,194	-
22-0168	94A Avenue	Residential	6	126	-	-	-
22-0319	Georgetown 3	Residential, Retail	38 + 6	486	6,934	-	-
22-0321	Safeway Site	Residential, Office, Retail	TBD	2,299	-	477,465	-
Total:				8,448	6,934	811,211	-

APPROVED PROJECTS

As of November 2022, there are **43** major projects approved (post 3rd Reading) within City Centre. Over the past 3 months, **1** project received conditional approval from Surrey City Council.

OVERVIEW



Approved
High-Rises
56

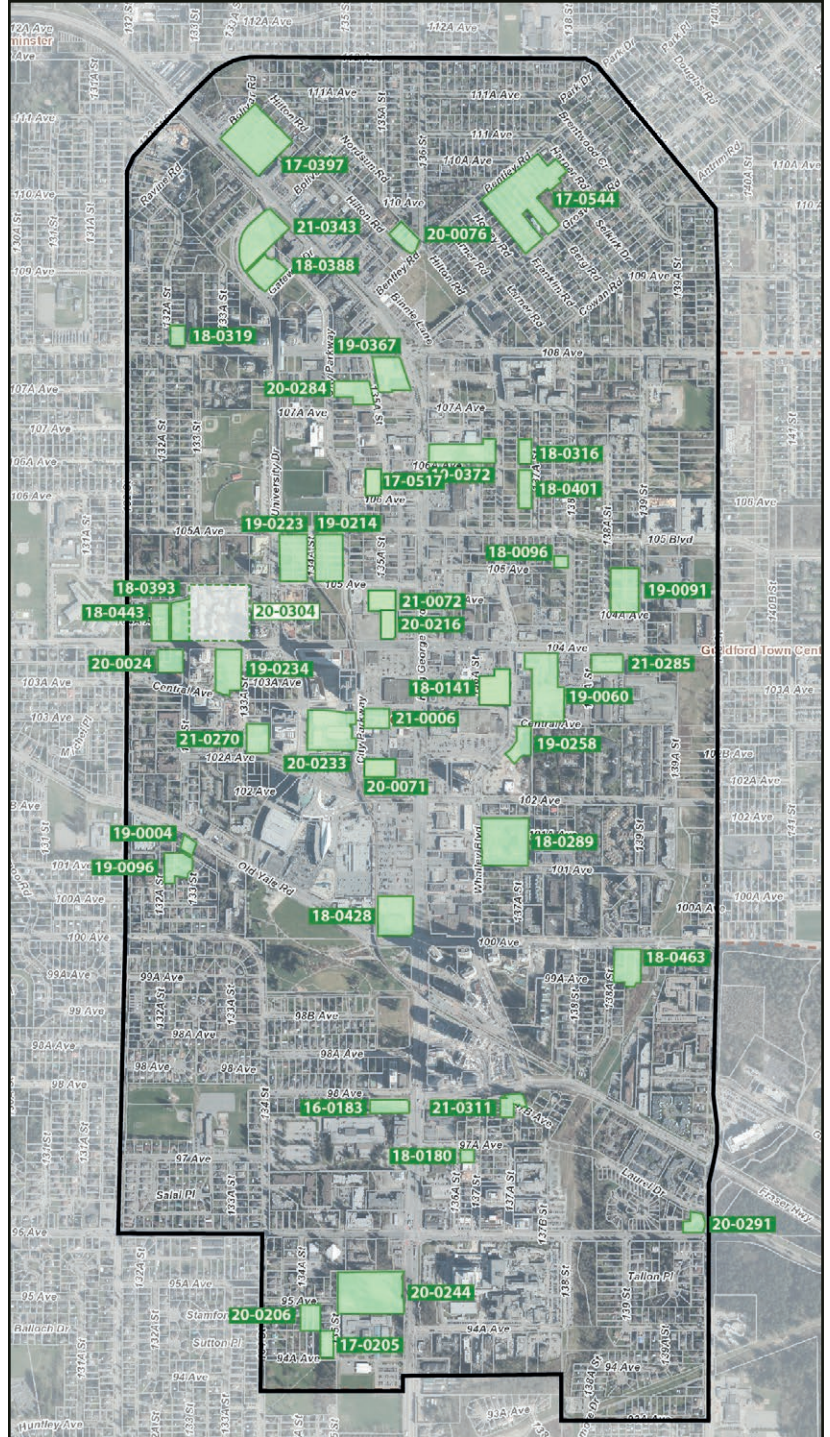


Approved
Low-Rises
24

Approved Units
20,710

Approved Retail
184,392 SF

Approved Office
2,438,207 SF



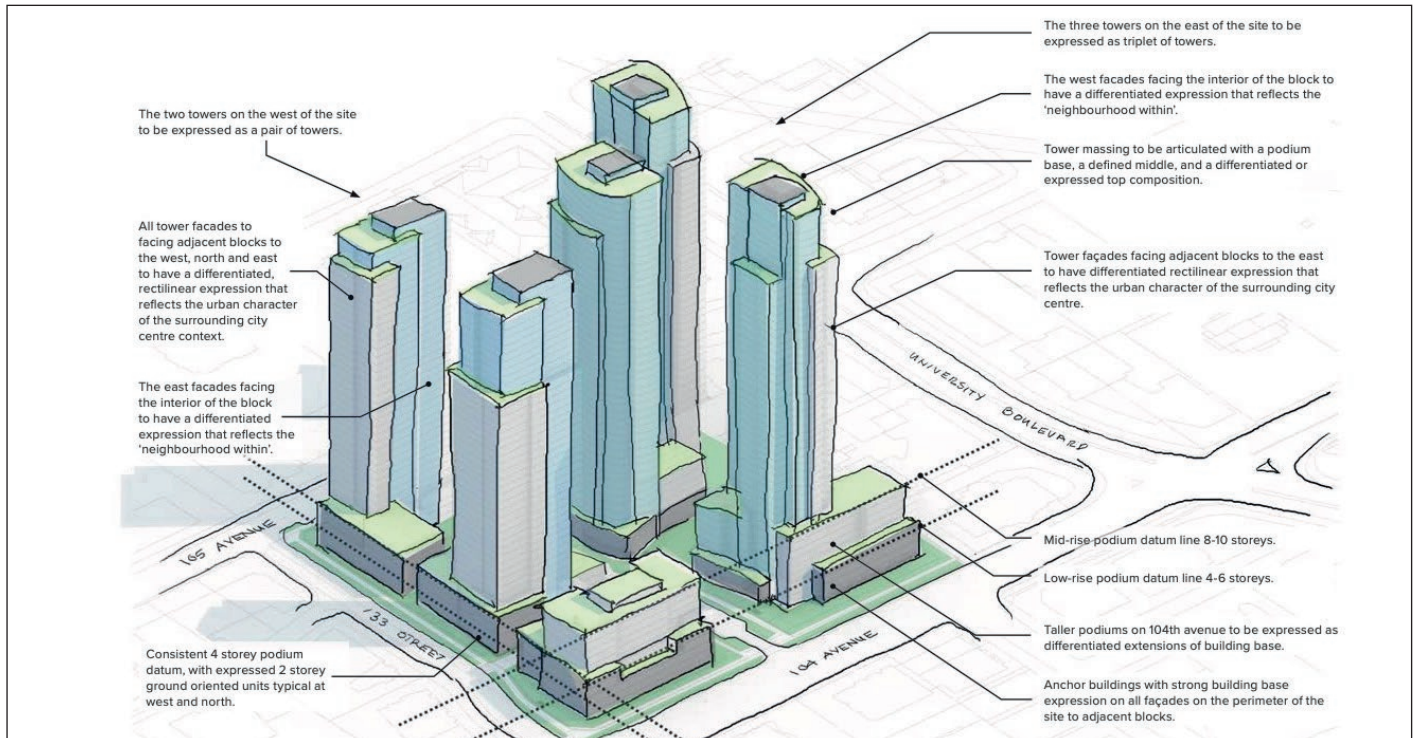
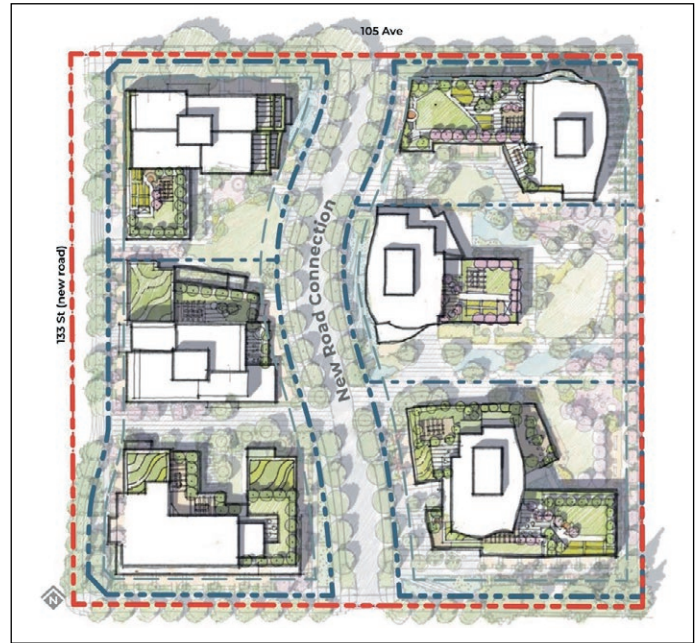
NEW APPROVALS

20-0304 | Bristol

This 5-tower, multi-phased redevelopment of the Bristol Estates rental apartment complex on 104 Avenue received conditional approval by Surrey City Council on August 8, 2022. The developer, Landmark Living, is seeking an OCP and City Centre Plan amendments for increase density to 5.5 FAR, Rezoning, Subdivision, and a General Development Permit as part of the current application. Detailed Development Permit applications are expected to follow in the future for each phase of the project.

In total, the project will feature towers ranging from 12 to 52-storeys, and comprise 2,202 units, including 185-units of rental housing.

- Address:** 133 St & 104 Ave
- Proposal:** 12+36+39+44+48+52 Storey Residential (2,202 Units)
- Developer:** Landmark Living
- Architect:** ZGF Architects
- Expected Completion:** TBD



Perspective Illustration looking north-east from 104 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	-	-
17-0517	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	-	-	-
19-0214	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 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	-	-
20-0024	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	Galilea	Condo	6	131	-	-	-

#	NAME	USE	HEIGHT (Storeys)	UNITS	RETAIL (SF)	OFFICE (SF)	OTHER (SF)
20-0216	Parkway 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	-
20-0291	96 Ave & 140 St	Condo	34	377	2,519	-	-
20-0304	Bristol	Condo, Rental, Retail	12+36+39+44+48+52	2,202	2,099	-	4,650
21-0006	Core	Condo, Office, Retail	50	429	10,951	124,167	-
21-0072	Parkway 3	Condo, Rental	51	563	-	-	-
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	-	-
Total:				20,710	184,392	2,438,207	252,919

ACTIVE CONSTRUCTION

As of November 2022, there are **27** major projects under construction within City Centre. Over the past 3 months, **6** new projects have begun construction, and **1** project has completed.

OVERVIEW



High-Rises
Under Construction
23

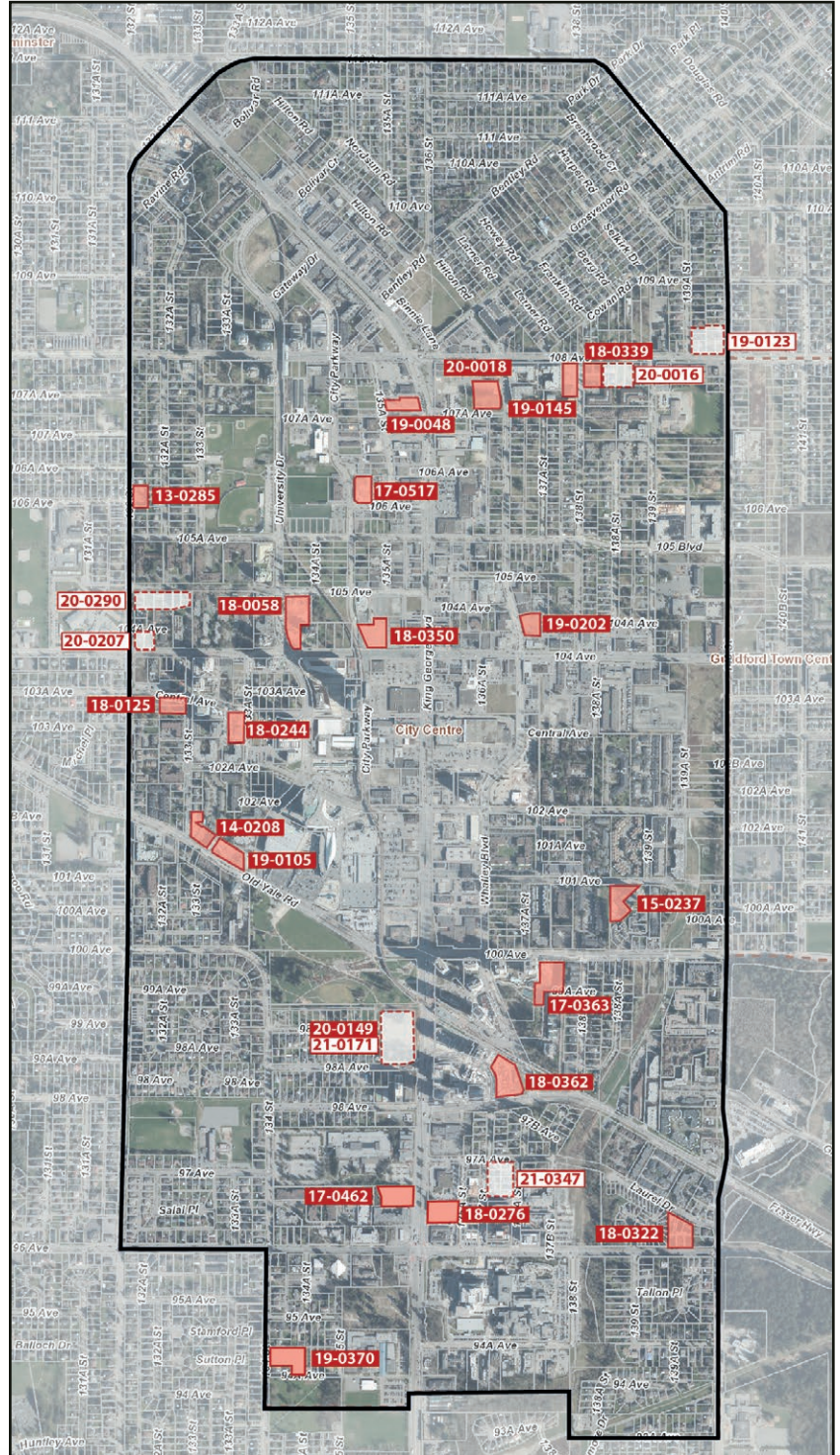


Low-Rises
Under Construction
14

Units Under Construction
8,582

Retail Under Construction
121,230 SF

Office Under Construction
738,896 SF



COMPLETIONS



Rosewood

137 St & 97 Ave

5-Storey Supportive Housing

The Rosewood by the Elizabeth Fry Society has now completed on 137 St near Surrey Memorial Hospital. The building will provide 57 long-term homes for low-income women and youth, as well as emergency shelter services for marginalized people in the community.

In addition to housing, the building will also provide space for community care programs and resources for those in need.

NEW CONSTRUCTION

Victor

108 Ave & 140 St
6-Storey Residential



Pura

105 Ave & 132 St
6-Storey Residential



Radley

108 Ave & 138 St
6-Storey Residential



Century City 2

King George & 98A Ave
34+39-Storey
Residential



Sunshine Co-op

108 Ave & 132 St
6-Storey
Co-op housing



City Centre 4

137 St & 97 Ave
23-Storey Office &
Retail



CONTINUED CONSTRUCTION



Century City 1 - 19-Storey Rental Tower gaining height



Hendrix & Q5 - Now topped out along 108 Ave



Briza - Now topped out along 132 St



The Grand - Parking levels construction nearing grade



Flamingo One - Excavation progressing



Melrose - Parking levels construction nearing grade

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	-	-	-
18-0244	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 1 (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	-	-	-
19-0123	Victor	Condo	6+6	254	-	-	-
19-0145	Q5	Condo	6	141	-	-	-
19-0202	Ascent	Condo	31	234	-	-	-
19-0370	Quinn	Condo	6	174	-	-	-
20-0016	Radley	Condo	6+6	193	-	-	-
20-0018	Flamingo One	Condo, Office, Retail	6 + 35	375	20,700	55,199	-
20-0149	Century City (Phase 1)	Rental, Office, Retail	11+19	243	17,739	212,028	-
20-0207	Sunshine Co-op	Rental	6	69	-	-	-
20-0290	Pura	Condo	6+6	248	-	-	-
21-0171	Century City (Phase 2)	Condo	34+39	763	-	-	-
21-0347	City Centre 4	Office, Retail	23	-	30,580	287,579	-
Total:				8,582	121,230	738,896	-