



DEVELOPMENT UPDATE

January 2023

SurreyCityCentre.ca



Provided by:



DEVELOPMENT APPLICATIONS

As of January 2023, there are **19** major development applications under initial review (pre-council) within City Centre. Since November 2022, there have been no new application submissions.

OVERVIEW



Proposed
High-Rises
16



Proposed
Low-Rises
15

Proposed Units

8,203*

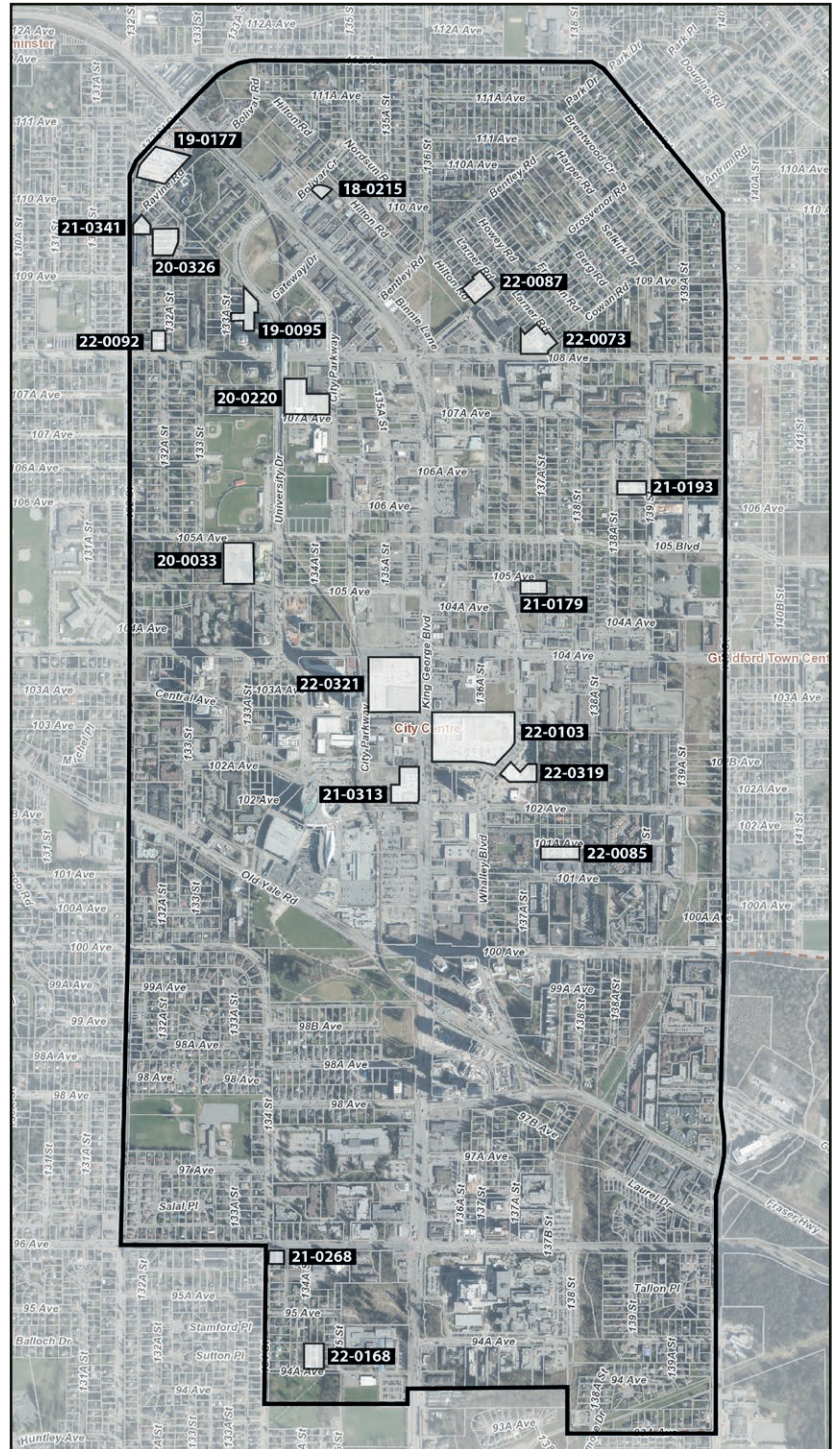
Proposed Retail

6,934 SF*

Proposed Office

796,723 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	-	-	-
20-0326	109 Ave & 132A St	Condo	TBD (Low-Rise)	159	-	-	-
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	Civic District	Residential, Office, Retail	50 - 70	2,299		477,465	
Total:				8,203	6,934	796,723	-

APPROVED PROJECTS

As of January 2023, there are **43** major projects approved (post 3rd Reading) within City Centre. Since November 2022, **2** new projects received conditional approval from Surrey City Council.

OVERVIEW



Approved
High-Rises
55

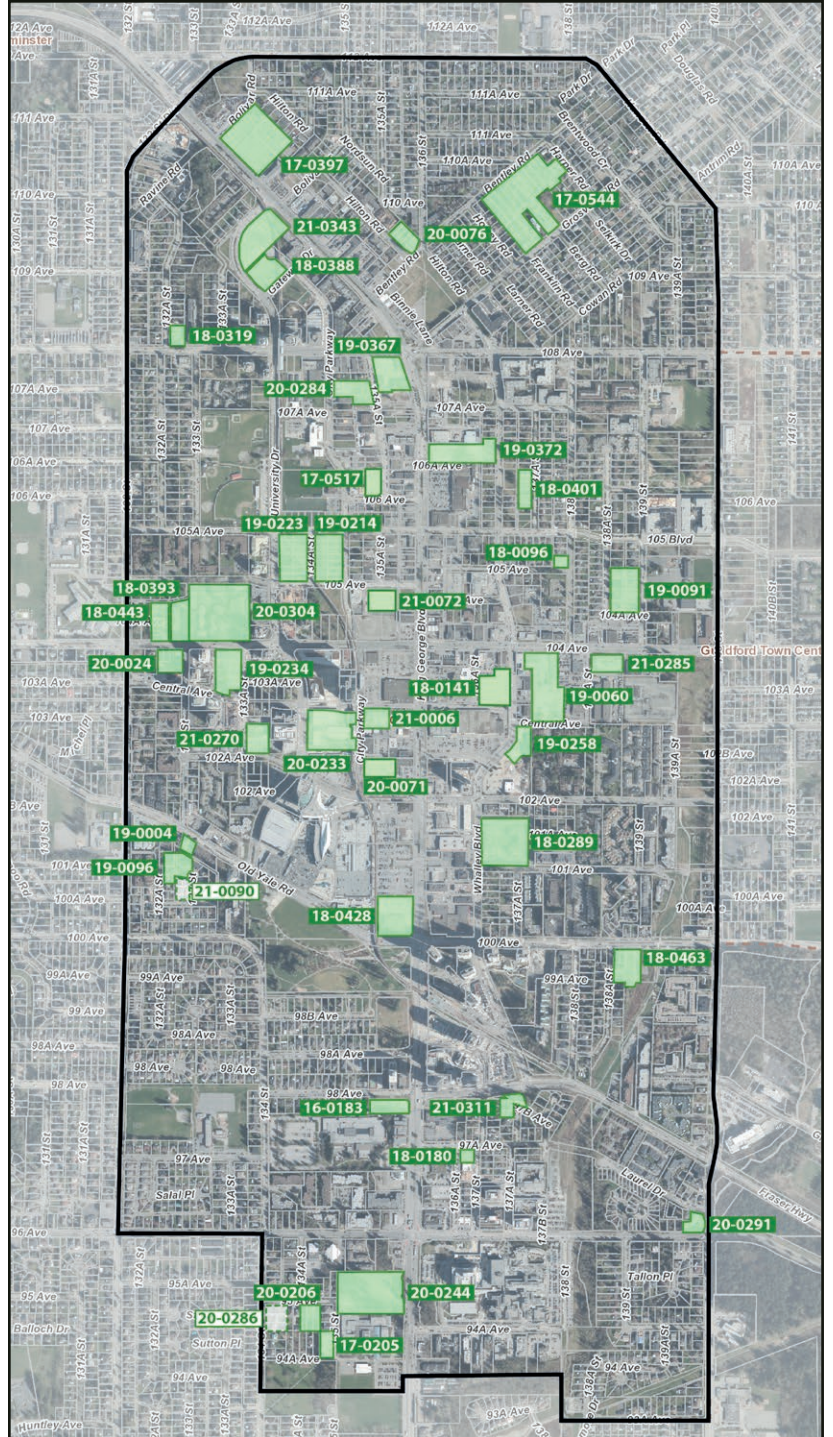


Approved
Low-Rises
25

Approved Units
20,384

Approved Retail
177,998 SF

Approved Office
2,355,479 SF



NEW APPROVALS

20-0286 | Sync Properties (134 St & 95 Ave)

This 6-storey residential project by Sync Properties received 3rd Reading (Conditional Approval) from Surrey City Council on November 14, 2022. Located at the corner of 134 St & 95 Ave, the project is to consist of 152 market residential units and will join a number of other 6-storey projects under development within the same block.

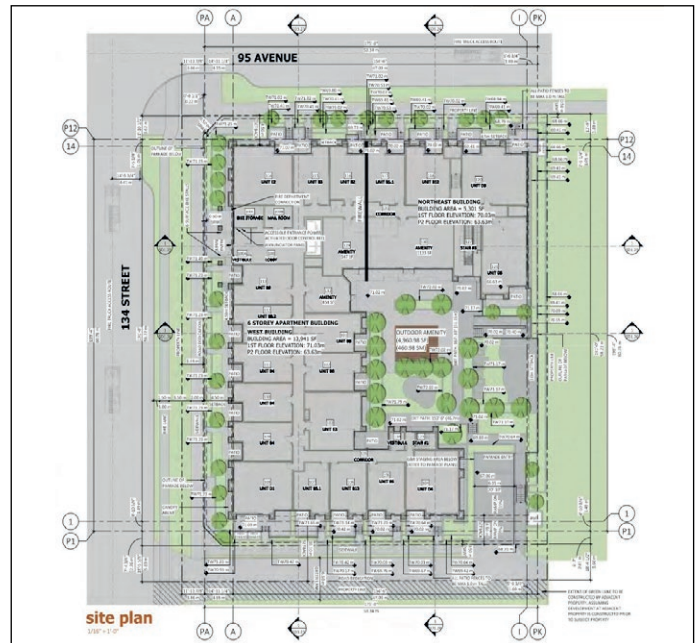
Address: 134 St & 95 Ave

Proposal: 6-Storey Residential (152 Units)

Developer: Sync Properties

Architect: Keystone Architecture

Expected Completion: 2026



View looking south-east from corner of 134 St & 95 Ave

21-0090 | Zenterra (133 St & 100A Ave)

This 6-storey residential project by Zenterra Developments received 3rd Reading (Conditional Approval) from Surrey City Council on December 12, 2022. Located at the corner of 133 St & 100A Ave, the project is to consist of 100 market residential units and will join a number of other 6-storey projects under development within the same block.

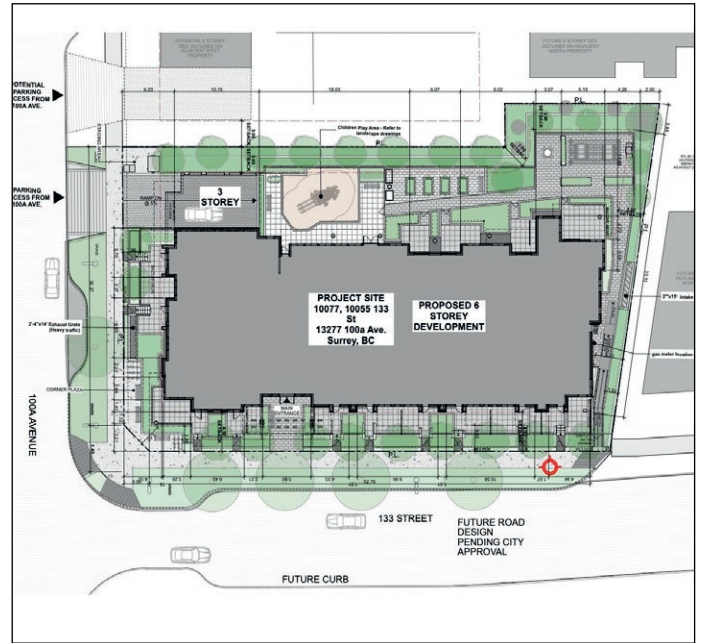
Address: 133 St & 100A Ave

Proposal: 6-Storey Residential (100 Units)

Developer: Zenterra Developments

Architect: Integra Architecture

Expected Completion: 2026



View looking north-west from corner of 133 St & 100A 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
18-0319	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)
20-0233	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	-
20-0286	95 Ave & 134 St (Sync)	Condo	6	152	-	-	-
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	-	-	-
21-0090	Zenterra 133 St & 101A Ave	Condo	6	100	-	-	-
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:				20,384	177,998	2,355,479	252,919

ACTIVE CONSTRUCTION

As of January 2023, there are **27** major projects under construction within City Centre. Since November 2022, **2** new projects have begun construction, and **2** projects have completed.

OVERVIEW



High-Rises
Under Construction
22

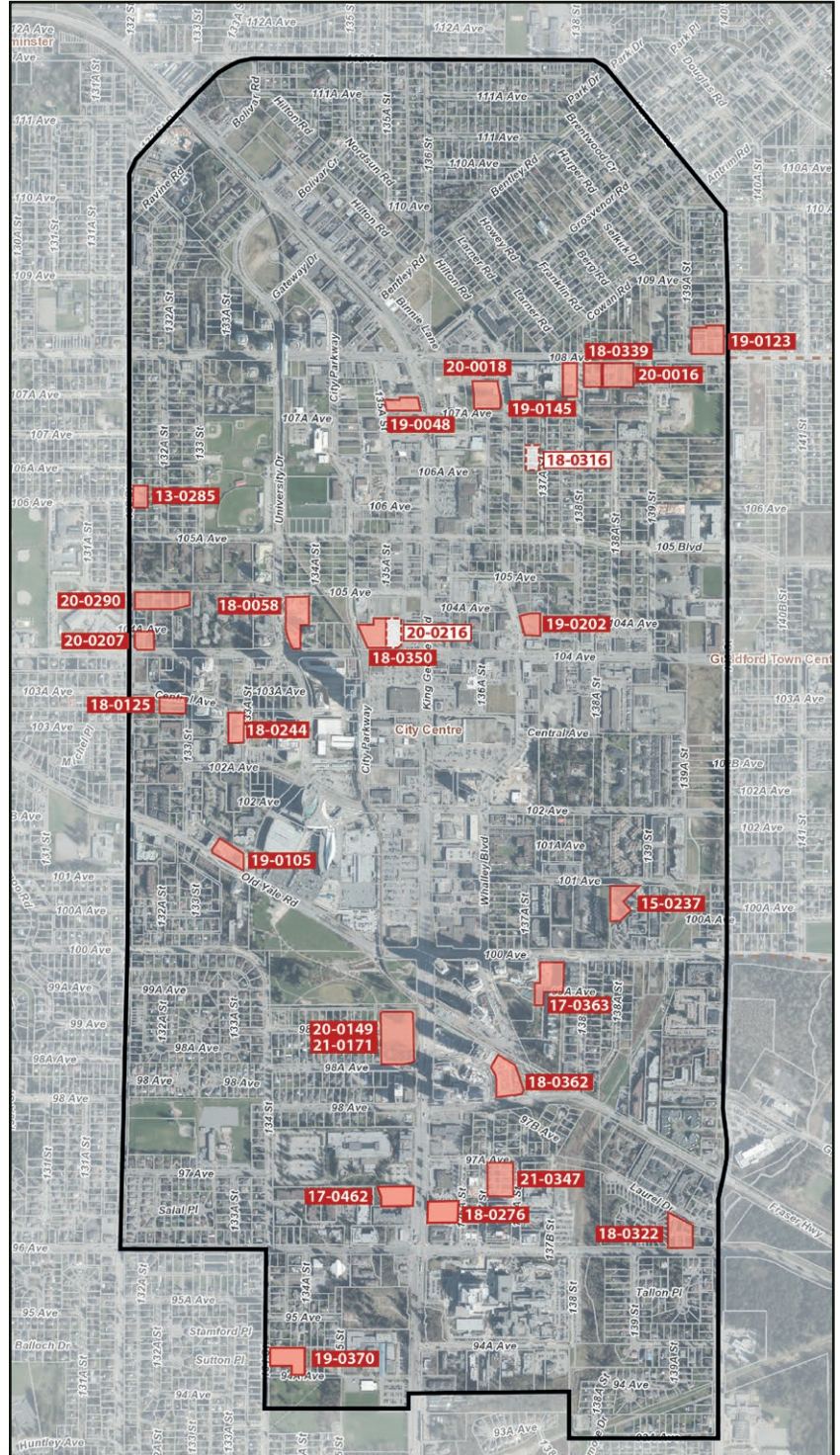


Low-Rises
Under Construction
15

Units Under Construction
8,719

Retail Under Construction
127,624 SF

Office Under Construction
763,888 SF



COMPLETIONS

Veterans Village

City Parkway & 106 Ave

20-Storey Residential, Office, Legion

Phase 1 of 'Veterans Village' has recently completed, and will be ready for occupancy early in 2023. Once occupied, the building will house the new location of the Surrey Legion, office space, as well as 206 market residential units above.

As of January 2023, work continues on the surrounding streetscape improvements including new sidewalks, bike lanes, and undergrounding of utility wires.



The Holland (One)

Old Yale Rd & 133 St

25-Storey Residential

Phase 1 of Townline's "The Holland" Development on Old Yale Rd & 133 St has recently completed. The new building will bring 250 new residential units to the area through a mix of apartment and townhomes.

As of January 2023, work continues on the surrounding streetscape improvements including new sidewalks, bike lanes, and undergrounding of utility wires.

NEW CONSTRUCTION

Redbrick (North)

137A St & 106A Ave

6-Storey Residential



Parkway 2

135A St & 104 Ave

53-Storey Residential,
Office & Retail



CONTINUED CONSTRUCTION



Century City 1 - Glazing installation underway on rental tower



Radley, Hendrix, & Q5 - Crane for Radley now up along 108 Ave



Melrose - Parking levels construction nearing grade



The Grand - Beginning to rise above grade



Flamingo One - Crane now installed with work beginning on parking levels



Plaza One & Two - Beginning to rise above grade

ACTIVE CONSTRUCTION

#	NAME	USE	HEIGHT (Storeys)	UNITS	RETAIL (SF)	OFFICE (SF)	OTHER (SF)
13-0285	Briza	Condo	5	65	-	-	-
15-0237	Centra	Condo	23	164	-	-	-
17-0363	Park George	Condo	35+39	784	-	-	-
17-0462	Belvedere	Condo, Retail	27	271	6,770	-	-
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	-
18-0316	Red Brick (North)	Condo	6	86	-	-	-
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	-	-	-
20-0216	Parkway 2	Condo, Office, Retail	53	507	6,394	82,728	-
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:				8,719	127,624	763,888	-