



DEVELOPMENT UPDATE

February 2023

SurreyCityCentre.ca



Provided by:



DEVELOPMENT APPLICATIONS

As of February 2023, there are **20** major development applications under initial review (pre-council) within City Centre. Over the past month, there have been **2** new application submissions.

OVERVIEW



Proposed
High-Rises
18



Proposed
Low-Rises
14

Proposed Units

8,668*

Proposed Retail

12,316 SF*

Proposed Office

710,741 SF*

**Preliminary / subject to change*



NEW APPLICATIONS

22 - 0372 | Central Ave & Whalley Blvd

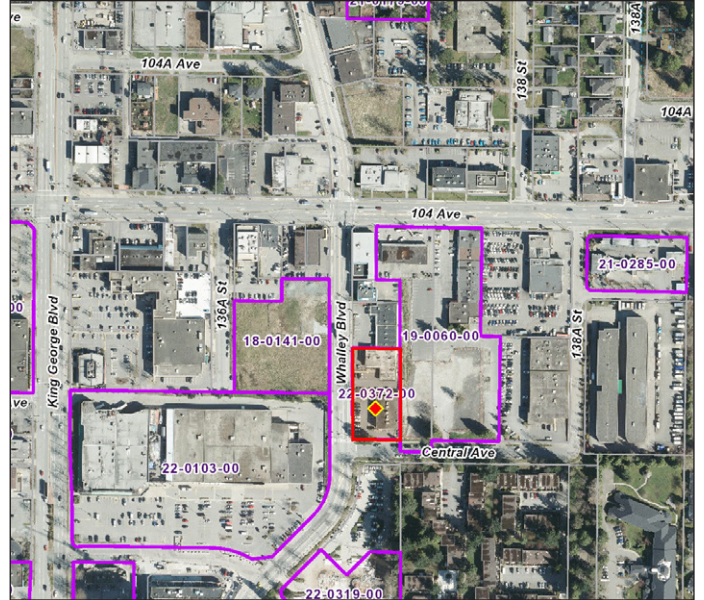
Address: 10318 Whalley Blvd & 13735 Central Ave

Proposal: 37-Storey Mixed-use
389 Residential units
5,382 SF Office, Retail

Applicant: Chris Dikeakos Architects

A new Development Application has been submitted for a 37-storey mixed-use building at the north-east corner of Central Ave & Whalley Blvd. The building is to include 389 residential units above a 5-storey podium containing office and retail.

The site is located directly to the west of the approved 3-tower Plaza 104 development, and to the east and north of Georgetown. The project will replace 2 existing lots, each containing 2-storey commercial buildings and surface parking.



23 - 0013 | City Parkway & 102 Ave

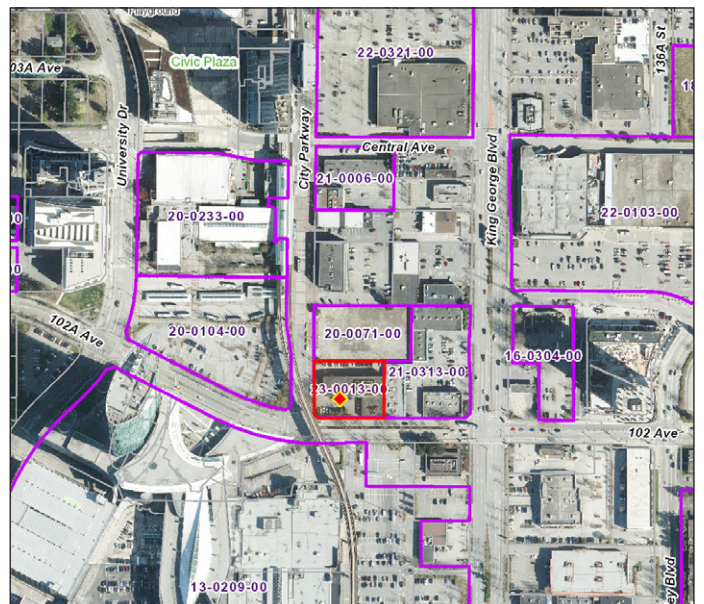
Address: 13511 102 Ave

Proposal: 42-Storey Mixed-Use
365 Residential units
123,075 SF Office, Retail

Applicant: Marcon

A new Development Application has been submitted for a 42-storey mixed-use building at the north-east corner of City Parkway & 102 Ave. The building is to include 365 residential units above a 123,075 SF office & retail podium.

The site is located directly to the south of the approved GEC education mega center, and to the west of the recently approved 67-storey Westland Living tower. The project will replace an existing 2-storey commercial building and surface parking.



DEVELOPMENT APPLICATIONS (INITIAL REVIEW)

#	NAME	USE	HEIGHT (Storeys)	UNITS	RETAIL (SF)	OFFICE (SF)	OTHER (SF)
18-0215	13464 Bolivar Cr	Residential	6	45	-	-	-
19-0095	Porta	Residential, Office	TBD (Mid/High Rise)	500	-	17,007	-
19-0177	Ravine Rd & 132 St	Residential	4+6+6	300	-	-	-
20-0033	13352 105A Ave	Residential	6+30	378	-	-	-
20-0178	Parkway 4	Residential	TBD	518	-	-	-
20-0220	University Dr & 107A St	Residential	TBD (High Rise x 2)	TBD	-	-	-
20-0326	109 Ave & 132A St	Residential	TBD (Low-Rise)	159	-	-	-
21-0179	105 Ave & Whalley Blvd	Residential	6	115	-	-	-
21-0193	106 Ave & 138A St	Residential	6	134	-	-	-
21-0341	Stowa	Residential	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 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	-
22-0372	Central Ave & Whalley Blvd	Residential, Retail	37	389	5,382	-	-
23-0013	City Parkway & 102 Ave	Residential, Office, Retail	42	365	TBD	123,075	-
Total:				8,668	12,316	710,741	-

APPROVED PROJECTS

As of February 2023, there are **44** major projects approved (post 3rd Reading) within City Centre. Over the past month, **2** new projects received conditional approval from Surrey City Council.

OVERVIEW



Approved
High-Rises
55

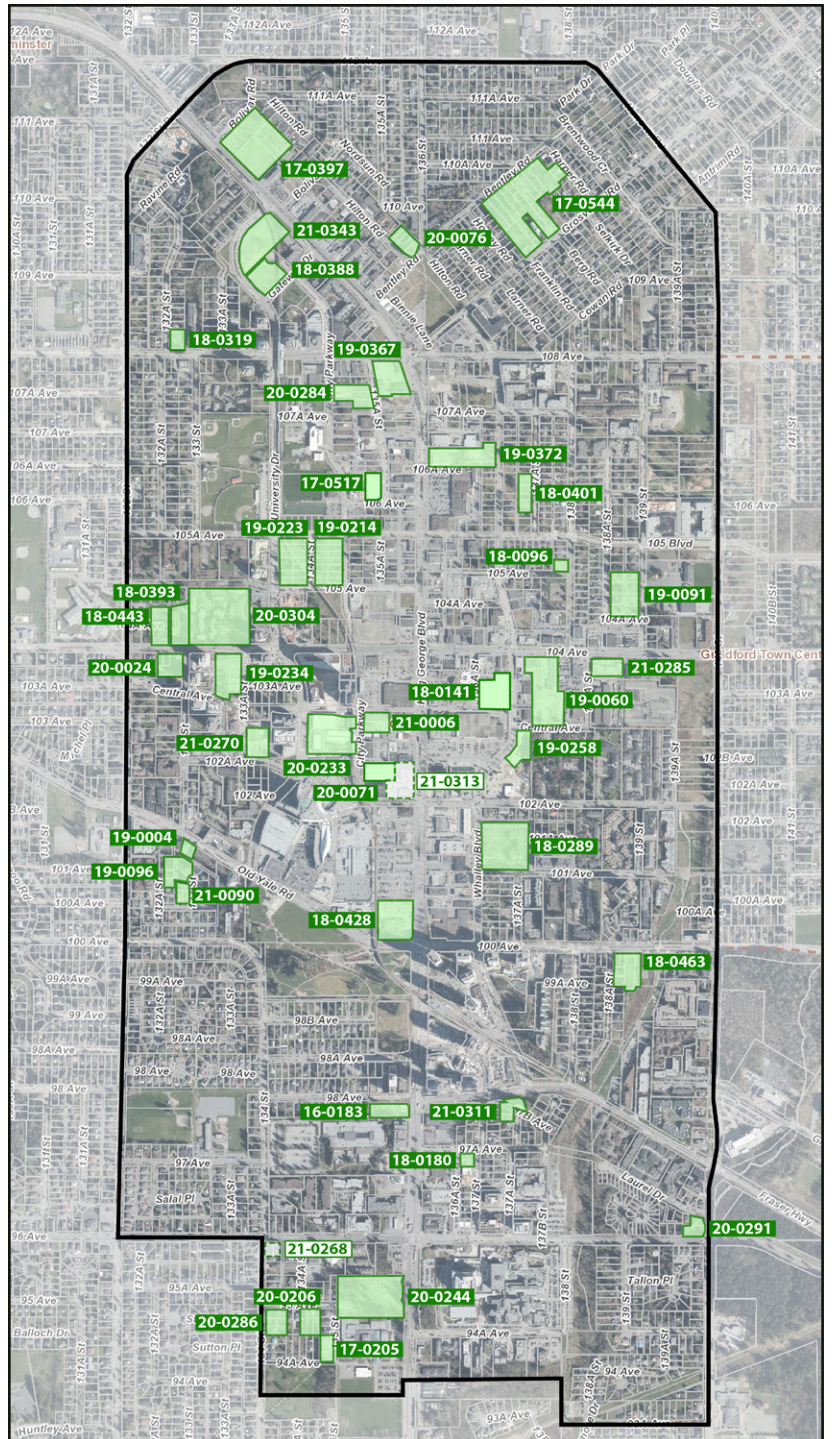


Approved
Low-Rises
26

Approved Units
20,628

Approved Retail
197,538 SF

Approved Office
2,544,996 SF



NEW APPROVALS

21-0268 | Centro

This 6-storey rental project by Genaris Properties received 3rd Reading (Conditional Approval) by Surrey City Council on January 16, 2023. Located on the south-east corner of 96 Ave & 134 St, the project will bring 60 new rental housing units to the south end of City Centre near Surrey Memorial Hospital.

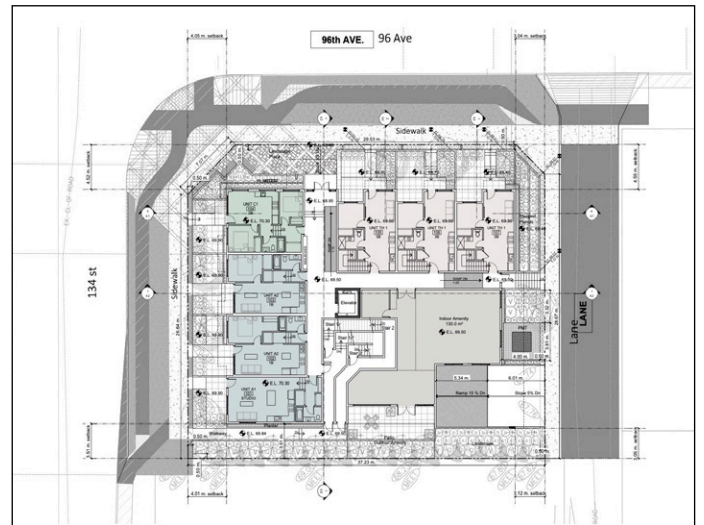
Address: 134 St & 96 Ave

Proposal: 6-Storey Rental (60 Units)

Developer: Genaris Properties

Architect: Flat Architecture

Expected Completion: 2026



View looking South-East from 96 Ave & 134 St

21-0313 | King George & 102 Ave

This 67-storey mixed-use tower by Westland Living received 3rd Reading (Conditional Approval) by Surrey City Council on January 16, 2023. Located at the north-west corner of King George Blvd & 102 Ave, the project is to include 746 market residential units, 189,517 SF of office space, and 19,540 SF of retail. At 209m (686ft) the building would be the tallest in Surrey upon completion.

Address: King George Blvd & 102 Ave
Proposal: 67-Storey Residential (746 Units)
189,517 SF Office
19,540 SF Retail

Developer: Westland Living

Architect: Chris Dikeakos

Expected Completion: TBD



View looking north-west

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	1,141	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	-
21-0090	Zenterra 133 St & 101A Ave	Condo	6	100	-	-	-
21-0268	Centro	Condo	6	60	-	-	-
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	-	-	-
21-0313	King George & 102 Ave	Condo, Office, Retail	67	746	19,540	189,517	-
21-0343	Emerald Gardens	Condo, Retail	33 + 38 + 42	995	2,282	-	-
Total:				20,629	197,538	2,544,996	252,919

ACTIVE CONSTRUCTION

As of February 2023, there are **28** major projects under construction within City Centre. Over the past month, **1** new project has begun construction.

OVERVIEW



High-Rises
Under Construction
23

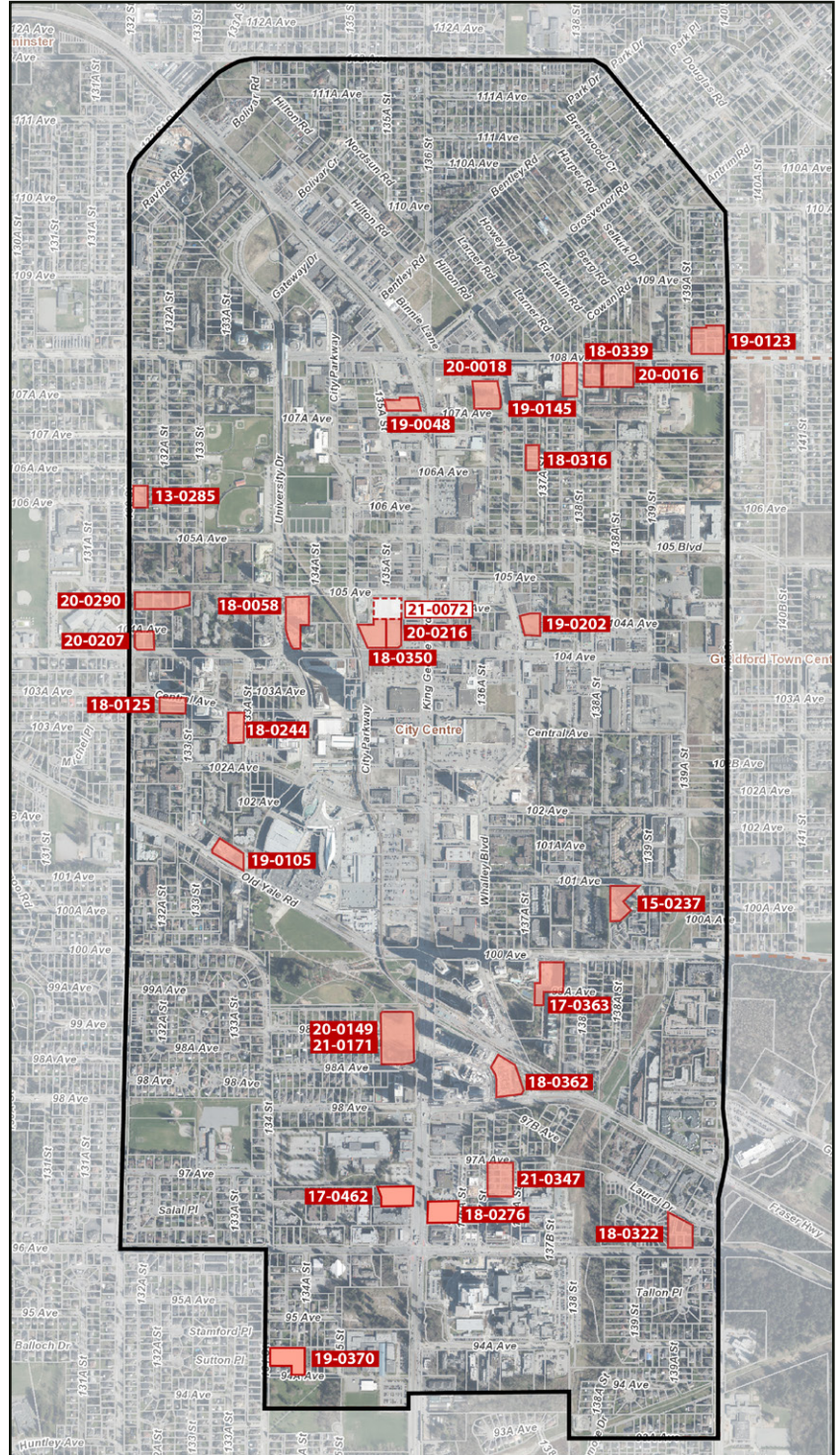


Low-Rises
Under Construction
15

Units Under Construction
9,282

Retail Under Construction
127,624 SF

Office Under Construction
763,888 SF



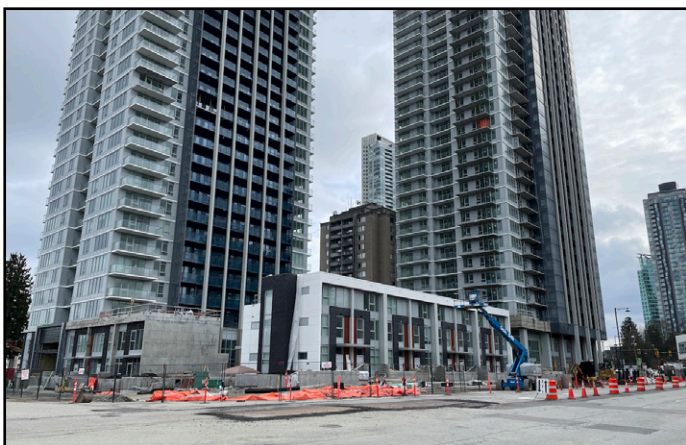
CONTINUED CONSTRUCTION



One Central - Nearing completion



Century City - Rental tower continuing to rise



University District - Nearing completion



Park George - Towers and podium beginning to take shape



Belvedere - Beginning to rise above grade



Plaza One & Two - Retail / office podium taking shape

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	-	-	-
21-0072	Parkway 3	Condo, Rental	51	563	-	-	-
21-0171	Century City (Phase 2)	Condo	34+39	763	-	-	-
21-0347	City Centre 4	Office, Retail	23	-	30,580	287,579	-
Total:				9,282	127,624	763,888	-