



DEVELOPMENT UPDATE

May/June 2023

SurreyCityCentre.ca



DEVELOPMENT APPLICATIONS

As of June 2023, there are **22** major development applications under initial review (pre-council) within Surrey City Centre. Over the past 2 months, **2** new development applications were submitted:

23-0137 | Grosvenor & Larner

- 6-Storey Residential

23-0157 | 133 St & 107A Ave

- High-Rise Residential

OVERVIEW

High-Rise

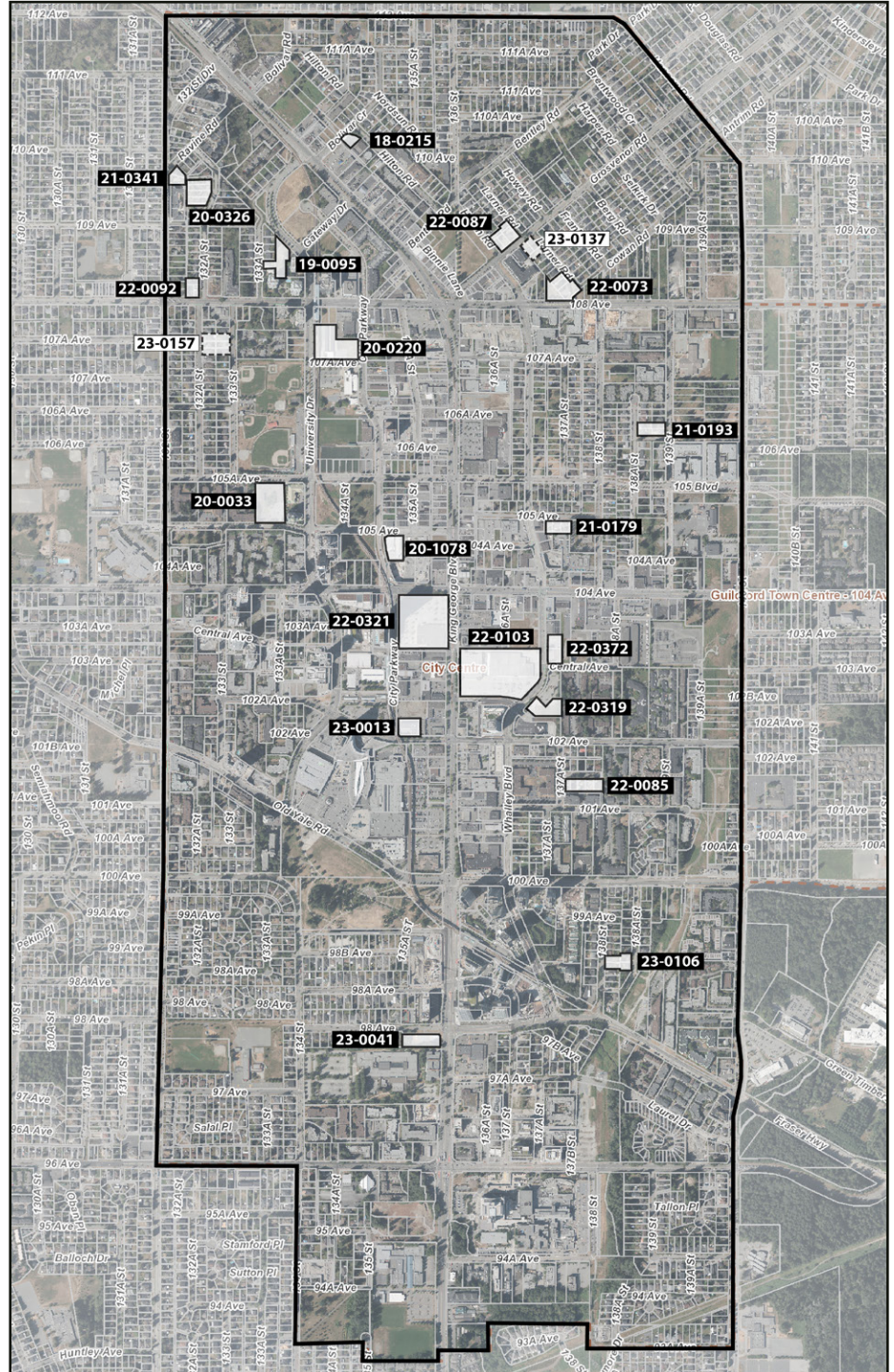
>6-Storeys **21**

Low-Rise

6-Storeys or less **13**

Units	9,582*
Office	749,028 SF*
Retail	12,316 SF*

*Preliminary / subject to change



NEW APPLICATIONS

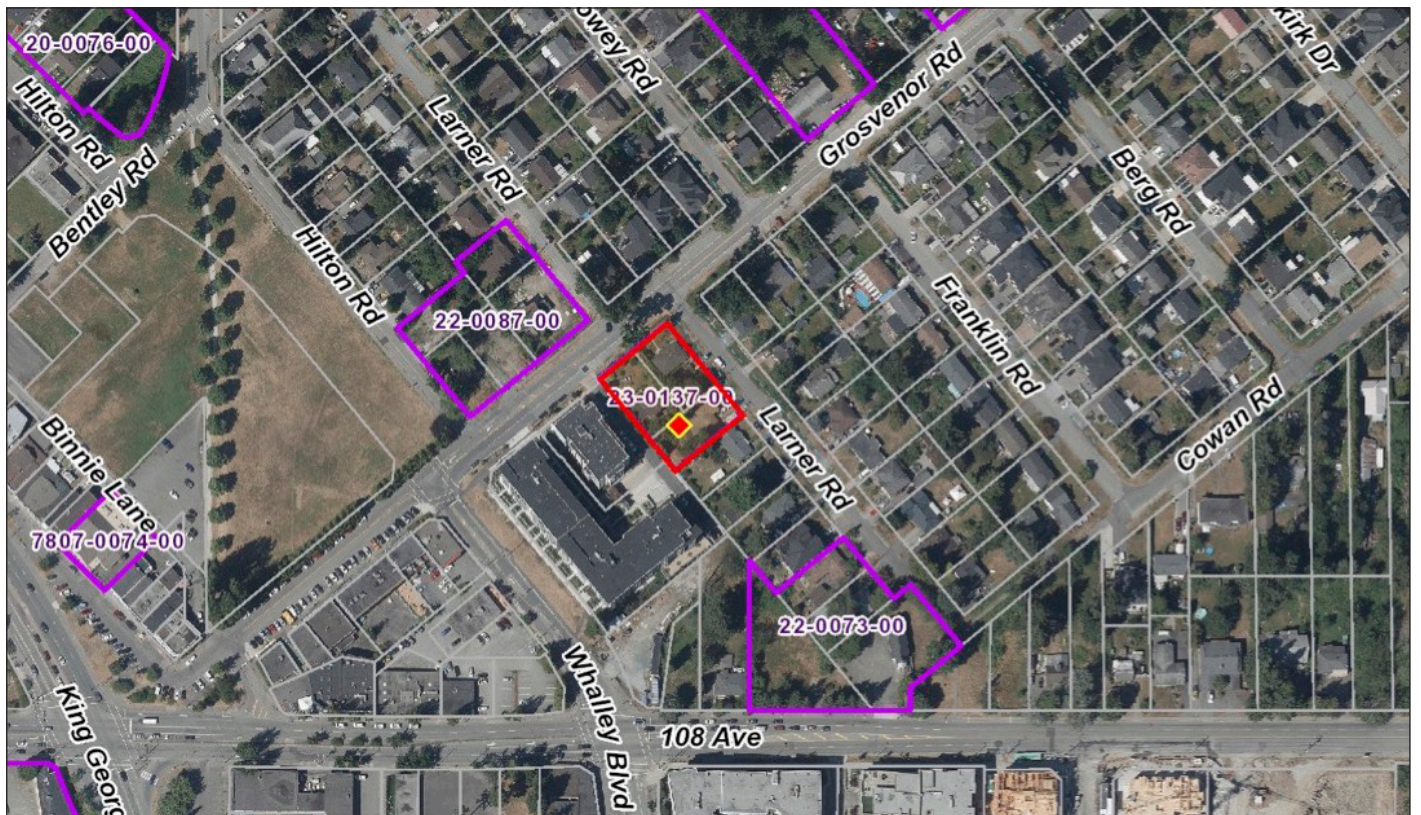
23 - 0137 | Grosvenor & Larner

Address: 13688-13698 Grosvenor Rd
& 13726 Larner Rd

Proposal: 6-Storey Residential (97 Units)

Applicant: Flat Architecture

A new Development Application has been submitted for a 6-storey residential building containing 97 units at the south-west corner of Grosvenor Rd & Larner Rd. The project adds to a growing cluster of low-rise residential developments along the 108 Ave corridor east of King George Blvd.



Site location at the south-west corner of Grosvenor Rd & Larner Rd

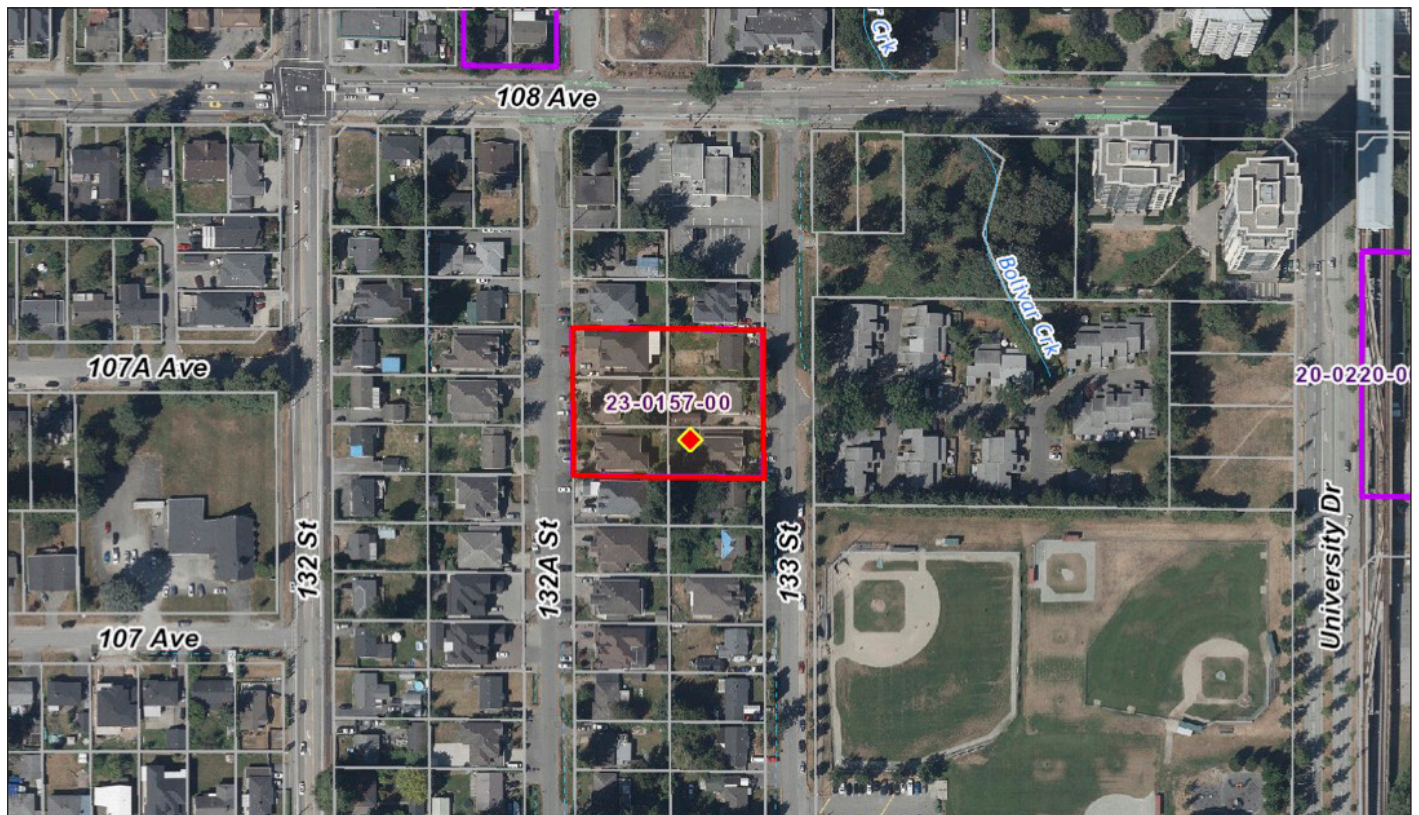
23 - 0157 | 133 St & 107A St

Address: 10730-10748 132A St
& 10731-10749 133 St

Proposal: High-Rise Residential (550 Units)

Applicant: Flat Architecture

A new Development Application has been submitted for a high-rise residential project located between 132A St and 133 St at future 107A Ave, just to the west of the Whalley Athletic Park. The development would replace 6 existing single family homes and provide 550 new housing units.



Site location between 132A St and 133 St at future 107A Ave

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	-
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	-
22-0319	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	-
23-0041	98 Ave & King George	Residential, Office, Retail	34 + 6	366	TBD	38,287	-
23-0106	138 St & 138A St	Residential	TBD (High-Rise)	327	-	-	-
23-0137	Grosvenor & Larner	Residential	6	97			
23-0157	133 St & 107A Ave	Residential	TBD (High-Rise)	550			
Total:				9,582	12,316	749,028	-

APPROVED PROJECTS

As of June 2023, there are **45** major projects approved within Surrey City Centre. Over the past 2 months, **2** new applications received conditional approval from Surrey Council:

19-0177 | Ledgeview 2
 • 4 to 6-Storey Residential

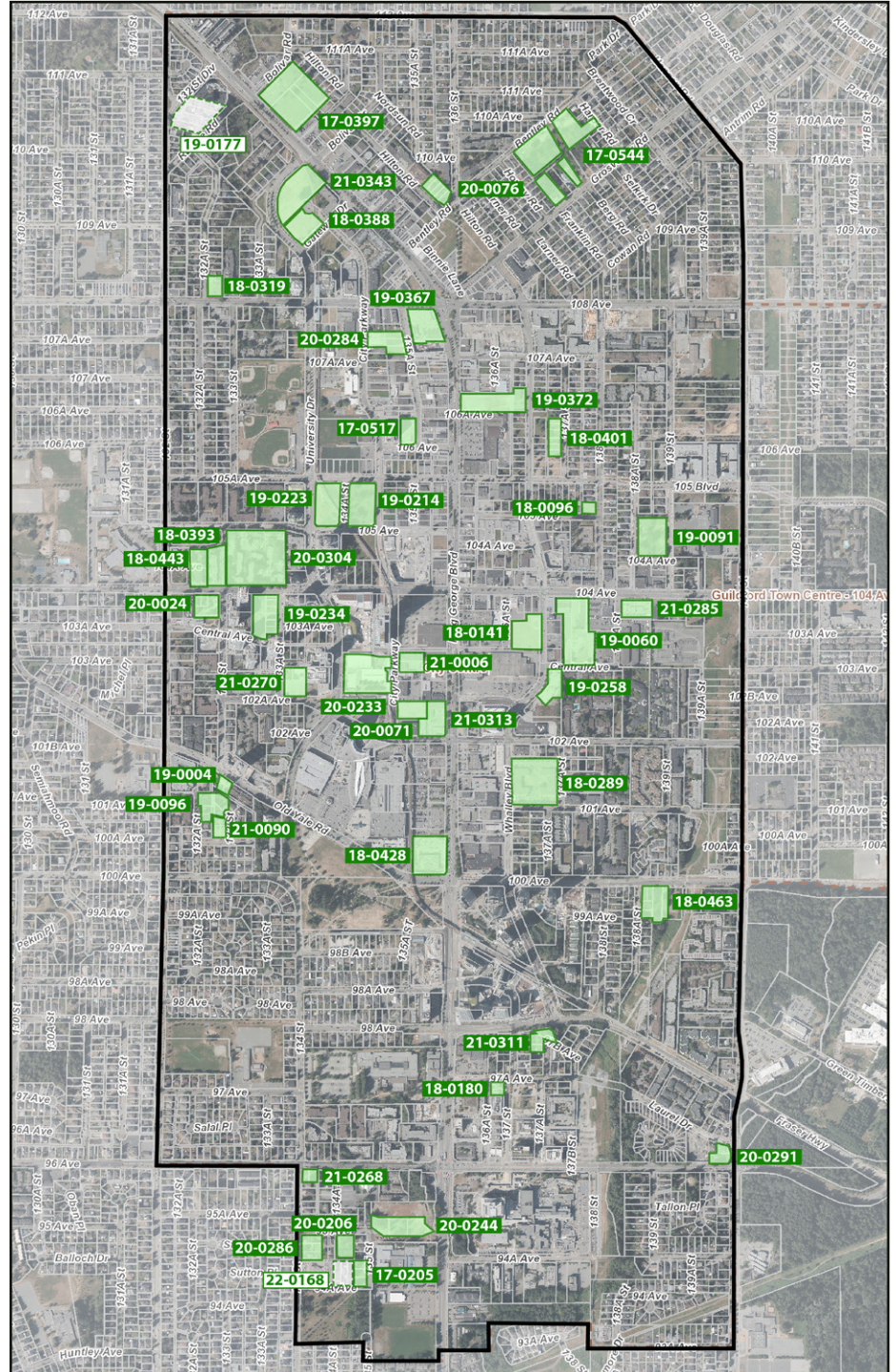
22-0168 | 94A Apartments
 • 6-Storey Residential

OVERVIEW

High-Rise
 >6-Storeys **54**

Low-Rise
 6-Storeys or less **30**

Units	20,891
Office	2,544,996 SF
Retail	196,106 SF

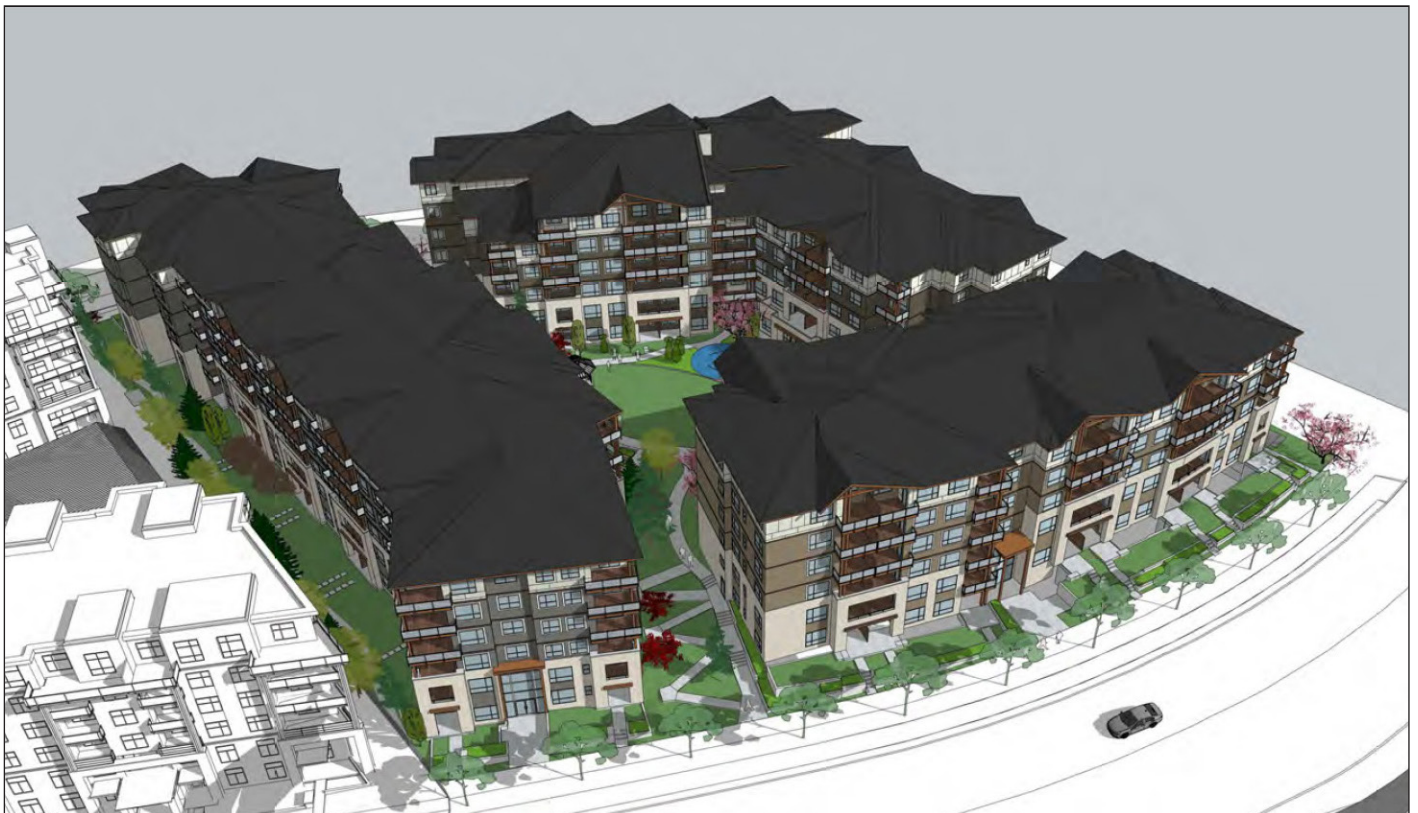


NEW APPROVALS

19-0177 | Ledgeview 2

The next phase of Ledgeview received conditional approval from Surrey City Council on June 5. Located just to the south of the original phase at King George Blvd & 132 St, the current phase will include three 6-storey buildings in total containing 319 units.

Address: 11054-11080 132 St
& 11037-11069 Ravine Rd
Proposal: 6-Storey Residential (319 Units)
Developer: Quadra Holdings
Architect: Barnet Dembek
Expected Completion: 2026

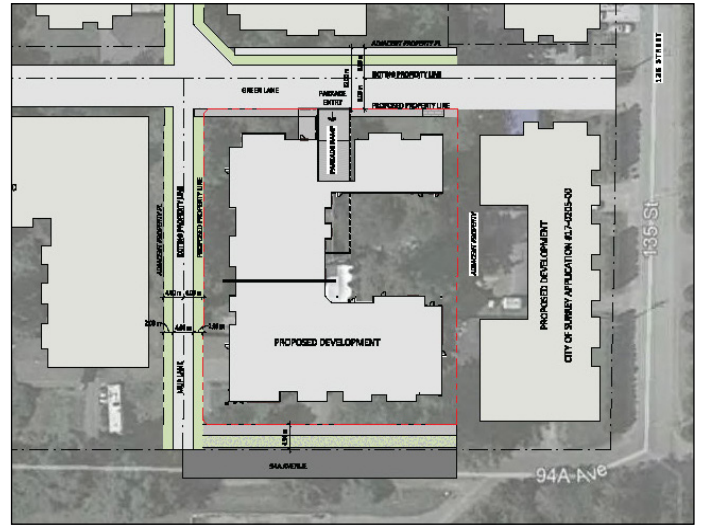


View looking South-East from 132 St

22-0168 | 94A Apartments

This 6-storey residential project by Whitetail Homes near Surrey Memorial Hospital received conditional approval from Surrey City Council on June 5. The project adds to a growing number of approved and under construction 6-storey apartment projects within this formerly single family block to the north of Queen Elizabeth Meadows Park. Once complete, it will bring 125 new units to the area.

Address: 13453-13473 94A Ave
Proposal: 6-Storey Residential (125 Units)
Developer: Whitetail Homes
Architect: Keystone
Expected Completion: 2026



View along 94A Ave

APPROVED APPLICATIONS

#	NAME	USE	HEIGHT (Storeys)	UNITS	RETAIL (SF)	OFFICE (SF)	OTHER (SF)
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	-	-	-
19-0177	Ledgeview 2	Residential	6+6+6	319	-	-	-
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	Parksville 96	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	-	-
22-0168	94A Apartments	Residential	6	125	-	-	-
Total:				20,891	196,106	2,544,996	252,919

ACTIVE CONSTRUCTION

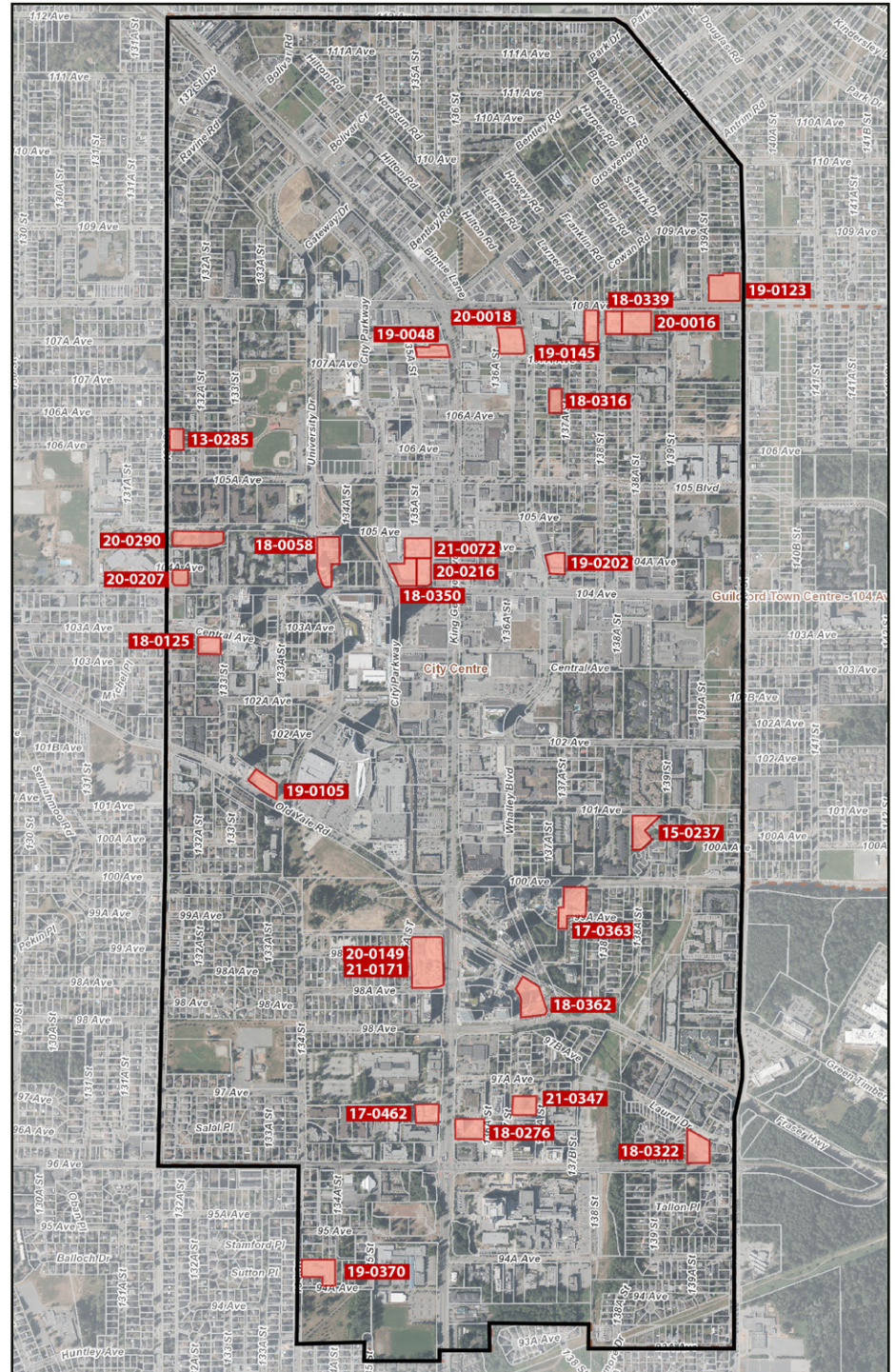
As of June 2023, there are **27** major projects under construction within City Centre. One project completed and no new projects began construction over the past two months.

OVERVIEW

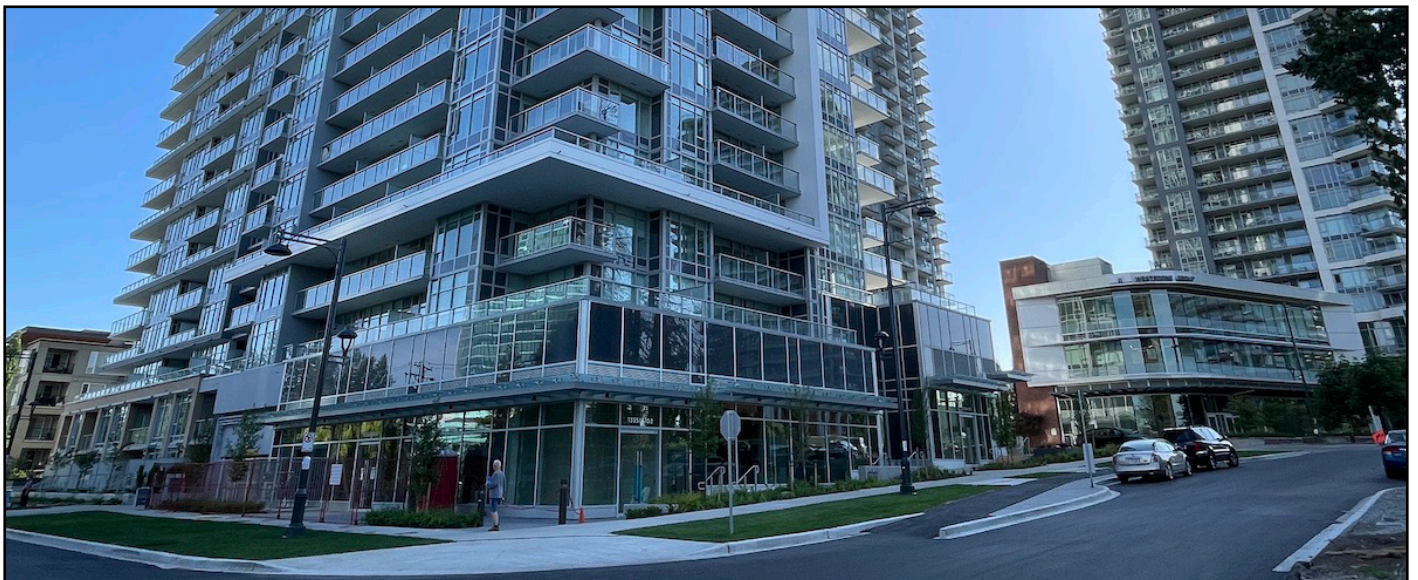
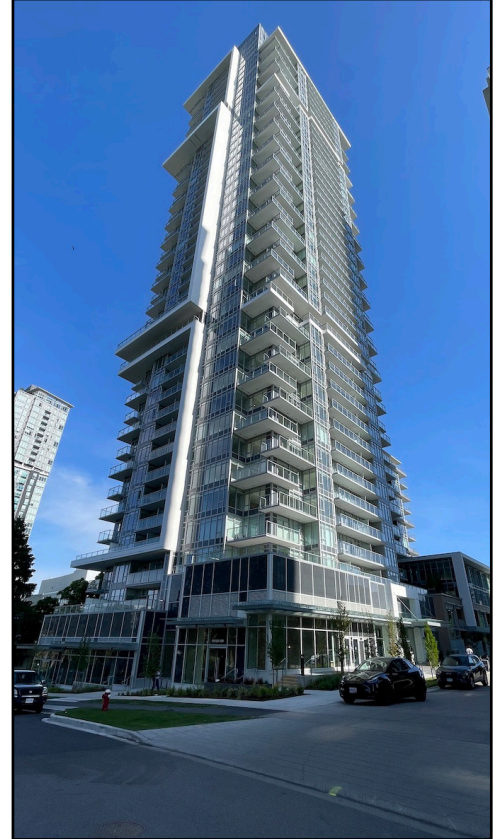
High-Rise
 >6-Storeys **22**

Low-Rise
 6-Storeys or less **15**

Units	8,732
Office	763,888 SF
Retail	123,030 SF



COMPLETION



One Central - Completed in June 2023 bringing 550 new units + 4,594 SF of retail to the West Village neighbourhood

CONTINUED CONSTRUCTION



Belvedere - Tower beginning to rise above podium along King George Blvd near 96 Ave



The Grande - Office podium levels rising above King George Blvd



Plaza One & Two - Towers beginning to rise above office & retail podiums



Ascent - Podium levels construction underway along Whalley Blvd



Century City - Rental tower now topped out at King George & 98 Ave



Melrose - Tower beginning to rise above podium along Central Ave

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	-	-	-
18-0276	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:				8,732	123,030	763,888	-