



# DEVELOPMENT UPDATE

July 2023

[SurreyCityCentre.ca](http://SurreyCityCentre.ca)



# DEVELOPMENT APPLICATIONS

As of July 2023, there are **21** major development applications under initial review (pre-council) within Surrey City Centre. No new applications were submitted over the past month.

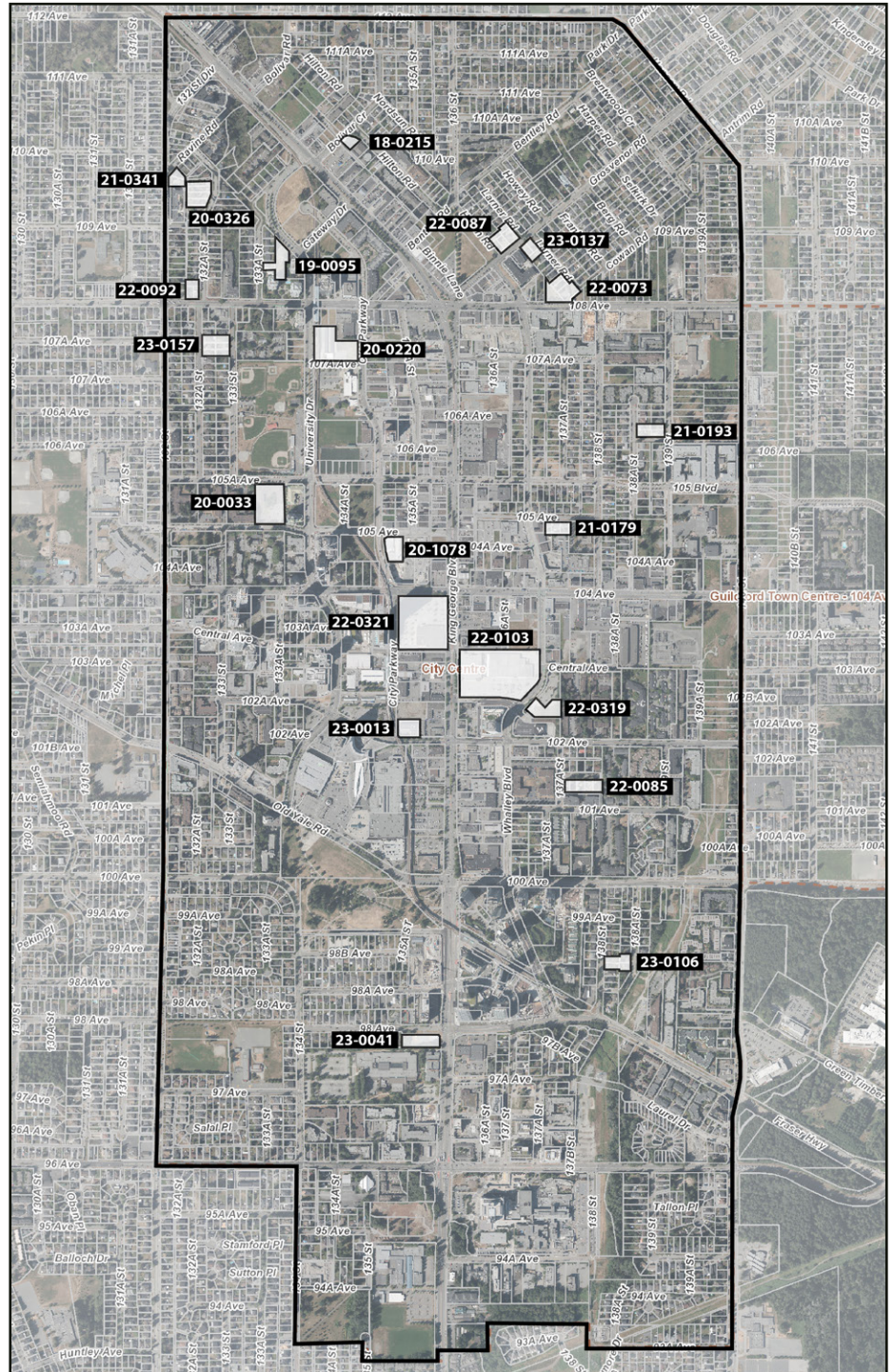
## OVERVIEW

**High-Rise**  
>6-Storeys **20**

**Low-Rise**  
6-Storeys or less **13**

<b>Units</b>	<b>9,193*</b>
<b>Office</b>	<b>749,028 SF*</b>
<b>Retail</b>	<b>6,934 SF*</b>

*\*Preliminary / subject to change*



## 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	-
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			
<b>Total:</b>				<b>9,193</b>	<b>6,934</b>	<b>749,028</b>	<b>-</b>

# APPROVED PROJECTS

As of July 2023, there are **43** major projects approved within Surrey City Centre. Over the past month, **1** new application received conditional approval from Surrey Council:

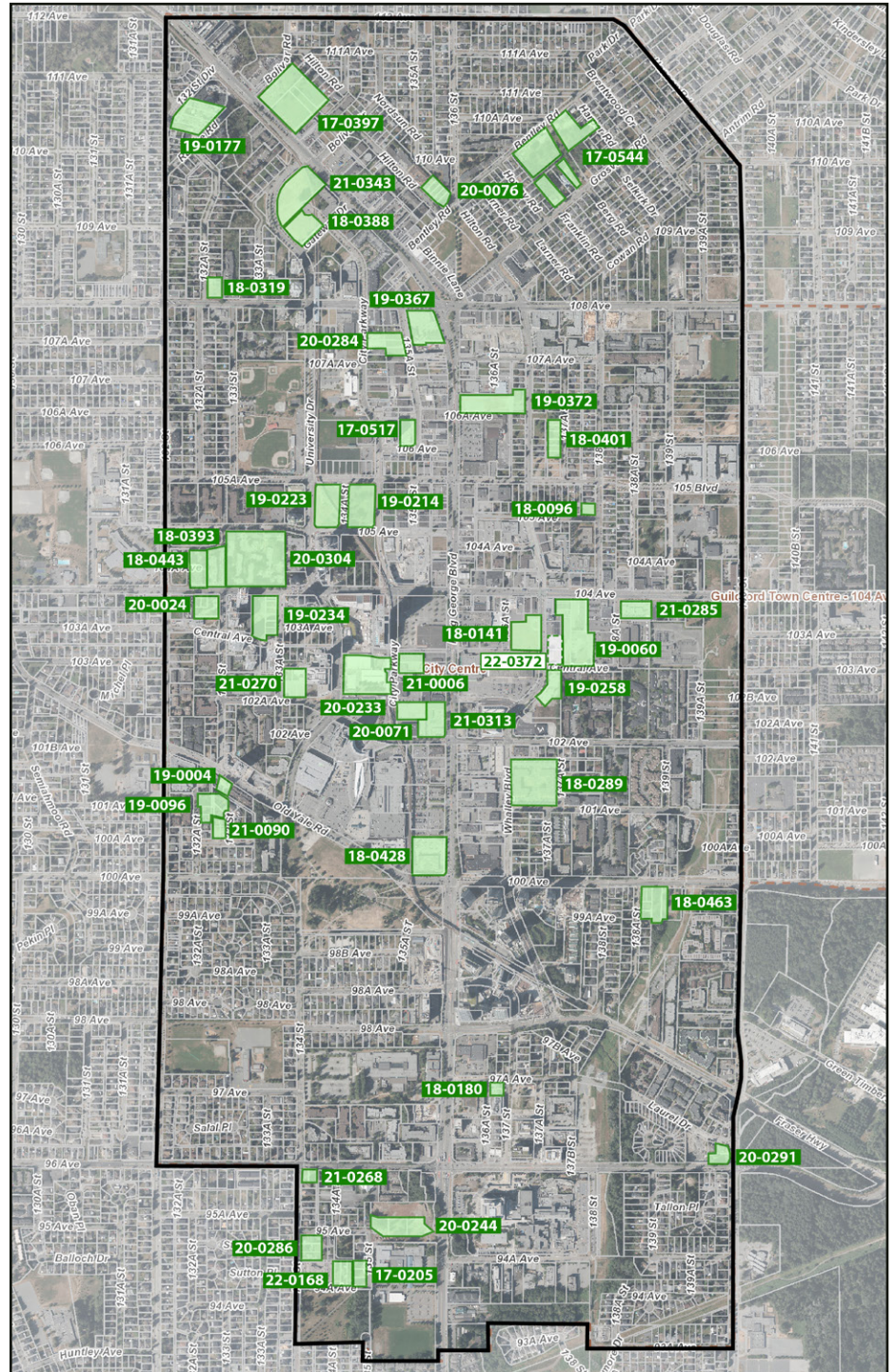
- 22-0372 | Central Ave & Whalley Blvd**  
 • 37-Storey Residential, Retail

## OVERVIEW

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

**Low-Rise**  
 6-Storeys or less **25**

<b>Units</b>	<b>20,449</b>
<b>Office</b>	<b>2,544,996 SF</b>
<b>Retail</b>	<b>201,488 SF</b>



## NEW APPROVALS

### 22-0372 | Central Ave & Whalley Blvd

This 37-storey residential tower above a 5-storey podium received conditional approval from Surrey Council on July 10. Located at the north-east corner of Whalley Blvd & Central Ave, the tower is to contain 389 units and 5,382 SF of ground level retail space.

Designed by Chris Dikeakos Architects, the tower will be setback from both streets allowing for wide plaza spaces at its base. The north end of the building's podium is to feature a curved public art wall concealing the parking ramp.

**Address:** 10318 & 10324 Whalley Blvd  
**Proposal:** 37-Storey Residential (389 Units)  
**Developer:** Whalley Development Ltd.  
**Architect:** Chris Dikeakos

**Expected Completion:** 2028



View of podium with art wall along Whalley Blvd

## 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	-	-
19-0096	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	-	-	-
20-0233	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	Parkville 96	Condo	34	377	2,519	-	-

#	NAME	USE	HEIGHT (Storeys)	UNITS	RETAIL (SF)	OFFICE (SF)	OTHER (SF)
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	-	-
21-0313	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	-	-	-
22-0372	Central Ave & Whalley Blvd	Residential, Retail	37	389	5,382	-	-
<b>Total:</b>				<b>20,449</b>	<b>201,488</b>	<b>2,544,996</b>	<b>252,919</b>

# ACTIVE CONSTRUCTION

As of July 2023, there are **30** major projects under construction within City Centre. Over the past month, **3** new projects began construction:

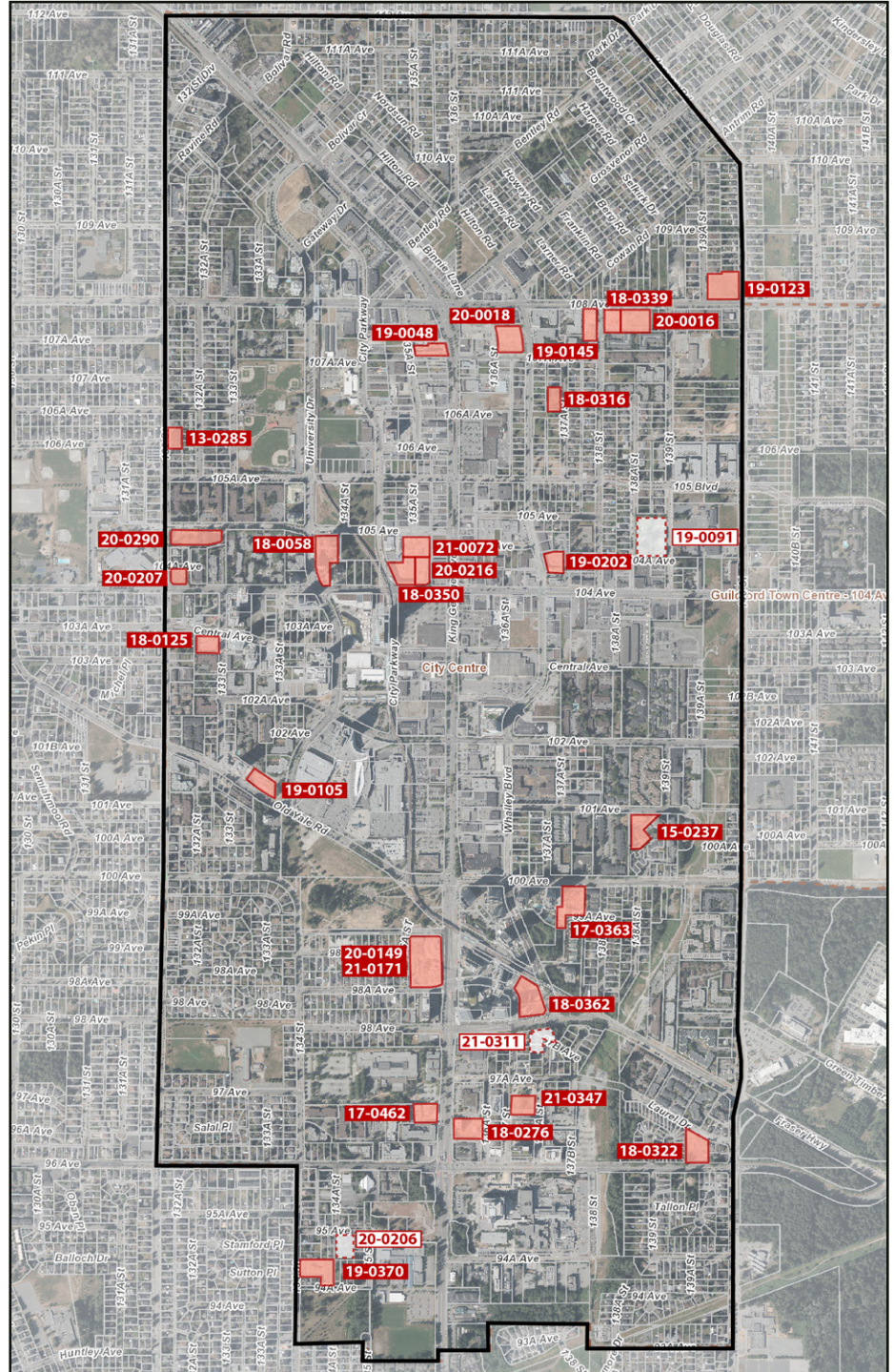
- 19-0091 | Hartley**
  - 6-Storey Residential
- 20-0206 | Galilea**
  - 6-Storey Residential
- 21-0311 | King George Hub South**
  - 41-Storey Residential

## OVERVIEW

**High-Rise**  
>6-Storeys **23**

**Low-Rise**  
4-6-Storeys **20**

<b>Units</b>	<b>9,563</b>
<b>Office</b>	<b>763,888 SF</b>
<b>Retail</b>	<b>123,030 SF</b>





## CONTINUED CONSTRUCTION



*Radley / Hendrix / Q5 - Trio of 6-Storey projects re-shaping the 108 Ave corridor*



*Ascent - Tower beginning to rise above Whalley Blvd*



*Park George - Towers gaining height as seen from King George Station*



*Plaza One & Two - Towers beginning to rise at King George Hub*



*Flamingo One - Podium levels beginning to rise above Whalley Blvd*



*Comma King George - Office podium taking shape with residential tower beginning to rise behind*



**Century City** - Rental tower nearing completion with market tower phases proceeding behind



**Melrose** - Tower continuing to rise above Central Ave



**Belvedere** - Tower continuing to rise above King George Blvd

## 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	-
19-0091	Hartley	Condo	6+6+6+6	299	-	-	-
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	-
20-0206	Galilea	Condo	6	131	-	-	-
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	-	-	-
21-0311	King George Hub South	Condo	41	401	-	-	-
21-0347	City Centre 4	Office, Retail	23	-	30,580	287,579	-
<b>Total:</b>				<b>9,563</b>	<b>123,030</b>	<b>763,888</b>	<b>-</b>