



DEVELOPMENT UPDATE

August 2023

SurreyCityCentre.ca



DEVELOPMENT APPLICATIONS

As of August 2023, there are **23** major development applications under initial review (pre-council) within Surrey City Centre. Over the past month, **4** new applications were submitted.

New Applications

- 23-0185 | 10068 133 St**
 - 6-Storey Residential
- 23-0227 | Innovation Village (Phase 1)**
 - High-Rise Residential, Office
- 23-0232 | 13265 104 Ave**
 - High-Rise Residential
- 23-0234 | 11151 Bolivar Rd**
 - High-Rise Residential

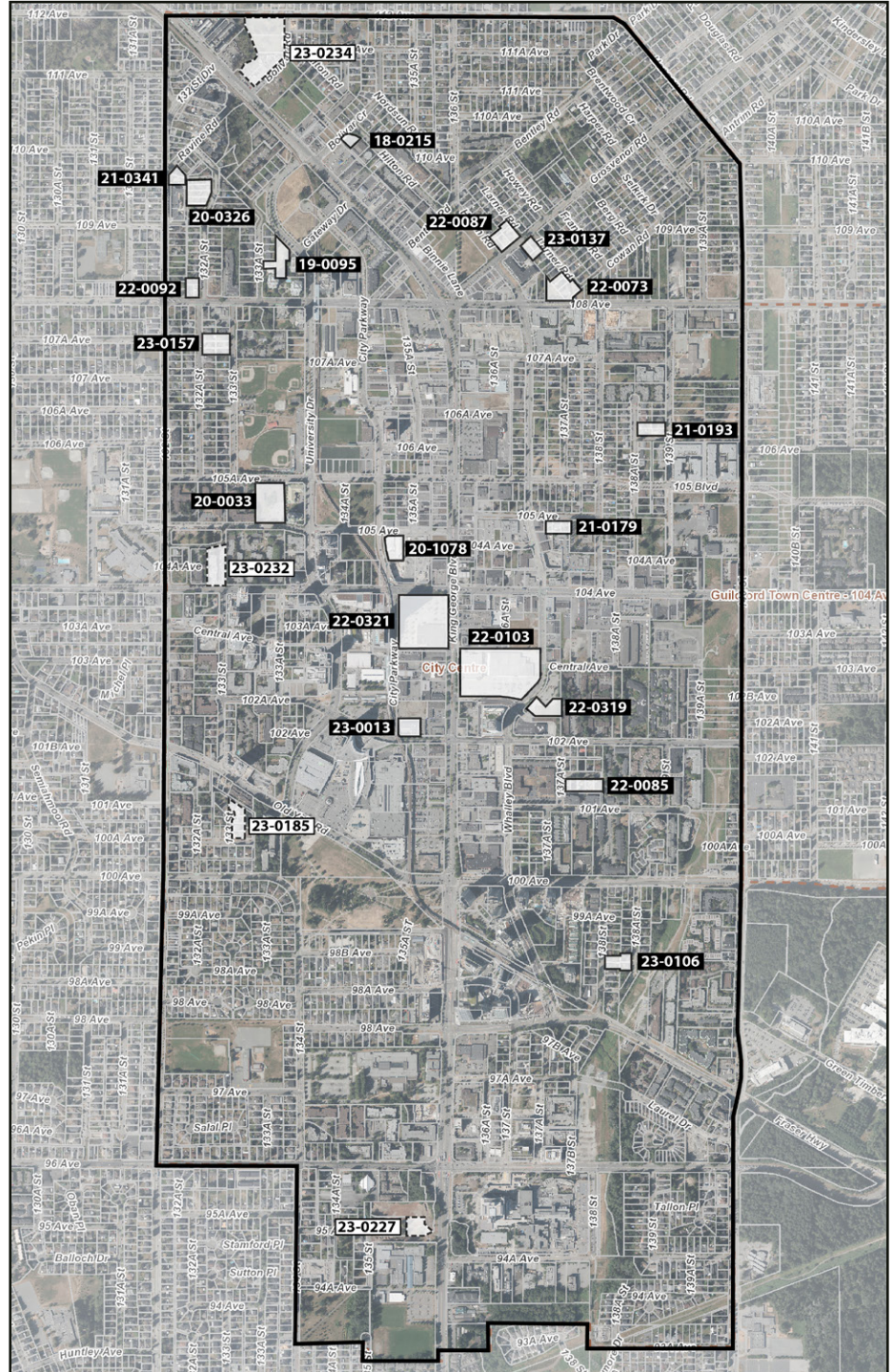
OVERVIEW

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

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

Units	10,863*
Office	785,132 SF*
Retail	11,083 SF*

**Preliminary / subject to change*



NEW APPLICATIONS

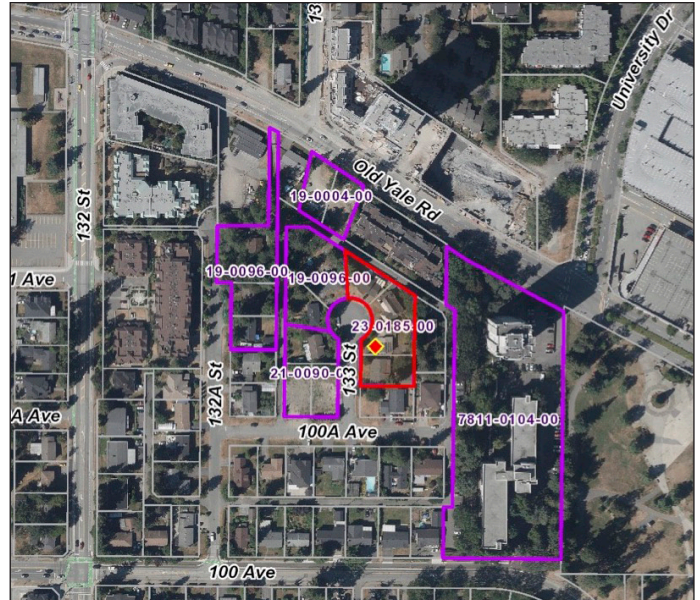
23-0185 | 133 St & 100A Ave

Address: 10068-10098 133 St

Proposal: 6-Storey Residential

Applicant: Zenterra Developments

A new Development Application has been submitted by Zenterra Developments for a 6-storey residential building near the corner of 133 St & 100A Ave. The project adds to a cluster of recently approved 6-storey buildings on the block which will replace the existing single family lots and existing cul-de-sac with a new through road to Old Yale Road. The subject application is proposing 98 units total.



23-0227 | Innovation Village (Phase 1)

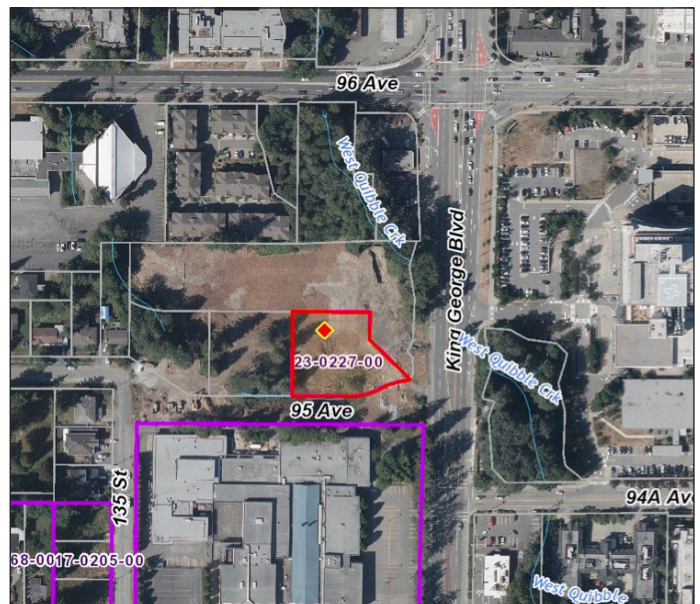
Address: 13585 95 Ave

Proposal: High-Rise Mixed-Use
461 Residential units
74,391 SF Office

Applicant: DF Architecture

A new Development Application has been submitted for Phase 1 of the long-awaited Innovation Village project by Weststone Group just to the west of Surrey Memorial Hospital. The overall project for 3-towers was initially approved in April 2022, and created the current subdivision.

The current application for a detailed Development Permit for Phase 1 is proposing 461 residential units and 74,391 SF of office space. As part of the project, a new segment of 95 Avenue will be created west of King George Blvd connecting to 135 St.



23-0232 | 13265 104 Ave

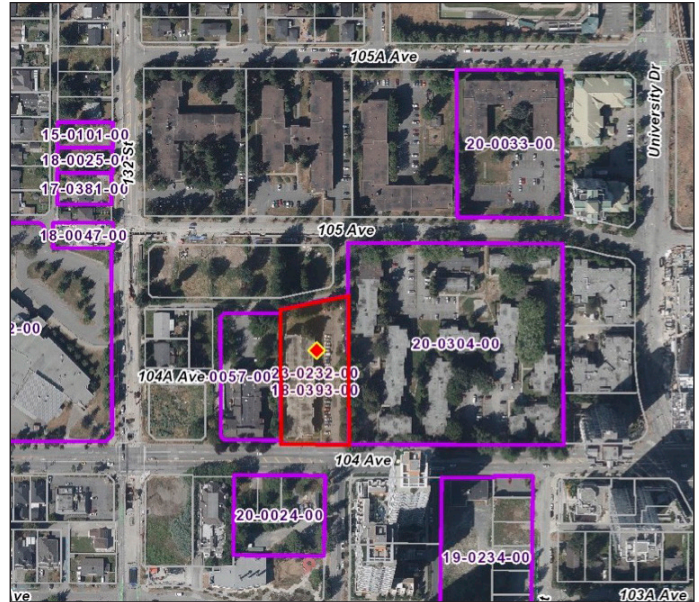
Address: 13265 104 Ave

Proposal: High-Rise Residential (561 Units)

Applicant: West Fraser Developments

A new Development Application has been submitted for a high-rise residential project at 13265 104 Ave. This application replaces a previously approved application on the same site for a pair of 21 & 26-storey residential towers.

The new application, being put forth by West Fraser Developments is now proposing 561 units and subdivision of the site from 1 to 2 lots. Further details to come through the application process.



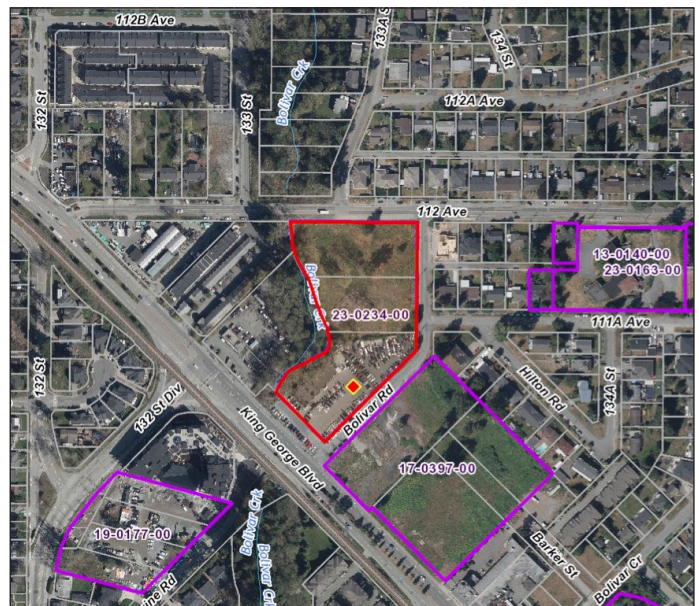
23-0234 | 11151 Bolivar Rd

Address: 11151 Bolivar Rd

Proposal: High-Rise Residential (916 Units)
4,149 SF Retail

Applicant: Chris Dikeakos Architects

A new Development Application has been submitted for a high-rise residential project with ground floor retail on Bolivar Rd between King George Blvd and 112 Ave. The applicant is seeking to construct 916 residential units and 4,149 SF of retail. Further details to come through the application process.



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	-	-	-
20-0326	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	-
23-0106	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	-	-	-
23-0185	133 St & 100A Ave	Residential	6	98	-	-	-
23-0227	Innovation Village (Phase 1)	Residential, Office	TBD (High-Rise)	461	-	74,391	-
23-0232	13265 104 Ave	Residential	TBD (High-Rise)	561	-	-	-
23-0234	11151 Bolivar Rd	Residential	TBD (High-Rise)	916	4,149	-	-
Total:				10,863	11,083	785,132	-

APPROVED PROJECTS

As of August 2023, there are **42** major projects approved within Surrey City Centre. Over the past month, **2** new applications received conditional approval from Surrey Council.

New Approvals

20-0220 | 107A & University

- 46+50-Storey Residential

23-0041 | King George & 98

- 6+34-Storey Residential, Office,

OVERVIEW

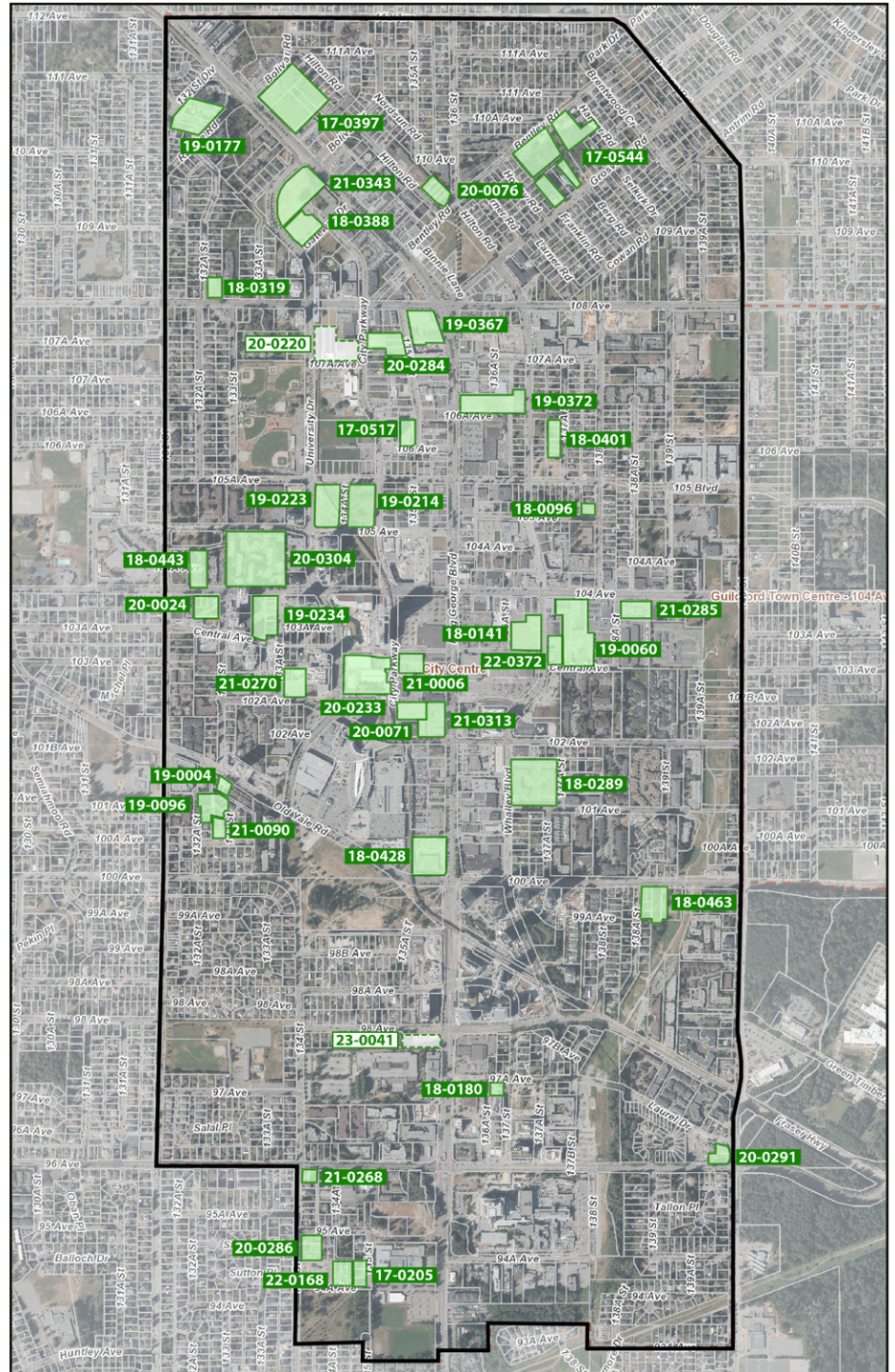
High-Rise

>6-Storeys **51**

Low-Rise

6-Storeys or less **26**

Units	20,284
Office	2,519,801 SF
Retail	192,168 SF



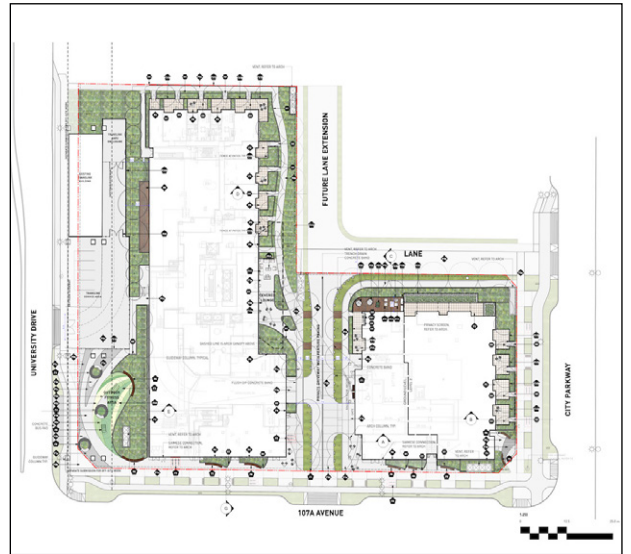
NEW APPROVALS

20-0220 | 107A & University

This pair of 46 & 50-storey towers to be located on 107A Ave between City Parkway and University Dr received conditional approval from Surrey Council on July 24. To be built over 2 phases, the project is to contain 1,180 units along with 4,112 SF of ground-level retail space.

Designed by MCM Architects, the 2 towers are to sit above a 9-storey podium separated by a private drive aisle connecting to a new public lane to the north. Plaza space will also be created at the south-west corner of the site next to the SkyTrain guideway.

Address: 13425 & 13455 107A Ave
Proposal: 46+50-Storey Residential (1,180 Units)
Developer: Northwest Development
Architect: MCM Architects
Expected Completion: 2028



View facing north from University Dr & 107A Ave



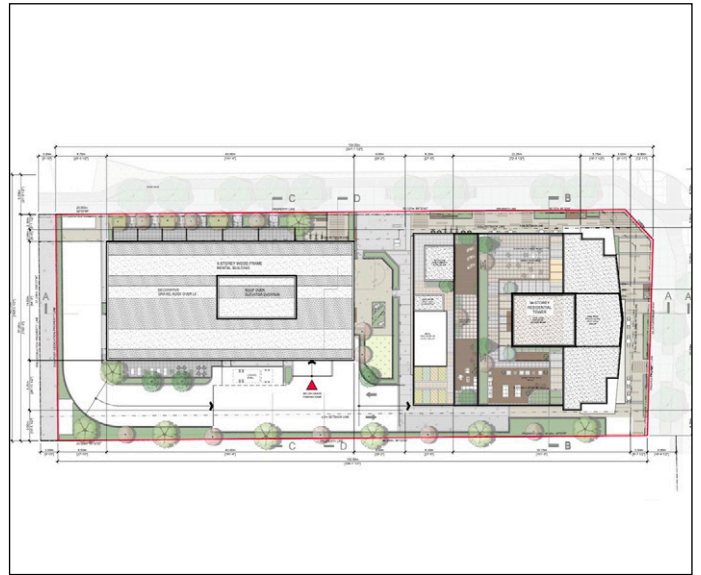
9-Storey Podium along 107A Ave

23-0041 | King George & 98

This 34-Storey mixed-use tower and 6-storey rental apartment building received Conditional Approval from Surrey City Council on July 24. Located at the south-west corner of King George Blvd & 98 Ave, the project is the successor to the previously approved Avani Centre on the same site.

Designed by Chris Dikeakos Architects, the main tower sits above a 4-storey office podium with ground level retail and public plaza space along King George Blvd. A 6-storey purpose-built rental building is set at the rear of the site.

Address: 13588 98 Ave
Proposal: 6+34-Storey Residential (366 Units)
38,287 SF Office, Retail
Developer: Avani Group, Kerkhoff
Architect: Chris Dikeakos Architects
Expected Completion: 2028



View facing south-west from King George Blvd & 98 Ave



View facing north-east with stand-alone 6-storey rental building at rear

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	-	-
18-0401	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	SkyLiving	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	-	-	-
19-0367	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	-	-	-
20-0220	107A & University	Residential	46+50	1,180	4,112	-	-
20-0233	Centre Block (Phase 1 & 2)	Office, Retail, Institutional	19+47	-	22,884	1,181,500	152,783
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	-	-

#	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	City Corners (Zenterra)	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	-	-
23-0041	Avani Centre	Residential, Office, Retail	34 + 6	366	TBD	38,287	-
Total:				20,284	192,168	2,519,801	252,919

ACTIVE CONSTRUCTION

As of August 2023, there are **29** major projects under construction within City Centre. Over the past month, **1** new project began construction, and **2** projects completed.

New Construction

- 19-0258 | Georgetown 2**
 - 31-Storey Residential

Completions

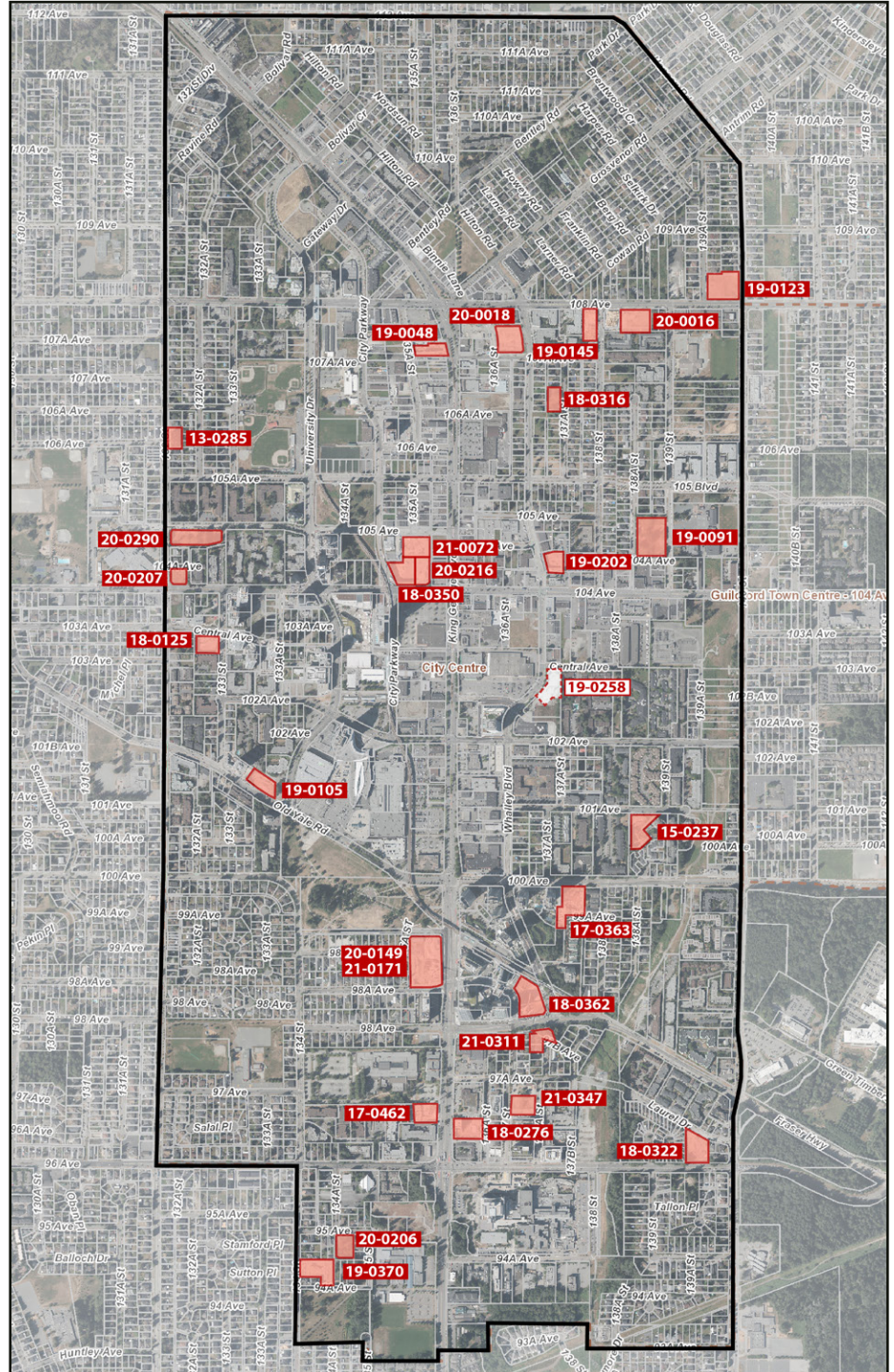
- 18-0058 | University District**
 - 28+37-Storey Residential
- 18-0339 | Hendrix**
 - 6-Storey Residential

OVERVIEW

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

Low-Rise
4-6-Storeys **19**

Units	9,090
Office	763,888 SF
Retail	130,156 SF



COMPLETION



University District - BlueSky's University District has now completed on University Blvd between 104 Ave & 105 Ave



View of both towers and townhouses from 105 Ave & University Dr



Office / retail podium at 104 Ave & University Dr

CONTINUED CONSTRUCTION



Viktor - Framework taking shape at corner of 108 Ave & 140 St



Park George - Towers continuing to gain height



The Grand - Main tower gaining height above office & retail podium



Ascent - Tower beginning to gain height above podium along Whalley Blvd



Melrose - Tower continuing to rise above Central Ave



Plaza One & Two - Continuing to rise above George Junction



Century City - Residential towers nearing grade behind rental tower



Flamingo One - Podium taking shape along Whalley Blvd



Comma King George - Rental tower beginning to gain height behind heritage podium

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	-	-
18-0125	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	-	-	-
18-0350	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	Viktor	Condo	6+6	254	-	-	-
19-0145	Q5	Condo	6	141	-	-	-
19-0202	Ascent	Condo	31	234	-	-	-
19-0258	Georgetown 2	Condo, Retail	31	355	9,440	-	-
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	-
Total:				9,090	130,156	763,888	-