



# DEVELOPMENT UPDATE

September 2023

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



# DEVELOPMENT APPLICATIONS

As of September 2023, there are **25** major development applications under initial review (pre-council) within Surrey City Centre. Over the past month, **2** new applications were submitted.

## New Applications

### 23-0265 | London Station

- 65-Storey Residential, Office, Retail

### 23-0271 | Bentley & Harper

- 6-Storey Residential

## OVERVIEW

### High-Rise

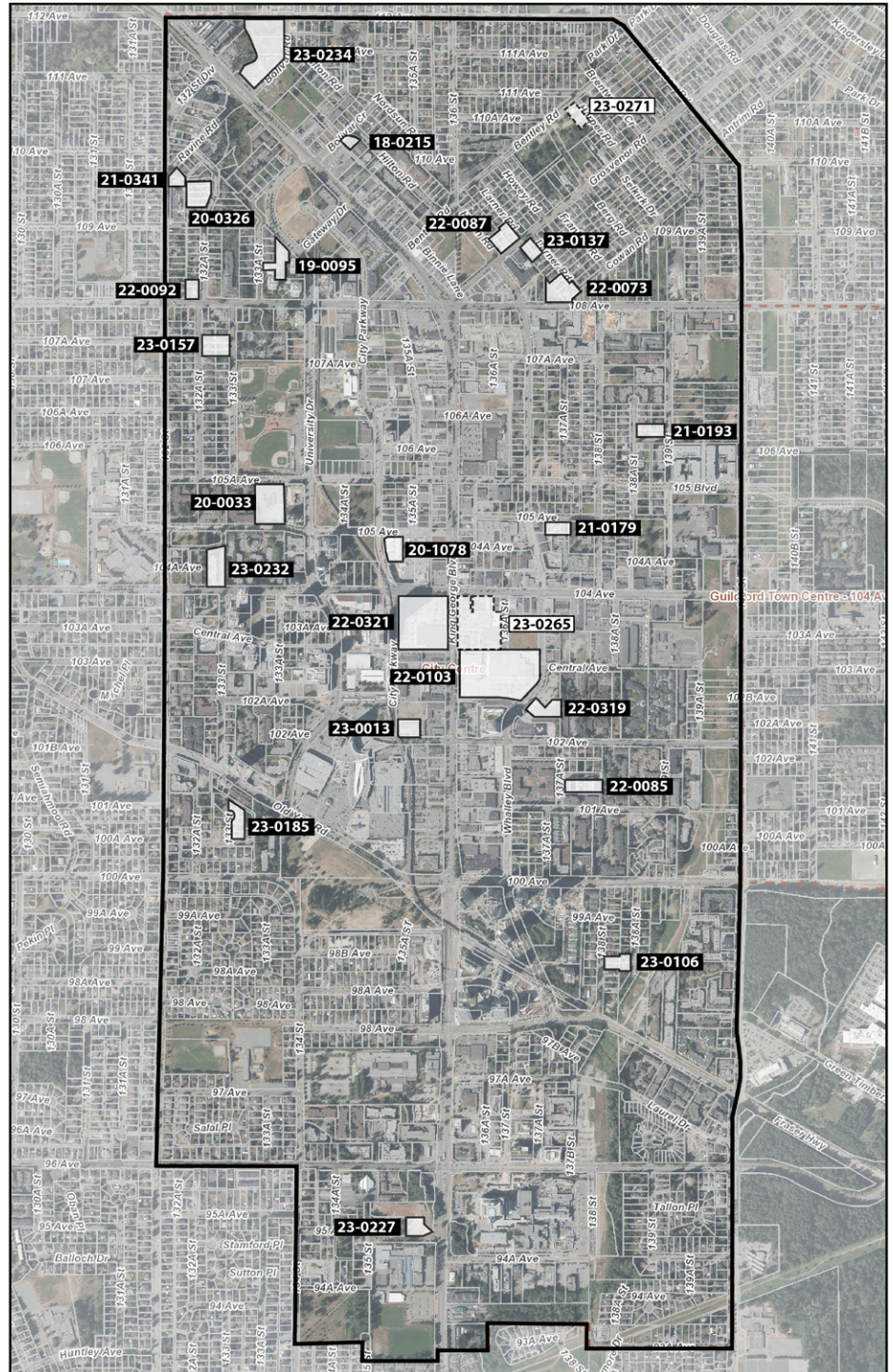
>6-Storeys **23**

### Low-Rise

6-Storeys or less **14**

<b>Units</b>	<b>10,945*</b>
<b>Office</b>	<b>774,529 SF*</b>
<b>Retail</b>	<b>19,425 SF*</b>

\*Preliminary / subject to change



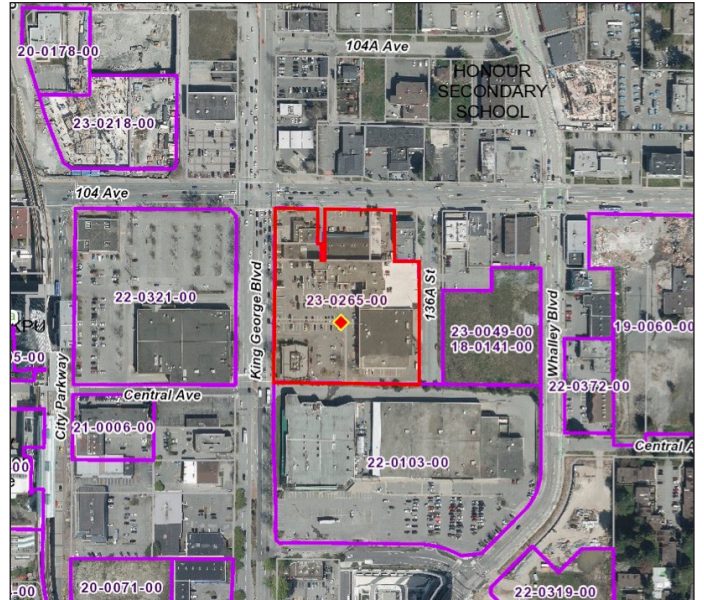
## NEW APPLICATIONS

### 23-0265 | London Station

**Address:** 10344 King George Blvd  
**Proposal:** 65-Storey Residential, Office, Retail  
**Applicant:** Chris Dikeakos Architects

A new Development Application has been submitted by Chris Dikeakos Architects for a 65-storey residential tower above an 8-storey office podium with ground floor retail at the south-east corner of King George Blvd & 104 Ave. The project would replace the 3-storey 'London Station' complex containing London Drugs, offices, and retailers currently on the site.

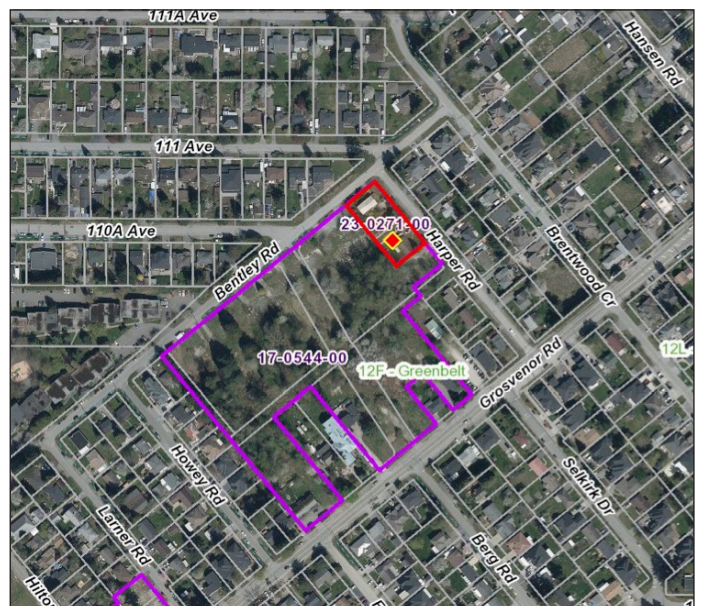
6 lots in total would be consolidated into 2 new lots under the application. Further details to come as the application progresses.



### 23-0271 | Bentley & Harper

**Address:** 13760 Bentley Rd  
**Proposal:** 6-Storey Residential (82 units)  
**Applicant:** Kasian Architecture

A new Development Application has been submitted for a 6-storey residential project at the south-west corner of Bentley Rd & Harper Rd. The project is proposing 82 units in total within a wood-frame building directly adjacent to the recently approved multi-phase 6-storey "Bentley" project to the south-west.



## 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	8,342	112,472	-
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	-	-
23-0265	London Station	Residential, Office, Retail	65	TBD	TBD	TBD	-
23-0271	Bentley & Harper	Residential	6	82	-	-	-
<b>Total:</b>				<b>10,945</b>	<b>19,425</b>	<b>774,529</b>	<b>-</b>

# APPROVED PROJECTS

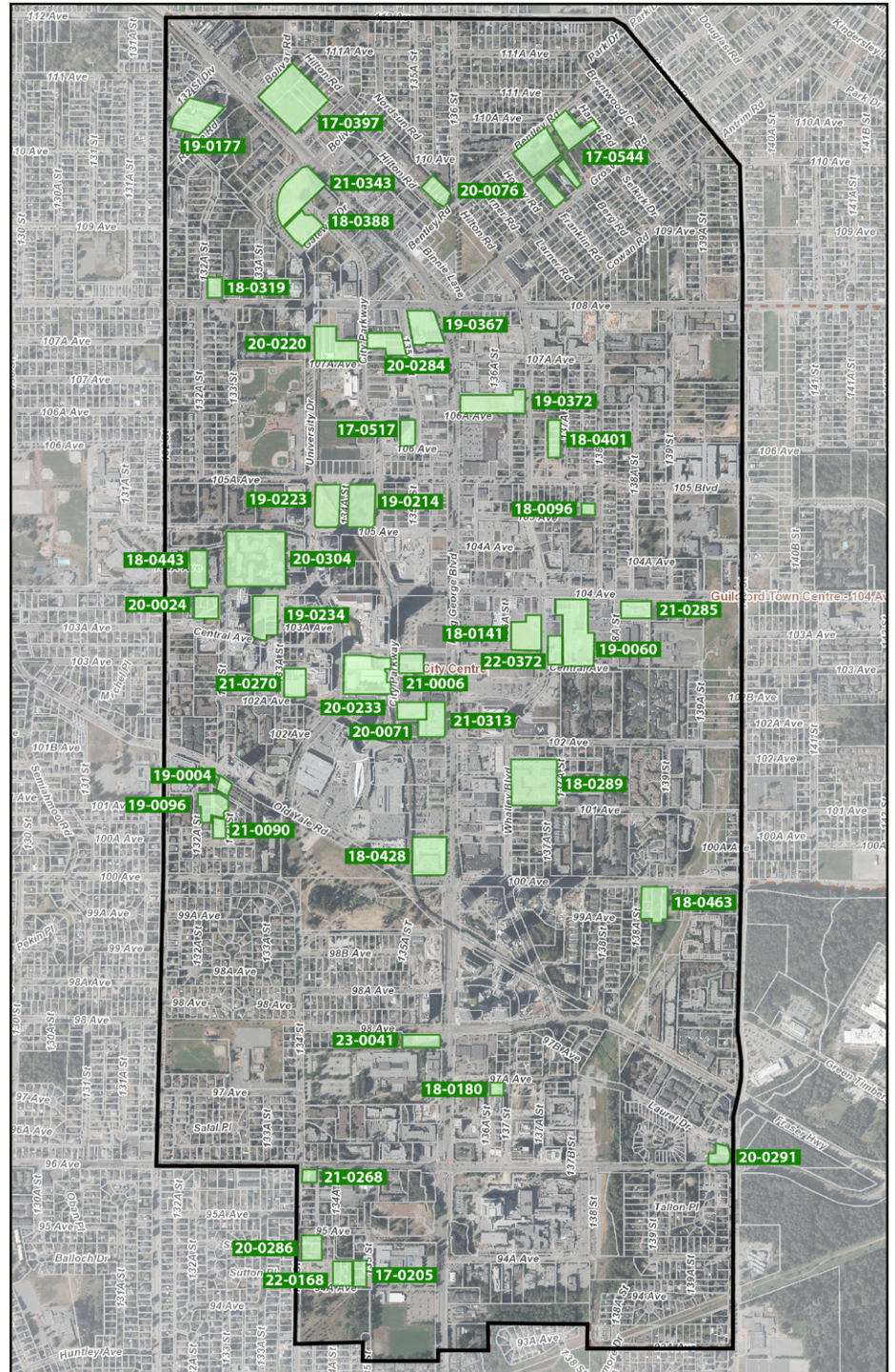
As of September 2023, there are **42** major projects approved within Surrey City Centre. No new projects received conditional approval from Surrey City Council over the past month.

## OVERVIEW

**High-Rise**  
>6-Storeys **51**

**Low-Rise**  
6-Storeys or less **26**

<b>Units</b>	<b>20,284</b>
<b>Office</b>	<b>2,519,801 SF</b>
<b>Retail</b>	<b>192,168 SF</b>



## 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	-
<b>Total:</b>				<b>20,284</b>	<b>192,168</b>	<b>2,519,801</b>	<b>252,919</b>

# ACTIVE CONSTRUCTION

As of September 2023, there are **28** major projects under construction within City Centre. Over the past month, no new projects began construction, and **1** project completed.

## Completions

### 13-0285 | Briza

- 5-Storey Residential

## OVERVIEW

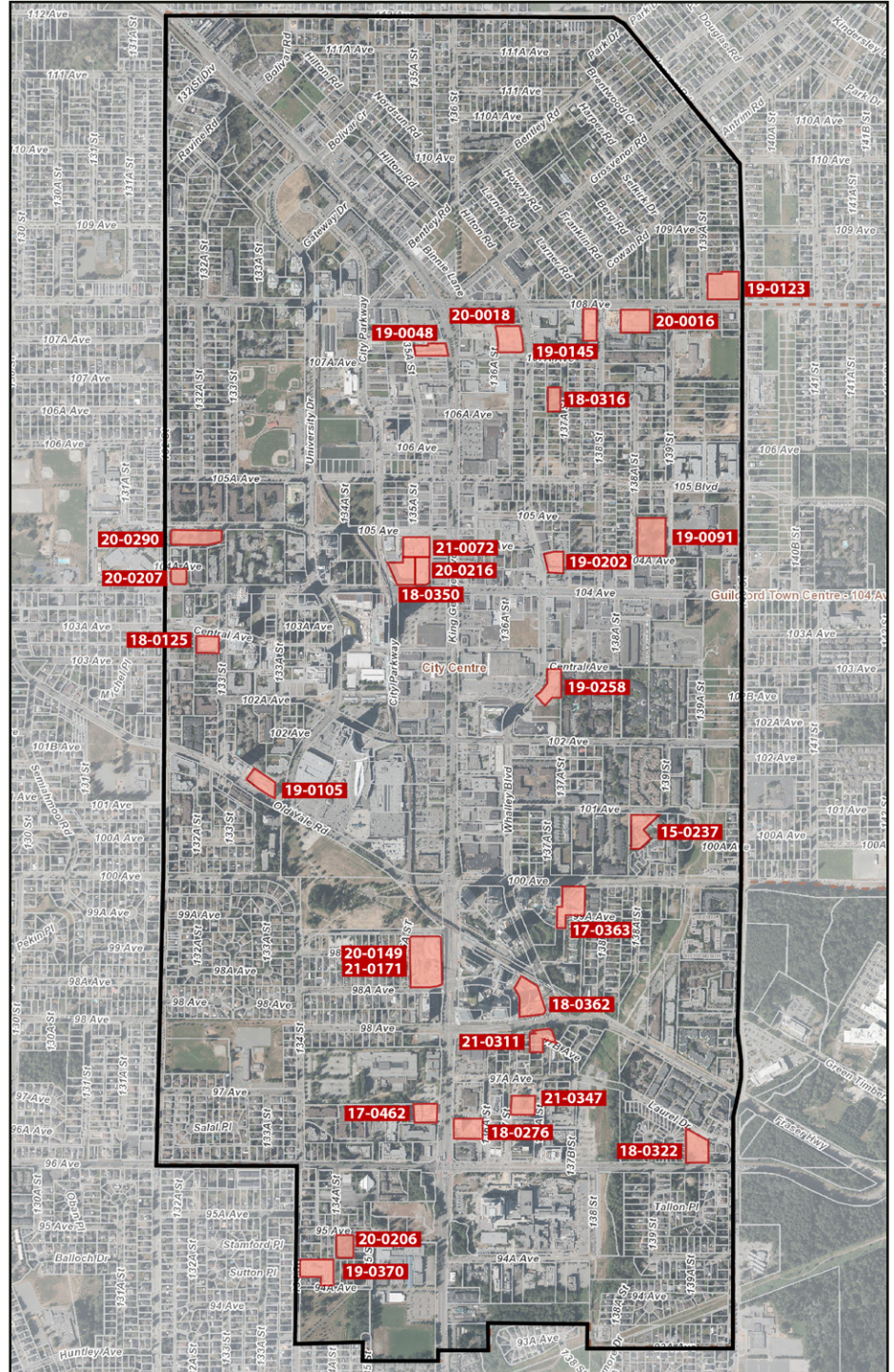
### High-Rise

>6-Storeys **22**

### Low-Rise

4-6-Storeys **18**

<b>Units</b>	<b>9,025</b>
<b>Office</b>	<b>763,888 SF</b>
<b>Retail</b>	<b>130,156 SF</b>





## CONTINUED CONSTRUCTION



*Flamingo One - Retail podium level taking shape*



*Melrose - Rising above corner of Central Ave & 133 St*



*Comma King George - Office podium taking shape alongside heritage retrofit*



*The Grand - Glazing installation underway on office podium*



*Plaza One & Two - Retail / Office Podium shaping corner*



*The Holland Two - Beginning to rise above ground*



**Belvedere** - Gaining height above King George Blvd



**Victor** - Framing taking shape along 108 Ave



**Ascent** - Gaining height above Whalley Blvd

## ACTIVE CONSTRUCTION

#	NAME	USE	HEIGHT (Storeys)	UNITS	RETAIL (SF)	OFFICE (SF)	OTHER (SF)
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	-
<b>Total:</b>				<b>9,025</b>	<b>130,156</b>	<b>763,888</b>	<b>-</b>