



DEVELOPMENT UPDATE

October 2023

SurreyCityCentre.ca



DEVELOPMENT APPLICATIONS

As of October 2023, there are **24** major development applications under initial review (pre-council) within Surrey City Centre. No new applications were submitted over the past month.

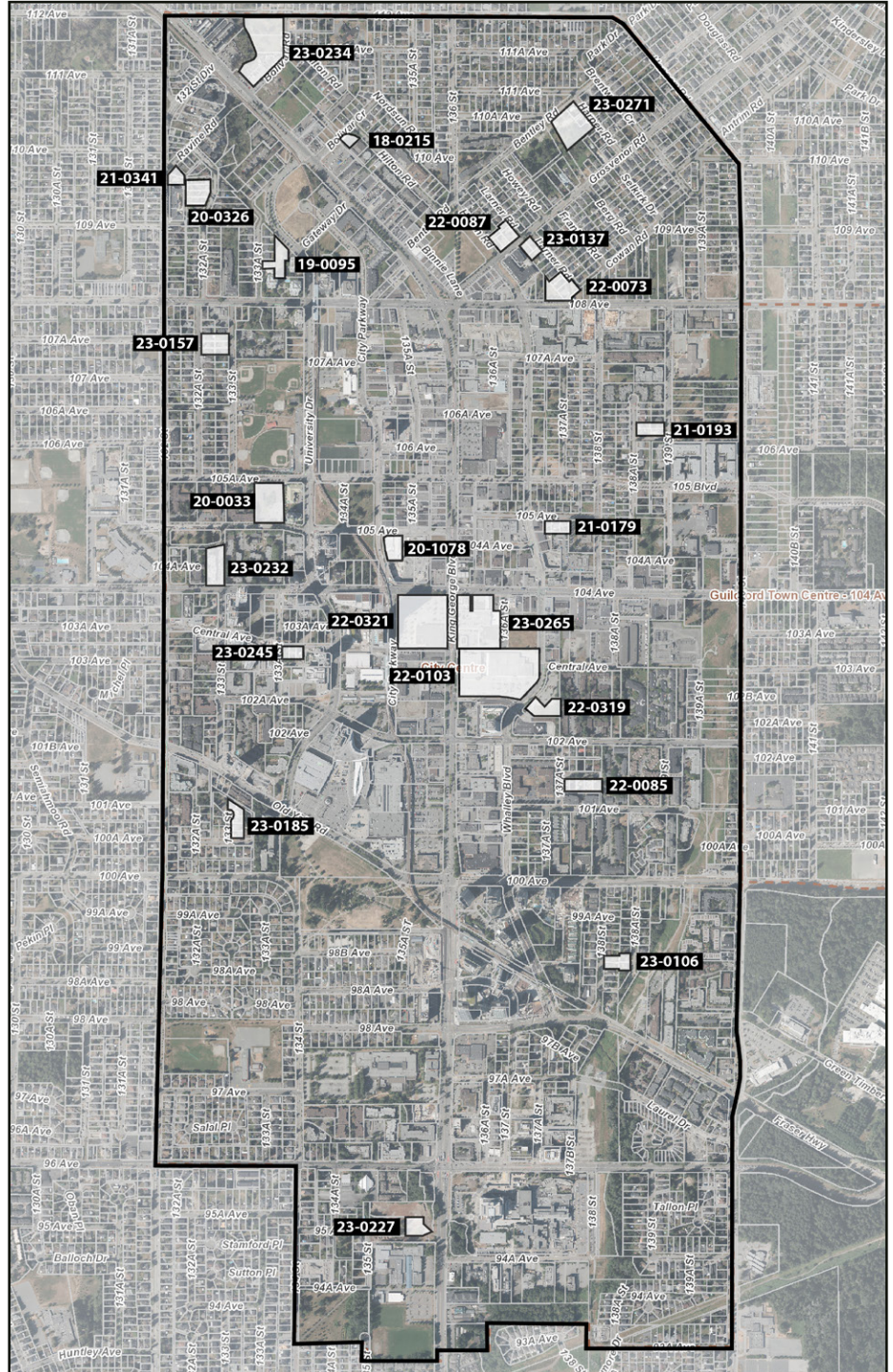
OVERVIEW

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

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

Units	10,938*
Office	877,141 SF*
Retail	11,083 SF*

**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	-	-	-
20-0326	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	-	-	-
22-0103	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	-
23-0106	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	-	-
23-0245	133A St & Central Ave	Residential, Office, Retail	TBD (High-Rise)	428	TBD	215,084	-
23-0265	London Station	Residential, Office, Retail	65	TBD	TBD	TBD	-
23-0271	Bentley & Harper	Residential	6	82	-	-	-
Total:				10,938	11,083	877,141	-

APPROVED PROJECTS

As of October 2023, there are **44** major projects approved within Surrey City Centre. Over the past month, two new projects received conditional approval from Surrey City Council:

New Approvals

22-0092 | 108 Ave & 132A St

- 6-Storey Residential

23-0013 | City Parkway & 102 Ave

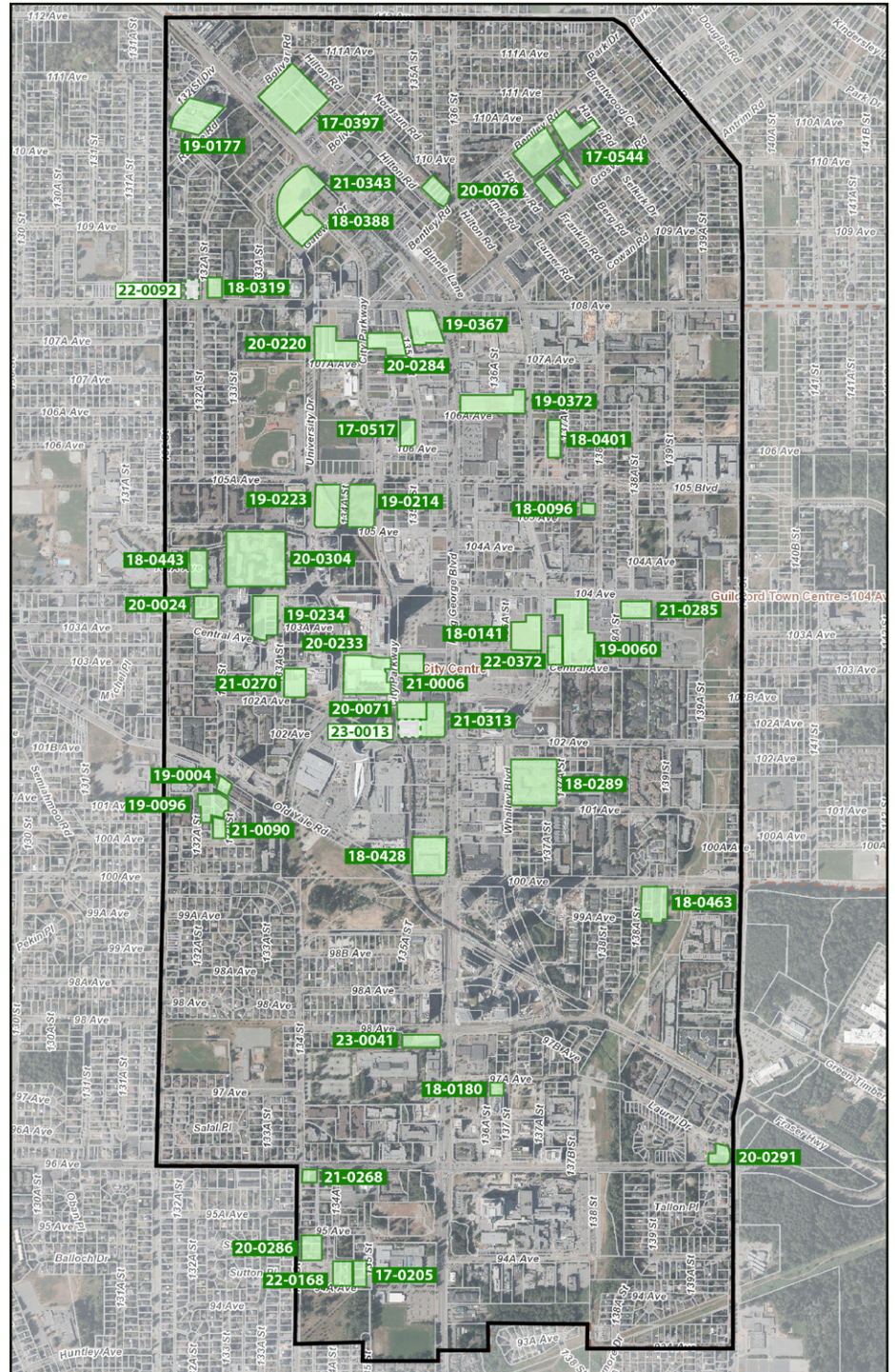
- 42-Storey Residential, Office, Retail

OVERVIEW

High-Rise
>6-Storeys **52**

Low-Rise
6-Storeys or less **27**

Units	20,719
Office	2,632,273 SF
Retail	200,510 SF

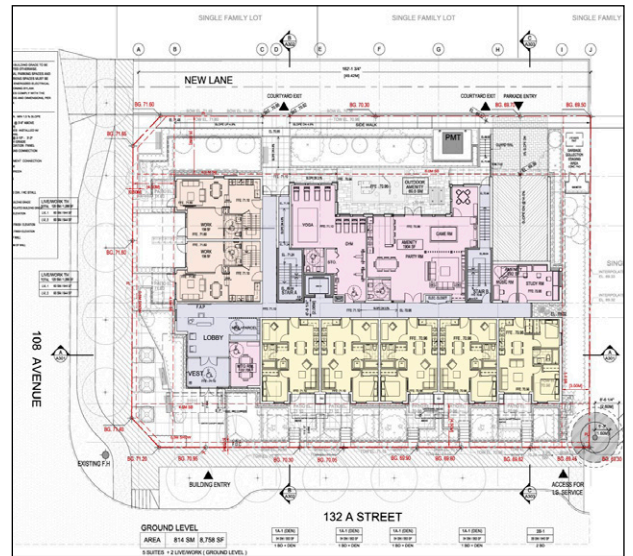


NEW APPROVALS

22-0092 | 108 Ave & 132A St

This 6-storey residential project located at the north-west corner of 108 Ave & 132A St received conditional approval from Surrey Council on September 25. Designed by Martin Liew Architects, the building is to contain 70 units, including 2 live-work units. Completion is expected by summer 2026.

Address: 108 Ave & 132A St
Proposal: 6-Storey Residential (70 Units)
Developer: Grand Foundation Investment
Architect: Martin Liew Architects
Expected Completion: 2026



View facing west from 108 Ave & 132A St

23-0013 | City Parkway & 102 Ave

This 42-storey residential tower above a 7-storey office & retail podium received Conditional Approval from Surrey City Council on September 25. Located at the north-east corner of 102 Ave & City Parkway, the project is to include 365 market residential units, 112,472 SF of office space, and 8,342 SF of ground-level retail. Completion is targeted by 2027.

Address: 102 Ave & City Parkway
Proposal: 42-Storey Residential (365 units)
112,472 SF Office, 8,342 SF Retail

Developer: Marcon
Architect: MCM Architects

Expected Completion: 2027



View facing north-west along 102 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	-	-
18-0401	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	-	-
22-0092	108 Ave & 132A St	Residential	6	70	-	-	-
22-0168	94A Apartments	Residential	6	125	-	-	-
22-0372	Central Ave & Whalley Blvd	Residential, Retail	37	389	5,382	-	-
23-0013	City Parkway & 102 Ave	Residential, Office, Retail	42	365	8,342	112,472	-
23-0041	Avani Centre	Residential, Office, Retail	34 + 6	366	TBD	38,287	-
Total:				20,719	200,510	2,632,273	252,919

ACTIVE CONSTRUCTION

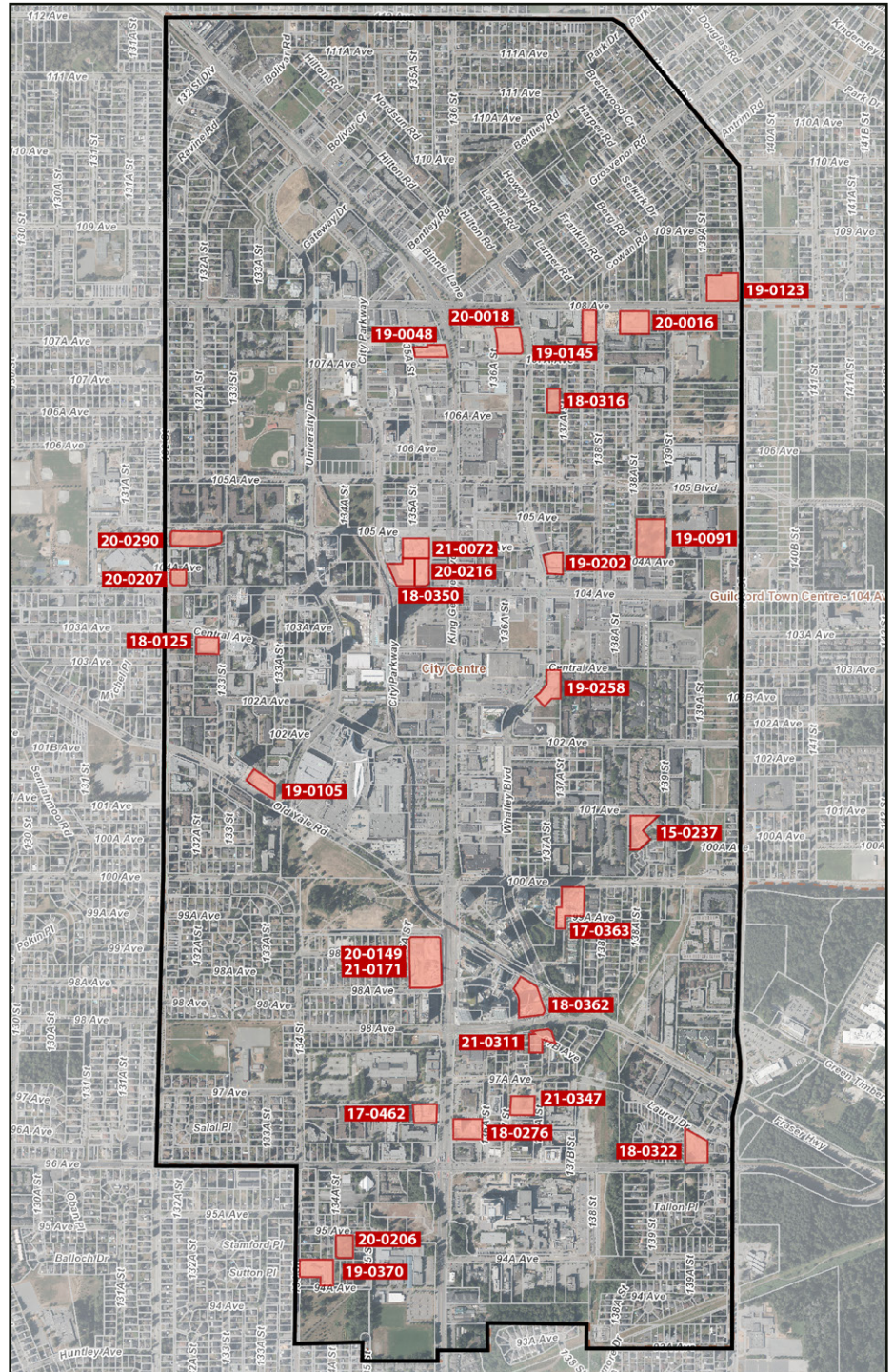
As of October 2023, there are **28** major projects under construction within City Centre. No new projects began construction or completed over the past month.

OVERVIEW

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

Low-Rise
4-6-Storeys **18**

Units	9,025
Office	763,888 SF
Retail	130,156 SF



CONTINUED CONSTRUCTION



Quinn - Framing taking shape along 134 St



Belvedere - Tower gaining height along King George Blvd



Parkway - First tower beginning to rise at corner of 104 Ave & City Parkway



Comma King George - Tower gaining height behind office podium



Sunshine Co-op - Framing taking shape at 132 St & 104 Ave



Flamingo One - Tower beginning to rise behind office podium



Melrose - Tower now topped out at 26-storeys



Park George - Both towers now topped out at 35 & 39-Storeys



Century City Holland Park - First market residential tower beginning to rise behind rental tower

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	-
Total:				9,025	130,156	763,888	-