



# DEVELOPMENT UPDATE

December 2023

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



# 2023 IN REVIEW

## 14 NEW APPLICATIONS

17 High-Rise

Units: 7,232

4 Low-Rise

Retail: 91,219 SF

Office: 860,305 SF



## 12 APPROVALS

8 High-Rise

Units: 4,765

9 Low-Rise

Retail: 48,567 SF

Office: 340,276 SF



## 5 CONSTRUCTION STARTS

3 High-Rise

Units: 1,749

5 Low-Rise

Retail: 9,440 SF

Office: 0 SF



## 3 COMPLETIONS

2 High-Rise

Units: 893

2 Low-Rise

Retail: 2,314 SF

Office: 0 SF



# DEVELOPMENT APPLICATIONS

As of December 2023, there are **23** major development applications under initial review (pre-council) within Surrey City Centre. Over the past month no new applications were submitted.

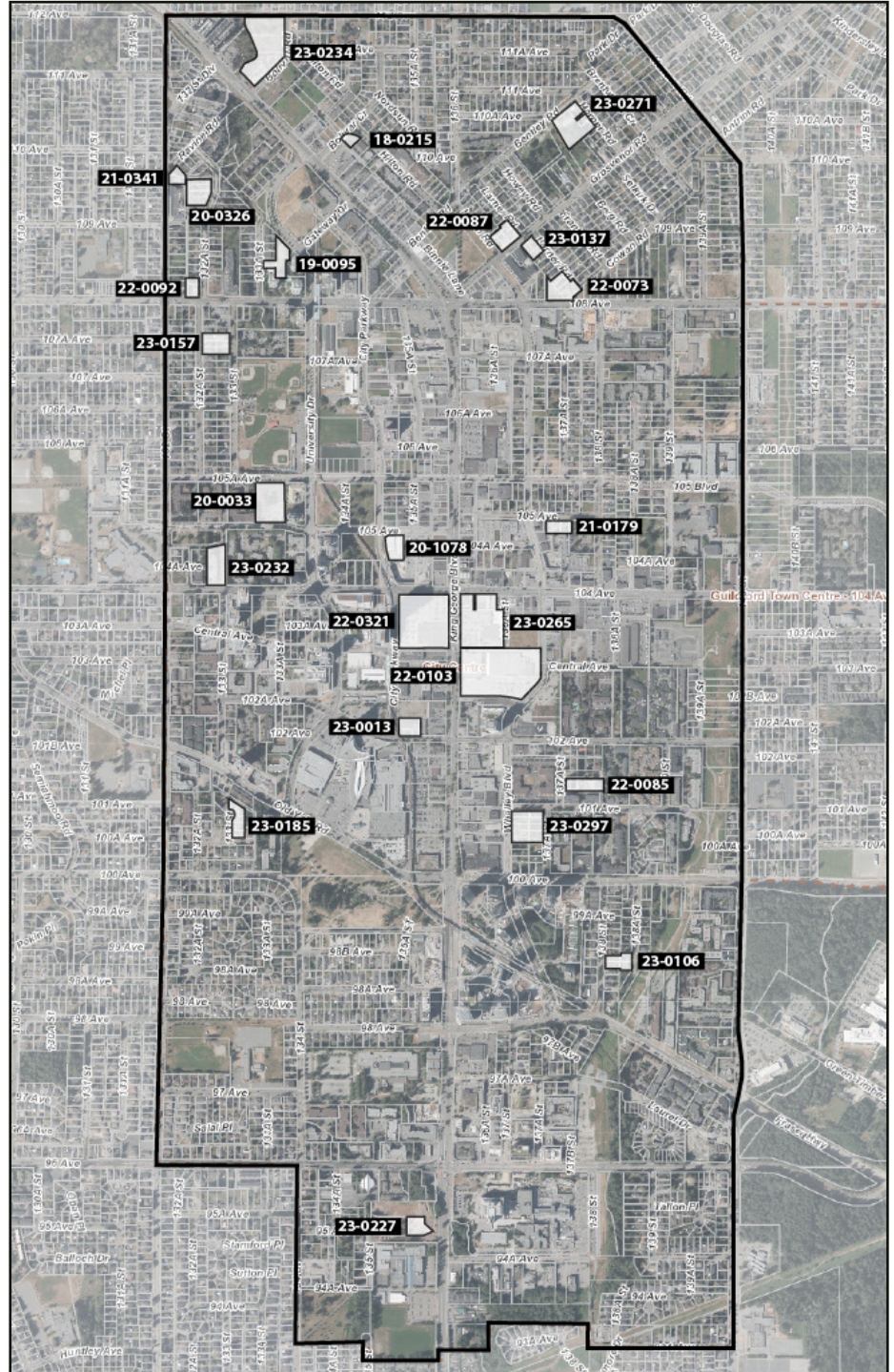
## IN PROGRESS

**High-Rise**  
 >6-Storeys **27**

**Low-Rise**  
 6-Storeys or less **11**

<b>Units</b>	<b>12,682*</b>
<b>Office</b>	<b>1,297,212 SF*</b>
<b>Retail</b>	<b>55,849 SF*</b>

*\*Preliminary / subject to change*



## DEVELOPMENT APPLICATIONS (INITIAL REVIEW)

#	NAME	USE	HEIGHT (Storeys)	UNITS	RETAIL (SF)	OFFICE (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	-	-
21-0341	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
22-0321	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	Oviedo Living	Residential, Retail	TBD (High-Rise)	916	4,149	-
23-0245	133A St & Central Ave	Residential, Office, Retail	TBD (High-Rise)	428	TBD	215,084
23-0265	Oviedo Towers	Condo, Office, Retail, Hotel	15 + 56 + 60 + 65	1,541	44,324	420,071
23-0271	Bentley & Harper	Residential	6	82	-	-
23-0297	101 Ave & Whalley Blvd	Residential, Retail	TBD (High-Rise)	823	7,376	-
<b>Total:</b>				<b>12,682</b>	<b>55,849</b>	<b>1,297,212</b>

# APPROVED PROJECTS

As of December 2023, there are **45** major projects approved within Surrey City Centre. Over the past month, **1** new project received conditional approval from Surrey City Council.

## New Approvals

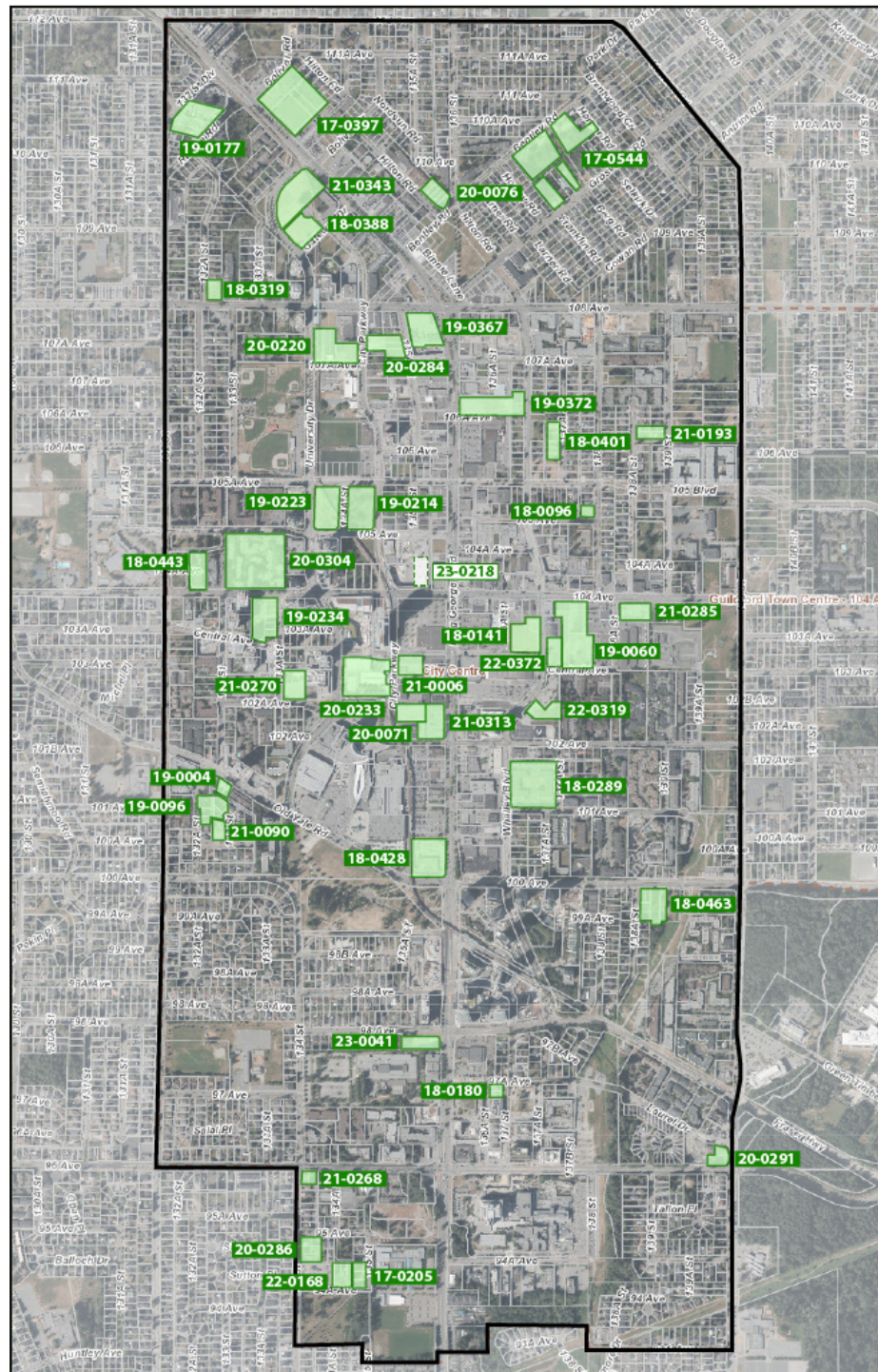
- 23-0218 | Parkway 2**
- 52-Storey Residential, Retail

## APPROVED

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

**Low-Rise**  
6-Storeys or less **29**

<b>Units</b>	<b>20,562</b>
<b>Office</b>	<b>2,632,273 SF</b>
<b>Retail</b>	<b>208,012 SF</b>



## NEW APPROVALS

### 23-0218 | Parkway 2

Phase 2 of Bosa's Parkside re-appeared before Surrey Council on Dec 18 receiving conditional approval for a revised plan. The 52-storey tower which previously included a significant office component has now been switched to entirely residential with ground-floor retail. A total of 396 market and 221 rental units will now be provided. Phase 2 will also include a standalone 2-storey commercial building forming the centerpiece of the overall Parkway site.

**Address:** 13573 104 Ave  
**Proposal:** 52-Storey Residential (617 Units)  
Retail (27,039 SF)

**Developer:** Bosa  
**Architect:** Perkins + Will

**Expected Completion:** 2028



View of stand-alone commercial building along 104 Ave



View facing west from King George Blvd & 104 Ave

## APPROVED APPLICATIONS

#	NAME	USE	HEIGHT (Storeys)	UNITS	RETAIL (SF)	OFFICE (SF)
17-0205	DiverCity Village	Condo	6	60	-	-
17-0397	King George + Bolivar	Condo, Retail, Daycare	6+6+26+30+36	1,042	603	-
17-0544	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	-
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	-	-
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	-
20-0071	GEC Mega Centre	Condo, Rental, Retail, Institutional	49	383	4,973	-
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
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	-
21-0006	Core	Condo, Office, Retail	50	429	10,951	124,167
21-0090	City Corners (Zenterra)	Condo	6	100	-	-
21-0193	106 Ave & 138A St	Residential	6	132	-	-
21-0268	Centro	Condo	6	60	-	-
21-0270	The Manhattan	Condo, Retail	43	516	3,689	-

#	NAME	USE	HEIGHT (Storeys)	UNITS	RETAIL (SF)	OFFICE (SF)
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	Condo	6	70	-	-
22-0168	Gabriel	Condo	6	125	-	-
22-0319	Georgetown 3	Condo, Retail	39 + 6	497	7,502	-
22-0372	Central Ave & Whalley Blvd	Condo, Retail	37	389	5,382	-
23-0013	City Parkway & 102 Ave	Condo, Office, Retail	42	365	8,342	112,472
23-0041	Avani Centre	Condo, Office, Retail	34 + 6	366	TBD	38,287
23-0218	Parkway 2	Condo, Retail	52	617	27,039	-
<b>Total:</b>				<b>20,562</b>	<b>208,012</b>	<b>2,632,273</b>



# ACTIVE CONSTRUCTION

As of December 2023, there are **29** major projects under construction within City Centre. Over the past month, 2 new projects began construction.

## New Construction

### 17-0517 | Lucent

- 26-Storey Residential

### 20-0024 | Sequoia

- 36-Storey Residential

## ACTIVE CONSTRUCTION

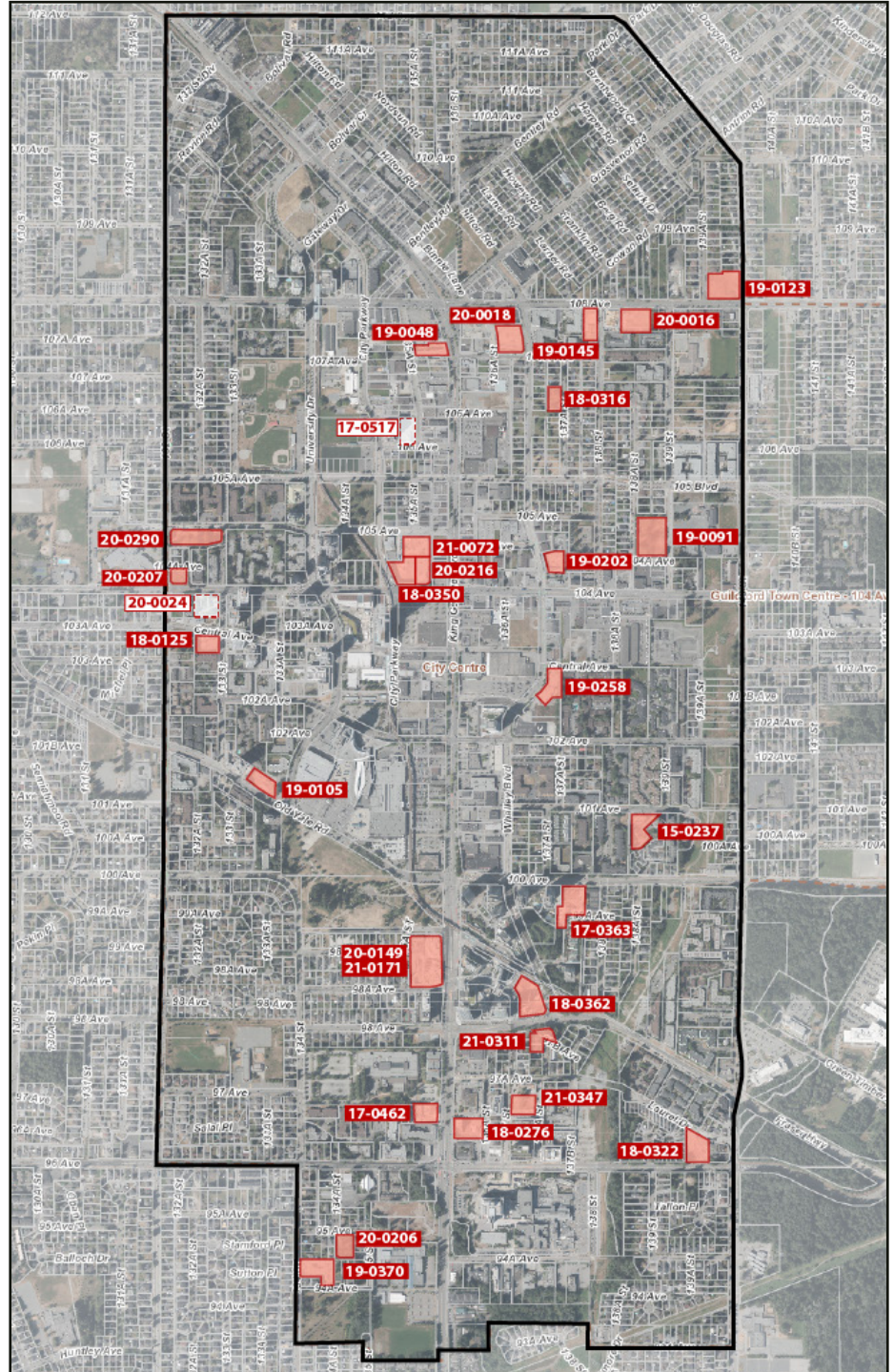
### High-Rise

>6-Storeys **22**

### Low-Rise

4-6-Storeys **18**

<b>Units</b>	<b>9,304</b>
<b>Office</b>	<b>469,132 SF</b>
<b>Retail</b>	<b>123,762 SF</b>



## CONTINUED CONSTRUCTION



**Viktor** - Continuing to take shape at 108 Ave & 104 St



**The Grand** - Tower gaining height above King George & 108 Ave



**Flamingo One** - Residential tower beginning to rise above office podium



The Holland Two - Tower beginning to rise above podium along Old Yale Rd



Melrose - Exterior work continuing along Central Ave



Sunshine Co-op - Continuing to take shape at 104 Ave & 132 St



*Belvedere - Nearing final height of 27-storeys along King George Blvd*



*Plaza One & Two - Continuing to take shape at George Junction & Fraser*



*Parkway - Phase 1 rental tower beginning to rise above 104 Ave & City Parkway*

## ACTIVE CONSTRUCTION

#	NAME	USE	HEIGHT (Storeys)	UNITS	RETAIL (SF)	OFFICE (SF)
15-0237	Centra	Condo	23	164	-	-
17-0363	Park George	Condo	35+39	784	-	-
17-0462	Belvedere	Condo, Retail	27	271	6,770	-
17-0517	Lucent	Condo	26	400	-	-
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
20-0024	Sequoia	Condo	36	386	-	-
20-0149	Century City (Rental)	Rental, Retail	19	243	17,739	-
20-0206	Galilea	Condo	6	131	-	-
20-0207	Sunshine Co-op	Rental	6	69	-	-
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>9,304</b>	<b>123,762</b>	<b>469,132</b>