

SURREY CITY CENTRE DEVELOPMENT UPDATE JANUARY 2024



APPLICATIONS UNDER REVIEW

As of January 2024, there are **22** major projects under initial review in Surrey City Centre representing:

23 High-Rises
11 Low-Rises

NEW APPLICATIONS

No new applications

TOTALS JANUARY 2024

UNITS: **11,141**

OFFICE: **877,141 SF**

RETAIL: **11,525 SF**



APPROVED PROJECTS

As of January 2024, there are **46** major projects approved in Surrey City Centre representing:

56 High-Rises
29 Low-Rises

NEW APPROVALS

23-0265 | Oviedo Towers

TOTALS JANUARY 2024

UNITS: **22,720**

OFFICE: **3,052,344 SF**

RETAIL: **279,364 SF**



ACTIVE CONSTRUCTION

As of January 2024, there are **28** major projects under construction in Surrey City Centre representing:

22 High-Rises
17 Low-Rises

STARTS / COMPLETIONS

19-0145 | Q5 (COMPLETED)

TOTALS JANUARY 2024

UNITS: **9,163**

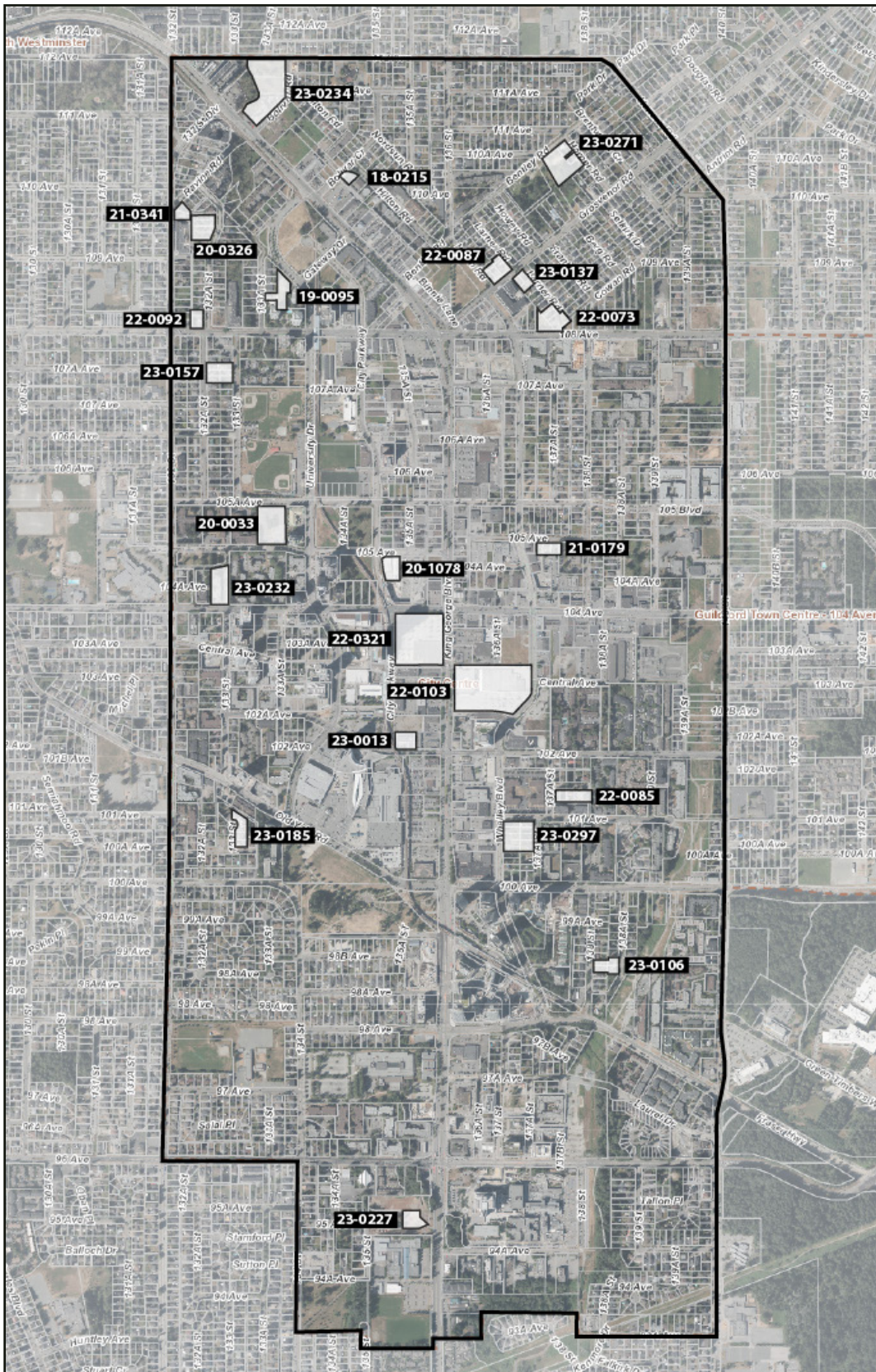
OFFICE: **123,762 SF**

RETAIL: **469,132 SF**

APPLICATIONS UNDER 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 (Ph 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
23-0271	Bentley & Harper	Residential	6	82	-	-
23-0297	101 Ave & Whalley Blvd	Residential, Retail	TBD (High-Rise)	823	7,376	-
Total:				11,141	11,525	877,141

DEVELOPMENT APPLICATIONS MAP

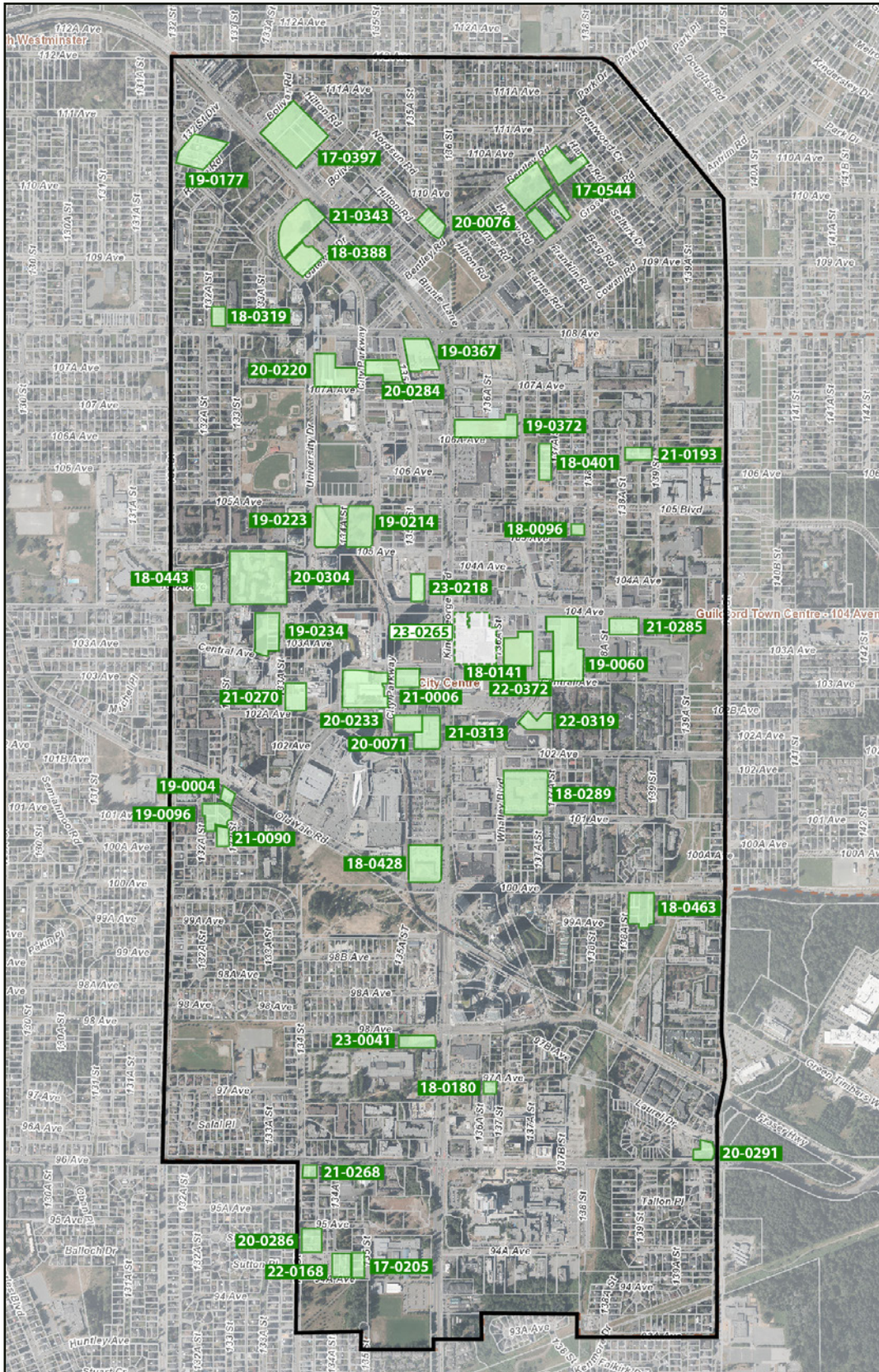


APPROVED PROJECTS

#	NAME	USE	HEIGHT (Storeys)	UNITS	RETAIL (SF)	OFFICE (SF)
17-0205	DiverCity Village	Residential	6	60	-	-
17-0397	King George + Bolivar	Residential, Retail	6+6+26+30+36	1,042	603	-
17-0544	Bentley	Residential	5+6+6+6+6+6+6	547	-	-
18-0096	105 Ave & 138 St	Residential	6	28	-	-
18-0141	Janda Tower	Residential, Retail, Office	36	332	12,357	26,016
18-0180	97A Ave & 137 St	Office, Retail	13	-	6,005	87,050
18-0289	Passages	Residential, Retail	6+13+13+23+32+39	1,126	13,864	-
18-0319	Gateway Living	Residential	6	80	-	-
18-0388	University & Gateway	Residential, Retail	36+40	665	2,088	-
18-0401	Red Brick (South)	Residential	6	127	-	-
18-0428	Central City 2	Office, Retail	25	-	16,168	567,114
18-0443	13245 104 Ave	Residential, Rental	13+16	272	-	-
18-0463	SkyLiving	Residential	6 + 32	449	-	-
19-0004	Park Central	Residential	6	51	-	-
19-0060	Plaza 104	Residential, Retail	31+33+36	1,141	13,067	-
19-0096	Central Living	Residential	6	228	-	-
19-0177	Ledgeview 2	Residential	6+6+6	319	-	-
19-0214	Concord Piano	Residential	33+40	1,014	-	-
19-0223	District Northwest	Residential	39+45	1,023	-	-
19-0234	Neon	Residential	43	490	-	-
19-0367	Whalley Station	Residential, Retail, Office	54	479	29,834	235,324
19-0372	King George & 106A Ave	Residential, Retail	42+50	1,019	7,868	-
20-0071	GEC Mega Centre	Residential, Retail, Institutional	49	383	4,973	-
20-0076	Hilton & Bentley	Residential	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	Residential, Office, Retail	48	539	1,184	70,826
20-0286	95 Ave & 134 St (Sync)	Residential	6	152	-	-
20-0291	Parksville 96	Residential	34	377	2,519	-
20-0304	Bristol	Residential, Retail	12+36+39+44+48+52	2,202	2,099	-
21-0006	Core	Residential, Office, Retail	50	429	10,951	124,167
21-0090	City Corners (Zenterra)	Residential	6	100	-	-
21-0193	106 Ave & 138A St	Residential	6	132	-	-
21-0268	Centro	Residential	6	60	-	-
21-0270	The Manhattan	Residential, Retail	43	516	3,689	-

#	NAME	USE	HEIGHT (Storeys)	UNITS	RETAIL (SF)	OFFICE (SF)
21-0285	Juno	Residential, Retail	34	341	10,699	-
21-0313	King George & 102 Ave	Residential, Office, Retail	67	746	19,540	189,517
21-0343	Emerald Gardens	Residential, Retail	33 + 38 + 42	995	2,282	-
22-0092	108 Ave & 132A St	Residential	6	70	-	-
22-0168	Gabriel	Residential	6	125	-	-
22-0319	Georgetown 3	Residential, Retail	39 + 6	497	7,502	-
22-0372	Central Ave & Whalley Bl	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
23-0218	Parkway 2	Residential, Retail	52	617	27,039	-
23-0265	Oviedo Towers	Residential, Office, Retail, Hotel	15 + 56 + 60 + 65	1,541	44,324	420,071
Total:				22,720	279,364	3,052,344

APPROVED PROJECTS MAP



NEW APPROVALS

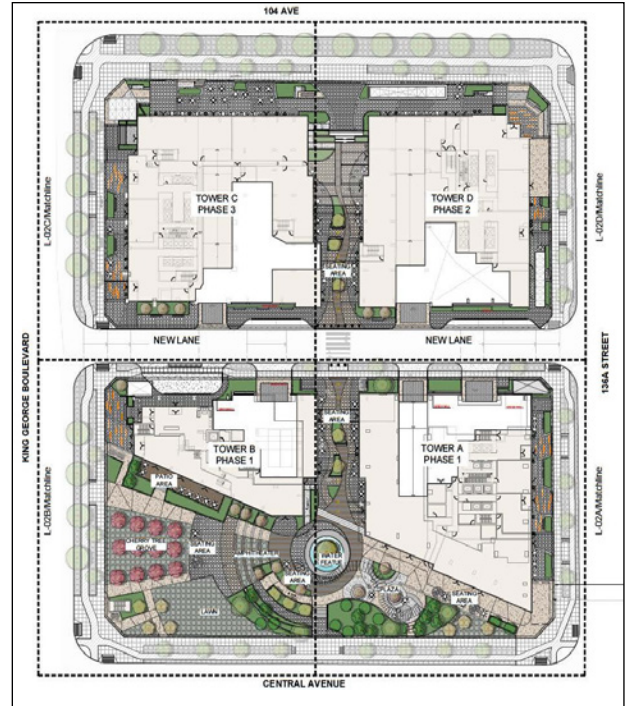
23-0265 | Oviedo Towers

This 4-tower mixed-use development located at the south east corner of King George Blvd & 104 Ave received conditional approval from Surrey Council on January 15, 2024. To be built over multiple phases, the project is to include 3 residential towers with heights ranging from 56 to 65-storeys situated above office and retail podiums. A 15-storey hotel is also included fronting a large new public plaza along future Central Ave.

Address: King George Blvd & 104 Ave
Proposal: 15 + 56 + 60 + 65-Storeys
 Residential (1,541 Units)
 Hotel (200+ rooms)
 Office (420,071 SF)
 Retail (44,324 SF)

Developer: Oviedo Developments
Architect: Chris Dikeakos

Expected Completion: Multi-phased TBD



View facing north from future corner of KGB & Central Ave

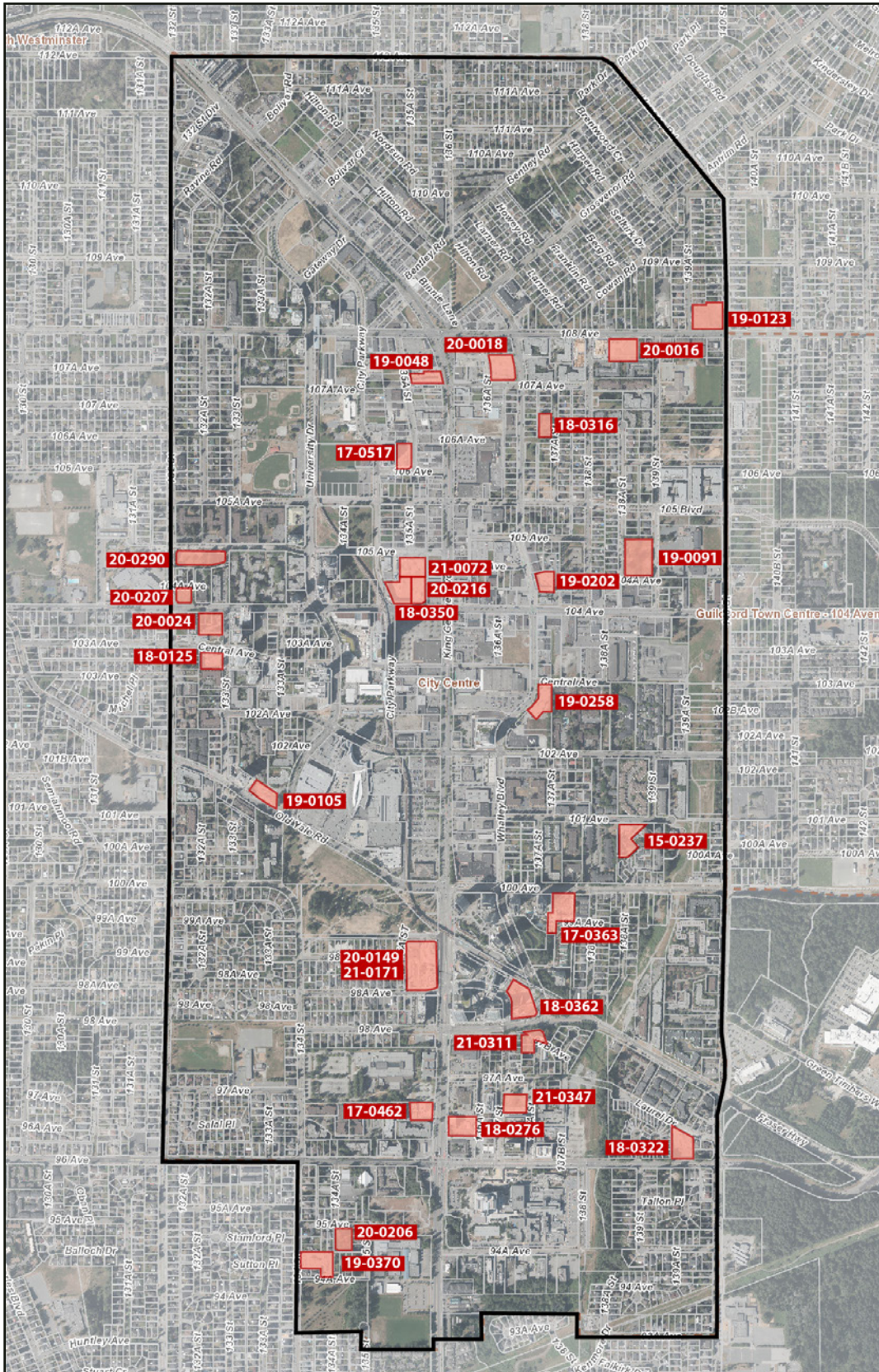


View of Office / Retail podium at King George Blvd & 104 Ave

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	-	-
19-0202	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	Locale @ Century City	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
Total:				9,163	123,762	469,132

ACTIVE CONSTRUCTION



NEW COMPLETIONS



Q5 - Completed in January 2024 at corner of 108 Ave & 138 St

CONTINUED CONSTRUCTION



Pura - Beginning to take shape at corner of 105 Ave & 132 St



The Grand - Continuing to rise above King George Blvd



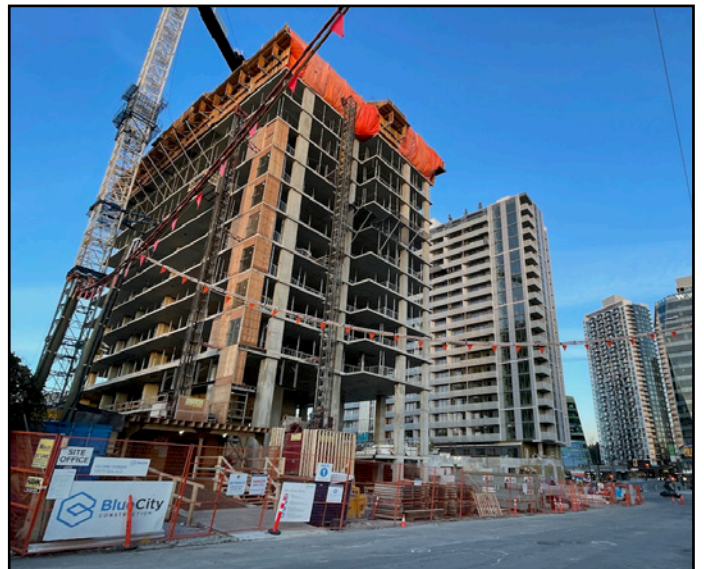
Parkway - Phase 1 rental tower continuing to rise above 104 Ave & City Parkway



Comma King George - Rental tower gaining height above King George Blvd with heritage office restoration in front



Ascent - Continuing to gain height above Whalley Blvd



Century City - Market residential tower rising behind rental



Viktor - Exterior work continues at 108 Ave & 140 St



Belvedere - Topped out at final height above King George Blvd



The Holland Two - Phase 2 of Townline's Holland beginning to rise above Old Yale Rd