

Surrey City Centre Monthly Update

October 2020



Development News

October 2020

September was an active month for development in City Centre, with growth continuing to gain momentum, despite the uncertain global economic climate. Two new projects broke ground, joining 14 others already under construction. The month also saw a number of applications advance to Council receiving approvals, and a number of new development applications submitted.

This issue of the City Centre Monthly Update provides a round-up of development news and activity from the past month.

Announcements

- Surrey-based Westland Insurance announced in September that they are to occupy the top 7 floors and become the flagship tenant of the new 15-storey office building currently under construction as part of King George Hub Phase B. The move will allow for Westland to centralize 3 of its existing offices, and relocate 400 employees to City Centre, with a target opening in spring 2022.

Construction

As of October 2020, there are 16 major projects under construction in City Centre, representing 5,311 units, 312,179 sq.ft. of office space, and 164,220 sq.ft. of retail.

Two new projects began excavation in September 2020, including:

- **The Holland (Phase 1)** - A 25-Storey residential tower being developed by Townline on Old Yale Rd at 133 St. Expected completion is early 2024.
- **Rosewood** - A 5-Storey supportive housing project being developed near Surrey Memorial Hospital by the Elizabeth Fry Society. Expected completion is 2022.



Rosewood | 5-Storey Supportive Housing Project



The Holland (Phase 1) | 25-Storey Residential



King George Hub B | 15 - 40 Storey Residential, Office, Retail



Park Boulevard | 41-Storey Residential



King George Cluster



Georgetown One | 30-Storey Residential + Retail



City Centre 3 | 10-Storey Office + Retail



Maverick | 5-Storey Residential



University District | 28 + 37-Storey Residential + Retail

Council Approvals

As of October 2020, there were 23 major projects either approved or conditionally approved (3rd Reading) in City Centre, representing approximately 10,058 units, 1,490,123 sq.ft. of office space, and 112,637 sq.ft. of retail.

Three projects received Conditional Approval (3rd Reading) by Surrey City Council in September, including:

- **The Bentley** - A 5 to 6-Storey residential project containing 519 units amongst 5 buildings situated between Grosvenor Rd and Bentley Rd in the north-east of City Centre. The project is just the first phase as part of a larger redevelopment of the block to come in the future.
- **13264 104 Ave** - A mixed market and rental residential project, consisting of 175 rental units, and 249 market units within a pair of 21 & 26-Storey towers at 104 Ave and 133 St.
- **Thind Towers** - A two-tower residential project (39 & 45-Storeys) being developed by Thind Properties at University Dr between 105 Ave & 105A Ave. The site is unique in that it is bisected by the Expo Line SkyTrain guideway.



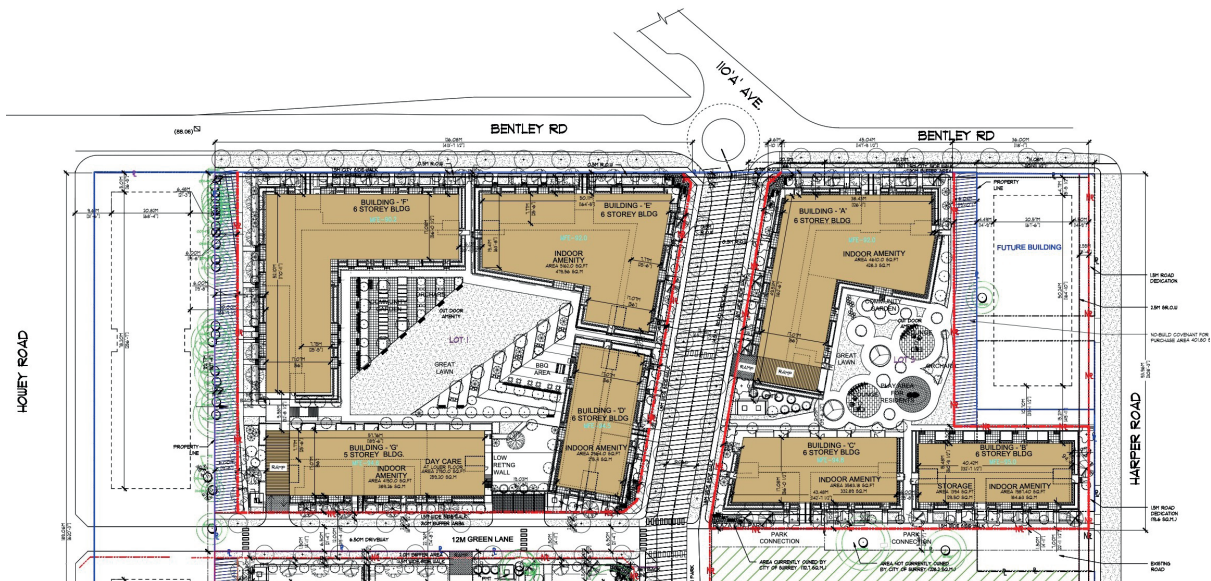
Thind Towers | 39 + 45-Storey Residential



13264 104 Ave | 21-Storey Rental + 26-Storey Market Residential



Thind Towers | 39 + 45-Storey Residential



The Bentley | 5-6-Storey Residential

New Development Applications

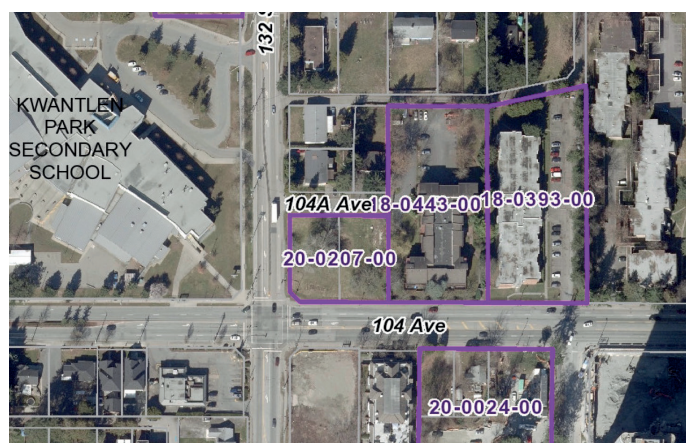
As of October 2020, there were 34 significant development applications under initial review in City Centre, representing approximately 9,146+ units, 644,290+ sq.ft. of office space, and 65,164+ sq.ft. of retail. Due to the preliminary nature of applications under review, these numbers are subject to change and do not account for unreleased statistics thus far.

There were 3 new development applications submitted in City Centre during the month of September. These included:

- **20 - 0206** - A 6-Storey (131 Unit) residential project on 94 Ave near 134A St behind Queen Elizabeth Secondary. The application joins 2 other applications also underway for 6-Storey residential within the same block, currently occupied by single family lots.
- **20 - 0207** - A 6-Storey affordable seniors housing project by the Sunshine Co-op at the corner of 104 Ave and 132 St across from Kwantlen Park Secondary. The project will fill two vacant lots at the western edge of City Centre.
- **20 - 0220** - A two-tower residential project being designed by MCM Architects on 107A Ave between University Dr and City Parkway near Gateway Station. The site has been occupied by temporary modular housing since 2019.



20 - 0206 | 6-Storey Residential



20 - 0207 | 6-Storey Affordable Seniors Housing



20 - 0220 | Two-Tower Residential Project

Construction

October 2020

Construction Starts (September 2020)

14-0208 | The Holland (Phase 1) | 25-Storey Residential (250 Units)

18-0210 | Rosewood | 5-Storey Supportive Housing (85 Units)

Continued Construction

11-0075 | Linea | 28-Storey Residential (206 Units)

14-0319 | City Centre 3 | 10-Storey Office (117,359 sq.ft.), Retail (10,644 sq.ft.)

15-0261 | Camellia | 5-Storey Seniors Residential (117 Units)

16-0215 | Fraser Landmark | 6-Storey Residential (121 Units)

16-0360 | Park Boulevard | 41-Storey Residential (419 Units)

16-0448 | Georgetown One | 30-Storey Residential (351 Units), Retail (15,435 sq.ft.)

17-0110 | Maverick | 5-Storey Residential (125 Units)

17-0162 | King George Hub (B) | 15-40-Storey Residential (736 Units), Office/Retail (258,995 sq.ft.)

17-0363 | Park George | 35 + 39-Storey Residential (784 Units)

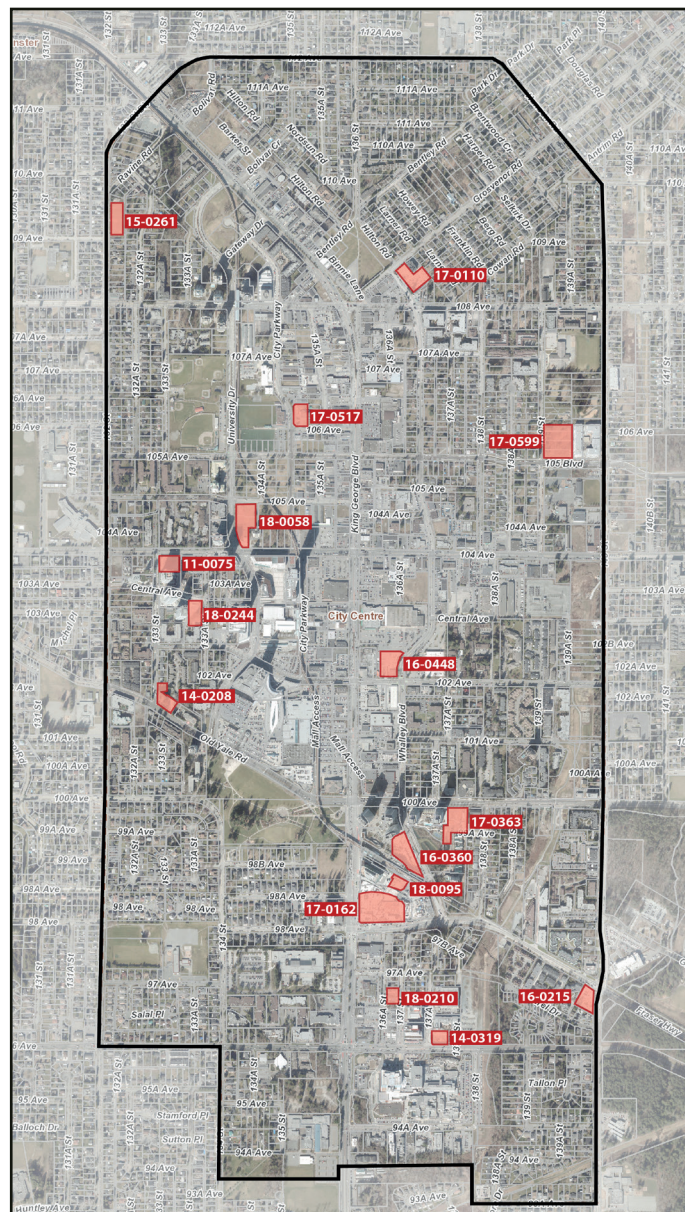
17-0517 | Veterans Village | 20-Storey Residential (236 Units), Office/Legion (57,736 sq.ft.)

17-0599 | Parker | 4-Storey Residential (218 Units)

18-0058 | University District | 28 + 37-Storey Residential (742 Units), Retail (2,314 sq.ft.)

18-0095 | King George Hub (C) | 34-Storey Residential (371 Units), Retail (9,322 sq.ft.)

18-0244 | One Central | 44-Storey Residential (550 Units), Retail (4,594 sq.ft.)



Units
5,311



Office
312,179 sq.ft.



Retail
164,220 sq.ft.

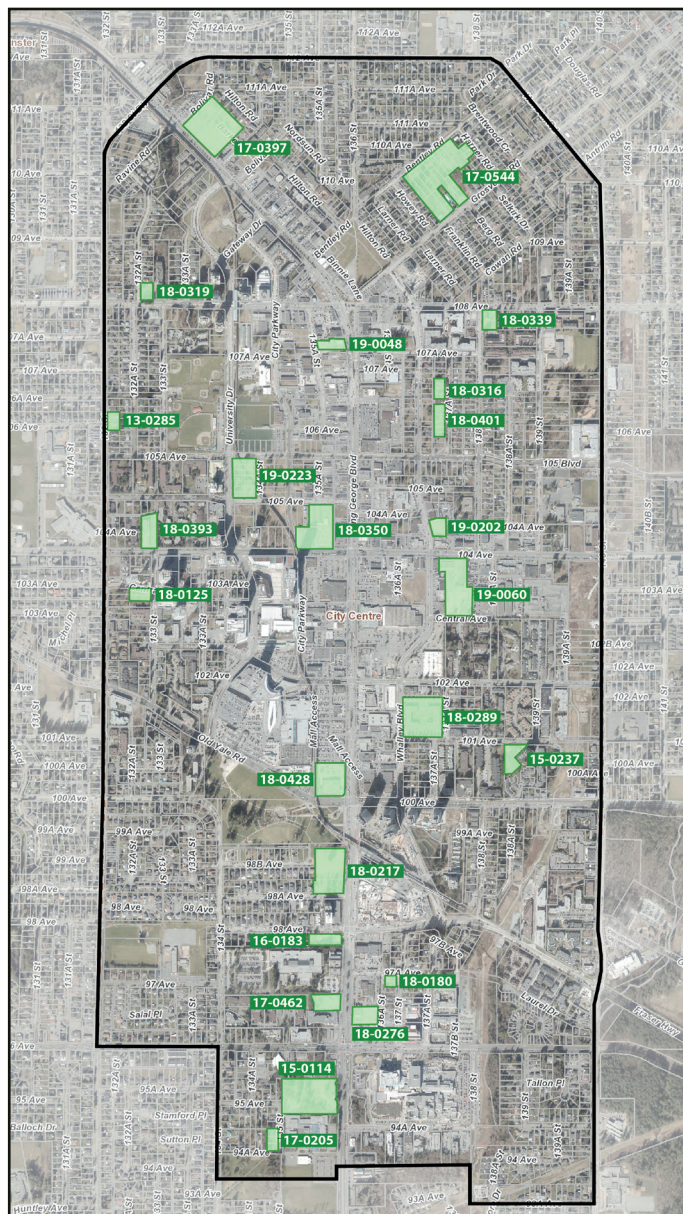
Council Approved Post 3rd Reading

New Approvals (September 2020)

- 17 - 0544 | **Bentley** | 5-6-Storey Residential (519 Units)
- 18 - 0393 | **13265 104 Ave** | 21 + 26-Storey Rental & Market Residential (424 Units)
- 19 - 0223 | **Thind Towers** | 39 + 45-Storey Residential (1,026 Units)

Remaining Approved

- 13 - 0285 | **Briza** | 5-Storey Residential (65 Units)
- 15 - 0114 | **Innovation Village** | 6-12 Storey Seniors Housing (202 Units), Care/Office (318,127 sq.ft.)
- 15 - 0237 | **Centra** | 23-Storey Residential (164 Units)
- 16 - 0183 | **Avani Centre** | 30-Storey Residential (181 Units), Hotel (112 Rooms), Retail (1,432 sq.ft.)
- 17 - 0205 | **13491 94A Ave** | 6-Storey Residential (60 Units)
- 17 - 0397 | **13317 King George Blvd** | 6-36-Storey Residential (1,042 Units)
- 17 - 0462 | **Belvedere** | 27-Storey Residential (271 Units), Retail (6,770 sq.ft.)
- 18 - 0125 | **CityWalk** | 26-Storey Residential (223 Units)
- 18 - 0180 | **9711 137 St** | 13-Storey Office (87,050 sq.ft.), Retail (6,005 sq.ft.)
- 18 - 0217 | **Holland Parkside** | 10-42-Storey Residential (1,022 Units), Office / Retail (212,302 sq.ft.)
- 18 - 0276 | **Parks & Yards** | 30-Storey Residential (298 Units), Office/Retail (34,370 sq.ft.)
- 18 - 0289 | **Passages** | 6-39-Storey Residential (1,126 Units), Retail / Child Care (18,116 sq.ft.)
- 18 - 0316 | **Red Brick (North)** | 6-Storey Residential (86 Units)
- 18 - 0319 | **10826 132A St** | 6-Storey Residential (80 Units)
- 18 - 0339 | **Sync** | 6-Storey Residential (86 Units)
- 18 - 0350 | **Brightside** | 40-50 Storey Residential (1,352 Units), Office/Retail (239,195 sq.ft.)
- 18 - 0401 | **Red Brick (South)** | 6-Storey Residential (127 Units)
- 18 - 0428 | **Central City 2** | 25-Storey Office (567,114 sq.ft.), Retail (16,168 sq.ft.)
- 19 - 0048 | **10731 King George Blvd** | 46-Storey Residential (415 Units), Office/Retail (82,441 sq.ft.)
- 19 - 0060 | **Plaza 104** | 31-36 Storey Residential (1,125 Units), Retail (13,067 sq.ft.)
- 19 - 0202 | **10440 Whalley Blvd** | 31-Storey Residential (234 Units)



Units
10,058



Office
1,490,123 sq.ft.



Retail
112,637 sq.ft.

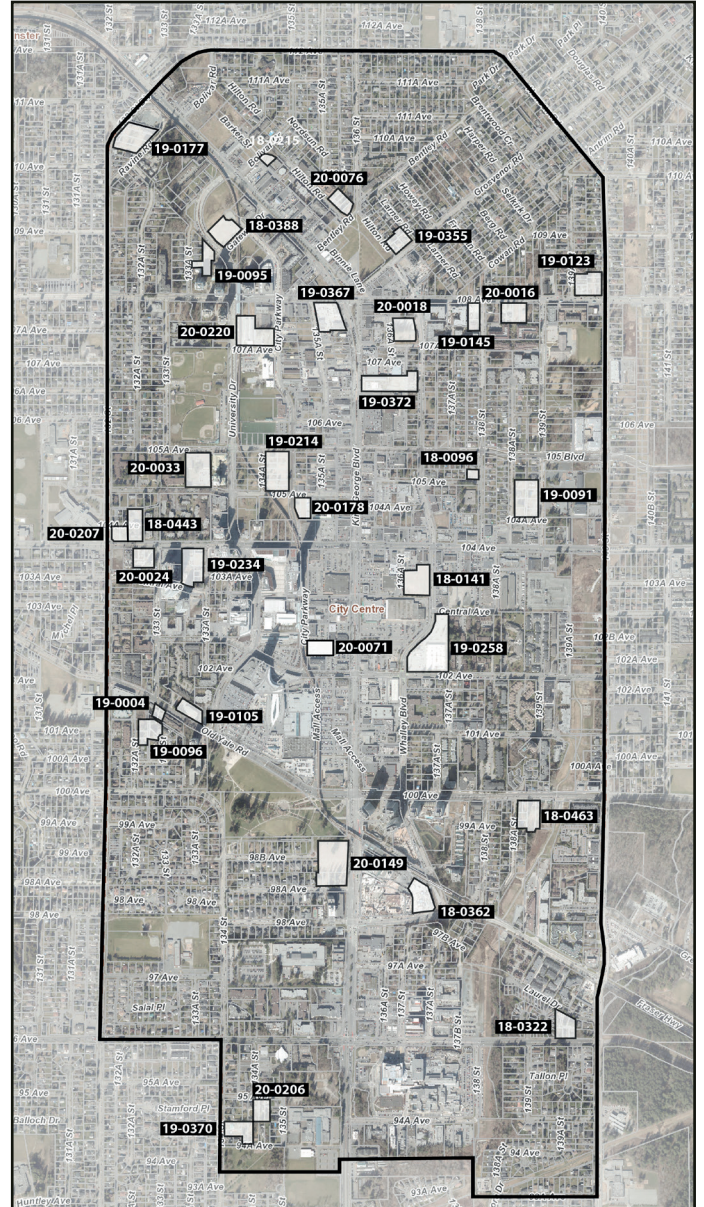
Applications Under Review (Pre-Council)

New Applications (September 2020)

- 20 - 0206 | 13454 95 Ave | 6-Storey Residential (131 Units)
- 20 - 0207 | 13219 104 Ave (Sunshine Co-op) | 6-Storey Affordable Residential
- 20 - 0220 | 13425 107A Ave | Residential

Remaining Applications

- 18 - 0096 | 10515 138 St | 6-Storey Residential
- 18 - 0141 | Janda Tower | 37-Storey Residential, Office, Retail
- 18 - 0215 | 13464 Bolivar Cr | 6-Storey Residential
- 18 - 0322 | 13943 96 Ave | 5 + 6-Storey Residential
- 18 - 0362 | Plaza One & Two | 41 + 44-Storey Residential, Office, Retail
- 18 - 0388 | 13433 Gateway Dr | 28 + 30-Storey Residential
- 18 - 0443 | 13245 104 Ave | 12 + 16-Storey Rental & Market Residential
- 18 - 0463 | 13866 100 Ave | 6-Storey Residential (253 Units)
- 19 - 0004 | 13280 Old Yale Rd | 6-Storey Residential (43 Units)
- 19 - 0091 | 10495 139 St (Porte) | 6-Storey Residential (299 Units)
- 19 - 0095 | 10925 University Dr | Residential (500 Units), Office (17,007 sq.ft.)
- 19 - 0096 | 10095 133 St | 6-Storey Residential (208 Units)
- 19 - 0105 | The Holland (Phase 2) | 32-Storey Residential
- 19 - 0123 | 10837 140 St | 6-Storey Residential (272 Units)
- 19 - 0145 | Quattro 5 | 6-Storey Residential (128 Units)
- 19 - 0177 | 11037 Ravine Rd | 4 + 6-Storey Residential (300 Units)
- 19 - 0214 | 13468 105A Ave (Concord Pacific) | Residential
- 19 - 0234 | West Village 4 (WestStone) | 43-Storey Residential (487 Units)
- 19 - 0258 | 10232 Whalley Blvd (Anthem) | Residential (1,230 Units), Retail (24,143 sq.ft.)
- 19 - 0355 | 13667 Grosvenor Rd | 6-Storey Residential (140 Units)
- 19 - 0367 | Whalley Station | Residential, Office, Retail
- 19 - 0370 | 9444 134 St | 6-Storey Residential (151 Units)
- 19 - 0372 | 10662 King George Blvd | Residential (979 Units), Retail (17,653 sq.ft.)
- 20 - 0016 | Yorkton | 6-Storey Residential (197 Units)
- 20 - 0018 | Flamingo Towers (Phase 1) | Residential, Office, Retail
- 20 - 0024 | 10375 133 St | 6-Storey Residential
- 20 - 0033 | 13352 105A Ave | 6 + 30-Storey Residential (378 Units)
- 20 - 0071 | 10240 City Parkway | Residential (383 Units), Office / Retail (94,607 sq.ft.)
- 20 - 0076 | 13557 Hilton Rd | 6-Storey Residential (106 Units)
- 20 - 0149 | Holland Parkside (Phase 1) | Residential (243 Units), Office / Retail (228,383 sq.ft.)
- 20 - 0178 | Brightside (Phase 4) | Residential



Units

*9,146+



Office

*644,290 sq.ft.+



Retail

*65,164 sq.ft.+

*Preliminary estimates subject to change