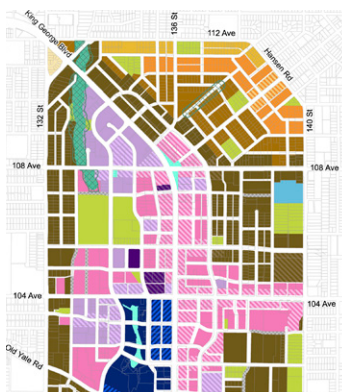


SURREY CITY CENTRE DEVELOPMENT UPDATE FEBRUARY 2024



APPLICATIONS UNDER REVIEW

**23 High-Rises
9 Low-Rises**

Units: 10,326
Office: 992,387 SF
Retail: TBD

NEW APPLICATIONS

- 24-0016** | Century City Phase 4
- 24-0031** | King George & 108 Ave
- 24-0033** | University Dr & 108 Ave



APPROVED PROJECTS

**61 High-Rises
32 Low-Rises**

Units: 24,777
Office: 3,052,344 SF
Retail: 289,988 SF

NEW APPROVALS

- 23-0137** | Grosvenor & Larner
- 23-0185** | City Corners 2
- 23-0234** | Oviedo Living
- 23-0297** | Whalley Blvd & 101 Ave



ACTIVE CONSTRUCTION

**22 High-Rises
17 Low-Rises**

Units: 9,163
Office: 123,762 SF
Retail: 469,132 SF

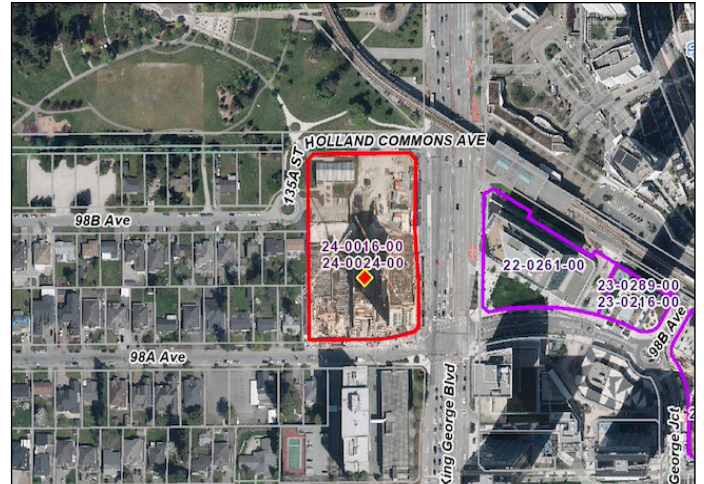
CONSTRUCTION STARTS / COMPLETIONS

No new starts / completions

NEW APPLICATIONS

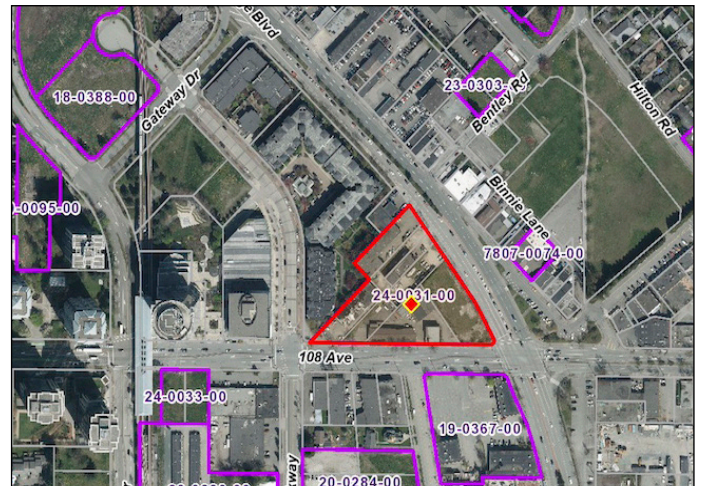
24-0016 | Century City (Phase 4)

A new development application has been submitted for Phase 4 of Century City at Holland Park. The application refines a previous proposal for an 11-storey office tower on the north-east portion of the site. The new proposal is for a 19-storey tower with rental residential units, office, and retail.



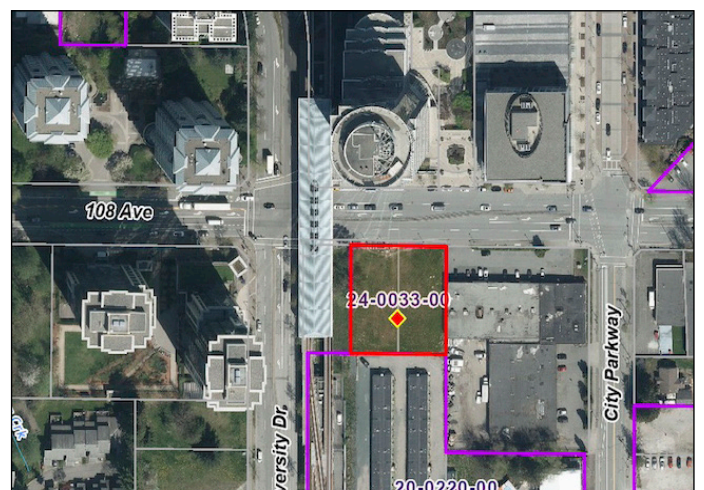
24-0031 | King George & 108 Ave

A new development application has been submitted for a site located at the north-west corner of King George Blvd & 108 Ave. The application is proposing to consolidate 7 existing lots to develop 898 residential units and 67,917 SF of office and retail.



24-0033 | University Dr & 108 Ave

A new development application has been submitted for a site next to Gateway Skytrain Station at the corner of University Dr & 108 Ave. The application is proposing to consolidate 2 vacant lots to develop 298 residential units and 47,329 SF of office and retail.



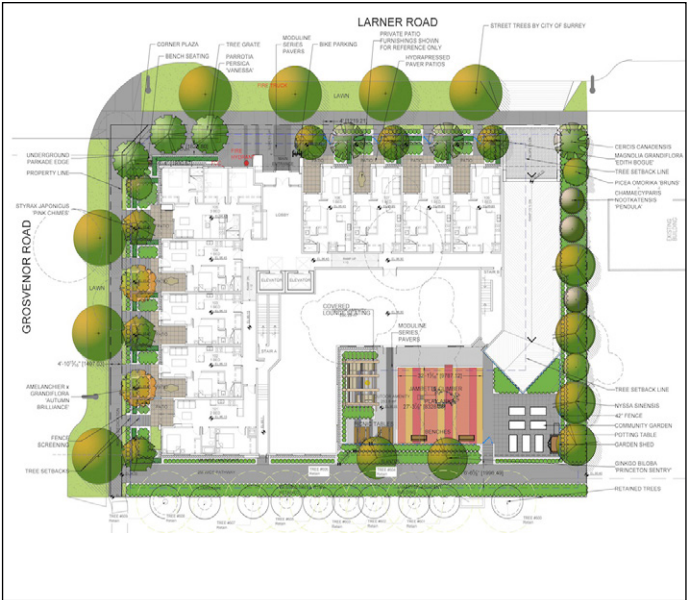
NEW APPROVALS

23-0137 | Grove

This 6-storey residential project by Genaris Properties located at the south-west corner of Grosvenor Rd & Larner Rd received conditional approval from Surrey City Council on February 12. Designed by Flat Architecture, the project will bring 93 market residential units to the Gateway area. Completion is expected by 2027.

Address: Grosvenor Rd & Larner Rd
Proposal: 6-Storey Residential (93 Units)
Developer: Genaris Properties
Architect: Flat Architecture

Expected Completion: 2027



View from corner of Grosvenor Rd & Larner Rd

23-0185 | City Corners 2

This 6-storey residential project by Zenterra located on 133 St north of 100A Ave received conditional approval from Surrey City Council on February 12. Designed by Integra Architecture, the project will bring 98 market residential units to the West Village area near Holland Park. This will be Phase 2 of Zenterra's City Corners project, with Phase 1 located directly across the street. Completion is expected by 2027.

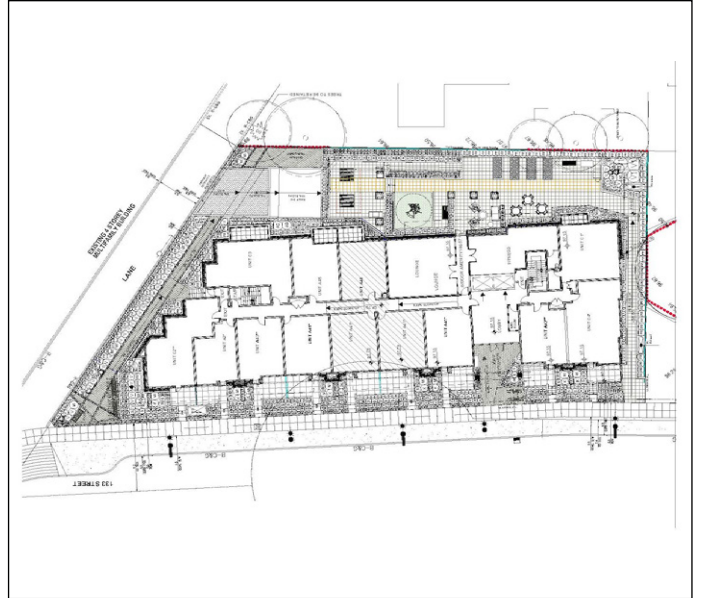
Address: 133 St & 100A Ave

Proposal: 6-Storey Residential (98 Units)

Developer: Zenterra

Architect: Integra

Expected Completion: 2027



View looking south along 133 St

23-0234 | Oviedo Living

This 3-tower multi-phased project by Oviedo Developments located at King George Blvd & Bolivar Rd received conditional approval from Surrey City Council on February 12. Designed by Chris Dikeakos Architects, the project includes a 21-storey residential tower with ground level retail plus joint 24 and 37-storey residential towers connected by a U-shaped podium. Situated next to protected green space along Bolivar Creek, the project will bring 967 units and 2,583 SF of retail to the Gateway area.

Address: King George Blvd & Bolivar Rd

Proposal: 21+24+37 Storey Residential
(967 Units)

2,583 SF Retail

Developer: Oviedo Developments

Architect: Chris Dikeakos

Expected Completion: Multi-phased TBD



View facing south-east with King George Blvd to the right

23-0297 | Whalley Blvd & 101 Ave

This 2-tower project by Tangerine Developments located at the south-east corner of Whalley Blvd & 101 Ave received conditional approval from Surrey City Council on February 12. Designed by Chris Dikeakos Architects, the project is to include phased 33 and 38-storey market residential towers above ground floor retail and publicly accessible plaza space connecting through the site. The project will also dedicate and construct a new public Green Lane along its southern edge.

Address: Whalley Blvd & 101 Ave
Proposal: 33+38 Storey Residential (822 Units)
8,042 SF Retail

Developer: Tangerine Developments

Architect: Chris Dikeakos

Expected Completion: Multi-phased TBD



View from corner of Whalley Blvd & 101 Ave

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	-	-
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	TBD	477,465
23-0106	138 St & 138A St	Residential	TBD (High-Rise)	327	-	-
23-0157	133 St & 107A Ave	Residential	TBD (High-Rise)	550	-	-
23-0227	Innovation Village (Ph 1)	Residential, Office	TBD (High-Rise)	461	-	74,391
23-0232	13265 104 Ave	Residential	TBD (High-Rise)	561	-	-
23-0245	133A St & Central Ave	Residential, Office, Retail	TBD (High-Rise)	428	TBD	215,084
23-0271	Bentley & Harper	Residential	6	82	-	-
24-0016	Century City (Phase 4)	Residential	19	TBD	TBD	TBD
24-0031	King George & 108 Ave	Residential, Office, Retail	TBD	898	TBD	67,917
24-0033	University Dr & 108 Ave	Residential, Office, Retail	TBD	298	TBD	47,329
Total:				10,326	TBD	992,387

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	Liz	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
21-0341	Stowa	Residential	6	77	-	-
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
23-0137	Grove	Residential	6	93	-	-
23-0185	City Corners 2	Residential	6	98	-	-
23-0218	Parkway 2	Residential, Retail	52	617	27,039	-
23-0234	Oviedo Living	Residential, Retail	21 + 24 + 37	967	2,583	-
23-0265	Oviedo Towers	Residential, Office, Retail, Hotel	15 + 56 + 60 + 65	1,541	44,324	420,071
23-0297	101 Ave & Whalley Blvd	Residential, Retail	33 + 38	822	8,041	-
Total:				24,777	289,988	3,052,344

UNDER 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

