

SURREY CITY CENTRE DEVELOPMENT UPDATE MAY 2024



APPLICATIONS UNDER REVIEW

**18 High-Rises
8 Low-Rises**

Units: 9,847
Office: 230,571 SF
Retail: 40,925 SF

NEW APPLICATIONS

- 24-0093** | 104A Ave & 138 St
- 24-0097** | 106A Ave & Whalley Blvd
- 24-0103** | 107A Ave & 138 St



APPROVED PROJECTS

**67 High-Rises
27 Low-Rises**

Units: 27,883
Office: 3,391,224 SF
Retail: 404,484 SF

NEW APPROVALS

- 22-0085** | 101A Ave & 137A St
- 22-0321** | Civic District
- 23-0227** | Innovation Village 1



ACTIVE CONSTRUCTION

**21 High-Rises
20 Low-Rises**

Units: 9,000
Office: 469,132 SF
Retail: 106,023 SF

CONSTRUCTION STARTS

None

COMPLETIONS

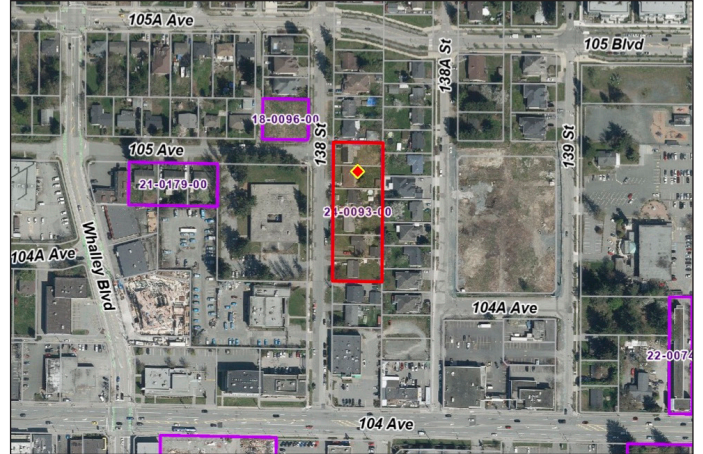
None

NEW APPLICATIONS

24-0093 | 104A Ave & 138 St

An application has been submitted by Flat Architecture for a 22-storey tower above a 6-storey podium on 138 St at future 104A Ave. The application proposes to consolidate 6 existing single family lots into 1 new parcel to allow for 307 apartment units.

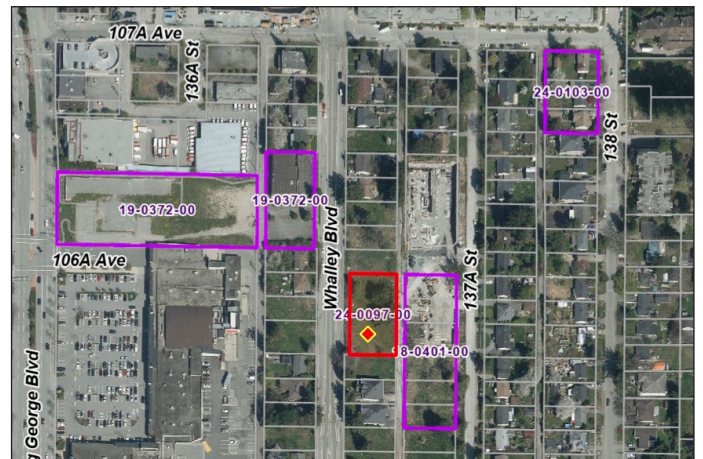
Address: 10458-10504 138 St
Proposal: 22-Storey Residential (307 units)
Applicant: Flat Architecture



24-0097 | 106A Ave & Whalley Blvd

An application has been submitted by Gurinder Dhaliwal for a 6-storey residential building on Whalley Blvd at future 106A Ave. The project is to include 110 apartment units.

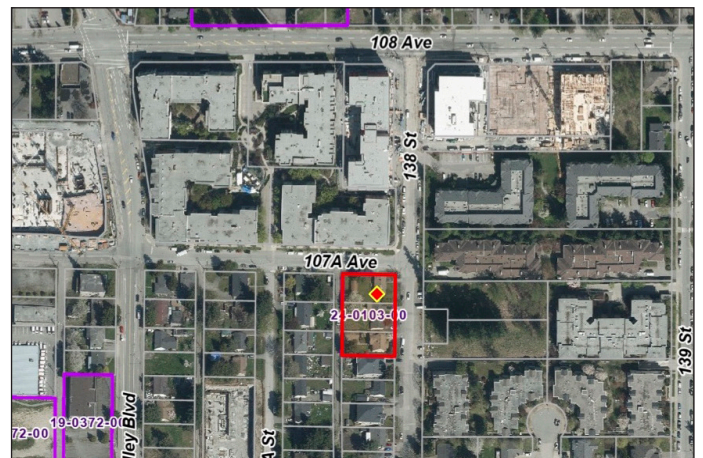
Address: 10626 Whalley Blvd
Proposal: 6-Storey Residential (110 units)
Applicant: Gurinder Dhaliwal



24-0103 | 107A Ave & 138 St

An application has been submitted by Matthew Cheng Architect for a 6-storey residential building at 107A Ave & 138 St. The application proposes to consolidate 3 existing single family lots into 1 new parcel to allow for 87 apartment units.

Address: 10695-10713 138 St
Proposal: 6-Storey Residential (87 units)
Applicant: Matthew Cheng Architect



APPLICATIONS UNDER REVIEW

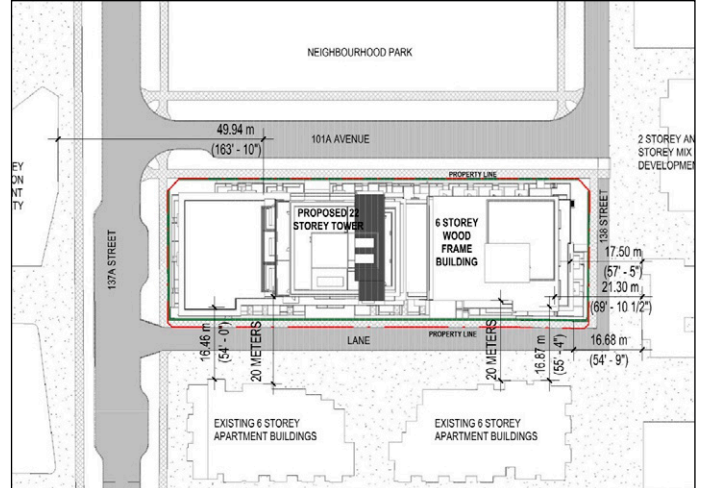
#	NAME	USE	HEIGHT (Storeys)	UNITS	RETAIL (SF)	OFFICE (SF)
18-0215	13464 Bolivar Cr	Residential	6	45	-	-
19-0095	Porta	Residential, Office	TBD (Mid/High Rise)	500	-	17,007
20-0178	Parkway 4	Residential	TBD	518	-	-
20-0326	109 Ave & 132A St	Residential	TBD (Low-Rise)	159	-	-
21-0179	105 Ave & Whalley Blvd	Residential	6	115	-	-
22-0087	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
23-0106	9892 138A St	Residential	TBD (High-Rise)	327	-	-
23-0157	133 St & 107A Ave	Residential	TBD (High-Rise)	550	-	-
23-0232	13265 104 Ave	Residential	TBD (High-Rise)	561	-	-
23-0245	133A St & Central Ave	Residential, Office, Retail	44	428	14,704	5,124
23-0271	Victory (Phase 2)	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
24-0084	Regency Gardens	Residential, Retail	TBD	2,483	26,221	47,329
24-0093	104A & 138 St	Residential	22	307	-	-
24-0097	106A & Whalley Blvd	Residential	6	110	-	-
24-0103	107A & 138 St	Residential	6	87	-	-
Total:				9,847	40,925	230,571

NEW APPROVALS

22-0085 | 101A Ave & 137A St

This 22-storey condo / rental project received Conditional Approval from Surrey City Council on May 6. Designed by Flat Architecture, the tower sits above a 6-storey podium and will include 318 units including 58 rental. Completion is expected by 2029.

Address: 13760-13806 101A Ave
Proposal: 22-Storey Condo / Rental (318 units)
Developer: Amarjeet Ubhi
Architect: Flat Architecture
Expected Completion: 2029



View south-east from 101A Ave & 137A St

22-0321 | Civic District

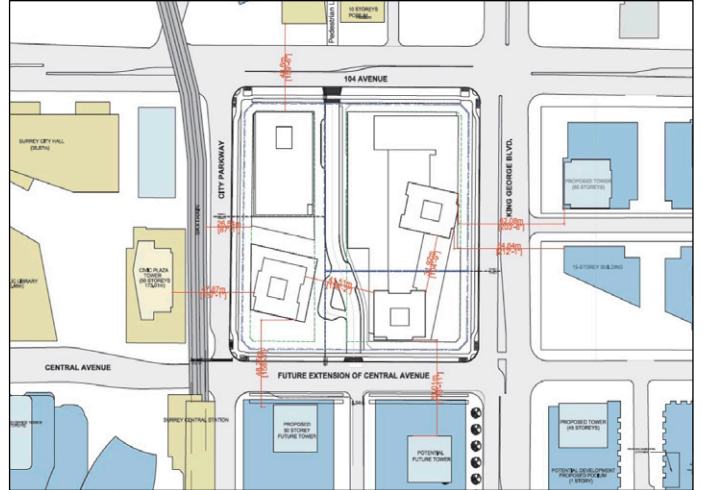
This 4-tower mixed-use re-development of the former Safeway site at King George & 104 Ave received Conditional Approval from Surrey City Council on May 27. To be built over 4 phases, it will include 13, 55, 60 & 65-storey towers with a mix of residential, retail, office, and hotel. A new lane will also be created running north-south through the site as well as a new public plaza.

Address: 10355 King George Blvd
Proposal: 13, 55, 60 & 65-Storey Mixed-Use
 2,070 Units | 93,151 SF Retail
 250,379 SF Office | 104,442 SF Hotel

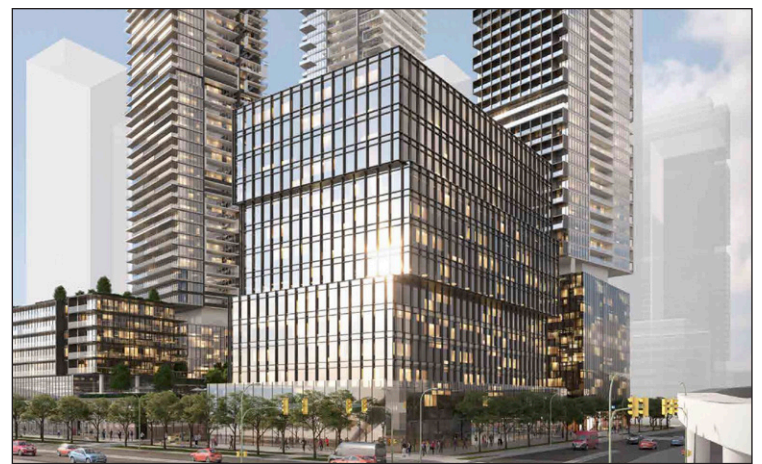
Developer: Wesgroup

Architect: Arcadis

Expected Completion: 2029-2036



View north along King George Blvd

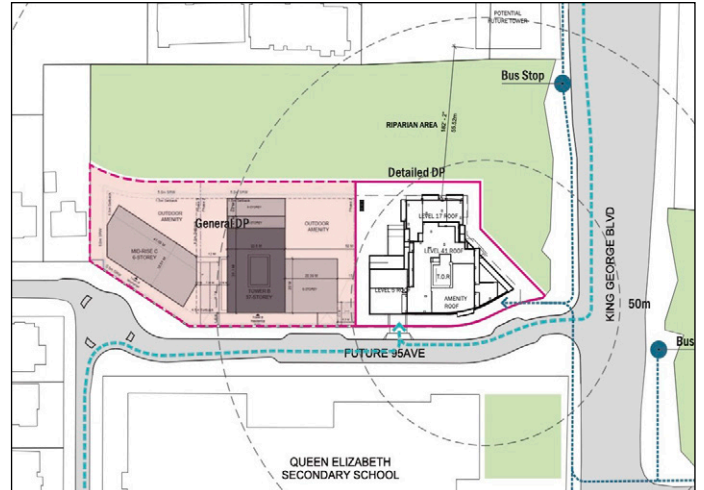


View from City Parkway & 104 Ave

23-0227 | Innovation Village 1

The first phase of Innovation Village received Conditional Approval from Surrey City Council on May 27. To be located at the corner of 95 Ave & King George Blvd directly across from Surrey Memorial Hospital, this first phase will include 463 rental units, 10,667 SF of retail, and 63,399 SF of medical office in a 41-storey tower above a 5-storey podium.

Address: 13585 95 Ave
Proposal: 41-Storey Mixed-Use
463 rental units | 10,667 SF retail
63,399 medical office
Developer: Appelt Properties
Architect: DF Architecture
Expected 2029



View north from 95 Ave



View west from King George Blvd

APPROVED PROJECTS

#	NAME	USE	HEIGHT (Storeys)	UNITS	RETAIL (SF)	OFFICE (SF)
17-0205	DiverCity Village	Condo	6	60	-	-
17-0397	King George + Bolivar	Condo, Retail	6+6+26+30+36	1,042	603	-
17-0544	Victory (Phase 1)	Condo	6+6+6	216	-	-
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, 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	Vivo (Phase 2)	Condo	16	157	-	-
18-0463	SkyLiving	Condo	6 + 32	449	-	-
19-0004	Park Central	Condo	6	51	-	-
19-0060	Plaza 104	Condo, Retail	31+33+36	1,141	13,067	-
19-0096	Central Living	Condo	6	228	-	-
19-0214	Concord Piano	Condo	33+40	1,014	-	-
19-0223	District Northwest	Condo	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, Retail, Institutional	49	383	4,973	-
20-0076	Hilton & Bentley	Condo	6	106	-	-
20-0220	107A & University	Condo	46+50	1,180	4,112	-
20-0233	Centre Block (Phase 1 & 2)	Office, Retail, Institutional	17+45	-	24,154	1,206,602
20-0284	City Parkway & 107A St	Condo, Office, Retail	48	539	1,184	70,826
20-0286	Liz	Condo	6	152	-	-
20-0291	Parksville 96	Condo	34	377	2,519	-
20-0304	Bristol	Condo, Retail	12+36+39+44+48+52	11,507	2,099	-
21-0006	Core	Condo, Office, Retail	50	429	10,951	124,167
21-0090	City Corners (Zenterra)	Condo	6	100	-	-
21-0171	Century City (Tower 2)	Condo	34	354	-	-
21-0193	106 Ave & 138A St	Condo	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	The Redwood	Condo, Office, Retail	67	746	19,540	189,517
21-0341	Stowa	Condo	6	77	-	-
21-0343	Emerald Gardens	Condo, Retail	33 + 38 + 42	995	2,282	-
22-0073	Larner	Condo	6	176	-	-
22-0085	101A Ave & 137A St	Residential	6 + 22	318	-	-
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	-
22-0321	Civic District	Residential, Hotel, Office, Retail	12+60+60+61	2,299	76,359	321,895
22-0372	Central Ave & Whalley Bl	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
23-0137	Grove	Condo	6	93	-	-
23-0185	City Corners 2	Condo	6	98	-	-
23-0218	Parkway 2	Condo, Retail	52	617	27,039	-
23-0227	Innovation Village (Ph 1)	Residential, Office	41	463	10,667	63,399
23-0234	BridgeCity	Condo, Retail	21 + 24 + 37	967	2,583	-
23-0265	Oviedo Towers	Condo, Office, Retail, Hotel	15 + 56 + 60 + 65	1,541	44,324	420,071
23-0297	101 Ave & Whalley Blvd	Condo, Retail	33 + 38	822	8,041	-
Total:				27,883	404,484	3,391,224

CONSTRUCTION UPDATE



City Centre 4 beginning to rise (left), Comma King George (centre), and Belvedere (right)



Century City (Tower 1) rising behind Locale



Plaza One & Two topping out at King George Hub

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	
18-0443	Vivo (Phase 1)	Rental	13	115	-	-	
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	-	-	
19-0177	Ledgeview II	Residential	6+6+6	319	-	-	
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	-	-	
20-0206	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 (Tower 1)	Condo	39	409	-	-	
21-0311	King George Hub South	Condo	41	401	-	-	
21-0347	City Centre 4	Office, Retail	23	-	30,580	287,579	
				Total:	9,000	106,023	469,132

