



# SURREY CITY CENTRE DEVELOPMENT UPDATE JULY 2024



## APPLICATIONS UNDER REVIEW

**15 High-Rise  
9 Low-Rise**

Units: 8,661  
Office: 225,447 SF  
Retail: 26,221 SF

## NEW APPLICATIONS

**24-0176** | Cowan & Franklin



## APPROVED PROJECTS

**72 High-Rise  
29 Low-Rise**

Units: 29,774  
Office: 3,396,348 SF  
Retail: 419,198 SF

## NEW APPROVALS

**23-0232** | 13265 104 Ave  
**23-0271** | Victory (Phase 3)



## ACTIVE CONSTRUCTION

**21 High-Rise  
18 Low-Rise**

Units: 8,827  
Office: 469,132 SF  
Retail: 106,023 SF

## CONSTRUCTION STARTS

None

## COMPLETIONS

None



# NEW APPLICATIONS

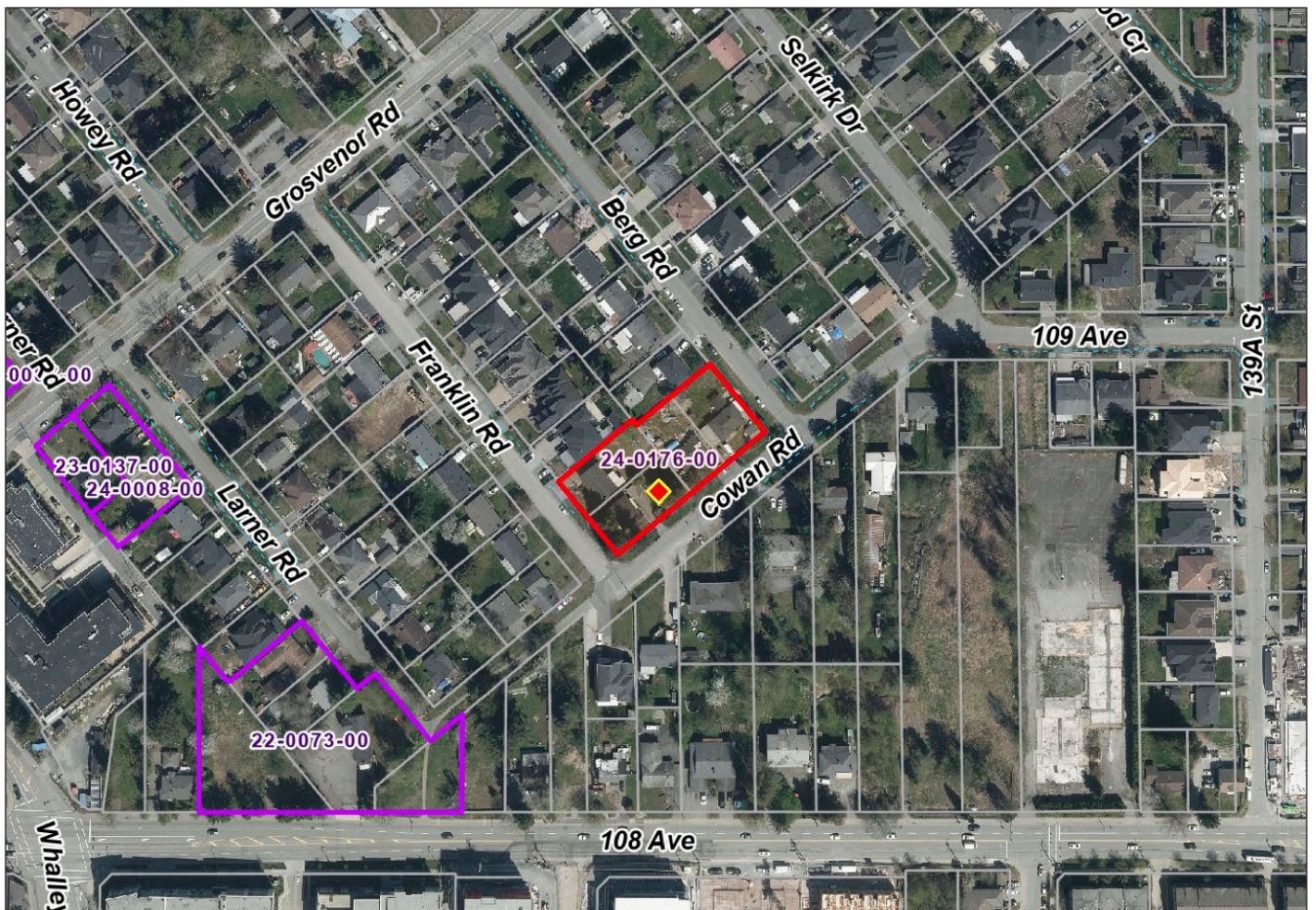
## 24-0176 | Cowan & Franklin

An application has been submitted by Everglade Development for a 6-storey rental residential project on Cowan Rd between Franklin Rd and Berg Rd in the Bolivar District of City Centre. The application is proposing to replace 4 existing single family lots with 116 rental apartment units.

**Address:** 13801 & 13807 Franklin Rd  
13835 & 13843 Cowan Rd

**Proposal:** Rental Apartments (116 Units)

**Applicant:** Everglade Development



## 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
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	-	-
24-0143	Innovation Village 2 & 3	Residential	TBD	567	-	-
24-0155	106A & 133 St	Residential	6	79	-	-
24-0176	Cowan & Franklin	Residential	6	116	-	-
<b>Total:</b>				<b>8,661</b>	<b>26,221</b>	<b>225,447</b>



# NEW APPROVALS

## 23-0232 | 13265 104 Ave

This 25 + 35-storey mixed market and rental residential project received Conditional Approval from Surrey City Council on July 8, 2024. Being developed by West Fraser Developments, the project will bring a total of 561 units including 57 affordable rental units to the West Village area, replacing an older 3-storey apartment complex on the site.

**Address:** 13265 104 Ave

**Proposal:** 25+35-Storey Residential (561 units)

**Developer:** West Fraser Developments

**Architect:** Bingham + Hill

**Expected Completion:** 2029



View north from 104 Ave & 133 St



### 23-0271 | Victory (Phase 3)

This 6-storey market residential project received Conditional Approval from Surrey City Council on July 22. To become the third phase of Maskeen Development's Victory project, it will bring 82 units to the Bolivar District.

**Address:** 13760 Bentley Rd  
13782 Harper Rd  
**Proposal:** 6-Storey Residential  
(82 Units)  
**Developer:** Maskeen  
**Architect:** Kasian  
**Expected Completion:** 2028



View from Harper Rd & Bentley Rd

## APPROVED PROJECTS

#	NAME	USE	HEIGHT (Storeys)	UNITS	RETAIL (SF)	OFFICE (SF)
17-0205	94A Ave & 135 St	Condo	6	60	-	-
17-0397	King George + Bolivar	Condo, Retail	6+6+26+30+36	1,042	603	-
17-0544	Victory (Phase 1 & 2)	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	Edge	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
23-0106	99 Ave & 138A St	Residential	33	343	-	-
23-0137	Grove	Condo	6	93	-	-
23-0157	107A Ave & 133 St	Residential	6 + 36	481	-	-
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
23-0232	13265 104 Ave	Residential	25 + 35	561	-	-
23-0234	BridgeCity	Condo, Retail	21 + 24 + 37	967	2,583	-
23-0245	Central Ave & 133A St	Residential, Office, Retail	44	424	14,714	5,124
23-0265	Oviedo Towers	Condo, Office, Retail, Hotel	15 + 56 + 60 + 65	1,541	44,324	420,071
23-0271	Victory (Phase 3)	Residential	6	82	-	-
23-0297	101 Ave & Whalley Blvd	Condo, Retail	33 + 38	822	8,041	-
<b>Total:</b>				<b>29,774</b>	<b>419,198</b>	<b>3,396,348</b>



# CONSTRUCTION UPDATE



View north of Sequoia, Pura, Vivo (Distant Left) and Lucent, The Grand (Distant right)



Park George nearing occupancy (left)



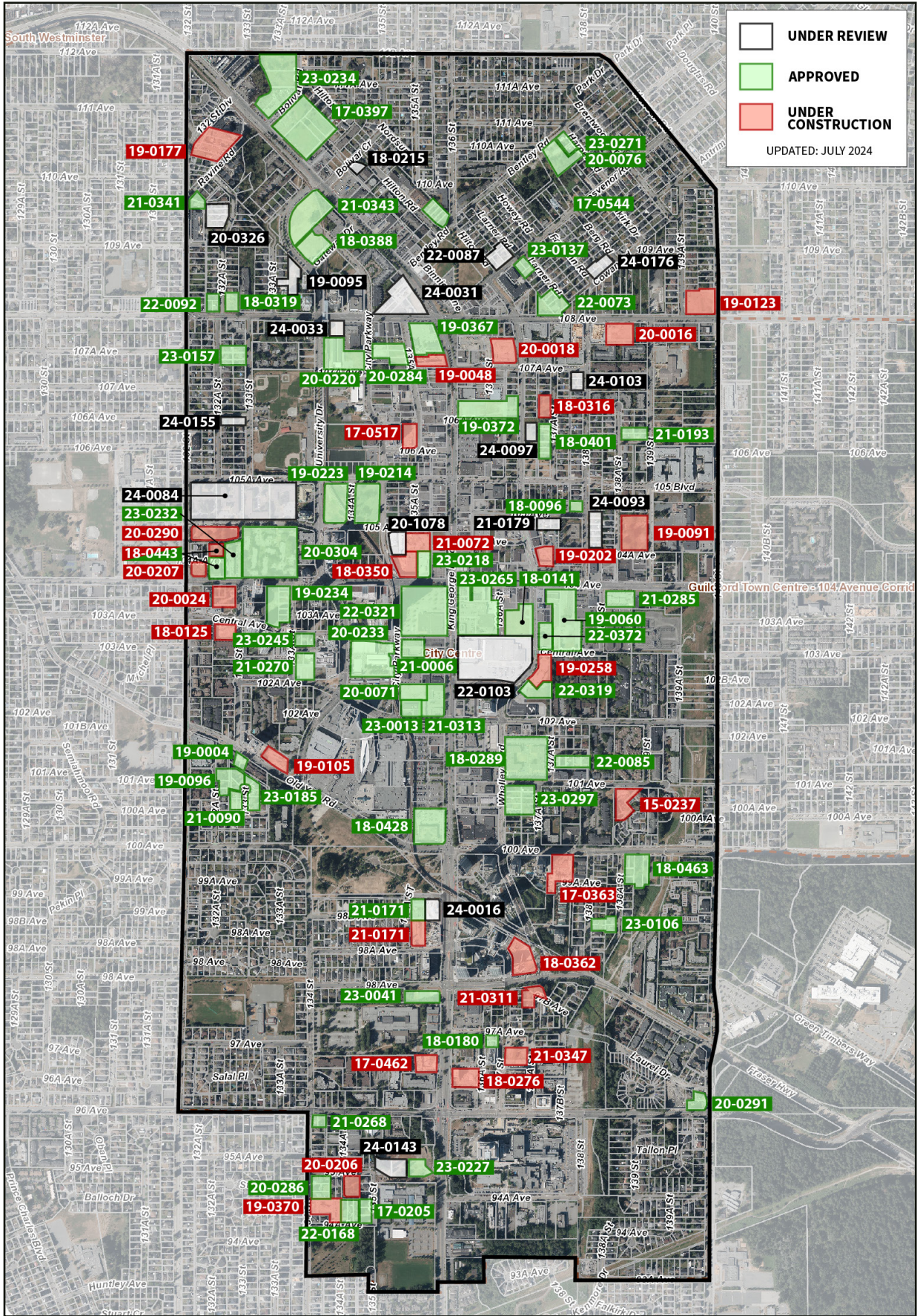
King George Hub seen behind Central City



## 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	-	-
18-0350	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
<b>Total:</b>				<b>8,827</b>	<b>106,023</b>	<b>469,132</b>





**UNDER REVIEW**  
 **APPROVED**  
 **UNDER CONSTRUCTION**  
 UPDATED: JULY 2024