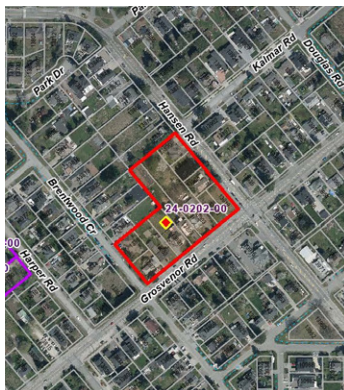




# SURREY CITY CENTRE DEVELOPMENT UPDATE FALL 2024



## APPLICATIONS UNDER REVIEW

**16 High-Rise**  
**12 Low-Rise**

Units: 9,041  
Office: 225,447 SF  
Retail: 63,561 SF

## NEW APPLICATIONS

**24-0202** | Grosvenor & Hansen  
**24-0247** | 137 St & 97A Ave



## APPROVED PROJECTS

**70 High-Rise**  
**29 Low-Rise**

Units: 29,427  
Office: 3,396,348 SF  
Retail: 412,492 SF

## NEW APPROVALS

**20-0304** | Bristol (Update)



## ACTIVE CONSTRUCTION

**21 High-Rise**  
**14 Low-Rise**

Units: 8,498  
Office: 469,132 SF  
Retail: 116,722 SF

## CONSTRUCTION STARTS

**21-0285** | Juno

## COMPLETIONS

**18-0125** | Melrose  
**19-0123** | Viktor  
**20-0016** | Radley



# NEW APPLICATIONS

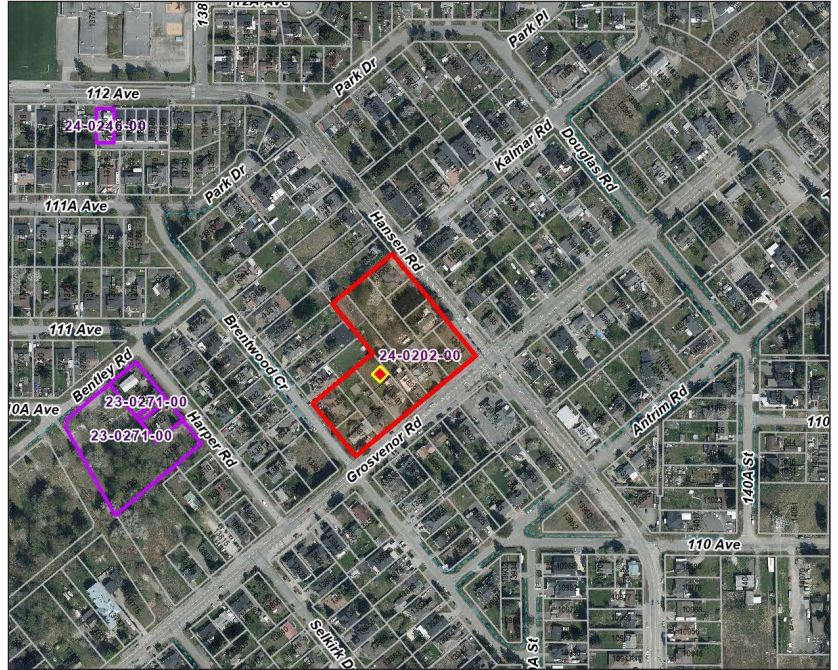
## 24-0202 | Grosvenor & Hansen

A new application has been submitted for a 6-storey residential project at the corner of Grosvenor Rd and Hansen Rd. The application is proposing to rezone and subdivide 11 existing single family lots into 2 new lots to allow for construction of three buildings total with 380 residential units and 37,340 SF of commercial space.

**Address:** 13851-13873 Brentwood Cr  
13873-13919 Grosvenor Rd  
13890-13908 Hansen Rd

**Proposal:** 6-Storey Mixed-Use  
380 Units  
37,340 SF Retail

**Applicant:** Flat Architecture



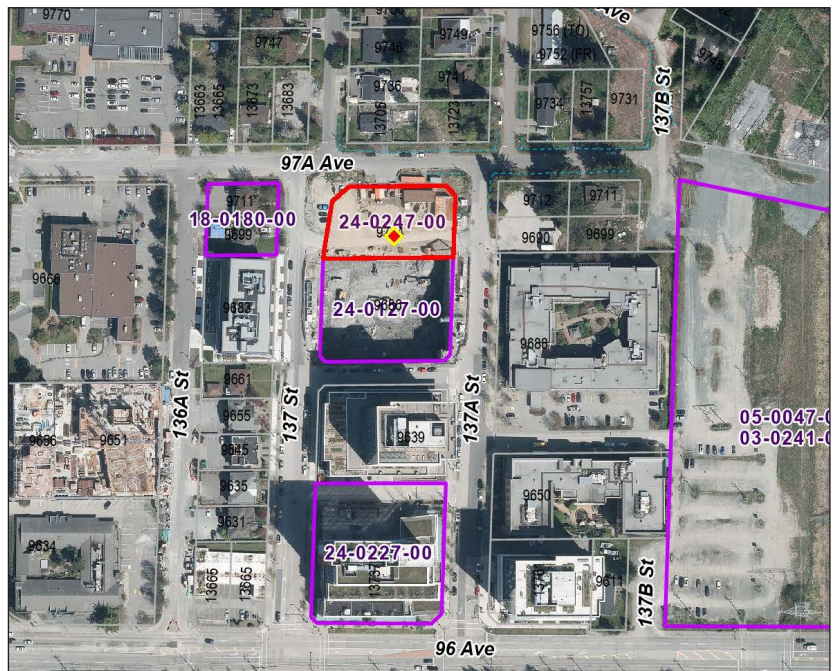
## 24-0247 | 97A Ave & 137 St

A new application has been submitted by Lark Group for a 22-storey mixed-use student housing building on 97A Ave between 137 St & 137A St in the Innovation Boulevard District. The site is located directly north of Lark Group's under construction City Centre 4 office / hotel project.

**Address:** 9714 137 St

**Proposal:** 22-Storey Mixed-Use /  
Student Housing

**Applicant:** Lark Group



## 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	-	-
24-0202	Grosvenor & Hansen	Residential	6+6+6	380	37,340	-
24-0247	137 St & 97A Ave	Student Housing, Retail	22	TBD	TBD	-
<b>Total:</b>				<b>8,661</b>	<b>26,221</b>	<b>225,447</b>



# NEW APPROVALS

## 20-0304 | Bristol (Update)

A revised application for the Bristol Estates redevelopment received conditional approval from Council on October 7. Since being acquired by Bosa Properties, the project is now proposing 5 towers total between 42 to 53-storays, with 2,686 units (including 491 rental units) and 15,500 SF of retail space. The project will be phased, starting with the 43 and 44-storey towers. Completion of the first towers is expected by 2029.

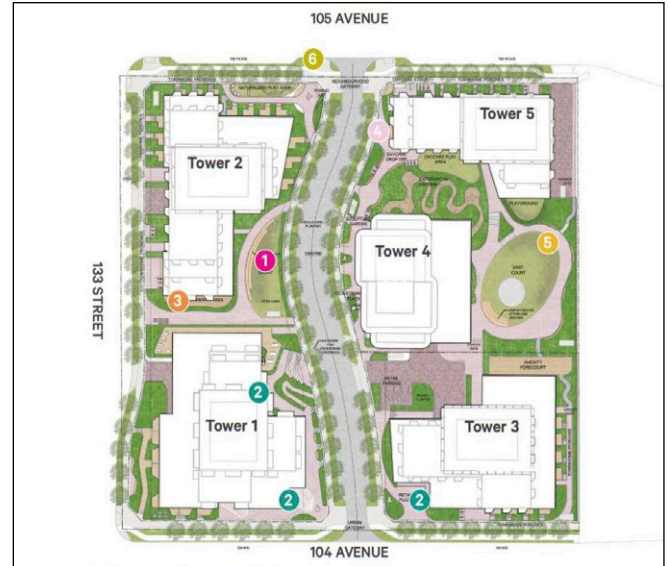
**Address:** 13301 to 13355 – 104 Avenue  
13280 to 13362 – 105 Avenue

**Proposal:** 42+43+44+46+53-Storey Mixed-Use  
2,686 units

**Developer:** Bosa Properties

**Architect:** SvN Architects

**Expected Completion:** 2029+



## 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 (1-3)	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	Parkville 96	Condo	34	377	2,519	-
20-0304	Bristol	Condo, Retail	42+43+44+46+53	2,686	15,500	-
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)
21-0313	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 Landing	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 (4)	Residential	6	82	-	-
23-0297	101 Ave & Whalley Blvd	Condo, Retail	33 + 38	822	8,041	-
<b>Total:</b>				<b>29,427</b>	<b>412,492</b>	<b>3,396,348</b>



# CONSTRUCTION UPDATES

## Melrose

by ML Emporio

10333 133 St

26-Storey Condo (223 Units)

Completed Q4 2024



## Viktor

by ML Emporio

10829 140 St

6-Storey Condo (254 Units)

Completed Q4 2024



## Radley

by West Fraser

13858 108 Ave

6-Storey Condo (193 Units)

Completed Q4 2024





## CONTINUED CONSTRUCTION



The Holland Two (front right) now topped out on Old Yale Rd



The Grande (left) and Flamingo One (right)



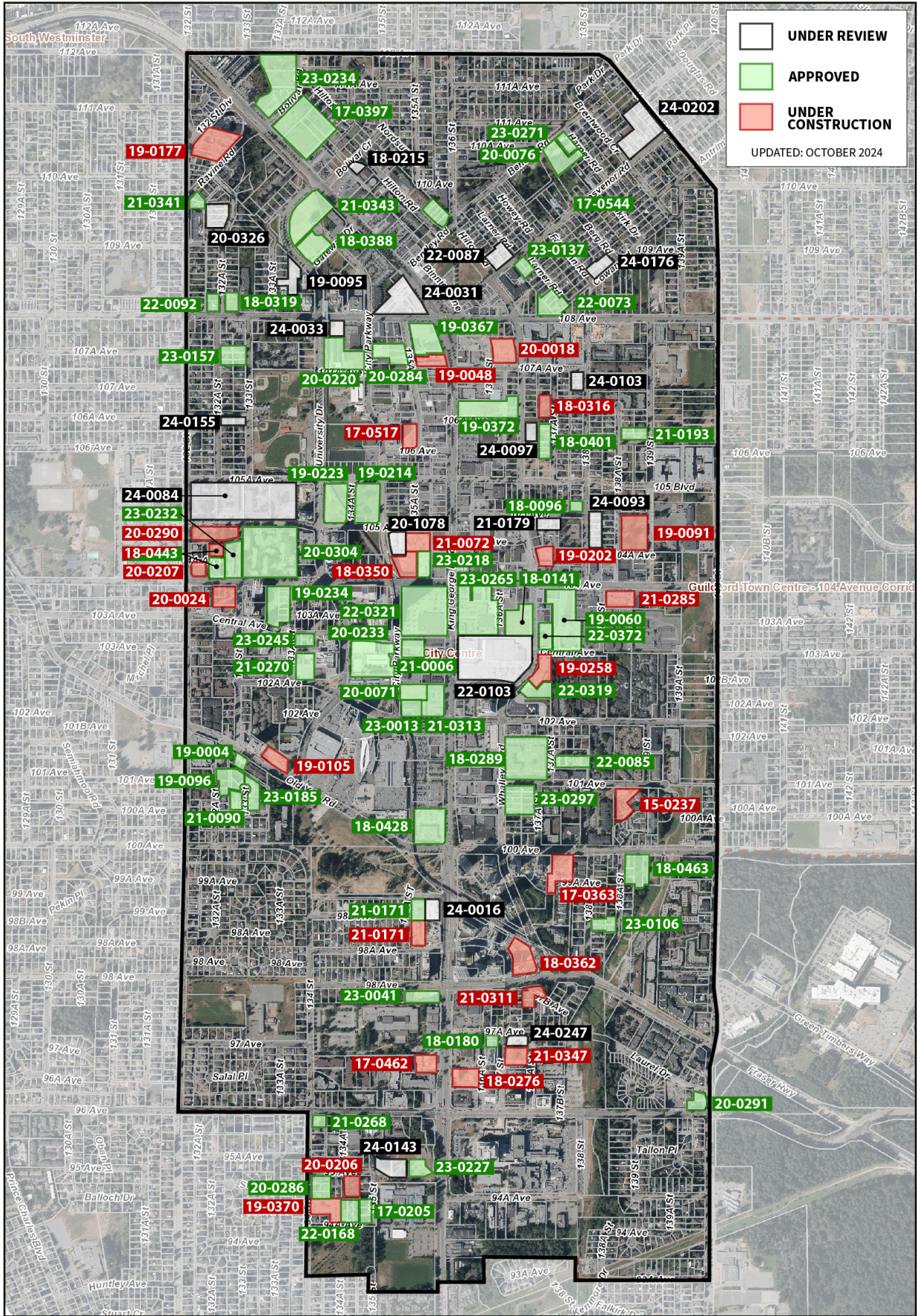
Parkway (left) continuing to rise



## 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	-	-
18-0276	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	-	-
19-0177	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	-	-
20-0018	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	-	-
21-0285	Juno	Condo, Retail	34	341	10,699	-
21-0311	King George Hub South	Condo	41	401	-	-
21-0347	City Centre 4	Office, Hotel, Retail	23	-	30,580	287,579
<b>Total:</b>				<b>8,498</b>	<b>116,722</b>	<b>469,132</b>





**UNDER REVIEW**  
 **APPROVED**  
 **UNDER CONSTRUCTION**

UPDATED: OCTOBER 2024