



# SURREY CITY CENTRE DEVELOPMENT UPDATE WINTER 2025



## APPLICATIONS UNDER REVIEW

**17 High-Rise  
13 Low-Rise**

Units: 10,561  
Office: 225,447 SF  
Retail: 68,758 SF

## NEW APPLICATIONS

- 24-0264** | 107A Ave & 132 St
- 24-0286** | SCDC Gateway
- 24-0304** | 106 Ave & 135A St
- 24-0325** | Bolivar & Nordsun
- 24-0338** | Barker & Hilton



## APPROVED PROJECTS

**70 High-Rise  
23 Low-Rise**

Units: 30,252  
Office: 3,411,568 SF  
Retail: 436,850 SF

## NEW APPROVALS

- 20-0326** | 132A St & 109 Ave
- 24-0016** | Century City Rental 2
- 24-0103** | 107A Ave & 138 St
- 24-0143** | The Marquis
- 24-0247** | City Centre 5



## ACTIVE CONSTRUCTION

**20 High-Rise  
18 Low-Rise**

Units: 8,509  
Office: 395,543 SF  
Retail: 107,870 SF

## CONSTRUCTION STARTS

- 17-0544** | Victory
- 19-0096** | Central Living
- 21-0090** | City Corners 1
- 22-0168** | Gabriel

## COMPLETIONS

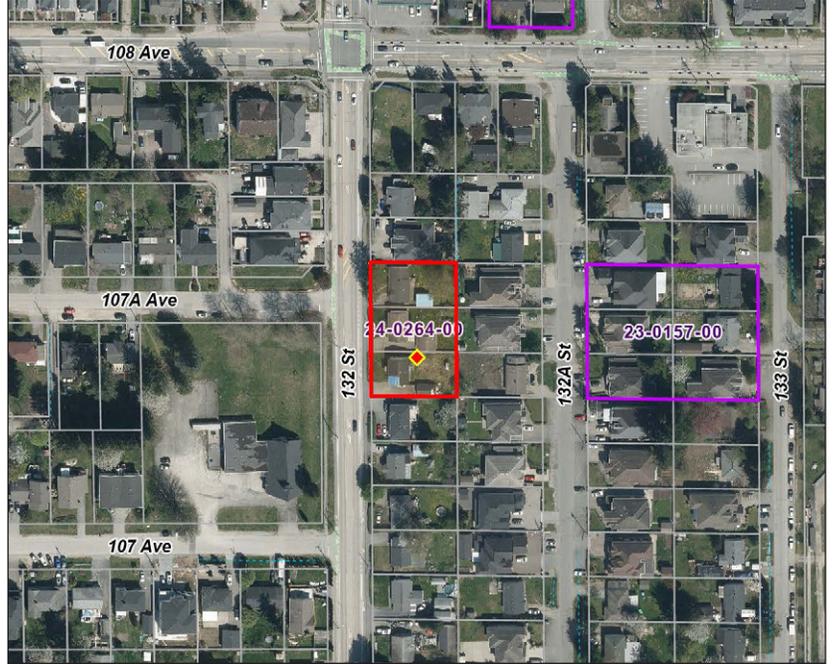
- 19-0048** | The Grand
- 20-0207** | Sunshine Co-op
- 19-0370** | Quinn

# NEW APPLICATIONS

## 24-0264 | 107A Ave & 132 St

A new application has been submitted by J+S Architect Inc. to allow for a 6 Storey Apartment Building with 86 residential units on 132 St at 107A Ave. The proposal would consolidate 3 existing single family lots into 1 new parcel, and include a new road dedication for 107A Ave to the south.

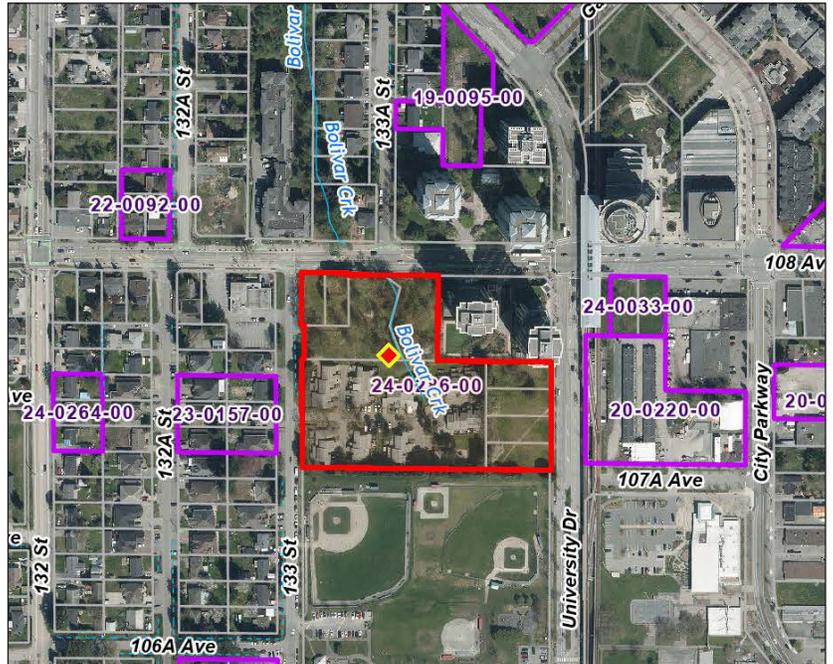
**Address:** 10728-10748 132 St  
**Proposal:** 6-Storey Residential  
 86 Units  
**Applicant:** J+S Architect Inc.



## 24-0286 | SCDC Gateway

A new application has been submitted by Surrey City Development Corporation (SCDC) for a multi-phased mixed-use project consisting of 4 towers just west of Gateway Station on 108 Ave between 133 St and University Dr. The proposal would consolidate 9 existing lots into 4 new parcels plus one new riparian parcel for protection and enhancement of Bolivar Creek. The project is to include approximately 1,800 units.

**Address:** 13310-13350 108 Ave  
 10722-10772 133 St  
 10725-10757 University Dr  
**Proposal:** 4 Towers / Mixed-Use  
 1,800 Units  
**Applicant:** Surrey City Development Corp.



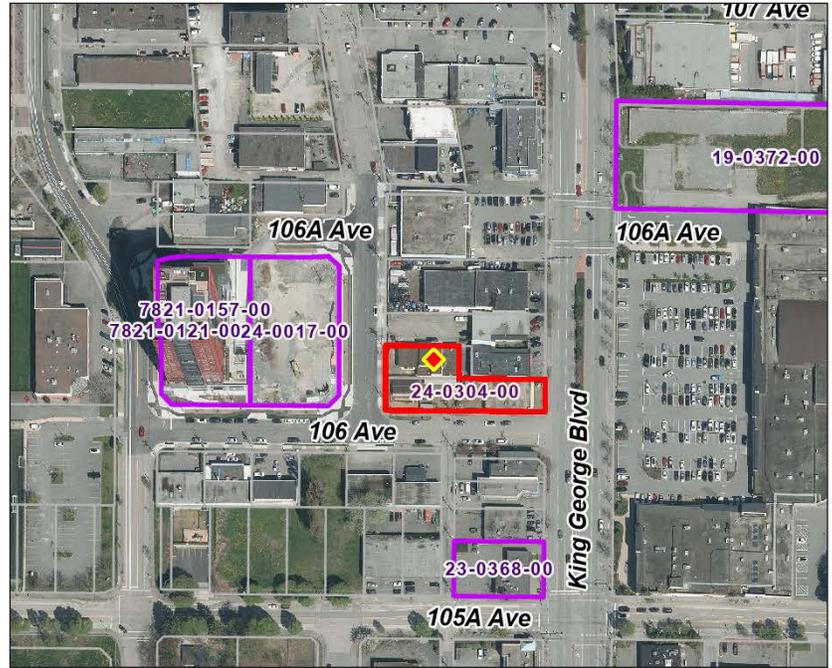
### 24-0304 | 106 Ave & 135A St

A new application has been submitted by Studio One Architecture to allow for a 31-storey mixed-use building at the corner of 106 Ave & 135A St near the Legion Veterans Village. The proposal would consolidate 2 existing lots into 1 new parcel and include 296 residential units plus 5,197 SF of commercial space.

**Address:** 10606 King George Blvd  
10614 135A St

**Proposal:** 31-Storey Mixed-Use  
296 Units  
5,187 SF Retail

**Applicant:** Studio One Architecture



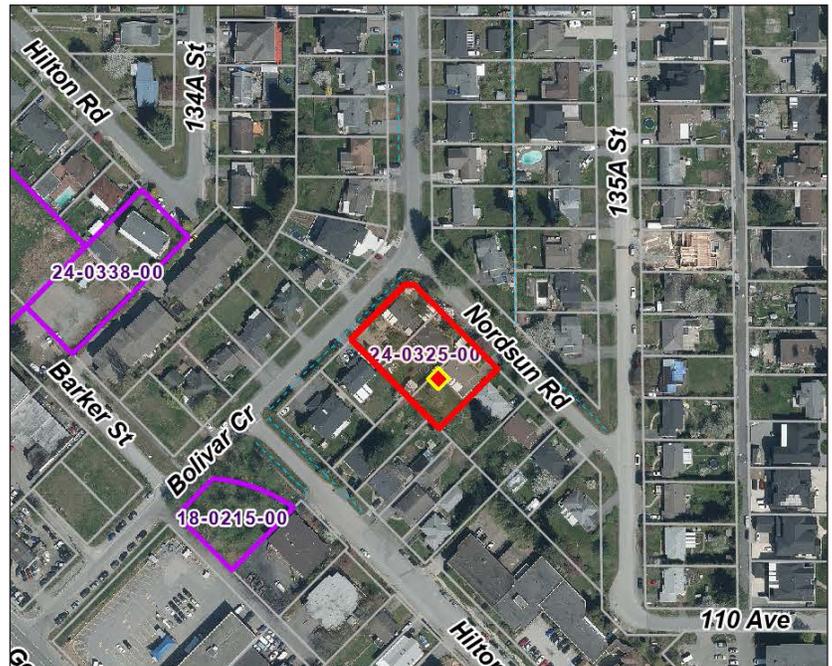
### 24-0325 | Bolivar & Nordsun

A new application has been submitted by F. Adab Architects Inc. for a 6-storey apartment building with 67 units at the corner of Bolivar Cr and Nordsun Rd in the north end of City Centre. The proposal would consolidate 3 existing lots into 1 new parcel.

**Address:** 13508-13520 Nordsun Rd

**Proposal:** 6-Storey Residential  
67 Units

**Applicant:** F.Adab Architects Inc.



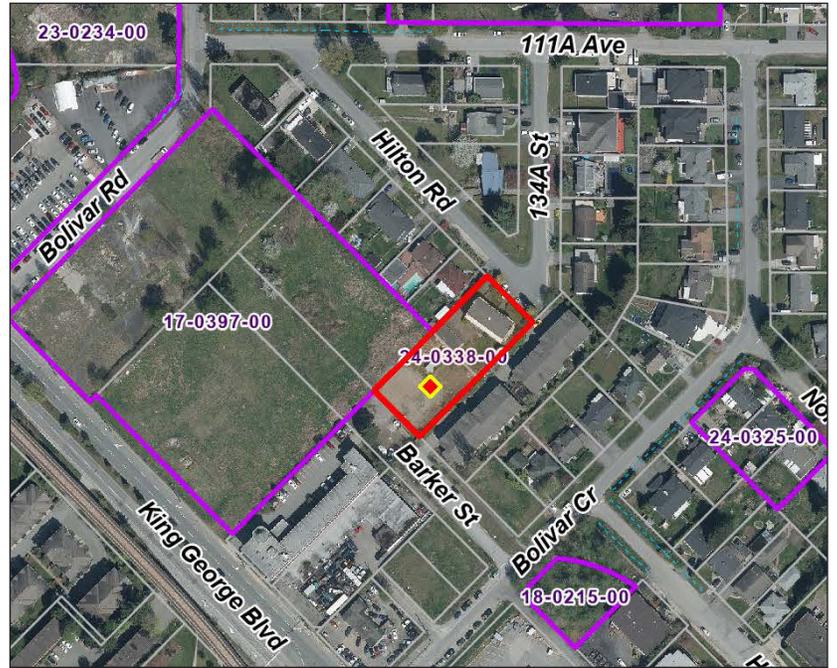
## 24-0338 | Barker St & Hilton Rd

A new application has been submitted by ParaMorph Architecture for a 6-storey residential building to be located between Barker St and Hilton Rd in the north end of City Centre. The proposal would consolidate 2 existing lots into 1 new parcel and include 84 units.

**Address:** 13385 Barker St  
13448 Hilton Rd

**Proposal:** 6-Storey Residential  
84 Units

**Applicant:** ParaMorph Architecture



## 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	-	-
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
24-0031	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	-	-
24-0155	106A & 133 St	Residential	6	79	-	-
24-0176	Cowan & Franklin	Residential	6	116	-	-
24-0202	Grosvenor & Hansen	Residential	6+6+6	380	37,340	-
24-0264	107A Ave & 132 St	Residential	6	86	-	-
24-0286	SCDC Gateway	Residential + Retail	TBD	1,800	TBD	TBD
24-0304	106 Ave & 135A St	Residential + Retail	31	296	5,197	-
24-0325	Bolivar Cr & Nordsun Rd	Residential	6	67	-	-
24-0338	Barker St & Hilton Rd	Residential	6	84	-	-
<b>Total:</b>				<b>10,561</b>	<b>68,758</b>	<b>225,447</b>

# NEW APPROVALS

## 20-0326 | 109 Ave & 132A St

This 6-storey market residential building to be located on 132A St just north of future 109 Ave received conditional approval on February 10, 2025. The building, designed by Matthew Cheng Architect is to include 169 units total.

**Address:** 10937-10967 132A St  
**Proposal:** 6-Storey Market Residential  
169 Units  
**Developer:** Unknown  
**Architect:** Matthew Cheng Architects  
**Expected Completion:** 2028

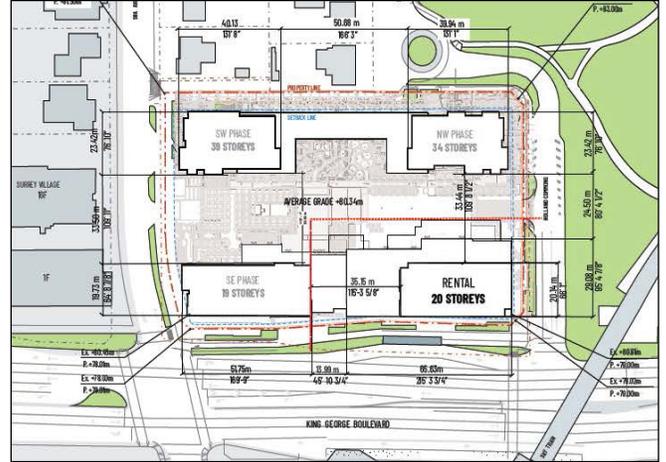


## 24-0016 | Century City Rental 2

The next phase of Century City at Holland Park received final approval on December 16, 2024. Previously planned as an office tower, this phase will now consist of a 20-storey rental apartment tower similar to the recently completed Locale rental building to the adjacent south.

Designed by ZGF Architects, the tower will include 274 rental units above 15,241 SF of retail space. Completion is expected by 2028.

**Address:** 9889 King George Blvd  
**Proposal:** 20-Storey Rental Apartment  
274 Units  
**Developer:** Century Group  
**Architect:** ZGF Architects  
**Expected Completion:** 2028



## 24-0103 | 107A & 138 St

This 6-storey rental apartment building located at 107A Ave & 138 St received Conditional Approval on October 21, 2024. Designed by Matthew Cheng Architect, the project will include 87 units and replace 3 existing single family lots. Completion is expected by 2028

**Address:** 10695-10713 138 St  
**Proposal:** 6-Storey Rental Apartment  
87 Units

**Developer:** Unknown

**Architect:** Matthew Cheng Architect

**Expected Completion:** 2028



## 24-0143 | The Marquis

This 37-storey residential tower + 6-storey apartment building received Conditional Approval on January 13. Part of the "Innovation Village" development by Weststone Group just to the west of Surrey Memorial Hospital, the project includes 511 market residential units in the tower, and 56 units in the low-rise.

**Address:** 13531-13567 95 Ave  
**Proposal:** 6+37-Storey Residential  
567 Units

**Developer:** WestStone Group

**Architect:** Arcadis

**Expected Completion:** 2029



## 24-0247 | City Centre 5

The next phase of Lark Group's City Centre series received Conditional Approval on January 13. Originally planned as an all office tower, City Centre 5 is now to consist of 397 units of student housing within a 24-storey tower, with 15,220 SF of office and 9,117 SF of retail also included. The project will cater to students at nearby SFU, colleges, and the future UBC campus proposed nearby.

**Address:** 9714 137 St  
**Proposal:** 24-Storey Mixed/Student Housing  
397 Units

**Developer:** Lark Group  
**Architect:** WA 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	-
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	-
19-0214	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	42+43+44+46+53	2,686	15,500	-
20-0326	109 Ave & 132A St	Residential	6	169	-	-
21-0006	Core	Condo, Office, Retail	50	429	10,951	124,167
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	-	-
22-0319	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	-
24-0016	Century City Rental 2	Rental, Retail	20	274	15,241	-
24-0103	107A & 138 St	Residential	6	87	-	-
24-0143	The Marquis	Residential	6 + 37	567	-	-
24-0247	City Centre 5	Student Housing, Office, Retail	24	397	9,117	15,220
<b>Total:</b>				<b>30,252</b>	<b>436,850</b>	<b>3,411,568</b>

# CONSTRUCTION UPDATES

## The Grand

by Allure

10750 135A St

46-Storey Mixed-Use

- 415 units
- 73,589 SF Office
- 8,852 SF Retail

**Completed**



## Quinn

by Porte

9456 134 St

6-Storey Condo (174 Units)

**Completed**



## Sunshine Co-op

by Community Land Trust

13225 104 Ave

6-Storey Social Housing (69 Units)

**Completed**



## CONSTRUCTION PHOTOS



City Centre 4 office tower rising to left. Comma and Belvedere nearing completion to right.



Georgetown Two rising to left



Parkway rental now topped out (right)

## 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	-	-
17-0544	Victory	Condo	6+6+6	216	-	-
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	-	-
19-0091	Hartley	Condo	6+6+6+6	299	-	-
19-0096	Central Living	Condo	6	228	-	-
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	-
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	-	-
20-0290	Pura	Condo	6+6	248	-	-
21-0072	Parkway 3	Condo, Rental	51	563	-	-
21-0090	City Corners 1	Condo	6	100	-	-
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
22-0168	Gabriel	Condo	6	125	-	-
<b>Total:</b>				<b>8,509</b>	<b>107,870</b>	<b>395,543</b>

