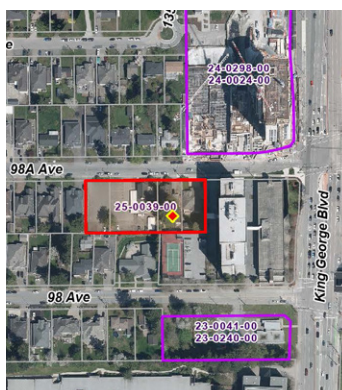


SURREY CITY CENTRE DEVELOPMENT UPDATE SPRING 2025



APPLICATIONS UNDER REVIEW

**19 High-Rise
15 Low-Rise**

Units: 11,323
Office: 363,547 SF
Retail: 68,758 SF

NEW APPLICATIONS

25-0039 | 98A Ave & 135 St

25-0095 | 97A Ave & 137 St

25-0121 | 98 Ave & 134 St

25-0164 | Grosvenor & Franklin



APPROVED PROJECTS

**71 High-Rise
28 Low-Rise**

Units: 30,103
Office: 3,324,518 SF
Retail: 403,817 SF

NEW APPROVALS

24-0097 | Whalley Blvd & 106A Ave



ACTIVE CONSTRUCTION

**16 High-Rise
15 Low-Rise**

Units: 6,947
Office: 372,573 SF
Retail: 105,631 SF

STARTS

23-0218 | Parkway - Intersect

COMPLETIONS

17-0462 | Belvedere

18-0362 | Plaza One & Two

19-0105 | The Holland Two

19-0202 | Ascent

20-0290 | Pura

NEW APPLICATIONS

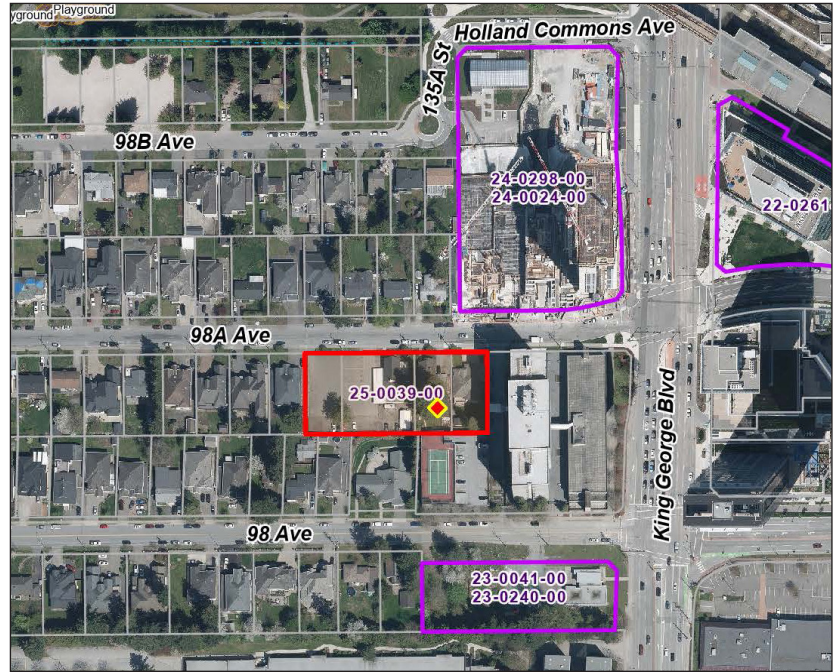
25-0039 | 98A Ave & 135 St

A new application has been submitted by DF Architecture for a 38-storey mixed-use building on 98A Ave at future 135 St, just to the west of King George Hub. The proposal would consolidate 3 single family lots and 1 lot containing an existing mosque into 1 new parcel to allow for 378 units and a new mosque.

Address: 13508-13536 98A Ave

Proposal: 38-Storey Residential (378 Units)
+ 21,800 SF Mosque

Applicant: DF Architecture



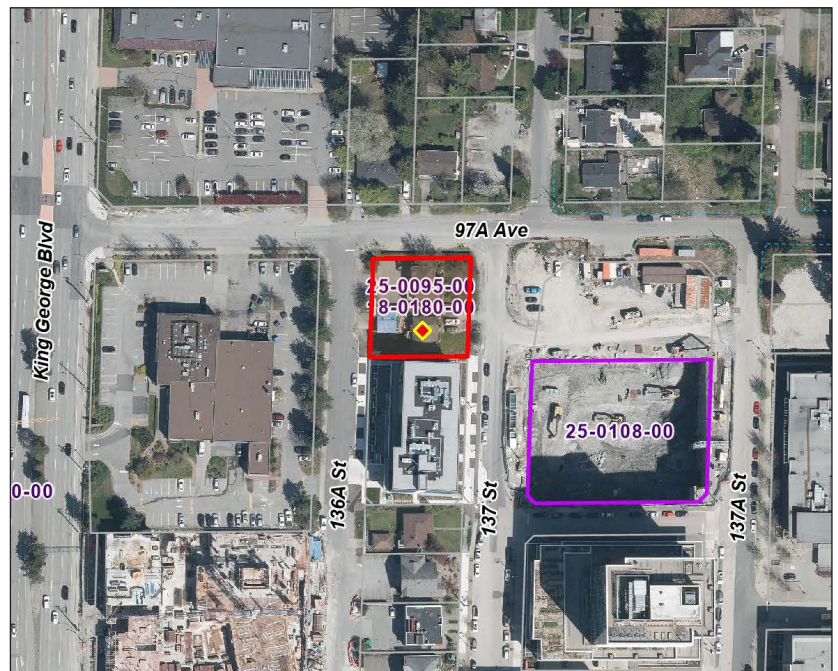
25-0095 | 97A Ave & 137 St

A new application has been submitted by Jayen Properties for a 43-storey mixed use tower at 97A Ave & 137 St. The proposal replaces a previous application on the site approved in 2020 for a 13-storey office building that was never built. This new application is proposing 180 residential units, 138,101 SF of commercial space, and a 266 room hotel on site.

Address: 9699-9711 137 St

Proposal: 43-Storey Mixed Use
Residential (180 Units)
Commercial (138,101 SF)
Hotel (266 rooms)

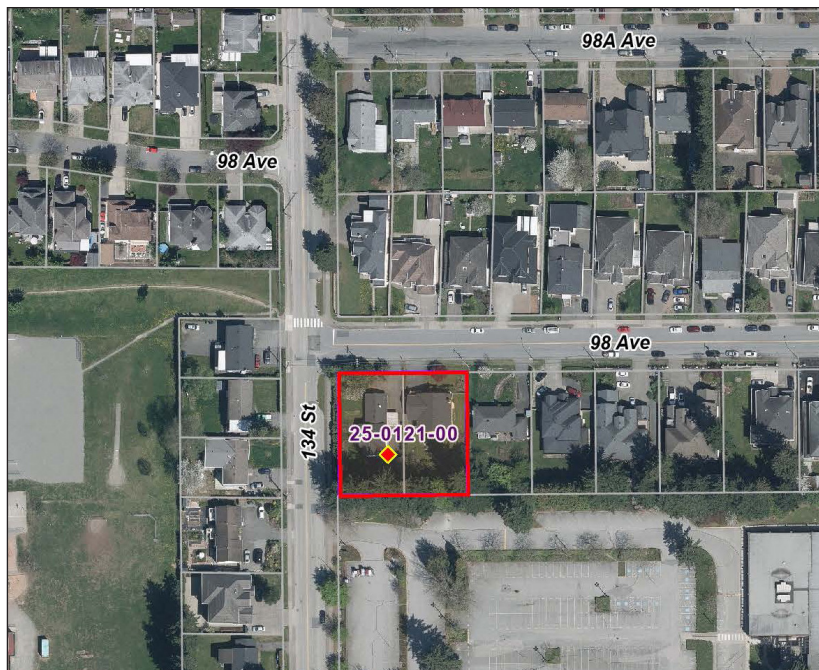
Applicant: Jayen Properties



25-0121 | 98 Ave & 134 St

A new application has been submitted by City Creations Ltd. for a 6-storey residential building at the corner of 98 Ave & 134 St. The proposal would consolidate 2 existing lots into 1 new parcel to allow for 76 units.

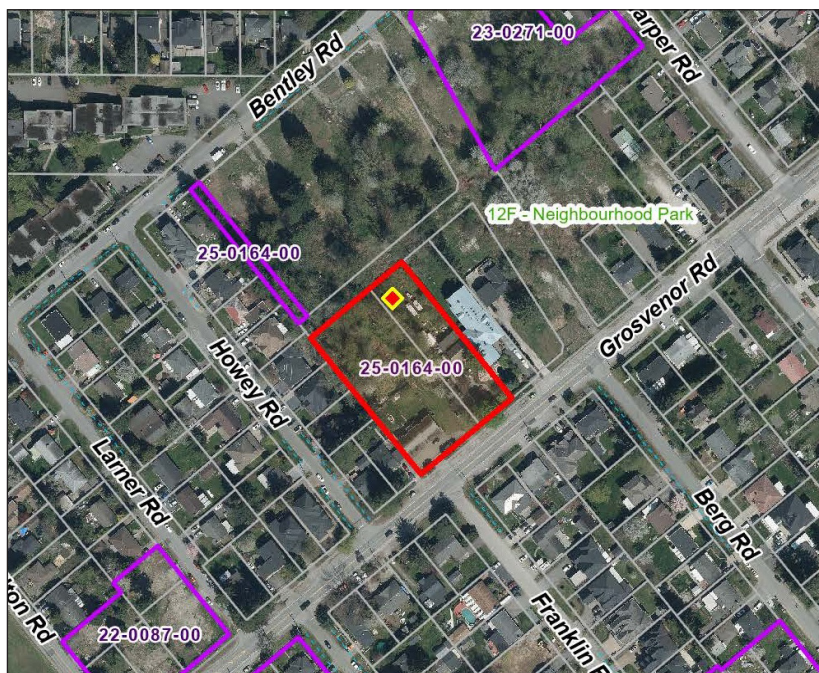
Address: 9774 134 St & 13430 98 Ave
Proposal: 6-Storey Residential (76 Units)
Applicant: City Creations Ltd.



25-0164 | Grosvenor & Franklin

A new application has been submitted by Flat Architecture for two 6-storey residential buildings to be located on Grosvenor Rd at Franklin Rd in the north end of City Centre. The proposal would consolidate 2 existing lots and create 238 units. The application also includes a heritage revitalization component for preservation of an existing heritage home on site.

Address: 13753-13761 Grosvenor Rd
Proposal: 6-Storey Residential (238 Units)
Applicant: Flat 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	-	-
24-0155	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	-	-
25-0039	98A Ave & 135 St	Residential	38	378	-	-
25-0095	97A Ave & 137 St	Residential, Commercial, Hotel	43	180	TBD	138,100
25-0121	98 Ave & 134 St	Residential	6	76	-	-
25-0164	Grosvenor & Franklin	Residential	6 + 6	238	-	-
Total:				11,323	68,758	363,547

NEW APPROVALS

24-0097 | Whalley Blvd & 106A Ave

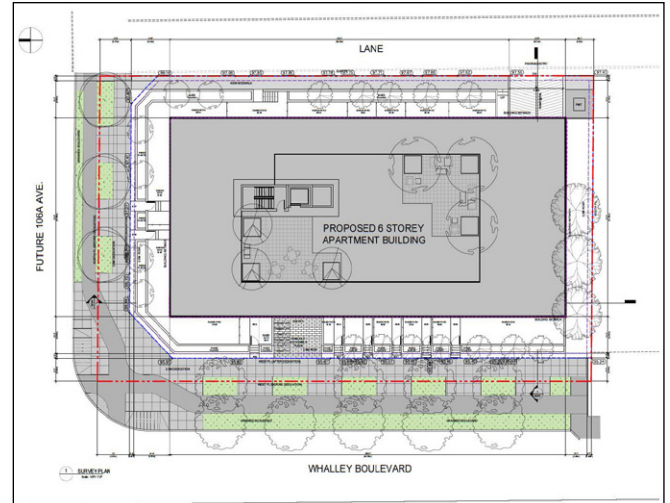
This 6-storey residential building to be located on Whalley Blvd & Future 106A Ave received Conditional Approval from City Council on April 28. The project will include 105 market rental apartment units and construct a new portion of 106A Ave to the north and a lane to the east.

Address: 10626 Whalley Blvd
Proposal: 6-Storey Rental Apartment
105 Units

Developer: 1427334 BC Ltd.

Architect: Pacific West Architecture

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
18-0289	Passages	Condo, Retail	6+13+13+23+32+39	1,126	13,864	-
18-0316	Red Brick (North)	Condo	6	86	-	-
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	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	102+Park	Condo, Office, Retail	44	496	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	-	-
23-0227	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	-
24-0097	Whalley Blvd & 106A Ave	Residential	6	105	-	-
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
Total:				30,103	403,817	3,324,518

CONSTRUCTION UPDATES

Belvedere by Square Nine **COMPLETED**

9675 King George Blvd
27-Storey Mixed-Use
271 units
6,770 SF Retail



Plaza One & Two by PCI Developments **COMPLETED**

13725-13745 George
Junction
41 + 44-Storey Mixed Use
886 Units
22,497 SF Retail



The Holland Two

by Townline Homes

COMPLETED

13387 Old Yale Rd
32-Storey Residential
308 Units



Ascent

by Maple Leaf Homes

COMPLETED

10428 Whalley Blvd
31-Storey Residential
234 Units



Pura
by Adera
COMPLETED

13238 105 Ave
6-Storey Residential
248 Units



ACTIVE CONSTRUCTION



Comma King George nearing completion (right) and Tether rental at King George Hub rising behind to left



Parkway Rental (left) and Aspect (right)



Georgetown Two now topped out on Whalley Blvd

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	-	-
17-0517	Lucent	Condo	26	400	-	-
18-0276	Comma King George	Rental, Office, Retail	38	392	4,575	29,795
18-0350	Parkway - Rental	Rental, Retail	38	373	2,609	-
18-0443	Vivo (Phase 1)	Rental	13	115	-	-
19-0091	Hartley	Condo	6+6+6+6	299	-	-
19-0177	Ledgeview II	Condo	6+6+6	319	-	-
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	-	-
21-0072	Parkway - Aspect	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	Tether at King George Hub	Rental	41	401	-	-
21-0347	City Centre 4	Office, Hotel, Retail	23	-	30,580	287,579
22-0168	Gabriel	Condo	6	125	-	-
23-0218	Parkway - Intersect	Condo, Retail	52	617	27,039	-
23-0271	Victory	Condo	6+6+6+6	298	-	-
Total:				6,947	105,631	372,573

