

Surrey's new tallest tower approved by City Council (RENDERINGS)

Kenneth Chan
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Daily Hive



More verticality has been green lighted for the area around SkyTrain's Gateway Station in Surrey City Centre.

Last week, Surrey City Council approved Tien Sher Group's application to redevelop 10761 King George Boulevard — the southwest corner of the intersection of 108 Avenue and King George Boulevard — into a mixed-use tower.

See also:

[Surrey City Council approves 49-storey education campus and student housing tower \(RENDERINGS\)](#)

[Massive SFU expansion and office towers proposed for Surrey Central Station \(RENDERINGS\)](#)

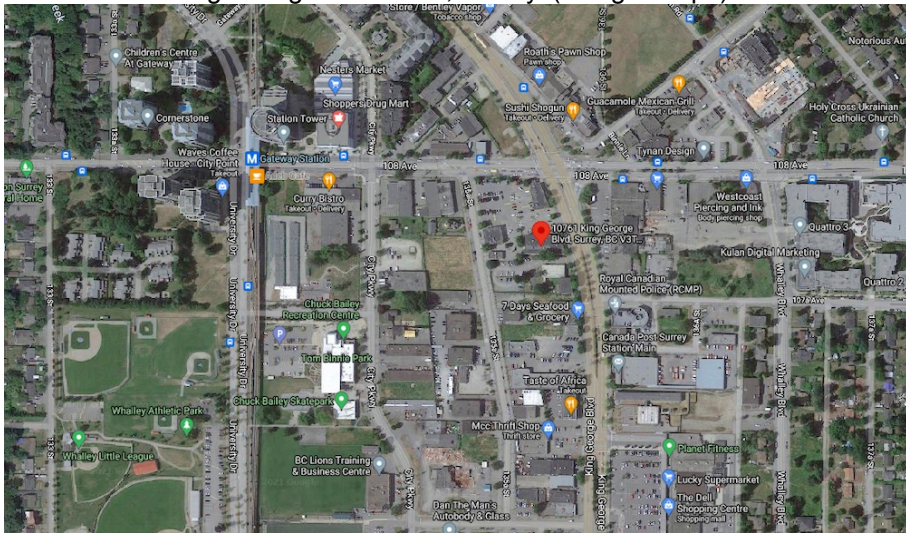
[New Surrey mental health hub for veterans to include psychedelics research centre](#)

The site, known as Whalley Station, is currently occupied by several strip mall buildings. The redevelopment's planned tower height of 597 ft with 54 storeys would make it one of Metro Vancouver's tallest buildings, and the new tallest for Surrey.

"The proposed height and density of the development is consistent with an evolving urban context in the City Centre, as it relates to adjacent tower developments in City Centre," reads a city staff report.



Site of 10761 King George Boulevard, Surrey. (Google Maps)



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Layout of 10761 King George Boulevard, Surrey. (Chris Dikeakos Architects/Tien Sher Group)

There will be 479 condominium homes, with a unit mix of 83 studios, 132 one-bedroom units, 84 one-bedroom units with a den, 83 two-bedroom units, 92 two-bedroom units with a den, and five three-bedroom units.

Residents will have access to about 11,000 sq ft of indoor amenity space and over 37,000 sq ft of outdoor amenity space, spread over the eighth and 46th floors. The indoor amenity space on the 46th floor is

visible as it protrudes outwards from the building, and most of the outdoor amenity space is located on the vast landscaped rooftop of the office podium.



Artistic rendering of 10761 King George Boulevard, Surrey. (Chris Dikeakos Architects/Tien Sher Group)



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The complex includes 235,000 sq ft of office space within the seven-storey podium, which is accessible by a large public atrium with an “indoor winter garden.” This atrium provides mid-block access through the building.

A public plaza at the prominent intersection leads to the entry into the atrium, and in the process it acknowledges the historic “Whalley’s Corner.” A single-storey restaurant pavilion will be built into the north side of the plaza to help activate the space.

The building’s ground level entails over 9,000 sq ft of retail and restaurant space, including several units with atrium access.



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According to the city staff report's description of the design by Chris Dikeakos Architects, the shape of the tower follows the geometry of the plaza with the tower floor plates angled with a series of curved balconies — a concept inspired from the mid-century modern era.
“The podium form is comprised of a simple horizontal expression of office uses at the upper floors with strong slab extensions highlighted by metal panel. Vertical fins in metal panel (inspired from mid-century modern design) highlight the west façade of the podium and provide shades for the office levels at the west side of the podium,” reads the report.
“The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials, and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.”



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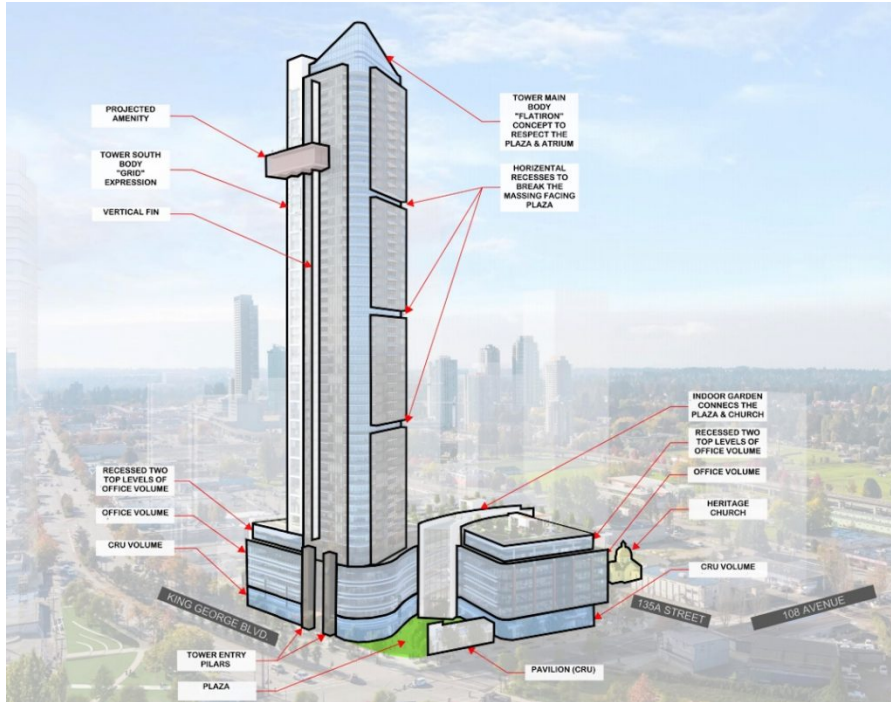


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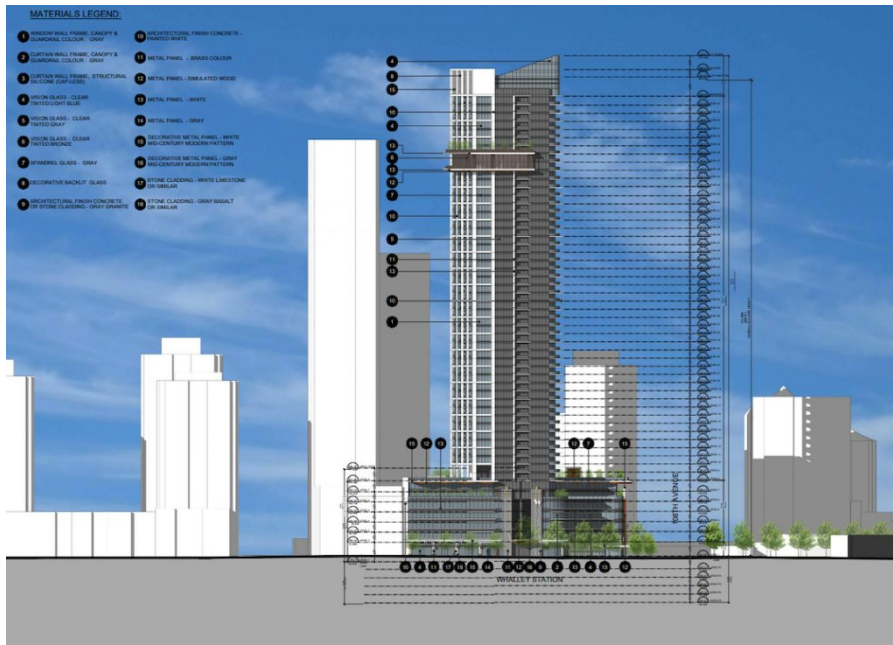
Five underground levels will contain 917 vehicle parking stalls and 606 bike parking spaces. The complex will have a total floor area of 624,800 sq ft, creating a floor area ratio density of a floor area that is 8.2 times larger than the 75,262 sq ft lot. Records show Tien Sher Group acquired the property for \$26.9 million in June 2019.



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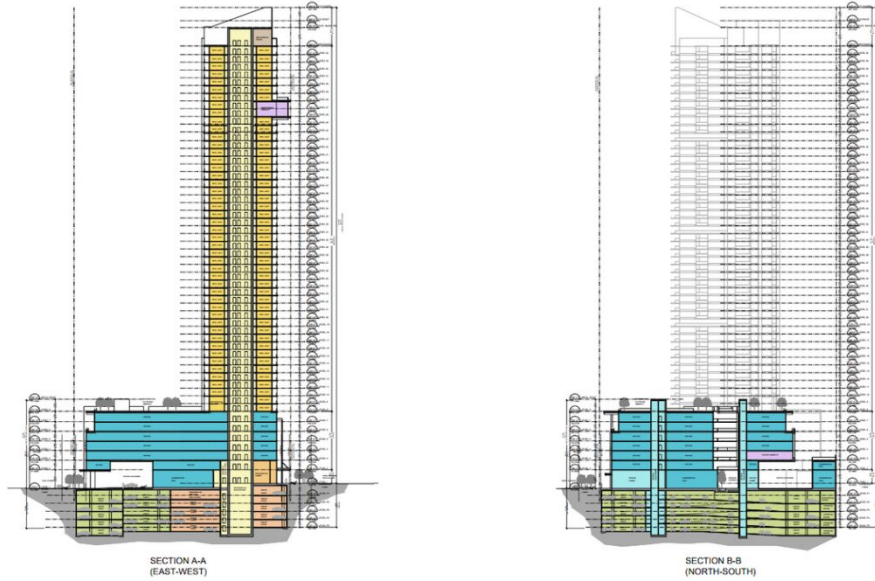
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