

102+ Park

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Surrey’s Metropolitan Future

From Vision to Reality

If you visited Surrey City Centre a decade ago, like most people, you'd have been struck by its lack of context. High-rises popping up on what were basically islands, surrounded by areas of old suburban retail buildings with surface parking. All separated by wide boulevards.

Visit now and you experience a rapid, growing Central Downtown. Surrey City Centre is becoming the Fraser Valley's metropolitan core. It's evolved into a centre for education, commercial activity, major employment, and high-density housing.

The difference is not only in the number of buildings, but also culturally. The City of Surrey is creating an enviable setting for culture. They've made meaningful investments in green infrastructure, including parks and plazas, staging public gatherings like Fusion, 5X and FVDED In The Park.

In this sense, we're responding to both economic and cultural opportunities. We hope that you'll be inspired when you see how we're integrating urban design with architecture at this prime development site located on the Central Plaza.

Finally, for the reader who is familiar with Marcon quality; what has become clear to us is that cultural production in Surrey is very nuanced. Similar, in many ways in depth, rigour, and relentless effort required to deliver high quality construction.

We look forward to exploring the subtleties of cultural production with you at Surrey Pavilion.

Until then, grab a coffee and enjoy the read.

Nic Paoella
Executive Vice President, Marcon



Surrey’s City Centre 3.0 Era

The Right Time to Invest in Surrey

Since 1985, Marcon has been building projects across Metro Vancouver. With each generation, we commit to a few, select markets with the potential to participate in a much larger urban narrative.

When we started exploring Surrey City Centre, we recognized that, for narrative purposes, development in the area would best be described in terms of ‘eras’.

This is a big simplification, but for us, ‘City Centre 1.0’ represents the civic investments in Central City, relocating city hall, developing a university presence, and building a central library.

All of this public investment created a real sense of confidence that energized the development community to take on opportunities for high density, residential communities; ‘City Centre 2.0’.

Looking forward, the development of Centre Block will complete the plaza in Central Downtown. And the Surrey-Langley SkyTrain extension will greatly improve regional connectivity. City Centre will enter its ‘3.0’ era.

With Surrey now set to become the largest city in British Columbia, and Central Downtown as the Fraser Valley’s new metropolitan core, it became evident that participating in the build out of ‘City Centre 3.0’ is the right focus for us.



Analogue City, Scale Model

A Prime Location on the Plaza

\$8 Billion on Our Doorstep

During the last 5 years, Surrey City Centre has become the epicentre of growth for the Greater Vancouver Area. Surrey is on track to become the largest city in B.C. by 2029. Over the next decade, City Centre's 3.0 era is driven by over \$8 billion in investments from Federal, Provincial, and Municipal governments, including \$6 billion for the Surrey–Langley SkyTrain extension and \$2 billion for Centre Block.

102+Park is Marcon's first development in Surrey City Centre. The work embodies our intentions, revealing a great deal about the DNA of our company: landing our practice in Surrey City Centre, establishing our vision for the project, and making a meaningful contribution to the build-out of Surrey's Central Downtown.

Surrey will be the largest city in B.C. by 2029

Population, Housing and Jobs by 2041

Population (City of Surrey)	Homes	Jobs
1M+	43K+	49K+

Current Development Activity as of April 2024

Approved Projects	Commercial Space (sf)	Homes
87+	3.3M+	25K+

* Data is directly from SurreyCityCentre.ca.



**City Centre Plan
2006**

The first Surrey City Centre Plan was a key part in establishing the vision for the future, attracting billions in public investments including the redevelopment of Central City.



**City Hall
2014**

City Hall's glazed central atrium incorporates visual transparency to execute a shared social realm and express the values of an open and democratic governance.



**Surrey Central Station
2029**

The Surrey–Langley SkyTrain extension will add 16 kilometres of track, stretching from King George Station in Surrey to downtown Langley.



**City Centre Library
2011**

Acclaimed internationally for its unique and contemporary design, City Centre Library features extensive use of concrete and glass to create a modern, light-filled, community space.



**SFU Engineering Building
2019**

The Sustainable Energy Engineering (SEE) is a striking landmark that successfully bridges clean tech and renewable energy education with an active community environment.



**Centre Block
2030**

Adhering to core principles of north-south connectivity, high-quality public spaces and active streetscapes, the future Centre Block will introduce new office towers animated by retail at grade.

Surrey City Centre's 'Once-in-a-Decade' Opportunity

Interview with
Nic Paoella

What is the vision for Surrey's Central Downtown?

NP: Central Downtown is envisioned as having the highest densities in the heart of Surrey City Centre with a vibrant civic, educational, entertainment and cultural focus. This area is a compact, highly walkable area, less than a square kilometre in size, where a critical mass of activity will facilitate major economic, cultural, and institutional exchange.

How will Centre Block transform Surrey's Central Downtown?

NP: Centre Block aims to shape the future of Central Downtown while leveraging its potential as the geographic heart of Metro Vancouver. The project will introduce 1.5 million square feet of commercial space animated by retail at grade and institutional or civic uses on lower floors, with a pedestrian-focused landscaped plaza woven throughout.

What is the Central Plaza?

NP: The Central Plaza functions as a pedestrian link for the entire Central Downtown development, physically connecting the City Hall facility with the new Surrey Central Library, Civic Hotel, Simon Fraser University Campus, Centre Block, Central City, high-density residential, commercial and retail developments, and Surrey Central Station on Vancouver's SkyTrain rapid-transit system.

How will the Surrey–Langley SkyTrain extension enhance regional connectivity?

NP: Located south of the Fraser River on the Canada–United States border, there is direct access to major east-west and north-south highways with three international airports accessible within 45 minutes. (YVR, YXX, and BLI). The 16 km SkyTrain extension to Langley City Centre will add eight new stations, stretching from downtown Surrey to downtown Langley.

What role has the expanding University presence played in the development of Central Downtown?

NP: Over 28,000 students are enrolled at Simon Fraser University (SFU), University of British Columbia, (UBC) and Kwantlen Polytechnic University (KPU). UBC Properties Trust recently acquired a 135,000 square foot property at the intersection of King George Boulevard and Fraser Highway. SFU's new Medical School located in Centre Block begins enrollment in 2026.

What is the analogue city?

NP: In Surrey Pavilion, the analogue city functions as a window display in the Sales Gallery 'storefront'. We derived the concept from 'The Architecture of the City', by Aldo Rossi, in which he proposed the 'Analogue City'—a different reality based on memory; the experienced city.



A Place to Propagate Culture

Surrey Pavilion,
2025

If Surrey was a suburb in search of a city—Pavilion is the perfect venue to host that future. We've programmed Pavilion as a place to fuel creativity, promote culture and provide inspiration.

Our collaboration with Nemesis furthers our practice of offering our projects as an incubator for some of the best food and beverage concepts in Metro Vancouver. With Surrey Pavilion, Nemesis has joined the team, to use the Pavilion as a launch pad for their brand in Surrey's Central Downtown.

The Pavilion design is based on our vision of a modern cafe beside the plaza, quietly embracing the environment. Designed to create synergy between the architecture, the interior, and the brands, we believe the 102+Park sales program will come to be defined by the cultural production at Pavilion.





Merchandise Wall

A prominent feature of the space was the exposure to natural light offered by full-height windows, and a natural cohesion created between the indoors and outdoors.



Lighting Detail

Added depth and dimension was achieved through sculpted light fixtures that complement the materiality of the coffee bar.



Bar Detail

A metallic coffee bar takes centre stage, putting the coffee service on display.



Cafe Seating

Inside, the cafe is lined with wood panels which brings warmth and colour to the otherwise minimal space.



Kitchen Partition

Another key consideration was to give prominence to food manufacturing with textured glass inserts that still allows some visibility for guests to view production.



Equipment Detail

Finally, the careful placement of equipment enhances the overall viewing experience of the cafe from the street.

In Conversation with Surrey's City Builders

Conversation with Nic Paoella, Harper Mander, Don Luymes, Jess Reno, Maxime Zentner and Michael Heeney

In the midst of Surrey City Centre's transformation what are we creating?

NP: Over the last few years, we have developed some of Metro Vancouver's highest quality condominium towers. Rather than taking a formulaic approach, Marcon has led with intention. 102+Park is a direct manifestation of our commitment to quality projects that contribute social and cultural value to the communities in which we build.

Nic Paoella
EVP, Marcon

What makes Surrey so special and unique?

HM: There's so many things, I don't even know where to start. I will say that there's so much talent here. There is an abundance of creativity and cultural production. The cultural production part is really interesting to me because a lot of the culture that emerges from Surrey is very nuanced.

Harper Mander
Executive Director, 5X Festival

What role will the plaza play in city building?

DL: A Central Plaza is generally key to the city's future. The city's been able to create the setting for big public gatherings and events. There are some ingredients that the city is currently pursuing, they're currently articulating a vision for an entertainment district. I think that will create a more organic, more authentic kind of downtown experience.

Don Luymes
Former Manager of Community Planning,
City of Surrey

What will Nemesis bring to elevate the community and culture in Surrey?

JR: Surrey's got a whole bunch of energy, a lot of beautiful culture, a lot of really great people. We do coffee and food and do it with so much intention. It's how we serve it. It's the music that we play and the communities that we build around our spaces. Really all the elements that make us who we are.

Jess Reno
CEO & Founder, Nemesis Coffee

What inspired the Surrey Pavilion design?

MZ: Drawing inspiration from Mies van der Rohe's work at Barcelona Pavilion, Shift Architecture designed a sleek, minimalist design that features wood beams and glass walls, a travertine floor, set in a stunning landscape. The Pavilion's use of simple, elegant lines and honest materials like glass, wood and steel create the perfect environment to showcase 102+Park.

Maxime Zentner
VP Interior Design, Marcon

What does the City of Surrey look like in the next 20 years?

MH: If you look forward, the city is probably going to be twice as big. What I'm really hoping is that we've found the right balance between commercial and residential activity. The city is growing so fast—that I'll be alive to experience it is super exciting.

Michael Heeney
President & CEO, SCDC

Metro Vancouver’s Second Downtown Core

The Final Build-Out of Central Downtown

Already a hub of government, financial and professional services, as well as higher education, the addition of Centre Block, the Surrey-Langley SkyTrain Extension, and 102+Park will be instrumental in the continued evolution of Surrey’s Central Downtown.

They represent a natural evolution of the considerable public and private investments made in the area. The completed public realm will unite two existing civic anchors—the Civic Plaza to the north, and Central City Plaza to the south—while integrating with the Surrey Central SkyTrain station, and City Parkway, along with the creation of new retail and public spaces.

The final build out of Central Downtown will progress Surrey’s long-term economic interests while establishing an iconic urban destination.

Commercial Space (sf)
Phase One & Two

1.6M

Transit Investment
Surrey-Langley
SkyTrain Extension

\$6B

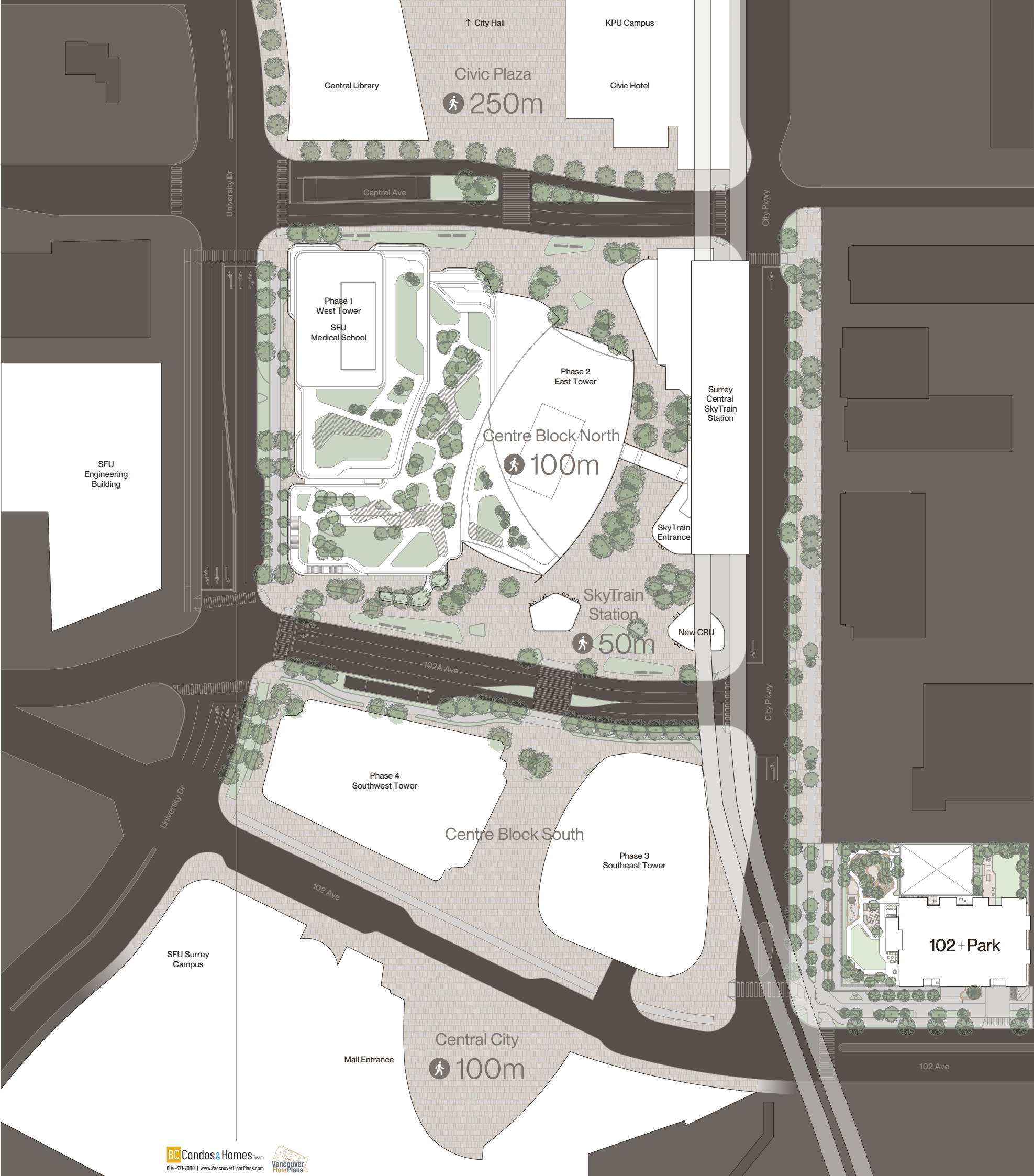
Centre Block Retail Space (sf)
Phase One & Two

24K

Post Secondary Students
SFU, KPU & UBC
2030

28K

* Data is sourced from development applications submitted by Surrey Centre Development Corporation. SkyTrain information is obtained directly from SurreyLangleySkyTrain.gov.bc.ca.





A Simple, Straightforward Skyscraper

102+Park,
Marcon

Inspired by an institutional-modernist precedent, 102+Park is seen as part of the contextual city centre fabric. The dark colour palette creates identity through contrasting the adjacent buildings and vibrant interior public realm.

The building embraces its context with a minimalist geometry. The identity can be seen in its use of vertical detailing at the base and simple west and east indenting of balconies. As counterpoint, the balconies south and north become shading devices and texturize the façade along 102 Avenue.

Defining the mix of uses through the massing details —public realm, retail, amenities, residential and roof capping, the building expresses the uses through its detailing and variation of glazing. As one reads the building from ground to roof, the glazing gradient can be seen from public to private use.



102+Park, South Elevation, 2030



Corner of 102 Ave and City Pkwy, 2030





An Institutional Modern Design Approach

Urban Living Room, Exterior
Level 36

We developed the interior design with the aim of tying the interior experience and exterior architectural expressions together for one fluid design language which we define as 'institutional modern'.

The finishes palette echoes the high contrast visuals from the exterior façade, which includes black features against a curated mix of rich and elevated materials. Each interior space is intentionally minimalistic in its approach, seeking impact through large singular design gestures to offer a sense of calm and scale, while transition areas are purposefully darker to present as tranquil passages between experiences.

The design principle of 'rhythm' is a key feature woven throughout all the interior spaces, created through form and conscious specification selections to tie seamlessly into the rhythmic grid-like architectural detailing.

A Sense of Timeless Sophistication

Urban Living Room, Interior
Level 36

The homes at 102+Park complement the exterior architectural language of the building. The design exudes an 'institutional modern' aesthetic through the selection of durable interior finishes and modern detailing. Minimal in design language, with the integration of clean lines, neutral colour palette, and large impactful moves creates a sense of timeless sophistication.

The experience begins with the wood laminate suite entry door that provides a portal into your home. The neutral tones of the oak laminate plank flooring grounds the light and dark colour schemes, enveloping the home in warmth, drawing in the natural light from the expansive windows. The bathroom has been set in natural stone look. A wood textured vanity combined with the brushed nickel fixtures create a relaxed and sensuous mood.

The detailing of the millwork and surfaces provide another layer of continuity across the spaces within the home. Through these relationships, we've created the quality of environment that allows continuous exploration and enjoyment.



Soft, Organic Sophistication

Two Bedroom Display Home
Light Colour Scheme

Light wood brings a natural warmth, while the stone adds a timeless durability, together, this thoughtful selection of materials contributes to a soft, organic sophistication.



Kitchen Details, Light Scheme





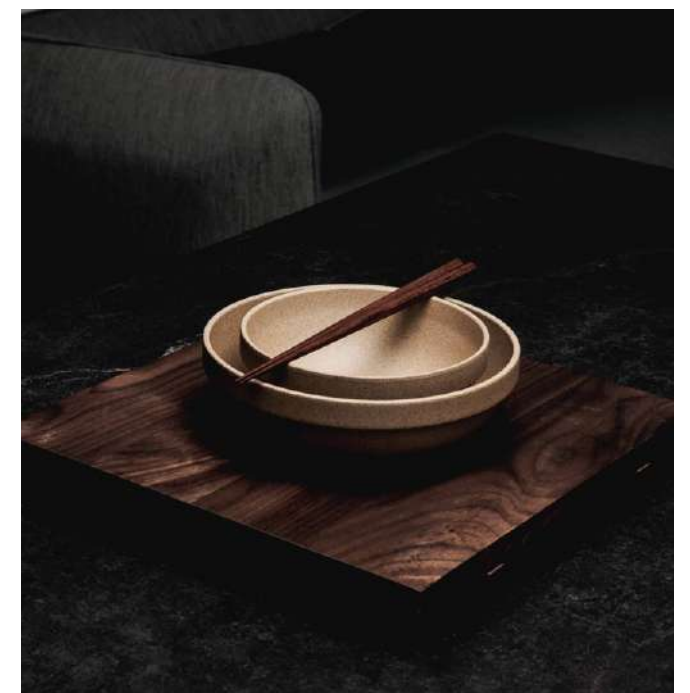
Kitchen Display, Light Scheme

Strong Sense of Unity

One Bedroom Display Home
Dark Colour Scheme

For the dark scheme we decided to also work with the natural oak wood flooring and juxtapose with a dark color palette that creates some drama. This way, we do the urban setting justice and play on the upscale feeling of the home.

Kitchen Details, Dark Scheme





Kitchen Display, Dark Scheme



Kitchen, One Bedroom
Dark Colour Scheme

Kitchens feature laminate full wrapped cabinetry and single basin sinks with pull down faucets in satin nickel finish.



Living Space, One Bedroom
Dark Colour Scheme

Floor impact-reduction underlay for a peaceful, quiet home.



Bedroom Detail, One Bedroom
Dark Colour Scheme

Timeless sophistication through rich materials, clean lines, and a neutral colour palette.



Kitchen Detail, One Bedroom
Dark Colour Scheme

Integrated gas cooktop, Dekton composite stone countertop and backsplash.



Dining Space, One Bedroom
Dark Colour Scheme

Optional upgraded kitchen island with integrated wine storage.



Primary Bath, One Bedroom
Dark Colour Scheme

Dark toned wood laminate vanity with minimal edge pulls.



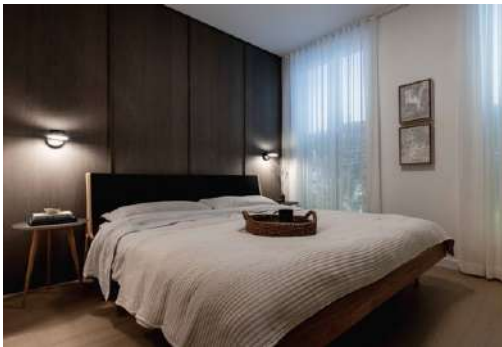
Kitchen, Two Bedroom
Light Colour Scheme

Laminate flooring throughout, with below counter millwork.



Living Space, Two Bedroom
Light Colour Scheme

Year-round comfort with in-suite heating and cooling ventilation system.



Master Bedroom, Two Bedroom
Light Colour Scheme

8' 10" flat-painted ceilings.



Kitchen Detail, Two Bedroom
Light Colour Scheme

Dekton composite stone slab backsplash, double basin sinks with pull down faucets in satin nickel finish.



Dining Space Detail, Two Bedroom
Light Colour Scheme

Exude an 'institutional modern' aesthetic through the selection of durable interior finishes and modern detailing.



Bathroom, Two Bedroom
Light Colour Scheme

Honed composite stone slab countertop, satin nickel fixtures large format porcelain floor and wall tile, frameless shower glass.



Spaces That Reflect a Philosophy Rather Than a Style

Residential Lobby Garden
Ground Level

The careful gathering of interior design detailing and experiences extends out to the beautifully appointed amenity spaces at 102+Park. These spaces are not only aesthetically elegant, but take into consideration the needs of contemporary city living.

These extensions to your home are found on Level 8 and Level 44. On Level 8, enjoy the library lounge that overlooks Central Downtown, offering a quiet place to read above expansive views, or in the wellness centre equipped with fitness and spa amenities, or in the generous outdoor spaces or in the large entertaining and private dining area on Level 44.

Through thoughtful design, we have endeavoured to incorporate not only exceptional aesthetics for each space, but also to take into consideration the many potential types of spaces and flexibility of uses our residents may enjoy.

Residential Lobby

Residential Lobby Gallery
Ground Level

Within the modern, predominately monochrome design palette of the residential lobby, warm honey toned wood design accents offer comfort while dark, textured elements create drama and highlight the textural quality of the materials. A black, suspended grid light fixture mirrors the black architectural grid form from the podium exterior. Carved sculptures capture the raw beauty and dynamic energy of the Pacific Northwest. Adjacent to the entrance is a signature iconic west coast garden, utilizing the landscape as a sculptural element.



Residential Lobby



Living Room, Library Lounge

Library Lounge

Library & Coworking Spaces
Level 8

The design philosophy here is quite similar to other portions of the building, where the tempering of light, along with natural elements and a rich palette of warm wood tones creates suitable gathering spaces. Inspired by a contemporary library environment, the lounge features large scale shelving playing tribute to the grid like exterior building façade with rhythmic grid patterned shelves. The space is equipped with an abundance of varied lounge seating and soft lighting aimed at achieving an interactive and tranquil ambience.



Coworking Spaces



Library Lounge

Wellness Space

Fitness Centre
Level 8

There will also be the active recreation space with half the floor devoted to the wellness and fitness zones. Dark materials against wood accents are a reminder of this tower amidst towers in a fast-growing contemporary city. Use of slatted privacy screens offers subtle privacy while delineating zones through a rhythmic design gesture. The spa was developed with a minimalistic design approach, similar to a luxury hotel experience. Embracing natural light and full window walls, the spa has aimed to achieve tranquillity through an openness and visual connection to the exterior environment. Lounge seating within the spa invites residents to relax and embrace the slowed down pace of the steam and sauna program.



Spa Detail, Wellness Space



Fitness Centre, Wellness Space



Spa Program, Wellness Space

Rooftop Entertainment Lounge

Private Dining Room
Level 44

The rooftop entertainment lounge on Level 44 is a collection of curated spaces. The half tower floor plate programming is anchored by two opposing entertainment wings: the viewing lounge and the dining room. Each wing embraces warm wood toned panelling and dark textured stone surfaces to create a feeling of drama within the open spaces. Casual seating arrangements throughout the entertainment lounge promote impromptu connections and conversations. The dining room's sophisticated space is designed for intimate or larger sized dinner parties featuring a wall-to-wall bar. The connection zone between the two wings acts as a feature reception hall, with lounge seating and double height glazing which captures a spectacular roof top view.



Private Dining Room, Level 44



567 Clarke + Como, 2023

Celebrating 40 Years

1985–2025

Since 1985, Marcon has been acquiring, developing, building and managing real estate across Metro Vancouver. From concrete to wood-frame, high-rise and low-rise, retail, office and industrial—we’ve built it all. A focus on quality and craft in construction is our foundation and our strength. As we’ve grown, this focus has remained a commitment, not just in what we build, but in everything we do.

102+Park is Marcon’s first development in Surrey Centre. The work embodies our intentions, revealing a great deal about the DNA of our company: landing our practice in Surrey City Centre, establishing our vision for the project, making a meaningful contribution to the build-out of Surrey’s Central Downtown, the evolution of interior concepts, the further exploration of key themes with our amenity program—it all speaks to our ambition to lead the market in Surrey.

We’re building for life.

Founded

1985

Employees

300+

Projects (planned and built)

220+

Homes (planned and built)

22K+



Marcon Developments

We continue to be thoughtful in our growth and highly selective in our approach in order to focus our attention on projects that deliver lasting value to investors and communities.

	Planned
Market Condominiums:	5K Homes
Commercial:	606K sf
Seniors Living:	703 Homes



Marcon Construction

Decades of experience, combined with insights from local trade partners, have earned us the reputation as one of the most trusted builders, and the second largest, in British Columbia.

	Planned
Third Party Projects:	13K Homes
Marcon Developments:	5K Homes



Marcon Properties

We're curating a unique ecosystem of innovative properties with the goal of creating meaningful experiences that add value for our occupants, residents, owners, and investors.

	Planned
Commercial:	606K sf
Hotels:	878 Suites
Rentals:	973 Apartments



Semiah, 2022



Bookshelf Detail, Library Lounge

marcon.ca/102andpark

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