



Carriage Lane Estates

13819/13827/13837 100 Ave, Surrey



Rare opportunity to purchase a 4.41
acre strata wind up within 3 TOAs

Key Highlights



Largest development opportunity within a TOA offered for sale



Surrey City Centre will be the Fraser Valley's metropolitan centre, connected to major regional destinations by rapid transit and a safer finer grained road network designed to support walking, cycling and transit



Development within TOAs removes the requirement for off-street parking except for accessible & commercial parking



4.41 acre development site currently improved with 144 units in 3 buildings



Located within Surrey Central, 140 Street & King George Station TOA



Numerous post-secondary schools in the area including SFU & KPU



Salient Details

ADDRESS:

13819/13827/13837 100 Ave, Surrey BC

LAND SIZE*:

Gross Area: 4.41 Acres (192,096 sqft)*
Road Dedication: 1.01 Acres (44,822 sqft)*
Net Area: 3.38 Acres (147,274 sqft)

UNITS:

144

YEAR BUILT:

1984

GROSS TAXES:

\$282,730

2024 ASSESSED VALUE:

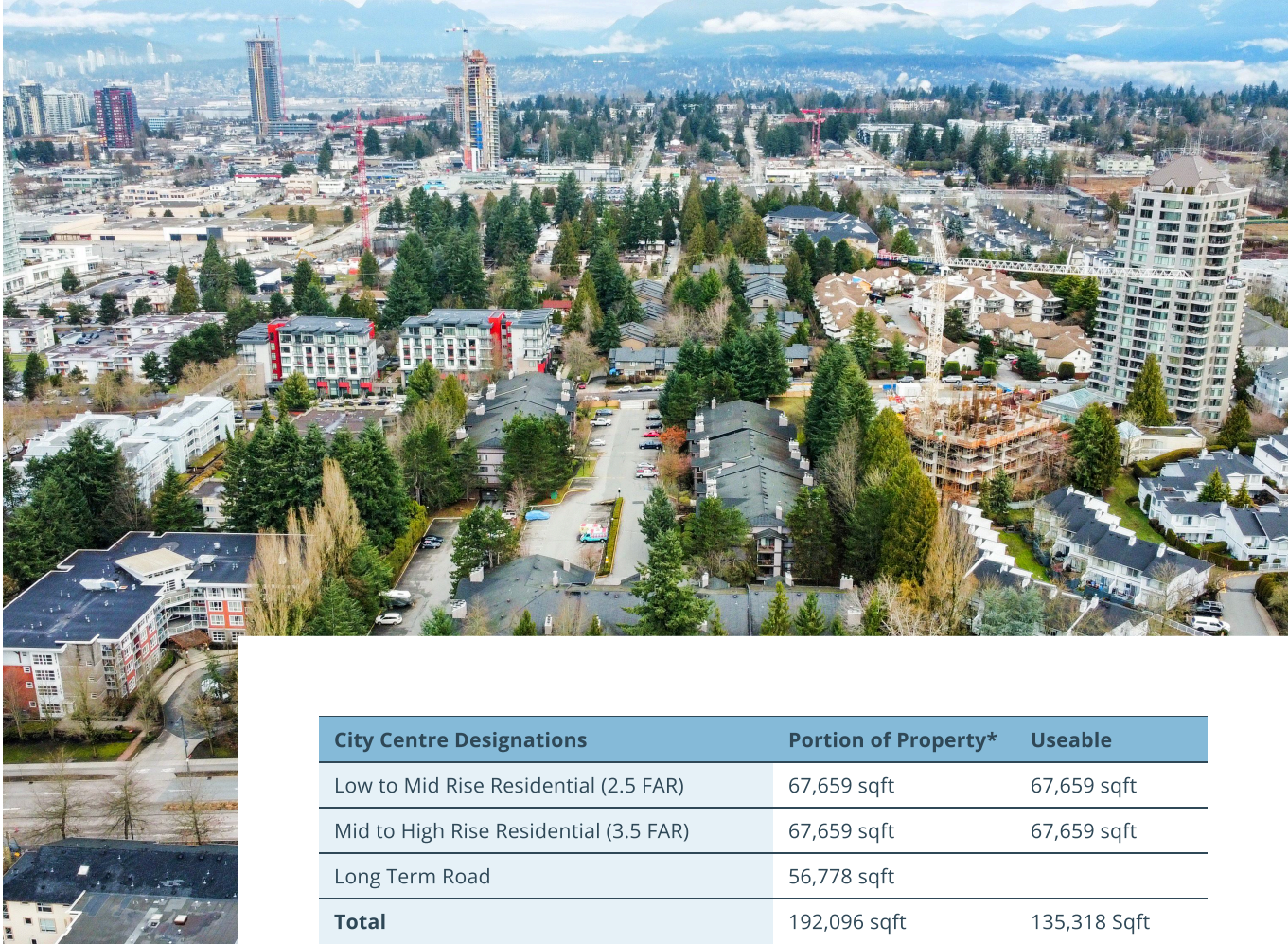
\$67,604,800

OCP:

Multiple Residential

SECONDARY PLAN:

City Centre



City Centre Designations	Portion of Property*	Useable
Low to Mid Rise Residential (2.5 FAR)	67,659 sqft	67,659 sqft
Mid to High Rise Residential (3.5 FAR)	67,659 sqft	67,659 sqft
Long Term Road	56,778 sqft	
Total	192,096 sqft	135,318 Sqft

TRANSIT ORIENTED AREA:

Surrey Central Station:
Category 1 tier 3 (up to 3 FAR & 8 storeys)

140 Street Station:
Category 1 tier 3

King George Station:
Category 1 tier 2 (up to 4 FAR & 12 storeys)

BID DATE:

XXX

PROPERTY DESCRIPTION:

CDW & Associates is pleased to present Carriage Lane Estates, a prime 4.41-acre development opportunity in Surrey. This wind-up comprises 144 residential strata units across three buildings. Strategically located within three Transit-Oriented Areas (TOAs), the property has received favorable feedback from the City of Surrey for higher density development beyond current plans. As the focus on densification within TOAs intensifies, Carriage Lane Estates stands out as one of the largest redevelopment opportunities on the market within a TOA.

*Taken from Cosmos

Redevelopment Potential

A rezoning application & OCP amendment is anticipated for the redevelopment of the site to achieve a high density built form. CDW & Associates have met with senior planners at the City of Surrey and received indication that higher density above what is outlined in the City Centre Plan is possible on the site. The city envisions multiple towers on the site offering mixed-uses. We have based our assessment on 3 potential density options based on surrounding developments and feedback from the city. Densities are calculated on gross site area before dedications.

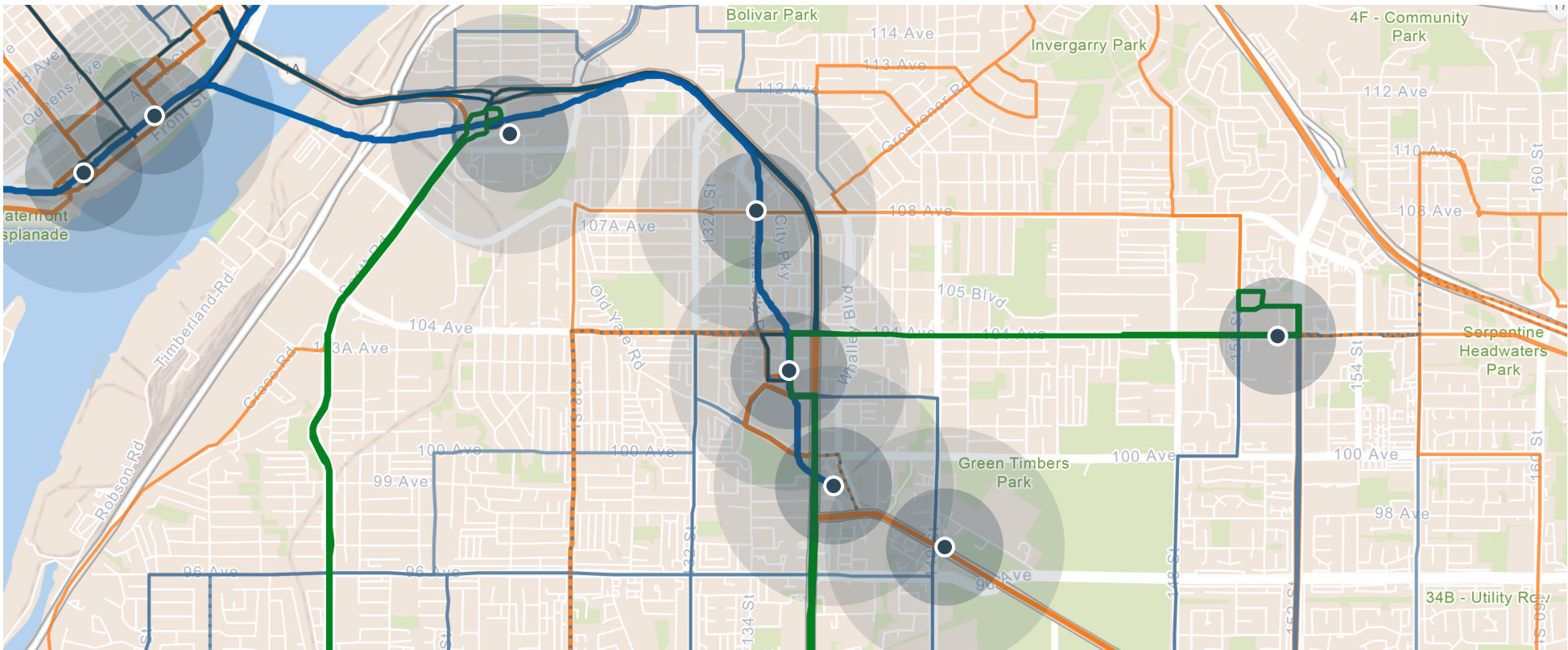


Transit | Local

Carriage Lane Estates holds a prime location within three Transit-Oriented Development areas and is classified as Category 1, Type 2 within the King George Station catchment area. This classification allows for a minimum FAR of up to 4.0 and a minimum building height of up to 12 storeys.

In addition to its proximity to the King George and Surrey Central SkyTrain stations, the property benefits from excellent bus connectivity. The Surrey Central Bus Loop, a major regional transit hub, is located less than a 10-minute walk away, offering seamless connections to various parts of Surrey, Langley, Delta, and beyond. Key bus routes include the 96 B-Line, which provides rapid transit along the King George Boulevard corridor to Guildford Town Centre and Newton, as well as routes connecting to nearby employment centers, educational institutions like Simon Fraser University (SFU) Surrey, and Surrey Memorial Hospital.

Station	Category	Tier	Min Allowable Density (FAR)	Min Allowable Height (Storeys)
King George Station	1	2	up to 4.00	up to 8
Surrey Central Station	1	3	up to 3.00	up to 8
140 Street Station	1	3	up to 3.00	up to 8



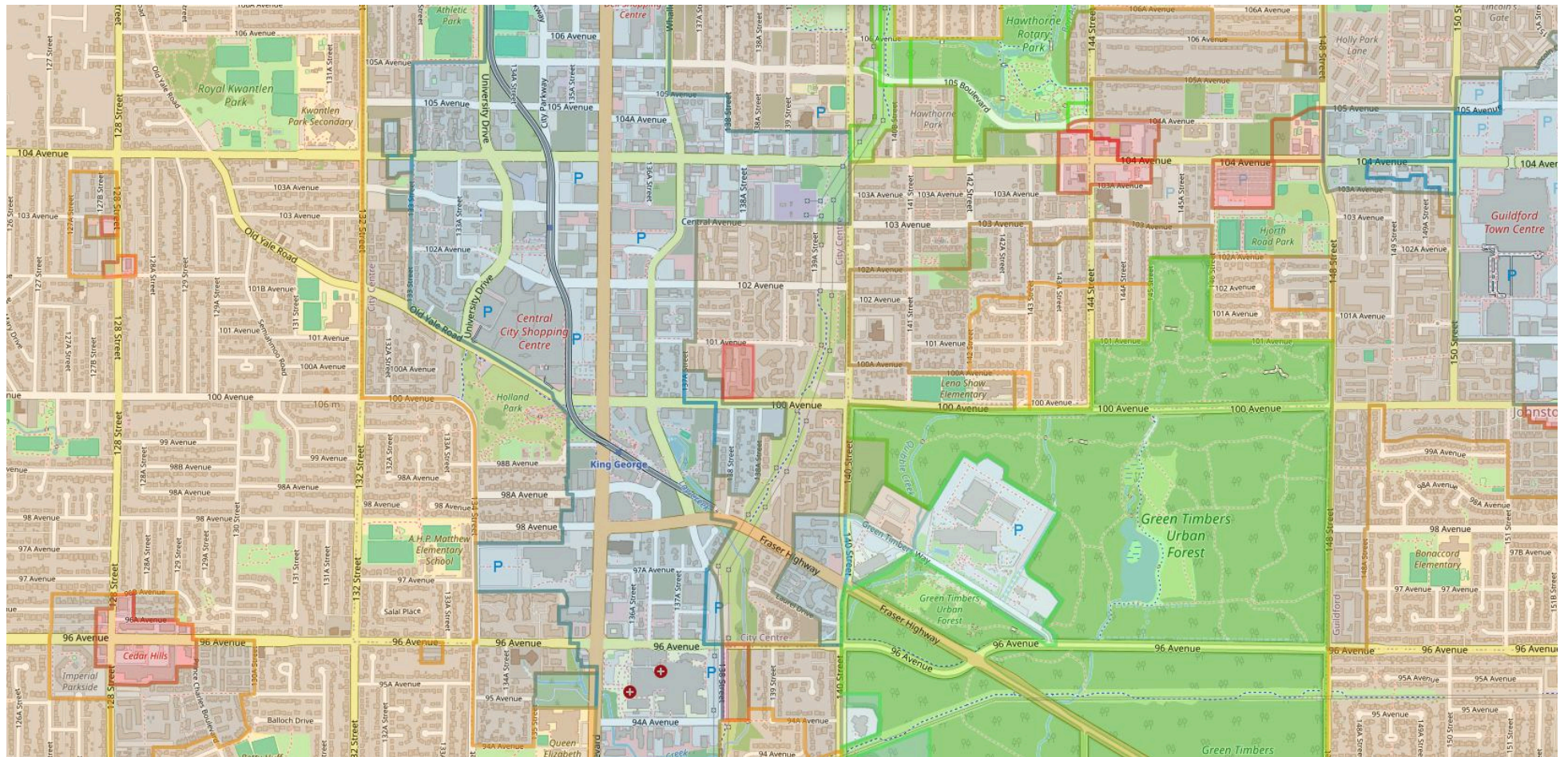
Transit | Regional



Land Use & Planning

OFFICIAL COMMUNITY PLAN

It is important to note that Surrey is currently updating its OCP and expected to be completed late 2025. The property is currently designated Multiple Residential with the adjacent & property across the street designated Downtown. Multiple Residential is intended to support higher-density residential development including local, neighbourhood-serving commercial and community areas.



Land Use & Planning Continued

SECONDARY PLAN

The property falls under the City Centre Secondary Plan, however, this plan is currently being updated with completion expected to be in the coming year. City Centre is undergoing rapid development as it transforms into the region's second metropolitan hub. Although the City Centre Plan was finalized in 2017, several factors now warrant a reassessment of the plan.

There is notable office development happening throughout City Centre, with Surrey working to establish a Central Business District.

This district is intended to provide adequate space for office expansion while concentrating employment in a key area to foster economic activity.

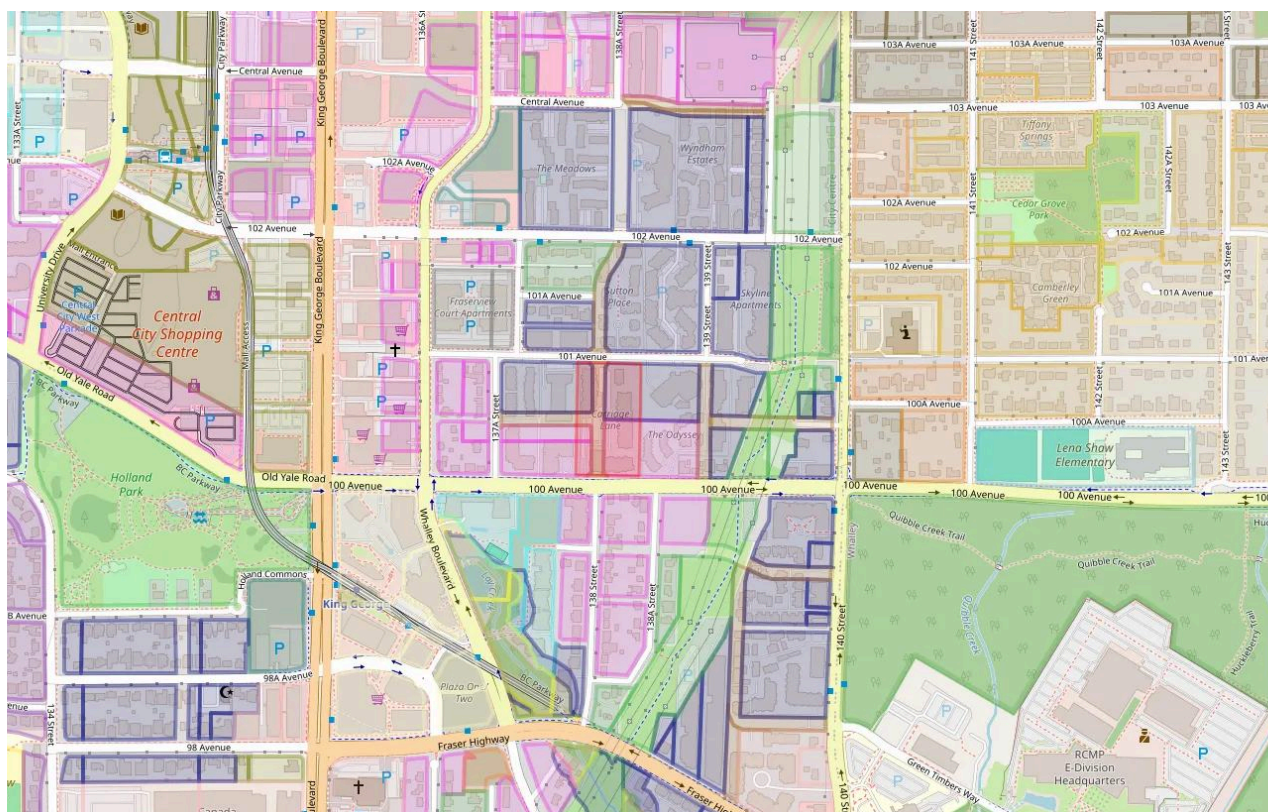
Since the plan's adoption, a SkyTrain extension along Fraser Highway has been approved, with a station planned near 140 Street. A review of the surrounding area is necessary to ensure accessible, safe transit options and appropriate land uses that support public transportation.

Under the current plan, there are three designations for the property:

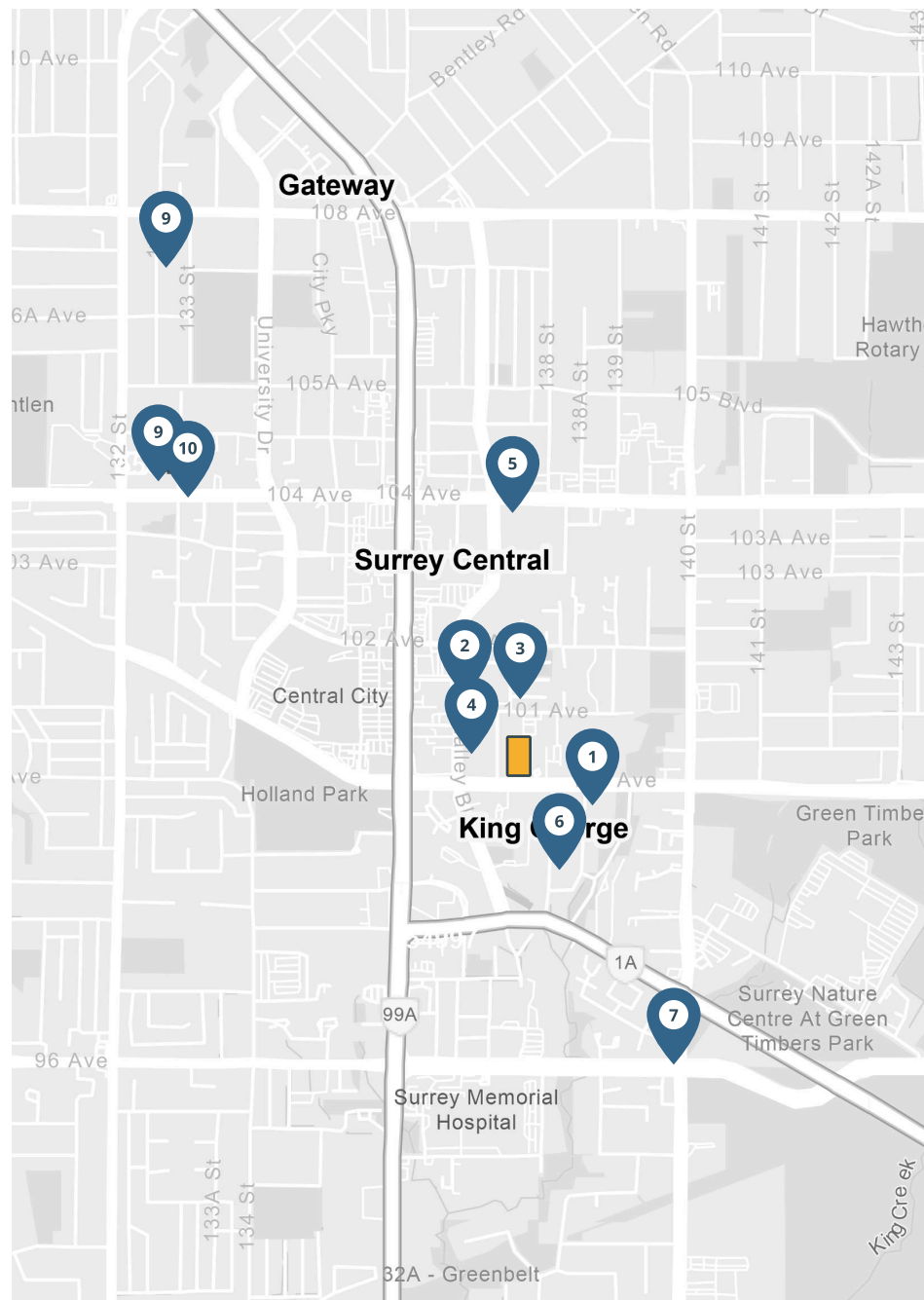
1. Long Term Road
2. Low to Mid Rise Residential (2.5 FAR)
3. Mid to high Rise Residential (3.5 FAR)

As per the secondary plan the max buildable sqft is 441,822 sqft. Meetings with the City of Surrey have indicated the secondary plan permitted densities are not in line with the likely development sought on this site and instead the below options could be more feasible. While the road dedication takes up 23% of the site, it does not impact the gross buildable sqft as that is based on the gross size of the land.

	Option 1 6.6/7.5 FAR	Option 2 6.6 FAR	Option 3 7.5 FAR
Buildable Sqft	1,336,990 sqft	1,251,650 sqft	1,422,330 sqft



Surrounding Developments



Address	Secondary Plan Designation	Permitted Gross FSR	Proposed Gross FSR	Status (rezoning, dev permit, subdivision)
1 13866 100 Ave (6 properties)	Low to mid rise	3.0 (TOA)	4.2	3rd reading, approval to draft, PLA extended
2 10138 Whalley Blvd	Mid to high rise	3.5	5.3	Rezoned, DP issued, PLA issued
3 13760 101a Ave (5 properties)	Low to mid rise	3.0 (TOA)	5.3	3rd reading, approval to draft, PLA issued
4 10054 Whalley Blvd (10 properties)	Mid to high rise	4.0 (TOA)	7.4	3rd reading, approval to draft, PLA issued
5 13748 104 Ave	Mid to high rise	3.5	5.8	3rd reading, approval to draft, PLA extended
6 9892 138 St	Mid to high rise	4.0 (TOA)	7.6	3rd reading, approval to draft, PLA issued
7 9611 140 St	Low to mid rise	5.0 (TOA)	7.8	3rd reading, approval to draft, PLA extended
8 13265 104 Ave	Low to mid rise	3.0 (TOA)	7.03	3rd reading, approval to draft, PLA issued
9 10730 132a St (6 properties)	Low to mid rise	4.0 (TOA)	6.7	3rd reading, approval to draft, PLA issued
10 13301 104 Ave	Mid to high rise	4.0 (TOA)	6.8	Public hearing scheduled, approval to draft, PLA extended



Offering Process



Upon signing a Confidentiality Agreement (CA), access will be granted to the Data Room. Interested purchasers are encouraged to submit purchase offers to the Listing Agents for the Vendor's review and consideration.

Please contact the listing agents for any additional information.

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