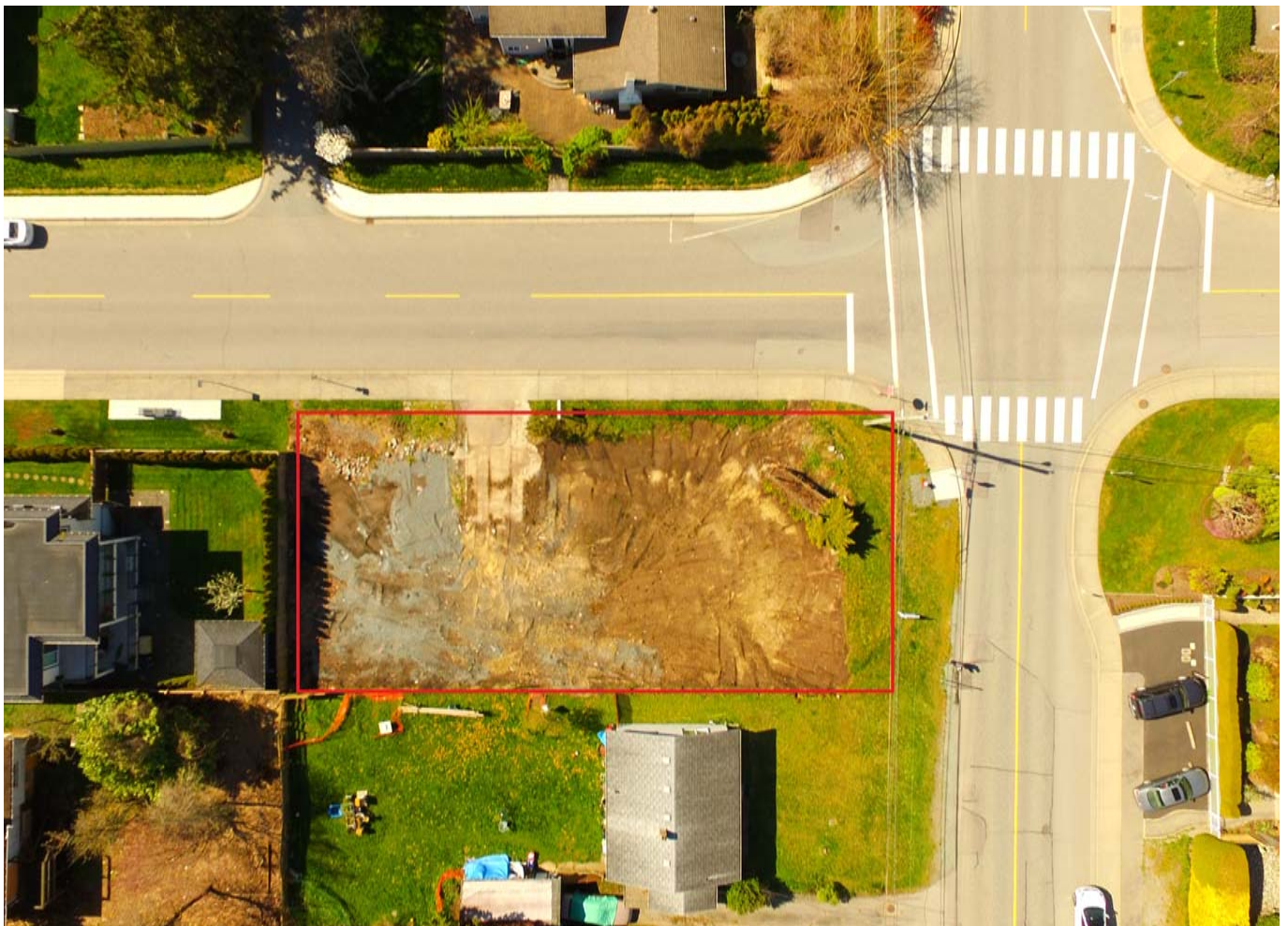






Presented by:
Beebe Cline - PREC

Hugh & McKinnon Realty Ltd.
Phone: 604-830-7458
www.whiterocklifestyles.com
bcline@shaw.ca



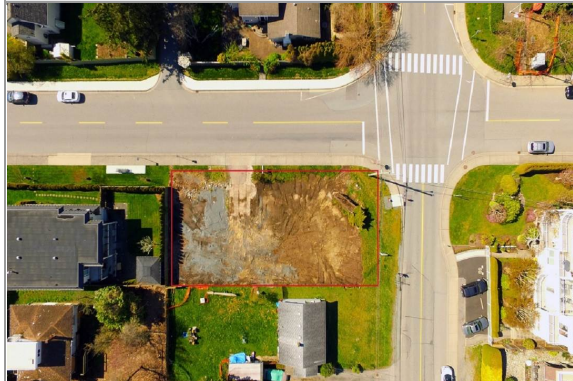
Active
R2263765

Board: F
Other

15340 PACIFIC AVENUE

South Surrey White Rock
White Rock
V4B 1R2

Land
\$1,650,000 (LP)
(SP)



Sold Date:		Original Price:	\$1,650,000
Frontage (feet):	55.00	Subdiv/Complex:	Uptown White Rock
Meas. Type:	Feet	P.I.D.:	005-998-522
Frontage (metres):		Taxes:	\$5,380.72
Depth:	125	For Tax Year:	2017
Price/SqFt:		Zoning:	RS-1
Sub-Type:		Rezoneable?	No
Flood Plain:	No		
Exposure:	North		
Permitted Use:	House/Single Family		
Title to Land:	Freehold NonStrata		
Tour:	Virtual Tour URL		

<u>Lot Area</u>	
Acres:	0.16
Hect:	0.06
SqFt:	6,875.00
SqM:	638.71

Sanitary Sewer: **At Lot Line**
Storm Sewer: **At Lot Line**
Water Supply: **City/Municipal**
Electricity: **At Lot Line**
Natural Gas: **At Lot Line**
Telephone Service: **On Property**
Cable Service: **On Property**
Prospectus: **Not Required**
Develop Permit?: **Yes**
Bldg Permit Apprv: **Yes**
Building Plans: **Available**
Perc Test Avail: **No**
Perc Test Date:

Property Access: **Allowed Access**
Parking Access: **Front**
Fencing: **None**
Property in ALR: **No**

Information Pkg: **Yes**
Sign on Property: **Y**
Sketch Attached: **No**
Property Disclosure: **Yes**
Trees Logged: **No**

Legal: **PL NWP41126 LT 64 LD 36 SEC 11 TWP 1**

Site Influences:
Restrictions: **None**

Listing Broker 1: **Hugh & McKinnon Realty Ltd.**
Listing Broker 2:
Listing Broker 3:

Excellent ocean view building lot at the corner of Centre Street & Pacific Avenue in White Rock with zoning RS-1. Lot size is 6,875 sqft (Depth: 125'/Frontage: 55'). all services at lot line. Building plans have been approved and available for viewing at the City of White Rock for two storey home plus basement with elevator (total square footage of proposed new home: 6,868 sqft). Permitted height on RS-1 Zoning: 25'26.

[illegible]

Project:
15340 PACIFIC AVE
WHITE ROCK, BC

Drawing Title:

FLOOR PLANS

Job No.:	
Scale:	AS NOTED
Date:	OCT. 06, 2016
Dr. By:	T.W.
Checked By:	-

 TW
HOUSE DESIGN LTD
#60-1480 Foster Street
White Rock, B.C. V4B 3X7
ph. 604-531-9778
Email: GRAFC SQUARE@GMAIL.COM
WEBSITE: WWW.GRAFC SQUARE.COM

**DRAWING CONFORMS TO 2012 B.C.
BUILDING CODE**

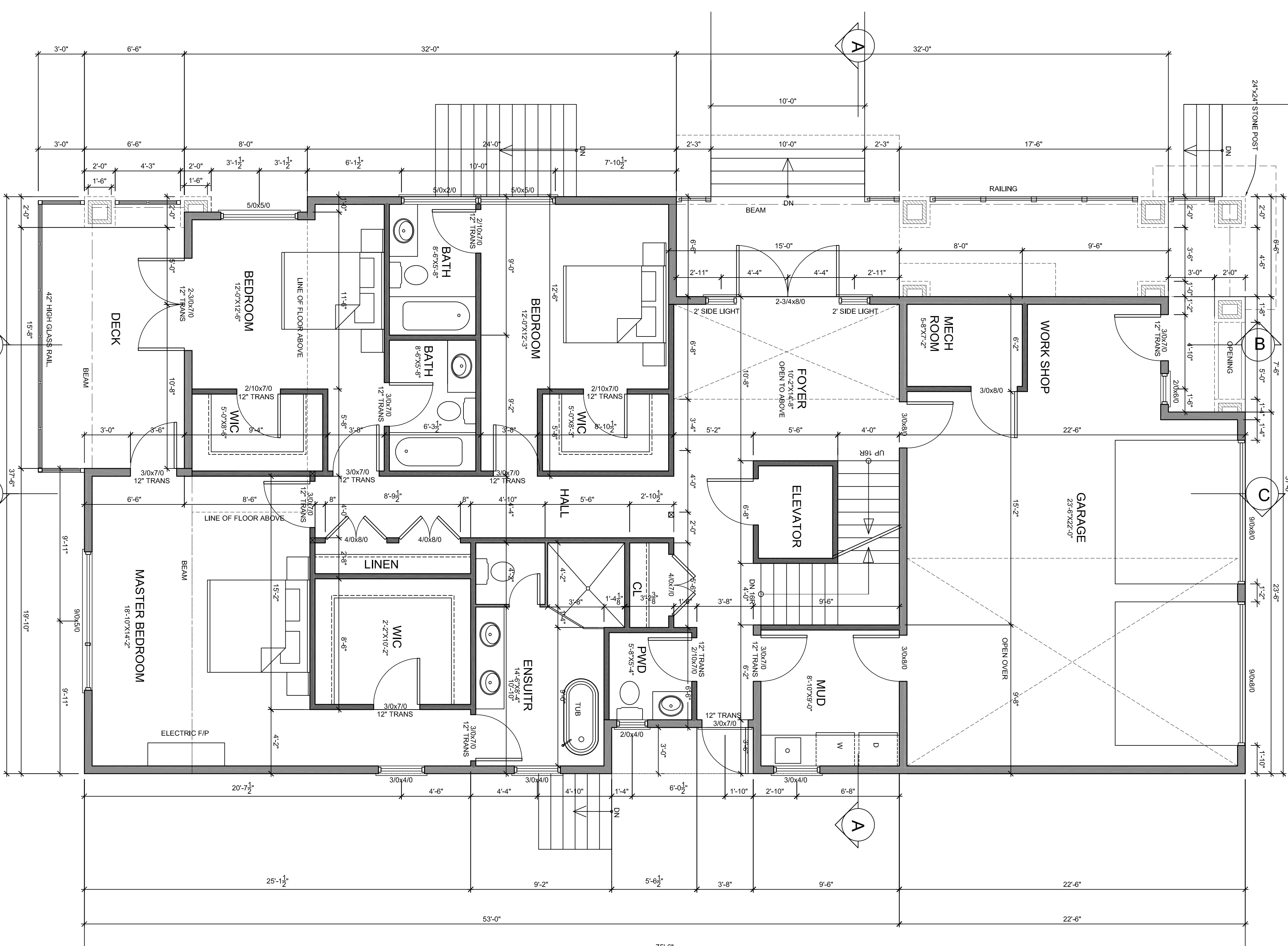
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OF TW DESIGN

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO DESIGNER

FIRST FLOOR PLAN

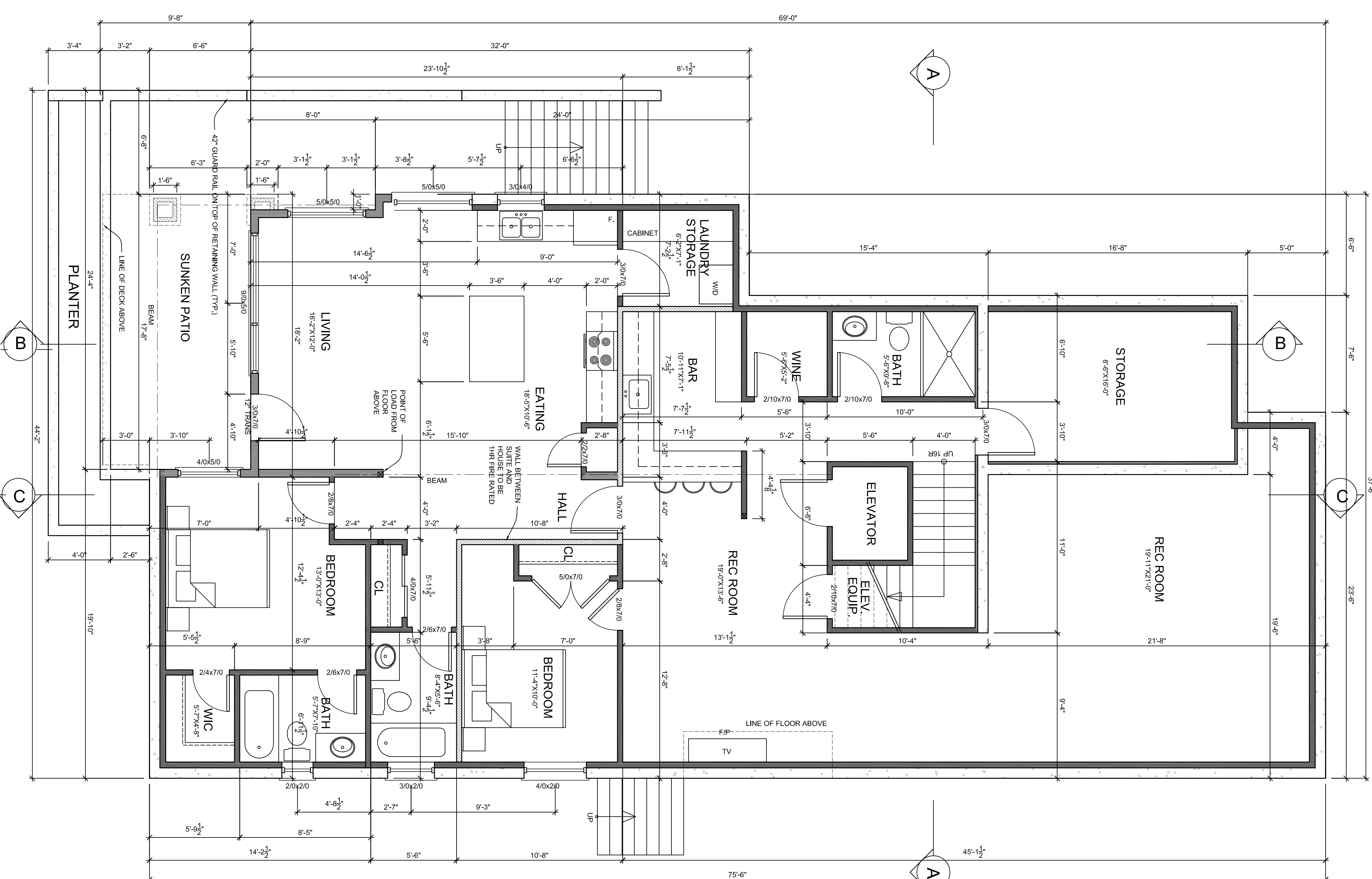
AREA: 1742 S.F. (1705 IN FAR

AREA: 1742 S.F. (1705 IN FAR
GARAGE: 660 S.F.
SCALE: 1/4" = 1'-0"



BASEMENT PLAN

AREA: 2430 S.F. (INCL SUITE 819 S.F.)
SCALE: 1/4" = 1'-0"



[illegible]

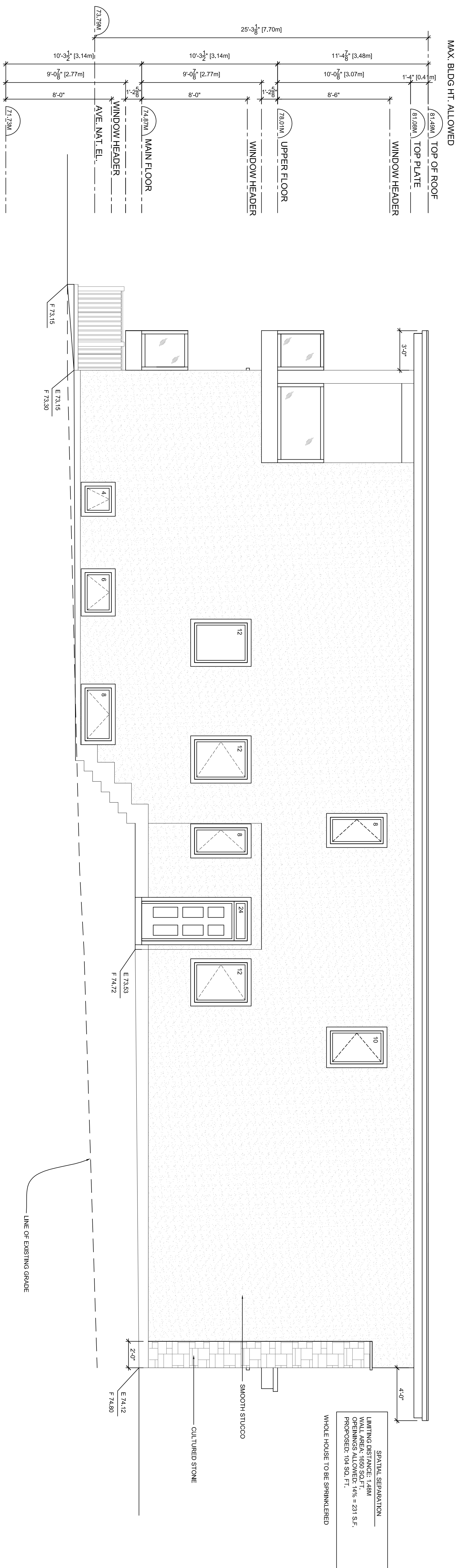
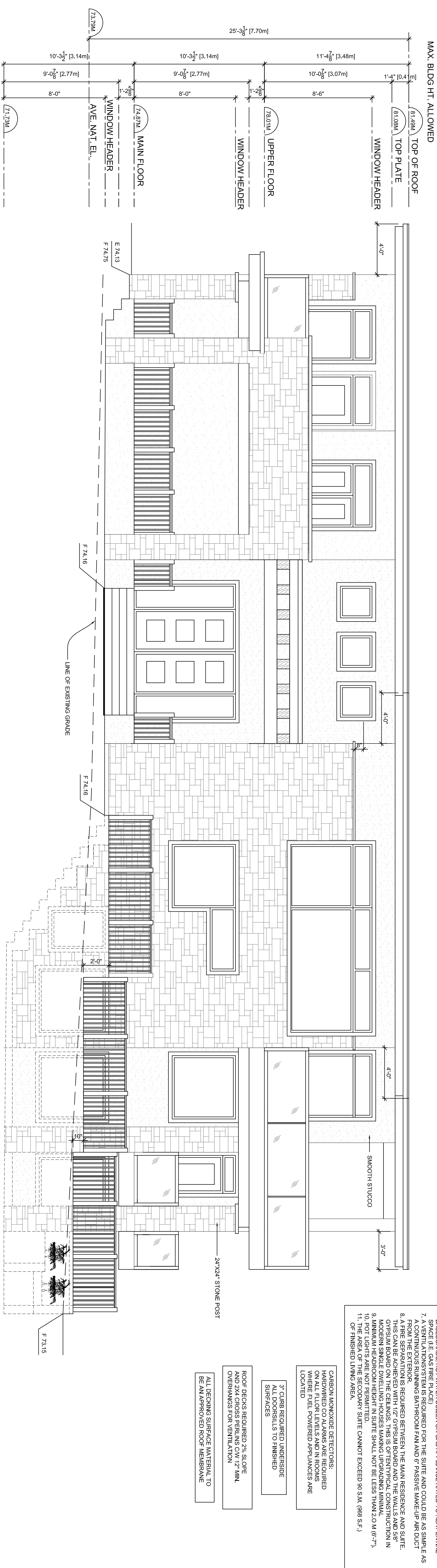
Drawing Title:	
ELEVATIONS	
Job No.:	
Scale:	AS NOTED
Date:	OCT. 06, 2016
Dr. By:	T.W.
Checked By:	-

 TW
HOUSE DESIGN LTD.
#60-1480 Foster Street
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WEST ELEVATION

SCALE: 1/4" = 1'-0"

EAST ELEVATION

SCALE: 1/4" = 1'-0"







6.0 General Zones – Uses Permitted & Zone Provisions

6.1 RS-1 One Unit Residential Zone

The intent of this zone is to accommodate *one-unit* residential *buildings* on *lots* of 464 square metres (4,995 square feet) or larger.

6.1.1 Permitted Uses:

- 1) a *one-unit residential use* in conjunction with not more than one (1) of the following accessory uses:
 - a) an *accessory child care centre* in accordance with the provisions of Section 5.1.
 - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
 - c) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
 - d) an *accessory coach house* in accordance with the provisions of Section 5.6.
 - e) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
 - f) an *accessory vacation rental* in accordance with the provisions of Section 5.8.
- 2) an *accessory home occupation* in conjunction with a *one-unit residential use* and in accordance with the provisions of Section 5.3;
- 3) a *care facility* in accordance with the provisions of Section 5.1.
- 4) notwithstanding the above, on lots with less than the minimum required *lot area*, a *one-unit residential use* only is permitted.
- 5) notwithstanding 1) above, both an *accessory bed and breakfast use* and an *accessory vacation rental* may be permitted in combination and operated as a single business when limited to a maximum combination of four (4) *sleeping units* and eight (8) adult guests.

6.1.2 Lot Size:

- 1) The minimum *lot width*, *lot depth* and *lot area* in the RS-1 zone are as follows:

Lot width	15.0m (49.2ft)
Lot depth	27.4m (89.9ft)
Lot area	464.0m ² (4,994.6ft ²)

6.1.3 Lot Coverage:

- 1) The maximum *lot coverage* is as follows:
 - a) 45% for lots with less than or equal to 696 square metres *lot area*;
 - b) 40% for lots with greater than 696 square metres *lot area*.

6.1.4 Floor Area:

- 1) maximum *residential gross floor area* shall not exceed 0.5 times the *lot area*.
- 2) maximum permitted floor area of a 2nd storey for a *principal building* shall not exceed 80% of the footprint for the 1st storey including attached garage and that portion of any covered porch, deck or carport. Notwithstanding, existing *principal buildings* constructed or issued a building permit prior to adoption of this bylaw are

exempt from this requirement except for proposed major additions which increase the *residential gross floor area* by 50% or more.

- 3) notwithstanding any other provision in this bylaw, only one basement storey is permitted.

6.1.5 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 7.7m (25.26ft).
- 2) *ancillary buildings* containing an *accessory coach house* shall not exceed a *height* of 7.0m for a *building* with a minimum roof slope of 6:12, and shall not exceed a *height* of 6.0m for a *building* with any lesser roof slope.
- 3) *ancillary buildings* and *structures* shall not exceed a *height* of 5.0m.

6.1.6 Minimum Setback Requirements:

- 1) *principal buildings* and *ancillary buildings and structures* in the RS-1 zone shall be sited in accordance with the following minimum *setback* requirements:

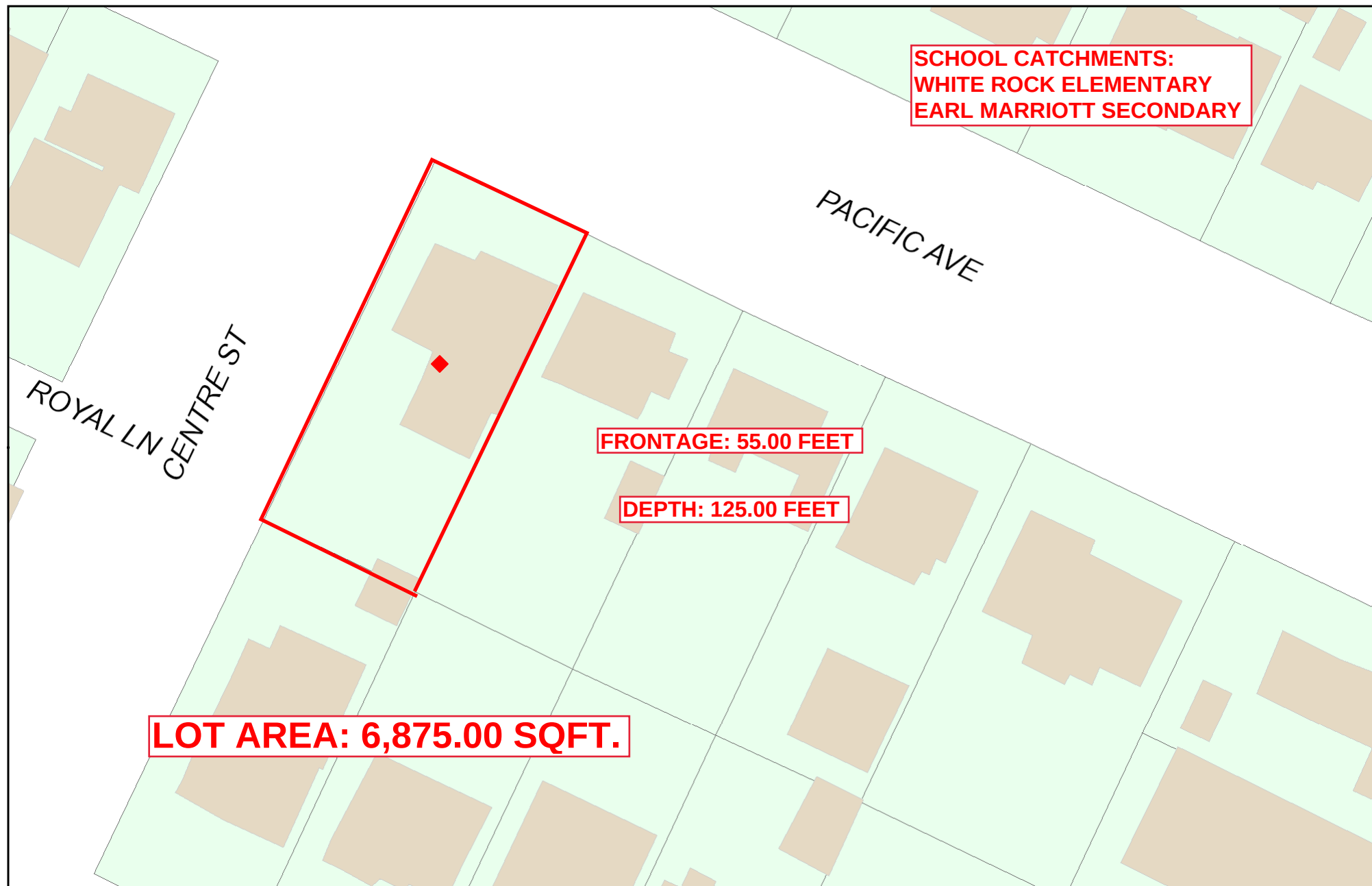
Setback	Principal Building	Ancillary Buildings and Structures
Front lot line	7.5m (24.61ft)	Not permitted
Rear lot line	7.5m (24.61ft)	1.5m (4.92ft)
Rear lot line on a lot with an exterior side yard requirement of 7.5m, where the rear lot line abuts the interior side lot line of an adjacent residential lot	3.8m (12.47ft)	1.5m (4.92ft)
Interior side lot line	1.5m (4.92ft)	1.5m (4.92ft)
Interior side lot line (abutting a lane)	2.4m (7.87ft)	2.4m (12.47ft)
Exterior side lot line (where the rear lot line abuts a lane, or where the rear lot line abuts the rear lot line of an adjacent residential lot or abutting an interior or rear lot line for a commercial use)	3.8m (12.47ft)	3.8m (12.47ft)
Exterior side lot line (where the rear lot line abuts the interior side lot line of an adjacent residential lot)	7.5m (24.61ft)	7.5m (24.61ft)

6.1.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.1.5 and 6.1.6 above, the following also applies:

- 1) there shall be not more than one *ancillary building* per *lot*.
- 2) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.
- 3) *Ancillary buildings and structures* shall not be sited less than 3.0m from a *principal building* on the same *lot*.

6.1.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.



15340 Pacific Avenue

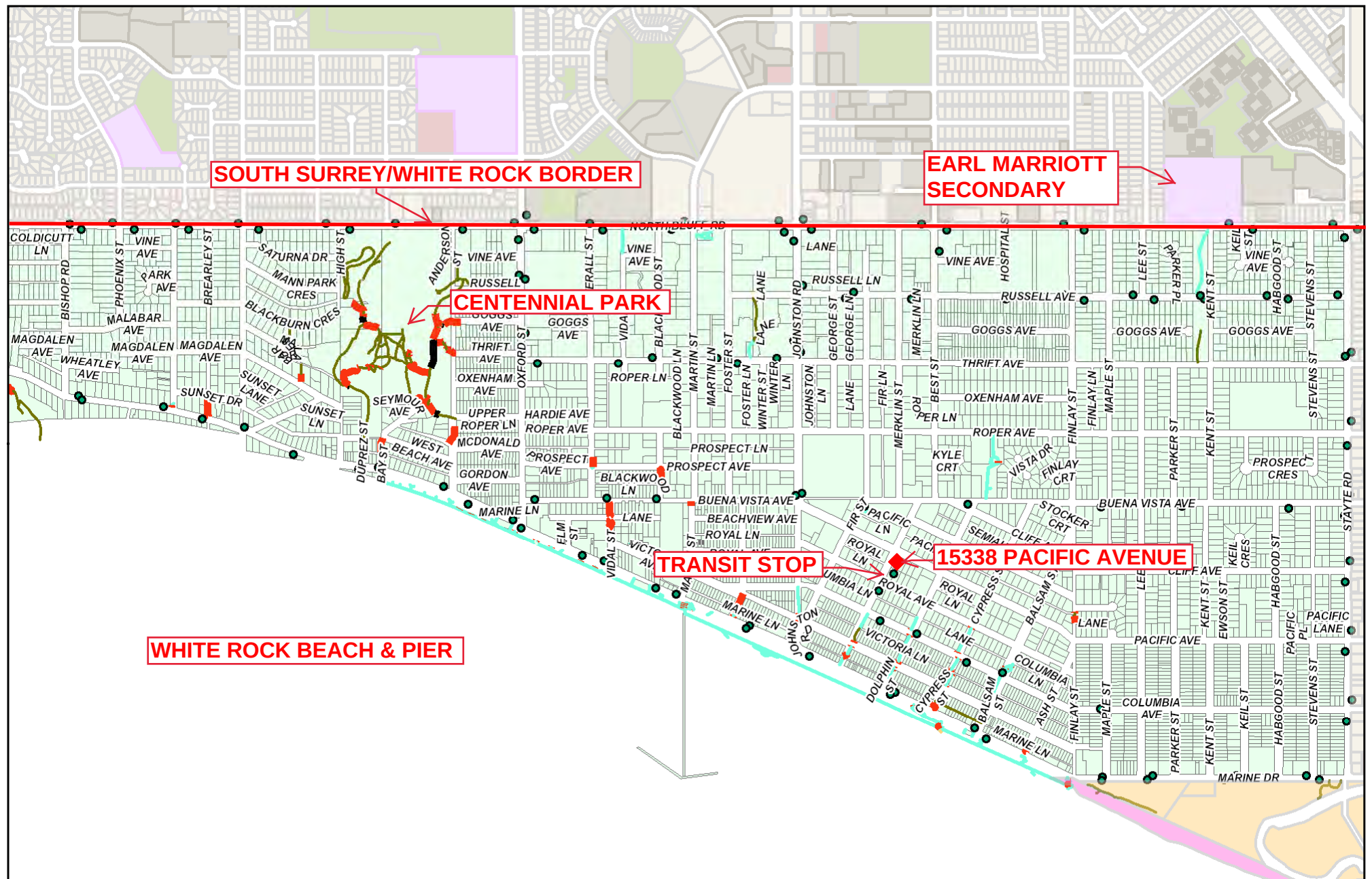
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Scale: 1:500



Map created on: 2017-10-30

WHITE ROCK
My City by the Sea!



15340 Pacific Avenue

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Scale: 1:15,000



Map created on: 2017-10-30

WHITE ROCK
My City by the Sea!

North Bluff Rd./ 16th Ave.



Legend

- Legend:

 - City Limits
 - Parks
 - Walkways
 - Streets
 - Heritage Marker
 - Trails



WHITE ROCK

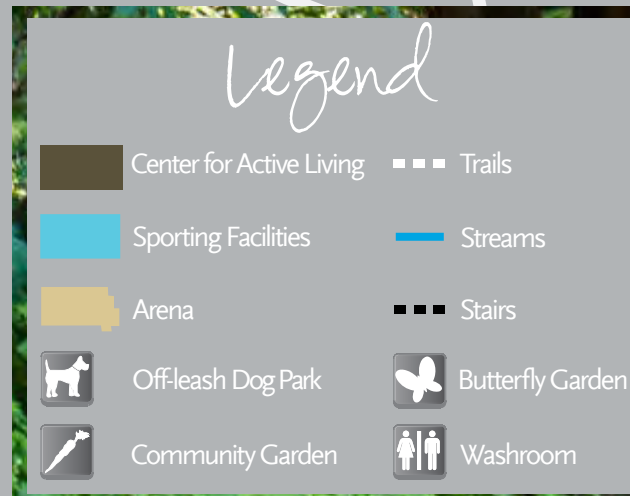
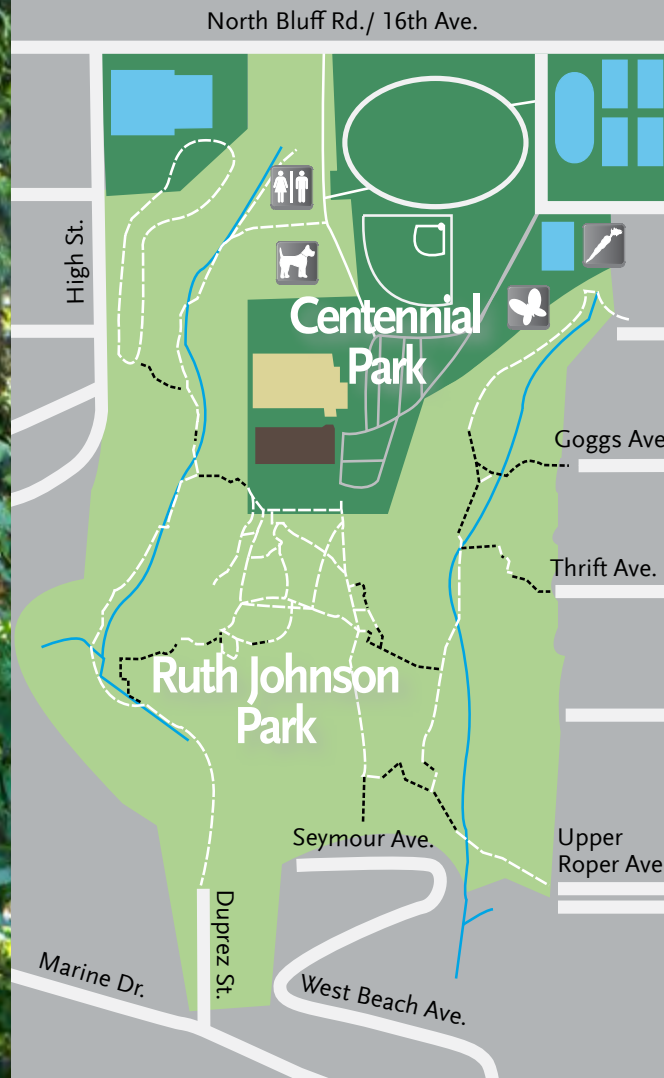
Our City by the Sea!

★ map is not to scale

City Parks

All parks are open from dawn to dusk

- 1 **Barge Park**
13689 Malabar Avenue
- 2 **Bayview Park**
14586 Marine Drive
- 3 **Bryant Park**
15150 Russell Avenue
- 4 **Centennial/Ruth Johnson Park**
14600 North Bluff Road
- 5 **Coldicutt Park**
14064 Marine Drive
- 6 **Davey Park**
1131 Finlay Street
- 7 **Dr. R.J. Allan Hogg Rotary Park**
15479 Buena Vista Avenue
- 8 **Emerson Park**
15707/15725 Columbia Avenue
- 9 **Gage Park**
15100 Columbia Avenue
- 10 **Goggs Park**
15497 Goggs Avenue
- 11 **Hodgson Park**
15050 North Bluff Road
- 12 **Maccaud Park**
1475 Kent Street
- 13 **Memorial Park**
15300 Block Marine Drive
- 14 **Stager Park**
15200 Columbia Avenue
- 15 **Totem Park**
15400 Block Marine Drive



City of White Rock Map

PARKS AND TRAILS

WHITE ROCK
City by the Sea!