



14046 MARINE DRIVE, WHITE ROCK \$1,895,000



# Beebe Cline

If it's important to You.... It's important to Me

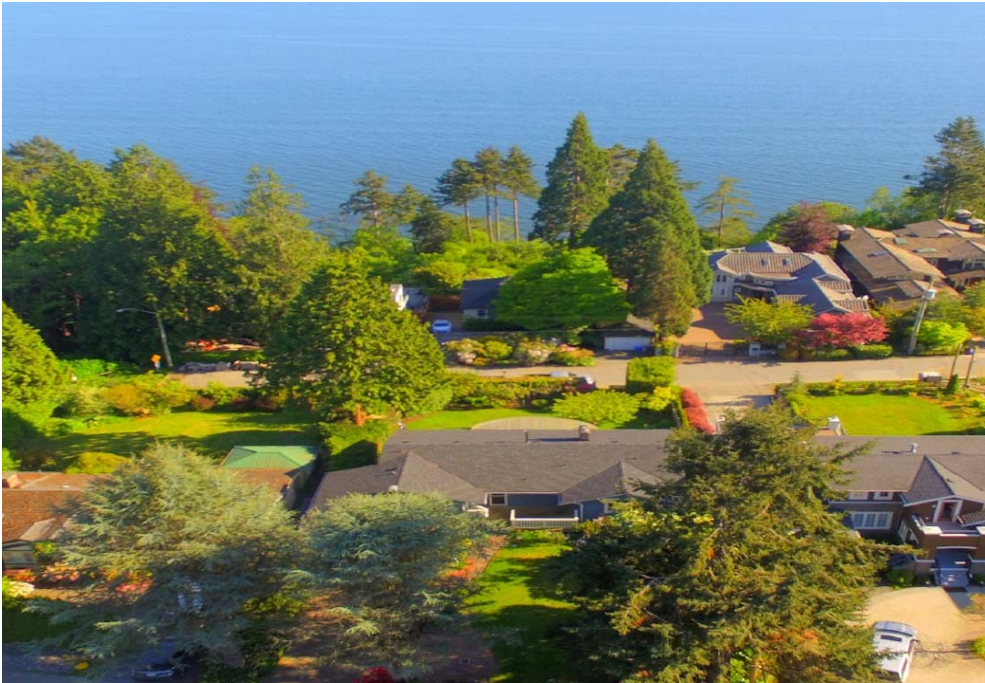


**HUGH & MCKINNON**  
REALTY  
ESTABLISHED 1909



Office: 604.531.1909 | Cell: 604.830.7458 | [bcline@shaw.ca](mailto:bcline@shaw.ca)  
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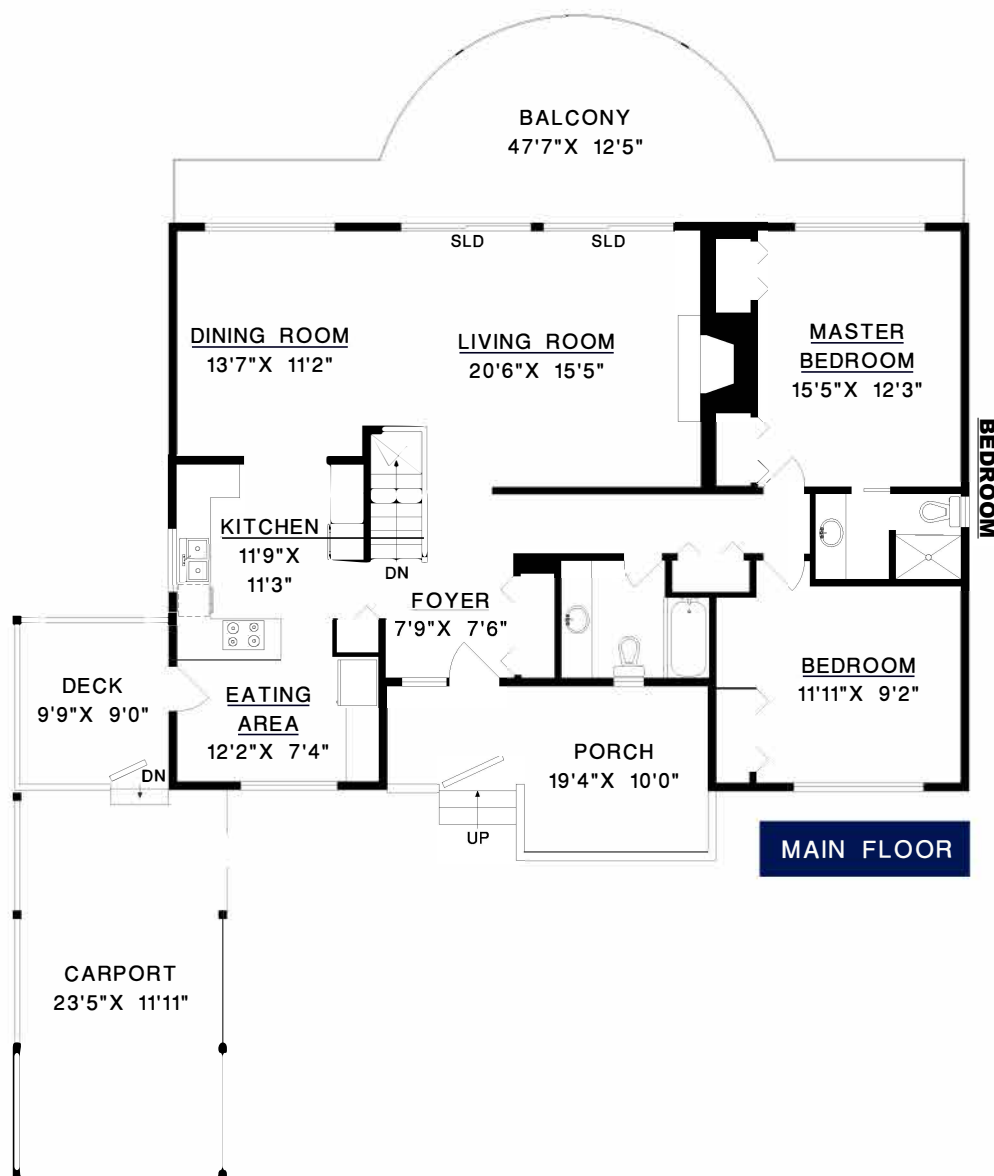
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**14046 MARINE DRIVE,  
WHITE ROCK B.C.**



MAIN FLOOR	1529	SQ. FT.
LOWER FLOOR	1744	SQ. FT.
<b>FINISHED AREA</b>	<b>3273</b>	<b>SQ. FT.</b>

CARPORT	290	SQ. FT.
BALCONY	330	SQ. FT.
DECK	88	SQ. FT.
PORCH	160	SQ. FT.



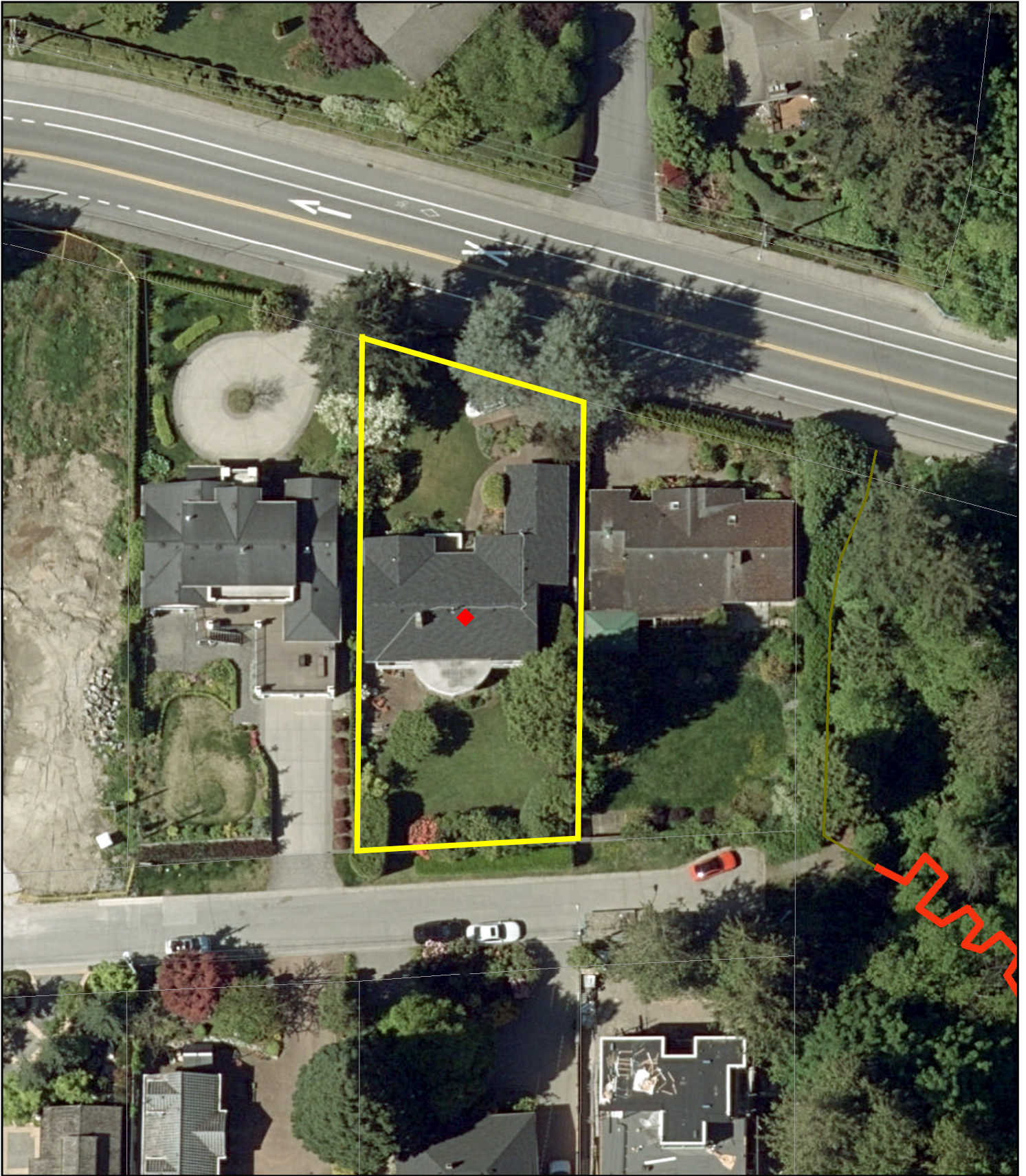
DRAWN BY: CN  
DATE: MAY 2018  
REVISED:





WROMS

# City of White Rock Mapping Online System



14046 Marine Drive

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at [cosmos.surrey.ca](http://cosmos.surrey.ca)

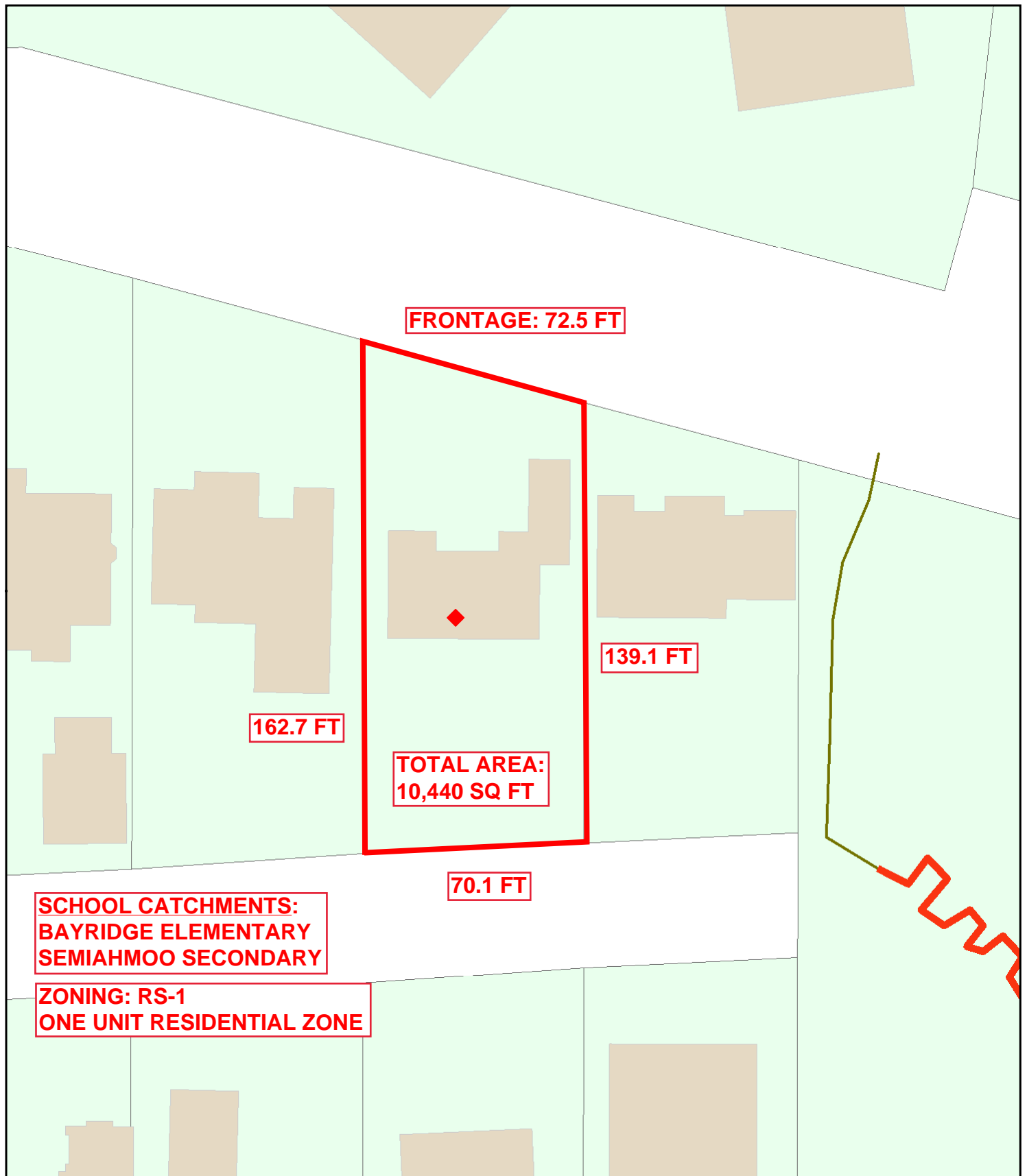


Scale: 1:500

Map created on:  
2018-05-07

**WHITE ROCK**  
*My City by the Sea!*





14046 Marine Drive







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Map created on: 2018-05-07



DRAINAGE TO STORM SEWER OR  
SULVERT PUMP OR GRAVITY.

THE CITY OF WHITE ROCK REGISTERED SURVEY REQUIRED.

PERMIT TO BUILD

Date July 20 1968

Dev. Permit No. \_\_\_\_\_ Permit No. 173

Owner A. C. Levinson

Location 14046 Marine Drive, W. R.  
Lot 0.79 acres ptn. NE 1/4 Sec 9 T1 R15312

Address n/a contractor

Block \_\_\_\_\_ Sec \_\_\_\_\_ T \_\_\_\_\_ Map \_\_\_\_\_

Architect \_\_\_\_\_

District 1 Fire Zone 1 Group 1 Type 1

Contractor Peterson Construction

Occupancy S. F. D.

Contractor's Address 11725 72nd Ave., N. Surrey.

Name of Project Dwelling and Carport

Description of Construction frame, siding and stucco Lot Size 72' x 139.9'

Size 34' x 14' Storeys 1 Rooms 7 Min. Yards: Front 25' R. Side 5' L. Side 5' Rear 25'

Basement Yes  
Footings 8" x 16"  
Columns as per code  
Beams as per code  
Stairways 6" x 10"  
Int. Partitions 2x4@16" o.c.  
Int. Finish drywall  
Int. Lath as per code  
Ceiling drywall  
Insulation 2" batts

	Basemt.	1st	2nd	Roof
Ext. Walls				<u>Shale</u>
Floors, Joists		<u>2x10@16" o.c.</u>	<u>2x6@12+16" o.c.</u>	
Live Loads			<u>2x6@16" o.c.</u>	<u>2x6@16" o.c.</u>

Gas Appliances <u>2</u>	Fire Protection <u>as per code</u>	Value - - \$ <u>21,000.00</u>
Plumbing Fixtures <u>11</u>	Chimney <u>as per code</u>	Permit Fee - \$ <u>35.50</u>
Heating <u>gas</u>	Fire Place <u>yes</u>	Water Rates - \$
Ventilation <u>as per code</u>	Plans Filed <u>yes</u>	Numbers - - \$
		Total Fees - \$ <u>35.50</u>

Owner or Authorized Agent S. Peterson

Building Inspector A. J. Enval

OVER

48



Remarks:

Ground in section footing required at Street side. 12/18

Joist hangers  
Scaffolding not complete  
Part for carpenter

Calculated for completely level 25' P

Frame not passed Oct 18/68

Frame passed October 25/68

Drainage to culvert passed  
water permit passed  
non-28/68

INSPECTED	CONDITION	INSPECTED	CONDITION	DATE OF INSPECTION
Front Yard		Insulation		1.
R. Side Yard		Rafters		2.
L. Side Yard		Roofing		3.
Rear Yard		Chimney		4.
Excavation		Fireplace		
Footings		Stucco Lath		1. <i>Inspected</i>
Foundation Walls		Plaster Lath		2. <i>Aug 16/68</i>
Columns		Exterior Finish		3. <i>Drain into Pass</i>
Beams		Plaster		4. <i>Aug 28/68</i>
Floor Joists		Stairs		5.
Ceiling Joists		Exits		6.
Bridging		Eav. Tr. & Down Spout		7.
Headers & Trimmers		Furnace Room		8.
Sub Floors		Toilet Clearance		Bldg. complete?
Studding		Attic Trap		Occupied
Bracing		Louvres		
Sheathing		Bathroom Vent		
Fire Stop				

Building Inspector

OVER



# BUILDING FACTORS

Roll No. 311

Date 4/11/69 Address 14046 MARINE DR.

311  
S OF A 0.73AC PTN NE 9 T.1

30647E  
13312

SIZE OF BUILDING \_\_\_\_\_ ft. x \_\_\_\_\_ ft. x \_\_\_\_\_ ft. = \_\_\_\_\_ Sq. Ft. || Cubic Ft. \_\_\_\_\_

Class 1-10 || Stories 1

Type: Single family ☒ Duplex \_\_\_\_\_ Row house \_\_\_\_\_

Conversion \_\_\_\_\_ Apartment \_\_\_\_\_ Other \_\_\_\_\_

Number of Rooms: Basement \_\_\_\_\_ Main floor \_\_\_\_\_

Second floor \_\_\_\_\_ Third floor \_\_\_\_\_ Fourth floor \_\_\_\_\_

Number of suites \_\_\_\_\_

Workmanship and Design good ☐

Irregularity Factor: Roof \_\_\_\_\_ Frame \_\_\_\_\_

Foundation: Wood posts, piers, or sills \_\_\_\_\_

Perimeter wall (Concrete ☒ Brick \_\_\_\_\_ Stone \_\_\_\_\_)

Exterior Wall: Stucco ☒ Shakes \_\_\_\_\_ ☐

Wood shingles \_\_\_\_\_ Asphalt shingles \_\_\_\_\_

Board and batten \_\_\_\_\_ Drop siding ☒ Painted \_\_\_\_\_

Tar-paper \_\_\_\_\_ Brick \_\_\_\_\_ Stone \_\_\_\_\_ Concrete block \_\_\_\_\_

Cinder block \_\_\_\_\_ Brick veneer \_\_\_\_\_ Stone veneer \_\_\_\_\_

Other \_\_\_\_\_

Roof: Gable ☒ Hip \_\_\_\_\_ Flat \_\_\_\_\_ Gambrel \_\_\_\_\_

Low pitch \_\_\_\_\_ Medium pitch ☒ High pitch \_\_\_\_\_

Number of dormers \_\_\_\_\_ Size \_\_\_\_\_ Quality \_\_\_\_\_

Roof Material: Tar-paper \_\_\_\_\_ Shakes ☒

Wood shingles \_\_\_\_\_ Asphalt shingles \_\_\_\_\_ Tar and gravel \_\_\_\_\_

Other \_\_\_\_\_

Chimney and (or) Fireplace: Two-flue ☒

One-flue, wall-bracket \_\_\_\_\_ One-flue, ground \_\_\_\_\_

Inside fireplace ☒ Outside chimney and fireplace \_\_\_\_\_

Other band of

Basement: Yes ☒ No \_\_\_\_\_ Full ☒ Partial ☐

Size \_\_\_\_\_ Concrete wall height 5.5 Frame wall height 2.5

Floor (Dirt \_\_\_\_\_ Wood \_\_\_\_\_ Concrete ☒ Area \_\_\_\_\_)

Basement Rooms: Fully partitioned ☐

Rumpus room \_\_\_\_\_ Size \_\_\_\_\_ Bedroom \_\_\_\_\_ Size \_\_\_\_\_

Floor (Concrete \_\_\_\_\_ Fir \_\_\_\_\_ Tile ☒ Hardwood \_\_\_\_\_)

Floor: Cheap Board WALL Flat-grain fir ☐

Edge-grain fir \_\_\_\_\_ Hardwood \_\_\_\_\_ Concrete slab \_\_\_\_\_

Linoleum ☒ Tile (Asphalt \_\_\_\_\_ Rubber \_\_\_\_\_ Cork \_\_\_\_\_)

Interior Finish: Unfinished \_\_\_\_\_ Boards ☐

Fibreboard \_\_\_\_\_ Plasterboard ☒ Painted \_\_\_\_\_ Plaster \_\_\_\_\_

Plywood \_\_\_\_\_ Wall-papered \_\_\_\_\_ Wainscoting \_\_\_\_\_

Other GRANITE FRONG (+1) 120

Interior Trim: Fir \_\_\_\_\_ Hardwood ☒

Remarks \_\_\_\_\_

Insulation: Ceilings \_\_\_\_\_ Walls ☒ Floors \_\_\_\_\_

Electrical: Nil \_\_\_\_\_ 110-volt \_\_\_\_\_ 220-volt ☒

Heating: Type A/C/H ☐

Firing method gas

Remarks \_\_\_\_\_

Plumbing: No plumbing \_\_\_\_\_ Toilet 3 Basin 3

Bath 2 Shower OT Kitchen sink ☒ H.W. tank ☒

Laundry tubs \_\_\_\_\_ Septic tank \_\_\_\_\_ Sewer \_\_\_\_\_ Well \_\_\_\_\_

Main ☒ Well-pump (Hand \_\_\_\_\_ Motor \_\_\_\_\_) ☐

Year assessed - 1969 || Assessed by - CRP

Projections	A	B
Class		
Square ft.		

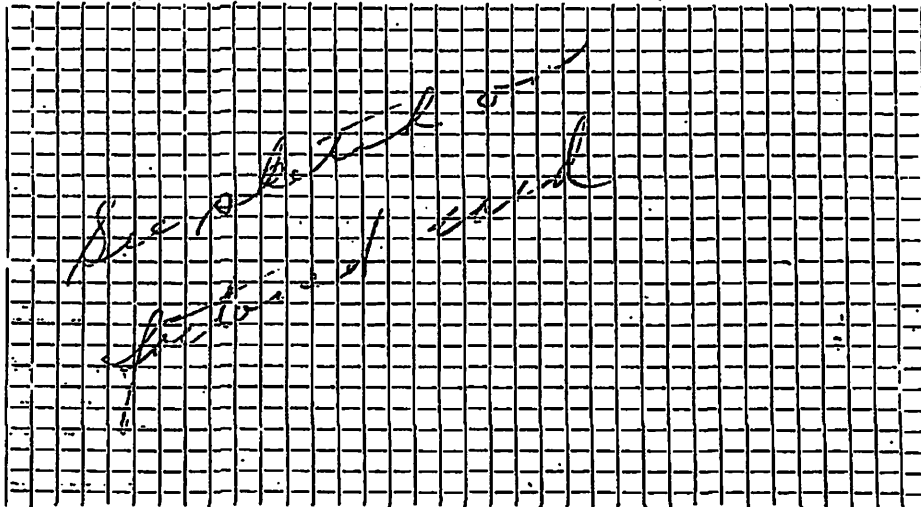
Porches	Type	Sq. Ft.
Open		
Glassed-in		

Attic or Half-story:	Sq. Ft.
Open _____ Closed <input type="checkbox"/>	
Stairway to _____	
Unfinished _____	
Finished _____	

Height of half-story stub wall \_\_\_\_\_  
Percentage of ground floor \_\_\_\_\_

Other Additions  
granite 120' @ 3.00  
clad & painted  
used good on backfill,  
high under wall  
392' @ 3.50  
balcony very good  
318' @ 4.00





### Depreciation & Obsolescence

Year Built 1968 Building Permit No. 173

Year Remodel \_\_\_\_\_ Permit Amount \$21,000

Effective Age \_\_\_\_\_ Water Connection \_\_\_\_\_

PHYSICAL

FUNCTIONAL

ECONOMIC

<i>Nil</i>		
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DEPRECIATED REPLACEMENT COST

TOTAL DEPRECIATION & OBSOLESCENCE

### Calculations

COST APPROACH	INCOME APPROACH	MARKET APPROACH
Sq. Ft. <u>1510</u>	NEW T.R.V. - \$ _____	C.M.V. \$ _____
Rate \$ <u>12.27</u>	A.R.V. - \$ _____	A.M.V. \$ _____
Basic \$ <u>18528</u>	G.I.M. - <u>X</u>	
<u>Growth</u> <u>360</u>	Cap. Value \$ _____	Less _____
<u>Rebates</u> <u>800</u>	Less _____	Less _____
<u>Upst. Notice</u> <u>1372</u>		
<u>Balance</u> <u>1392</u>		
<u>22452</u>	Less _____	Less _____
	Residue \$ _____	Residue \$ _____
	Adjuster % _____	Adjuster % _____
L.A.F. _____		
\$ _____	\$ _____	\$ _____
\$ _____	± % _____	± % <u>600</u>

C.A. \$ \_\_\_\_\_ ± I.A. % \_\_\_\_\_ ± M.A. % \_\_\_\_\_ = ASSESSED VALUE \$ 11,230

*1970 Complete add \$4730 (H)*



## 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 <sup>2</sup> (4,994.6ft <sup>2</sup> )

#### 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 2<sup>nd</sup> storey for a *principal building* shall not exceed 80% of the footprint for the 1<sup>st</sup> 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:

<b>Setback</b>	<b>Principal Building</b>	<b>Ancillary Buildings and Structures</b>
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.

## WHITE ROCK BEACHES

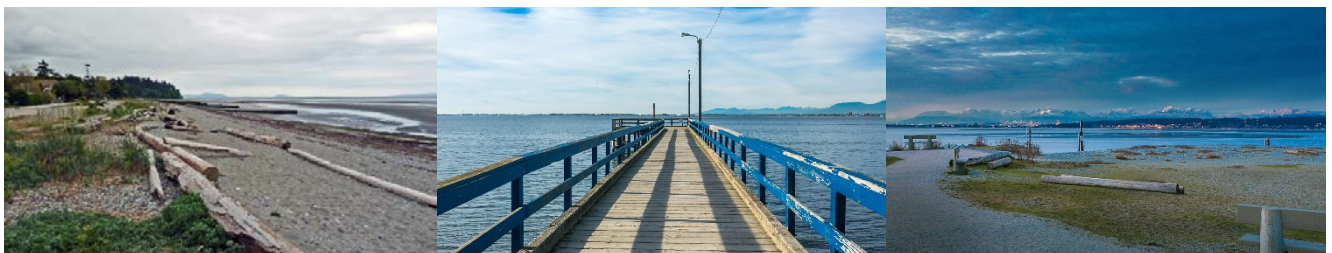
**White Rock Beach** is located just two miles north of the US border and only 35 minutes south of the City of Vancouver, BC. White Rock is known for its sandy beaches, stunning sunsets and fair weather. The 1,500 ft. long White Rock pier is a favorite destination spot for tourists and residents, and the 2.5km long beach promenade promises strollers a refreshing walk and connects west beach and east beach at the ocean's side. West Beach is the hip and trendy Laguna Beach of the lower mainland, with ocean view bistros, fine restaurants, live music waterfront musicians, artists and fabulous shopping that extend along Marine Drive.



**East Beach** is the closest White Rock Beach to the US border with both the Semiahmoo Park and Reserve as its neighbors. East Beach is the quieter side of White Rock and has a familial ambiance that appeals to the young and old alike. You may enjoy fish & chips on the beach, visit Marine Drive shops and galleries or dine in at one of many White Rock restaurants.



**Crescent Beach** in nearby South Surrey, is located at the end of Crescent Road near the northern end of Semiahmoo Bay and the mouth of the Nicomekl River'. This beach has a more rustic, natural feel with a graveled seaside promenade, quaint ocean side homes, and a variety of bistros that will please most every palate. **Crescent Rock Naturist Beach** is just South of Crescent Beach. You walk past the 101 steps metal staircase (West end of 24th Ave) until you get to the Crescent Rock Boulder. It's like the White Rock, but a little smaller, only 120 tonnes! Just past this point and for the next 200m is Crescent Rock Naturist Beach.





North Bluff Rd./ 16th Ave.



## Legend

- Legend:

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



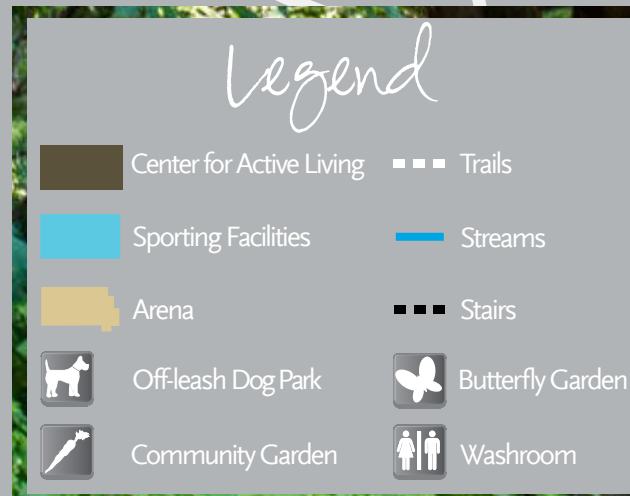
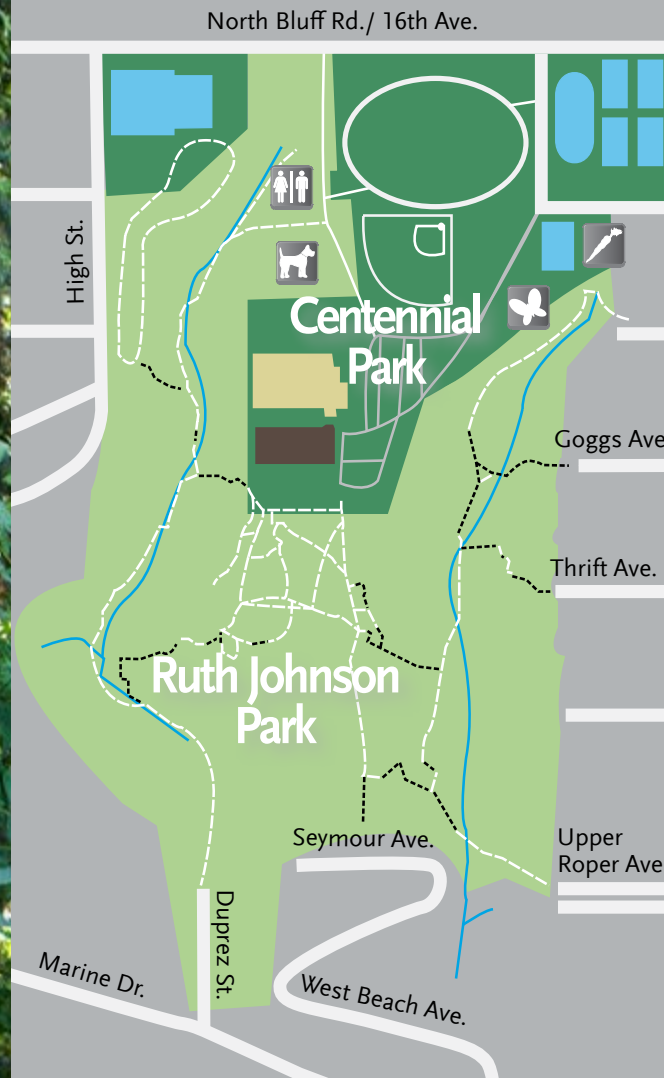
**WHITE ROCK**  
*Our City by the Sea!*

★ 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!*



### SOUTH SURREY/WHITE ROCK SCHOOL RANKINGS 2017/2018

	Elementary Schools	Public/Private	2017/18 Ranking	Ranking in the Most Recent 5 Yrs.	2017/18 Rating
1	Ocean Cliff Elementary	Public	143/955	164/805	7.6/10
2	Laronde Elementary	Public	170/955	177/805	7.4/10
3	Semiahmoo Trail Elementary	Public	181/955	106/805	7.3/10
4	Chantrell Creek Elementary	Public	181/955	116/805	7.3/10
5	Bayridge Elementary	Public	215/955	116/805	7.1/10
6	Ray Shepherd Elementary	Public	215/955	232/805	7.1/10
7	Rosemary Heights Elementary	Public	237/955	140/805	7.0/10
8	Crescent Park Elementary	Public	285/955	177/805	6.8/10
9	Morgan Elementary	Public	311/955	130/805	6.7/10
10	South Meridian Elementary	Public	311/955	316/805	6.7/10
11	Sunnyside Elementary	Public	482/955	385/805	5.9/10
12	H.T. Thrift Elementary	Public	512/955	429/805	5.8/10
13	Peace Arch Elementary	Public	567/955	359/805	5.6/10
14	White Rock Elementary	Public	567/955	402/805	5.6/10
15	Pacific Heights Elementary	Public	844/955	508/805	3.9/10
16	Jessie Lee Elementary	Public	868/955	541/805	3.6/10
	<b>Private Schools</b>		<b>2017/18 Ranking</b>		
1	Southridge	Private	24/955	12/805	9.7/10
2	Star of the Sea	Private	55/955	28/805	9.0/10
3	White Rock Christian	Private	143/955	130/805	7.6/10
	<b>Secondary Schools</b>		<b>2017/18 Ranking</b>		
1	Semiahmoo Secondary	Public	30/251	26/240	7.8/10
2	Earl Marriott Secondary	Public	66/251	75/240	6.9/10
3	Elgin Park Secondary	Public	93/251	48/240	6.5/10