











Presented by:  
**Beebe Cline - PREC**

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



**Active**  
**R2332760**

Board: F  
1/2 Duplex

**15274 ROYAL AVENUE**

South Surrey White Rock  
White Rock  
V4B 1M6

Residential Attached

**\$1,498,000** (LP)

(SP)



Sold Date: Frontage (feet): **40.00** Original Price: **\$1,498,000**  
Meas. Type: **Feet** Frontage (metres): **12.19** Approx. Year Built: **2002**  
Depth / Size (ft.): **137** Bedrooms: **3** Age: **17**  
Lot Area (sq.ft.): **3,439.00** Bathrooms: **3** Zoning: **RT1**  
Flood Plain: **No** Full Baths: **3** Gross Taxes: **\$7,110.13**  
Council Apprv?: **No** Half Baths: **0** For Tax Year: **2018**  
Exposure: **South** Maint. Fee: **\$0.00** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **025-622-803**  
Mgmt. Co's Name: **co managed w/the 2 owners** Tour: **Virtual Tour URL**  
Mgmt. Co's Phone:  
View: **Yes: Panoramic Ocean View**  
Complex / Subdiv: **White Rock City Central**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

|                                                            |                                      |                                                      |                                    |
|------------------------------------------------------------|--------------------------------------|------------------------------------------------------|------------------------------------|
| Style of Home: <b>3 Storey</b>                             | Total Parking: <b>6</b>              | Covered Parking: <b>2</b>                            | Parking Access: <b>Front, Lane</b> |
| Construction: <b>Frame - Wood</b>                          | Parking: <b>Garage; Double, Open</b> |                                                      | Locker: <b>N</b>                   |
| Exterior: <b>Hardi Plank</b>                               |                                      |                                                      | Dist. to School Bus: <b>1</b>      |
| Foundation: <b>Concrete Perimeter</b>                      |                                      |                                                      | Total Units in Strata: <b>2</b>    |
| Rain Screen: <b>Full</b>                                   | Reno. Year:                          | Dist. to Public Transit: <b>1</b>                    |                                    |
| Renovations:                                               | R.I. Plumbing: <b>No</b>             | Units in Development: <b>2</b>                       |                                    |
| Water Supply: <b>City/Municipal</b>                        | R.I. Fireplaces: <b>1</b>            | Title to Land: <b>Freehold Strata</b>                |                                    |
| Fireplace Fuel: <b>Gas - Natural</b>                       |                                      | Property Disc.: <b>Yes</b>                           |                                    |
| Fuel/Heating: <b>Electric, Heat Pump</b>                   |                                      | Fixtures Leased: <b>No</b>                           |                                    |
| Outdoor Area: <b>Balcny(s) Patio(s) Dck(s), Sundeck(s)</b> |                                      | Fixtures Rmvd: <b>No</b>                             |                                    |
| Type of Roof: <b>Tile - Concrete, Torch-On</b>             |                                      | Floor Finish: <b>Hardwood, Tile, Wall/Wall/Mixed</b> |                                    |

Maint Fee Inc:  
Legal: **PL BCS293 LT 2 LD 36 SEC 11 TWP 1. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**  
Amenities: **Air Cond./Central, Guest Suite, Sauna/Steam Room, Storage**

Site Influences: **Central Location, Lane Access, Marina Nearby, Paved Road, Recreation Nearby, Shopping Nearby**  
Features: **Air Conditioning, Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Jetted**

| Floor | Type           | Dimensions   | Floor | Type        | Dimensions   | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|-------------|--------------|-------|------|------------|
| Above | Kitchen        | 15'6 x 13'11 | Below | Kitchen     | 12'8 x 10'   |       |      | x          |
| Above | Dining Room    | 12'1 x 10'4  | Below | Living Room | 12'8 x 12'10 |       |      | x          |
| Above | Living Room    | 17'3 x 9'4   | Below | Bedroom     | 15'9 x 12'8  |       |      | x          |
| Above | Pantry         | 6' x 4'      | Below | Office      | 10'4 x 10'7  |       |      | x          |
| Above | Bedroom        | 12'6 x 10'   | Below | Office      | 14'3 x 9'10  |       |      | x          |
| Main  | Master Bedroom | 14'10 x 13'9 | Below | Utility     | 16'7 x 6'1   |       |      | x          |
| Main  | Walk-In Closet | 9'11 x 6'    |       |             |              |       |      | x          |
| Main  | Office         | 13' x 9'11   |       |             |              |       |      | x          |
| Main  | Laundry        | 8'8 x 7'6    |       |             |              |       |      |            |
| Main  | Foyer          | 8'10 x 5'8   |       |             |              |       |      |            |

|                                              |                                       |                         |                       |      |       |             |          |                             |
|----------------------------------------------|---------------------------------------|-------------------------|-----------------------|------|-------|-------------|----------|-----------------------------|
| Finished Floor (Main): <b>970</b>            | # of Rooms: <b>16</b>                 | # of Kitchens: <b>2</b> | # of Levels: <b>3</b> | Bath | Floor | # of Pieces | Ensuite? | Outbuildings                |
| Finished Floor (Above): <b>999</b>           | Crawl/Bsmt. Height:                   |                         |                       | 1    | Above | 3           | No       | Barn:                       |
| Finished Floor (Below): <b>1,394</b>         | Restricted Age:                       |                         |                       | 2    | Main  | 5           | Yes      | Workshop/Shed:              |
| Finished Floor (Basement): <b>0</b>          | # of Pets: <b>NR</b>                  | Cats:                   | Dogs:                 | 3    | Below | 3           | No       | Pool:                       |
| Finished Floor (Total): <b>3,363 sq. ft.</b> | # or % of Rentals Allowed:            |                         |                       | 4    |       |             |          | Garage Sz: <b>20'1x18'3</b> |
|                                              | Bylaws: <b>No Restrictions</b>        |                         |                       | 5    |       |             |          | Door Height:                |
| Unfinished Floor: <b>0</b>                   |                                       |                         |                       | 6    |       |             |          |                             |
| Grand Total: <b>3,363 sq. ft.</b>            | Basement: <b>Full, Fully Finished</b> |                         |                       | 7    |       |             |          |                             |
|                                              |                                       |                         |                       | 8    |       |             |          |                             |

Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

**Duplex 3,485 sqft on three floors w/ 450 sqft ocean view balconies. Revenue stream monthly \$3,700. Happy tenants on month-to-month. Excellent ocean view on a quiet street located in uptown White Rock. Great transit connections close to schools, walk to all shopping & services. Home has attached dbl garage w/ parking envelope for 2 more on Royal Ave & bonus lane access w/ 3 open parking behind. Full digital brochure available showing revenue stream, video tour & floor plan. This is an excellent holding property for \$ revenue stream, retirement downsizing or multi generational living situation w/ walk-out 1,400 sqft lower level, also for young family w/ school age children and close to all the amenities and beach life. PRICED WELL PRICED TO SELL!**



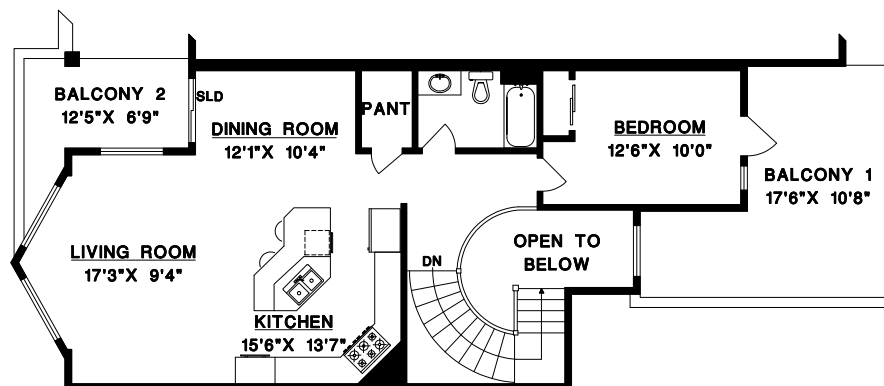
## BEEBE CLINE

BUS: 604-531-1909

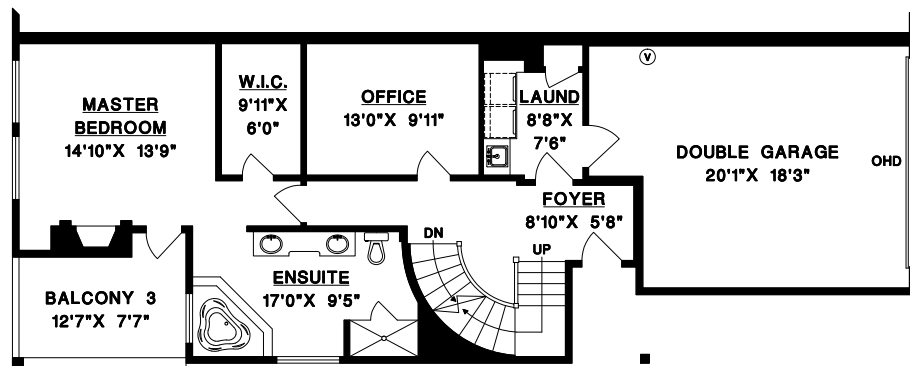
CEL: 604-830-7458

[www.whiterocklifestyles.com](http://www.whiterocklifestyles.com)

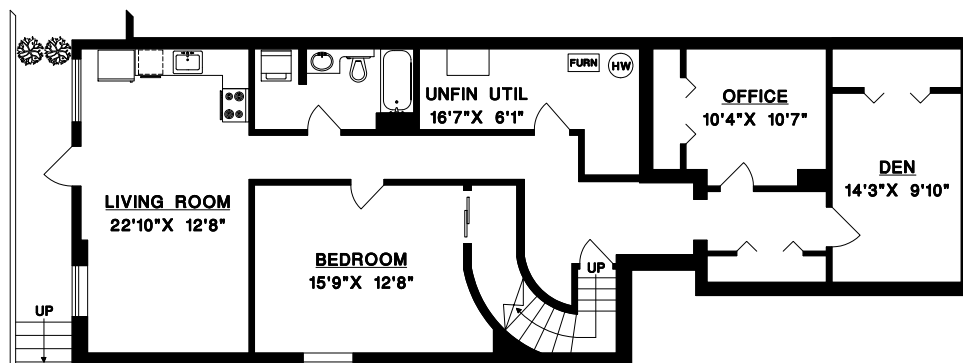
15274 ROYAL AVENUE,  
WHITE ROCK, B.C.



UPPER FLOOR



MAIN FLOOR



LOWER FLOOR

|               |      |         |
|---------------|------|---------|
| UPPER FLOOR   | 999  | SQ. FT. |
| MAIN FLOOR    | 970  | SQ. FT. |
| LOWER FLOOR   | 1394 | SQ. FT. |
| FINISHED AREA | 3363 | SQ. FT. |
| UNFINISHED    | 122  | SQ. FT. |
| TOTAL AREA    | 3485 | SQ. FT. |

|           |     |         |
|-----------|-----|---------|
| GARAGE    | 445 | SQ. FT. |
| BALCONY 1 | 238 | SQ. FT. |
| BALCONY 2 | 97  | SQ. FT. |
| BALCONY 3 | 113 | SQ. FT. |



1" = 8"  
SCALE

DRAWN BY: CN  
DATE: JANUARY 2019  
REVISED:



| 15274 ROYAL AVENUE          |                       |                     |                   |                     |
|-----------------------------|-----------------------|---------------------|-------------------|---------------------|
|                             |                       |                     |                   |                     |
| <b>PROPERTY COST</b>        |                       | <b>Amount</b>       |                   |                     |
| List Price                  |                       | \$ 1,498,000.00     |                   |                     |
| <b>REVENUE</b>              |                       | <b>Monthly Rent</b> | <b>Monthly</b>    | <b>Yearly</b>       |
| Suite 1 (Upstairs)          |                       | \$2,050.00          |                   |                     |
| Suite 2 (Downstairs)        |                       | \$1,650.00          |                   |                     |
| Total Revenue               |                       |                     | \$3,700.00        | \$44,400.00         |
| <b>EXPENSES</b>             | <b>Monthly/Yearly</b> | <b>Amount</b>       | <b>Monthly</b>    | <b>Yearly</b>       |
| Property Taxes              | Y                     | \$7,110.13          | \$592.51          | \$7,110.13          |
| Insurance                   | Y                     | \$2,000.00          | \$166.67          | \$2,000.00          |
| Hydro                       | Y                     | \$2880.00           | \$240.00          | \$2880.00           |
| Gas                         | Y                     | \$600.00            | \$50.00           | \$600.00            |
| Water                       | Y                     | \$480.00            | \$40.00           | \$480.00            |
| Building Maintenance        |                       | 5%                  | \$185.00          | \$2,220.00          |
| Vacancy Allowance           |                       | 1%                  | \$37.00           | \$444.00            |
| <b>TOTAL EXPENSES</b>       |                       |                     | <b>\$1,311.18</b> | <b>\$ 15,734.13</b> |
| <b>THE MATH</b>             |                       |                     | <b>Monthly</b>    | <b>Yearly</b>       |
| <b>NET OPERATING INCOME</b> |                       |                     | <b>\$2,388.82</b> | <b>\$ 28,665.87</b> |

\* Montly rental income and expenses are based on estimated figures only and should be verified by your own Rental Agent

not to be used to define boundaries

scale 1:200  
METRES

Survey Certificate  
for

LOT 1 BLOCK 32 SECTION  
11, TPI PLAN 2525 NW10

1106 FIR STREET  
WHITE ROCK

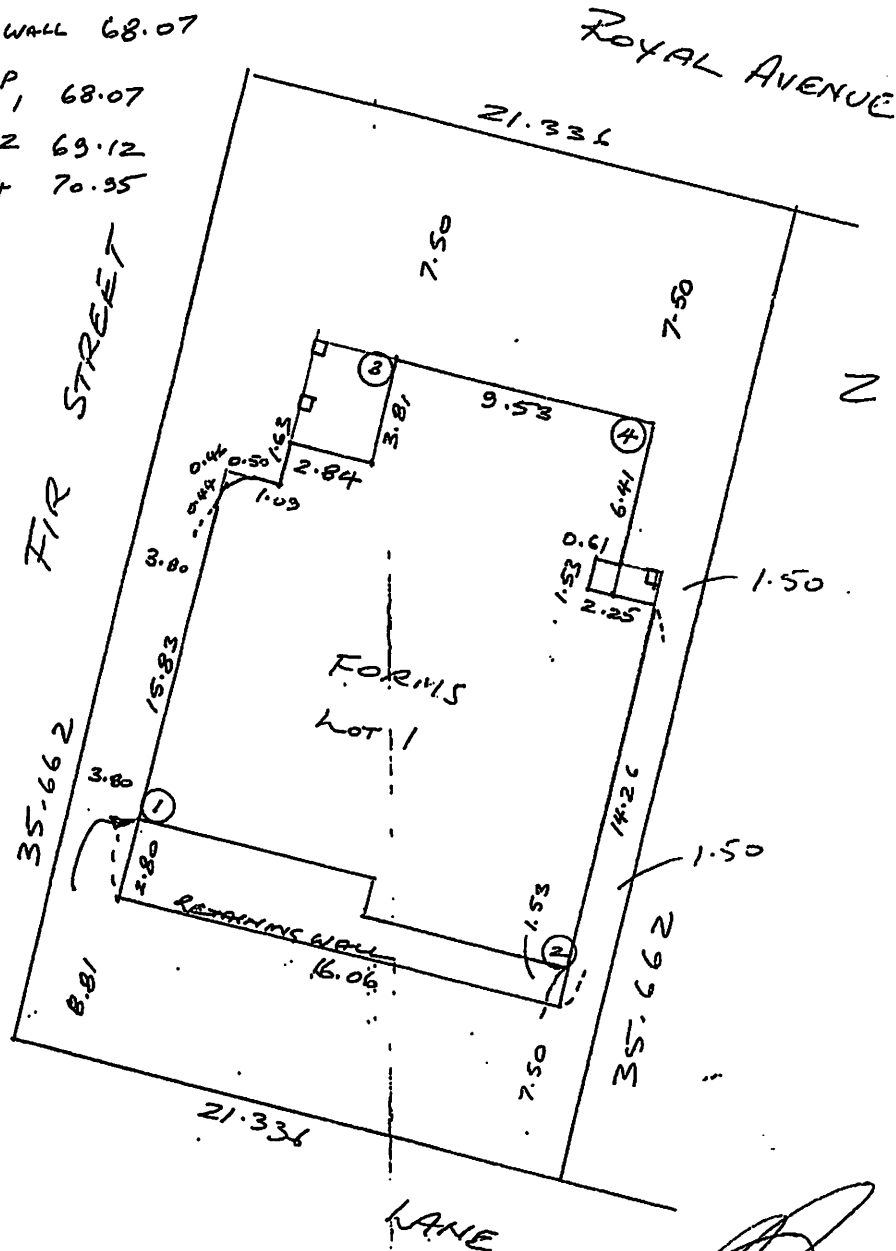
ELEVATIONS:

CURB WALL 68.07

POUR STRIP 1 68.07

2 69.12

3+4 70.35



© C. James B.C.L.S. 2002

Christopher J. James  
British Columbia Land Surveyor  
2822 Gordon Avenue  
Surrey B.C. V4A 3J4  
604-535-3261

certified correct

this day of JUNE 2002  
B.C.L.S.

this document is not valid unless originally signed and sealed

file 2784



THE CORPORATION OF THE CITY OF WHITE ROCK

DEPARTMENT OF PERMITS & LICENCES  
15322 Buena Vista Avenue, White Rock, B.C. V4B 1Y6

City Hall,  
White Rock, B.C.  
Tel. No.: 541-2136  
Fax. No.: 541-2153

# Inspection Report

NAME: [REDACTED] PERMIT No. 02058  
ADDRESS: 15272-74 ROYAL SHEET No. 1  
TYPE OF INSPECTION: re. final DATE: Oct 30/03  
AREA OF INSPECTION:

building final / occupancy  
- approved

SIGNATURE: \_\_\_\_\_ INSPECTOR: [Signature]  
DATE: \_\_\_\_\_

Please sign this form when the work is completed and return to the above department.

# THE CORPORATION OF THE CITY OF WHITE ROCK - SUBTRADES LIST

NAME OF CONTRACTOR: Stewart Developments PHONE #: 604-525-4031  
 JOB ADDRESS: 15274- Royal 15272 Royal  
 PERMIT #: 02058 DATE OF ISSUE: April 2002  
 TYPE OF CONSTRUCTION: Apartment

| TRADE (SUB)                   | SUB-CONTRACTOR        | ADDRESS                 | PHONE #      |
|-------------------------------|-----------------------|-------------------------|--------------|
| EXCAVATING                    |                       |                         |              |
| CONCRETE FOUNDATIONS          | Foundations only      | Langley                 | 611 8338     |
| DRAIN TILE/SEWER              | KP Enterprises        | 17968 24th Surrey       | 604 511      |
| FRAMING                       | Stewart Developments  | 15274 - Royal           | 604 511      |
| MASONRY - GLASS BLOCK         | Tile Connection       | 15249-62 Stv.           | 604 551-2446 |
| ROOFING                       | Claymore Roofing      | 17640-28 Langley        | 533-5456     |
| ROOFING FLASHING              | On-site Metals        | 6282-Rosewood Delta     | 543-8622     |
| INSULATION                    | Ensolite Pro          |                         |              |
| RE-BAR PLACEMENT              |                       |                         |              |
| PLUMBING                      | KM Plumbing           | Malabar White Rock      | 536-9614     |
| ELECTRICAL                    | Jim Frith             |                         | 290-4850     |
| DAMP-PROOFING                 | White Rock Forms      | Super seal              | 576-6465     |
| DRYWALL Installer             | Stewart Dev.          |                         | -8170        |
| DRYWALL Taper                 | Stewart Dev.          |                         |              |
| TEXTURED CEILING              |                       |                         |              |
| STUCCO APPLICATION            |                       |                         |              |
| STUCCO WIRE                   |                       |                         |              |
| PLUMBER                       |                       |                         |              |
| VINYL DECKING                 | Decking               | Langley                 | 530-0050     |
| VESTERIOR FINISH              | Stewart               |                         |              |
| GAS FITTER                    | Valley Gas            | Box 97 Yarrow BC        | 823-4964     |
| FENCING                       |                       |                         |              |
| ELEVATOR INTALLER             | Motor Lift            | 1385 North Van.         | 986 7024     |
| SPRINKLER SYSTEM              |                       |                         |              |
| HEATING/VENTILATION INSTALLER | Valley Gas            |                         | 823-4964     |
| POOL CONTRACTOR               |                       |                         |              |
| IRRIGATION SYSTEM             | Heartwood             |                         | 541-1166     |
| AIR CONDITIONER INSTALLER     |                       |                         |              |
| VINYL SIDING/WOOD SIDING      |                       |                         |              |
| GUTTERS-DOWNSPIPES            | Weatherguard          | RR12 2175-18451 Surrey  | 574-1985     |
| SOFFITS                       | Stewart Dev.          |                         |              |
| SKYLIGHTS Installer           |                       |                         |              |
| CARPETING Installer           | Stewart Dev           |                         |              |
| CABINET Installer             | Grand M'Care          |                         | 880-0153     |
| Countertop Installer          |                       |                         |              |
| INTERIOR FINISH-CARPENTER     | Stewart Dev           |                         |              |
| CLOSETS                       | Stewart Dev.          |                         |              |
| SHOWER ENCLOSURE              | Stewart Dev.          |                         |              |
| CERAMIC TILE                  | Tile Connection       |                         | 551-2446     |
| PAINTING                      | Stewart               |                         |              |
| FIREPLACE                     | Ever Delco Fireplace  | 20679 No 10 Hwy Langley | 530 2166     |
| VACUUM SYSTEMS                | Biddle combs          |                         | 589-4181     |
| GUARD RAILS-EXTERIOR          |                       |                         |              |
| GUARD RAILS-INTERIOR          | Nu Built Precision    | #3 20475-62 rd.         | 533-8266     |
| INTERCOMS/SECURITY            | Biddle combs          |                         |              |
| AUDIO VISUAL SYSTEM           | as above              |                         |              |
| SPRINKLER SYSTEMS             | Rainbow Paving        |                         | 589-2820     |
| BLACKTOP/PAVING               | "                     |                         |              |
| LANDSCAPING                   | Heartwood landscaping |                         | 541-1166     |

NOTE: TO BE COMPLETED IN FULL AND RETURNED TO THE PERMITS & LICENCES DEPARTMENT BEFORE FINAL INSPECTION FOR OCCUPANCY APPROVAL.

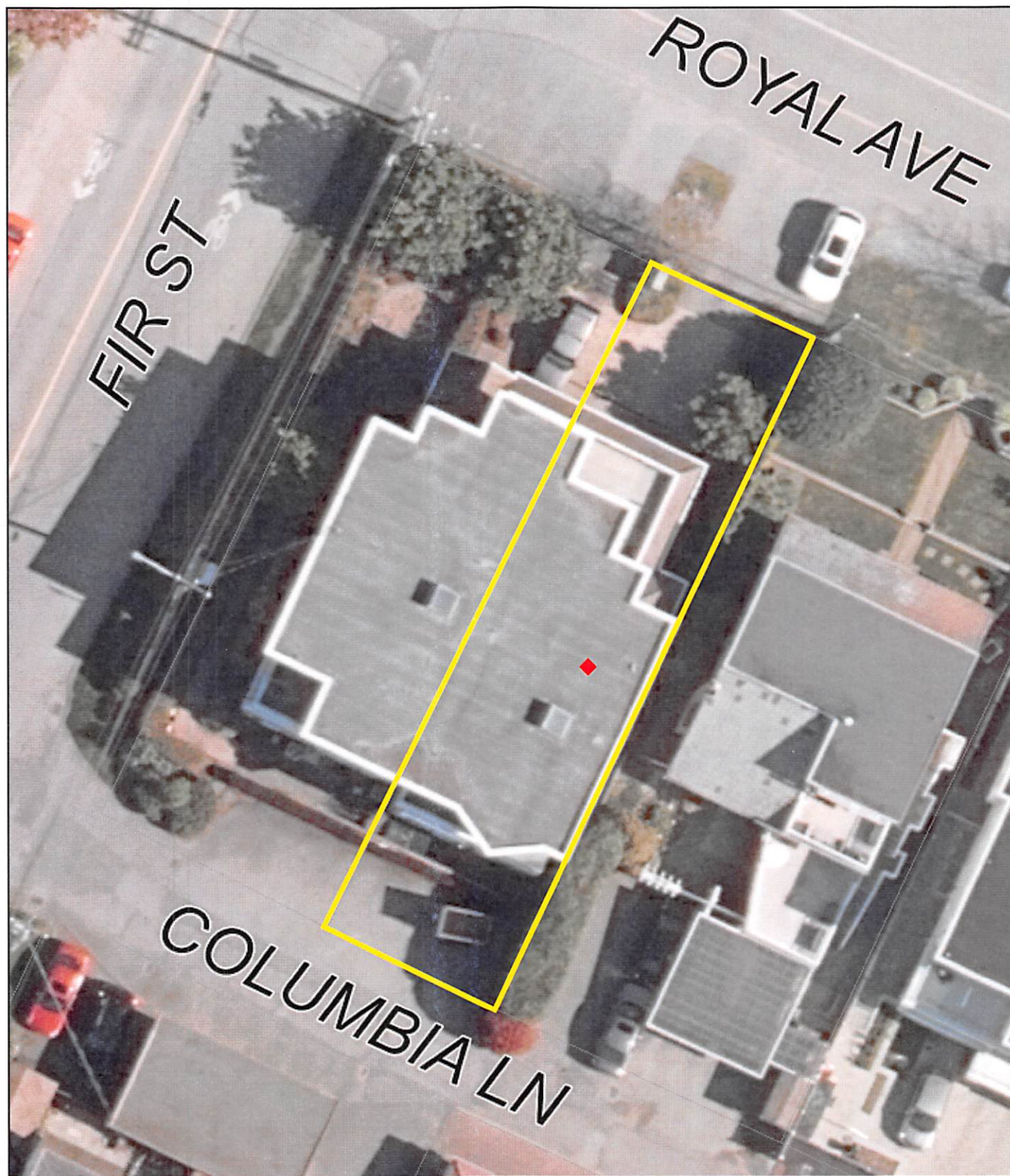
THE ABOVE INFORMATION IS TRUE & CORRECT TO THE BEST OF MY/OUR BELIEF.

SIGNED: [Signature]  
 FOR: Stewart Developments  
 BUILDING CONTRACTOR



WROMS

City of White Rock Mapping Online System



15274 Royal Avenue

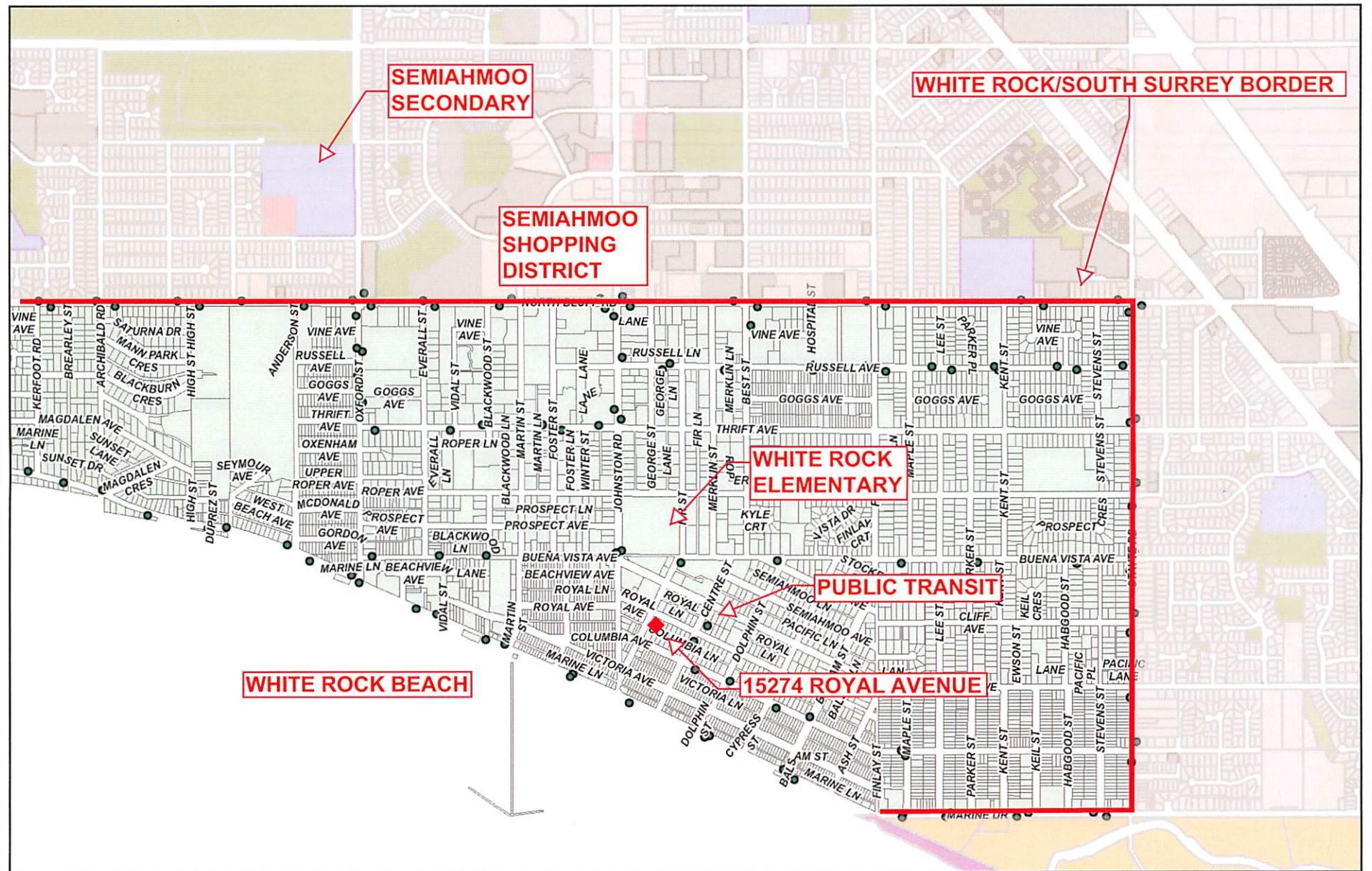
The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and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



Scale: 1:250

Map created on:  
2018-12-09

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



15274 Royal Avenue

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Scale: 1:16,000



Map created on: 2018-12-09

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

## 6.10 RT-1 Two Unit (Duplex) Residential Zone

The intent of this zone is to accommodate a two unit residential (duplex) use on *fee-simple lots* with 742.0m<sup>2</sup> (7,986.82ft<sup>2</sup>) or greater *lot area*.

### 6.10.1 Permitted Uses:

- 1) a *one-unit residential* use; or
- 2) a *two-unit residential* use;  
in conjunction with not more than one (1) of the following accessory uses per *dwelling unit*:
  - a) an *accessory home occupation* in accordance with the provisions of Section 5.3.
  - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
- 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* or *lot width*, a *one-unit residential* use only is permitted in accordance with the provisions of Section 6.1.
- 5) notwithstanding the above, *accessory registered secondary suites* are not permitted within a *two-unit residential* use that has been subdivided in accordance with the Strata Property Act.

### 6.10.2 Lot Size:

- 1) Minimum *lot width*, *lot depth* and *lot area* in the RT-1 zone are as follows:

|           |                                                |
|-----------|------------------------------------------------|
| Lot width | 18.0m (59.04ft)                                |
| Lot depth | 30.5m (100.4ft)                                |
| Lot area  | 742.0m <sup>2</sup> (7,986.82ft <sup>2</sup> ) |

### 6.10.3 Lot Coverage:

- 1) Maximum *lot coverage* per fee-simple lot is 45%.

### 6.10.4 Floor Area:

- 1) Maximum *residential gross floor area* shall not exceed 0.5 times the *lot area*.

### 6.10.5 Building Heights:

- 1) *Principal buildings* shall not exceed a *height* of 7.7m (25.26ft).
- 2) *Ancillary buildings* and *structures* shall not exceed a *height* of 5.0m.

### 6.10.6 Minimum Setback Requirements:

- 1) *Principal buildings* and *ancillary buildings* and *structures* in the RT-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 abutting a lane            | 7.5m (24.61ft)            | 3.8m (12.47ft)                            |
| 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                   | 3.8m (12.47ft)            | 3.8m (12.47ft)                            |

**6.10.7 Ancillary Buildings and Structures:**

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.10.5 and 6.10.6 above, the following also applies:

- 1) there shall be not more than one *ancillary building* per *fee-simple 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 located closer than 3.0m (9.85ft) to a *principal building*.

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

## 6.10 RT-1 Two Unit (Duplex) Residential Zone

The intent of this zone is to accommodate a two unit residential (duplex) use on *fee-simple lots* with 742.0m<sup>2</sup> (7,986.82ft<sup>2</sup>) or greater *lot area*.

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### 6.10.4 Floor Area:

- 1) Maximum *residential gross floor area* shall not exceed 0.5 times the *lot area*.

### 6.10.5 Building Heights:

- 1) *Principal buildings* shall not exceed a *height* of 7.7m (25.26ft).
- 2) *Ancillary buildings* and *structures* shall not exceed a *height* of 5.0m.

### 6.10.6 Minimum Setback Requirements:

- 1) *Principal buildings* and *ancillary buildings* and *structures* in the RT-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> |
|------------------------------------------|---------------------------|-------------------------------------------|
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| Rear lot line                            | 7.5m (24.61ft)            | 1.5m (4.92ft)                             |
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**6.10.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.**

North Bluff Rd./ 16th Ave.



## Legend

- Legend:

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



# WHITE ROCK

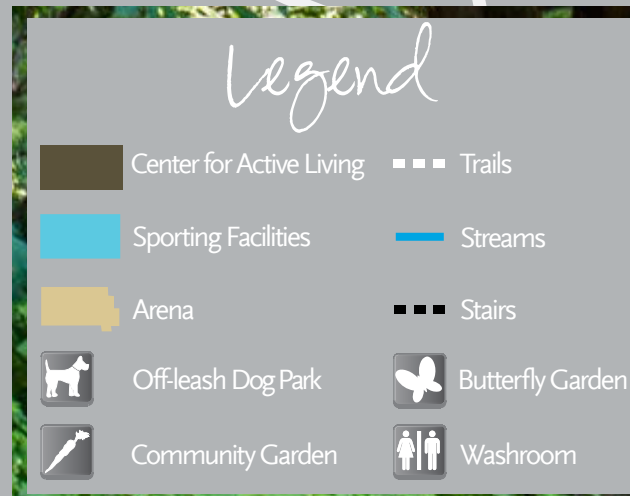
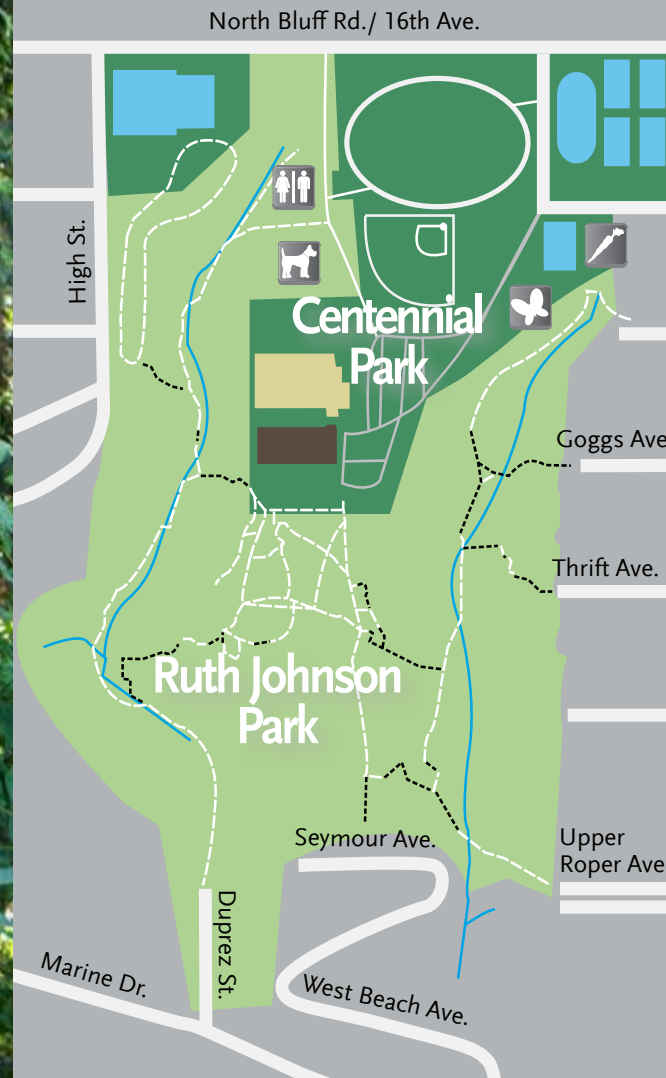
*Our City by the Sea!*

★ 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!*

## WHITE ROCK BEACHES

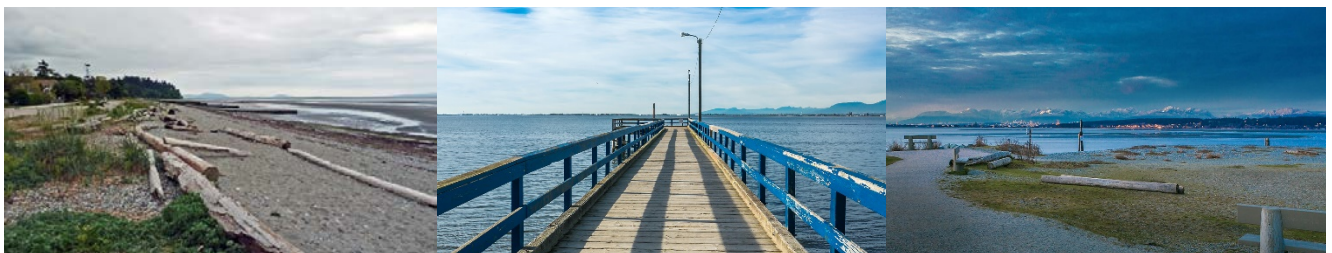
**White Rock Beach** is located just two miles north of the US border and only 35 minutes south of the City of Vancouver, BC. White Rock is known for its sandy beaches, stunning sunsets and fair weather. The 1,500 ft. long White Rock pier is a favorite destination spot for tourists and residents, and 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.



### SOUTH SURREY/WHITE ROCK SCHOOL RANKINGS 2016/2017

|    | Elementary Schools          | Public/Private | 2016/17 Ranking        | Ranking in the Most Recent 5 Yrs. | Overall Rating |
|----|-----------------------------|----------------|------------------------|-----------------------------------|----------------|
| 1  | Semiahmoo Trail Elementary  | Public         | 193/946                | 101/811                           | 7.9/10         |
| 2  | Morgan Elementary           | Public         | 229/946                | 106/811                           | 7.8/10         |
| 3  | Chantrell Park Elementary   | Public         | 193/946                | 106/811                           | 7.8/10         |
| 4  | Rosemary Heights Elementary | Public         | 256/946                | 117/811                           | 7.7/10         |
| 5  | Bayridge Elementary         | Public         | 132/946                | 117/811                           | 7.7/10         |
| 6  | Crescent Park Elementary    | Public         | 240/946                | 161/811                           | 7.3/10         |
| 7  | Ocean Cliff Elementary      | Public         | 215/946                | 187/811                           | 7.1/10         |
| 8  | Laronde Elementary          | Public         | 271/946                | 187/811                           | 7.1/10         |
| 9  | Ray Shepherd Elementary     | Public         | 315/946                | 265/811                           | 6.7/10         |
| 10 | South Meridian Elementary   | Public         | 361/946                | 319/811                           | 6.4/10         |
| 11 | Peace Arch Elementary       | Public         | 640/946                | 319/811                           | 6.4/10         |
| 12 | Sunnyside Elementary        | Public         | 382/946                | 342/811                           | 6.3/10         |
| 13 | White Rock Elementary       | Public         | 663/946                | 360/811                           | 6.2/10         |
| 14 | H.T. Thrift Elementary      | Public         | 538/946                | 428/811                           | 5.9/10         |
| 15 | Pacific Heights Elementary  | Public         | 432/946                | 456/811                           | 5.8/10         |
| 16 | Jessie Lee Elementary       | Public         | 335/946                | 471/811                           | 5.7/10         |
|    | <b>Private Schools</b>      |                | <b>2016/17 Ranking</b> |                                   |                |
| 1  | Southridge                  | Private        | 1/946                  | 1/811                             | 10.0/10        |
| 2  | Star of the Sea             | Private        | 44/946                 | 24/811                            | 9.4/10         |
| 3  | White Rock Christian        | Private        | 64/946                 | 161/811                           | 7.3/10         |
|    | <b>Secondary Schools</b>    |                | <b>2016/17 Ranking</b> |                                   |                |
| 1  | Elgin Park Secondary        | Public         | 57/253                 | 42/246                            | 7.4/10         |
| 2  | Semiahmoo Secondary         | Public         | 37/253                 | 34/246                            | 6.9/10         |
| 3  | Earl Marriott Secondary     | Public         | 52/253                 | 87/246                            | 6.6/10         |

# Out of Catchment Registration

## Out of catchment registration

As a growing district, enrolment at some district schools is already at, or over capacity. No waiting list can be maintained at the following schools at this time. Please see the school district's [regulations](#) for more details on how the allocation process works. **The following schools are unable to accept out-of-catchment registrations (except siblings of current students):**

### Elementary Schools

A.H.P. Matthew Elementary  
A.J. McLellan Elementary  
Adams Road Elementary  
**Bayridge Elementary**  
Cambridge Elementary  
Chimney Hill Elementary  
Clayton Elementary  
Coast Meridian Elementary  
Coyote Creek Elementary  
Erma Stephenson Elementary  
Fraser Wood Elementary  
Frost Road Elementary  
George Greenaway Elementary  
Goldstone Park Elementary  
**H.T. Thrift Elementary**  
**Hall's Prairie Elementary**  
Hazelgrove Elementary  
Hillcrest Elementary  
Hyland Elementary  
K.B. Woodward Elementary

### Elementary Schools cont'd

Katzie Elementary  
Latimer Road Elementary  
**Morgan Elementary**  
North Ridge Elementary  
**Ocean Cliff Elementary**  
Old Yale Road Elementary  
Pacific Heights Elementary  
Panorama Park Elementary  
**Rosemary Heights Elementary**  
**Semiahmoo Trail Elementary**  
Simon Cunningham Elementary  
Sullivan Elementary  
**Sunnyside Elementary**  
Sunrise Ridge Elementary  
Surrey Centre Elementary  
T.E. Scott Elementary  
Walnut Road Elementary  
**White Rock Elementary**  
William Watson Elementary  
Woodward Hill Elementary

### Secondary Schools

Fleetwood Park Secondary  
Panorama Ridge Secondary  
**Semiahmoo Secondary**  
Sullivan Heights Secondary

