











Presented by:
Beebe Cline - PREC

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



Active
R2377761
Board: F
1/2 Duplex

15274 ROYAL AVENUE

South Surrey White Rock
White Rock
V4B 1M6

Residential Attached
\$1,298,000 (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: RTI
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?: No		P.I.D.: 025-622-803
Mgmt. Co's Name: co-Managed w/ Other 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		
Sewer Type: City/Municipal		

Style of Home: 3 Storey	Total Parking: 6	Covered Parking: 2	Parking Access: Front, Lane
Construction: Frame - Wood	Parking: Garage; Double, Open		
Exterior: Fibre Cement Board			Locker: N
Foundation: Concrete Perimeter			Dist. to School Bus: 1
Rain Screen:			Total Units in Strata: 2
Renovations:			
Water Supply: City/Municipal			
Fireplace Fuel: Gas - Natural			
Fuel/Heating: Electric, Heat Pump			
Outdoor Area: Balcony(s) Patio(s) Deck(s), Sundeck(s)			
Type of Roof: Tile - Concrete, Torch-On			

Maint Fee Inc: **Other**
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, Pantry,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	17'3 x 9'4	Below	Living Room	12'8 x 12'10			x
Main	Kitchen	15'6 x 13'7	Below	Kitchen	12'8 x 10'0			x
Main	Dining Room	12'1 x 10'4	Below	Bedroom	15'9 x 12'8			x
Main	Pantry	6' x 4'	Below	Office	10'4 x 10'7			x
Main	Bedroom	12'6 x 10'	Below	Den	14'3 x 9'10			x
Main	Foyer	8'10 x 5'8	Below	Utility	16'7 x 6'1			x
Main	Master Bedroom	14'10 x 13'9			x			x
Main	Walk-In Closet	9'11 x 6'			x			x
Main	Office	13' x 9'11			x			x
Main	Laundry	8'8 x 7'6			x			x

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

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

1/2 a Duplex 3,485 sqft on three flrs 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 a beach life. Semiahmoo Secondary School Catchment and White Rock Elementary fine arts



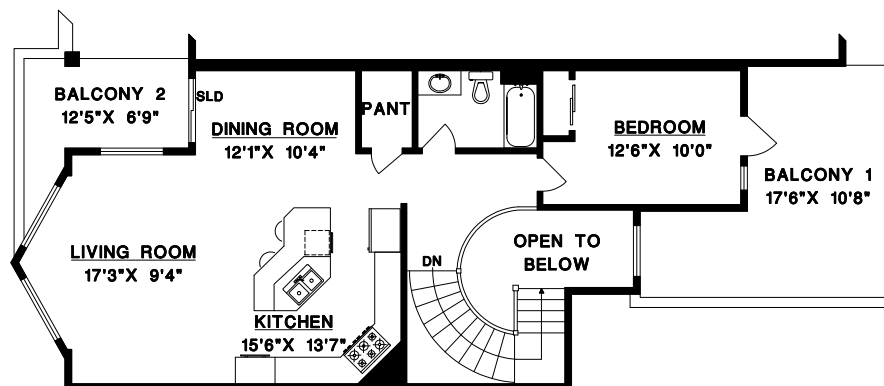
BEEBE CLINE

BUS: 604-531-1909

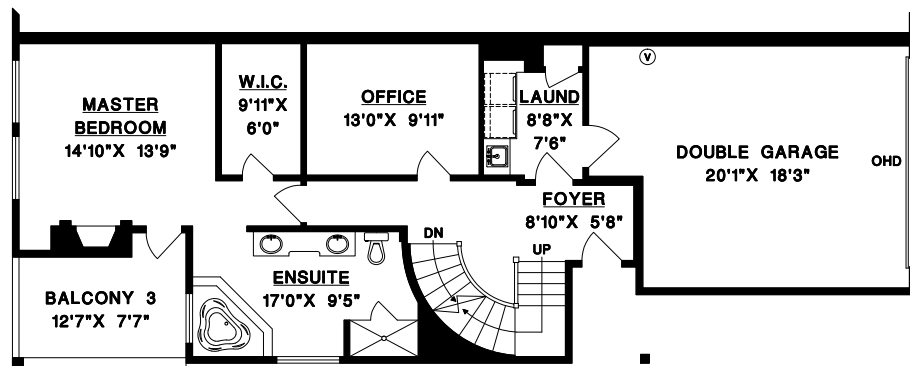
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www.whiterocklifestyles.com

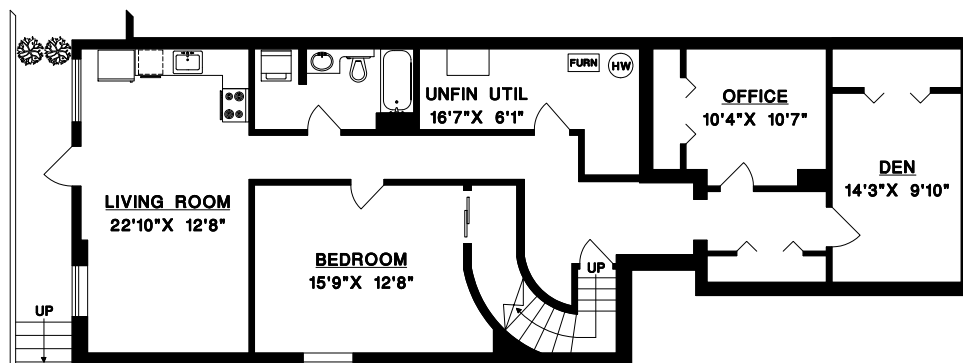
15274 ROYAL AVENUE,
WHITE ROCK, B.C.



UPPER FLOOR



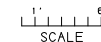
MAIN FLOOR



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.



DRAWN BY: CN
DATE: JANUARY 2019
REVISED:



15274 ROYAL AVENUE				
PROPERTY COST		Amount		
List Price		\$ 1,298,000.00		
REVENUE		Monthly Rent	Monthly	Yearly
Suite 1 (Upstairs)		\$2,050.00		
Suite 2 (Downstairs)		\$1,650.00		
Total Revenue			\$3,700.00	\$44,400.00
EXPENSES	Monthly/Yearly	Amount	Monthly	Yearly
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
TOTAL EXPENSES			\$1,311.18	\$ 15,734.13
THE MATH			Monthly	Yearly
NET OPERATING INCOME			\$2,388.82	\$ 28,665.87

* 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

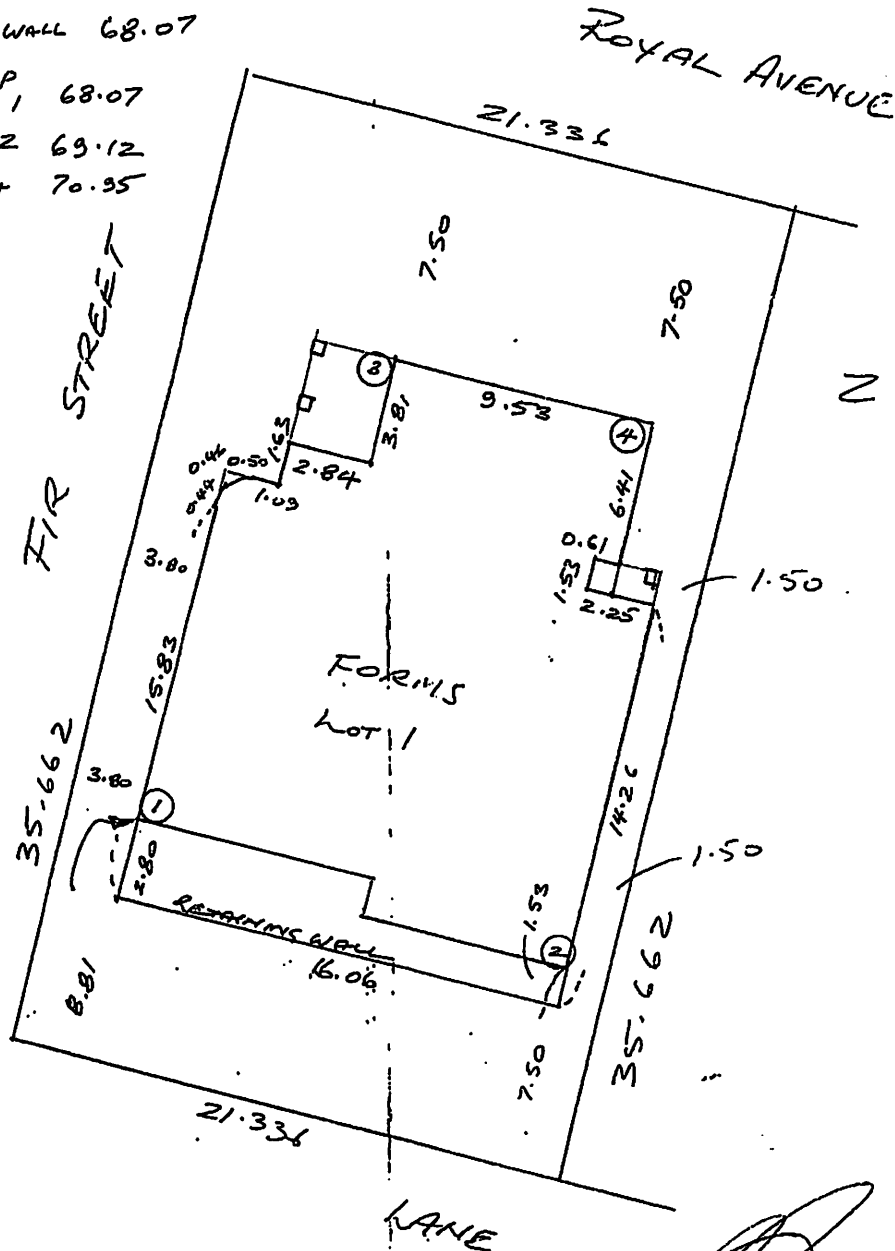
ELEVATIONS:

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	Enzels Pro.		
RE-BAR PLACEMENT			
PLUMBING	KM Plumbing	Malabar White Rock	536-9619
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	Dir. 97 Yarrow 136	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-DOWNPipes	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	Emar 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.

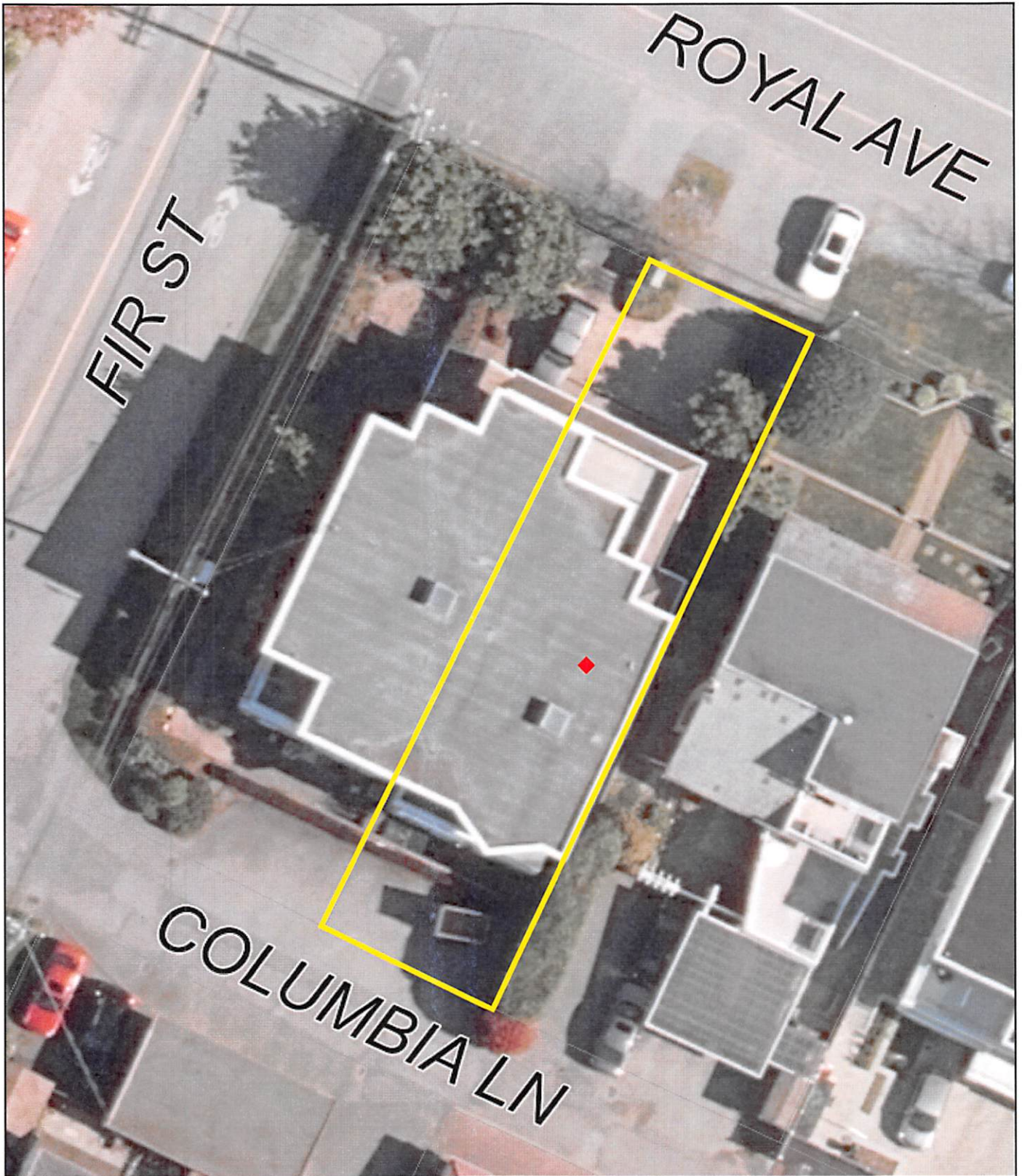
THE ABOVE INFORMATION IS TRUE & CORRECT TO THE BEST OF MY/OUR BELIEF.

SIGNED: [Signature]
 FOR: Stewart Developments
 BUILDING CONTRACTOR



WROMS

City of White Rock Mapping Online System



15274 Royal Avenue

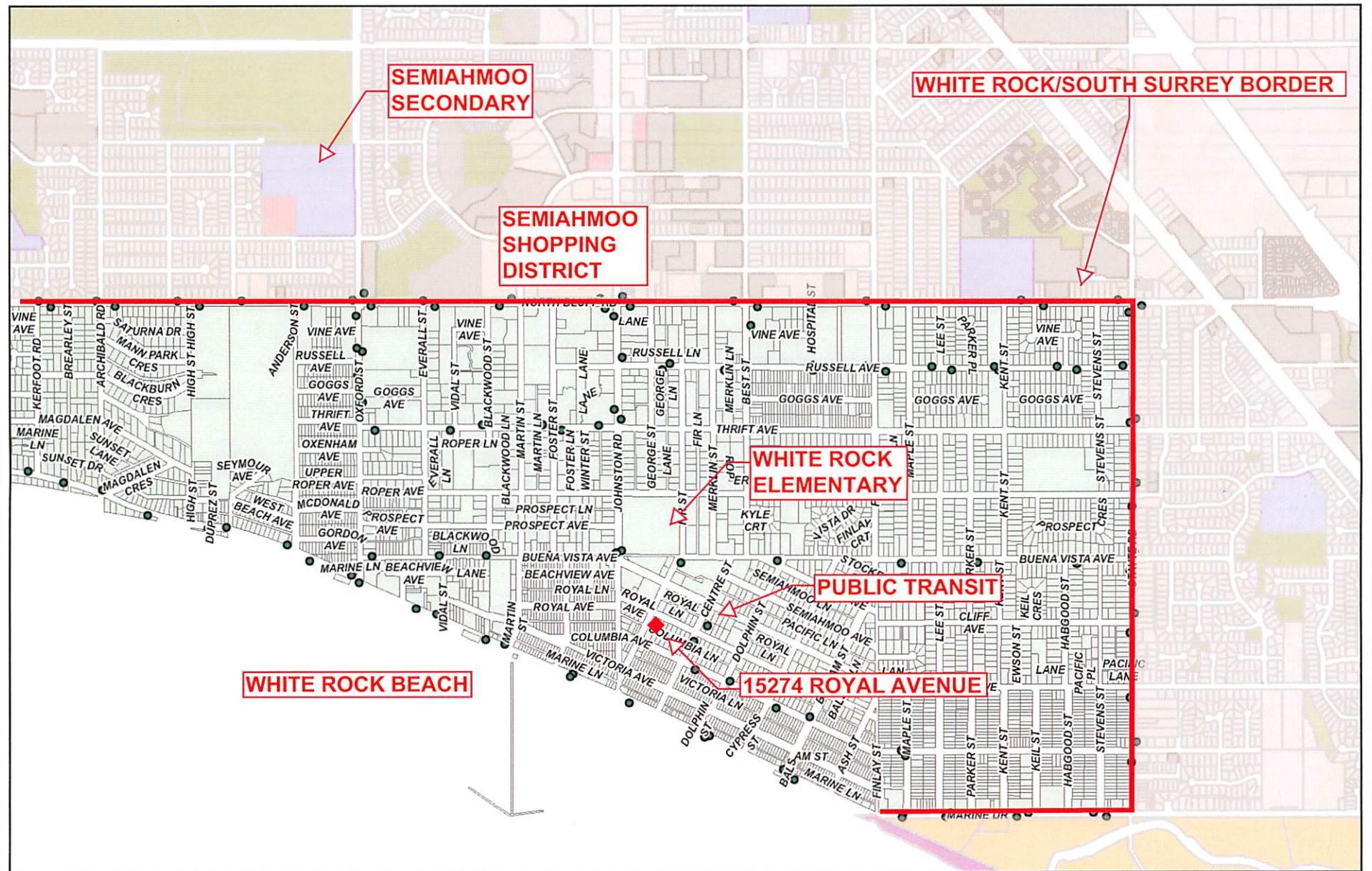
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Scale: 1:250

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 742.0m² (7,986.82ft²) 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 ² (7,986.82ft ²)

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:

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 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.

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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

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

★ map is not to scale

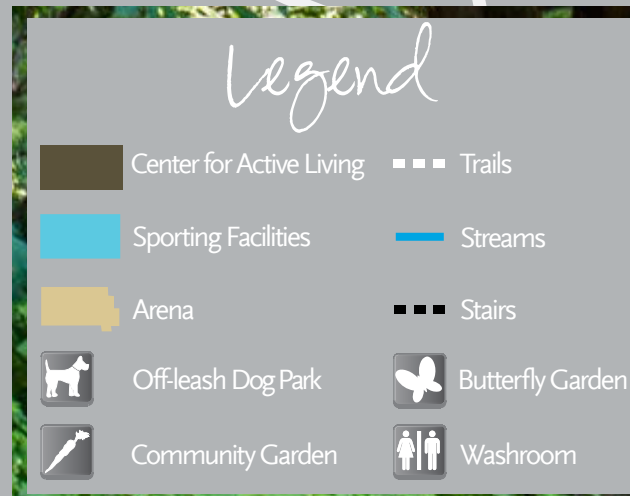
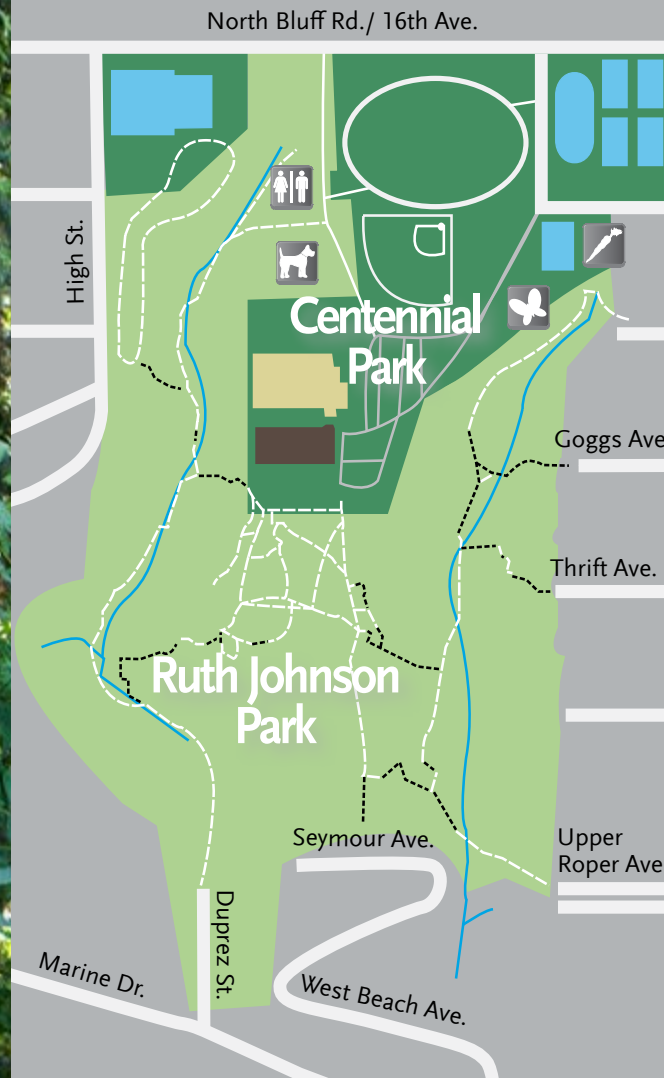


WHITE ROCK
Our City by the Sea!

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

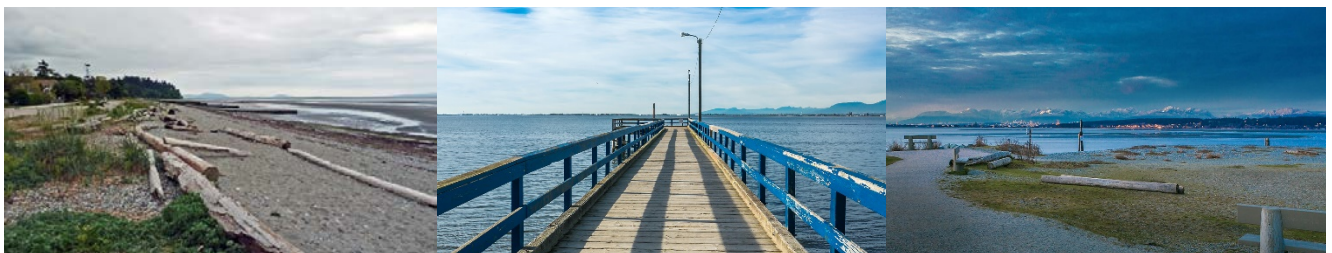
White Rock Beach is located just two miles north of the US border and only 35 minutes south of the City of Vancouver, BC. White Rock is known for its sandy beaches, stunning sunsets and fair weather. The 1,500 ft. long White Rock pier is a favorite destination spot for tourists and residents, and the 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
	Private Schools		2016/17 Ranking		
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
	Secondary Schools		2016/17 Ranking		
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

