



Presented by:

Beebe Cline - PREC

Hugh & McKinnon Realty Ltd.
Phone: 604-531-1909
www.beebecline.com
bcline@shaw.ca



Active
R2528581
Board: F
House/Single Family

13058 24 AVENUE

South Surrey White Rock
Elgin Chantrell
V4A 2G1

Residential Detached

\$2,299,000 (LP)

(SP)



Sold Date: Frontage (feet): **164.11** Original Price: **\$2,299,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1966**
Depth / Size: **150'** Bathrooms: **2** Age: **55**
Lot Area (sq.ft.): **24,132.00** Full Baths: **1** Zoning: **RH-G**
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$0.00**
Rear Yard Exp: **South** For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **026-746-166**
Tour:

View: **:**
Complex / Subdiv: **Crescent Heights**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen: **No** Reno. Year: **2000**
Renovations: **Partly** R.I. Plumbing:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood** Metered Water:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s), Sundeck(s)**
Type of Roof: **Asphalt**

Total Parking: **12** Covered Parking: **2** Parking Access: **Lane**
Parking: **Carport; Multiple**
Dist. to Public Transit: **1/2 a block** Dist. to School Bus: **1 Block**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 1 SECTION 17 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN BCP24866**

Amenities:

Site Influences: **Central Location, Lane Access, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	22'1 x 14'5	Below	Office	20'6 x 11'7			x
Main	Dining Room	12'4 x 9'5	Below	Bedroom	17'7 x 8'			x
Main	Kitchen	16'5 x 12'4	Below	Family Room	25'8 x 12'10			x
Main	Master Bedroom	12'5 x 10'1	Below	Laundry	11'4 x 5'8			x
Main	Bedroom	14'11 x 11'0	Below	Storage	11'4 x 9'1			x
Main	Bedroom	11' x 8'6	Below	Storage	10'8 x 2'10			x
		x	Below	Utility	8'2 x 5'6			x
		x			x			x
		x			x			x
		x			x			x
Finished Floor (Main):	1,339	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	2	Yes	Barn:	
Finished Floor (Below):	0	# of Levels: 2	2	Main	3	No	Workshop/Shed:	
Finished Floor (Basement):	1,339	Suite: None	3			No	Pool:	
Finished Floor (Total):	2,678 sq. ft.	Crawl/Bsmt. Height:	4			No	Garage Sz:	
		Beds in Basement: 0 Beds not in Basement: 4	5			No	Grg Dr Ht:	
Unfinished Floor:	0	Basement: Full, Fully Finished, Separate Entry	6			No		
Grand Total:	2,678 sq. ft.		7			No		
			8			No		

Listing Broker(s): **Hugh & McKinnon Realty Ltd.** **Royal LePage West Real Estate Services** **Royal LePage West Real Estate Services**

13058 24TH AVE Subdivision pending at the City of Surrey. PLA done - April 2021. Lane access to garages. Zoning is RH-G. Sanitary sewer & water at lot. 2 lot subdivision or sell as one 24,132 sqft. Lot frontage 164 & depth 150 feet/or purchase as two properties/12,000 sqft lots each/4,000 sqft homes permitted on rebuild, divided lots would be 78'8 feet with a 150' ft depth. Currently on property livable-rentable bungalow w/ basement 2,674 sqft 3 bdrms/1.5 bath basement w/ walk-out. School Catchments are Crescent Beach Elem. offering a French program & Elgin Secondary. All easy walk from home neighborhood surrounded w/ abundant recreation, parks & community services. Beach & marina, golf course all close by. Easy access to Hwy 99. Full brochure avail on paragon or at website.

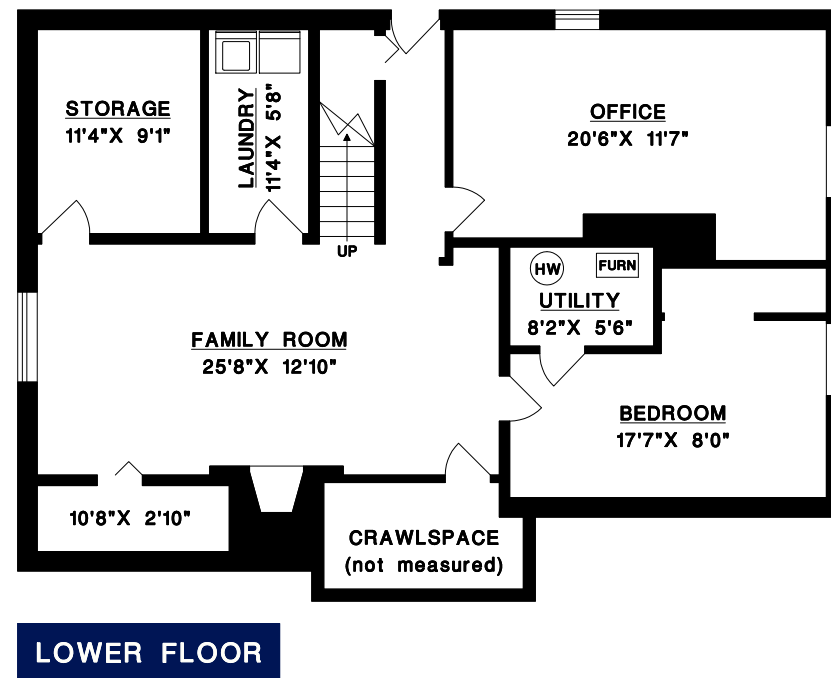
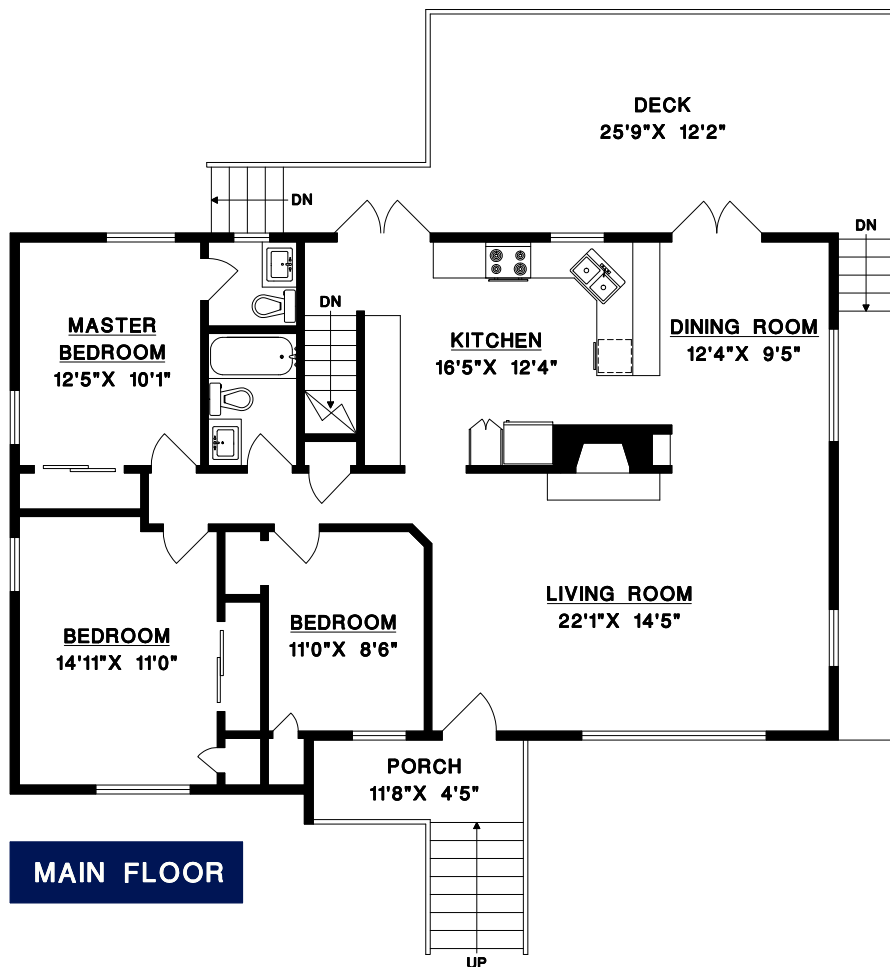
BEEBE CLINE

BUS: 604-531-1909

CEL: 604-830-7458

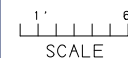
www.whiterocklifestyles.com

**13058 24TH AVENUE,
SURREY, B.C.**



MAIN FLOOR	1346	SQ. FT.
LOWER FLOOR	1328	SQ. FT.
FINISHED AREA	2674	SQ. FT.

DECK	343	SQ. FT.
PORCH	51	SQ. FT.



DRAWN BY: CN
DATE: JANUARY 2021
REVISED:

PLAN SHOWING LOCATION OF ELEVATIONS AND SETBACKS FOR PROPOSED SUBDIVISION OF
LOT 1 SECTION 17 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN BCP24866

CIVIC ADDRESS:
13058 24TH AVENUE
SURREY, BC

ZONE: RH-G

P.I.D: 026-746-166

NOTE:

EXISTING AND PROPOSED STORM AND SANITARY MAINS
ARE APPROXIMATE ONLY BASED ON CITY OF SURREY
COSMOS GIS. CLIENT TO CONFIRM FINAL LOCATIONS WITH
CITY ENGINEERING DEPARTMENT.

NOTES:

SUBJECT TO COVENANTS BA115486 AND BA115488.

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART
26 OF THE LOCAL GOVERNMENT ACT, SEE BB1097208.

NOTE:

ENVELOPES ARE ONLY AN APPROXIMATE INTERPRETATION OF CITY
BUILDING BYLAWS. CONSULT CITY PLANNING DEPARTMENT FOR FINAL
ENVELOPES BEFORE THE START OF DESIGN DRAWINGS.

LYON, FLYNN & COLLINS ACCEPTS NO RESPONSIBILITY FOR
DISCREPANCIES OR ERRORS THAT MAY INCURE FROM DETERMINING
ENVELOPE DIMENSIONS OR LOCATIONS.

LEGEND:

- DENOTES ELEVATION
- DENOTES IRON POST
- DENOTES SPIKE
- ▲ DENOTES CONCRETE NAIL
- MB DENOTES MULTIBOLE
- ⊕ DENOTES POWER POLE
- ⊙ DENOTES MANHOLE
- ▣ DENOTES CATCH BASIN
- Ⓢ DENOTES SIGN
- ⊙ DENOTES INSPECTION CHAMBER

NOTES:

ELEVATIONS ARE IN METRES TO CITY OF SURREY CVD28GVRD2018 GEODETIC DATUM
DERIVED FROM MONUMENT 8627 WITH ELEVATION=87.650.

ALL TREES AND STUMPS HAVE BEEN PLOTTED AS REQUIRED BY THE SURREY TREE
PROTECTION BYLAW No. 16100.

BUILDING DIMENSIONS AND OFFSETS ARE TAKEN TO THE OUTSIDE FACE OF THE BUILDING.

LOT DIMENSIONS AND AREA ARE SHOWN ACCORDING TO SUBDIVISION PLAN BCP24866.

ALL DIMENSIONS OTHER THAN LOT DIMENSIONS ARE SHOWN TO THE NEAREST 0.01 METRE.

LYON, FLYNN AND COLLINS
ENGINEERING SURVEYS LTD.

No. 102 - 1537 W. 8TH AVENUE,
VANCOUVER ,B.C. , V6J 1T5
TEL: 604-737-8777 FAX: 604-737-8794
EMAIL: lyon@telus.net

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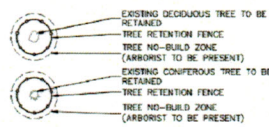
CERTIFIED CORRECT:
14TH OCTOBER, 2020.

B.C.L.S.

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.

THIS PLAN IS TO BE USED FOR DESIGN
PURPOSES ONLY.

SCALE	1:200
DATE	13TH OCTOBER 2020
OUR FILE	04417PTOPO
CHK	KP
DRWN	BZ



November 23, 2020

Surrey File No.: 7920-0070-00

Mark Peers
13058 - 24 Avenue
Surrey, BC V4A 2G1

Dear Applicant:

Re: Preliminary Layout Approval (the "PLA")
Parcel Identifier: 026-746-166
Legal: Lot 1 Section 17 Township 1 New Westminster District Plan BCP24866
Civic: 13058 - 24 Avenue

(the "Land")

Mark H Peers, Janet Peers, (the "Owner") has proposed a subdivision, as shown on the conceptual sketch plan, submitted on March 26, 2020 and revised on May 29, 2020, and attached as Appendix I (the "Layout"), which may be approved subject to the following conditions:

A. SUBDIVISION PLAN

1. A subdivision plan must be prepared generally in accordance with the Layout.

The Layout may not necessarily conform to the requirements of the Zoning By-law, the Subdivision and Development By-law, or other Surrey By-laws. The subdivision plan, however, must conform to the provisions of all By-laws. Consequently, if the subdivision plan proves that legal compliance with the various By-laws cannot be achieved, then the Layout is deemed invalid. The number of lots that can be achieved in the subdivision plan may differ from those shown in the Layout.

2. Proposed Lots 1 and 2 must conform to the following minimum requirements of the RH-G Zone of Surrey Zoning By-law No. 12000, as amended (the "Zoning By-law"):
 - (a) Width: 24 metres;
 - (b) Depth: 30 metres; and
 - (c) Area: 1,120 square metres.
3. Any buildings or structures encroaching upon any proposed lot line must be satisfactorily removed or demolished PRIOR to the execution of the subdivision plan by the Approving Officer. Prior to removing or demolishing any building or structure, a permit and any other approvals must be obtained from the City's Building Division. The submission of a security bond may be required in this regard.

- (e) Certify "as-constructed" drawings confirming that the works and services have been constructed in accordance with the servicing agreement.
- 3. Payment of the Engineering processing fee is required to start the engineering design process.
- 4. All engineering submissions will be in accordance with but not limited to:
 - (a) The City of Surrey Design Criteria Manual;
 - (b) The Gold 2000 Master Municipal Construction Documents as amended by the City of Surrey May 2004 Supplementary General Conditions, Supplementary Specifications and Supplementary Standard Drawings;
 - (c) The City of Surrey Engineering Land Development Customer Manual; and
 - (d) Current City of Surrey by-laws, policies, and procedures.

C. DEVELOPMENT COST CHARGES

- 1. Development Cost Charges ("DCCs") have been levied against this subdivision and will be required to be paid prior to final execution of the subdivision plan.
- 2. On May 4, 2020, Surrey City Council adopted a new DCC By-law No. 20019 which came into force on May 15, 2020. As your subdivision application was in process on May 15, 2020 your subdivision will be eligible for the previous DCC By-law No. 19478 provided your application is completed by May 15, 2021.
- 3. The number of lots against which DCCs will be levied is 1, based on 2 proposed lots minus 1 parent lot.

- 4. The DCC By-law applicable for your subdivision is By-law No. 19478, with the following lot rates:

RH-G Zone	DCC component /lot	DCC component for 1 lot
Water	\$2,687.00	\$2,687.00
Sewer	\$3,552.00	\$3,552.00
Arterial Roads	\$17,055.00	\$17,055.00
Collector Roads	\$3,896.00	\$3,896.00
Drainage	\$6,986.00	\$6,986.00
Parkland Acquisition	\$5,019.00	\$5,019.00
TOTAL	\$39,195.00	\$39,195.00

- 5. If your application is not completed by the day prior to a subsequent DCC By-law being adopted, the DCC rates in effect when your application is finally completed are applicable.

LAND DEVELOPMENT ENGINEERING REVIEW

File 7820-0070-00, Map #121

Background

The applicant proposes to subdivide from one (1) RH-G lot into two (2) RH-G lots.

This Review is based on attached Project Layout 201-07184-00 Dwg. No. 2 completed by WSP Canada Inc., dated 2020.07.14, and represents the key issues that the Engineering Department is aware of at this time. The issues listed may not be fully comprehensive and exhaustive and the applicant is required, as part of the planning and design process to identify and resolve all items relating to the proposed land development.

Property and Right-of-Way Requirements

A 0.5 m wide statutory right-of-way (SRW) may be required along the frontage of 24 Avenue if the City's 10-Year Servicing Plan is updated to include road works on 24 Avenue.

Servicing Requirements

These Works are required as a condition of this Subdivision.

Transportation/Traffic Management

The following road works are required on existing roads fronting the site:

24 Avenue

- Regrade the property line to an elevation within 300 mm of the ultimate road centerline elevation.

Rear Lane

- Confirm the existing lane is minimum 6.0 m wide and meets current City standards. Construct upgrades if inadequate; and
- Install speed hump by City forces at the developer's expense.

Access

- Register a restrictive covenant (RC) on title of each lot to restrict access to the rear lane only.

Coast Mountain Bus Company - Adam Wisniowski (778-375-6548) – must be consulted to confirm impact/requirements relative to the existing 24 Avenue bus stop west of the site.

- Bus Stop ID: 56369 | Location: EB 24 AVE FS 130 ST.

Drainage/Environmental

The following City storm drainage facilities are located in the vicinity to the site:

- 300 mm storm drainage main along the north side of 24 Avenue;
- 300 mm storm main on the south side of 24 Avenue;
- 250 mm storm main on the rear lane, near the SW corner of the lot;
- 300 mm storm main on the rear lane, near the SE corner of the lot; and
- 375 mm storm main on existing SRW E1986-01594.

The following storm drainage facilities are required:

- Construct a storm main on the rear lane to connect the existing 200 mm and 300 mm storm mains;
- Confirm the 130 Street local drainage system has capacity to capture drainage of the rear lane, upstream of the site (currently drains to 130A Street through SRW E1986-01594). If capacity allows, re-direct flows to 130 Street, abandon existing 375 mm storm main on SRW, and discharge SRW E1986-1594 and E2006-0112;
- Provide a service connection, complete with inspection chamber to each lot. Existing connection may be retained if the service is the appropriate size, of PVC material and verified to be in adequate condition through video inspection. Abandon surplus connection(s), if any; and
- Construct on-site stormwater mitigation features per the Ocean Bluff and Chantrell Creek Integrated Stormwater Management Plans (ISMP).
 - Register an RC on title for on-site stormwater mitigation features to meet ISMP requirements, as determined through detailed design.

A stormwater management plan, utilizing current Design Criteria, must be completed to the satisfaction of Surrey Drainage Engineering to assess the 5 year post development flows (minor system) and 100 year post development flows (major system) within the catchment. The applicant is required to confirm downstream capacity from all fronting storm mains to the nearest trunk storm main (>20 ha catchment area) and all downstream constraints are to be addressed. The 100-year Hydraulic Grade Line (HGL) and Minimum Building Elevations (MBE) must be determined for any proposed basements.

The applicant will be required to obtain an Erosion & Sediment Control (ESC) Permit, under By-law, 2006, No. 16138, from the Engineering Department, **as part of the works and services for this site, if the disturbed area exceeds 2000 m².** The process requires submission and approval of an ESC Plan that is developed in accordance with Best Management Practices to meet the performance requirements as set out in By-law 2006, No. 16138, during building construction and servicing.

Water

The following City water facilities are located in the vicinity to the site:

- 400 mm water main along 24 Avenue; and
- 300 mm water main along 24 Avenue complete with a service connection (1999).

This existing water system has adequate capacity to meet the domestic and fire flow requirements of the proposed development.

The following water facilities are required:

- Provide an adequately sized metered service connection to each lot, from the 300 mm water main. Existing connection may be retained if desired.

Sanitary Sewer

The following City sanitary sewer facilities are located in the vicinity to the site:

- 200 mm sanitary sewer main along 24 Avenue.

The following sanitary sewer facilities are required:

- Provide a service connection, complete with inspection chamber to each lot. Existing connection may be retained if the service is the appropriate size, of PVC material and verified to be in adequate condition through video inspection. Abandon surplus connection(s), if any.

Commercial Utilities

The development must be serviced with hydro, gas, telecommunication and cablevision in accordance with utility company requirements and City standards.

Parks

Applicant is required to remove City trees #3-19 and the hedge along 24 Avenue. Stumps should be removed where possible and grounded out where they are in close proximity to retained trees.

Project Management

A Servicing Agreement must be executed before the proposed Subdivision can be completed.

The following legal documents are known at this time to be required for this project:

- 0.5 m SRW if required;
- RC to restrict access to rear lane only; and
- RC for on-site stormwater mitigation features per ISMP.

All Engineering legal documents required for this project must be executed prior to issuance of the Servicing Agreement.

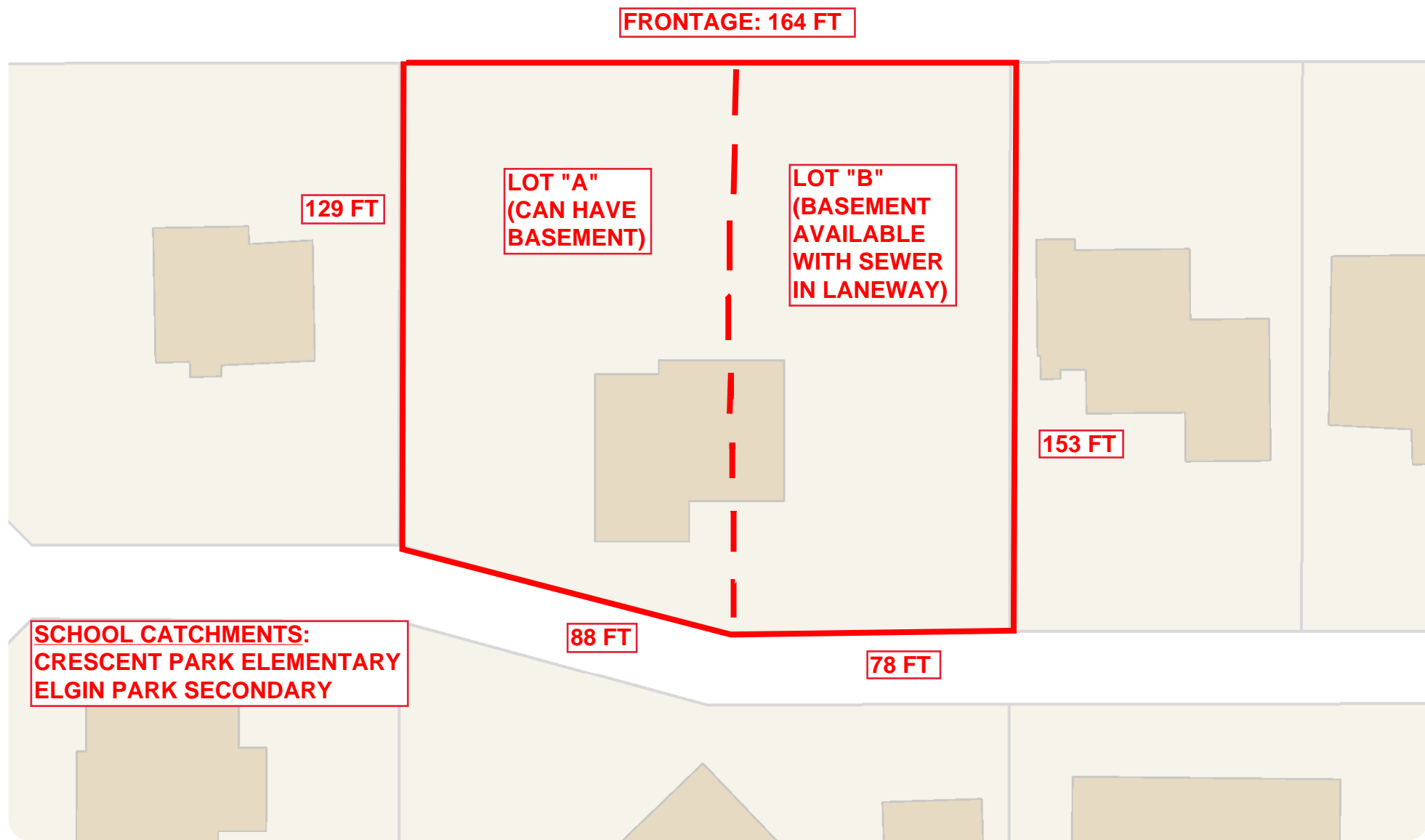
Financial

A processing fee of \$7,565.25 (GST included) is required for the Servicing Agreement.

The following charges and levies must be paid as a condition of the Servicing Agreement:

- Sanitary Connection Fee (SDR, \$3,704.00 per connection).

An application fee of \$1,124.00 (GST exempt) is required for administration of the ESC Permit process.



13058 24 Avenue

Scale: 1:450





13058 24 Avenue

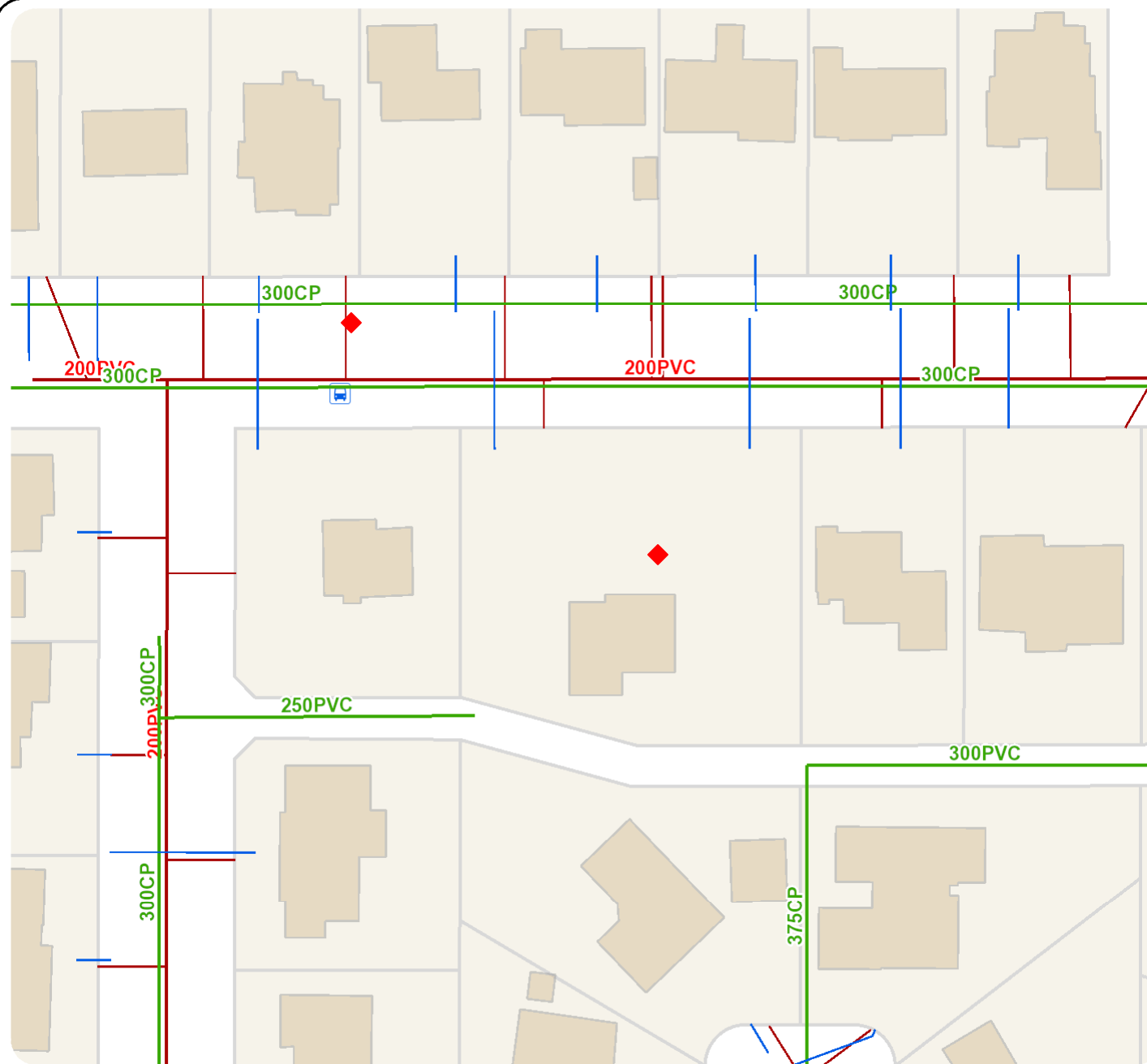
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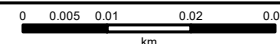
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13058 24 Avenue

Scale: 1:900

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Map created on: 2021-01-15

Legend**Water Service Connections**

- Domestic Connection
- Fireline Connection
- Abandoned

Drainage Mains

- Proposed
- In Service/For Construction
- Abandoned

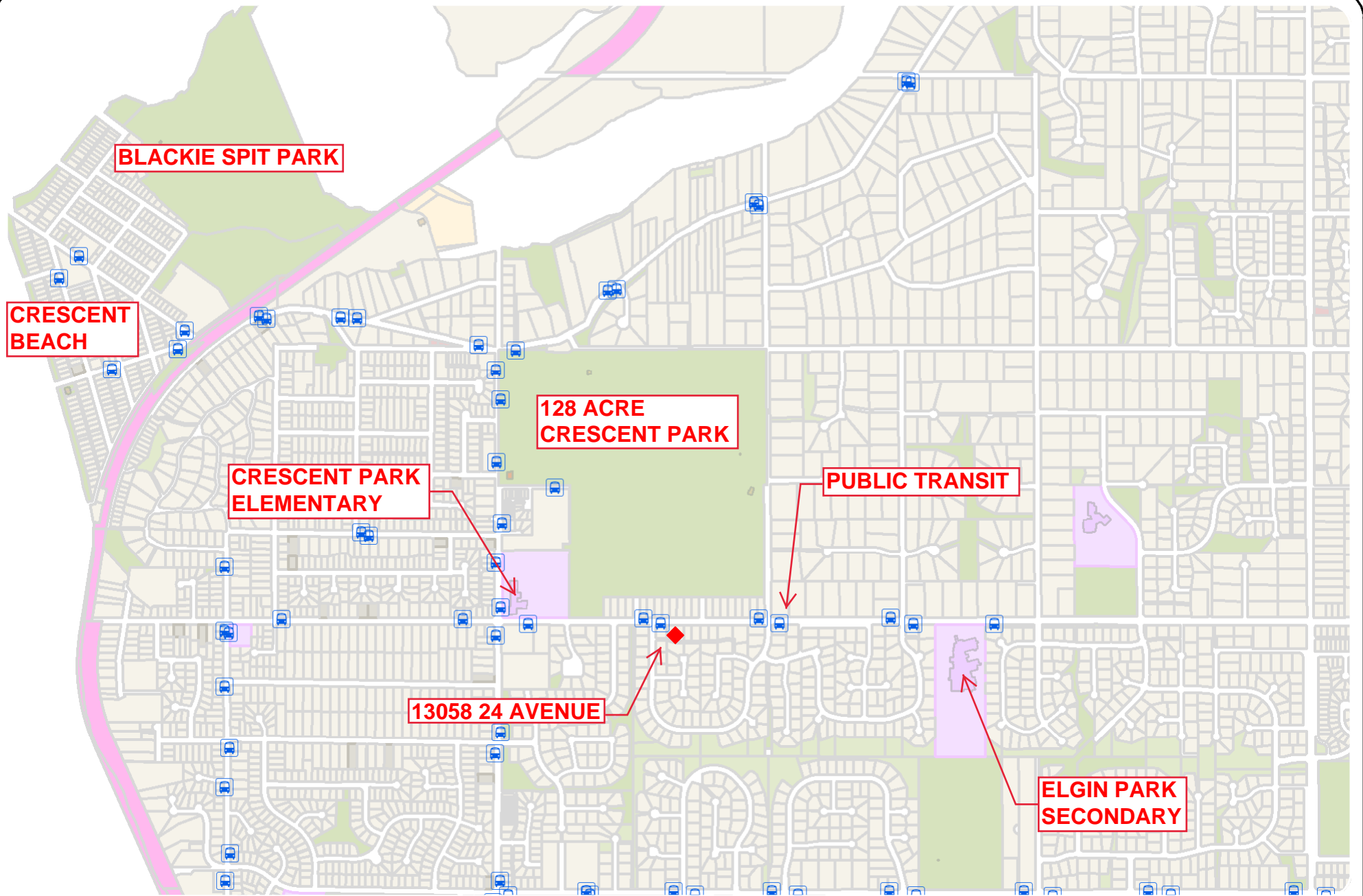
Sanitary Laterals

- Other
- Force to IC with Check Valve
- Low Pressure to Low Pressure Chamber
- Pumped to IC with Check Valve
- Standard Gravity to IC with Pump
- Standard Gravity to Manhole
- Standard Gravity to Regular IC
- Vacuum to Vacuum Valve Chamber

Sanitary Mains

- Proposed
- InService/For Construction
- Abandoned
- Metro Vancouver Owned

- Transit Stops (All Stops)



13058 24 Avenue

Scale: 1:15,400

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km

Map created on: 2021-01-15

CRESCENT PARK

Location: 2610 - 128 Street, Surrey BC



About Crescent Park

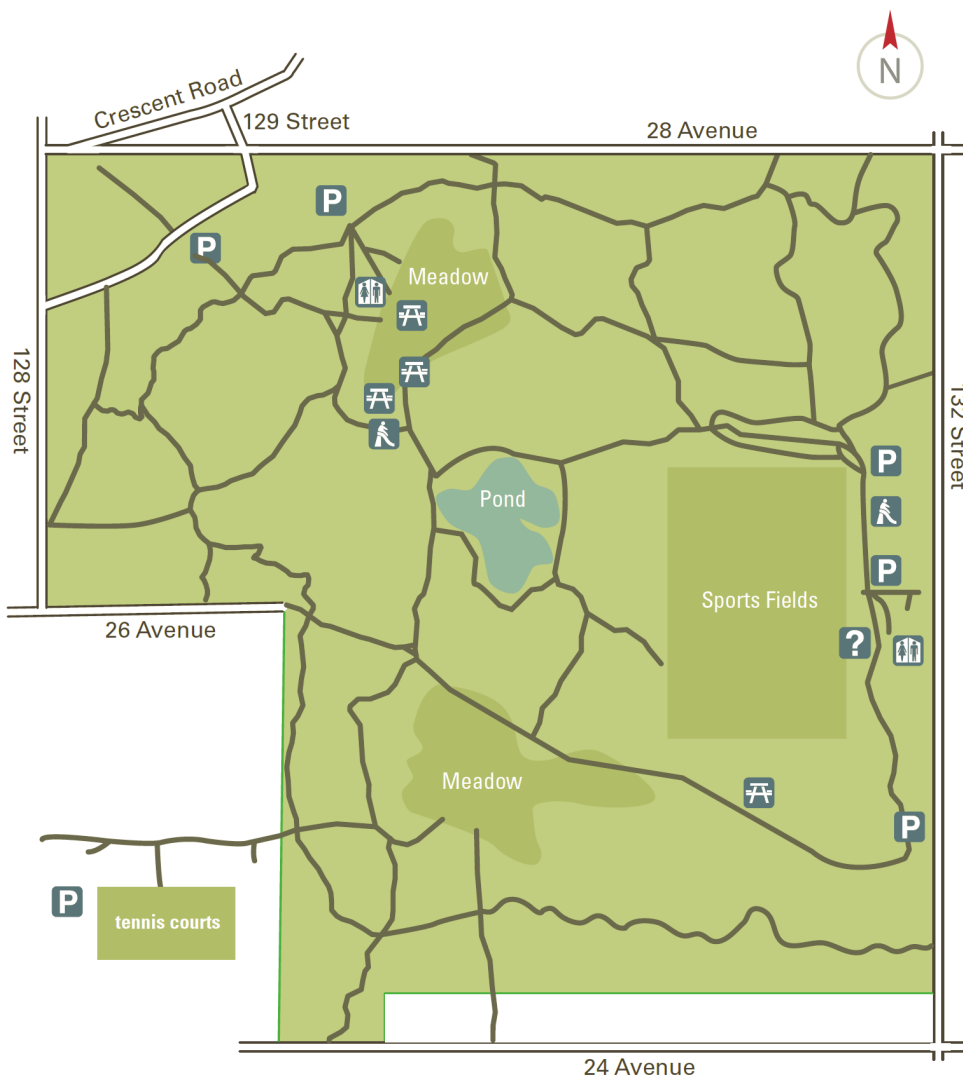
Crescent Park is a large 52 hectare (128 acre) destination park in South Surrey. The Park offers walking trails through mature second growth forests, with ponds, streams and lots of secret meadows to discover. It is home to numerous species of birds that prefer the dense undergrowth, as well as ducks and kingfishers that use the small ponds.

The park also has a bridle path on its perimeter. Its wildlife, open fields, covered picnic shelters and forested trails make it a relaxing destination and a place of discovery. The nature trail walk around Crescent Park is around 3.8 kilometres long. Allow 1 to 1.5 hours for this walk.

In addition to its spectacular natural areas, the eastern portions of Crescent Park offer a range of park amenities including two baseball diamonds, a large multi-purpose field and a playground. There are two parking lots that can be accessed from 132 Street.

Nature Trails

OF SURREY



Crescent Park

2600 BLOCK 132 ST OR 129 ST OFF
CRESCENT RD

Crescent Park used to be a logging camp and was part of a corridor to transport timber from nearby logging operations to the Nicomekl River. It wasn't until 1947 that this area became the park it is today.

Crescent Park offers a variety of walks through a beautiful forest that transitions from evergreen to deciduous trees (those that drop their leaves), through meadows and past a pond. It is home to an array of birds and other wildlife; if you are lucky you may come across one of its resident Barred Owls during your walk.

LEGEND

Washrooms	Picnic shelter	Bridge
Parking	Picnic table(s)	Walking trail
Water park	Information	Universal access trail
Playground	River/creek	Building
Park	Water	



Keep dogs on leash at all times; please clean up after your dog.



Leave all plants and animals for others to enjoy. Do not feed birds and wildlife.

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
	Private Schools		2017/18 Ranking		
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
	Secondary Schools		2017/18 Ranking		
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

