



**15046 Buena Vista Avenue  
White Rock \$2,398,000**

- Panoramic Ocean View Contemporary 4 Level Home
- Built with Seismic – Earthquake Standard
- Extensive Concrete Used to Commercial Codes
- Elevator Accommodates Wheelchair – Services All Levels
- 2,741 sqft Home with Smart Home Automation
- Wolf Stove & Liebherr Refrigerator with Dual Temp. Wine Storage
- Nano Wall Panels Open to 213 sqft Ocean View Deck
- White Oak Flooring & Radiant Heating
- Media Room with Wet Bar
- Heated Double Garage Plus Driveway for Four More Vehicles
- Semiahmoo Secondary School Catchment
- Easy Walk to Shopping, Beach or Uptown White Rock
- GST Not Included
- Video tour Link: <https://vimeo.com/347668193>

Floor plans and virtual tours at [www.whiterocklifestyles.com](http://www.whiterocklifestyles.com)

*Beebe Cline*

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

Business: 604-531-1909 (24 hrs)  
Cell: 604-830-7458  
bcline@shaw.ca  
[www.whiterocklifestyles.com](http://www.whiterocklifestyles.com)



**HUGH & MCKINNON**  
REALTY  
ESTABLISHED 1909



Hugh & McKinnon Realty  
14007 North Bluff Road, White Rock











Presented by:

# Beebe Cline - PREC

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



**Active** Residential Detached  
 Board: F **\$2,398,000** (LP)  
 House/Single Family White Rock (SP)

## 15046 BUENA VISTA AVENUE

South Surrey White Rock  
White Rock  
V4B 1X9



Sold Date:	Frontage (feet):	<b>30.00</b>	Original Price: <b>\$2,398,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>2019</b>
Depth / Size: <b>60</b>	Bathrooms:	<b>3</b>	Age: <b>1</b>
Lot Area (sq.ft.): <b>1,750.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS-3</b>
Flood Plain: <b>No</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$6,713.61</b>
Rear Yard Exp: <b>South</b>			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?: <b>No</b>			P.I.D.: <b>007-474-211</b>
			Tour: <b>Virtual Tour URL</b>

View: **Yes: 180 deg Panoramic Ocean Views**  
 Complex / Subdiv: **Hillside White Rock**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: <b>3 Storey w/Bsmt</b>	Total Parking: <b>6</b>	Covered Parking: <b>2</b>	Parking Access: <b>Side</b>
Construction: <b>Concrete, Frame - Wood</b>	Parking: <b>Garage; Double, Open</b>		
Exterior: <b>Concrete, Fibre Cement Board, Stucco</b>	Dist. to Public Transit: <b>1</b>	Dist. to School Bus: <b>2</b>	
Foundation: <b>Concrete Slab</b>	Title to Land: <b>Freehold NonStrata</b>		
Rain Screen:	Reno. Year:	Property Disc.: <b>Yes</b>	
Renovations:	R.I. Plumbing:	PAD Rental:	
# of Fireplaces: <b>1</b>	R.I. Fireplaces:	Fixtures Leased: <b>No</b>	
Fireplace Fuel: <b>Natural Gas</b>	Metered Water:	Fixtures Rmvd: <b>No</b>	
Water Supply: <b>City/Municipal</b>		Floor Finish: <b>Hardwood, Tile, Wall/Wall/Mixed</b>	
Fuel/Heating: <b>Electric, Hot Water, Radiant</b>			
Outdoor Area: <b>Balcony(s), Sundeck(s)</b>			
Type of Roof: <b>Torch-On</b>			

Legal: **LOT 14, BLOCK 6, PLAN NWP3672, PART N1/2, SECTION 10, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Elevator, Garden, Wheelchair Access**

Site Influences: **Central Location, Marina Nearby, Paved Road, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Security System, Sprinkler - Fire, Sprinkler - Inground, Vacuum - Roughed In, Wet**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Above</b>	<b>Living Room</b>	<b>12'6 x 11'6</b>	<b>Bsmt</b>	<b>Mud Room</b>	<b>12'4 x 10'2</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>14'5 x 11'9</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Dining Room</b>	<b>12'6 x 11'3</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Eating Area</b>	<b>8'5 x 5'5</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Master Bedroom</b>	<b>13'4 x 12'1</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Walk-In Closet</b>	<b>7'5 x 6'5</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Office</b>	<b>10'9 x 9'8</b>			<b>x</b>			<b>x</b>
<b>Below</b>	<b>Media Room</b>	<b>16'7 x 10'5</b>			<b>x</b>			<b>x</b>
<b>Below</b>	<b>Bedroom</b>	<b>11'6 x 10'</b>			<b>x</b>			<b>x</b>
<b>Below</b>	<b>Bedroom</b>	<b>11'5 x 11'4</b>			<b>x</b>			<b>x</b>

Finished Floor (Main): <b>689</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>748</b>	# of Kitchens: <b>1</b>	1	<b>Above</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>935</b>	# of Levels: <b>4</b>	2	<b>Main</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement): <b>369</b>	Suite: <b>None</b>	3	<b>Below</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>2,741 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz: <b>20'11x20'9</b>
Unfinished Floor: <b>0</b>	Beds in Basement: <b>0</b>	5				Grg Dr Ht:
Grand Total: <b>2,741 sq. ft.</b>	Basement: <b>None</b>	6				
		7				
		8				

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

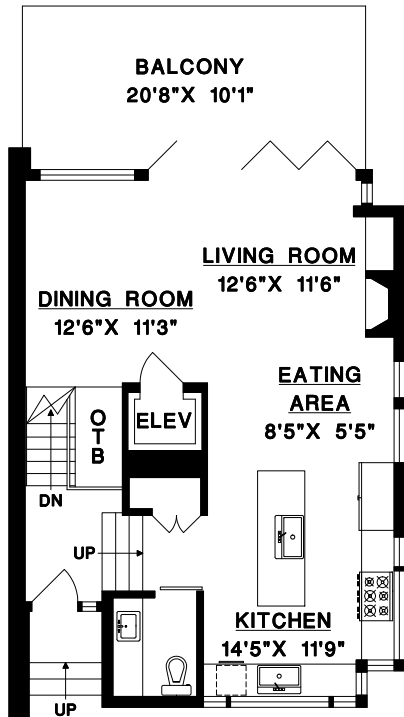
**Exceptional construction ocean view contemporary 4 level home w/smart home automation. Built w/seismic - earthquake standard extensive concrete used to commercial codes. Elevator accommodates wheelchair access. Wolf stove & Liegherr refrigerator w/dual tem. wine storage. Nano wall panels open to 213 sqft ocean view deck extending your living room floor plan, n/gas available for fire pit & BBQ. Statement Basalt Stone linear fireplace. Consistent white oak flooring & radiant heating. Luxe master bdrm ensuite on separate flr w/walk-in closet & spa ensuite w/heated Italian porcelain. 2nd & 3rd bdrm w/patio access + media room w/wet bar. Heated dbl garage + driveway for 4 more vehicles w/access off Martin Dr. Semiahmoo Catchment. 2-5-10 Warranty. Easy walk to shopping, beach or uptown WR.**



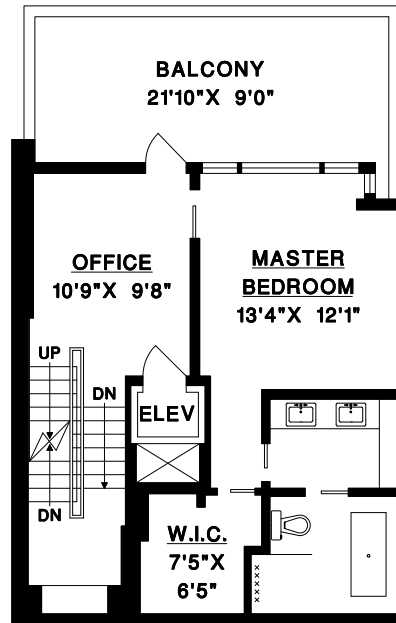
**BEEBE CLINE**

BUS: 604-531-1909  
 CEL: 604-830-7458  
 www.whiterocklifestyles.com

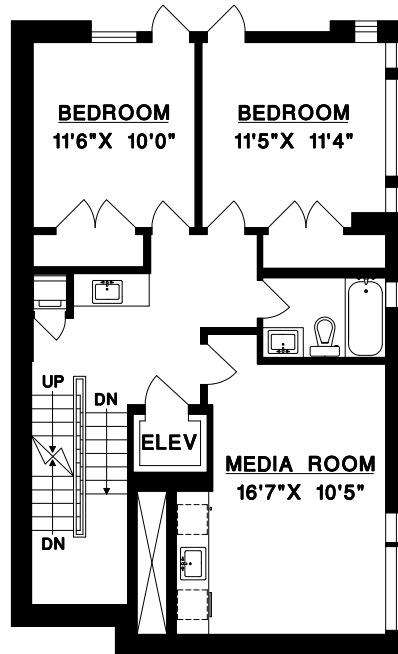
**15046 BUENA VISTA AVENUE,  
 WHITE ROCK, B.C.**



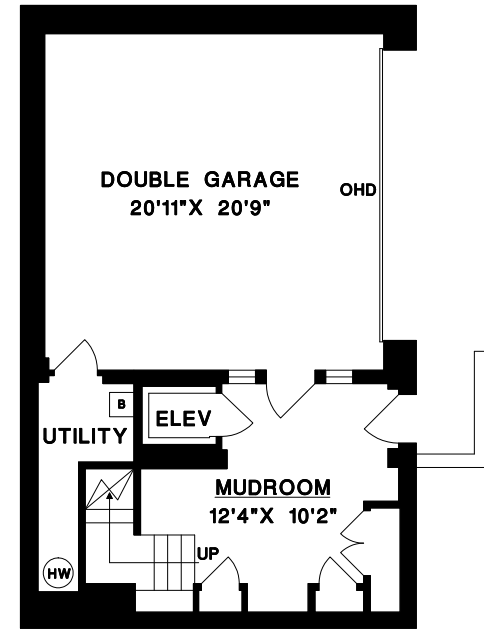
**UPPER FLOOR**



**MAIN FLOOR**



**LOWER FLOOR**



**BASEMENT**

UPPER FLOOR	748	SQ. FT.
MAIN FLOOR	689	SQ. FT.
LOWER LOWER	935	SQ. FT.
BASEMENT	389	SQ. FT.
<b>FINISHED AREA</b>	<b>2761</b>	<b>SQ. FT.</b>

GARAGE	549	SQ. FT.
BALCONY 1	213	SQ. FT.
BALCONY 2	198	SQ. FT.



DRAWN BY: CN  
 DATE: JULY 2019  
 REVISED:



## FEATURES

### *LOT AND LOCATION*

- Panoramic Ocean, Semiahmoo Bay & Pier Views
- Steps Away from the Beach & White Rock Promenade with Restaurants, Shops & Services

### *EXTERIOR*

- Security System with Cameras
- Full Irrigation System/Low Maintenance Landscaping
- T & G Wood Fir Soffits
- Double Garage Plus Parking for Four Additional Vehicles – Driveway Access off Martin Drive
- Balcony 1: 213 sqft South Facing with Level Porcelain Tile, Electric & Gas Outlets, Water & Rough-in for Heaters
- Balcony 2: 198 sqft South Facing, Covered with Rough-in for Natural Gas Heaters

### *INTERIOR*

- Earthquake Resistant Home – Almost \$300,000 Worth of Concrete
- Elmira Elevator Servicing All Four Levels with Concrete Shaft
- Fresh Air Return System
- Control4 Automated Home System – Controllable with Smart Device/Phone
- Solid Concrete Stairs with Continuous Stainless-Steel Railing
- Architecturally Designed Vinyltek Windows Throughout
- All LED Lighting – Lighting Fixtures From Pacific Lighting
- All Riobel Bathroom Fixtures & Toto Toilets
- Built-in Vac System
- Sprinkler System on Every Level

#### **FOYER**

- Seven Foot Oak Front Door
- Coat Closet
- Two Piece Powder off Foyer with Tankless Toto Toilet and Barn Door

#### **LIVING ROOM**

- Measurement – 12'6 x 11'6
- Linear Gas Fireplace
- Four Panel Nano Wall
- Direct South Ocean Views
- Open Concept
- Built-in German Oak Cabinetry with Undermount Lighting
- Access to 213 Square Foot Unobstructed South Facing Balcony

## **KITCHEN**

- Measurement – 14'5 x 11'9
- German Oak Cabinetry by Michael Trayler Designs with Soft Close & Dovetailing
- Granite Countertops
- Countertop Pop-Up Outlets
- Large Island with Granite Surfaces Plus Secondary Sink and Garburator
- Appliances:
  - Six Wolf Burner Wolf Stove
  - Liebherr Side-by-Side Fridge/Freezer with Dual Zone Wine Compartment
  - Asko Dishwasher
  - AEG Hood Fan

## **DINING ROOM**

- Measurement – 12'6 x 11'3
- Open Concept
- English White Oak Flooring
- Elevator Access

## **MASTER BEDROOM (MAIN LEVEL)**

- Measurement – 13'4 x 12'1
- Direct South Ocean Views
- Commercial Grade Carpeting
- Tongue & Groove Feature Wall
- Walk-in Closet – 7'5 x 6'5
- Four Piece Ensuite:
  - Free Standing Tub
  - Walk-in Shower with Rain Shower Head and Handheld
  - Double Vanity with Oak Cabinetry & Quartz Surfaces
  - Integrated Medicine Cabinets

## **OFFICE (MAIN LEVEL)**

- Measurement – 10'9 x 9'8
- Direct South Ocean Views
- Access to Elevator

## **MEDIA ROOM (LOWER LEVEL)**

- Measurement – 16'7 x 10'5
- Surrounded by Concrete Walls – Soundproof
- Commercial Grade Carpeting
- Recessed Ceiling
- Wet Bar with Sink, Dishwasher & Silhouette Bar Fridge



**SECOND BEDROOM (LOWER LEVEL)**

- Measurement – 11'6 x 10'0
- Frosted Glass Door with Access to Patio
- Southern Exposure

**THIRD BEDROOM (LOWER LEVEL)**

- Measurement – 11'5 x 11'4
- Frosted Glass Door with Access to Patio
- Southern Exposure

**BATHROOM (LOWER LEVEL)**

- Three Piece
- Toto Tankless Toilet
- Oak Cabinetry & Quartz Surfaces
- Rain Shower Head & Handheld

**LAUNDRY (LOWER LEVEL)**

- Asko Washer/Dryer
- Built-in Oak Cabinetry with Undermount Lighting
- Convenient Sink & Quartz Surfaces

**FOYER 2 (BASEMENT LEVEL)**

- Measurement – 12'4 x 10'2
- Ample Storage
- Tongue & Groove Feature Walls
- Elevator Access

**DOUBLE GARAGE (BASEMENT LEVEL)**

- Measurement – 20'11 x 20'9
- Fully Heated – Electric Heating
- Pre-Wired for Electric Cars
- Flooring – Recycled Tires
- Access to Utility Room
- Wide Driveway

*ARCHITECT & BUILDER*

- Architect – Shawn Blackwell
- Builder – Mike Trayler

## CERTIFICATE OF OCCUPANCY

The building, or part thereof, constructed under authority of:

BUILDING PERMIT NO.: 13-097

ADDRESS OF BUILDING: 15046 Buena Vista Ave

TYPE OF APPROVED OCCUPANCY: SFD

*This certificate is issued pursuant to the authority contained in the*

*"City of White Rock Building Bylaw".*

*Dated at the City of White Rock this 25 day of July, 2019.*

A change of use requires a new Occupancy Certificate. Under the terms of the Building Permit, responsibility for construction defects is the responsibility of the Property Owner. Other authorities may be required to approve electrical and gas installations before the building may be occupied.

  
\_\_\_\_\_  
BUILDING OFFICIAL

Trades List for Village Bay Homes Inc.  
 Project: 15046 Buena Vista, White Rock

0788852 BC Ltd., (Wood Art)	#68 - 10415 Delsom Cr., Delta BC V4C 0B1	853082782 RT0001
A1 Doors	12625 80th Ave., Surrey BC V3W 3A6	896440583
Bayrock Surfaces	12295 57A Ave., Surrey BC V3X 3H3	82089 9185 RT0001
Beachview Railings		758430719RT0001
Cascade Bath	20667 Langley Bypass, Langley BC V3A 5E8	801249467
Coastal Bins	35506 Allison Ct, Abbotsford BC V3G 3B7	816522585
Columbia Irrigation	20145 28th Ave, Langley BC V2Z 2B9	864146584
Divine Flooring	3481 Main St. Van BC V5V 3M(	897408928RT0001
Fine Edge Wood Finishing Ltd	100-1060 Millcarch St, Richmond BC V6V 2H4	851867952RT0001
Fleetwood Glass Ltd	300-19950 88th Ave, Langley BC V1M 0A5	837925932RT0001
Hausline Contracting	9-2998 Mowat Dr. Abbotsford BC V2T 4E6	744 207 929
Infinity Lanscapes	PO Box45077 Ocean Pk PO, Surrey BC V4A 9L1	835299694
K Square Concrete	13392 103rd Ave, Surrey BC V3T 1R8	817698780 BC0001
Kilback, Aaron	13837 17A Ave., Surrey BC	825661519
Khungha Finishing	12502 114th St., Surrey BC	811051556
Kustom Carpets	20011 - 22nd Ave, Langley BC V2Z 1X4	859193476
Level 5 Painting	13361 112A Ave, Surrey BC, V3R 2G6	717273890RT0001
Pebble Creek Contracting	3560 194th St., Surrey BC V3Z 1A5 604-372-22	84124 2415 RT0001
Perfect Insulation Co. Ltd.	12875 96B Ave, Surrey BC V3T 1A3	808245294RT0001
Rubber Stone	N/A	70748 0521 RT0001
S&S Paving	PO407, 800-15355 24th Ave, Surrey BC V4A 2H5	83532 1662 RT0001
Sentinel Tile	15467 Madrona Dr., Surrey BC V4A 5N2	824173371
Yellow Fence	5740 Production Way, Langley BC V3A 4N4	846554368
Ace Copper	Unit 1, 5438 176th St., Surrey BC, V3S 4C3	89589 0457
D&S Disposal	17127 80th Av, Surrey BC	818146805RT0001
Groundforce Landscape and Stone	15765 Tulip Dr., Surrey BC V4A 1Y2	854142346RT0001
K2 Roofing	911 12th St., New Westminster BC V3M 4K3	842862427RT0001
Levcon Construction	202-1965 W 4th Ave, Van BC V6J 1M8	809038078RT0001
Ken Phillips	#311 - 1520 Vidal St., White Rock BC V4B 3T7	832 702 252
Vinyltek Windows	587 Ebury Pl., Delta BC V3M 6M8	12045 3386
Abdul Master Plasters	14150 101 Ave, Surrey BC V3T 4Y2	804677268 RT0001
CDS Lumber	33213 Rose Ave. Mission BC V2V 4Z4	899011829
Geo Tech Heating	2022 154 St., Surrey BC V4A 4S3	808775399
Jorge Flores Espinoza	14339 66A Ave, Surrey BC	803601962
Graestone Ready Mix	PO Box 518, Abbotsford BC, V2T 6Z7	12214 5998
Horace Engineering	205-18515 53Ave, Surrey BC V3S 7A4	863066171
K&N Mechanical	3930 - 201A St. Langley BC V3A 1R2	767106495
Mainland Engineering	206-8363 128th St., Surrey BC V3W 4G1	846359016
MD Scaffolding Inc	2603 Maple St., Surrey BC V4A 2Z6	85122 9146
P Kom Constructors Ltd.	12875 96B Ave, Surrey BC V3T 1A3	812951333 RT0001
Seawall Exteriors	3020 202 St., Langley BC, V2Z 2E2	778-229-4175
Sunnyside Dampproofing	PO BOX 26508, Langley BC V3A 8J2	832724694
Watercrest Construction	3803 204th St, Langley BC, V3A 1X6	858408768
Western Elevator	1696 Booth Ave. Coquitlam BC V3K 1B9	86413 9720

Wilfor Ventures Ltd.	111-20351 Duncan Way, Langley BC V3A 7N3	832670038
Abdul Master Plasters	14150 101 Ave, Surrey BC V3T 4Y2	804677268 RT0001
Access Metal Products	2992 Norland Ave. Burnaby BC V5B 3A6	895975464 RT 0001
Firebusters Inc	7887 - 114A St. Delta BC V4C 5L8	89420 6994
First Choice Security	108 - 15292 Croydon Dr., Surrey BC V3S 0Z5	865930976
Graestone Ready Mix	PO Box 518, Abbotsford BC, V2T 6Z7	12214 5998
Jorge Flores-Espinoza	14339 66A Ave. Surrey BC	803601962
K&N Mechanical	3930 - 201A St. Langley BC V3A 1R2	767106495
MD Scaffolding Inc	2603 Maple St., Surrey BC V4A 2Z6	85122 9146
Pacific Integrated Cont.	1646 156A Street, Surrey BC V4A 4W1	827134362RP0001
Pebble Creek Contracting	3560 194th St., Surrey BC V3Z 1A5 604-372-22	84124 2415 RT0001
Seawall Exteriors	3020 202 St., Langley BC, V2Z 2E2	778-229-4175
Chris James Landscapes	16157 14th Ave. Surrey BC	793821091
City Concrete Cutting Inc	#120 - 19505 68A Ave., Surrey BC V4N 6K3	812965689RT0001
Hausline Contracting	9-2998 Mowat Dr. Abbotsford BC V2T 4E6	744 207 929
Infinity Landscaping	PO Box45077 Ocean Pk PO, Surrey BC V4A 9L1	835299694
Inform Engineering	3108 West 31st Ave., Van BC V6L 2A6	888527603
K&N Mechanical	3930 - 201A St. Langley BC V3A 1R2	767106495
Magnum Door	4912 205 St. Langley BC V3A 5P7	R115402497

(<http://www.bchousing.org/licensing-consumer-services>)



## BC Housing - New Homes Registry

Search Again

1 new home found where Street contains "15046 buena" AND City contains "White Rock" AND Unit type is "Single unit"

White Rock, 15046 Buena Vista Avenue SW

Click on the address for more details

**Registered with home warranty insurance.**

**Builder:** Village Bay Homes Incorporated

Visit the Builder Registry (./Licence) for more builder information.

**Builder's Warranty Number:** 140037

**Warranty Commencement Date:** not yet available

**Warranty Provider:** Royal and Sun Alliance Insurance Company of Canada represented by WBI Home Warranty Ltd.

Phone: 604-639-2924

Website: [wbihomewarranty.com](http://wbihomewarranty.com) (<http://wbihomewarranty.com>)

**Address:** 15046 Buena Vista Avenue SW, White Rock BC V4B 1X9

**Legal Description:** lot 13 Block 6 section 10 plan number 3672 land district 36 township 1

**PID:** 010-918-108

### Understanding your Search Results

Registered with home warranty insurance

# BRITISH COLUMBIA BUILDING CODE 2012

## SCHEDULE C-B

Forming Part of Subsection 2.2.7, Division C of the  
British Columbia Building Code

Building Permit No. \_\_\_\_\_  
(for authority having jurisdiction's use)

### ASSURANCE OF PROFESSIONAL FIELD REVIEW AND COMPLIANCE

- Notes: (i) This letter must be submitted after completion of the project but prior to final inspection by the *authority having jurisdiction*. A separate letter must be submitted by each *registered professional of record*.  
(ii) This letter is endorsed by: Architectural Institute of B.C., Association of Professional Engineers and Geoscientists of B.C., Building Officials' Association of B.C., and Union of B.C. Municipalities.  
(iii) In this letter the words in italics have the same meaning as in the British Columbia Building Code.

To: The *authority having jurisdiction*

City of White Rock

Name of Jurisdiction (Print)

Re: Geotechnical engineering

Discipline (e.g. Architectural, etc.) (Print)

Proposed Single Family Dwelling

Name of Project (Print)

15046 Buena Vista Ave Lot 14, White Rock

Address of Project (Print)

(Each *registered professional of record* shall complete the following:)

Xianhong (John) Meng

Name (Print)

#20-3275 McCallum Rd, Abbotsford, BC V2S 7W8

Address (Print)

Phone: (604) 385-4244

Phone No.



2019-06-24

Date

I hereby give assurance that

- (a) I have fulfilled my obligations for *field review* as outlined in Subsection 2.2.7, Division C of the British Columbia Building Code and in the previously submitted Schedule B, "ASSURANCE OF PROFESSIONAL DESIGN AND COMMITMENT FOR FIELD REVIEW," and  
(b) those components of the project opposite my initials in Schedule B substantially comply in all material respects with  
(i) the applicable requirements of the B.C. Building Code and other applicable enactments respecting safety, not including construction safety aspects, and  
(ii) the plans and supporting documents submitted in support of the application for the *building permit*,  
(c) I am a *registered professional of record* as defined in the British Columbia Building Code.

(If the *registered professional of record* is a member of a firm, complete the following:)

I am a member of the firm Western Geotechnical Consultants Ltd.

and I sign this letter on behalf of the firm.

(Print name of firm)

Note: The above letter must be signed by a *registered professional of record*, who is a *registered professional*. The British Columbia Building Code defines a *registered professional* to mean

- (a) a person who is registered or licensed to practise as an architect under the Architects Act, or  
(b) a person who is registered or licensed to practise as a professional engineer under the Engineers and Geoscientists Act.

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Building Permit No.  
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  - (ii) This letter is endorsed by: Architectural Institute of B.C., Association of Professional Engineers and Geoscientists of B.C., Building Officials' Association of B.C., and Union of B.C. Municipalities.
  - (iii) In this letter the words in italics have the same meaning as in the British Columbia Building Code.

To: The *authority having jurisdiction*

City of White Rock

Name of Jurisdiction (Print)

Re: Structural

Discipline (e.g. Architectural, etc.) (Print)

New Residence

Name of Project (Print)

Lot 14 - 15046 Buena Vista, White Rock, BC

Address of Project (Print)

(Each *registered professional of record* shall complete the following:)

Andrew Gray, P. Eng.

Name (Print)

1407 East Georgia Street, Vancouver, BC, V5L 2A9

Address (Print)

604-319-3503

Phone No.



(Professional's Seal and Signature)

August 9, 2018

Date

I hereby give assurance that

- (a) I have fulfilled my obligations for *field review* as outlined in Subsection 2.2.7, Division C of the British Columbia Building Code and in the previously submitted Schedule B, "ASSURANCE OF PROFESSIONAL DESIGN AND COMMITMENT FOR FIELD REVIEW", and
- (b) those components of the project opposite my initials in Schedule B substantially comply in all material respects with
  - (i) the applicable requirements of the B.C. Building Code and other applicable enactments respecting safety, not including construction safety aspects, and
  - (ii) the plans and supporting documents submitted in support of the application for the *building permit*,
- (c) I am a *registered professional of record* as defined in the British Columbia Building Code.

(If the *registered professional of record* is a member of a firm, complete the following:)

I am a member of the firm Inform Engineering Ltd.  
and I sign this letter on behalf of the firm.

(Print name of firm)

Note: The above letter must be signed by a *registered professional of record*, who is a *registered professional*. The British Columbia Building Code defines a *registered professional* to mean

- (a) a person who is registered or licensed to practise as an architect under the Architects Act, or
- (b) a person who is registered or licensed to practise as a professional engineer under the Engineers and Geoscientists Act.

CRP's Initials

9

W61-0421

# BRITISH COLUMBIA BUILDING CODE 2012

## SCHEDULE B

Forming Part of Subsection 2.2.7, Div. C of the  
British Columbia Building Code

Building Permit No.  
(for authority having jurisdiction's use)

### ASSURANCE OF PROFESSIONAL DESIGN AND COMMITMENT FOR FIELD REVIEW

- Notes: (i) This letter must be submitted prior to the commencement of construction activities of the components identified below. A separate letter must be submitted by each *registered professional of record*.
- (ii) This letter is endorsed by: Architectural Institute of B.C., Association of Professional Engineers and Geoscientists of B.C., Building Officials' Association of B.C., and Union of B.C. Municipalities.
- (iii) In this letter the words in italics have the same meaning as in the British Columbia Building Code.

To: The authority having jurisdiction

City of White Rock

Name of Jurisdiction (Print)

Re: Proposed Single Family Dwelling

Name of Project (Print)

15046 Buena Vista Avenue Lot 14, White Rock, BC

Address of Project (Print)

The undersigned hereby gives assurance that the design of the  
(Initial those of the items listed below that apply to this *registered professional of record*. All the disciplines will not necessarily be employed on every project.)

- ~~ARCHITECTURAL~~ XM
- ~~STRUCTURAL~~ XM
- ~~MECHANICAL~~ XM
- ~~PLUMBING~~ XM
- ~~FIRE SUPPRESSION SYSTEMS~~ XM
- ~~ELECTRICAL~~ XM
- XM GEOTECHNICAL — temporary
- XM GEOTECHNICAL — permanent



August 31, 2016

Date

components of the plans and supporting documents prepared by this *registered professional of record* in support of the application for the *building* permit as outlined below substantially comply with the B.C. Building Code and other applicable enactments respecting safety except for construction safety aspects.

The undersigned hereby undertakes to be responsible for *field reviews* of the above referenced components during construction, as indicated on the "SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS" below.

  
CRP's Initials



# BRITISH COLUMBIA BUILDING CODE 2012

Schedule B - Continued

Building Permit No.  
(for authority having jurisdiction's use)

15046 Buena Vista Avenue Lot 14, White Rock, BC  
Project Address

Geotechnical  
Discipline

The undersigned also undertakes to notify the *authority having jurisdiction* in writing as soon as possible if the undersigned's contract for *field review* is terminated at any time during construction.

I certify that I am a *registered professional* as defined in the British Columbia Building Code.

Xianhong (John) Meng  
Registered Professional of Record's Name (Print)

103-19162 22 Avenue, Surrey, BC V3Z 3S6  
Address (Print)

Fax: 604-385-4245

Tel: 604-385-4244  
Phone No.



August 31, 2016  
Date

(If the Registered Professional of Record is a member of a firm, complete the following.)

I am a member of the firm Western Geotechnical Consultants Ltd.  
and I sign this letter on behalf of the firm. (Print name of firm)

Note: The above letter must be signed by a *registered professional of record*, who is a *registered professional*. The British Columbia Building Code defines a *registered professional* to mean

- (a) a person who is registered or licensed to practise as an architect under the Architects Act, or
- (b) a person who is registered or licensed to practise as a professional engineer under the Engineers and Geoscientists Act.

CRP's Initials

## BRITISH COLUMBIA BUILDING CODE 2012

Schedule B - Continued

Building Permit No.  
(for authority having jurisdiction's use)

15046 Buena Vista Avenue Lot 14, White Rock, BC

Project Address

Geotechnical

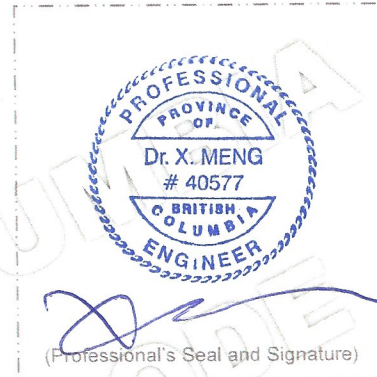
Discipline

**SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS**

(Initial applicable discipline below and cross out and initial only those items not applicable to the project.)

**ARCHITECTURAL**

- 1.1 Fire resisting assemblies
- 1.2 *Fire separations* and their continuity
- 1.3 *Closures*, including tightness and operation
- 1.4 Egress systems, including *access to exit* within *suites* and *floor areas*
- 1.5 Performance and physical safety features (guardrails, handrails, etc.)
- 1.6 Structural capacity of architectural components, including anchorage and seismic restraint
- 1.7 Sound control
- 1.8 Landscaping, screening and site grading
- 1.9 Provisions for fire fighting access
- 1.10 Access requirements for *persons with disabilities*
- 1.11 Elevating devices
- 1.12 Functional testing of architecturally related fire emergency systems and devices
- 1.13 Development Permit and conditions therein
- 1.14 Interior signage, including acceptable materials, dimensions and locations
- 1.15 Review of all applicable shop drawings
- 1.16 Interior and exterior finishes
- 1.17 Dampproofing and/or waterproofing of walls and slabs below *grade*
- 1.18 Roofing and flashings
- 1.19 Wall cladding systems
- 1.20 Condensation control and cavity ventilation
- 1.21 Exterior glazing
- 1.22 Integration of building envelope components
- 1.23 Environmental separation requirements (Part 5)
- 1.24 Building envelope, Part 10, ASHRAE or NECB requirements
- 1.25 Building envelope, ~~testing or confirmation~~ of Part 10 requirements  
~~testing and/or confirmation~~



August 31, 2016

Date

**STRUCTURAL**

- 2.1 Structural capacity of structural components of the *building*, including anchorage and seismic restraint
- 2.2 Structural aspects of *deep foundations*
- 2.3 Review of all applicable shop drawings
- 2.4 Structural aspects of unbonded post-tensioned concrete design and construction

**MECHANICAL**

- 3.1 HVAC systems and devices, including high *building* requirements where applicable
- 3.2 *Fire dampers* at required *fire separations*
- 3.3 Continuity of *fire separations* at HVAC penetrations
- 3.4 Functional testing of mechanically related fire emergency systems and devices
- 3.5 Maintenance manuals for mechanical systems
- 3.6 Structural capacity of mechanical components, including anchorage and seismic restraint
- 3.7 Review of all applicable shop drawings
- 3.8 Mechanical systems, Part 10/ASHRAE requirements
- 3.9 ~~Building envelope, testing/confirmation~~ of Part 10 requirements  
~~Mechanical systems, testing and/or confirmation~~

CRP's Initials

BRITISH COLUMBIA BUILDING CODE 2012

Schedule B - Continued

Building Permit No.  
(for authority having jurisdiction's use)

15046 Buena Vista Avenue Lot 14, White Rock, BC

Project Address

Geotechnical

Discipline

**PLUMBING**

- 4.1 Roof drainage systems
- 4.2 Site and foundation drainage systems
- 4.3 Plumbing systems and devices
- 4.4 Continuity of fire separations at plumbing penetrations
- 4.5 Functional testing of plumbing related fire emergency systems and devices
- 4.6 Maintenance manuals for plumbing systems
- 4.7 Structural capacity of plumbing components, including anchorage and seismic restraint
- 4.8 Review of all applicable shop drawings
- 4.9 Plumbing systems, Part 10, ASHRAE or NECB requirements
- 4.10 Plumbing systems, ~~testing/confirmation~~ testing and/or confirmation of Part 10 requirements

**FIRE SUPPRESSION SYSTEMS**

- 5.1 Suppression system classification for type of occupancy
- 5.2 Design coverage, including concealed or special areas
- 5.3 Compatibility and location of electrical supervision, ancillary alarm and control devices
- 5.4 Evaluation of the capacity of city (municipal) water supply versus system demands and domestic demand, including pumping devices where necessary
- 5.5 Qualification of welder, quality of welds and material
- 5.6 Review of all applicable shop drawings
- 5.7 Acceptance testing for "Contractor's Material and Test Certificate" as per NFPA Standards
- 5.8 Maintenance program and manual for suppression systems
- 5.9 Structural capacity of sprinkler components, including anchorage and seismic restraint
- 5.10 For partial systems — confirm sprinklers are installed in all areas where required
- 5.11 Fire Department connections and hydrant locations
- 5.12 Fire hose standpipes
- 5.13 Freeze protection measures for fire suppression systems
- 5.14 Functional testing of fire suppression systems and devices

**ELECTRICAL**

- 6.1 Electrical systems and devices, including high building requirements where applicable
- 6.2 Continuity of fire separations at electrical penetrations
- 6.3 Functional testing of electrical related fire emergency systems and devices
- 6.4 Electrical systems and devices maintenance manuals
- 6.5 Structural capacity of electrical components, including anchorage and seismic restraint
- 6.6 Clearances from buildings of all electrical utility equipment
- 6.7 Fire protection of wiring for emergency systems
- 6.8 Review of all applicable shop drawings
- 6.9 Electrical systems, Part 10, ASHRAE or NECB requirements
- 6.10 Electrical Systems, ~~testing/confirmation~~ testing and/or confirmation of Part 10 requirements

**X<sup>M</sup> GEOTECHNICAL — Temporary**

- 7.1 Excavation
- 7.2 Shoring
- 7.3 Underpinning
- 7.4 Temporary construction dewatering — X<sup>M</sup>

**X<sup>M</sup> GEOTECHNICAL — Permanent**

- 8.1 Bearing capacity of the soil
- 8.2 Geotechnical aspects of deep foundations — X<sup>M</sup>
- 8.3 Compaction of engineered fill
- 8.4 Structural considerations of soil, including slope stability and seismic loading
- 8.5 Backfill
- 8.6 Permanent dewatering — X<sup>M</sup>
- 8.7 Permanent underpinning — X<sup>M</sup>



August 31, 2016

Date

*[Handwritten Signature]*

CRP's Initials

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF LOCATION  
 OF CONCRETE FOUNDATION ON N 1/2 LOT 14 BLOCK 6 SECTION 10  
 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 3672

Current civic address:  
 15046 Buena Vista Avenue  
 White Rock, B.C.

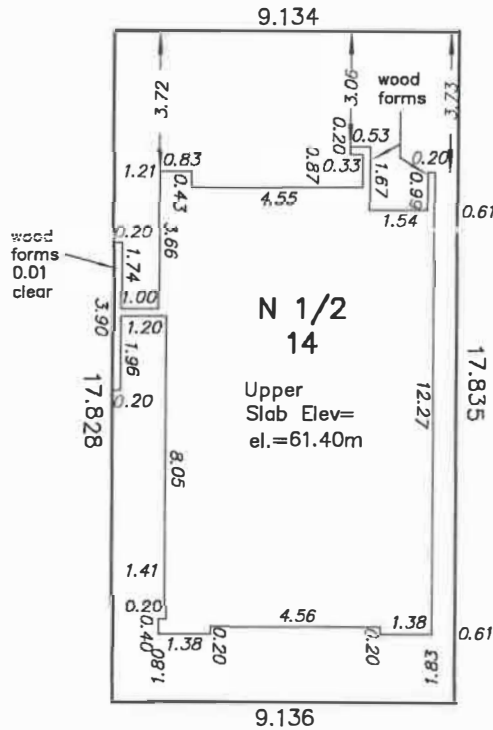
SCALE 1:200

Notes:

- All dimensions are in metres.
- This plan is NOT to be used for location of property lines.
- All foundation dimensions correspond to outside face of exterior walls.
- Elevations are based on City of White Rock Geodetic datum.

**BUENA VISTA AVENUE**

**MARTIN STREET**



© COPYRIGHT  
**DHALIWAL & ASSOCIATES**  
**LAND SURVEYING INC.**  
 216-12899 76th Avenue  
 Surrey, B.C.  
 V3W 1E6  
 (ph) 501-6188  
 (fx) 501-6189  
 FILE: 1107140-F04

THIS DOCUMENT IS NOT VALID UNLESS  
 ORIGINALLY SIGNED AND SEALED

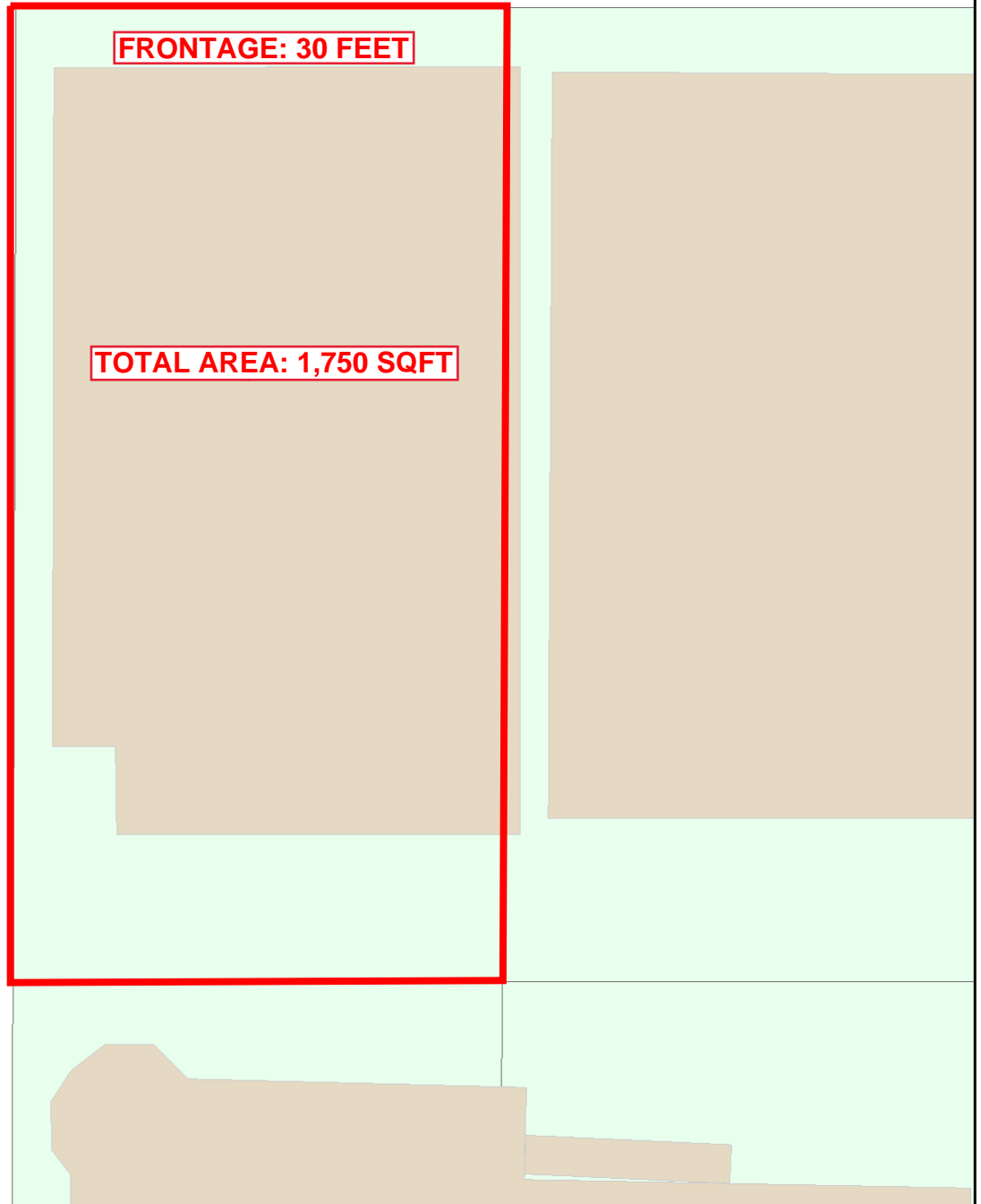


LORIN LEVAC  
 B.C.L.S. 881



**SCHOOL CATCHMENTS:  
WHITE ROCK ELEMENTARY  
SEMIAHMOO SECONDARY**

**ZONING: RS-3  
ONE UNIT (SMALL LOT, HILLSIDE) RESIDENTIAL**



**DEPTH: 60 FEET**

**FRONTAGE: 30 FEET**

**TOTAL AREA: 1,750 SQFT**

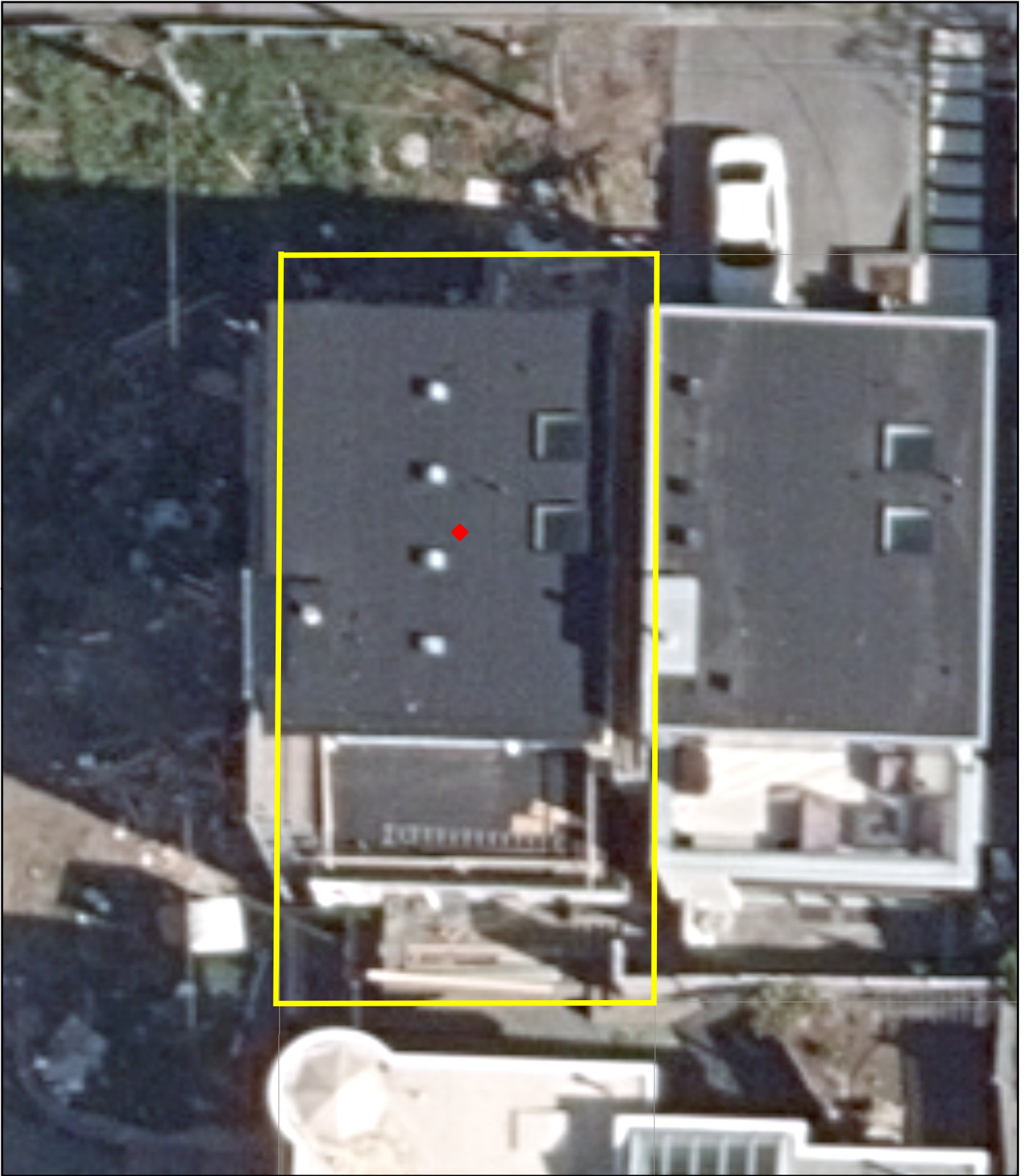
15046 Buena Vista Avenue





WR OMS

# City of White Rock Mapping Online System



15046 Buena Vista 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: 1:125

Map created on:  
2019-06-09





15046 Buena Vista Avenue - Access

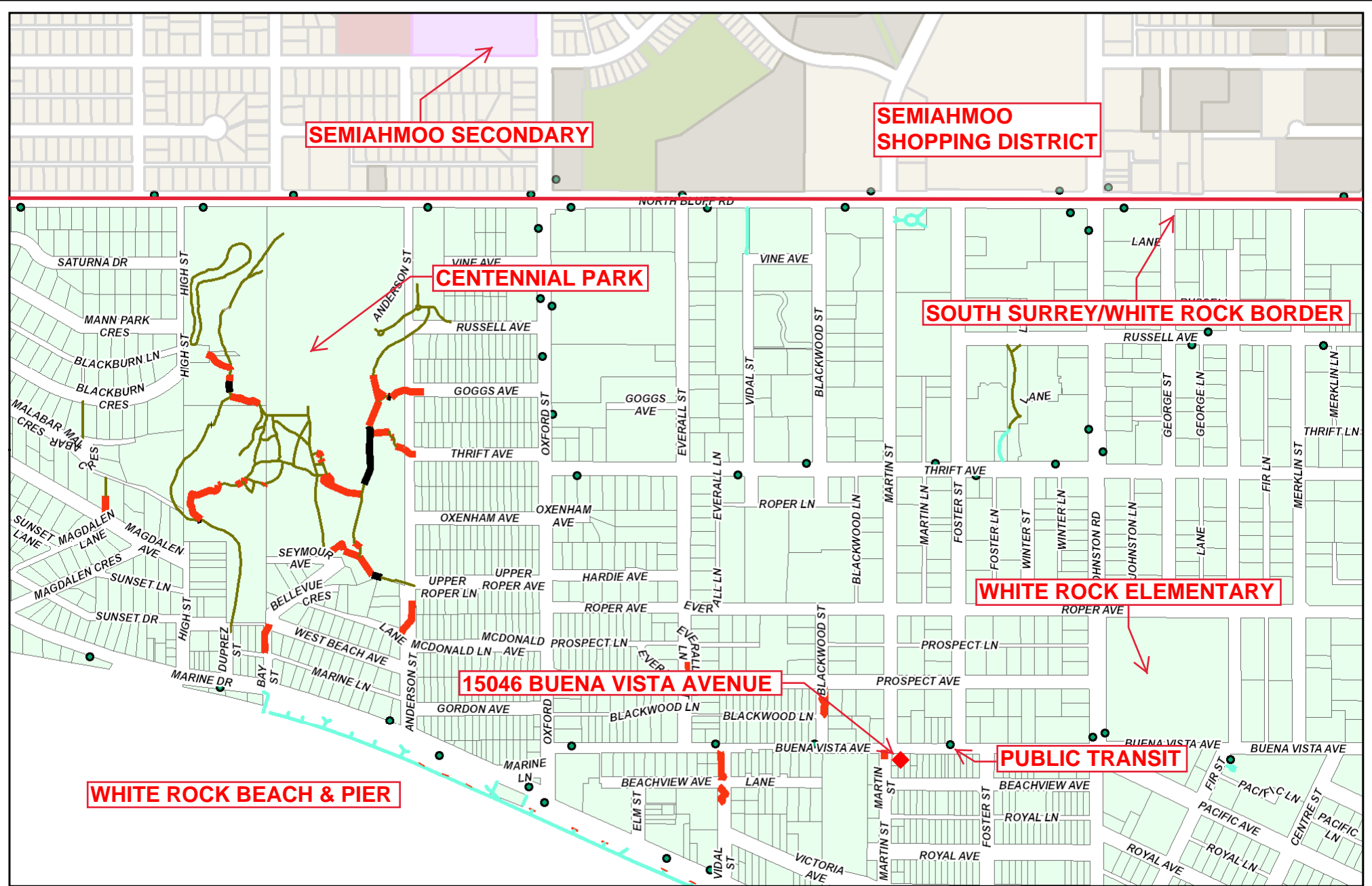
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Scale: 1:1,000



Map created on: 2019-07-13





15046 BUENA VISTA AVENUE

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Scale: 1:7,500



Map created on: 2017-06-05





# 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

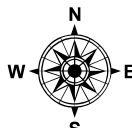
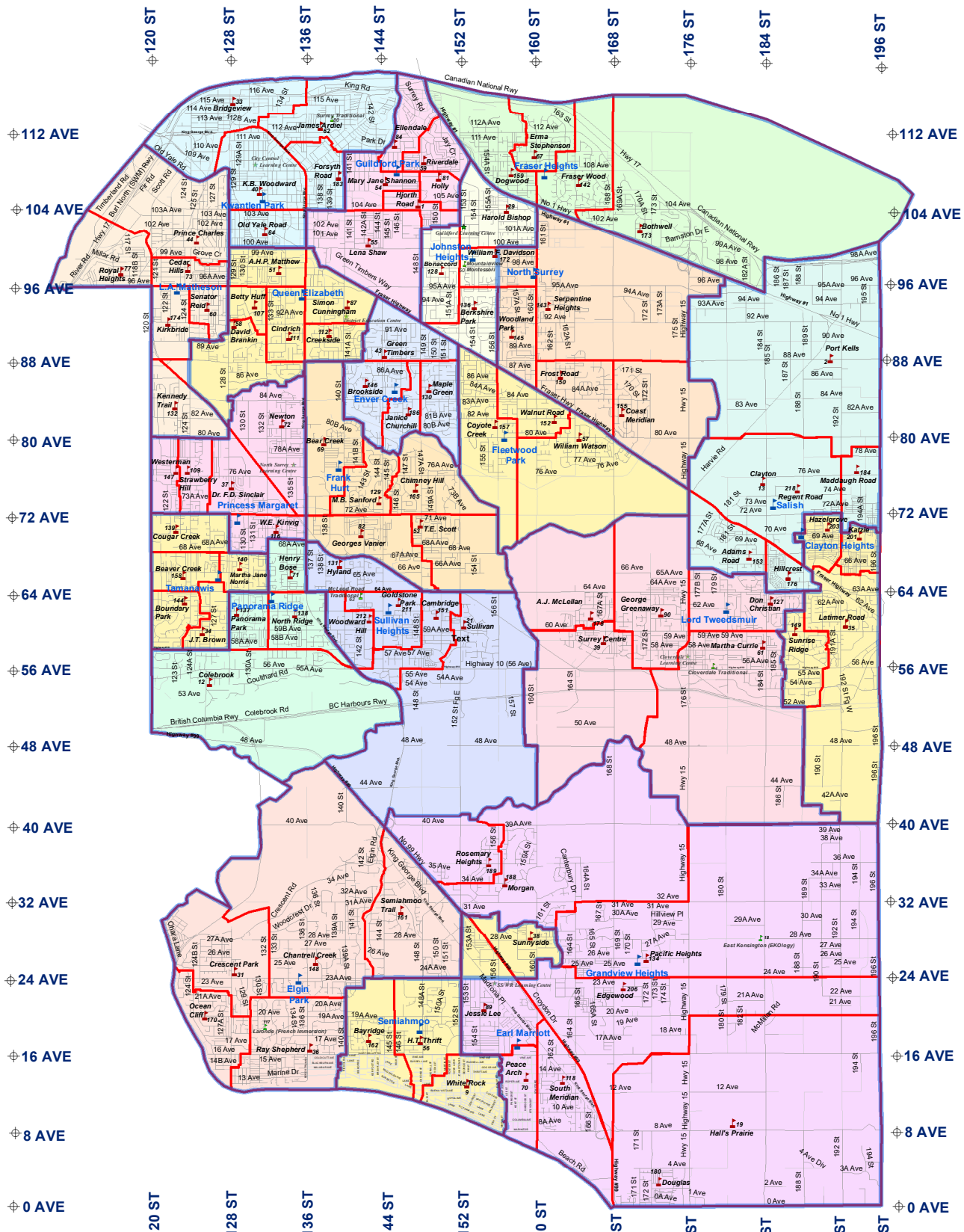
### Elementary Schools cont'd

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

# 2020-21 Boundary Catchment



**SOUTH SURREY/WHITE ROCK SCHOOL RANKINGS 2019**

<b>SOUTH SURREY/WHITE ROCK SCHOOL RANKINGS 2019</b>					
	<b>Elementary Schools</b>	<b>Address</b>	<b>Public/Private</b>	<b>2019 Rankings</b>	<b>2019 Rating</b>
1	Semiahmoo Trail Elementary	3040 145A Street	Public	125/931	7.9/10
2	Morgan Elementary	3366 156A Street	Public	131/931	7.8/10
3	Bayridge Elementary	1730 142 Street	Public	149/931	7.6/10
4	Laronde Elementary	1880 Laronde Drive	Public	174/931	7.4/10
5	Chantrell Creek Elementary	2575 137 Street	Public	174/931	7.4/10
6	Rosemary Heights Elementary	15516 36 Avenue	Public	208/931	7.2/10
7	Ocean Cliff Elementary	12550 20 Avenue	Public	260/931	6.9/10
8	Crescent Park Elementary	2440 128 Street	Public	260/931	6.9/10
9	South Meridian Elementary	16244 13 Avenue	Public	483/931	5.8/10
10	Sunnyside Elementary	15250 28 Avenue	Public	551/931	5.5/10
11	H.T. Thrift Elementary	1739 148 Street	Public	598/931	5.3/10
12	White Rock Elementary	1273 Fir Street	Public	598/931	5.3/10
13	Peace Arch Elementary	15877 Roper Avenue	Public	628/931	5.2/10
14	Ray Shepherd Elementary	1650 136 Street	Public	651/931	5.1/10
15	Pacific Heights Elementary	17148 26 Avenue	Public	826/931	3.9/10
16	Jessie Lee Elementary	2064 154 Street	Public	857/931	3.5/10
	<b>Private Schools</b>			<b>2019 Rankings</b>	<b>2019 Rating</b>
1	Southridge (High School)	2656 160 Street	Private	1/252	10/10*
2	Southridge (Elementary)	2656 160 Street	Private	21/931	9.8/10
3	Star of the Sea	15024 24 Avenue	Private	51/931	5.5/10
4	White Rock Christian	2265 152 Street	Private	82/931	8.5/10
	<b>Secondary Schools</b>			<b>2019 Rankings</b>	<b>2019 Rating</b>
1	Semiahmoo Secondary	1785 148 Street	Public	55/252	7.2/10
2	Elgin Park Secondary	13484 24 Avenue	Public	82/252	6.7/10
3	Earl Marriott Secondary	15751 16 Avenue	Public	131/252	5.9/10

## WHITE ROCK BEACHES

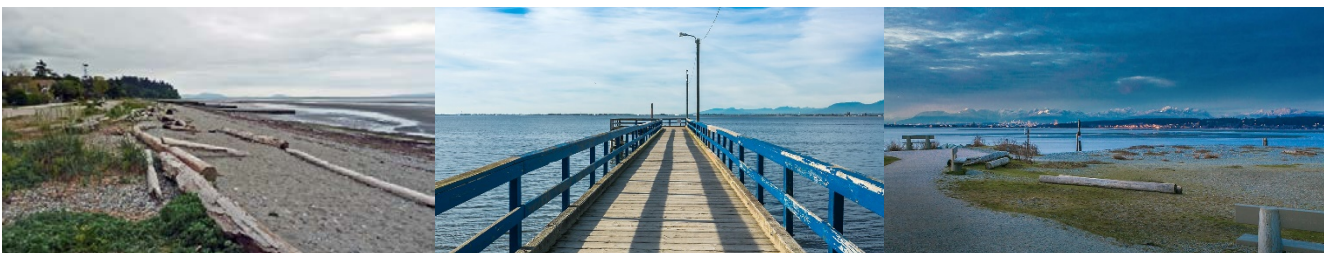
**White Rock Beach** is located just two miles north of the US border and only 35 minutes south of the City of Vancouver, BC. White Rock is known for its sandy beaches, stunning sunsets and fair weather. The 1,500 ft. long White Rock pier is a favorite destination spot for tourists and residents, and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

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



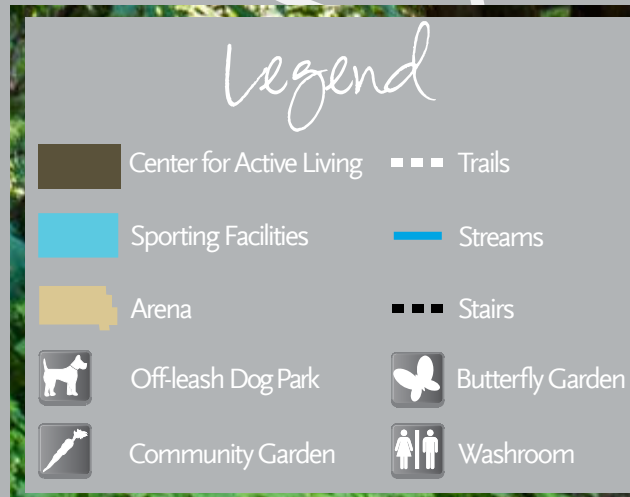
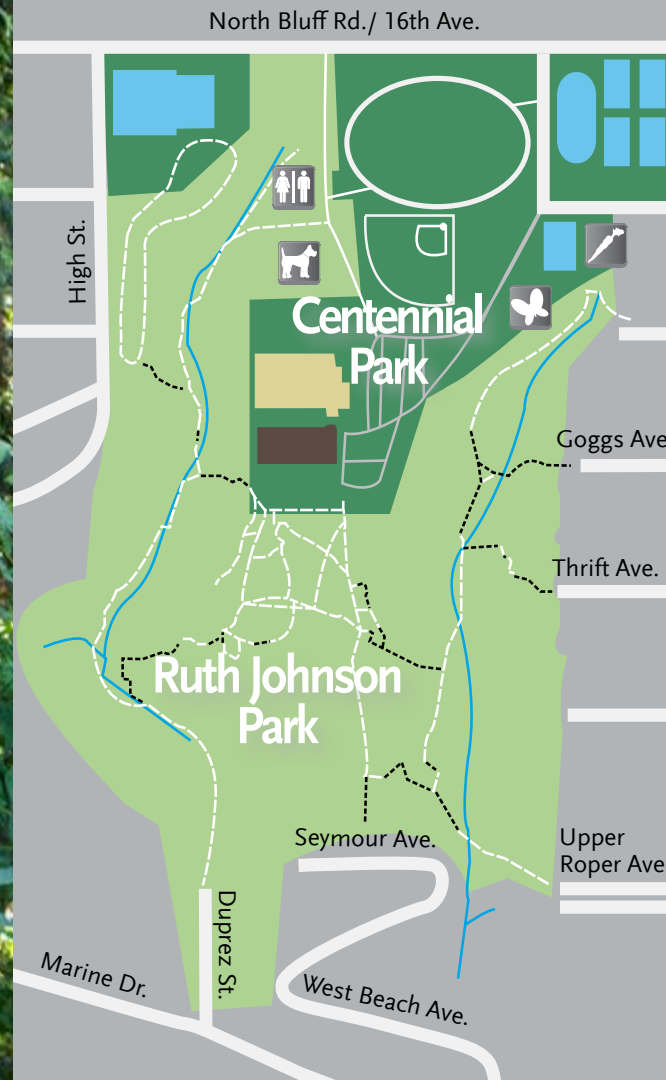
★ map is not to scale

**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