



**15338 PACIFIC AVENUE \$3,700,000**



# Beebe Cline



Office: 604.531.1909 | Cell: 604.830.7458 | [bcline@shaw.ca](mailto:bcline@shaw.ca)

























Presented by:

## Beebe Cline - PREC

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



**Active**  
**R2832187**  
Board: F  
House/Single Family

### 15338 PACIFIC AVENUE

South Surrey White Rock  
White Rock  
V4B 1R2

Residential Detached

**\$3,700,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: **Yes** Original Price: **\$3,700,000**  
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2021**  
Frontage(feet): **55.00** Bathrooms: **8** Age: **2**  
Frontage(metres): **16.76** Full Baths: **6** Zoning: **RS1**  
Depth / Size: **125** Half Baths: **2** Gross Taxes: **\$12,160.99**  
Lot Area (sq.ft.): **6,875.00** Rear Yard Exp: **South** For Tax Year: **2023**  
Lot Area (acres): **0.16** P.I.D.: **005-998-522** Tax Inc. Utilities?: **No**  
Flood Plain: **No** Tour: **Virtual Tour URL**  
View: **Yes: Ocean View South Facing**  
Complex/Subdiv: **White Rock Town Centre Uptown**  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt., Corner Unit**

Construction: **Frame - Wood**

Exterior: **Other, Stucco**

Foundation: **Concrete Perimeter concrete**

Renovations:

# of Fireplaces: **1** R.I. Fireplaces:

Fireplace Fuel: **Natural Gas**

Fuel/Heating: **Forced Air, Hot Water, Radiant**

Outdoor Area: **Balcony(s) Patio(s) Deck(s), Fenced Yard**

Type of Roof: **Torch-On**

Reno. Year:

Rain Screen: **Full**

Metered Water: **Yes**

R.I. Plumbing: **Yes**

Total Parking: **6** Covered Parking: **3** Parking Access: **Side**

Parking: **Garage; Double, RV Parking Avail., Visitor Parking**

Driveway Finish: **Concrete**

Dist. to Public Transit: **1 Blk**

Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**

Fixtures Leased: **No**

Fixtures Rmvd: **No**

Floor Finish: **Hardwood, Tile**

Dist. to School Bus: **2 Blks**

Land Lease Expiry Year:

Legal: **LOT 64 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 41126**

Amenities: **Air Cond./Central, Elevator, Garden, Guest Suite, In Suite Laundry, Storage, Wheelchair Access, Workshop Attached**

Site Influences: **Central Location, Gated Complex, Marina Nearby, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Oven - Built In, Pantry, Security System, Sprinkler - Fire, Vacuum - Built In, Wine Cooler**

Finished Floor (Main):	1,764	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,790	Above	Living Room	26'9 x 22'11	Main	Walk-In Closet	8'2 x 5'0	Floor	#Pcs
Finished Floor (AbvMain2):	0	Above	Dining Room	15'11 x 7'6	Main	Bedroom	12'2 x 11'10	Above	2
Finished Floor (Below):	0	Above	Kitchen	15'11 x 15'1	Main	Walk-In Closet	8'2 x 5'0	Above	3
Finished Floor (Basement):	2,462	Above	Bar Room	7'7 x 7'4	Main	Laundry	9'1 x 8'9	Main	5
Finished Floor (Total):	6,016sq. ft.	Above	Wok Kitchen	10'4 x 9'3	Bsmt	Laundry	7'0 x 7'0	Main	3
Unfinished Floor:	0	Above	Pantry	5'2 x 2'11	Bsmt	Media Room	19'11 x 18'0	Main	3
Grand Total:	6,016sq. ft.	Above	Den	8'11 x 8'3	Bsmt	Recreation Room	28'8 x 12'11	Main	2
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	15'7 x 12'0	Bsmt	Bar Room	8'0 x 7'7	Bsmt	4
		Main	Mud Room	9'1 x 8'9	Bsmt	Kitchen	17'1 x 8'8	Bsmt	3
		Main	Foyer	14'9 x 10'9	Bsmt	Living Room	16'1 x 14'0		
		Main	Primary Bedroom	18'9 x 14'1	Bsmt	Bedroom	13'8 x 9'9		
		Main	Walk-In Closet	10'1 x 8'1	Bsmt	Bedroom	12'0 x 12'6		
		Main	Bedroom	12'5 x 10'10	Bsmt	Walk-In Closet	5'11 x 4'11		
Suite: <b>Legal Suite</b>		Manuf Type:		Registered in MHR?:		PAD Rental:			
Basement: <b>Full, Fully Finished, Separate Entry</b>		MHR#:		CSA/BCE:		Maint. Fee:			
Crawl/Bsmt. Height: # of Levels: <b>3</b>		ByLaw Restrictions:							
# of Kitchens: <b>3</b> # of Rooms: <b>28</b>									

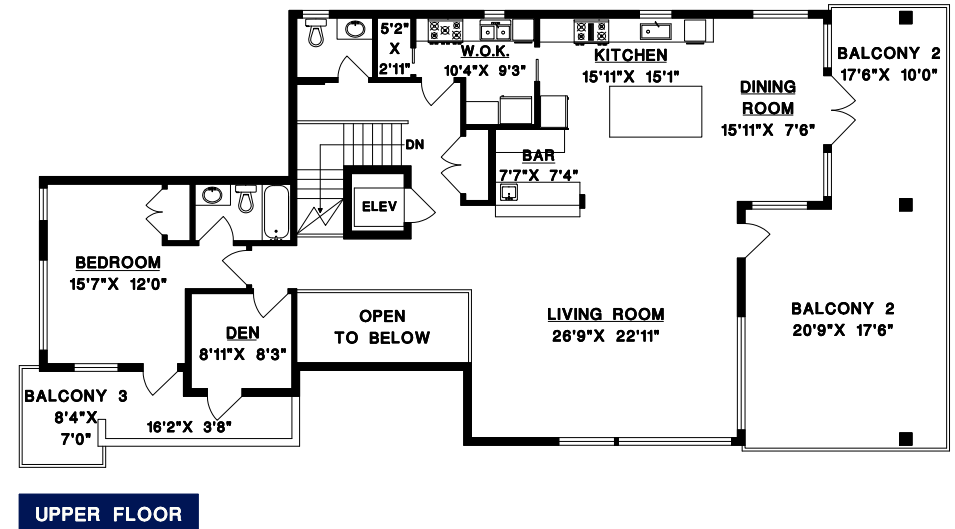
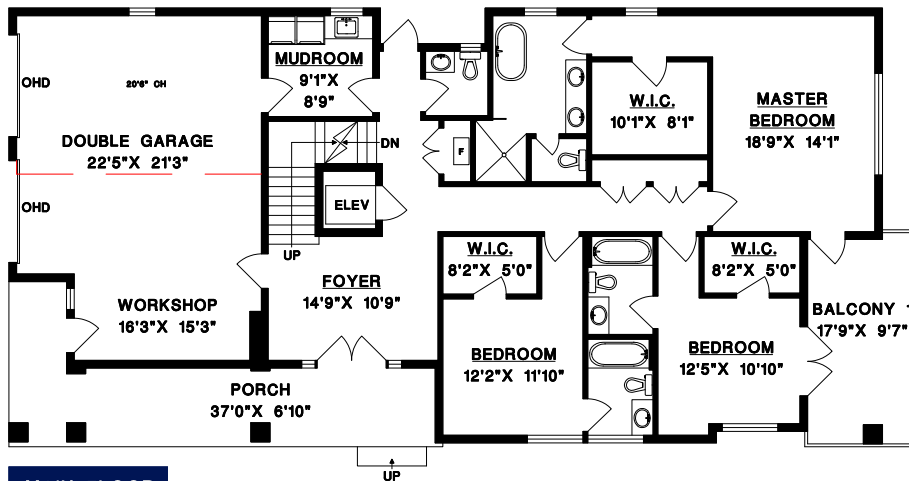
Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

**Ocean view 2021 custom modern build 6,016 SF. Elevator, high velocity A/C & generator. Radiant heated flooring on all 3 levels with wide plank German oak floors. 6 bedrooms/8 bath. Bright top floor 11 foot ceilings. Massive white kitchen with island, wok kitchen & wet bar. Top floor bedroom ensuited. Open and covered patios & balconies exceed 1,300 SF. Levitron LED lighting. 3 bedrooms on main with 10 foot ceilings all with ensuites & walk-in closets. Basement ceilings at 9 feet. 5th bedroom + full bath. Fabulous media room, soundproofed with 120" screen & 9.1 Dolby + 11 speakers. Rec room & wet bar. Bright walk-out legal revenue suite a 914 SF. Great Schools: White Rock Elem & Semi with IB program. Walk to shopping, transit & easy beach access. Cameras & security gated garage with 12' door with workshop.**

**BEEBE CLINE**

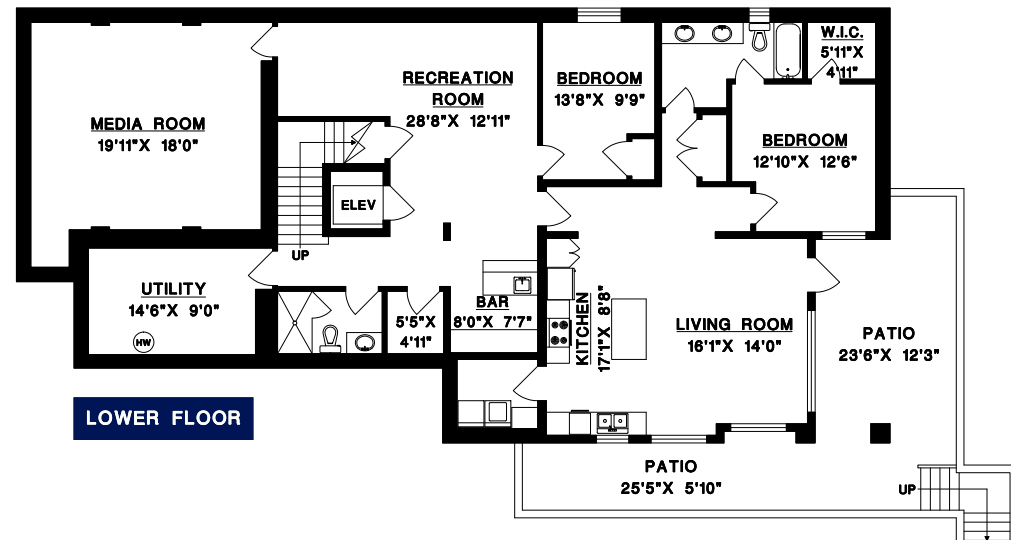
BUS: 604-531-1909  
CEL: 604-830-7458  
www.whiterocklifestyles.com

**15338 PACIFIC AVENUE,  
WHITE ROCK, B.C.**



UPPER FLOOR	1790	SQ. FT.
MAIN FLOOR	1764	SQ. FT.
LOWER FLOOR	1548	SQ. FT.
SUITE	914	SQ. FT.
<b>FINISHED AREA</b>	<b>6016</b>	<b>SQ. FT.</b>

GARAGE / WORKSHOP	647	SQ. FT.
BALCONY 1	172	SQ. FT.
BALCONY 2	538	SQ. FT.
BALCONY 3	132	SQ. FT.
PATIO	466	SQ. FT.
PORCH	291	SQ. FT.



1" = 8'  
SCALE

DRAWN BY: CN  
DATE: SEPTEMBER 2022  
REVISED:



## FEATURES + UPDATES

### EXTERIOR

- Plaster Siding with Concrete Substrate
- 538 sqft Open & Covered Deck For Year-Round Use:
  - Skylights, Fire Pit, Natural Gas BBQ & Electrical Roughed-in for Infrared Heaters
- 21KW Generac Back-up Generator
- Double Garage:
  - Rough-in for EV Car Charger
  - Built to Accommodate a Lift
  - 12 Foot Garage Door to Accommodate RV Access

### INTERIOR

- Kitchen (Main)
  - Dacor 36 Inch Natural Gas Range
  - Frigidaire 36 Inch Side-by-Side Refrigerator with Ice Maker & Water Dispenser
  - Dacor 24 Inch Dishwasher
- Kitchen (Wok Kitchen)
  - Frigidaire Professional 30 Inch Natural Gas Range
  - Frigidaire Professional 30 Inch Wall Oven with Convection
  - Frigidaire Professional Microwave
- LG Washer Dryer (Main Home)
- Ceilings:
  - Eleven Foot on Top Level / Ten Foot on Main / Nine Foot on Lower Level
- Wide Plank Oak White German Floors with Radiant Heat
- High Velocity Air Conditioning
- 914 sqft One Bedroom **Legal** Secondary Suite:
  - Kitchen: Samsung Stainless Steel Appliance Package
  - 466 sqft Patio
  - Separate Laundry: Whirlpool Washer/Dryer
  - Separate Alarm Panel
- Windows by Starline:
  - Top Floor Main Three Windows Hardwired & Designed for Voice Automated Blinds/Curtains
  - Bedroom Windows Feature One Way Custom Tint
- LED Lighting
- Leviton Wi-Fi Light Switches:
  - Five Devices - All Alexa Capable Integration (Additional Can Be Added)
  - Controlled Via "My Leviton" App:
    - Controls Brightness and Dimness Levels + Timer Controls
    - Lights Can Be Turned On or Off Remotely via Phone



## FEATURES + UPDATES

### *INTERIOR (Continued)*

- RAM Custom Elevator with Custom Finishes:
  - Services All Three Levels
  - Gateless, Infrared Curtin Provides Safety Shut Off
  - Counterbalance Weight Roped Traction Drive System
  - 220VAC 20A and 110VAC 15A Power
  - Travel Speed of 37 FMP with a Variable Speed Drive
  - Control Box Located Inside the Media Room
- Media Room:
  - 120" Screen / Eleven Speakers + Subwoofer with Full Surround Dolby 9.1 Experience
  - Marantz Wifi Receiver
  - Sony PlayStation Connection in the Cabinets
  - Soundproofed – Suspended Slab Concrete
- Security System:
  - Seven Hiks Vision Security Cameras (Five Outside / Two Inside)
  - Four Control Panels
- Mechanical Room:
  - Viessmann 100 Natural Gas Boiler Supplies Radiant Floor Heat on All Three Levels
  - Recirc Line with Pump off Domestic Hot Water Storage Tank to Reduce & Minimize Waiting Time for Hot Water
  - Control Panel on the Walls for Outside Duplex Storm Pumps (Found in East Catch Basin)
- Electrical:
  - 200 AMP Meter Base for Main Home
  - 100 AMP Subpanel for Suite

### *LOT & LOCATION*

- Modern Contemporary Ocean View Home
- Custom Build 2021
- Designer: TW House Design
- Engineer: Luiz Leon & Associates
- Home: 6,016 sqft
- Lot: 6,870 sqft / Frontage: 55 ft & Depth: 125 ft
- Zoning: RS-1: One Unit Residential
- Half a Block from Transit
- School Catchments:
  - White Rock Elementary
  - Semiahmoo Secondary
- Walk Score: 91/100



15338 PACIFIC AVENUE			
<b>PROPERTY COST</b>			
List Price		\$ 3,700,000.00	
<b>REVENUE</b>		<b>Monthly</b>	<b>Yearly</b>
Total <b>Potential</b> Revenue for Legal Suite as a One Bedroom		\$2,100.00	\$25,200.00
Total <b>Potential</b> Revenue for Legal Suite as a Two Bedroom		\$2,800.00	\$33,600.00
<b>EXPENSES</b>	<b>Monthly/Yearlys</b>	<b>Monthly</b>	<b>Yearly</b>
Property Taxes		\$1,013.42	\$12,160.99
Insurance		\$416.67	\$5,000.00
Hydro		\$100.00	\$1,200.00
Gas		\$150.00	\$1,800.00
Water		\$43.33	\$520.00
Elevator Maintenance		\$20.83	\$250.00
Generator Maintenance		\$41.67	\$500.00
Alarm - Camera Montioered		\$38.33	\$460.00
<b>Total Expenses</b>		<b>\$1,824.25</b>	<b>\$21,890.99</b>

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



**CERTIFICATE OF OCCUPANCY**

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

BUILDING PERMIT NO.: 17-109

ADDRESS OF BUILDING: 15340 Pacific Ave

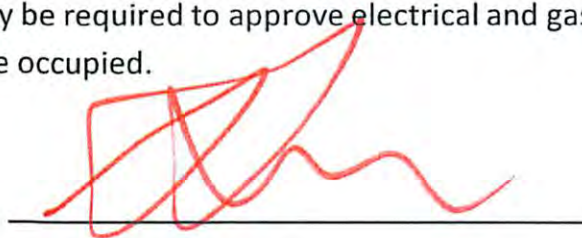
TYPE OF APPROVED OCCUPANCY: SFD & Suite

*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 29 day of September, 2021.*

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**



**B.C. LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE OF  
FOUNDATION FORMS ON LOT 64 SECTION 11 TOWNSHIP 1  
NEW WESTMINSTER DISTRICT PLAN 41126**

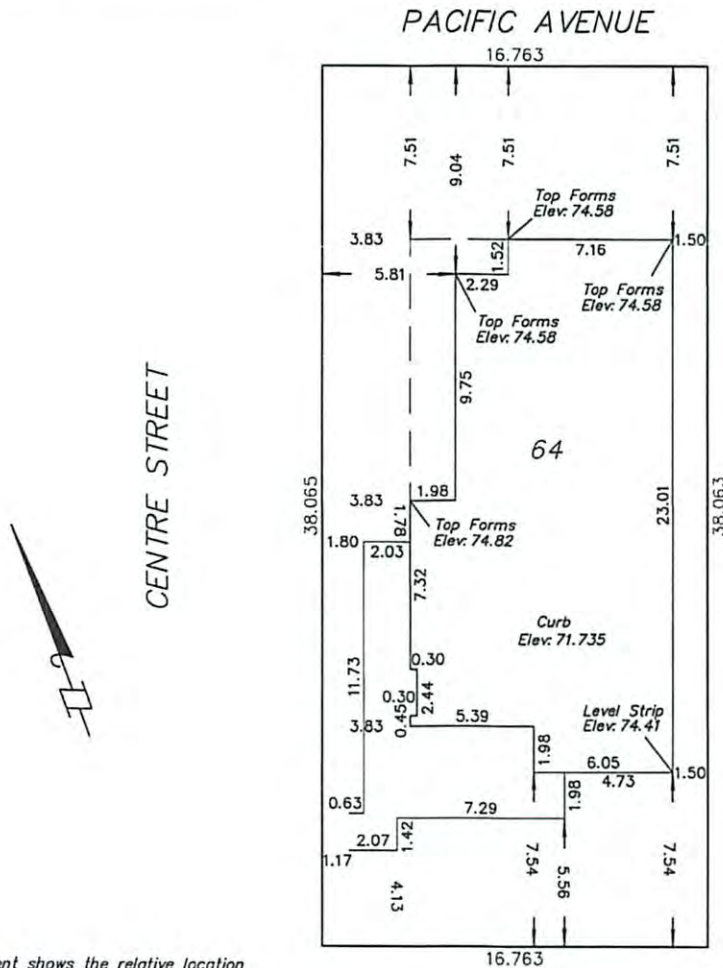
CITY OF WHITE ROCK  
SCALE = 1:250

"ALL DISTANCES ARE IN METRES"

*The intended plot size of this plan is 216mm (8 1/2") in width  
by 365mm (14") in height (legal size) when plotted at a scale of 1:250*

P.I.D. 005-998-522

CIVIC ADDRESS: #15340 Pacific Avenue



*This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.*

*This plan was prepared for mortgage and building permit purposes only and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.*

SOUTH FRASER LAND SURVEYING LTD.  
#202 - 19292 60th AVENUE  
SURREY, B.C. V3S 3M2  
604-599-1886  
151045HSE

" THIS DOCUMENT IS NOT VALID "  
UNLESS ORIGINALLY SIGNED AND SEALED

**NOTE:**

Elevations shown are in METRES and derived from:  
Monument #88H3912 - Geodetic Elev. 73.063m

**BUILDING DIMENSIONS TO FOUNDATION FORMS**

© All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the consent of the signatory

Certified correct this 14th day of MAY 2019

*[Signature]*  
B.C.L.S.

151045HSE

# Owner Builder Disclosure Notice

*Purpose: As required by section 21(2)(a) of the Homeowner Protection Act (the "Act"), the purpose of this Disclosure Notice is for the owner builder and subsequent owners to disclose to any and all potential owners of the new home (the "home") described herein, during the 10-year purchase period, that the home was built under an Owner Builder Authorization issued by the BC Housing to the individual described herein as the owner builder.*

## OWNER BUILDER INFORMATION

**Name (last,first):** Friesen, Martin

**Owner Builder Authorization No.:** 96619

## PROPERTY INFORMATION

**Civic Address:** 15340 Pacific Avenue

**City/Town:** White Rock

**Province:** British Columbia

**Postal Code:** V4B 1R2

**PID:** 005-998-522

**Legal Description:** LOT 64 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 41126

## CONSTRUCTION INFORMATION

**Building Permit:** BP017109

**Building Permit Issue Date:** 2018/Jun/13

**First Occupancy Date:** 2021/Sep/29

**Owner Builder Authorization Date:** 2017/Oct/08

## MATERIAL FACTS

The home was built under an Owner Builder Authorization. The home was not built under the licence of a Licenced Residential Builder.

The home is not covered by a policy of home warranty insurance. Statutory protection, as per section 23 of the Act, is available to a purchaser of the home.

**Other:** none.

## DEFINITIONS

"owner builder": means an individual with a valid Owner Builder Authorization issued under section 20 of the Homeowner Protection Act

"purchase period": means a) the period during which home warranty insurance for a new home is in effect; or b) if home warranty insurance has not been obtained, the period during which home warranty insurance would have been in effect had it been obtained.

"first occupancy date": means the date an occupancy permit with respect to the new home was first issued, or if no occupancy permit has been issued with respect to the new home, the date the new home was first occupied.





## Owner Builder Disclosure Notice

**SUBTRADES** - the following list of tradespersons who contributed to the building of the home was supplied by the owner builder

**House Design:** TW House Design Ltd, TIGER WU, 604-789-8666

**Engineering:** LUIZ LEON & ASSOCIATES, (604) 535-7300, 534278

**Soil remediation:** FELIX BULLDOZING (1990) LTD, 604-888-9785, 434053

**Excavation:** FELIX BULLDOZING (1990) LTD, 604-888-9785, 434053

**Foundation:** FORMAX FOUNDATIONS LTD, 604-533-5205, 957704

**Sewer/Septic:** AHA PLUMBING AND HEATING LTD, AJ SING, (604) 780-0790, 834716

**Framing:** STARLINE HOJMES (2004) LTD., DEAN DESUSZA, 604.240-9224, 597984

**Cladding:** ARMORED EXTERIORS LTD., Gillbert , (778) 996-4509, 938305

**Roofing:** HOMELIFE ROOFING LTD, (604) 445-9978, 961061

**Windows/Doors:** STARLINE WINDOWS, (604) 882-5100, 597984

**Electrical:** KINGPIN ELECTRIC LTD., (604) 996-2607, 200140809

**Plumbing:** AHA PLUMBING AND HEATING LTD, AJ SING, (604) 780-0790, 834716

**Insulation:** FORT INSULATION, TONY BOCCIA, (604) 839-9857, 793195

**Interior Wall Finish:** PACIFIC WEST SYSTEMS SUPPLY LTD , 604-534-2060, 881716

**Flooring:** EXCLUSIVE FLOORS LTD, 604-575-9550, 225475

**Heating/AC:** AHA PLUMBING AND HEATING LTD, AJ SING, (604) 780-0790, 834716

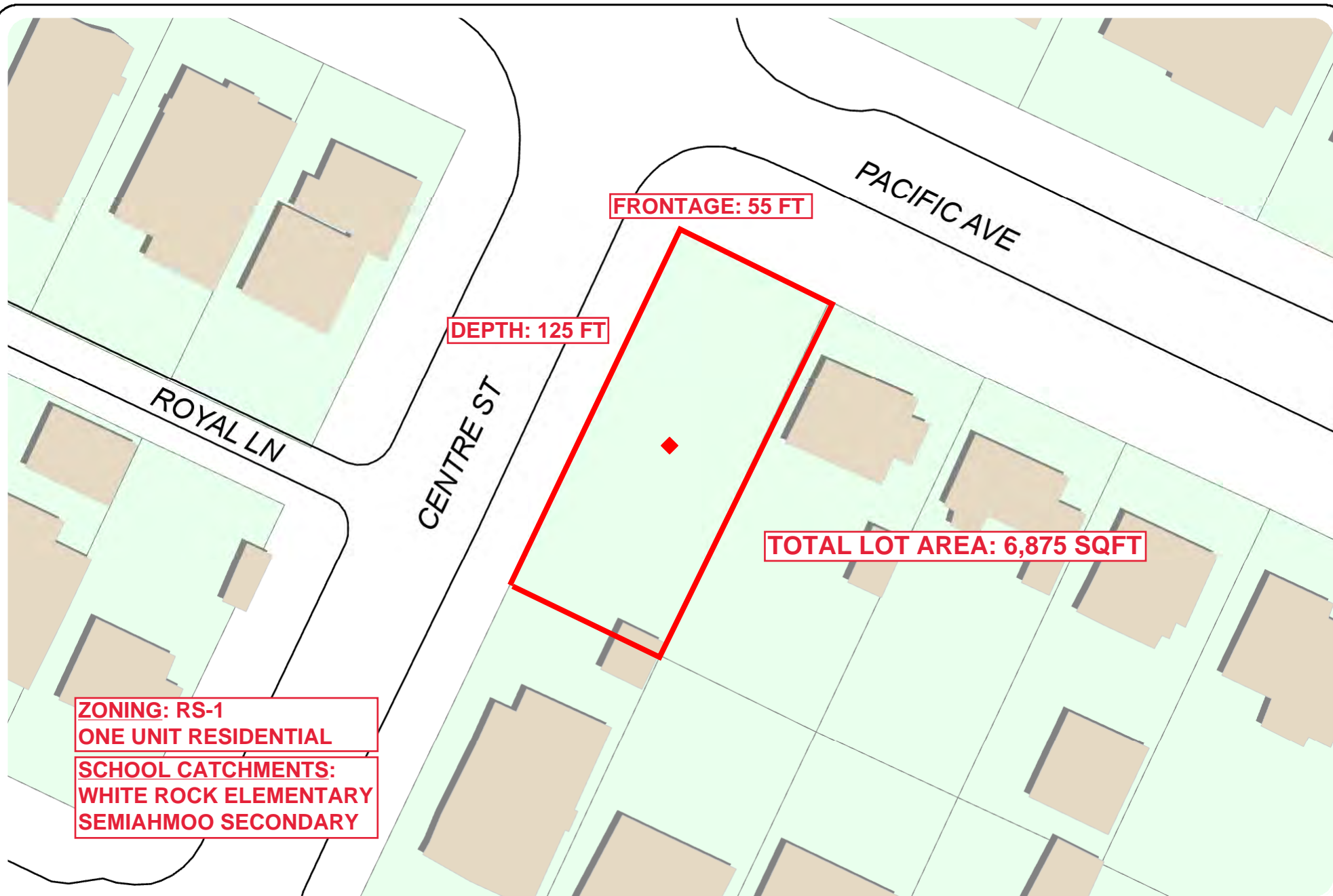
# Owner Builder Disclosure Notice

## STATUTORY PROTECTION

- (1) A residential builder or an owner builder and a vendor of a new home are both deemed to have agreed with the owner of the new home, to the extent of labour, materials and design supplied, used or arranged by the residential builder, owner builder or vendor, that the new home, except to the extent prescribed by regulation,
  - (a) is free from defects in materials and labour and will remain so for a period of at least 2 years after
    - (i) the date an occupancy permit with respect to the new home was first issued, or
    - (ii) if no occupancy permit has been issued with respect to the new home, the date the new home was first occupied,
  - (b) is free from defects in the building envelope, including defects resulting in water penetration, and will remain so for a period of at least 5 years after
    - (i) the date an occupancy permit with respect to the new home was first issued, or
    - (ii) if no occupancy permit has been issued with respect to the new home, the date the new home was first occupied, and
  - (c) is free from structural defects, and will remain so for a period of at least 10 years after
    - (i) the date an occupancy permit with respect to the new home was first issued, or
    - (ii) if no occupancy permit has been issued with respect to the new home, the date the new home was first occupied.
- (2) Any term of an agreement that purports to waive, exclude, limit or qualify the protection under subsection (1) is of no effect.
- (3) The protection under subsection (1) is for the benefit of whoever is the owner of the new home from time to time until the end of the period within which an action may be brought under subsection (5), and that owner is deemed
  - (a) to have given good consideration for the benefit of the protection, and
  - (b) to be the only person entitled to recover damages for a breach of the protection.
- (4) Despite subsection (3), if the ownership of the new home changes during the course of an action for breach of the protection under subsection (1), the new owner is entitled to be substituted as plaintiff and to enforce all rights that the former owner could have enforced.
- (5) An action in respect of the protection under subsection (1) must be commenced within 10 years after the date of first occupancy of the new home or, in respect of common property, common facilities and other assets of a strata corporation, the date the strata plan is deposited in a land title office in accordance with the Strata Property Act.
- (6) Nothing in this section
  - (a) excludes, qualifies or limits any other term, express or implied,
  - (b) relieves any person of liability to which they would otherwise be subject, or
  - (c) subjects a municipality, regional district or treaty first nation to any greater liability than if this section were not in force.
- (7) This section does not apply to a new home covered by home warranty insurance.

**Please Note:** The BC Housing strongly encourages individuals who are in receipt of this Disclosure Notice to consult legal counsel in an effort to fully understand the level of protection afforded by the Statutory Protection outlined above. This Statutory Protection is not backed by a home warranty insurance company. An individual who wishes to seek recourse through the Statutory Protection must contact the original owner builder directly or do so through the civil legal process. For information regarding resolving construction disputes please visit the BC Housing website.





**ZONING: RS-1**  
**ONE UNIT RESIDENTIAL**  
**SCHOOL CATCHMENTS:**  
**WHITE ROCK ELEMENTARY**  
**SEMAHMOO SECONDARY**

15338 Pacific Avenue

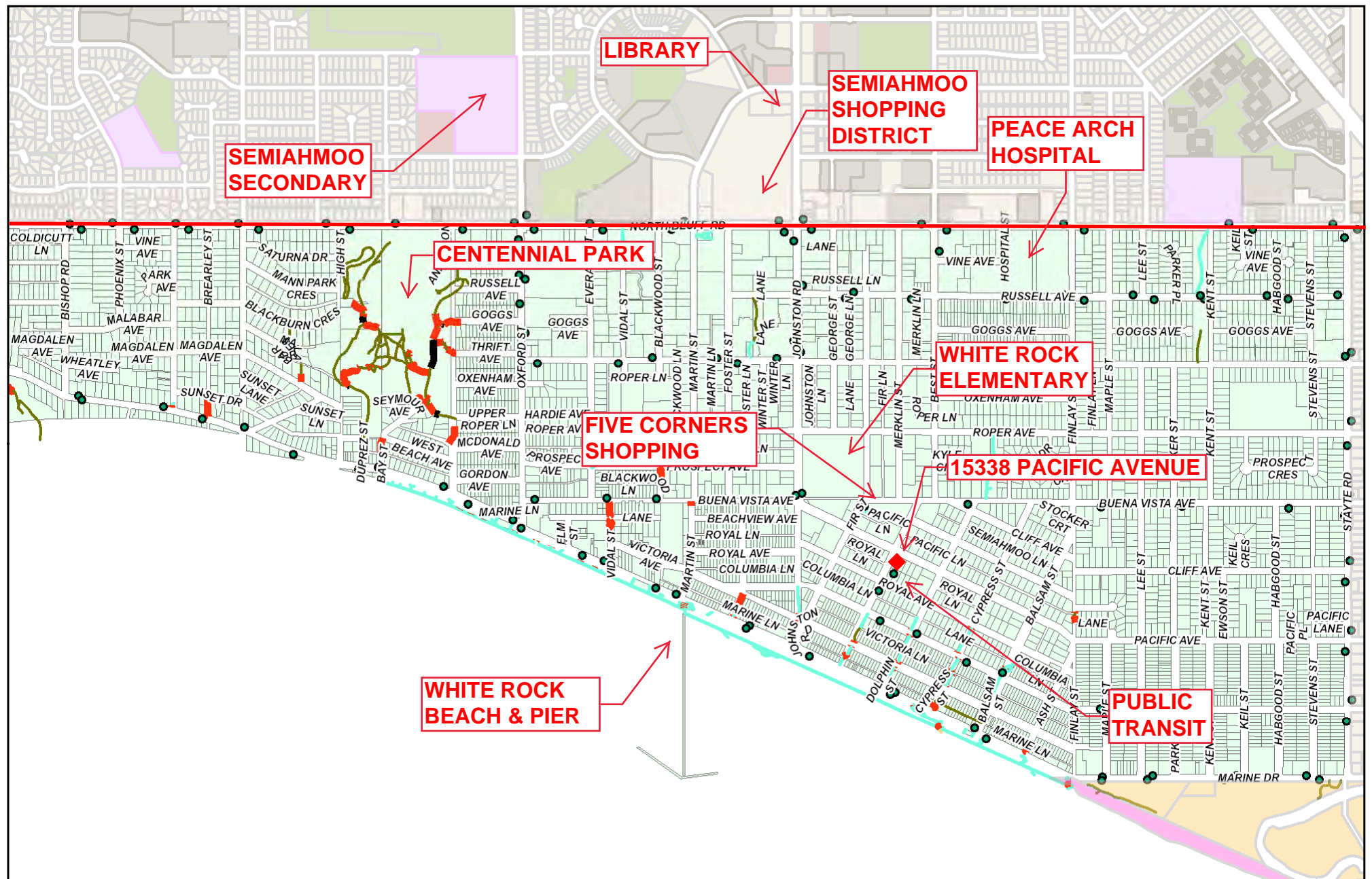
Scale: 1:500





WR O M S

# City of White Rock Mapping Online System



15338 Pacific 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: 1:15,000



Map created on: 2017-10-30

**WHITE ROCK**  
*My 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.



North Bluff Rd./ 16th Ave.



## Legend

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

★ map is not to scale



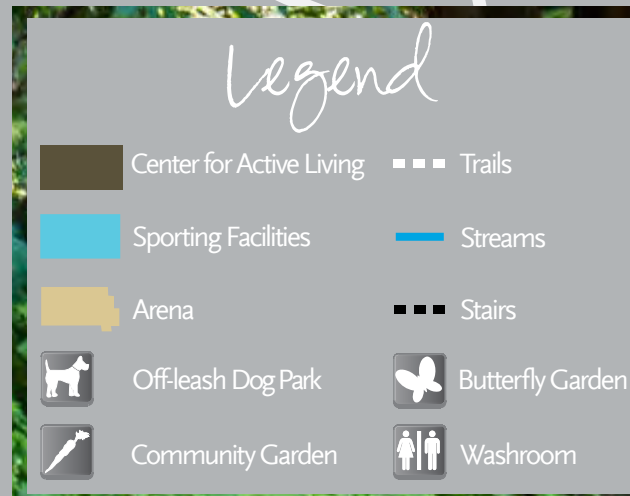
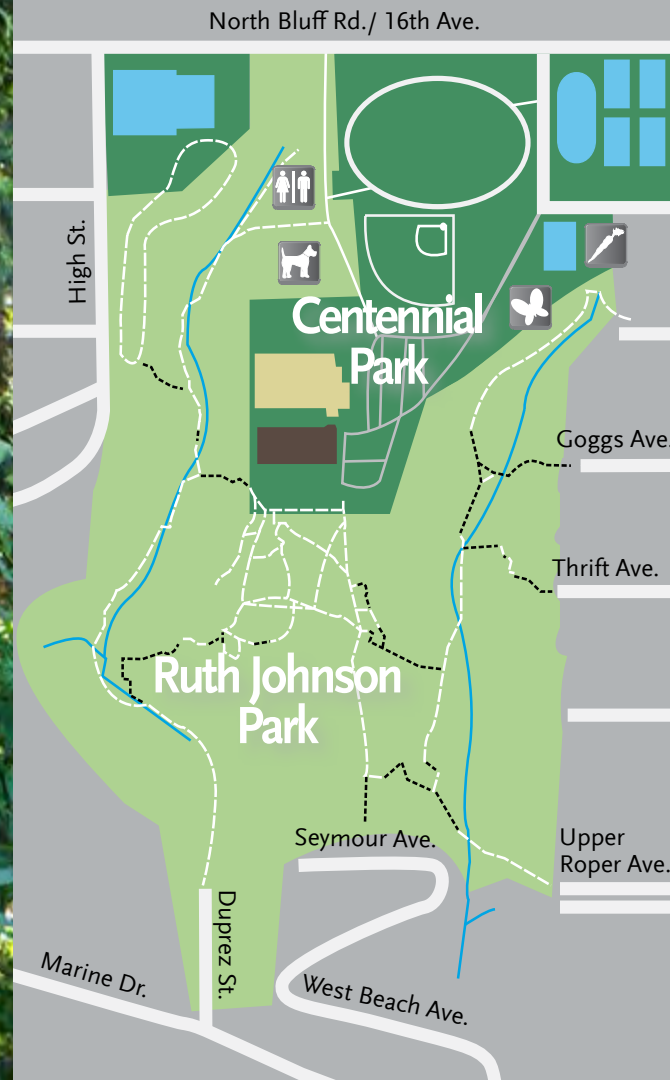
WHITE ROCK  
*Our City by the Sea!*



# 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!*

# RESIDENT PAY PARKING DECALS

Resident parking decals are available for sale to full time residents of the City of White Rock. With the parking decal residents can park for up to four hours per day at any of the City of White Rock's pay parking areas, unless posted otherwise (Marine Drive, Centennial Arena, and the City of White Rock meters around the Hospital).

Please note that all pay parking in the City of White Rock's (City owned or leased) pay parking areas is free for up to four hours for all vehicles bearing Veteran licence plates - no parking decal is required!

## Purchase Requirements

In order to purchase a City of White Rock Pay Parking Decal, provide your:

- British Columbia valid driver's licence
- Current Owner's certificate of Insurance and Vehicle Licence

Both documents must show your current White Rock address. Please note, parking decals are non-refundable.

## Where to Place the Decal

The City of White Rock Pay Parking Decal must be affixed to the lower inside corner of the driver's side of the windshield. The decal number is registered to your licence plate number. If you change licence plates you must register your new plates to match the decal. Contact the Finance Department to update your vehicle licence plate information [finance@whiterockcity.ca](mailto:finance@whiterockcity.ca) or 604-541-2100.

## What You Can't Do with the Decal

With the decal you are:

- Not entitled to park on streets posted as 'Permit Parking Only'
- Not valid at the "Limited Time Parking" meters at the Arena, posted as 1/2 hour short term
- Not valid in the Hospital's private parking lots
- Not valid to park on the south side of Marine Drive between Finlay Street and Stayte Road (Surrey meters)

## How Long It's Valid

The decal is valid for a calendar year, January to December and is not prorated. The parking decal is \$48.00, plus GST (price as of 2020).



# WHITE ROCK

BEST CITIES IN CANADA TO LIVE: #42 BY THE GLOBE & MAIL (NOV 25/23)

## DEMOGRAPHICS:

- Population: 23,726
- 2018 vs 2023 Population Change: 9.5%
- 2023 vs 2028 Population Change: 8.8%
- Diversity Higher/Lower than Canadian Average: -2%
- Children Age 0-9: 26%
- Children Age 10-19: 33%
- Families with Children at Home: 22%
- Families without Children at Home: 29%
- One-Person Households: 45%
- Two-or-More-Person Households: 4%
- Average Age of Renter/Owner: 61
- Primary Household Owners/Renters Aged 65 or Older: 46%
- Top 5 Languages Spoken Most Often at Home:
  1. English
  2. Mandarin
  3. Punjabi
  4. Korena
  5. Russian
- Top 5 Visible Minorities:
  1. South Asian
  2. Chinese
  3. Filipino
  4. Black
  5. Korean

## ECONOMY:

- Unemployment Rate: 7.7%
- Average Household Income: \$118,281
- Income Tax of Average Household Income: 18%

- **Top 5 Industries:**
  1. Health Care and Social Assistance
  2. Retail Trade
  3. Professional, Scientific and Technical Services
  4. Educational Services
  5. Construction
- **Top 5 Occupation Categories:**
  1. Business Finance Administration
  2. Sales and Service
  3. Management
  4. Social Science, Education, Government, and Religion
  5. Health

## **HOUSING**

- Households that Spent More than 30% on Housing: 32%
- Average Monthly Rent Cost (Averaged by Metropolitan Area): \$2,007
- Average Primary Real Estate Value: \$1,131,029
- Average Mortgage Value: \$632,219
- Community Type: Suburban

## **TRANSPORATION**

- Walkable More/Less than Canadian Average: -13%

## **SAFETY**

- Likelihood of Crime Higher/Lower than Canadian Average: -24%

## **HEALTHCARE**

- Have a Regular Health Care Provider: 92%

## **COMMUNITY**

- Strong Sense of Belonging to Local Community: 72%

## **CLIMATE**

- Days with a Minimum Temperature Less than -15 Degree Celsius: 0
- Days with a Maximum Temperature Greater than 30 Degree Celsius: 1
- Days with Precipitation Greater than 10 mm: 37
- Days with Humidex over 35 Degrees Celsius: 2