









Presented by:
Beebe Cline - PREC

Hugh & McKinnon Realty Ltd.
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Active
R3158432
Board: F
House/Single Family

1446 128A STREET
South Surrey White Rock
Crescent Bch Ocean Pk.
V4A 3X4

Residential Detached
\$1,198,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,198,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1969
Frontage(feet): 50.00	Bathrooms: 2	Age: 57
Frontage(metres): 15.24	Full Baths: 2	Zoning: R3
Depth / Size: 100.00	Half Baths: 0	Gross Taxes: \$5,291.68
Lot Area (sq.ft.): 5,000.00	Rear Yard Exp: East	For Tax Year: 2026
Lot Area (acres): 0.11	P.I.D.: 002-694-778	Tax Inc. Utilities?: No
Flood Plain: No		Tour:
View: No :		
Complex/Subdiv: Fun Fun Park Ocean P Village		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter, Concrete Slab**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Metal**

Reno. Year:
Rain Screen:
Metered Water: **Yes**
R.I. Plumbing: **Yes**

Total Parking: **4** Covered Parking: **0** Parking Access: **Front**
Parking: **Open, RV Parking Avail.**
Driveway Finish: **Concrete**
Dist. to Public Transit: **1 blk** Dist. to School Bus: **4 blks**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Other**

Legal: **LOT 2 BLOCK 2 SECTION 8 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 2834**

Amenities: **Garden, Storage, Workshop Detached**

Site Influences: **Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Storage Shed, Windows - Thermo**

Finished Floor (Main):	1,183	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16'5 x 12'8			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'7 x 9'8			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	10'6 x 10'2			x	Main 3
Finished Floor (Basement):	0	Main	Mud Room	11'7 x 9'8			x	
Finished Floor (Total):	1,183sq. ft.	Main	Bedroom	11'3 x 10'1			x	
Unfinished Floor:	0	Main	Bedroom	10'3 x 9'10			x	
Grand Total:	1,183sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: None				x			x	
Basement: Crawl, Part				x			x	
Crawl/Bsmt. Height: 3'8	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 6	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

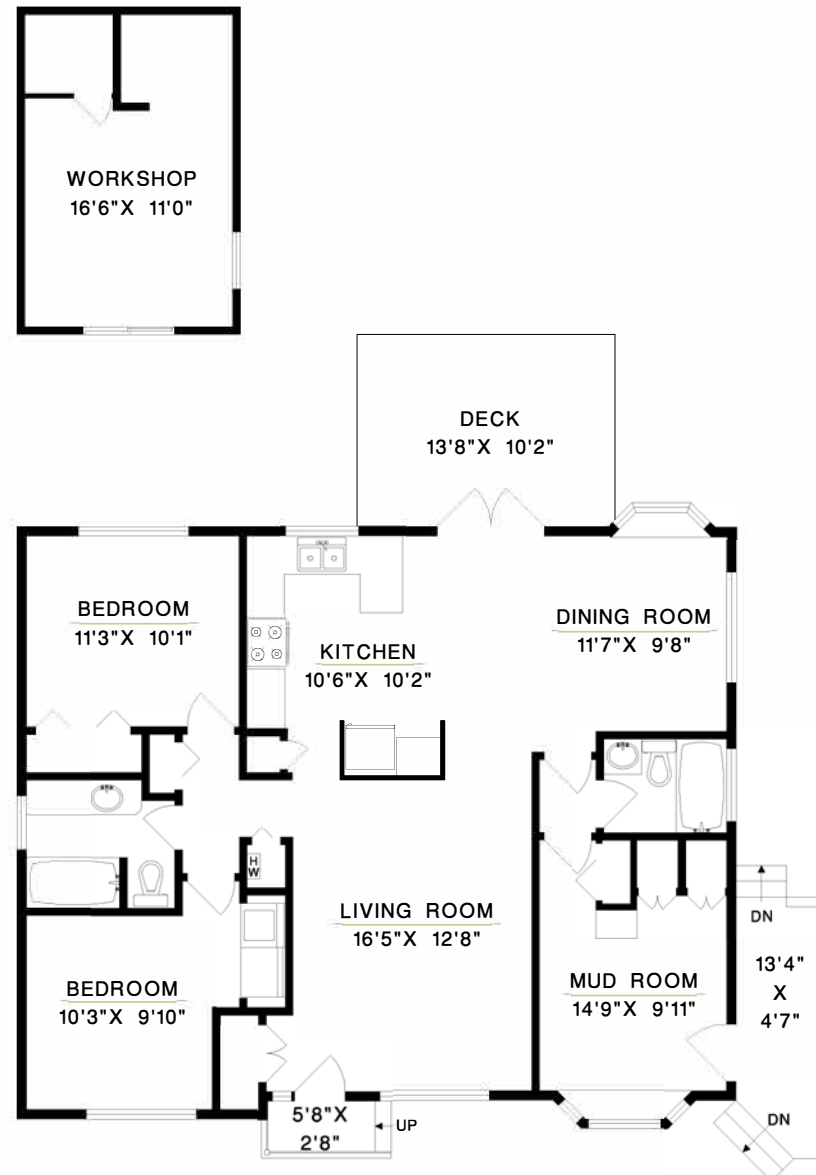
Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

Location Location, Fun Fun Park two doors away. 5,000 SF lot, zoning R3,50/100'. Rancher home - two or three bedrooms plus two bath. 1,183 SF. Full privacy fenced, east facing back ard is safe for pets or children. There is roughed in plumbing in the backyard for a full outdoor kitchen & shower, hot tub, sauna, gas for bbq, fire table, hot & cold water + drainage in conduits. Backyard has a detached 205 SF workshop with electricity. New boards on sundeck 139 SF. EV plug in front of home for car charger or RV= 240 V. Roof is metal. hot water on demand plus H/e gas furnace. Steps from the Fun Fun Park & Ocean Park Village. School Catchments: Ocean Cliff Elementary & Elgin Secondary. Home wants bathrooms replaced & some floors re done. Perfect home for a motivated trades person to add equity/renovate.

BEEBE CLINE

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

**1446 128A STREET,
SURREY, B.C.**



MAIN FLOOR	1183 SQ. FT.
FINISHED AREA	1183 SQ. FT.

WORKSHOP	205 SQ. FT.
DECK	139 SQ. FT.



DRAWN BY: CN
DATE: AUGUST 2026
REVISED:

1446 128A STREET			
PROPERTY COST			
List Price		\$ 1,198,000.00	
REVENUE		Monthly	Yearly
Potential Revenue		\$3,400.00	\$40,800.00
EXPENSES		Monthly	Yearly
Property Taxes		\$440.97	\$5,291.68
Insurance		\$73.00	\$876.00
Hydro		\$64.00	\$768.00
Gas		\$127.54	\$1,530.53
Water		\$9.17	\$110.00
Sewer		\$101.92	\$1,223.00
Total Expenses		\$816.60	\$9,799.21

Utility amounts are based on estimated figures & should be verified if deemed to be important

DATE Nov 12/68 18120 PERMIT NO. 28433B

LOCATION 144 128A ST ZONE R2 ROLL NO 5083-01016

OWNER _____ ADDRESS _____

LEGAL DESCRIPTION L72 BK2 NW Sec 7 T.1 R.2834

ARE THERE ANY BUILDINGS OCCUPYING ANY PORTION OF SAID LAND? No.

WHAT ARE THEY BEING USED FOR? _____

PROPOSED LOCATION OF BUILDING ON LAND: FRONT YARD 25' SIDE 6' EA REAR _____

APPLICATION FOR PERMIT TO ERECT STRUCTURE DESCRIBED AS FOLLOWS:

S. F. DWG 38' x 31' CRAW SPACE FLOOR AREA 837^{sq}

Att. CARAGE INC 12' x 30' 360^{sq}

HEATING Gas LIGHTING ELECTRIC VALUE \$ 10287.00

NAME & P.O. ADDRESS OF OWNER _____ PHONE NO.: _____

NAME & P.O. ADDRESS OF BUILDER _____ PHONE NO.: _____

NAME AND P.O. ADDRESS OF ARCHITECT _____

NAME & P.O. ADDRESS OF PERSON OR PERSONS TO WHOM PERMIT IS TO BE ISSUED: _____

NAME _____ ADDRESS _____

IN CONSIDERATION OF THE GRANTING OF A PERMIT FOR THE ABOVE APPLICATION, I AGREE TO CONFORM TO THE REQUIREMENTS OF ALL PERTINENT BY-LAWS.

SPECIAL NOTE

L

FEE REQUIRED 25.00

PLUMBING _____

SEWER or SEPTIC 10.00

ELECTRIC _____

TOTAL 35.00

RECEIPT NO. 20661 SIGNATURE OF APPLICANT OK

DATE OF ISSUE Nov 22/68

LAND SIZE 50' x 100' YARDS: FRONT _____ SIDE _____ REAR _____

FORMS OK Dec 5/68 CD CHIMNEY Att. FORM OK Dec 11/68 CD

FRAMING OK 12/2/68 HP DUCTS OCCUPANCY NA Sept 13/69 HP

REMARKS: 11. OK Sept 22/69 708

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SR

DATE

APRIL 26/71

PERMIT NO. B3746

LOCATION 1446-128A ST.

ZONE R2

ROLL NO. 5083-01016

OWNER

ADDRESS

LEGAL DESCRIPTION LT 2 BK 2 NW Sec 8 T.1 R.1 PL 2834

ARE THERE ANY BUILDINGS OCCUPYING ANY PORTION OF SAID LAND?

YES

WHAT ARE THEY BEING USED FOR?

S.E. DWG.

PROPOSED LOCATION OF BUILDING ON LAND: FRONT YARD

SIDE 20' EA. REAR 5'

APPLICATION FOR PERMIT TO

ERECT

STRUCTURE DESCRIBED AS FOLLOWS:

WORKSHOP 16' X 12'

120 B

HEATING

LIGHTING ELECTRIC

VALUE \$ 240.00

NAME & P.O. ADDRESS OF OWNER

PHONE NO:

NAME & P.O. ADDRESS OF BUILDER

PHONE NO:

NAME AND P.O. ADDRESS OF ARCHITECT

NAME & P.O. ADDRESS OF PERSON OR PERSONS TO WHOM PERMIT IS TO BE ISSUED:

NAME

ADDRESS

IN CONSIDERATION OF THE GRANTING OF A PERMIT FOR THE ABOVE APPLICATION, I AGREE TO CON-
FORM TO THE REQUIREMENTS OF ALL PERTINENT BY-LAWS

SPECIAL NOTE

FEE REQUIRED

5.00

PLUMBING

SEWER or SEPTIC

ELECTRIC

TOTAL

\$ 5.00

RECEIPT NO.

14263

DATE OF ISSUE

APR 28/71

SIGNATURE OF APPLICANT

LAND SIZE

50' X 100'

YARDS: FRONT

SIDE

REAR

FOUNDA-
TIONS

FOUNDATION - OK June 16/71. W.R.

CHIMNEY

DRAIN TILE

FRAMING

DUCTS

OCCUPANCY

REMARKS:

131

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PLEASE PRINT CLEARLY - APPLICATION/PERMIT

APPLICATION DATE: Aug. 30/76 PERMIT NO.: 2500

1) TO BE FILLED OUT BY PLANNING DEPARTMENT

PROJECT ADDRESS: 1446-125A St.ZONE: R2LEGAL DESCRIPTION: 12 58 Tpl R 2834

(LEGAL DESCRIPTION IS BASED ON INFORMATION SUPPLIED BY THE APPLICANT)

2) TO BE FILLED IN BY ENGINEERING DEPARTMENT

OFFICE USE

STORM SEWER YES NO

LEGAL ACCESS

EASEMENTS

BUILDING VALUE 1000.00

WATER CONNECTION (8-3170)

WATER RATES (8-3631)

SEWER CONNECTION (5-7328)

SEWER RATES (8-4630)

GARBAGE RATES (6-1524)

BUILDING 5.00SEWER/SEPTIC 5TOTAL 5.00RECEIPT # 51197

3) TO BE FILLED OUT BY THE APPLICANT

OWNER:

ADDRESS:

BUILDER:

DESIGNER:

HOME PHONE:

BUS. PHONE:

PHONE:

PHONE:

INTENDED USE(S) OF BUILDINGS. Single Family ☐ Double Family ☐ Garage ☐ Other ☒IF OTHER, PLEASE DESCRIBE Greenhouse HAS/IS BUILDING BEEN/BEING STRATA-TITLED? yes/noOTHER EXISTING BUILDINGS ON SAME LOT (Yes/No) Yes/No NUMBER 1 BEING USED FOR house

PERSON TO WHOM PERMIT IS TO BE ISSUED:

IN CONSIDERATION OF THE GRANTING OF THE PERMISSION APPLIED FOR, I HEREBY AGREE TO INDEMNIFY AND KEEP HARMLESS THE DISTRICT OF SURREY AGAINST ALL CLAIMS, LIABILITIES, JUDGMENTS, COSTS AND EXPENSES OF WHATSOEVER KIND, WHICH MAY IN ANY WAY ACCRUE AGAINST THE SAID DISTRICT IN CONSEQUENCE OF, AND INCIDENTAL TO, THE GRANTING OF THIS PERMIT, AND I AGREE TO PAY THE COST OF REPAIRING ANY DAMAGE TO THE SIDEWALK AND/OR CURB BY REASON OF THE BUILDING OPERATIONS IN RESPECT OF WHICH THIS PERMIT IS APPLIED FOR, AND I FURTHER AGREE TO CONFORM TO ALL REQUIREMENTS OF THE BUILDING BY-LAW AND ALL OTHER STATUTES AND BY-LAWS IN FORCE IN THE DISTRICT OF SURREY, AND I FURTHER ACKNOWLEDGE THAT THE MUNICIPALITY ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

Capacity of Applicant

Signature of Applicant

4) OFFICE USE ONLY

APPLICATION TAKEN BY: DATE:PERMIT TO AMEND ☐ CONSTRUCT ☒ ALTER ☐ REPAIR ☐ DEMOLISH ☐ MOVE ☐ STRATA ☐ONE TWO FAMILY DWELLING 12 FT. 12 IN. X 12 FT. 12 IN. =Greenhouse attached to rear of SFD.SITING OF PROPOSED BUILDING(S) YARDS: FRONT 50 SIDE 10 REAR 10LOT DIMENSIONS 50 X 100 LOT AREA 5000 SPECIAL SETBACKSPERMIT APPROVED BY: [Signature] DATE: 30/8/76

REMARKS & SPECIAL NOTATIONS

MAP NO. 131

MASTER CARD

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PLEASE PRINT CLEARLY - APPLICATION / PERMIT

APPLICATION DATE: _____

PERMIT NO.: _____

15658

1) TO BE FILLED OUT BY PLANNING DEPARTMENT

PROJECT ADDRESS: 1446- 128A St. ZONE: R2LEGAL DESCRIPTION: 242 NW 1/4 Sec 4 T10R12E 2834 R2

(LEGAL DESCRIPTION IS BASED ON INFORMATION SUPPLIED BY THE APPLICANT)

2) TO BE FILLED IN BY ENGINEERING DEPARTMENT 3-10-79 OFFICE USE

	YES	NO			
STORM SEWER	* ☒	☐	WATER CONNECTION (9-5970)	☒	BUILDING <u>5⁰⁰</u>
LEGAL ACCESS	☒	☐	WATER RATES (8-9631)	☒	SEWER/SEPTIC <u>1⁰⁰</u>
EASEMENTS	☒	☐	SEWER CONNECTION (5-7328)	☒	TOTAL <u>5⁰⁰</u>
BUILDING VALUE <u>200⁰⁰</u>			SEWER RATES (8-4630)	☒	RECEIPT # <u>39246</u>
			GARBAGE RATES (6-1524)	☒	

3) TO BE FILLED OUT BY THE APPLICANT

OWNER: _____ HOME PHONE: _____
ADDRESS: _____ BUS. PHONE: _____
BUILDER: _____ PHONE: _____
ADDRESS: _____ BUS. PHONE: _____
DESIGNER: _____ PHONE: _____
ADDRESS: _____ BUS. PHONE: _____

INTENDED USE(S) OF BUILDINGS: Single Family ☐ Double Family ☐ Garage ☐ Other ☒IF OTHER, PLEASE DESCRIBE For hobby craft work HAS/IS BUILDING BEEN/BEING STRATA-TITLED? yes/noOTHER EXISTING BUILDINGS ON SAME LOT Yes/No YES NUMBER 2 BEING USED FOR house shop

PERSON TO WHOM PERMIT IS TO BE ISSUED: _____

IN CONSIDERATION OF THE GRANTING OF THE PERMISSION APPLIED FOR, I HEREBY AGREE TO INDEMNIFY AND KEEP HARMLESS THE DISTRICT OF SURREY AGAINST ALL CLAIMS, LIABILITIES, JUDGMENTS, COSTS AND EXPENSES OF WHATSOEVER KIND, WHICH MAY IN ANY WAY ACCRUE AGAINST THE SAID DISTRICT IN CONSEQUENCE OF, AND INCIDENTAL TO, THE GRANTING OF THIS PERMIT, AND I AGREE TO PAY THE COST OF REPAIRING ANY DAMAGE TO THE SIDEWALK AND/OR CURB BY REASON OF THE BUILDING OPERATIONS IN RESPECT OF WHICH THIS PERMIT IS APPLIED FOR, AND I FURTHER AGREE TO CONFORM TO ALL REQUIREMENTS OF THE BUILDING BY-LAW AND ALL OTHER STATUTES AND BY-LAWS IN FORCE IN THE DISTRICT OF SURREY, AND I FURTHER ACKNOWLEDGE THAT THE MUNICIPALITY ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

Capacity of Applicant: _____

Signature of Applicant: _____

4) OFFICE USE ONLY

PERMIT TO AMEND ☐ CONSTRUCT ☐ ERECT ☒ ALTER ☐ REPAIR ☐ MOVE ☐ DEMOLISH ☐ONE TWO FAMILY DWELLING 16 FT. 7 IN. X 7 FT. 7 IN. =COVERED PATIOSITING OF PROPOSED BUILDING(S) YARDS: FRONT 44E SIDE 6'N REAR 44WLOT DIMENSIONS 50 X 100 LOT AREA _____ SPECIAL SETBACKS _____FIELD CARD ☒ MASTER CARD ☐ PERMIT APPROVED BY: CMS DATE: 7/10/03

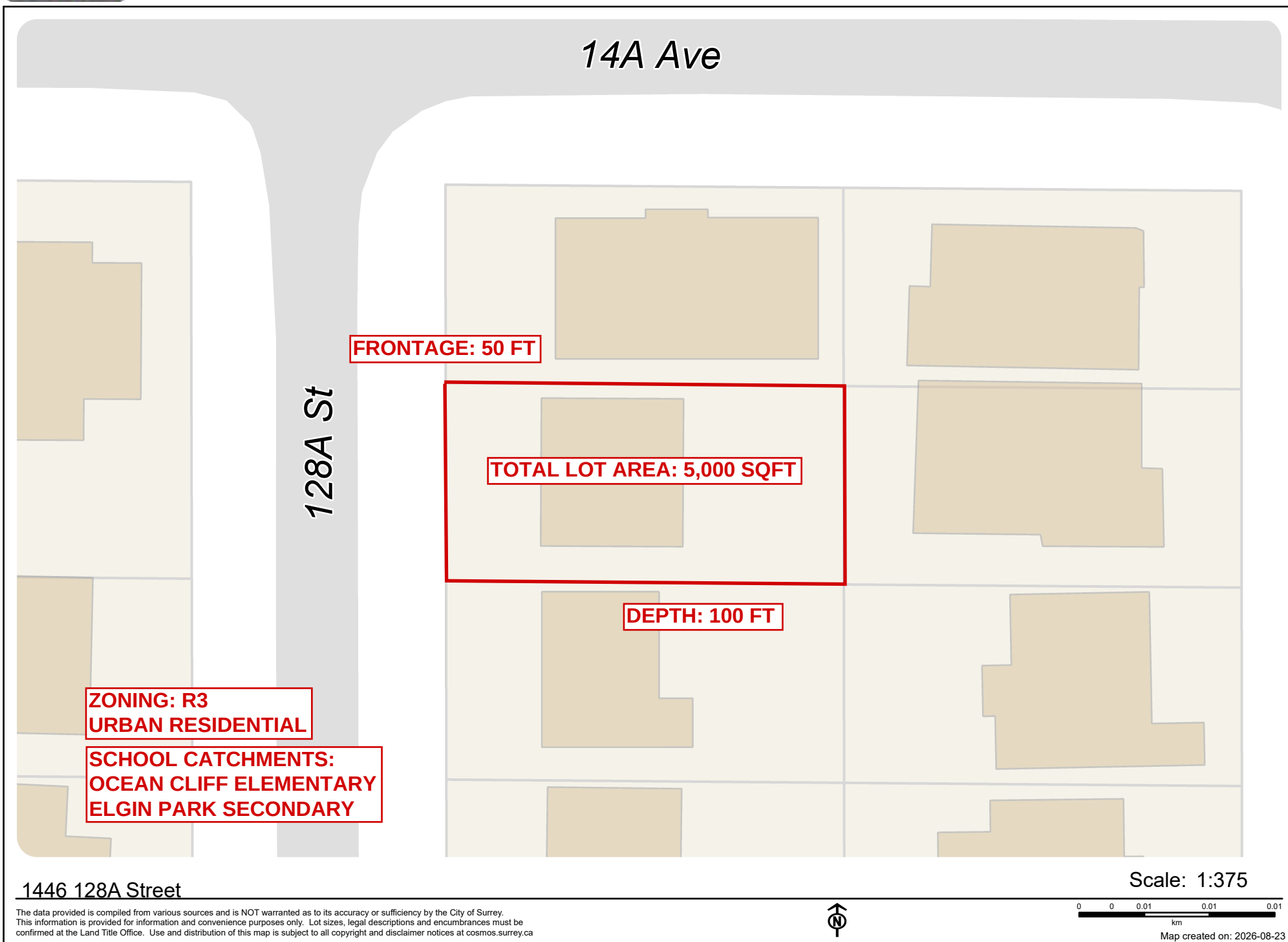
REMARKS & SPECIAL NOTATIONS

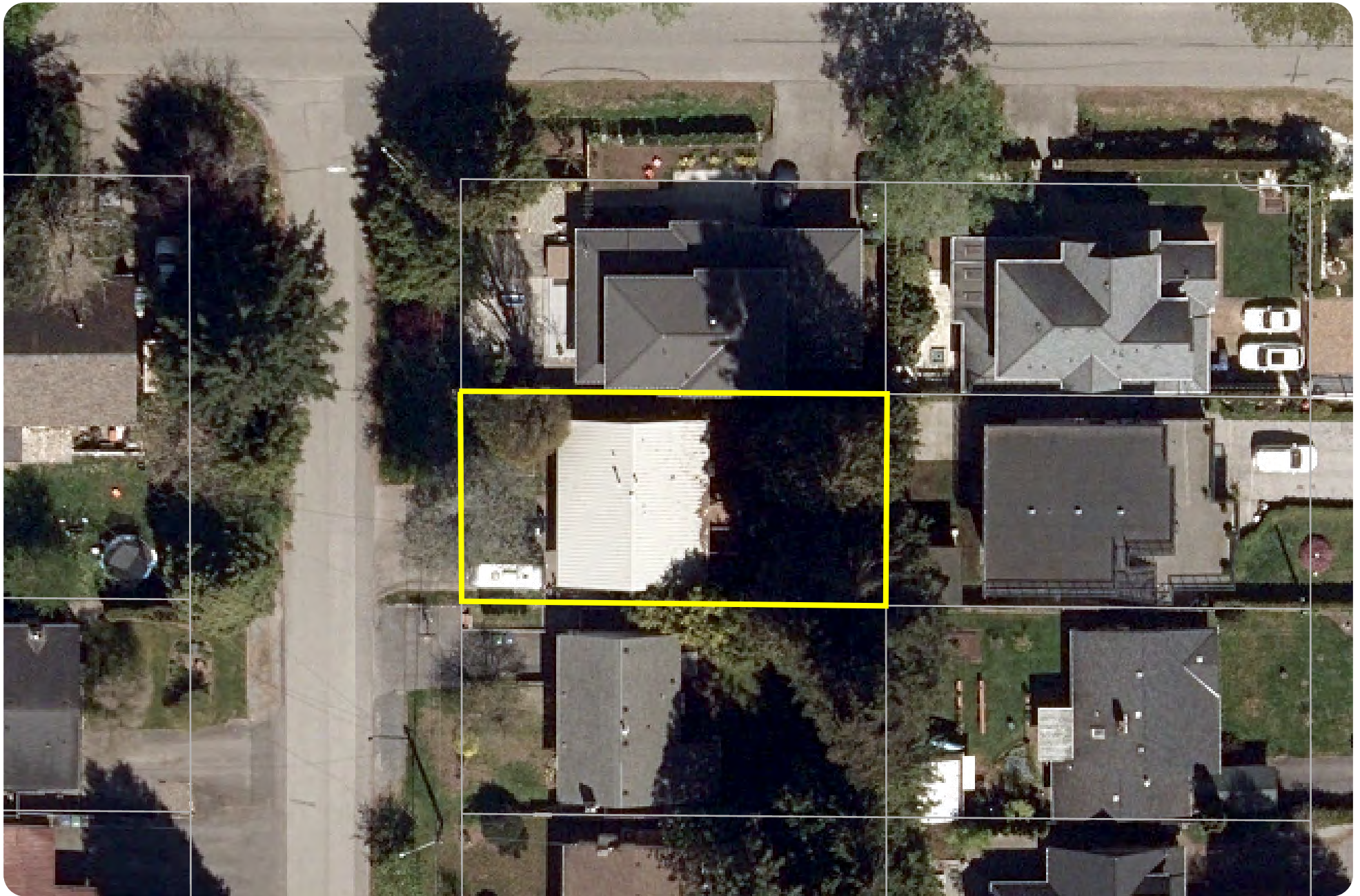
West side only!MAP NO. 131

P & L #1

MASTER CARD

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1446 128A Street

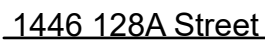
Scale: 1:375

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



0 0 0.01 0.01 0.01
km

Map created on: 2026-08-23



↑
N

A horizontal scale bar with tick marks at 0, 0.07, 0.15, 0.3, and 0.45. The unit 'km' is centered below the bar.

Map created on: 2026-08-23

Part 15	R3
Urban Residential Zone	

(BL 21281, 21390, 21474, 21595, 21701, 21852, 22014, 22077)

A. Intent

This R3 Zone is intended for small-scale multi-unit housing on urban sized *lots* typically 560 sq. m or larger, which may accommodate 2 to 6 *dwelling units*, and is subject to the remainder of this Part 15.

B. Permitted Uses

- Land, *buildings* and *structures* in this R3 Zone must only be used for the following uses, or a combination of *principal uses* and *accessory uses* if the maximum number of *dwelling units* is not exceeded as follows:

<i>Lot Size</i>	<i>Lot Location</i>	<i>Maximum Number of Dwelling Units¹</i>	<i>Principal Uses</i>	<i>Accessory Uses</i>
(a) ≥ 4,050 sq. m	i. All Areas	Up to 2	Single Family Dwelling	
(b) < 4,050 sq. m and ≥ 280 sq. m	i. Inside Transit-Oriented Areas ²	Up to 2	Single Family Dwelling	Secondary Suite ⁶
	ii. All areas, except B.1.(b)i and iii	Up to 4	Single Family Dwelling or Duplex or Houseplex ³	Garden Suite Coach House
	iii. Eligible <i>lots</i> within Frequent Bus Stop Areas	Up to 6	Single Family Dwelling or Duplex or Houseplex ³	Bed and Breakfast ⁴ Boarders or Lodgers ⁴
(c) < 280 sq. m	i. Inside Transit-Oriented Areas ²	Up to 2	Single Family Dwelling	Short-Term Rental ⁵
	ii. All areas, except B.1.(c)i	Up to 3	Single Family Dwelling	

1 Despite the permitted uses in Table B.1, the following lands allow no more than 2 *dwelling units* on a *lot*:

- Land that is protected under Section 12.1(2) of the *Heritage Conservation Act*;
 - Land that as of December 7, 2023 was designated as protected under a bylaw made under Section 611 [*heritage designation protection*] of the *Local Government Act*; and
 - Land that is not connected to a community water or community sewer system provided as a service by a municipality or regional district.
- One of the exemptions in Section 3 of the *Local Government Zoning Bylaw Regulation* is that small-scale multi-unit housing requirements do not apply in relation to land that is within a *transit-oriented area*.
 - A *houseplex* may be permitted on a *corner lot*, a *through lot*, or a *lot* with *lane access*.
 - Bed and breakfast* use and the keeping of *boarders* or *lodgers* are only permitted in accordance with Section B.7 of Part 4 General Provisions.
 - Short-Term Rental* is only permitted in accordance with Section B.7 of Part 4 General Provisions.
 - A *secondary suite* is not permitted in a *houseplex*.

C. Subdivision1. Minimum Lot Sizes:

Lots created through subdivision in this R3 Zone must conform to the following minimum standards:

Size or Dimension	Minimum Requirement
<i>Lot Area</i>	560 sq. m
<i>Lot Width</i>	15 m
<i>Lot Depth</i>	28 m

D. Density

(BL 21701, 22014)

1. Subdivision:

For the purpose of subdivision, the maximum number of *lots* per hectare is 18.

2. Building Construction:

For *building* construction in this R3 Zone:

<i>Building Type</i>	<i>Lot Size</i>	<i>Floor Area Ratio¹, Floor Area and Building Size Requirements</i>
(a) <i>Single Family Dwelling² with or without a Secondary Suite</i>	i. <i>All lots</i>	a. The <i>floor area ratio</i> must not exceed 0.60 for the first 560 sq. m of <i>lot area</i> and 0.35 for the remaining <i>lot area</i> in excess of 560 sq. m, provided a minimum of 39 sq. m. of the total floor area is used only as a garage or carport, except for eligible <i>lots</i> within <i>frequent bus stop areas</i> where a garage or carport is not required. b. Despite Section D.2.(a)i.a., <i>single family dwellings</i> must have a minimum ground level floor area of 84 sq. m and a minimum <i>building width</i> of 7 m., and must not exceed a maximum floor area is 465 sq. m.

(b) <i>Duplex</i> ³ with or without a <i>Secondary Suite</i>	i. All <i>lots</i>	a. The <i>floor area ratio</i> must not exceed 1.0, provided a minimum of 44 sq. m. of the total floor area is used only as a garage or carport within the <i>duplex</i>, except for eligible <i>lots</i> within <i>frequent bus stop areas</i> where a garage or carport is not required. b. Despite the definition of <i>floor area ratio</i>, <i>basements</i> are included in the <i>floor area ratio</i> calculation for <i>duplexes</i>. c. Despite Section D.2.(b)i.a., <i>duplexes</i> must have a minimum ground level floor area of 84 sq. m and a minimum <i>building</i> width of 7 m, and must not exceed a maximum floor area of 560 sq. m including <i>basements</i>.
(c) <i>Houseplex</i>	i. All <i>lots</i>	a. The <i>floor area ratio</i> must not exceed 1.0 for the first 560 sq. m of <i>lot</i> area and 0.60 for the remaining <i>lot</i> area in excess of 560 sq. m, provided a minimum of 22 sq. m of the total floor area of each <i>dwelling unit</i> is used only as a garage or carport for the <i>houseplex</i>, except for eligible <i>lots</i> within <i>frequent bus stop areas</i> where a garage or carport is not required. b. Despite the definition of <i>floor area ratio</i>, <i>basements</i> are not included in the <i>floor area ratio</i> calculation for a <i>houseplex</i>. c. Despite Section D.2.(c)i.a., a <i>houseplex</i> must have a minimum ground level floor area of 84 sq. m and must not exceed a maximum floor area is 600 sq. m not including <i>basements</i>, provided a minimum of 22 sq. m. of the floor area of each <i>dwelling unit</i> is used only as a garage or carport, except for eligible <i>lots</i> within <i>frequent bus stop areas</i> where a garage or carport is not required.
(d) <i>Coach House</i>	i. Not applicable	a. The floor area of a <i>coach house</i> is permitted in addition to the <i>floor area ratio</i> permitted for <i>single family dwellings</i>, <i>duplexes</i> and <i>houseplexes</i> in Sections D.2.(a), (b) and (c) provided that a <i>coach house</i> must have a minimum floor area of 35 sq.m. and a maximum total floor area of 75 sq. m., excluding the garage or carport. b. Despite D.2(d)i.a., if the floor area of the <i>single family dwelling</i>, <i>duplex</i> or <i>houseplex</i> in Sections D.2.(a), (b) and (c) has not achieved the maximum floor area on the <i>lot</i>, the remainder of the floor area may be used for the <i>coach house</i> up to a maximum size of 120 sq.m.

(e) <i>Garden Suite</i>	i. Not applicable	a. The floor area of a <i>garden suite</i> is permitted in addition to the <i>floor area ratio</i> permitted for <i>single family dwellings, duplexes and houseplexes</i> in Sections D.2.(a), (b) and (c), provided that a <i>garden suite</i> must have a minimum floor area of 35 sq.m. and a maximum total floor area of 75 sq. m. b. Despite D.2(e)i.a., if the floor area of the <i>single family dwelling, duplex or houseplex</i> in Sections D.2.(a), (b) and (c) has not achieved the maximum floor area on the <i>lot</i>, the remainder of the floor area may be used for the <i>garden suite</i> up to a maximum size of 120 sq.m.
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1 *Floor area ratio* must also be calculated in accordance with Section D.3.(a) and (b).

2 Refer to Section D.4(a) for second and third storey requirements.

3 Refer to Section D.4(b) for second and third storey requirements.

3. Floor Area Ratio Calculation:

- (a) In this R3 Zone, the following must be included in the calculation of *floor area ratio*:
- i. Covered areas used for parking in accordance with Section D.2;
 - ii. The area of an *accessory building* in excess of 10 sq. m;
 - iii. Covered outdoor space with a height of 1.8 m or greater, except for a maximum 10% of the maximum allowable floor area of which 10 sq. m must be reserved for a front porch or veranda; and
 - iv. Floor area including a garage or carport with a height exceeding 3.66 m must be multiplied by 2, excluding:
 - a. Staircases;
 - b. 19 sq. m for *principal buildings*;
 - c. Floor area directly below a sloped ceiling less than 4.58 m in height, provided that the area has at least one wall 3.66 m or less in height; and
- (b) In this R3 Zone, the following may be excluded from the calculation of *floor area ratio*:
- i. If the minimum ground floor elevation is less than the minimum flood and *building* elevations, as specified by the Provincial Government and in the Surrey Building Bylaw, as amended, non-habitable floor area may be excluded from the *floor area ratio* calculation as follows:
 - a. A ground floor foyer provided that the foyer area does not exceed 10 sq. m in area; and
 - b. Any portion of the ground floor, including covered outdoor space at the ground level.

4. Principal Building Second and Third Storey Floor Area

- (a) For *single family dwellings*, the maximum permitted floor area of a second storey for a *principal building* must not exceed 80% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a roof. The reduced floor area of the second storey must be accomplished by a 20% offset at the second storey level from the wall at the first storey level from either the front or side walls or a combination thereof, such that the offset is fully visible anywhere along the *front lot line* and/or *flanking lot line* of the *lot*;
- (b) For *duplexes*, the maximum permitted floor area of the second and third storeys for a *principal building* must not exceed 90% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a roof. The reduced floor area of the second and third storeys must be accomplished by a 10% offset at both the second and third storey levels from the wall at the first storey level from either the front or side walls or a combination thereof, such that the offset is fully visible anywhere along the *front lot line* and/or *flanking lot line* of the *lot*. The 10% offset may include a porch or veranda at the front that is covered by a roof at the second storey level; and
- (c) Section D.4.(a) does not apply to existing two storey *single family dwellings* in this Zone with building permits issued prior to July 11, 1994.

E. **Lot Coverage**

1. The maximum *lot coverage* for all *buildings* and *structures* in this R3 Zone must be as follows:

<i>Building Type</i>	<i>Lot Size</i>	<i>Maximum Lot Coverage</i>
<i>Single Family Dwelling</i> with or without a <i>Secondary Suite</i>	≤ 560 sq. m	40%
	> 560 sq. m but ≤ 1,262 sq. m	40% reduced at a rate of 2% for each 93 sq. m of additional <i>lot</i> area until 25% is reached
	> 1,262 sq. m	25%
<i>Single Family Dwelling</i> with or without a <i>Secondary Suite</i> , <i>Coach House</i> , or <i>Garden Suite</i>	≤ 560 sq. m	50%
	> 560 sq. m. but ≤ 1,262 sq. m	50% reduced at a rate of 2% for each 93 sq. m of additional <i>lot</i> area until 30% is reached
	> 1,262 sq. m	30%
<i>Duplex</i> with or without a <i>Secondary Suite</i>	≤ 560 sq. m	50%
	> 560 sq. m but ≤ 1,262 sq. m	50% reduced at a rate of 2% for each 93 sq. m of additional <i>lot</i> area until 35% is reached
	> 1,262 sq. m	35%
<i>Duplex</i> with or without a <i>Secondary Suite</i> , <i>Coach House</i> , or <i>Garden Suite</i>	≤ 560 sq. m	50%
	> 560 sq. m but ≤ 1,262 sq. m	50% reduced at a rate of 2% for each 93 sq. m of additional <i>lot</i> area until 35% is reached
	> 1,262 sq. m	35%

<i>Houseplex with or without a Secondary Suite</i>	≤ 560 sq. m	60%
	> 560 sq. m but $\leq 1,262$ sq. m	60% reduced at a rate of 2% for each 93 sq. m of additional <i>lot</i> area until 35% is reached
	$> 1,262$ sq. m	35%
<i>Houseplex with or without a Secondary Suite or Coach House</i>	≤ 560 sq. m	60%
	> 560 sq. m but $\leq 1,262$ sq. m	60% reduced at a rate of 2% for each 93 sq. m of additional <i>lot</i> area until 35% is reached
	$> 1,262$ sq. m	35%

F. Yards and Setbacks

1. *Buildings and structures*, subject to Section F.2., must be sited in this R3 Zone in accordance with the following minimum *setbacks*:

Building Type	Interior Lot Lane Access ¹	Corner Lot Lane Access	Interior Lot No Lane	Corner Lot No Lane
Single Family Dwelling with or without a Secondary Suite				
Front Yard	6.5 m	6.5 m	6.5 m	6.5 m
Rear Yard	7.5 m	7.5 m	7.5 m	7.5 m
Side Yard	1.8 m	1.8 m	1.8 m	1.8 m
Street Side Yard	n/a	3.6 m	n/a	3.6 m
Duplex with or without a Secondary Suite				
Front Yard	6.0 m	6.0 m	6.0 m	6.0 m
Rear Yard	7.5 m	7.5 m	7.5 m	7.5 m
Side Yard	1.2 m	1.2 m	1.2 m	1.2 m
Street Side Yard	n/a	2.4 m	n/a	2.4 m
Houseplex				
Front Yard	3.5 m	3.5 m	Not Permitted	3.5 m
Rear Yard	7.5 m	7.5 m		7.5 m
Side Yard	1.2 m	1.2 m		1.2 m
Street Side Yard	n/a	2.4 m		2.4 m
Coach House				
Front Yard	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Rear Yard	1.2 m	1.2 m		1.8 m
Side Yard	1.2 m	1.2 m		1.8m
Street Side Yard	2.4 m	2.4 m		2.4 m
Separation	5.0 m	5.0 m		5.0 m
Garden Suite				
Front Yard	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Rear Yard	1.2 m	1.2 m	1.8 m	1.8 m
Side Yard	1.8 m	1.8m	1.8 m	1.8m
Street Side Yard	2.4 m	2.4 m	2.4 m	2.4 m
Separation	5.0 m	5.0 m	5.0 m	5.0 m

Other Accessory Buildings & Structures > 10 sq. m				
<i>Front Yard</i>	Not Permitted	Not Permitted	Not Permitted	Not Permitted
<i>Rear Yard</i>	1.2 m	1.2 m	1.8 m	1.8 m
<i>Side Yard</i>	1.0 m	1.0 m	1.0 m	1.0 m
<i>Street Side Yard</i>	n/a	3.6 m	n/a	3.6 m
Other Accessory Buildings & Structures ≤ 10 sq. m				
<i>Front Yard</i>	18.0 m	18.0 m	18.0 m	18.0 m
<i>Rear Yard</i>	0 m	0 m	0 m	0 m
<i>Side Yard</i>	0 m	0 m	0 m	0 m
<i>Street Side Yard</i>	n/a	1.8 m	n/a	1.8 m

1 Or a through lot.

2. Setback Reductions and Variations

Despite Table F.1, the following *setback* reductions and variations in this R3 Zone are permitted:

(a) Single Family Dwelling with or without Secondary Suite

i. *Front Yard:*

- a. Except for a garage, the *front yard setback* may be relaxed at the lower floor level to 5.0 m for a maximum of 50% of the width of the *single family dwelling*;
- b. If a minimum of 50% of the width of the *single family dwelling* is set back 9 m, the *setback* to an attached garage may be relaxed to 6.0 m;
- c. With the exception of a garage with its main access doors facing a *side yard*, an attached garage to the *single family dwelling* must not extend towards the *highway* for more than half the depth of the said garage, measured from the front face of the *single family dwelling*, excluding any front face of the exterior wall above the said garage. If an attached garage with its main access doors facing a *highway* contains more than 2 parallel parking bays, the additional parking bay(s) and the garage entrance leading to the additional parking bay(s) must be set back at least 1 m from the front of the said garage;
- d. The required *front yard setback* is increased to 10 m to the front face of an attached garage on *lots* that front onto a cul-de-sac bulb and which have a *frontage* of less than 8.0 m, as determined by measuring a straight line drawn between the two front corners of the *lot*; and
- e. Exterior staircases, landings, and planters that are more than 0.6 metres above *existing grade*, which are attached to the *single family dwelling* may be *setback* a minimum of 4.5 m from the *front lot line*; and

- ii. *Rear Yard:*
 - a. 50% of the length of the rear *building* face may be *setback* a distance of 6.0 m from the *rear lot line* provided the remainder of the *building* face is *setback* at least 8.5 m from the *rear lot line*; and
 - iii. *Side Yard:*
 - a. The *side yard setback* may be reduced to 1.2 m along one *side lot line* adjoining a *lot* zoned for small-scale multi-unit housing, provided that the *side yard setback* on the opposite side of the *lot* is increased to 2.4 m.
- (b) Duplex with or without Secondary Suites
 - i. *Front Yard:*
 - a. Exterior staircases, landings, and planters that are more than 0.6 metres above *existing grade*, which are attached to the *principal building* may be *setback* a minimum of 4.5 m from the *front lot line*; and
 - b. For *lots* with rear *lane* access, the *front yard setback* for a *duplex* may be reduced to 4.0 m.
- (c) Houseplex
 - i. *Front Yard:*
 - a. The *front yard setback* of the *houseplex* may be reduced to a minimum of 2.0 metres for the first storey by an enclosed and uninhabitable space such as a porch or verandah, provided that the said porch or verandah is a minimum of 1.5 m deep, covered from above and is an integral part of the *houseplex*.
- (d) Coach House
 - i. *Rear Yard:*
 - a. The *rear yard setback* of a *coach house* may be reduced to 1.0 m if the *coach house* is constructed above a garage or carport; and
 - ii. *Separation:*
 - a. The minimum *separation* may be reduced to 3.0 m for stairs and outdoor space such as a *deck* or patio that may be covered by a roof.
- (e) Garden Suite
 - i. *Separation:*
 - a. The minimum *separation* may be reduced to 3.0 m for stairs and outdoor space such as a *deck* or patio that may be covered by a roof.
- (f) Other Accessory Buildings and Structures > 10 sq. m
 - i. *Separation:*
 - a. A minimum *separation* of 5 m is required between the *single family dwelling* or *duplex* and any *accessory buildings* and *structures* exceeding 2.4 m in *building* height, including detached garage or carport regardless of *building* height. The minimum *separation* may be reduced to 3.0 m for stairs and for an outdoor space such as a *deck* or patio that occupies a maximum of 10 sq. m and may be covered by a roof.

G. Height of Buildings and Structures

1. *Building and structure heights in this R3 Zone must be in accordance with the following requirements:*

<i>Building Type</i>		<i>Requirement</i>
<i>Single Family Dwelling with or without a Secondary Suite</i>	<i>Building Height with sloped roof</i>	Must not exceed 9 m
	<i>Building height where any portion of the roof has a slope less than < 1:4</i>	Must not exceed 7.3 m
	<i>Building height in floodplain, as referred to in Part 8 Floodproofing</i>	Must not exceed 10 m ¹
<i>Duplex with or without a Secondary Suite</i>	<i>Building Height with sloped roof</i>	Must not exceed 3 storeys inclusive of the <i>basement</i> , up to a maximum of 11 m
	<i>Building height where any portion of the roof has a slope less than < 1:4</i>	Must not exceed 3 storeys inclusive of the <i>basement</i> , up to a maximum of 9.3 m
	<i>Building height in floodplain, as referred to in Part 8 Floodproofing</i>	Must not exceed 3 storeys inclusive of the <i>basement</i> , up to a maximum of 12 m ¹
<i>Houseplex</i>	<i>Building Height with sloped roof</i>	Must not exceed 3 storeys inclusive of the <i>basement</i> , up to a maximum of 9 m
	<i>Building height where any portion of the roof has a slope less than < 1:4</i>	Must not exceed 3 storeys inclusive of the <i>basement</i> , up to a maximum of 7.3 m
	<i>Building height in floodplain, as referred to in Part 8 Floodproofing</i>	Must not exceed 3 storeys inclusive of the <i>basement</i> , up to a maximum of 12 m ¹
<i>Coach House or Garden Suite</i>	<i>Building height with sloped roof</i>	Must not exceed 2 storeys inclusive of the <i>basement</i> , up to a maximum of 7.0 m and a maximum roof peak height of 8.3 m ¹
	<i>Building height where any portion of the roof has a slope less than < 1:4</i>	Must not exceed 2 storeys inclusive of the <i>basement</i> , up to a maximum of 6.5 m
	<i>Building height in floodplain, as referred to in Part 8 Floodproofing</i>	Must not exceed 2 storeys inclusive of the <i>basement</i> , up to a maximum of 8.5 m ¹
<i>Accessory Building</i>		Must not exceed 4, but may be increased to 5 m where the roof slope and construction materials of an <i>accessory building</i> are the same as that of the <i>principal building</i>
<i>Structures</i>		Must not exceed 4 m

¹ The increased *building height* is permitted for *single family dwellings, duplexes, houseplexes, coach houses and garden suites* when the ground floor is used for parking or non-habitable space only, provided the minimum ground floor elevation is less than the minimum flood and *building* elevations as specified by the Provincial Government and in the Surrey Building Bylaw, as amended.

H. Off-Street Parking and Loading/Unloading

1. For all areas:
Parking Calculation:
 - (a) Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading; and
 - (b) Where *boarders* or *lodgers* or *bed and breakfast* users are accommodated, the following additional parking is required, except for eligible *lots* within *frequent bus stop areas*:
 - i. *Bed and Breakfast* – 1 parking space per bedroom available; and
 - ii. *Boarders or Lodgers* – 1 parking space per boarder or lodger.
2. Parking Areas:
Vehicle parking areas must be limited as follows:
 - (a) *Vehicle* parking is permitted in either the *front yard*, *rear yard*, *side yard*, or garage, carport or parking pad;
 - (b) *Parking spaces* must be located only on a *driveway* leading to a garage, carport or parking pad;
 - (c) Despite Section H.2(b), only *driveways* may accommodate parking within the *front yard* or *side yard*, to a maximum of 3 *vehicles*;
 - (d) For *duplexes*, a side-by-side garage for each *dwelling unit* is only permitted for *lots* 18 m or wider. Only single or tandem garages are permitted for *lots* under 18 m in width; and
 - (e) For *houseplexes*, garages must be detached with rear *lane* access.
3. Driveways:
Driveways are permitted as follows:
 - (a) *Driveways* may be constructed off either the *frontage* or *flanking street* of a *lot*;
 - (b) Every *lot* may have one *driveway* with a total surface or paved area as follows:
 - i. Uniform maximum width of 8.0 m extending from the *lot line* to the garage, carport or parking pad; and
 - ii. Width may be increased to a maximum of 55% of the total area of the required *front yard* or required *side yard* within which the *driveway* is located;
 - (c) Despite Section H.3(b) of this R3 Zone, a *driveway* width may be increased to provide access to additional *parking spaces* in a garage, carport or parking pad where those parking areas have more than 2 side-by-side *parking spaces*, provided that:
 - i. The increased width is a maximum of 3 m times the number of adjacent side-by-side *parking spaces*, measured at the required *front yard setback*; and
 - ii. The *driveway* is uniformly tapered over the required *front yard* to a maximum width of 8.0 m at the *front lot line*; and
 - (d) Where a *driveway* is constructed in a *side yard* off a *flanking street* all references to *front yard* within this Section must be read as *side yard*.
4. Outdoor Parking and Storage:
 Outdoor parking or storage of *vehicles* *house trailers*, *utility trailers*, *campers* or boats ancillary to a residential use must be limited as follows:
 - (a) A maximum of 4 *vehicles* or 3 *vehicles* and 1 *house trailer*, *utility trailer*, *camper* or boat may be parked or stored outdoors but only if said *vehicles* are ancillary to a residential use;
 - (b) Outside parking or storage of a *house trailer* or boat is not permitted within the *front yard setback*, or within the required *side yards* adjacent to the *dwelling*

- unit*, or within 1 m of the *side lot line*;
- (c) Despite Section H.4(b) of this R3 Zone, 1 *house trailer* or 1 boat may be parked a minimum of 1 m from the *front lot line* and/or *side lot line* in the front *driveway*, to the side of the front *driveway* or in the *side yard*, on *lots* that have no vehicular access to the *rear yard* or where access is not feasible through *landscaping* or fencing modifications; and
 - (d) Despite Section H.4(c) of this R3 Zone, *house trailers* or boats are not permitted to be parked on *corner lots* in the area bounded by the intersecting *lot lines* at a street corner and a straight-line joining points 9 m along the said *lot lines* from the point of intersection of the two *lot lines*.

I. Landscaping and Screening

1. General Landscaping:

All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas must be landscaped including the retention of mature trees. This *landscaping* must be maintained.

2. Porous and Non-Porous Surfaces:

A minimum of 30% of the *lot* must be covered by porous surfaces.

3. Outdoor Parking and Storage:

For outdoor parking or storage:

- (a) *House trailers* or boats parked or stored in any area of a *lot* other than a *driveway* or parking pad must be adequately screened as follows:
 - i. *All Yards*: Compact evergreen trees or shrubs a minimum of 1.8 m high; except:
 - ii. *Rear Yard*: A solid fence a minimum of 1.8 m high may be used in place of the trees or shrubs;
- (b) Screening required in Section I.3(a) of this Zone must be located between the *house trailer* or boat and any portion of the *lot line* within 7.5 m of the *house trailer* or boat in order to obscure the view from the abutting *lot* or street; and
- (c) Despite Section I.3(b) of this Zone, screening of a *house trailer* or boat on a *corner lot* must not be located in an area bounded by the intersecting *lot lines* at a street corner and a straight-line joining points 9 m along the said *lot lines* from the point of intersection of the 2 *lot lines*.

J. Special Regulations**1. Floodplain:**

For *lots* within a designated floodplain as referred to in Part 8 Floodproofing, the uses permitted in this Zone must only be permitted if the *lot* has a minimum *frontage* of 15 m and minimum *lot* area of 464 sq. m. Only flood resistant *building* materials are permitted below the minimum flood and *building* elevations, as specified by the Provincial Government and in the Surrey Building Bylaw, as amended.

2. Basement Access:

(a) *Basement* access and *basement* wells serving a *principal building* in this R3 Zone must be sited as follows:

- i. For *single family dwellings* and *duplexes*, *basement* access and *basement* wells may encroach into the required *front yard setback*, provided the maximum area does not exceed 10 sq. m;
- ii. *Basement* access and *basement* wells may encroach into the required *rear yard setback*, provided the maximum area does not exceed 28 sq. m;
- iii. *Basement* access and *basement* wells may be located within the *side yard*, but not within the required *side yard setback*, provided the maximum area does not exceed 10 sq. m; and
- iv. The area of the *basement* access and *basement* wells must include the stairs, and the cumulative area of all *basement* access and *basement* wells on a *lot* must not exceed 28 sq. m.



1446 128a St

Surrey, BC

HOODQ ADDRESS REPORT™

Beebe Cline

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SCHOOLS

With good assigned and local public schools near this home, your kids can thrive in the neighbourhood.



Nearby Schools

École Ocean Cliff Elementary

Designated Catchment School
Grades K to 7
12550 20 Ave

École Gabrielle-Roy

Designated Catchment School
Grades K to 12
6887 132 St

Other Local Schools

École Laronde Elementary

Grades K to 7
1880 Laronde Dr

École Elgin Park Secondary

Designated Catchment School
Grades 8 to 12
13484 24 Ave

PARKS & REC

This home is located in park heaven, with 3 parks and 6 recreation facilities within a 20 minute walk from this address.



Fun Fun Park

1472 - 128 Street



1 min



1001 Steps

12500 Block of 15A Avenue



8 mins



Kwomais Point Park

1367 128 Street



1 min

FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds

1 Beach

1 Basketball Court

3 Trails

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away.



Nearest Street Level Transit Stop

Southbound 128 St at 14b Ave



2 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 5km.



Fraser Health - Peace Arch Hospital

15521 Russell Ave



Fire Station

2610 128 St



Police Station

1815 152 St

KWOMAIS POINT PARK
1367 128 Street, Surrey BC



Kwomais Point Park is a spectacular park in southwest Surrey perched on the top of the bluffs above Semiahmoo Bay. The park offers stunning views across the bay to Tsawwassen and beyond to Vancouver Island and the San Juan Islands. There is a new viewing platform in the west of the park, just south of 14 Avenue and 126A Street.

The park is also highlighted by its mature forest, with many large Grand Fir, Douglas Fir and Big Leaf Maples, some of which are over 80 years old. There's a lovely walking path that runs through the park, between 126A Street and 128 Street, as well as a number of natural area trails that loop through the forest.

Parking is available, with access from 128 Street. Adjacent to the parking lot you'll find the recently renovated Kwomais Lodge and Sanford Hall, both beautiful heritage facilities that offer a range of programming as well as hall rental. Nearby, a labyrinth and plaza have recently been constructed.

In November 2008, Surrey City Council approved the Kwomais Point Park Master Plan. The highlights of the plan included the preservation of Kwomais Lodge and Sanford Hall as community facilities for public use, and a range of amenities, some of which have been completed.