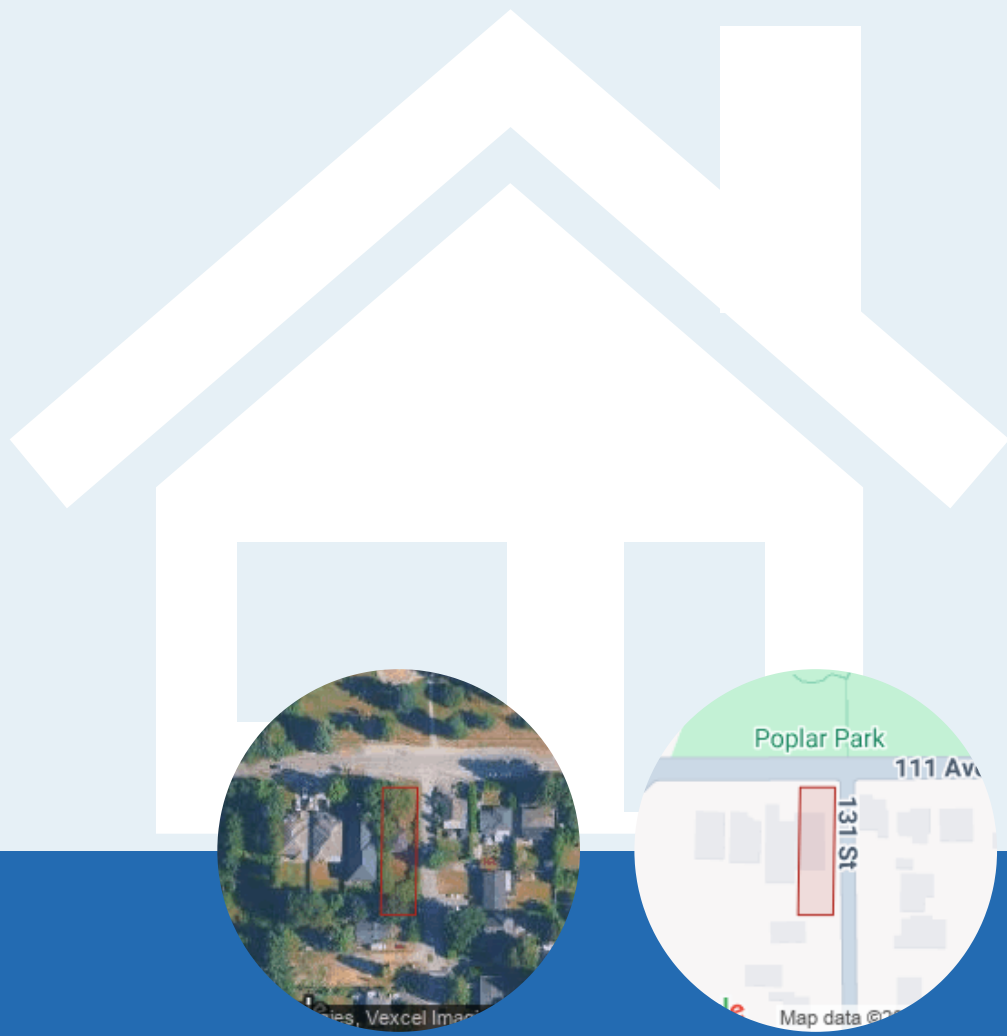




PROPERTY REPORT

13090 111 AV

Surrey

V3T 2S1

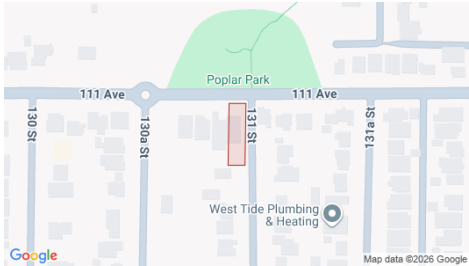
Canada

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Summary Sheet

13090 111 AV Surrey BC V3T 2S1



PID	010-303-804
Legal Description	LOT 4 SECTION 16 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 9974
Plan	NWP9974
Zoning	R3 - Urban Residential Zone
Community Plan(s)	OCP: Urban I , LAP: Land Use: Urban Residential Plan Area: City Centre , not in ALR

Year Built	1948	Structure	SINGLE FAMILY DWELLING
Lot Size	8886.35 ft²	Floor Area	2235 Ft²
Bathrooms	3	Bedrooms	5
Max Elev.	62.41 m	Min Elev.	58.83 m
Walk Score	62 / Somewhat Walkable	Transit Score	69 / Good Transit
Tax Year	2026	Annual Taxes	\$5,211.49

ASSESSMENT

	2025	%	2026
Building	\$31,500	↓ -19.05	\$25,500
Land	\$1,329,000	↓ -7.15	\$1,234,000
Total	\$1,360,500	↓ -7.42	\$1,259,500

APPRECIATION

	Date	(\$)	% Growth
Assessment	2026	\$1,259,500	↑ 2,419.00
Sales History	15/08/1980	\$50,000	↑ 11
	15/03/1979	\$45,000	-

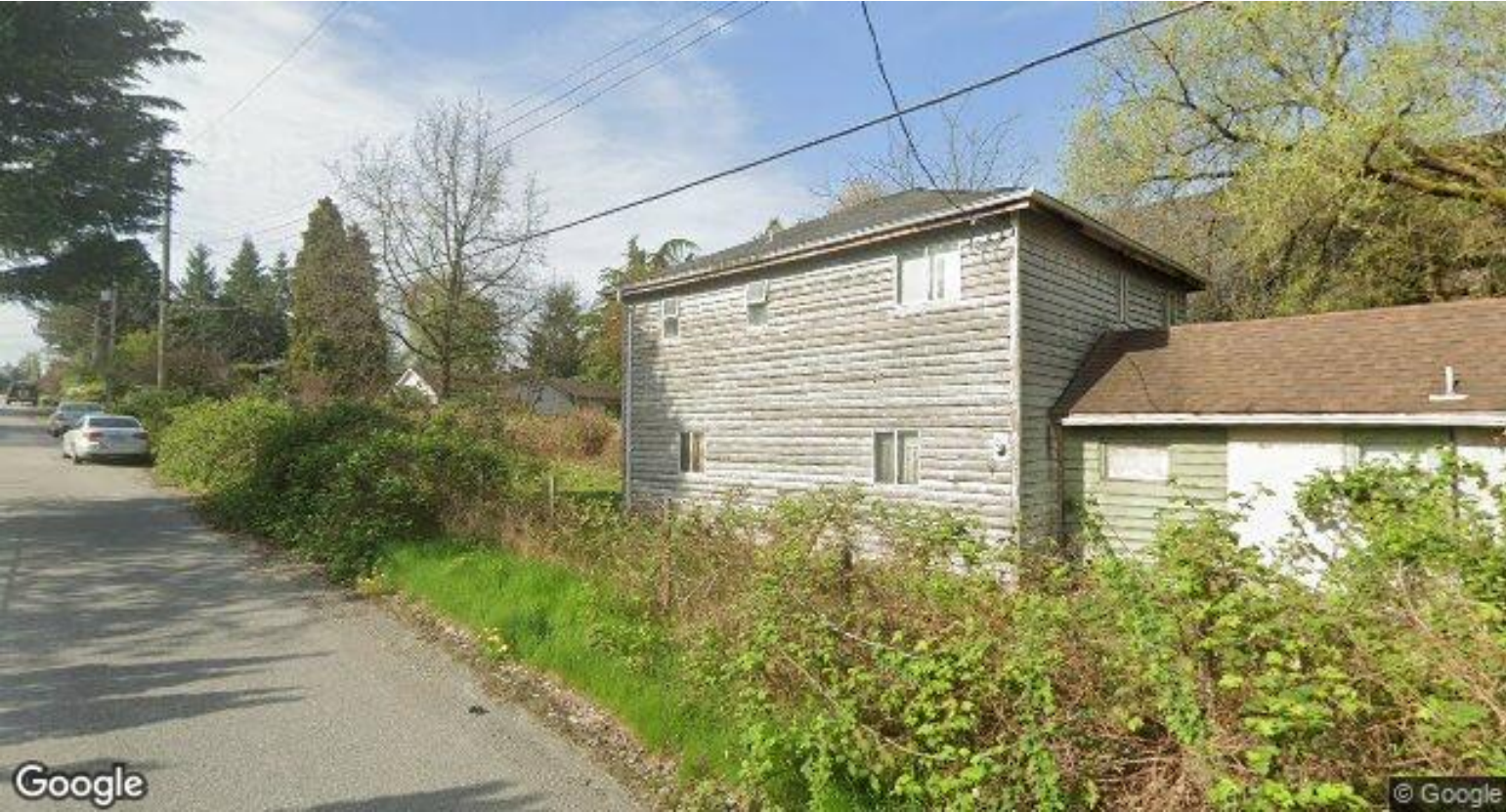
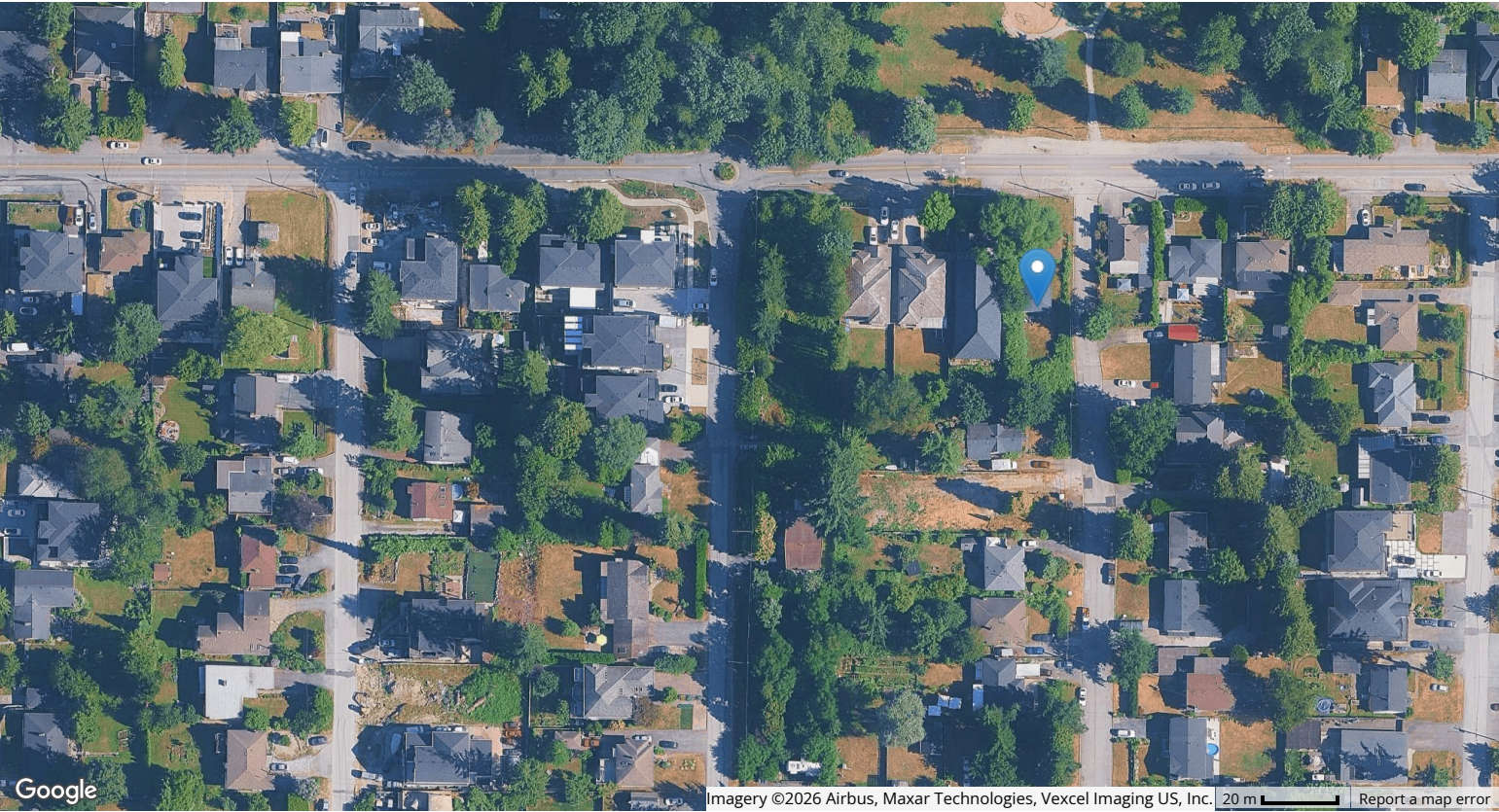
RECENT MLS® HISTORY

MLS® History is not available.

DEVELOPMENT APPLICATIONS

-

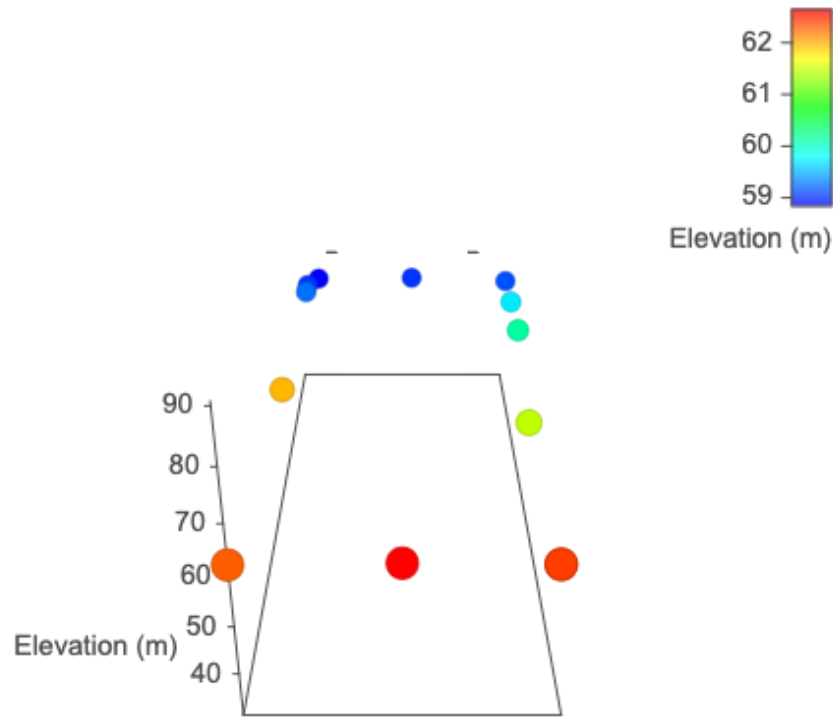
The enclosed information, while deemed to be correct, is not guaranteed.



Estimated Lot Dimensions and Topography



The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 62.64 m | Min Elevation: 58.83 m | Difference: 3.81 m

Detailed Tax Report

Property Information

Prop Address	13090 111 AV	Jurisdiction	CITY OF SURREY
Municipality	CITY OF SURREY	Neighborhood	NORTH WHALLEY / BRIDGEVIEW
Area	NORTH SURREY	SubAreaCode	F26
PropertyID	010-303-804	BoardCode	F
PostalCode	V3T 2S1		

Property Tax Information

TaxRoll Number	2160030302	Gross Taxes	\$5,211.49
Tax Year	2026	Tax Amount Updated	07/07/2026

More PIDS

010-303-804

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twndship	Range	Meridian
NWP9974	4			36	16		2	

Legal FullDescription

LOT 4, PLAN NWP9974, SECTION 16, RANGE 2, NEW WESTMINSTER LAND DISTRICT

Land & Building Information

Width		Depth	
Lot Size	8836 SQUARE FEET	Land Use	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	1948		
BCA Description	2 STY SFD - AFTER 1930 - BASIC	Zoning	SINGLE FAMILY RESIDENTIAL ZONE
WaterConn			
BCADate Update	04/10/2026		

Supplementary Property Info

BedRooms	5	Foundation	CRAWL
Full Bath	3	Half Bath2	0
Half Bath3	0	Stories	2.00
Pool Flg		Carport	
Garage S		Garage M	

Actual Totals

Land	Improvement	Actual Total
\$1,234,000.00	\$25,500.00	\$1,259,500.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,234,000.00	\$25,500.00	\$0.00	\$0.00	\$1,259,500.00

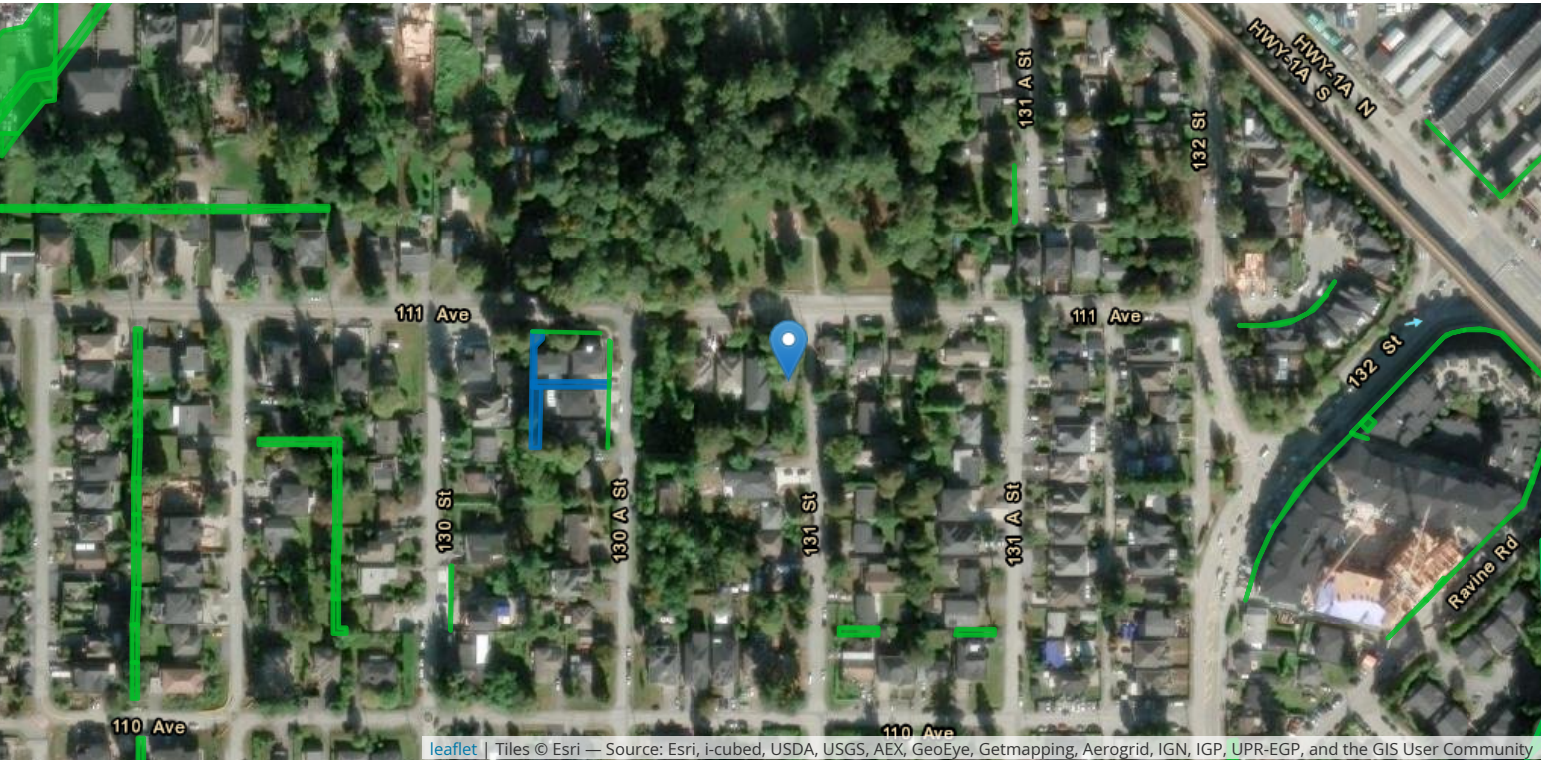
School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,234,000.00	\$25,500.00	\$0.00	\$0.00	\$1,259,500.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
8/14/1980	\$50,000.00	S84863E	IMPROVED SINGLE PROPERTY TRANSACTION
3/14/1980	\$38,000.00	S20398E	REJECT - NOT SUITABLE FOR SALES ANALYSIS
3/14/1979	\$45,000.00	R20005E	IMPROVED SINGLE PROPERTY TRANSACTION

Surrey Land Use Information



Easements and Rights of Way

The map shows easements in blue and rights of way in green.

Zoning Bylaws

Zone Code	R3
Zone Description	Urban Residential Zone
WEBLINK	Open Zone PDF
Lot Type	

Official Community Plans

Land Use	Urban I
----------	---------

Neighbourhood Concept Plans

Message	No plan available.
---------	--------------------

Local Area Plan

PLAN_AREA	City Centre
PLAN_TYPE	City Centre Plan
PLAN_YEAR	2025
PLAN_STATUS	Stage 2 Approved (See Surrey 2025 OCP)
LAND_USE	Urban Residential
DENSITY_LOW	
DENSITY_HIGH	1
DENSITY_UNITS	FAR
AMENDMENT_RESOLUTION	
SHAPE_Area	13515.482774713164

Secondary Plan Boundaries	
PLAN_AREA	City Centre
PLAN_TYPE	City Centre Plan
PLAN_YEAR	2017
PLAN_STATUS	Stage 2 Approved
Suburban Density Exception Areas	
Message	Not found.

Property Information Report

General Property Information

Civic Address: 13090 111 AVE
Folio: 2160-03030-2
MHR Number:
Legal: LOT 4 SECTION 16 RANGE 2 PLAN NWP9974 NWD

LTO Number: S84863E
Status: Active

PID: 010-303-804
Property No: 117816

2026 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1-Residential	Land	1,234,000	0	1,234,000
GENERAL	1-Residential	Improvement	25,500	0	25,500
GENERAL	1-Residential	Total	1,259,500	0	1,259,500

2025 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1-Residential	Land	1,329,000	0	1,329,000
GENERAL	1-Residential	Improvement	31,500	0	31,500
GENERAL	1-Residential	Total	1,360,500	0	1,360,500

2024 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1-Residential	Land	1,283,000	0	1,283,000
GENERAL	1-Residential	Improvement	29,900	0	29,900
GENERAL	1-Residential	Total	1,312,900	0	1,312,900

Property Tax Levies and Assessments Summary

Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2026	May 08, 2026	Reg	5,211.49	1	1,234,000	25,500	1,259,500	1,259,500
2025	May 02, 2025	Reg	5,115.80	1	1,329,000	31,500	1,360,500	1,360,500
2024	May 10, 2024	Reg	4,738.02	1	1,283,000	29,900	1,312,900	1,312,900

2026 Property Tax Levy Details

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
BCA	1	1,259,500.00	0.00003800	1.00000000	47.99
BYLAW SERVICES	1	1,259,500.00	0.00003900	1.00000000	49.66
CAPITAL PARCEL TAX		300.00	1.00000000		300.00
DRAINAGE PARCEL TAX		250.71	1.00000000		250.71
FIRE SERVICES	1	1,259,500.00	0.00028900	1.00000000	363.57
GARBAGE - REGULAR		1.00	344.08000000	1.00000000	344.08
GENERAL	1	1,259,500.00	0.00028700	1.00000000	361.26
GVTA	1	1,259,500.00	0.00035900	1.00000000	451.66
METRO DISTRICT	1	1,259,500.00	0.00005300	1.00000000	66.88
MFA	1	1,259,500.00	0.00000000	1.00000000	0.25
PARKS, RECREATION & CULTURE	1	1,259,500.00	0.00022200	1.00000000	279.46
POLICE SERVICES	1	1,259,500.00	0.00085300	1.00000000	1,073.94
ROADS AND TRAFFIC SAFETY	1	1,259,500.00	0.00015300	1.00000000	192.75
SCHOOL - RES	1	1,259,500.00	0.00113500	1.00000000	1,429.28
Notice Total:					5,211.49

2025 Property Tax Levy Details

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
BCA	1	1,360,500.00	0.00003600	1.00000000	48.57
BYLAW SERVICES	1	1,360,500.00	0.00003500	1.00000000	48.05

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
CAPITAL PARCEL TAX		300.00	1.00000000		300.00
DRAINAGE PARCEL TAX		247.00	1.00000000		247.00
FIRE SERVICES	1	1,360,500.00	0.00025300	1.00000000	344.53
GARBAGE - REGULAR		1.00	340.00000000	1.00000000	340.00
GENERAL	1	1,360,500.00	0.00034000	1.00000000	462.87
GVTA	1	1,360,500.00	0.00031400	1.00000000	427.33
METRO DISTRICT	1	1,360,500.00	0.00005700	1.00000000	77.56
MFA	1	1,360,500.00	0.00000000	1.00000000	0.27
PARKS, RECREATION & CULTURE	1	1,360,500.00	0.00020800	1.00000000	282.75
POLICE SERVICES	1	1,360,500.00	0.00070000	1.00000000	952.84
ROADS AND TRAFFIC SAFETY	1	1,360,500.00	0.00014300	1.00000000	194.82
SCHOOL - RES	1	1,360,500.00	0.00102100	1.00000000	1,389.21
				Notice Total:	5,115.80

2024 Property Tax Levy Details

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
BCA	1	1,312,900.00	0.00003500	1.00000000	45.56
BYLAW SERVICES	1	1,312,900.00	0.00003200	1.00000000	42.41
CAPITAL PARCEL TAX		300.00	1.00000000		300.00
DRAINAGE PARCEL TAX		246.00	1.00000000		246.00
FIRE SERVICES	1	1,312,900.00	0.00023600	1.00000000	309.77
GARBAGE - REGULAR		1.00	337.00000000	1.00000000	337.00
GENERAL	1	1,312,900.00	0.00032200	1.00000000	422.18
GVTA	1	1,312,900.00	0.00027000	1.00000000	354.88
METRO DISTRICT	1	1,312,900.00	0.00005500	1.00000000	72.38
MFA	1	1,312,900.00	0.00000000	1.00000000	0.26
PARKS, RECREATION & CULTURE	1	1,312,900.00	0.00020300	1.00000000	266.44
POLICE SERVICES	1	1,312,900.00	0.00067000	1.00000000	879.52
ROADS AND TRAFFIC SAFETY	1	1,312,900.00	0.00012500	1.00000000	163.69
SCHOOL - RES	1	1,312,900.00	0.00098900	1.00000000	1,297.93

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
				Notice Total:	4,738.02

Property Tax Comparison

Taxes	2026	2025	Difference	Percentage Changed
Gross Taxes	5,211.49	5,115.80	95.69	1.87
Gen. Assess: Class 1: Land	1,234,000.00	1,329,000.00	-95,000.00	-7.15
Gen. Assess: Class 1: Improvements	25,500.00	31,500.00	-6,000.00	-19.05
Gen. Assess: Class 1: Net	1,259,500.00	1,360,500.00	-101,000.00	-7.42
Tax Levy: BCA	47.99	48.57	-0.58	-1.19
Tax Levy: BYLAW SERVICES	49.66	48.05	1.61	3.35
Tax Levy: CAPITAL PARCEL TAX	300.00	300.00	0.00	0.00
Tax Levy: DRAINAGE PARCEL TAX	250.71	247.00	3.71	1.50
Tax Levy: FIRE SERVICES	363.57	344.53	19.04	5.53
Tax Levy: GENERAL	361.26	462.87	-101.61	-21.95
Tax Levy: GVTA	451.66	427.33	24.33	5.69
Tax Levy: METRO DISTRICT	66.88	77.56	-10.68	-13.77
Tax Levy: MFA	0.25	0.27	-0.02	-7.41
Tax Levy: PARKS, RECREATION & CULTURE	279.46	282.75	-3.29	-1.16
Tax Levy: POLICE SERVICES	1,073.94	952.84	121.10	12.71
Tax Levy: ROADS AND TRAFFIC SAFETY	192.75	194.82	-2.07	-1.06
Tax Levy: SCHOOL - RES	1,429.28	1,389.21	40.07	2.88
UB Levy: GARBAGE - REGULAR	344.08	340.00	4.08	1.20

Local Improvements / Business Improvement Areas

There is no local improvement information for this property.

Utility Account 117049

Billing Category:	ANNUAL	Account Type:	RESIDENTIAL	Roll To Taxes:	No
Route:		Route Sequence:		Units:	1

Description:				
Flat Service Charges		Units	Start Date	Stop Date
ANNUAL SEWER - RESIDENTIAL REGULAR		1	Jan 01, 2003	
ANNUAL WATER		1	Jan 01, 2003	
Billing Information				
Bill Year	Billing Period	Status		Period Charges
2026	Jan 01, 2026 to Dec 31, 2026	PRINTED		2,856.00
2025	Jan 01, 2025 to Dec 31, 2025	PRINTED		2,777.00

Utility Account 333903

Billing Category:	ANNUAL ON TAXES	Account Type:	RESIDENTIAL	Roll To Taxes:	No
Route:		Route Sequence:		Units:	1
Description:					
Flat Service Charges		Units	Start Date	Stop Date	
GARBAGE - REGULAR		1	Jan 01, 2005		
Billing Information					
This account is billed with taxes.					

Please Note: This statement is issued in accordance with Community Charter Section 249 - Certificate of Outstanding Taxes. Under 249(3), an error in a statement or certificate given under this section does not subject the municipality to damages. This property may be subject to other charges or fees.

Lot Dimensions



Legend

- | | | | |
|-----------------------|-----------------------|------------------------|----------------------------|
| Lots (Outline) | BC Gas | BC Hydro | BC Rail Standard Lot |
| BN Rail Standard Lot | CN Rail | City Land Standard Lot | City Land Strata |
| FRPA Foreshore Tenure | Federal Standard Lot | Metro Vancouver Lot | Harbour Board Standard Lot |
| Park - City Dedicated | Park - City Purchased | Park - Provincial | Park - Regional |
| Private Standard | Private Strata | Provincial Standard | Road |
| School Standard Lot | Transit Standard Lot | Road Names250 | Road Names250_1000 |
| Road Names1000_4000 | Road Names4000_25000 | Building | Building Shadow |

Legal



Legend

- Lots (Outline)
- BN Rail Standard Lot
- FRPA Foreshore Tenure
- Park - City Dedicated
- Private Standard
- School Standard Lot
- Municipal Right of Way (Registered)
- Zoning Boundaries
- Road Names4000_25000
- BC Gas
- CN Rail
- Federal Standard Lot
- Park - City Purchased
- Private Strata
- Transit Standard Lot
- Municipal Right of Way (Non-Registered)
- Road Names250
- Building
- BC Hydro
- City Land Standard Lot
- Metro Vancouver Lot
- Park - Provincial
- Provincial Standard
- 3rd Party Agreement
- Utility Right of Way (Registered)
- Road Names250_1000
- Building Shadow
- BC Rail Standard Lot
- City Land Strata
- Harbour Board Standard Lot
- Park - Regional
- Road
- Restrictive Covenant
- Utility Right of Way (Non-Registered)
- Road Names1000_4000

Legend

	Lots (Outline)		BC Gas		BC Hydro		BC Rail Standard Lot
	BN Rail Standard Lot		CN Rail		City Land Standard Lot		City Land Strata
	FRPA Foreshore Tenure		Federal Standard Lot		Metro Vancouver Lot		Harbour Board Standard Lot
	Park - City Dedicated		Park - City Purchased		Park - Provincial		Park - Regional
	Private Standard		Private Strata		Provincial Standard		Road
	School Standard Lot		Transit Standard Lot		Campbell Heights		Clayton
	Cloverdale		Crescent/Elgin (SS)		Grandview		Grandview PS
	Grandview/KG Gravity		Kennedy & Newton PS		King George at Bear Creek		Port Kells
	Port Mann		South Port Kells		South Westminster		Sunnyside Gravity
	Sunnyside PS		Whalley Booster		Whalley PS		Fire Hydrant
	Redundant		Standpipe		In Storage		Proposed
	In Service/For Construction		Abandoned		Metro Vancouver Owned		History
	Water Pressure Zones		Water Hydrant Connection		Domestic Connection		Fireline Connection
	Irrigation Connection		Abandoned		Open (Check Valve)		Closed (Check Valve)
	Open (Others)		Closed (Others)		Not Set (All Types)		Abandoned
	MIU, GPS		MIU, Non-GPS		Non-MIU, GPS		Non-MIU, Non-GPS
	Water Meter Routes		Campbell Heights		Clayton		Cloverdale
	Crescent/Elgin (SS)		Grandview		Grandview PS		Grandview/KG Gravity
	Kennedy & Newton PS		King George at Bear Creek		Port Kells		Port Mann
	South Port Kells		South Westminster		Sunnyside Gravity		Sunnyside PS
	Whalley Booster		Whalley PS		200 Year Flood		Lawn Basin
	Side Inlet Catch Basin		Standard Catch Basin		Above Ground Municipal		Above Ground Private
	Below Ground Municipal		Below Ground Private		Unknown		Drainage Flow Arrows
	Catch/Lawn Basin Lateral		Box		Catch Basin Manhole		Inside Drop
	Inside Outside Drop		Inside Ramp		Manhole Chamber		Outside Drop
	Outside Ramp		Overflow		Pressurized		Regular
	Riser		Sump		Abandoned		In Service
	Abandoned		Proposed		In Service/For Construction		Abandoned
	Drainage Sub Catchments		Proposed		InService/For Construction		Abandoned
	Metro Vancouver Owned		Sanitary Flow Arrows		Force to IC with Check Valve		Low Pressure to Low Pressure Chamber
	Pumped to IC with Check Valve		Standard Gravity to IC with Pump		Standard Gravity to Manhole		Standard Gravity to Regular IC
	Vacuum to Vacuum Valve Chamber		Other		Cap		Cleanout
	Force Main		Inside Drop		Inside Outside Drop		Inside Ramp
	Low Pressure		Manhole Chamber		Outside Drop		Outside Ramp
	Regular		Riser		Slide		Sump
	Terminal		Abandoned		Ball		Sluice Gate
	Butterfly		Expansion Joint		Gate		Pressure Reducing
	Pump Control		Relief		Zone		Abandoned
	Inspection Chamber		Low Pressure Chamber		Vacuum Valve Chamber		Abandoned
	Road Names250		Road Names250_1000		Road Names1000_4000		Road Names4000_25000
	Building		Building Shadow				

Lots (Outline)	BC Gas	BC Hydro	BC Rail Standard Lot
BN Rail Standard Lot	CN Rail	City Land Standard Lot	City Land Strata
FRPA Foreshore Tenure	Federal Standard Lot	Metro Vancouver Lot	Harbour Board Standard Lot
Park - City Dedicated	Park - City Purchased	Park - Provincial	Park - Regional
Private Standard	Private Strata	Provincial Standard	Road
School Standard Lot	Transit Standard Lot	Dev Apps - All	Road Names250
Road Names250_1000	Road Names1000_4000	Road Names4000_25000	Building
Building Shadow			

Legend

Lots (Outline)	BC Gas	BC Hydro	BC Rail Standard Lot
BN Rail Standard Lot	CN Rail	City Land Standard Lot	City Land Strata
FRPA Foreshore Tenure	Federal Standard Lot	Metro Vancouver Lot	Harbour Board Standard Lot
Park - City Dedicated	Park - City Purchased	Park - Provincial	Park - Regional
Private Standard	Private Strata	Provincial Standard	Road
School Standard Lot	Transit Standard Lot	Urban I	Urban II
Urban III	Low Rise I	Low Rise II	Industrial
Employment I	Natural Areas	Park	School
Institutional/Park	Utility ROW	Landscape Buffer	Special Study Area
Streamside Area	Stormwater Pond	Extension Area Land Use TBD	Low Rise Mixed-Use
Community Commercial	Neighbourhood Commercial	Low Rise Residential	High Density Townhouse
Live / Work Townhouse	Medium Density Townhouse	Semi-Detached Residential	Detached Residential
Institutional	Institutional or Park	Park & Natural Areas	Detention Pond
Detention Pond Grading	Man Made Pond	Biodiversity Corridor	Riparian Area
Wetlands	Douglas, Strata Lots	Townhouse (15 u.p.a.)	Townhouse (20 u.p.a.)
Townhouse (30 u.p.a.)	Small Lot Single Family (10 u.p.a.)	Urban Single Family (6 u.p.a.)	Single Family Flex (6-14.5 u.p.a.)
Suburban Transition (2 u.p.a.)	Suburban 1/2 Acre (2 u.p.a.)	Commercial/Residential	Open Space
School/Park Site	Special Paving Areas	Pond Buffers	Buffers/Natural Areas
Business Park	Local Commercial	Existing Church	Half Acre Single Family Residential
Low Density Compact Housing (max. 10 u.p.a.)	Urban Single Family Residential	Single Family Small Lots	Semi-Detached
Mixed-Use Commercial / Residential	Townhouses (max. 15 u.p.a.)	Townhouses (max. 20 u.p.a.)	Medium-High Density Townhouses
Schools	Institutional	Institutional/Townhouses	Neighbourhood/Local Commercial
Existing Business Park	Parks and Open Space	Cemetery	Landscape Buffer Strips
Institution and Recreation	Gas Station	Proposed Business Park	Residential Style Business Park
Buffer	Assembly Hall	Suburban Residential (1/2 acre)	Park
	Emergency/Pedestrian Access	PROPOSED ROAD COLLECTOR	PROPOSED GREEN ROAD (SPECIAL STANDARD)
PROPOSED LOCAL ROAD	EXISTING ROAD	EXISTING SUBURBAN CLUSTER 2 U.P.A.	1/4 ACRE GROSS DENSITY 4 U.P.A.
LOW DENSITY CLUSTER 4 U.P.A	LOW-MED DENSITY CLUSTER 5 U.P.A	EXISTING PARKLAND BUFFER	PRIVATE LANDSCAPE BUFFER
HABITAT CORRIDOR	OPEN SPACE / PARK	Townhouse (up to 25 u.p.a)	Low-Rise Residential (1.5 FAR)
Bubble Buffer	Suburban 1-Acre Residential (1 u.p.a.)	Suburban 1/2 -Acre Residential (2 u.p.a.)	Clustering At Suburban Single Density (2 u.p.a.)
	Single Family Residential (6 u.p.a.)	Mobile Home Park	Clustering At Urban Single Family Density (8 u.p.a.)
Urban Residential	Institutional	Senior Multiple Residential	Proposed Public Park
Industrial/Business Park	Park	Golf Course	Tourist Commercial
Commercial	Commercial Residential	Mixed-Use Commercial-Residential	Shopping Centre
School	Cemetery	Proposed Landscape Buffer (15 m. Wide)	Low-Rise Mixed Use
Commercial	Low-Rise Residential	Townhouse	Low-Rise Mixed-Use Cluster
Parks & Open Space	School	Riparian Area	Low-Density Residential
Long Term Road	Detention Pond	Proposed One Acre Residential (RA)	New Roads
Proposed One Acre Residential Gross Density (RA-G)	Single Detached (2 u.p.a.)	Single Detached (3-4 u.p.a.)	Existing One Acre and Half Acre Lots
Family Small Lots	Single Detached (4-6 u.p.a.)	Cluster Housing (6-8 u.p.a.)	Larger Transition Lots (2-3 u.p.a.)
Landscaped Buffer	Multiple Residential (15-25 u.p.a.)	Townhouse 15 upa max	Single Detached (7 u.p.a.)
Proposed Detention/Sedimentation	Elementary School	Round-about	Environmental Area
Ponds	Proposed Open Space/Linear Open Space	Existing Open Space	Existing Cemetery
Multiple Residential	Multiple Residential or Detached Residential	Low Rise Apartment	Low Rise Mixed Use
Riparian Area	Park, Natural Areas, and Buffers	Cluster Residential	Townhouse
Green Street	Roads	Detached Residential	Semi-Detached Residential
Mixed Employment	Industrial	Institutional	Residential Transition
Civic/Institutional	Parks & Open Space	Urban Residential	Stormwater Detention Pond
Hillside Estate ResidentialL (4 UPA)	Low Density (Cluster/Panhandle) (4-6 UPA)	Railway ROW	Special Residential
	Urban Transitional Up to 8 u.p.a.	Waterfront Special Study Area	Drainage ROW
Public Institutional	Cluster Residential 10-15 u.p.a.	Low Density Residential 6-10 u.p.a.	Transit Village Stage Area
Medium Density Residential 10-15 u.p.a.	Multiple Residential 4-6 Storeys	Cluster Residential 15-20 u.p.a.	Low-Medium Density (10-15 UPA)
Multiple Residential 10-15 u.p.a.	Commercial Residential 25-45 u.p.a.	Multiple Residential 15-25 u.p.a.	Low Density Townhouse (15-20 UPA)
Special Residential 15-25 u.p.a.	Civic Utility	Neighbourhood Commercial	Medium Density Residential Lane Served (15-23 UPA)
Buffer	Linkages	Park / Open Space	Cluster Residential 6-10 u.p.a.
Habitat Preservation Area	Urban Transition (6 UPA)	Proposed Flex Street	Cluster Residential 15-25 u.p.a.
Suburban Residential (2 UPA)	Townhouse Residential (22+5 UPA Bonus)	Low Density Cluster	Multiple Residential 30-45 u.p.a.
Urban Residential (10+4 UPA Bonus)		Low Rise Residential	School
	Stacked Townhouse/Apartment	Townhouse Residential (22+5 UPA Bonus) Transition	Grandview Ridge Trail
Green Density Transfer (Forest Preservation/Restoration)	Mixed Use Commercial/Residential	Neighbourhood Commercial	Drainage Corridors
Proposed School	Existing Park	Landscape Buffer	Medium Density Cluster
Wildlife Corridor	Proposed Public Recreational Facility	Existing School	High Density Cluster
	Future School/Park	Creek Buffer Class A and Class AO	Urban/Townhouse Flex
	Storm Water Facility(Location, size of stormwater facility are subject to	Half Acre Cluster	Townhouse/Apartment Flex
		Urban Single Family	Care Facility (Approved)
			Proposed Park
			School District Property
			Day-Lighted Creek Buffer
			Urban Transitional
			Small Lots

Engineering approval)

Institutional/Residential
Existing Half Acre Lots
Existing Single Family
Townhouse (25 upa)
Existing Local Commercial
Buffers/Greenways
SUBURBAN RESIDENTIAL (1 ACRE)
MULTIPLE RESIDENTIAL (TOWNHOUSE)
SCHOOL
TOURIST COMMERCIAL
GENERAL INDUSTRIAL
AGRO INDUSTRIAL
Acreage Residential 1-2 UPA

Single Family Residential 4-6 UPA

Low Density Townhouse 12-20 UPA
Gross

Institutional
Future Neighbourhood Park
Tree Retention Area
Business Park

Commercial

Half-acre gross density
Urban Residential
Beach
Commercial/Business Park
Habitat Preservation Area
Residential townhouse
Cemetery
Institutional
Mid Rise
School
Central Business District 1
Low Rise Mixed-Use
Detached Residential
Industrial / Business Park or Institutional
Agricultural Land Reserve (ALR)
Proposed Road
Core Mixed-Use
Mid Rise Residential
Low Rise Transition Residential
Civic
Metro Vancouver Reservoir
Existing Commercial
Low Rise Mixed-Use
High Rise Residential
Commercial
Riparian Area

Urban I
Mid-Rise I
Parks and Open Space
Road Names1000_4000

Semi-Detached Residential
Commercial/Residential
Suburban Transition Lots
Approved Cluster Housing (10 u.p.a.)
Seniors Housing (20 u.p.a.)
Proposed Local Commercial
Pond Buffers
SUBURBAN RESIDENTIAL (HALF ACRE)
MULTIPLE RESIDENTIAL (MEDIUM RISE)
CEMETERY
HIGHWAY COMMERCIAL
HIGH IMPACT INDUSTRIAL
RECREATIONAL
Suburban Residential 2-4 UPA Gross

Medium Density Cluster 10-12 UPA
Gross

Urban Residential 8-10 UPA or Low
Density Townhouse 12-15 UPA Gross
Transition
Existing Natural Area
Landscape Buffer
Significant Tree Stand
Business Park (Office)

Business Park or Live/ Work in Cluster
Housing Form

One acre
Institutional
Conservation
Business Park
Residential cluster
Civic
Conservation & Recreation
Open space
Low Rise
Park
Central Business District 2
Low Rise Residential
Commercial
Heritage Tree Preservation
Wetlands
Flex Road
High Rise Mixed-Use
Low to Mid Rise Mixed-Use
Townhouse
Parks and Natural Areas
Detached Residential
Townhouse
Mid to High Rise Residential
High Density Residential
Institutional
Pond

Urban II
Mid-Rise II
Detention Pond
Road Names4000_25000

Row Housing 15 u.p.a
Park/Open Space
Existing Suburban Transition Lots
Small Lot (10 u.p.a.)
Institutional
Schools
AGRICULTURAL
URBAN RESIDENTIAL
MULTIPLE RESIDENTIAL (HIGH RISE)
SHOPPING CENTRE
CORE COMMERCIAL
SALVAGE INDUSTRIAL
OPEN SPACE
Suburban Residential 2-4 UPA Gross
Panhandles
Urban Residential 8-10 UPA Transition
Low Density Townhouse 12-15 UPA
Gross Transition
Townhouse 15-20 UPA Gross

Neighbourhood Commercial
Future Natural Area
Storm Water Pond
Buffer Fishclass B 15m
Technology Park or Business Park

City Park
Landscaping Strips
Village Commercial
Marina
Mixed Commercial Residential
Business Park/Light Industrial
Residential, 15-25 UPA
Buffer
Suburban residential (1 acre)
City Centre District Boundaries
Urban Residential
Utilities
Review Buffer
Townhouses
Institutional
Parks and Natural Areas
Riparian Buffer
Green Lane
High Rise Residential
Low to Mid Rise Residential
Urban Residential
School
Commercial Office
Low Rise Residential
Mid to High Rise Residential and/or Civic
High Rise Mixed-Use
Civic
Plaza

Low-Rise I
Civic
Road Names250
Building

Institutional
School
Proposed Single Family (6 u.p.a.)
Small Lot with Lane (13 u.p.a.)
Proposed Institutional
Parks
SUBURBAN RESIDENTIAL (5 ACRE)
MOBILE HOME
INSTITUTIONAL
RETAIL COMMERCIAL
SERVICE INDUSTRIAL
INDUSTRIAL PARK
SPECIAL STUDY AREA
Urban Transition 4-5 UPA
Low Density Cluster 4-6 UPA Gross
Urban Residential 8-10 UPA
Low Density Townhouse 12-15 UPA
Gross
High Density Multiple Residential 30-45
UPA
Industrial
Existing Neighbourhood Park
Wet Land
Buffer Fishclass A and AO 30m
Technology Park or Business Park
(Office)
Open Space Corridors/Buffers
Stormwater Management Facilities
Local Commercial
Park/Open Space
Commercial
Buffers
Residential, maximum 25 UPA
Business Employment
Suburban residential (1/2 acre)
High Rise
Employment
Commercial
Heritage Downtown
Semi-detached Residential
Industrial / Business Park
Landscape Buffer
Parking
Pedestrian Pathway
Mid Rise Mixed-Use
Low Rise Transition Mixed-Use
Commercial
Park/School
Mass Merchandising
Low Rise Residential and/or Civic
Mid to High Rise Mixed-Use
Auto-Oriented Commercial
Park and Open Space
Future Amendment Area Subject to Lot
Consolidation
Low-Rise II
Conservation-Recreation
Road Names250_1000
Building Shadow

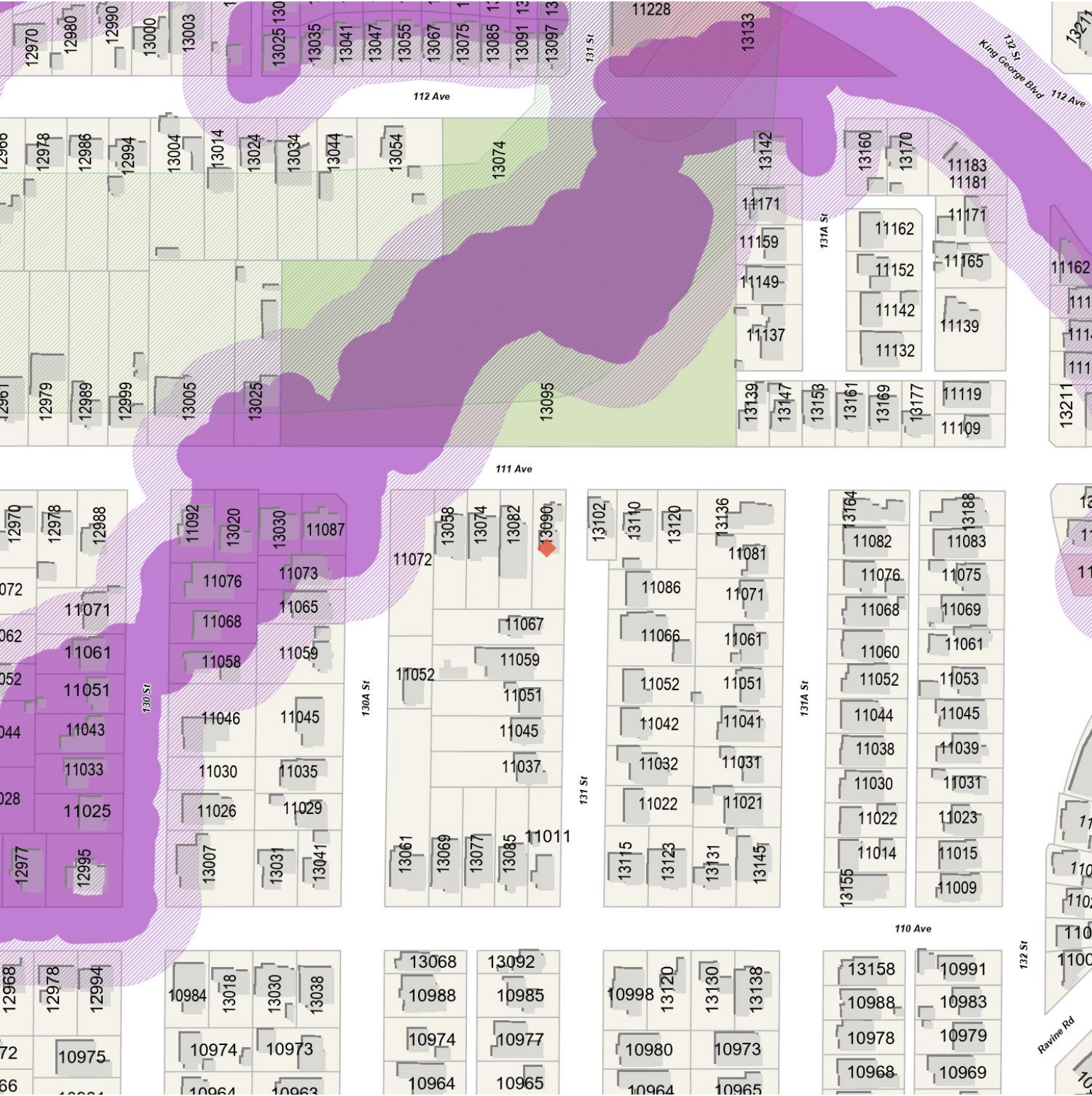
Official Community Plan



Legend

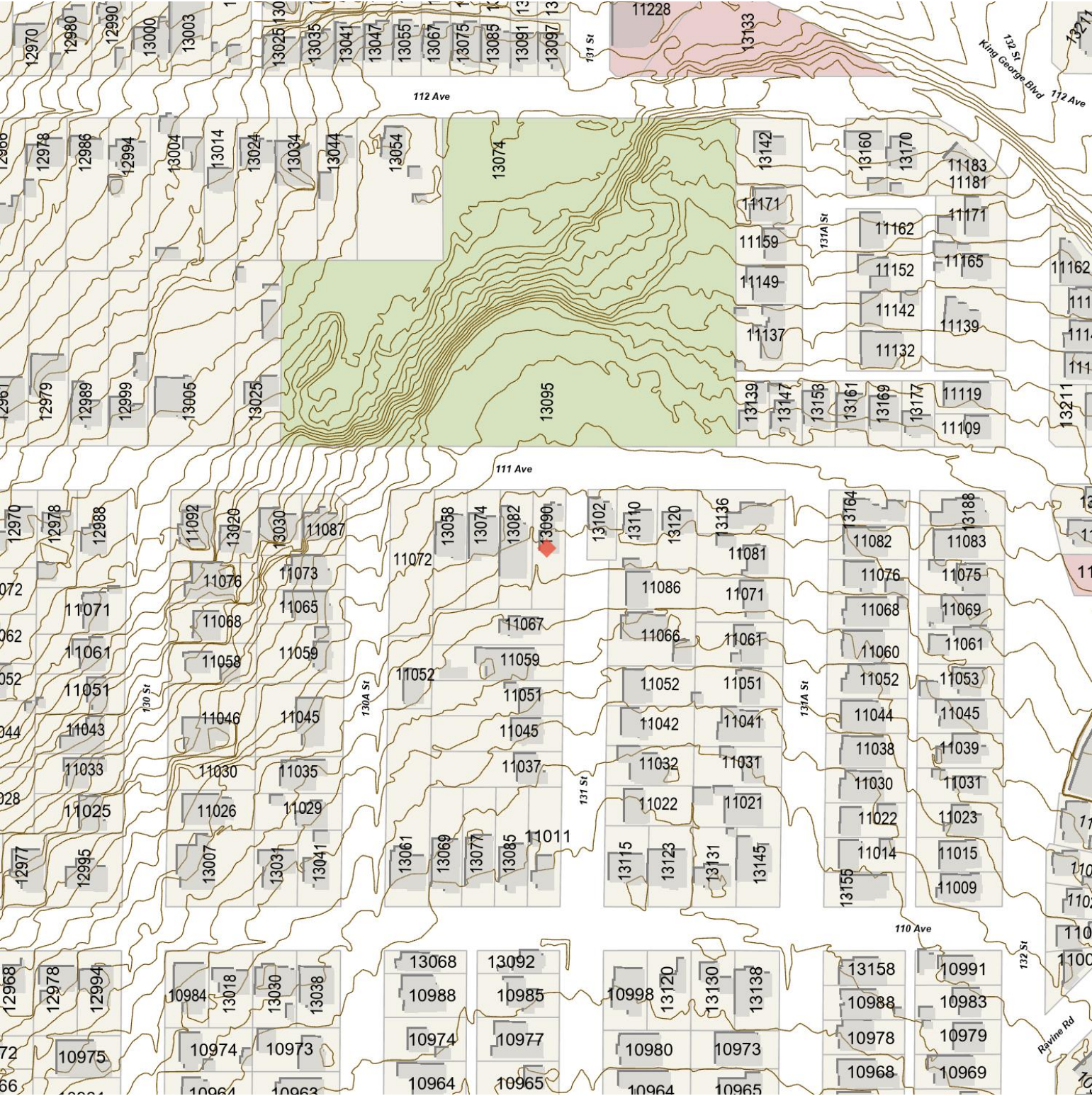
	Lots (Outline)		BC Gas		BC Hydro		BC Rail Standard Lot
	BN Rail Standard Lot		CN Rail		City Land Standard Lot		City Land Strata
	FRPA Foreshore Tenure		Federal Standard Lot		Metro Vancouver Lot		Harbour Board Standard Lot
	Park - City Dedicated		Park - City Purchased		Park - Provincial		Park - Regional
	Private Standard		Private Strata		Provincial Standard		Road
	School Standard Lot		Transit Standard Lot		Conservation-Recreation		Agricultural
	Rural		Suburban-Urban Reserve		Suburban I		Suburban II
	Urban I		Urban II		Urban III		Low-Rise I
	Low-Rise II		Mid-Rise I		Mid-Rise II		High-Rise I
	High-Rise II		Central Business District		Employment I		Employment II
	Industrial		First Nations Reserve		Road Names250		Road Names250_1000
	Road Names1000_4000		Road Names4000_25000		Building		Building Shadow

Development Permit Areas



Lots (Outline)	BC Gas	BC Hydro	BC Rail Standard Lot
BN Rail Standard Lot	CN Rail	City Land Standard Lot	City Land Strata
FRPA Foreshore Tenure	Federal Standard Lot	Metro Vancouver Lot	Harbour Board Standard Lot
Park - City Dedicated	Park - City Purchased	Park - Provincial	Park - Regional
Private Standard	Private Strata	Provincial Standard	Road
School Standard Lot	Transit Standard Lot	Red: Band_1	Green: Band_2
Blue: Band_3	Road Names250	Road Names250_1000	Road Names1000_4000
Road Names4000_25000	Building	Building Shadow	

Contours (0.5m)

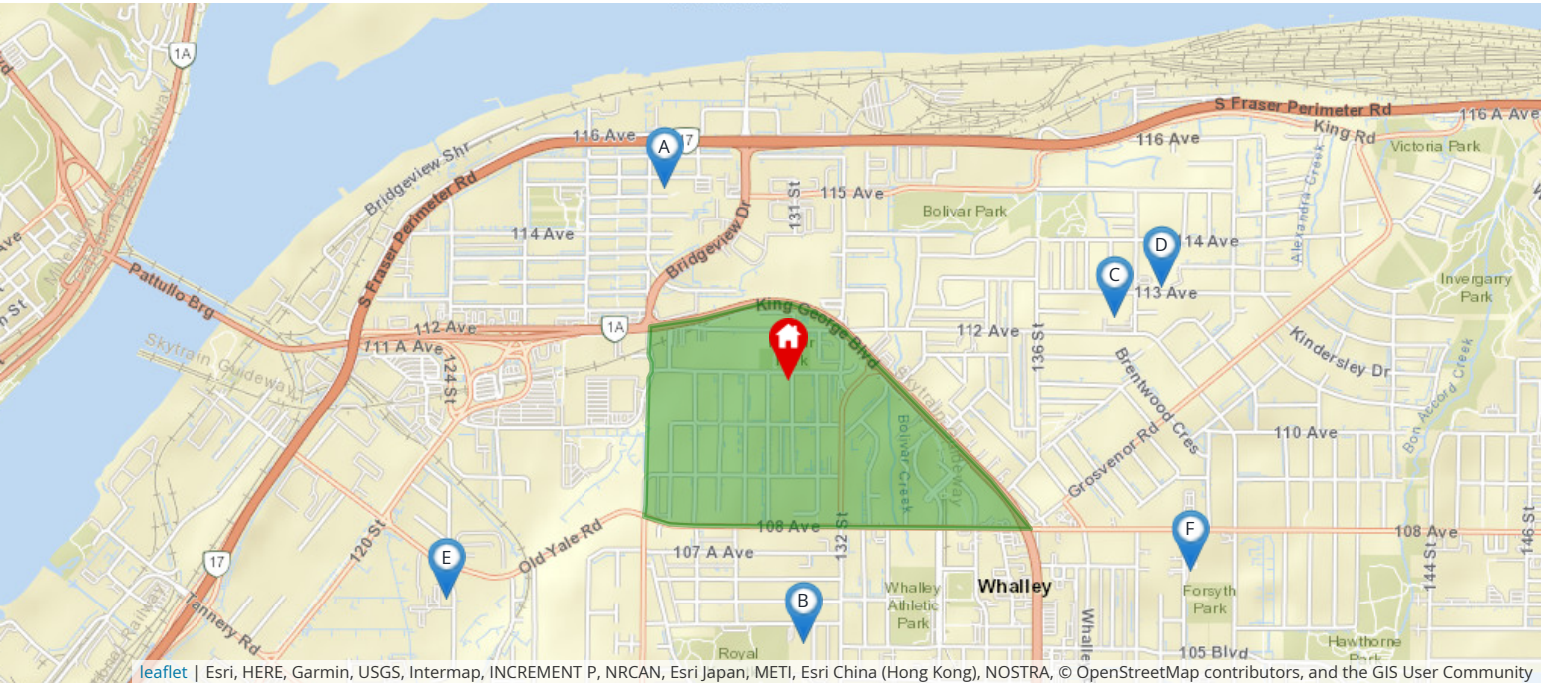


Legend

- | | | | |
|-----------------------|-----------------------|------------------------|----------------------------|
| Lots (Outline) | BC Gas | BC Hydro | BC Rail Standard Lot |
| BN Rail Standard Lot | CN Rail | City Land Standard Lot | City Land Strata |
| FRPA Foreshore Tenure | Federal Standard Lot | Metro Vancouver Lot | Harbour Board Standard Lot |
| Park - City Dedicated | Park - City Purchased | Park - Provincial | Park - Regional |
| Private Standard | Private Strata | Provincial Standard | Road |
| School Standard Lot | Transit Standard Lot | Half Metre Contours | Road Names250 |
| Road Names250_1000 | Road Names1000_4000 | Road Names4000_25000 | Building |
| Building Shadow | | | |

Nearest Schools

Nearby Elementary Schools

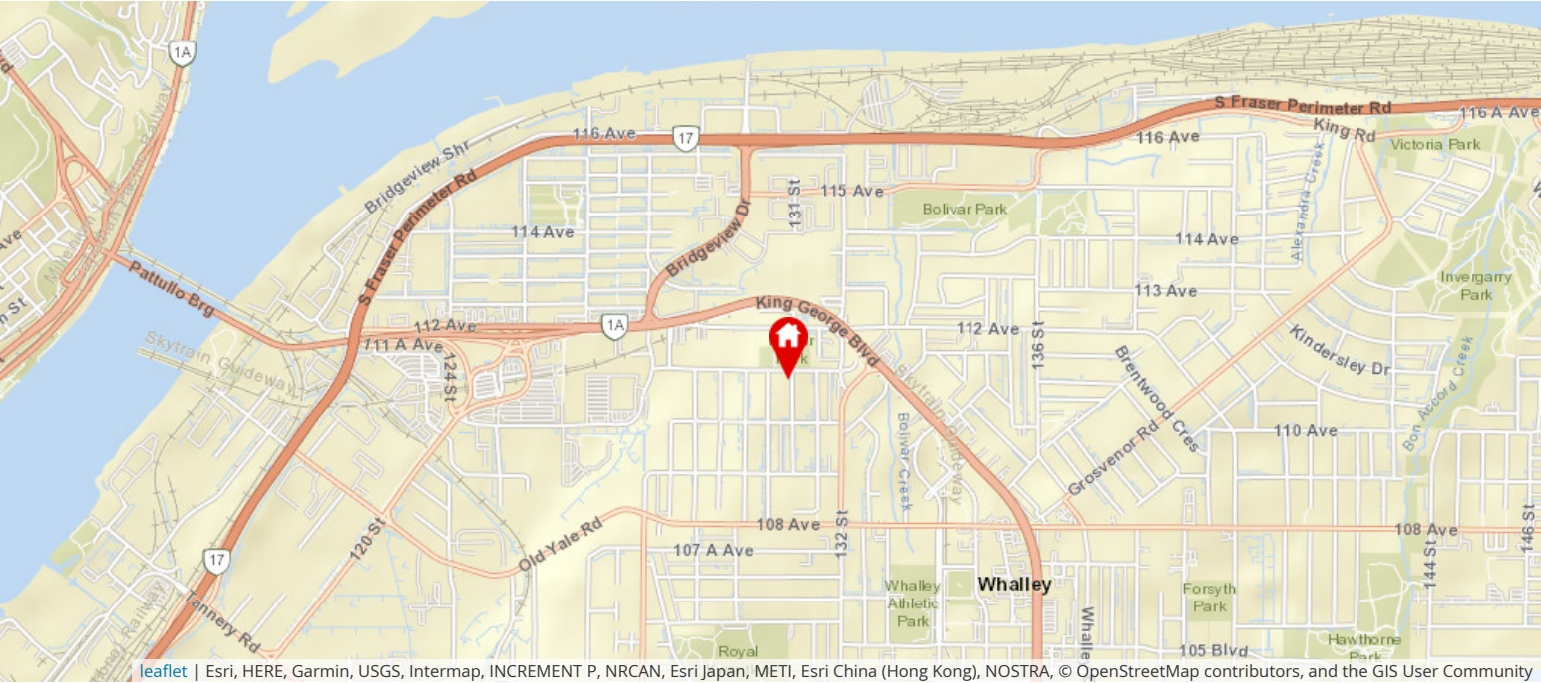


Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: Theresa Clarke Elementary -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Bridgeview	K - 7	SD 36	Surrey		21 mins	1.5 km	4 mins	21 mins
B K B Woodward	K - 7	SD 36	Surrey	Late French Immersion	21 mins	1.4 km	4 mins	21 mins
C James Ardiel	K - 7	SD 36	Surrey		25 mins	1.7 km	4 mins	21 mins
D Surrey Traditional	K - 7	SD 36	Surrey	Traditional School	30 mins	2.0 km	4 mins	26 mins
E Khalsa (Old Yale Rd)	K - 7	Independent	Surrey	Independent Sikh School	30 mins	2.2 km	4 mins	30 mins
F Forsyth Road	K - 7	SD 36	Surrey		34 mins	2.2 km	5 mins	26 mins

Nearby Middle Schools



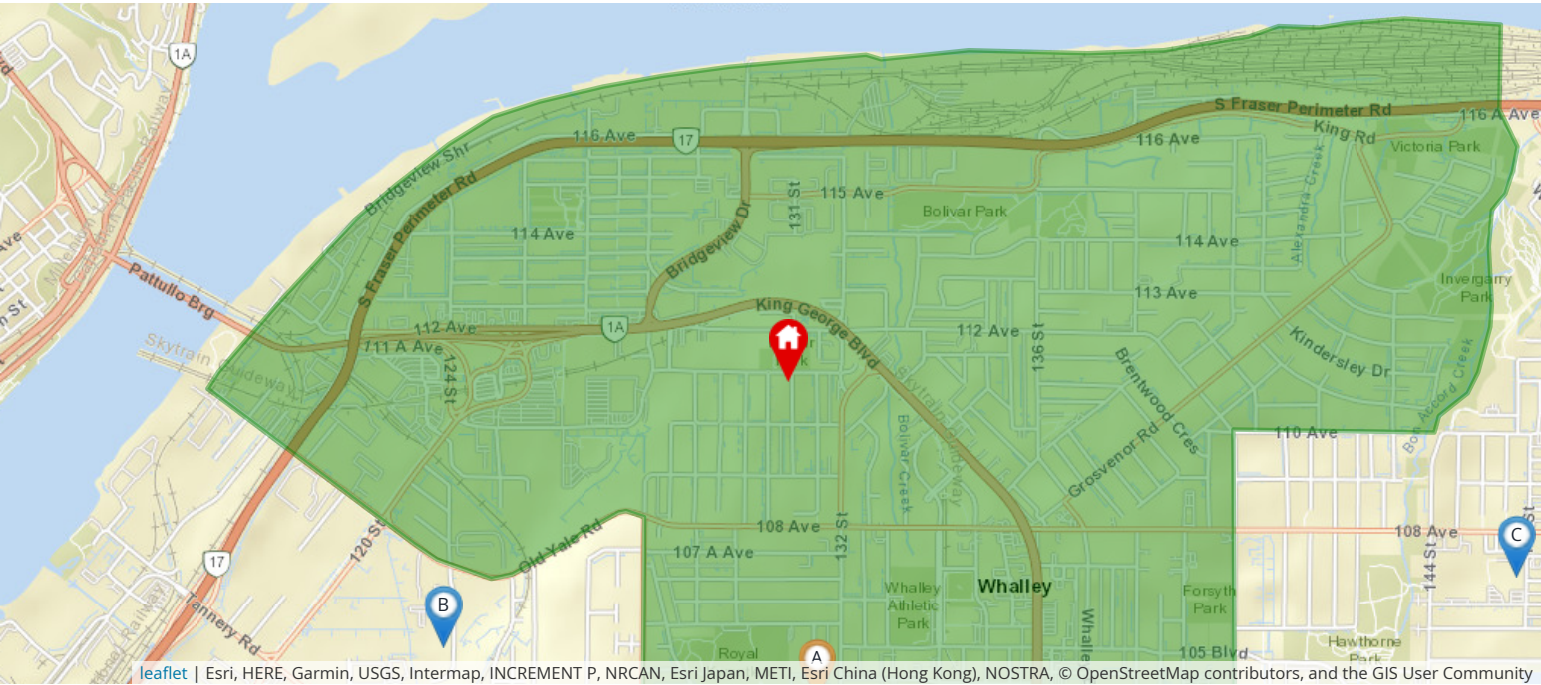
Legend: Subject Property Catchment School Other Schools

School District: Surrey (36)

[Contact Information](#)

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Fraser Valley - Cloverdale	4 - 8	Independent	Surrey		3 hours 45 mins	16.2 km	23 mins	1 hour 11 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: **Kwantlen Park** -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Kwantlen Park	7 - 12	SD 36	Surrey	French Immersion; AP Program; Inter A Program	23 mins	1.6 km	4 mins	23 mins
B Khalsa (Secondary)	8 - 12	Independent	Surrey	Independent Sikh School	33 mins	2.4 km	5 mins	33 mins
C Guildford Park	8 - 12	SD 36	Surrey	AP Program	54 mins	3.7 km	8 mins	30 mins
D Queen Elizabeth	8 - 12	SD 36	Surrey	AP Program	57 mins	4.0 km	10 mins	35 mins
E L A Matheson	8 - 12	SD 36	Surrey		1 hour 11 mins	5.0 km	10 mins	46 mins
F Johnston Heights	8 - 12	SD 36	Surrey	AP Program	1 hour 34 mins	6.6 km	14 mins	48 mins

Walk Score

13090 111 AV Surrey, V3T 2S1



Somewhat Walkable

Some errands can be accomplished on foot



Good Transit

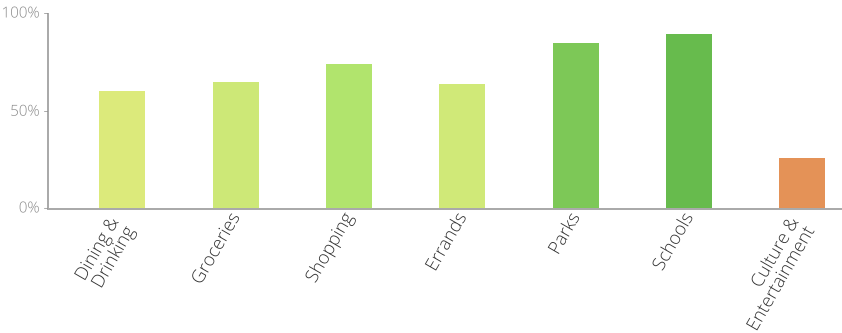
Many nearby public transportation options



Bikeable

Some bike infrastructure

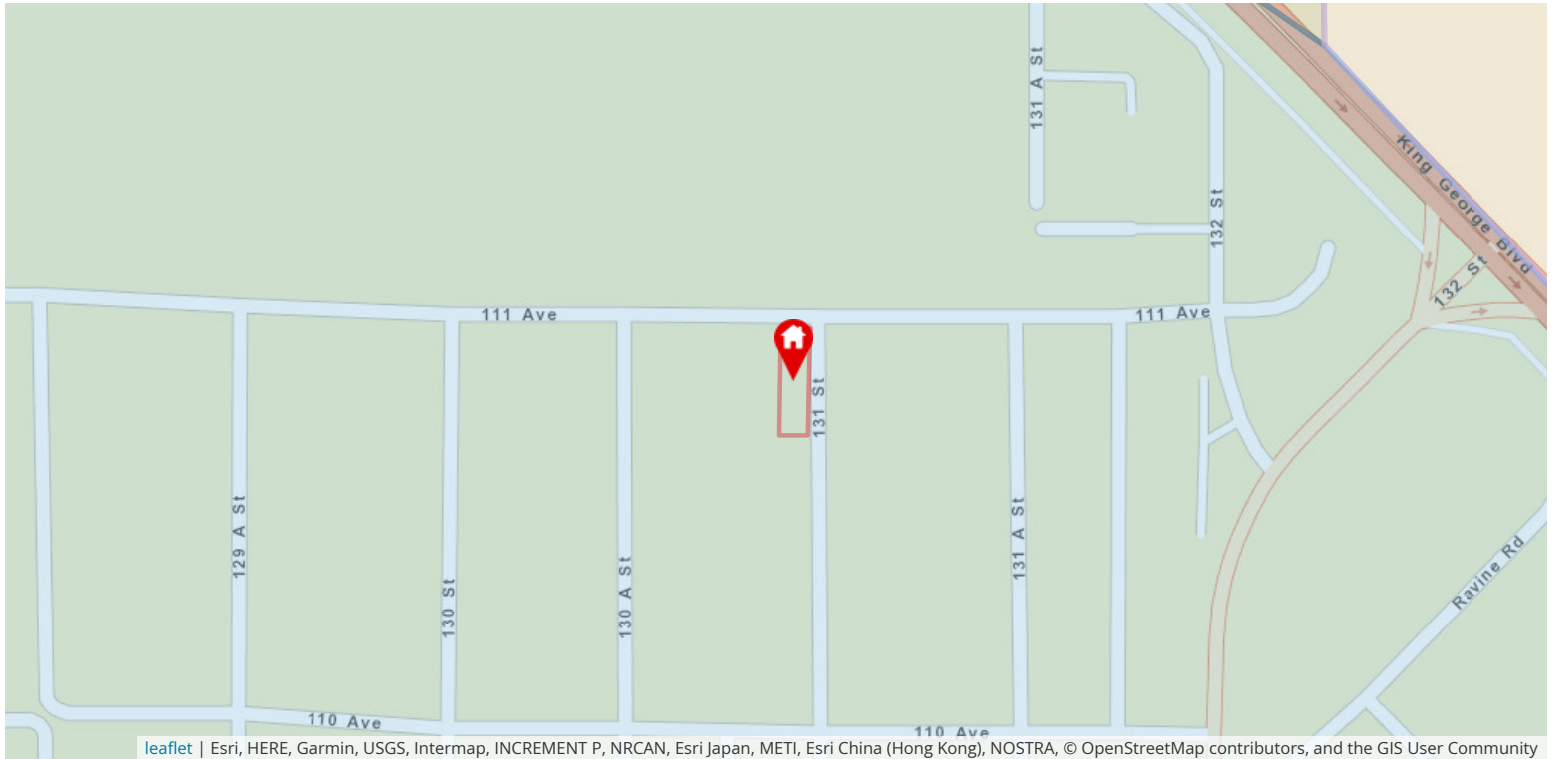
The Walk Score here is 62 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address



Sub Areas



Subject Property Designations:

Area: North Surrey
Sub-Area: Whalley
Sub-Area Code: F26

Layer Legend:

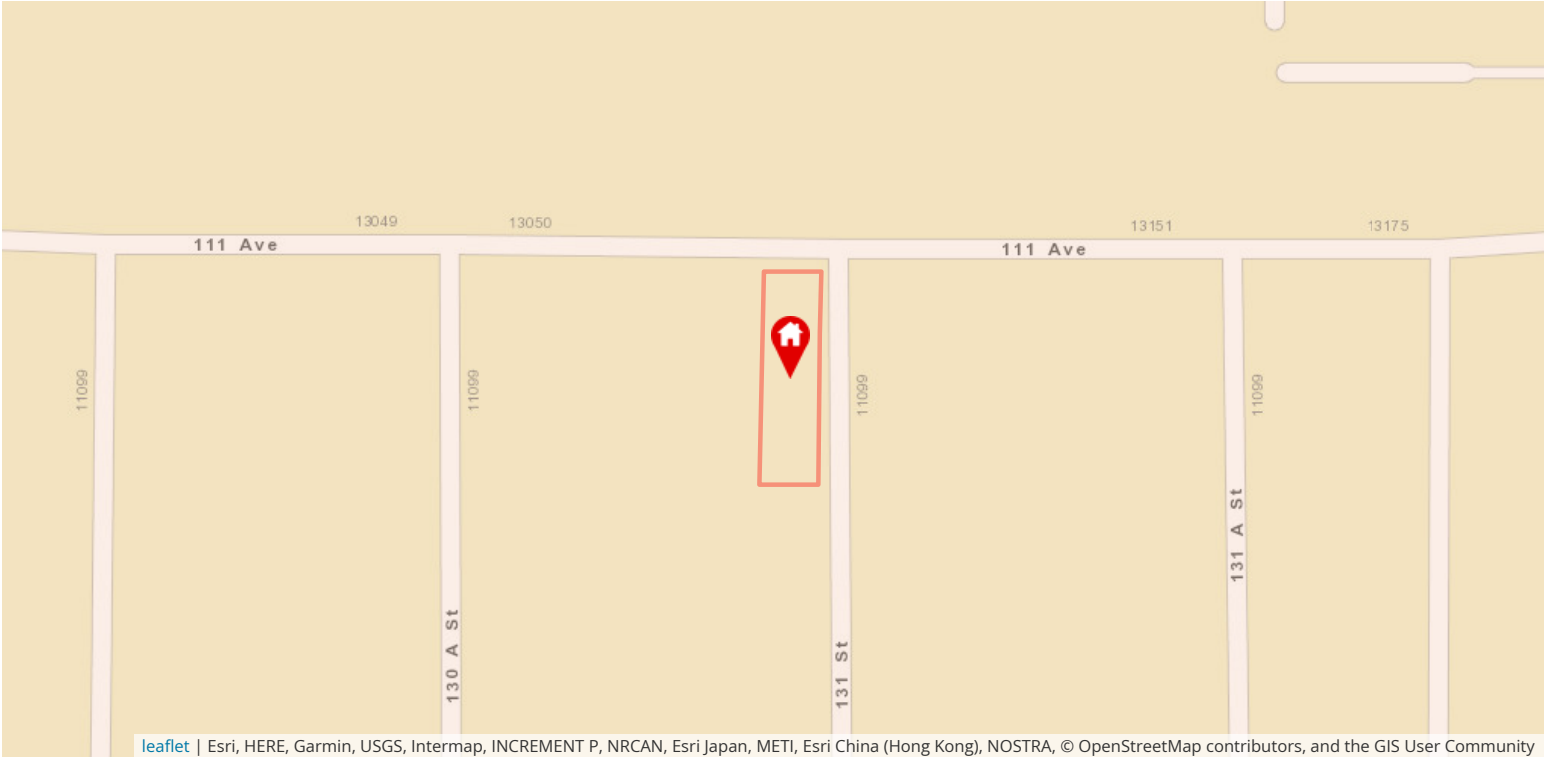
- Whalley
- Bridgeview
- Bolivar Heights

Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: R3 Description: Urban Residential Zone
Official Community Plan	Urban I
Neighbourhood Community Plan	Not Applicable
Local Area Plan	Plan Area: City Centre Plan Type: City Centre Plan Land Use: Urban Residential Density Units: 1 FAR
Proposed Plans	Not Applicable
Development Permit Area	Not Applicable
Agricultural Land Reserve	Status: Not in Agricultural Land Reserve
StatsCan CMA/CA, 2021	Census Subdivision Name: Surrey Census Metropolitan Area/Census Agglomeration: Vancouver Census Subdivision Type: Census subdivision within census metropolitan area
Frequent Transit Development Areas	Not Applicable
Port of Vancouver	Not Applicable

Zoning



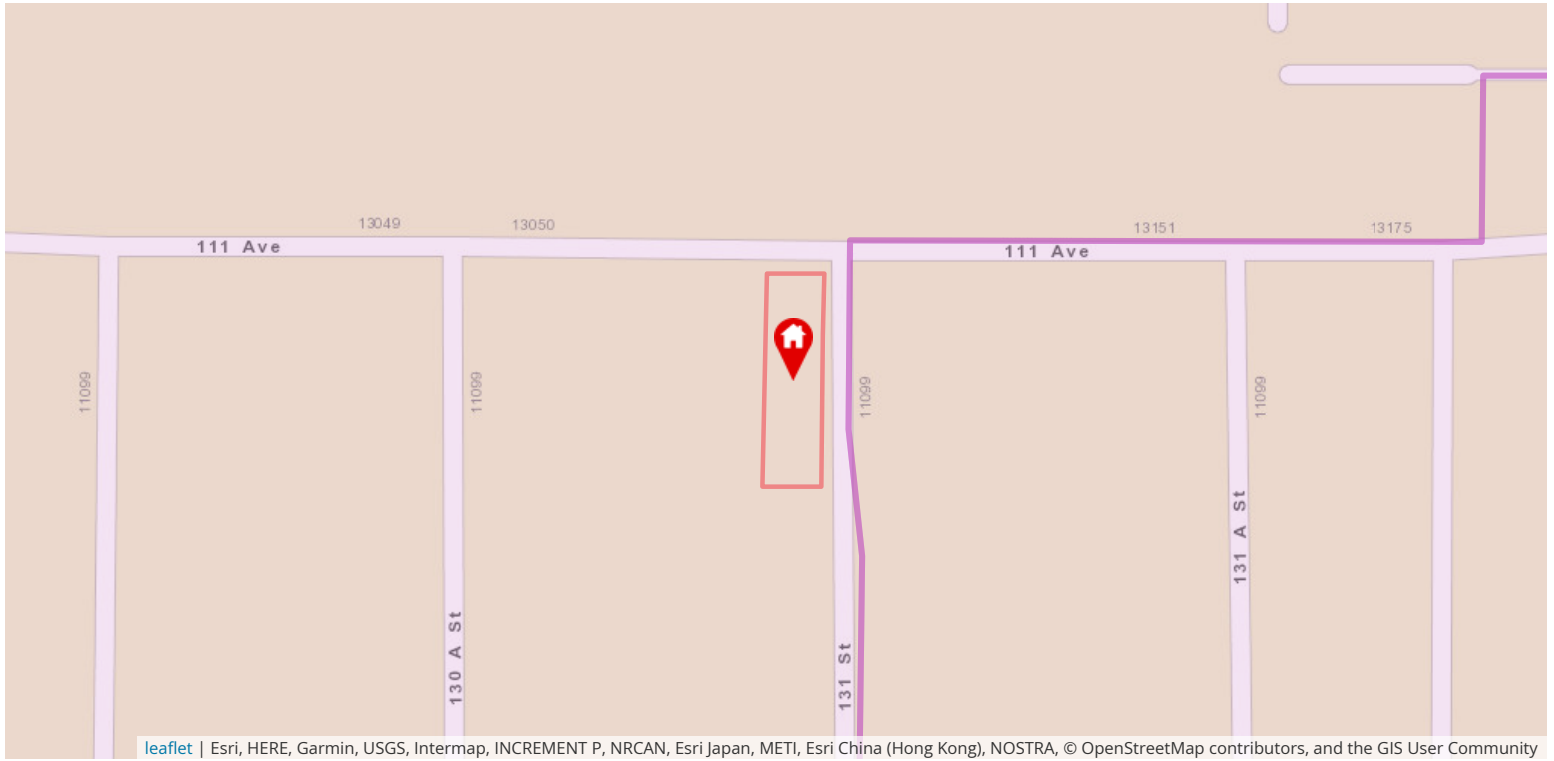
Subject Property Designations:

Code: R3
Description: Urban Residential Zone

Layer Legend:

Code		Description
	R3	Urban Residential Zone

Official Community Plan



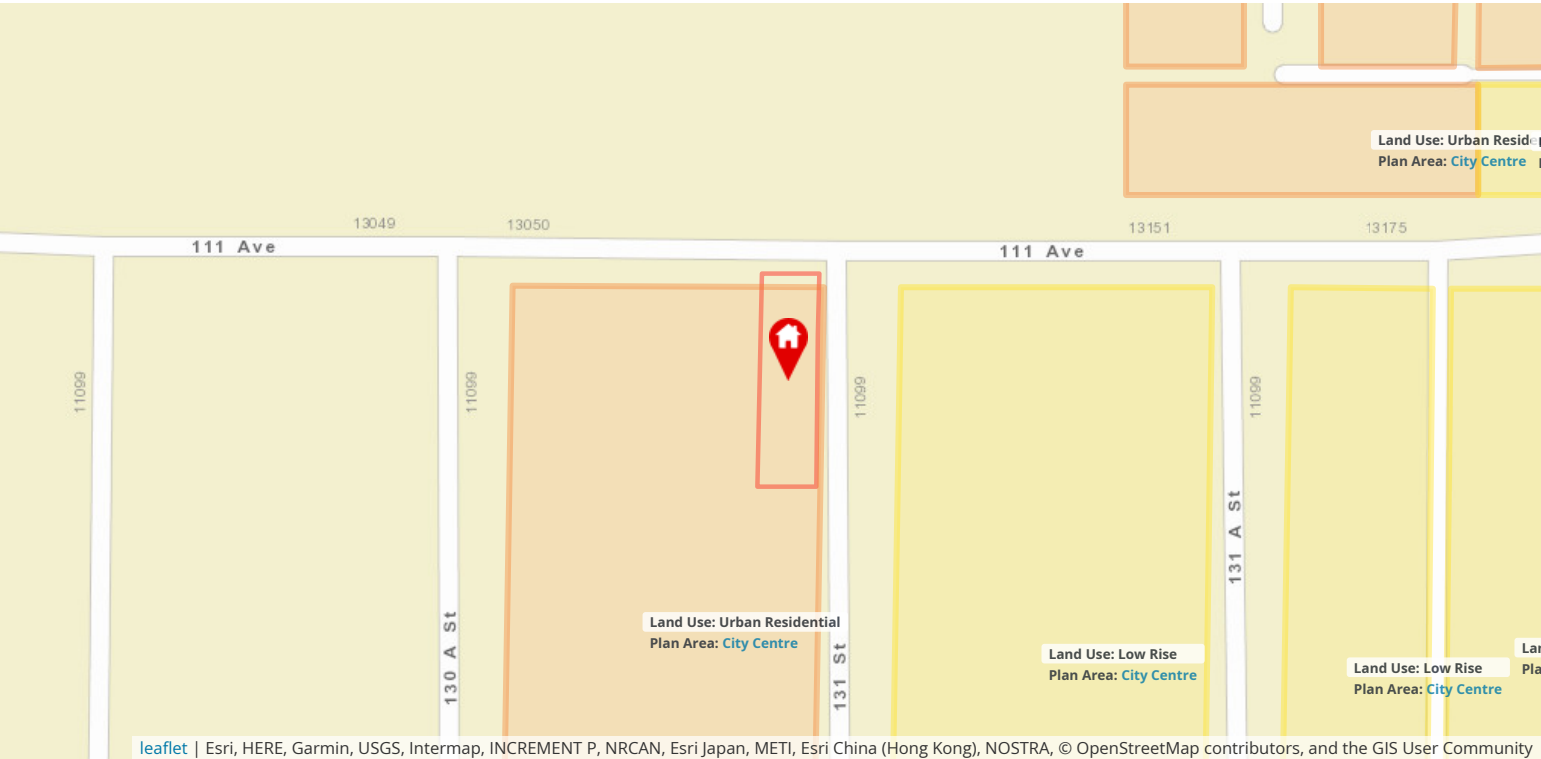
Subject Property Designations:

Urban I

Layer Legend:

- Urban I
- Low-Rise I

Local Area Plan



Subject Property Designations:

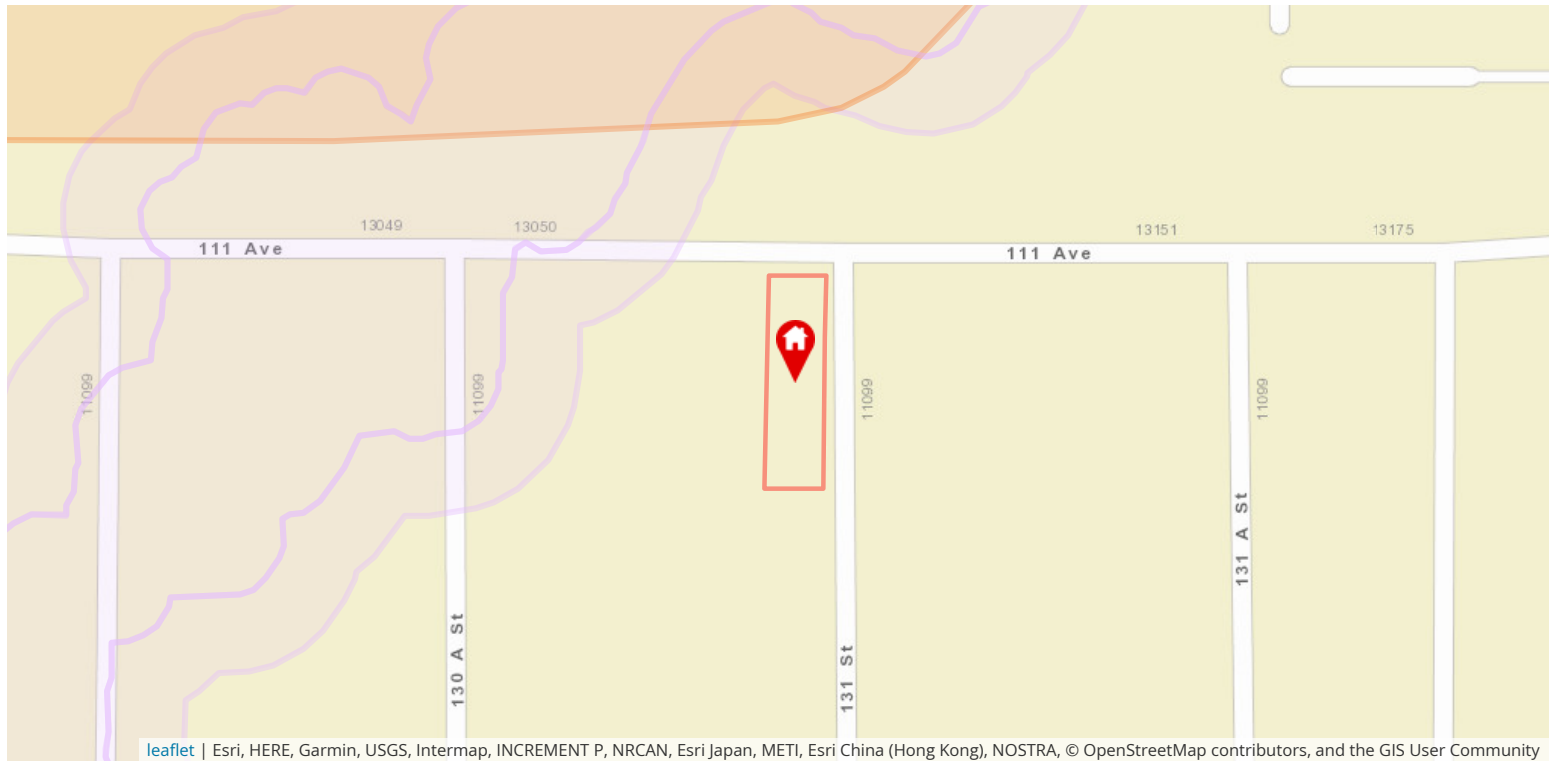
Plan Area: City Centre
Plan Type: City Centre Plan
Land Use: Urban Residential
Density Units: 1 FAR

Layer Legend:

- Land Use: Urban Residential
Plan Area: City Centre
- Land Use: Low Rise
Plan Area: City Centre

Land Use

Development Permit Area



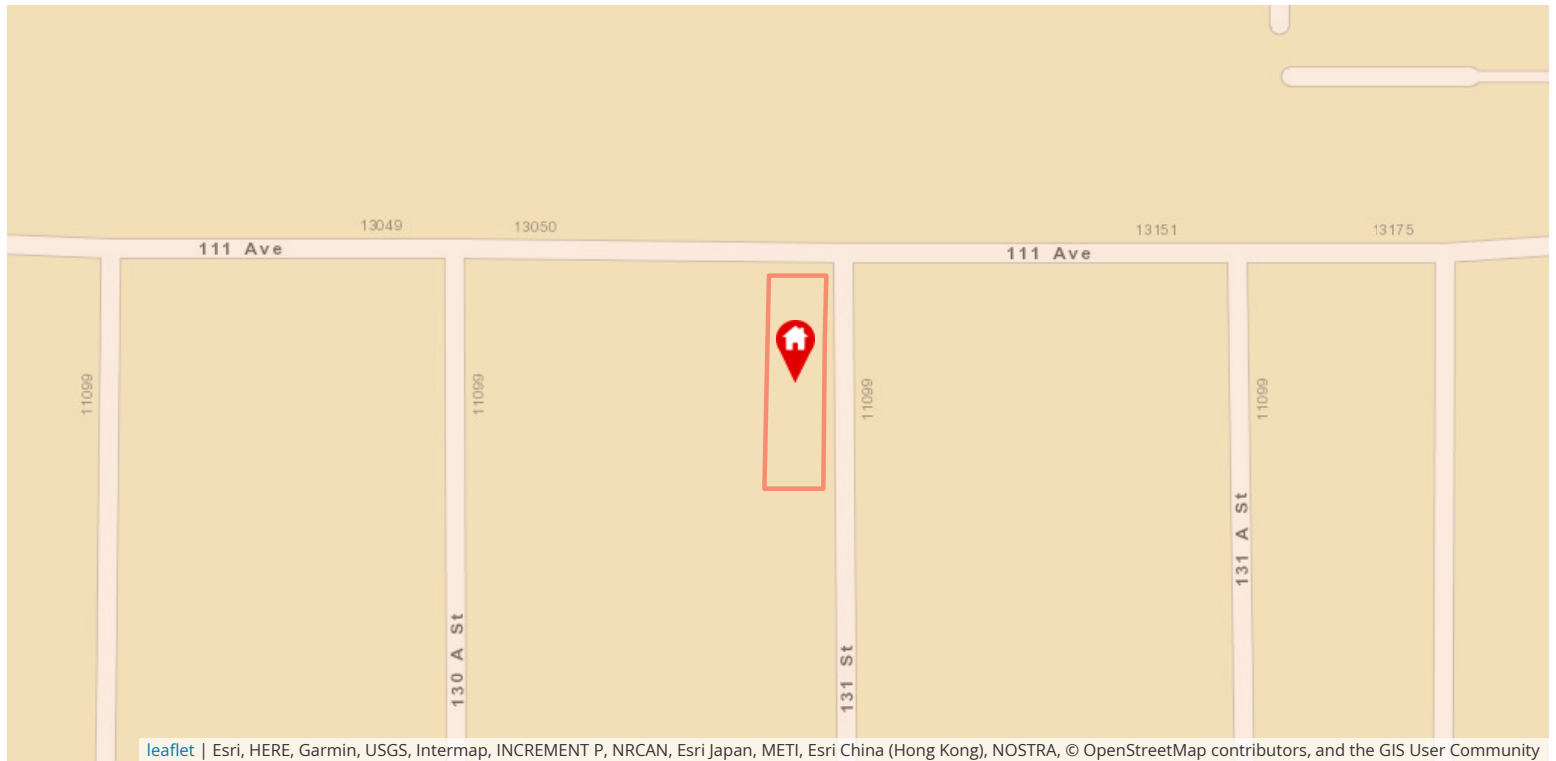
Subject Property Designations:

Not Applicable

Layer Legend:

- Steep Slope Areas
- Green Infrastructure Areas

StatsCan CMA/CA, 2021



Subject Property Designations:

Census Subdivision Name: Surrey

Census Metropolitan Area/Census Agglomeration: Vancouver

Census Subdivision Type: Census subdivision within census metropolitan area

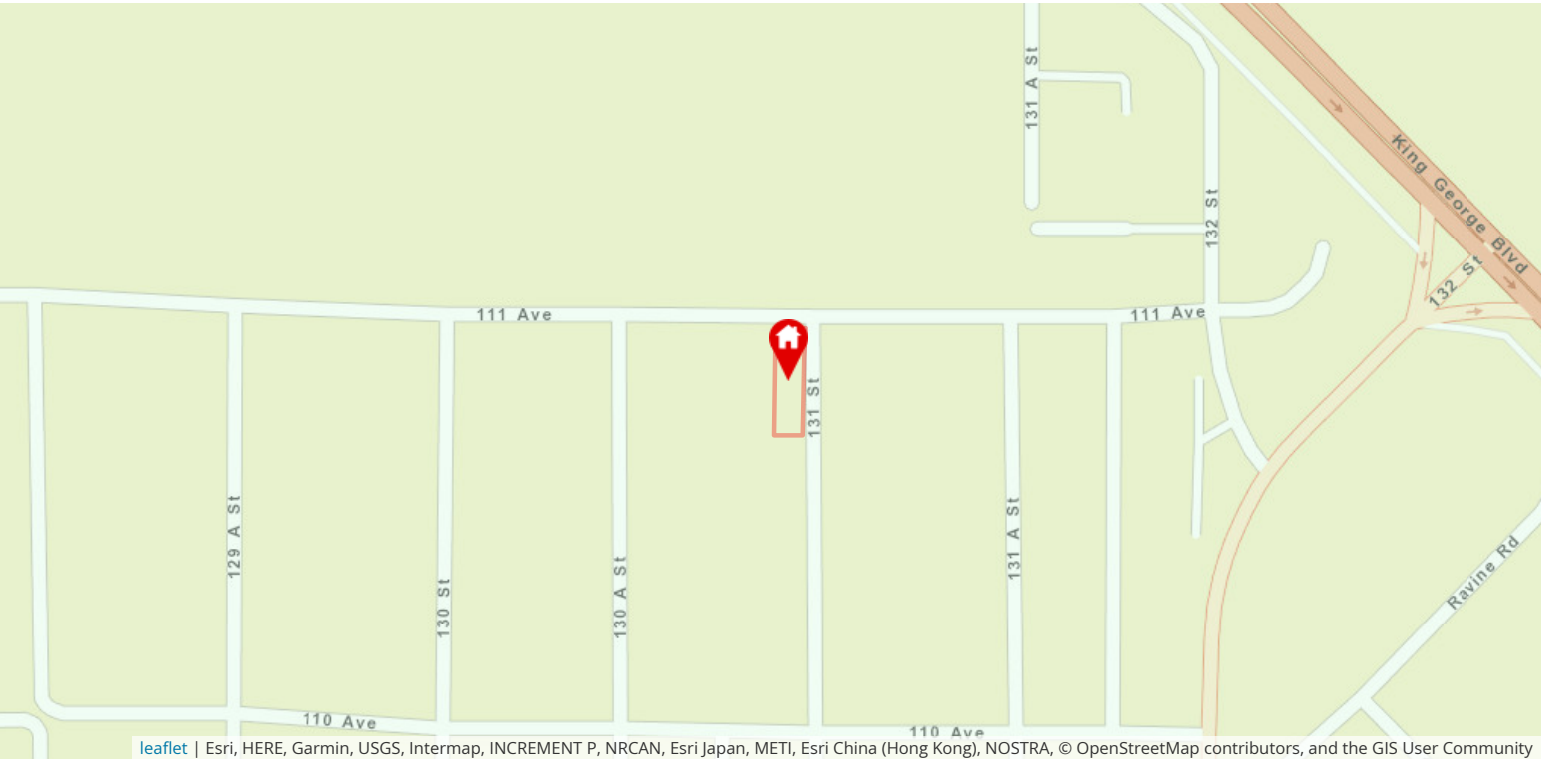
Layer Legend:

● Census Subdivision Name: Surrey

Census Metropolitan Area/Census Agglomeration: Vancouver

Census Subdivision Type: Census subdivision within census metropolitan area

Municipal Boundaries



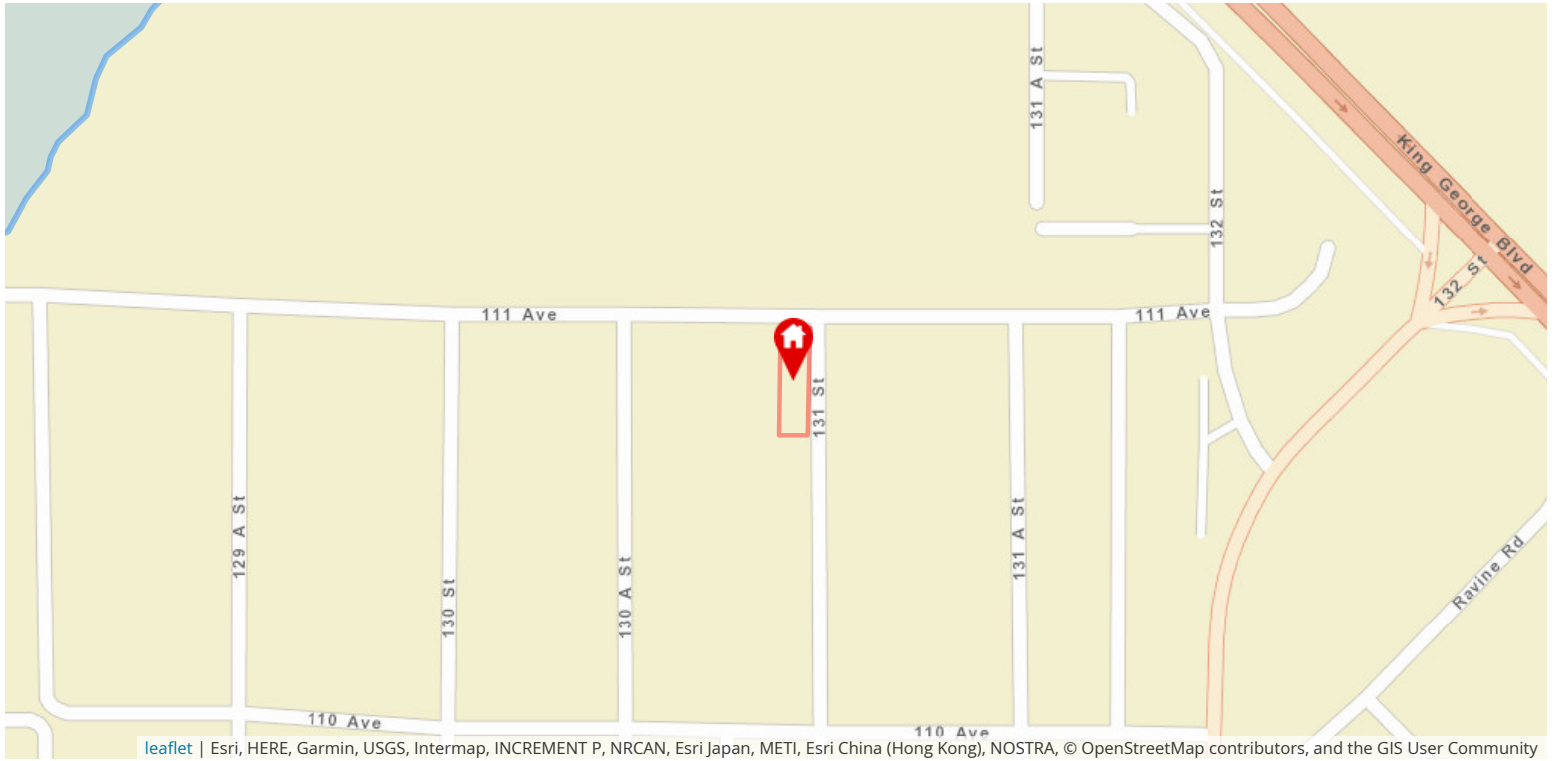
Subject Property Designations:

Name: City of Surrey

Layer Legend:

- City of Surrey

Floodplains



Subject Property Designations:

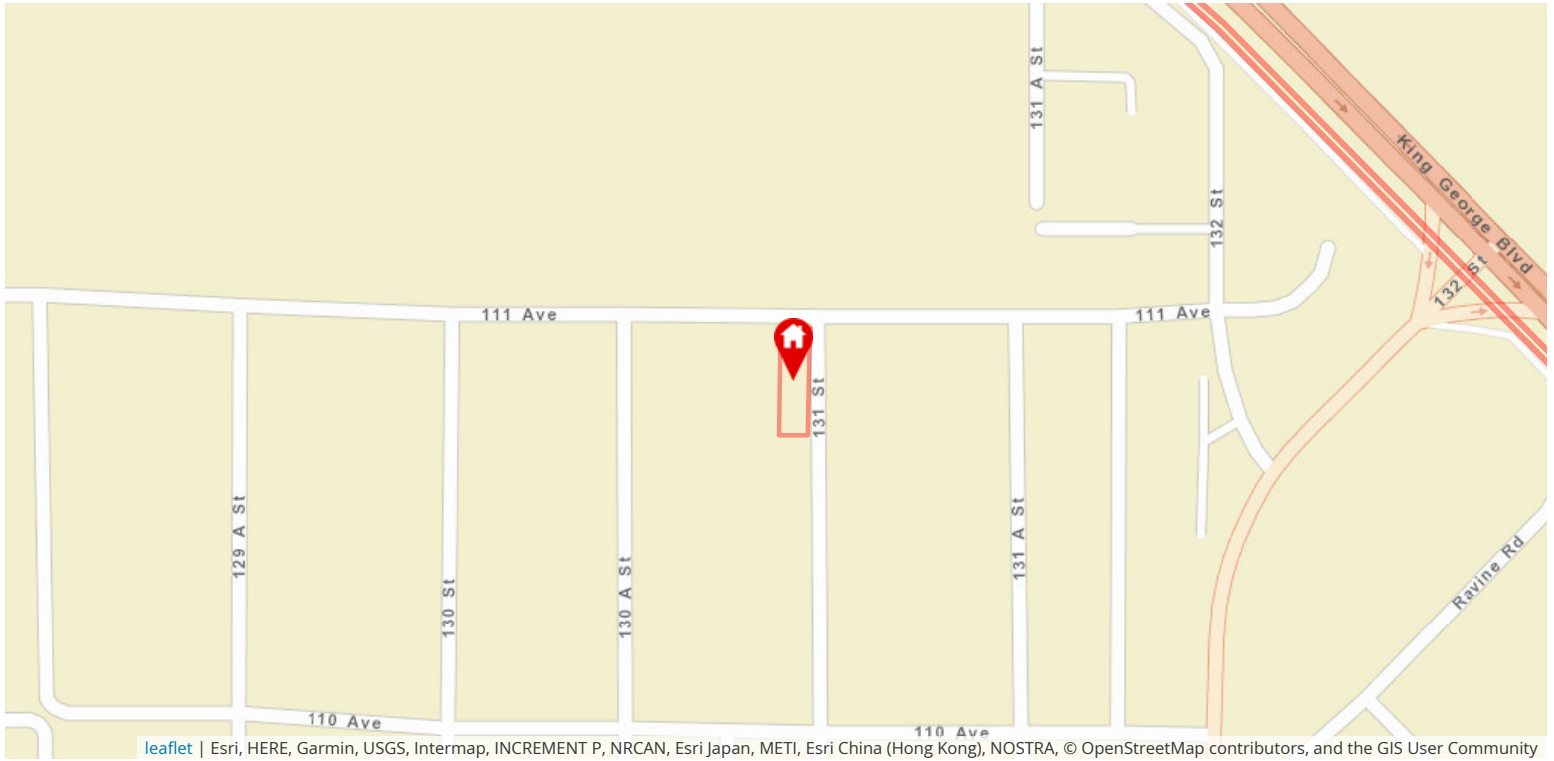
Status: Not in Floodplain

Nearby:

Name: [200 Year Flood Plain](#)

Description: Lowlands & Floodplains

Railroads



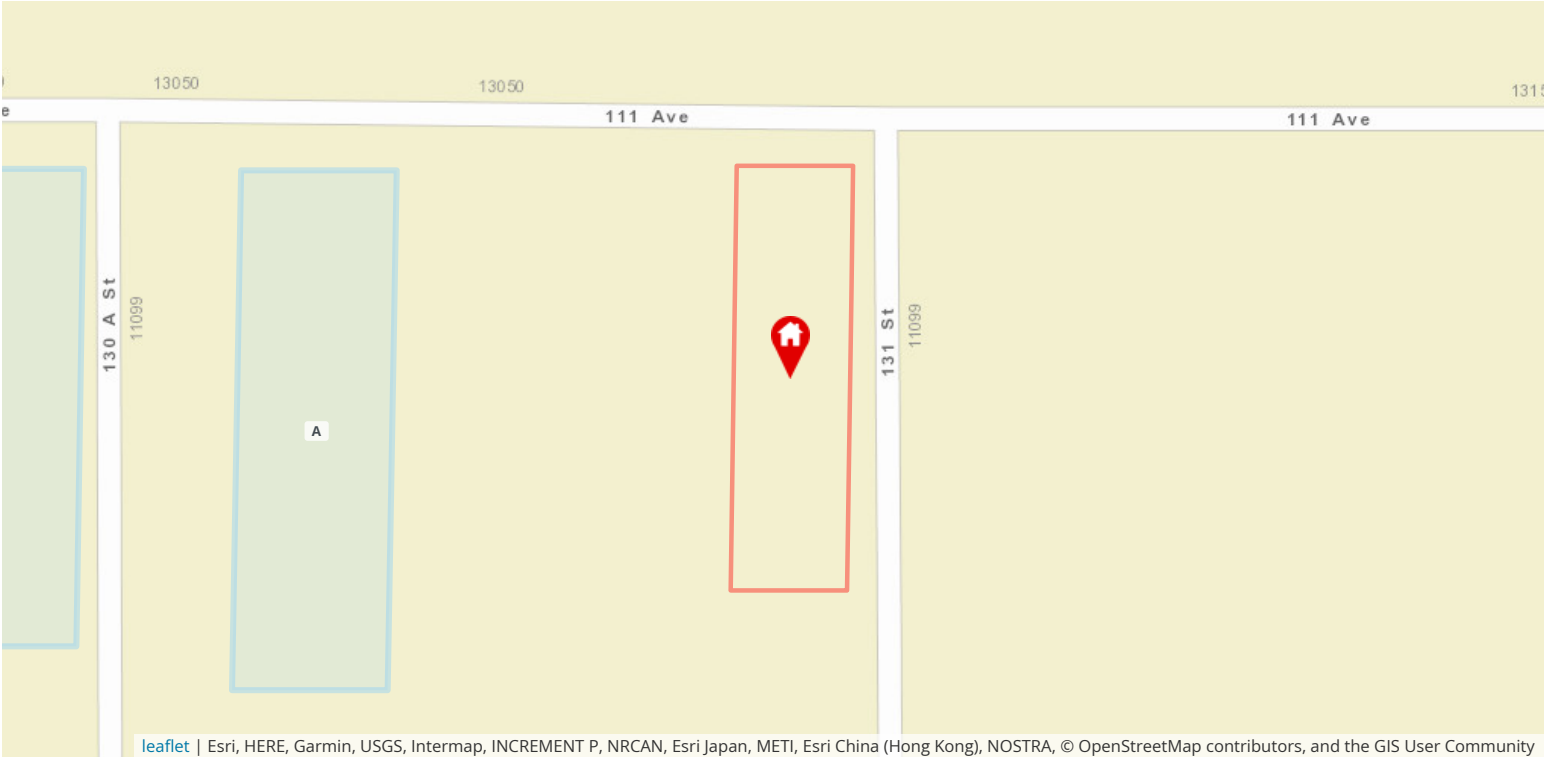
Subject Property Designations:

Not Applicable

Nearby:

Track Name: Expo Line
Track Classification: Main
Use Type: Passenger
Status: Operational
Operator: British Columbia Rapid Transit Company Ltd
Track User 1: SkyTrain
Track User 2: None
Track User 3: None
Track User 4: None

Inactive Development Applications



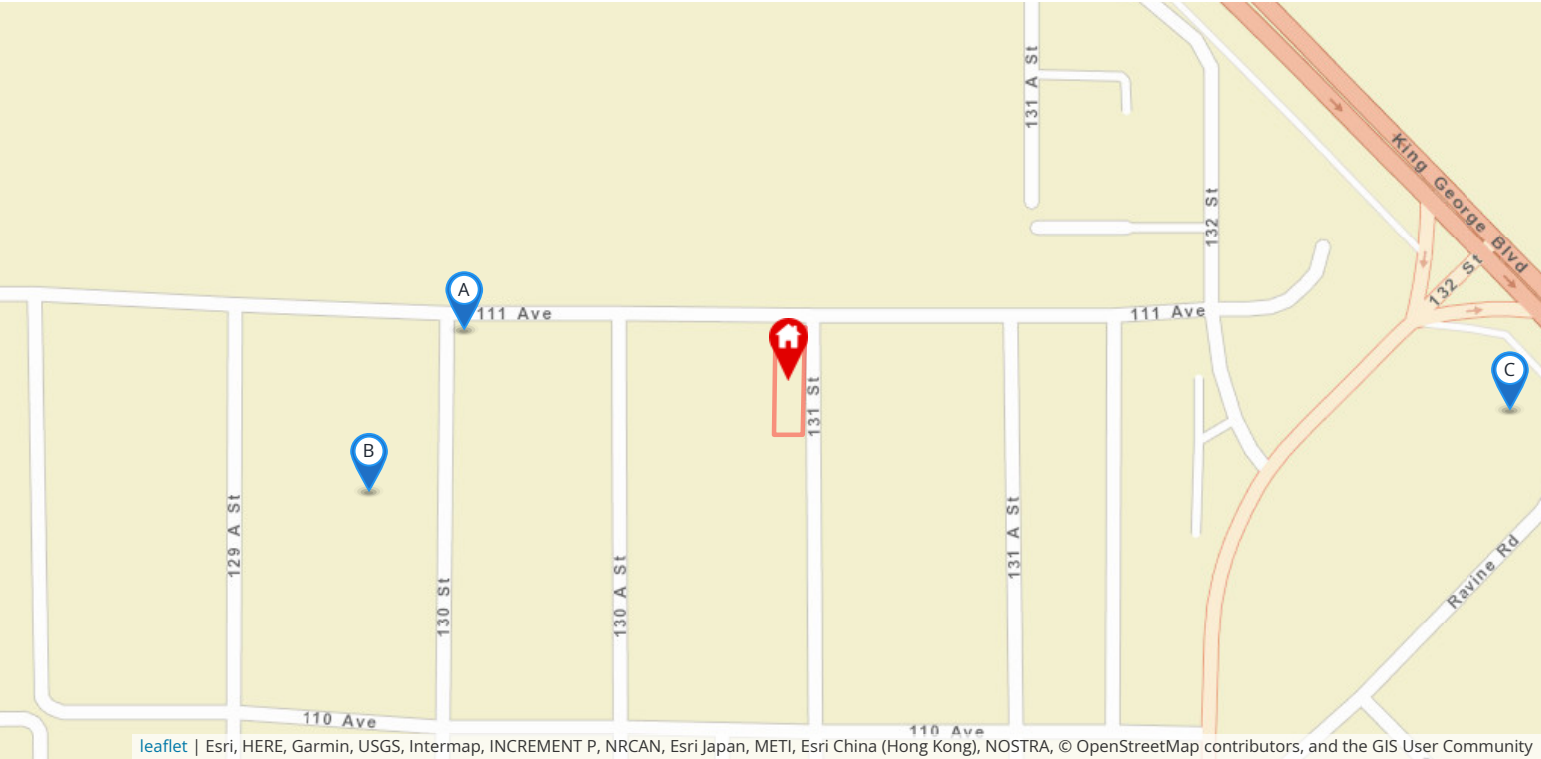
Subject Property Designations:

No Development Applications

Layer Legend:

Label	Details
A	Application ID: 97-0156-00 Application Type: - Applicant: - Status: Concluded Application Date: - Address: - Description: To permit subdivision into two lots and vary the minimum lot depth and existing building setbacks Comment: -
B	Application ID: 15-0243-00 Application Type: - Applicant: - Status: Concluded Application Date: - Address: - Description: Development Permit for Hazard Lands; subdivision into 4 RF lots. Comment: -

BC Contaminated Sites



Subject Property Contaminated Site:

Not Applicable

Layer Legend:

Label	Details
A	Address: 13010 111TH AVENUE, SURREY Common Name: 13010 111TH AVENUE, SURREY Site ID: 18526 Env Remediation Site ID: 88013262 Regional File No: - Victoria File No: 26250-20/18526 Description: LATS/LONGS CONFIRMED USING GOOGLE 2015-11-02 Go to BC Contaminated Sites Registry
B	Address: 11051 130 STREET, SURREY Common Name: 11051 130 STREET, SURREY Site ID: 29882 Env Remediation Site ID: 87987489 Regional File No: 26250-20/29882 Victoria File No: 26250-20/29882 Description: LAT/LONG PROVIDED IN NIR, VERIFIED IN IMAPBC. Go to BC Contaminated Sites Registry

Label	Details
C	Address: 13270-86 KING GEORGE BVD. 11079-89 RAVINE RD, SURREY Common Name: 13270-86 K GEORGE BLVD & 11079-89 RAVINE Site ID: 19206 Env Remediation Site ID: 87987729 Regional File No: - Victoria File No: 26250-20/19206 Description: SITE CREATED BY SITE PROFILE, ENTERED 2016-06-08 LATS/LONGS CONFIRMED BY CONSULTANT Go to BC Contaminated Sites Registry