



NEIGHBOURHOOD PROFILE - VICTORIA-FRASERVIEW

Victoria-Fraserview slopes up from the Fraser River to 41st Avenue in Southeastern Vancouver between Knight Street and Vivian Drive. Residential homes dominate the landscape here with several duplexes and low-rise apartments concentrated along the South end. This quiet neighbourhood features an assortment of ethnic groceries, imported goods, and international cuisine along Victoria Drive - and is also within reasonable driving distance to Richmond and Burnaby.

Many grassy fields and playgrounds can be found in Victoria-Fraserview. There are also two beautiful trails in the area that offer residents a generous slice of nature - one around the perimeter of the nearby Fraserview Golf Course and the other along the river's shore at Gladstone Park.



40-60 MIN
PUBLIC TRANSIT
25-35 MIN
CAR
COMMUTE TO UBC

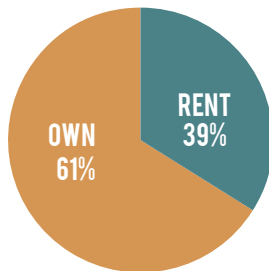
7 PARKS
5 PLAYGROUNDS
1 DOG PARK
PARKS

65
WALKABILITY SCORE
WALKABILITY

1 COMMUNITY CENTRE
2 PUBLIC LIBRARIES
1 SWIMMING POOL
NEARBY AMENITIES

HOUSING

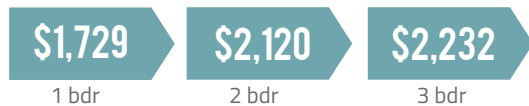
OWN VS. RENT



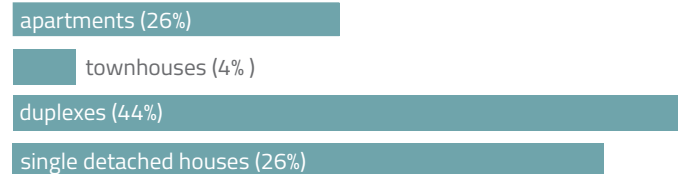
BENCHMARK PRICE



AVERAGE MONTHLY RENT



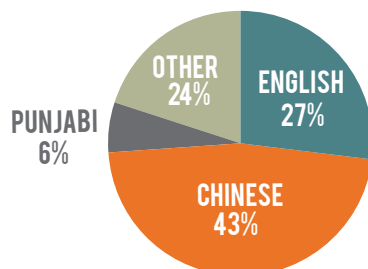
DWELLING TYPE



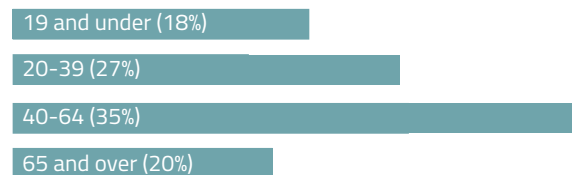
DEMOGRAPHICS

21%
1 PERSON HOUSEHOLDS
3 PEOPLE
AVG. HOUSEHOLD SIZE
FAMILIES

MOTHER TONGUE



AGE GROUPS



MEDIAN HOUSEHOLD INCOME **\$68,126**

SOURCES: Demographic data from Canada 2016 Census. Rent data from Canada Mortgage and Housing Corporation Rental Market Report (2024). Benchmark price data from Real Estate Board of Greater Vancouver (December 2024).



PUBLIC SCHOOLS

Tecumseh Elementary
Feeder School: David Thompson
Notable Programs: Chinese Heritage Programs, Community Schools Team, After School Programs, Multi-Age Cluster Class, Pre-schoolers Programs

Sir Sandford Fleming Elementary
Feeder School: David Thompson
Notable Programs: Teen to Tweens Program, Cantonese, Mandarin & Punjabi Heritage Language Programs, Intensive French

David Thompson Secondary
Notable Programs: Autism Resource Centre, Career Programs, GOLD (intellectually gifted students), Learning Support, Odyssey Advanced Placement Mini School, Skill & Social Development

Sir James Douglas Elementary
Feeder School: David Thompson
Notable Programs: French Immersion, Strong Start French Immersion: 30%

Sir Charles Kingsford-Smith Elementary
Feeder School: Killarney
Notable Programs: Strings, District Senior Communications, Early Intervention

David Oppenheimer Elementary
Feeder School: David Thompson
Notable Programs: One-on-one Literacy Support



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