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.

**Housing**

- **Own vs. Rent**
  - Own: 61%
  - Rent: 39%

- **Average Monthly Rent**
  - 1 bdr: $1,403
  - 2 bdr: $1,804
  - 3 bdr: $2,231

- **Benchmark Price**
  - $2.5M
  - (Detached)
  - NA
  - (Townhouse)
  - NA
  - (Apartment)

- ** Dwelling Type**
  - Apartments (26%)
  - Townhouses (4%)
  - Duplexes (44%)
  - Single detached houses (26%)

**Demographics**

- **Mother Tongue**
  - English: 27%
  - Chinese: 43%
  - Punjabi: 6%
  - Other: 24%

- **Age Groups**
  - 19 and under (18%)
  - 20-39 (27%)
  - 40-64 (35%)
  - 65 and over (20%)

- **Median Household Income**
  - $68,126

**Sources:** Demographic data from Canada 2016 Census. Rent data from Canada Mortgage and Housing Corporation Rental Market Report (2021). Benchmark price data from Real Estate Board of Greater Vancouver (April 2022).
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

**Waverley Elementary**

Feeder School: Killarney  
Notable Programs: Intermediate Strings, Strong Start, Primary Special Remedial, Chinese Language School, Global Citizens Program

**Sir Charles Kingsford-Smith Elementary**

Feeder School: Killarney  
Notable Programs: Strings, District Senior Communications, Early Intervention

**Sir James Douglas Elementary**

Feeder School: David Thompson  
Notable Programs: French Immersion, Strong Start, French Immersion 30%

**David Oppenheimer Elementary**

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