THE UNIVERSITY OF BRITISH COLUMBIA

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 ethic 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

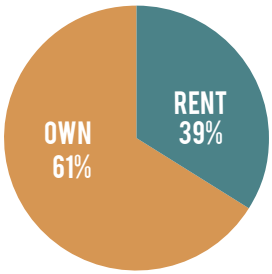
7 PARKS
5 PLAYGROUNDS
1 DOG PARK
PARKS

65 WALKABILITY SCORE
WALKABILITY

1 COMMUNITY CENTRE
2 PUBLIC LIBRARIES
1 SWIMMING POOL
NEARBY AMENITIES

HOUSING

OWN VS. RENT



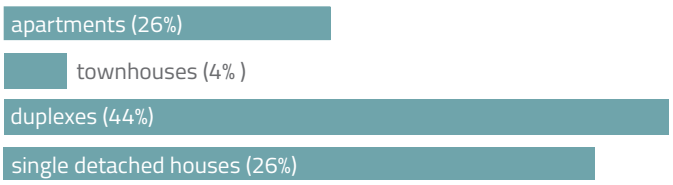
BENCHMARK PRICE

$2.3M	NA	NA
detached	townhouse	apartment

AVERAGE MONTHLY RENT

$1,606	$1,954	$2,168
1 bdr	2 bdr	3 bdr

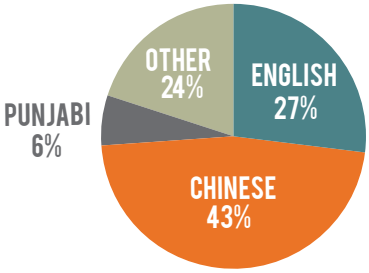
DWELLING TYPE



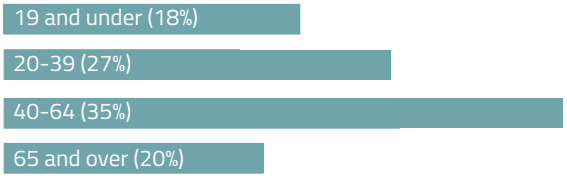
DEMOGRAPHICS

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 (2023). Benchmark price data from Real Estate Board of Greater Vancouver (January 2024).

PUBLIC SCHOOLS

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