

Sample Address

Prepared July 9, 2026 · Inspect Canada

A data-first, inspector's-eye look at this address — the highlights and the things worth a closer look.

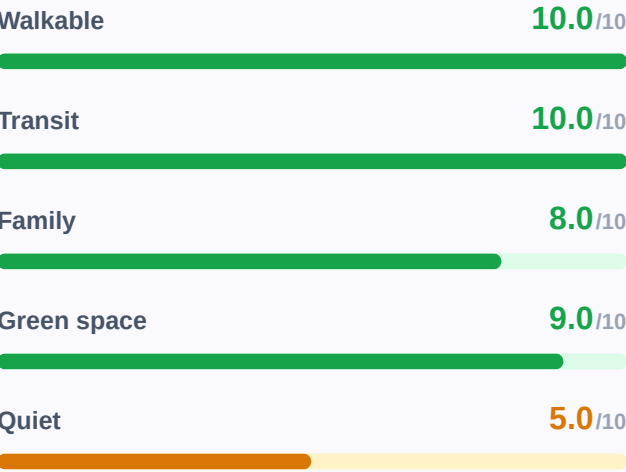


This neighbourhood



Lifestyle scores

Five 0–10 scores based on open data. Higher is better.



Schools

Nearest schools · Vancouver (SD 39)

ELEMENTARY

St Anthony of Padua	9.1/10
0.25 km · Independent	
David Lloyd George Elementary	4.9/10
0.65 km	
Vancouver Montessori School	8.9/10
0.86 km · Independent	

SECONDARY

Tamim Academy of Vancouver	—
1.32 km · Independent	
Maple Hill School	—
2.29 km · Independent	
City Vancouver Academy	—
2.47 km · Independent	



Rental market

From the national rental market survey.

Median rent — all unit types (Marpole)	\$1,532/mo
Vacancy rate	2.6%

Marpole (one of Vancouver CMA's rental survey zones) · October 2025.



Recent new builds nearby

7 new-building permits issued within 500 m in the last 24 months. New-build activity is a leading indicator of densification.

Issued 2026

311 m

1270 W 75TH AVENUE, Vancouver, BC — Certified Professional Program - New Building - To construct a new 6-storey self storage building (mini-storage warehouse) with associate...

#BP-2024-04071

Issued 2026

349 m

1289 W 76TH AVENUE, Vancouver, BC — Certified Professional Program - New Building - To construct a new 6-storey self storage building (mini-storage warehouse) with associate...

#BP-2024-04072

Issued 2024

376 m

1389 W 71ST AVENUE, Vancouver, BC V6P 3B4 — High Density Housing / Commercial - New Building - Building Permit for DP-2021-00109: To construct a 3-storey multiple dwelling, contain...

#BP-2022-04884

Issued 2024

408 m

8656 OAK STREET, Vancouver, BC V6P 4B3 — Certified Professional Program - New Building - To construct one - 6 storey (Building 2 - South) multiple dwelling building containing 45...

#BP-2021-05108

Issued 2024

444 m

8636 OAK STREET, Vancouver, BC V6P 4B3 — Certified Professional Program - New Building - To construct one - 6 storey (Building 1 - North) multiple dwelling building containing 45...

#BP-2021-05107



Crime context

Canada's national Crime Severity Index. The national average is 100 · reported for Vancouver.

CRIME SEVERITY INDEX · 2024

92.9



7% below the national average

YEAR OVER YEAR

▼ 4.0%

Crime decreasing



What's nearby (within 1 km)

The 3 closest places in each category. Distance is straight-line walking time.



GROCERY & CONVENIENCE

Ezymart (Marine - Airport -Marpole)



2 min



4.3 (25)

Chevron - Gas Station



6 min



3.7 (169)

Chevron - Kiosk - Convenience Store



6 min



4.7 (3)



WORSHIP

Marpole musalla



1 min



5.0 (16)

Crave Church HQ



1 min



4.4 (182)

The Tapestry Marpole



1 min



EATS

Peko Peko Cuisine Ltd



1 min



5.0 (1)

Panjab Tiffin Service - Vancouver BC | Indian Tiffin Service Maple Ridge | Tiffin Service Langley |...



1 min



3.9 (14)

Oriole Café



1 min



4.9 (165)



TRANSIT

Marpole Loop @ Bay 2



2 min



4.0 (3)

Marpole Loop @ Bay 5



2 min



5.0 (3)

WB SW Marine Dr @ Oak St



2 min



5.0 (1)



PARKS

Ebisu Park



1 min



4.3 (115)

Marpole Park



4 min



4.1 (149)

Eburne Park



5 min



4.0 (104)



FITNESS

Dragon Fitness



6 min



4.3 (11)

Chen Taekwondo Fitness Club



8 min



5.0 (1)

Club Olympia Rhythmic Gymnastics



9 min



4.8 (24)



Safety

Nearest hospital, police, and fire station — straight-line distance.



NEAREST HOSPITAL

Richmond Hospital

4.0 km

7000 Westminster Highway, Richmond, BC



NEAREST POLICE STATION

**Kerrisdale, Oakridge, Marpole
Community Policing Centre**

3.3 km

6070 East Boulevard



NEAREST FIRE STATION

Firehall No. 22

18 min

1005 West 59th Avenue, Vancouver



Neighbourhood demographics

Reported for the census block around this address — Statistics Canada's smallest area, not a radius.

724

POPULATION
census block

41.2

MEDIAN AGE
vs Vancouver: 39.4

\$44,400

MEDIAN INCOME
vs Vancouver:
\$85,000

0%

OWNER-
OCCUPIED
410 dwellings

70%

EMPLOYMENT
12.1% unemployment

OWNER VS RENTER



■ Renter · 98%

HOW PEOPLE COMMUTE



■ Car / truck / van · 51%
■ Public transit · 34%
■ Walk · 10%
■ Bicycle · 5%

DWELLING TYPE



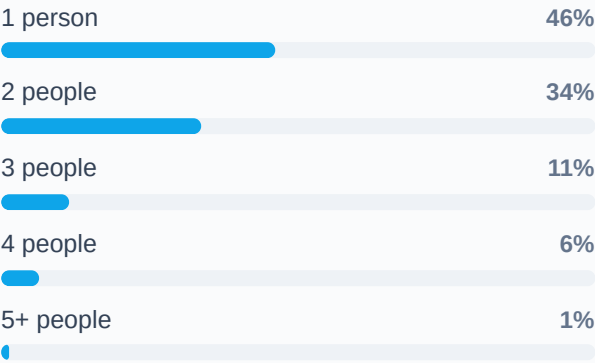
■ Low-rise apt (<5 storeys) · 98%
■ Row house · 3%

RESIDENTS BY ORIGIN

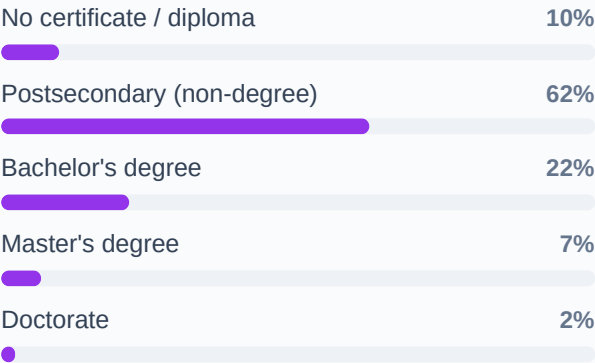


■ Non-immigrant · 54%
■ Immigrant · 41%
■ Non-permanent resident · 5%

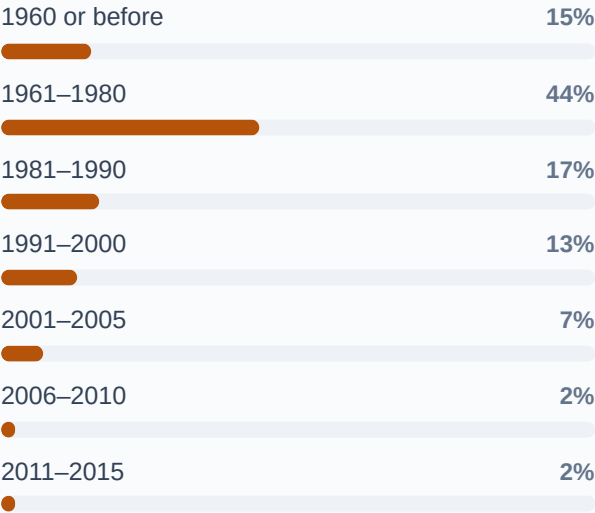
HOUSEHOLD SIZE



EDUCATION (AGE 15+)



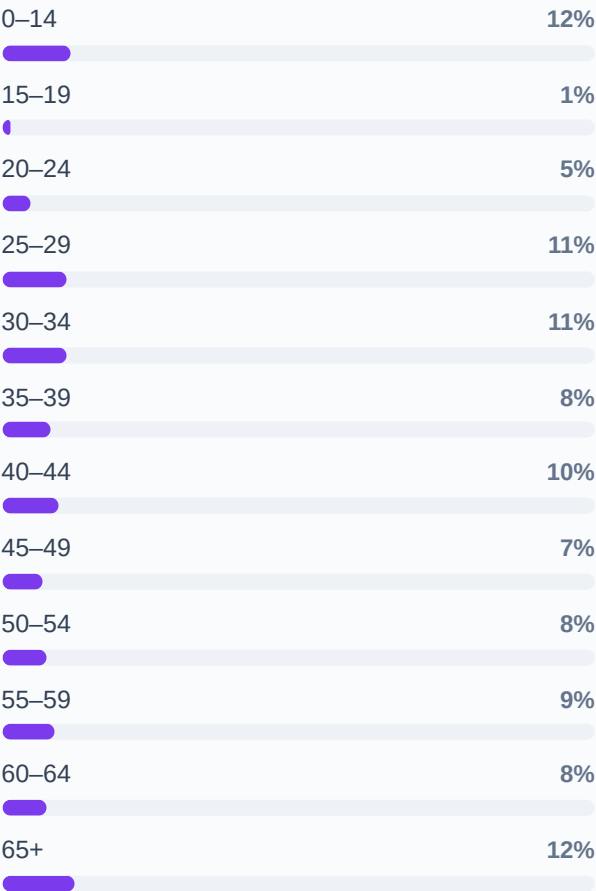
WHEN HOMES WERE BUILT



HOUSEHOLD INCOME



AGE



This property



Building permits

No permits found for this address since 2017.



Wildfire & air quality

Historical fire perimeters within 10 km plus smoke-day averages at the nearest monitoring station.

Nearest fire history

No recorded burn perimeter within 10 km

Fires within 10 km **0**

Smoke days per year (avg)

0.0 days

Nearest station: Vancouver International Airport #2 (2.5 km) · 1-yr window



Environmental risk

Earthquake, flood, wildfire, and radon — drawn from open Canadian datasets.

Earthquake hazard (NBC 2020)

1.14g Sa(0.2s)

2475-year return period · Site Class C

Flood susceptibility

Class 5 of 10

Elevated susceptibility. Not inside a mapped floodplain study area.

Radon risk

Low · 1% and under of tested homes in Oakridge/Marpole exceed 200 Bq/m³

Oakridge/Marpole (CHSA 3262) — Low radon risk — 1% and under of tested homes in this Community Health Service Area exceed 200 Bq/m³. 95th-percentile concentration band: 100 Bq/m³. Routine testing every 5 years is still recommended.

When you're ready for your inspection

Book a professional home inspection with Inspect Canada.

Book your inspection →

Data sources: Natural Resources Canada (national flood-susceptibility model), BC Mapped Floodplains, BC Assessment & ParcelMap BC, Statistics Canada, Google Places, and other open provincial datasets. Contains information licensed under the [Open Government Licence – British Columbia](#).

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