HILLBASE / PROPERTY REPORT

453 W 12th Ave, Vancouver, BC

Local build lake sample

Report id rpt_fb2e90ca0001e46817167c13 | Version property.v1

Generated 2026-11-01T12:50:21.708240Z

Data dates: Publisher dates 2020-09-18 to 2026-10-21 | Last checked 2026-10-06 to 2026-10-26

Query point 49.261317, -123.113939 | Location precision civic number

A point query is not proof of property identity. Missing records do not prove absence. Effective dates and last checks may be unknown; report generation time is not data freshness.

What to verify next

1. Property values: assessed values are not market values. Use an appraisal or recent comparable sales for market value.

2. Property values: the tax figure is an estimate. Confirm the actual tax bill with the municipality.

3. Zoning: zoning does not grant approval. Confirm permitted uses, variances and pending rezonings with the municipal planning department.

4. Land constraints: published coverage of this area is partial. Records from publishers not covered may exist; check with the municipality and the provincial heritage and environmental registries.

5. Hazards: published coverage of this area is partial. Records from publishers not covered may exist; check with the municipality and provincial hazard mapping.

6. Site conditions: published coverage of this area is partial. Records from publishers not covered may exist; check with the provincial environmental registry and the authority having jurisdiction.

7. Environmental facilities: published coverage of this area is partial. Records from publishers not covered may exist; check with the federal pollutant release inventory.

8. School catchments: a catchment assignment does not guarantee admission. Confirm enrolment with the school board.

9. School catchments: boundaries apply to their stated school year. Confirm the catchment for the intended year with the school board.

Generated deterministically from each section's evidence gaps and limitations; it is not advice and does not list every check a transaction needs.

Subject

parcels [1] / pid: Unknown

parcels [1] / plan number: Unknown

parcels [1] / parcel class: Unknown

parcels [1] / municipality: Vancouver

parcels [1] / area m2: 22,239.43

parcels [2] / pid: 014-570-505

parcels [2] / plan number: VAP1530

parcels [2] / parcel class: Subdivision

parcels [2] / municipality: Vancouver, City of
parcels [2] / area m2: 22,247.95
properties [1] / address text: 453 12TH AVE W
properties [1] / pid: 014-570-505
properties [1] / jurisdiction: CA/BC/Vancouver
properties [1] / latest roll year: 2026
properties [1] / folio: 670170070000
properties [1] / subject match: civic_exact
identity evidence: estimated

Parcel

Coverage: supported / resolved | Evidence: estimated | Scope: parcel | Basis: derived | Publisher date: Unknown | Last checked: 2026-10-06

Published parcels intersecting the query point; not a legal survey.
items [1] / pid: Unknown
items [1] / plan number: Unknown
items [1] / parcel class: Unknown
items [1] / area m2: 22,239.43
items [1] / municipality: Vancouver
items [2] / pid: 014-570-505
items [2] / plan number: VAP1530
items [2] / parcel class: Subdivision
items [2] / area m2: 22,247.95
items [2] / municipality: Vancouver, City of
total: 2

Assessed value

status: supported
outcome: resolved
evidence: estimated
meaning: Assessed value by roll year; not a market value or sale price.
by roll year [1] / roll year: 2026
by roll year [1] / assessments [1] / address text: 453 12TH AVE W
by roll year [1] / assessments [1] / land value: 44,893,000
by roll year [1] / assessments [1] / improvement value: 14,917,000
by roll year [1] / assessments [1] / total value: 59,810,000
by roll year [1] / assessments [1] / property id: prop_gzhvvkoyjps2
by roll year [1] / assessments [1] / subject match: civic_exact
by roll year [1] / assessments [1] / currency: CAD
by roll year [2] / roll year: 2025
by roll year [2] / assessments [1] / address text: 453 12TH AVE W
by roll year [2] / assessments [1] / land value: 131,087,000
by roll year [2] / assessments [1] / improvement value: 15,470,000
by roll year [2] / assessments [1] / total value: 146,557,000
by roll year [2] / assessments [1] / property id: prop_gzhvvkoyjps2
by roll year [2] / assessments [1] / subject match: civic_exact

by roll year [2] / assessments [1] / currency: CAD
by roll year [3] / roll year: 2024
by roll year [3] / assessments [1] / address text: 453 12TH AVE W
by roll year [3] / assessments [1] / land value: 127,496,000
by roll year [3] / assessments [1] / improvement value: 16,551,000

Property values

Coverage: supported / resolved | Evidence: estimated | Scope: parcel | Basis: mixed | Publisher date: Unknown | Last checked: 2026-10-11

Published assessments near the point; not a market valuation or proof of parcel identity.
items [1] / address / parcel id: Unknown
items [1] / address / line1: 453 12TH AVE W
items [1] / address / street number: 453
items [1] / address / street name: 12TH
items [1] / address / street type: AVE
items [1] / address / street direction: W
items [1] / address / unit: Unknown
items [1] / address / city: Vancouver
items [1] / address / region: BC
items [1] / address / postal code: V5Y 1V4
items [1] / address / country: CA
items [1] / address / parsed: Yes
items [1] / address / text: 453 12TH AVE W, Vancouver, BC V5Y 1V4
items [1] / address text: 453 12TH AVE W
items [1] / pid: 014-570-505
items [1] / roll year: 2026
items [1] / land value / amount: 44,893,000
items [1] / land value / currency: CAD
Additional fields are in the JSON report.

An assessed value is not a sale price or current market value.

This estimate is not a tax bill; exemptions and additional charges may differ.

Land use

zoning / status: supported
zoning / outcome: resolved
zoning / evidence: estimated
zoning / designations [1] / zone code: CD-1 (46)
zoning / designations [1] / zone description: Comprehensive Development
zoning / designations [1] / zone category: comprehensive_development
zoning / designations [1] / jurisdiction: ca/bc/vancouver
constraints / status: partial
constraints / outcome: resolved
constraints / evidence: estimated
constraints / at point: None returned
constraints / nearby by type / contaminated site: 11

constraints / nearby by type / heritage inventory: 18

constraints / nearby by type / heritage site: 12

Zoning

Coverage: supported / resolved | Evidence: estimated | Scope: parcel | Basis: derived | Publisher date: 2026-06-29 | Last checked: 2026-10-26

Published designations intersecting the point; confirm current rules and permitted uses with the municipality.

items [1] / zone code: CD-1 (46)

items [1] / zone description: Comprehensive Development

items [1] / zone category: comprehensive_development

items [1] / source category: CD

items [1] / bylaw ref: 46

items [1] / jurisdiction: ca/bc/vancouver

Land constraints

Coverage: partial / resolved | Evidence: estimated | Scope: parcel | Basis: derived | Publisher date: 2020-09-18 | Last checked: 2026-10-13

Published mapped constraints around the point; absence is not clearance for development.

items [1] / name: Vancouver City Hall

items [1] / type: heritage_site

items [1] / status: designated

items [1] / source status: Active

items [1] / distance m: 0.26

items [1] / contains point: No

items [1] / effective date: Unknown

items [2] / name: N/A

items [2] / type: heritage_inventory

items [2] / status: listed

items [2] / source status: Active

items [2] / distance m: 98.26

items [2] / contains point: No

items [2] / effective date: Unknown

items [3] / name: McLean House

items [3] / type: heritage_site

items [3] / status: designated

items [3] / source status: Active

Additional fields are in the JSON report.

Warnings: absence not proof, reported releases not exposure

Permit and development history

permits / total: 156

permits / status: supported

permits / outcome: resolved

permits / evidence: estimated

permits / returned: 20
permits / by work type / addition alteration: 19
permits / by work type / temporary structure: 1
permits / by status / issued: 20
permits / oldest issue date: 2018-05-18
permits / newest issue date: 2025-07-03
development / status: supported
development / outcome: resolved
development / evidence: estimated
development / returned: 3
development / by type / rezoning: 3
development / by status / approved: 2
development / by status / unknown: 1
development / newest date: Unknown

Building permits

Coverage: supported / resolved | Evidence: estimated | Scope: radius | Basis: published | Publisher date: 2025-07-03 | Last checked: 2026-10-26

Up to 20 nearby permit records within 250 m; proximity does not link them to this property.
items [1] / status: issued
items [1] / address / parcel id: prc_nyyvhsv6vze5
items [1] / address / line1: 453 W 12TH AVE
items [1] / address / street number: 453
items [1] / address / street name: 12TH
items [1] / address / street type: AVE
items [1] / address / street direction: W
items [1] / address / unit: Unknown
items [1] / address / city: Vancouver
items [1] / address / region: BC
items [1] / address / postal code: V5Y 1V4
items [1] / address / country: CA
items [1] / address / parsed: Yes
items [1] / address / text: 453 W 12TH AVENUE, Vancouver, BC V5Y 1V4
items [1] / permit number: BP-2025-02494
items [1] / jurisdiction: ca/bc/vancouver
items [1] / permit kind: building
items [1] / source status: Unknown
Additional fields are in the JSON report.

Development applications

Coverage: supported / resolved | Evidence: estimated | Scope: radius | Basis: derived | Publisher date: Unknown | Last checked: 2026-10-26

Nearby published applications within 250 m; an application is not an approval or a property match.

items [1] / status: approved
items [1] / application number: Unknown
items [1] / application type: rezoning
items [1] / country: CA
items [1] / region: BC
items [1] / jurisdiction: ca/bc/vancouver
items [1] / municipality: Vancouver
items [1] / submitted date: Unknown
items [1] / status date: Unknown
items [1] / decision date: Unknown
items [1] / proposed units: Unknown
items [1] / proposed storeys: Unknown
items [1] / proposed gfa m2: Unknown
items [1] / distance m: 186.77
items [2] / status: Unknown
items [2] / application number: Unknown
items [2] / application type: rezoning
items [2] / country: CA

Additional fields are in the JSON report.

Hazards and site conditions

hazards / status: partial
hazards / outcome: resolved
hazards / evidence: estimated
hazards / by type / alr: not_in_area
hazards / by type / contaminated site: not_in_area
hazards / by type / flood: not_covered
hazards / by type / landslide: not_covered
hazards / by type / liquefaction: in_area
hazards / by type / other: not_covered
hazards / by type / wildfire: in_area
site conditions / status: partial
site conditions / outcome: resolved
site conditions / evidence: estimated
site conditions / parts / climate normals: supported
site conditions / parts / design values: supported
site conditions / parts / lead service screening: partial
site conditions / parts / radon: supported
site conditions / parts / seismic: supported
site conditions / parts / wells: partial
environmental facilities / status: partial

environmental facilities / outcome: resolved

environmental facilities / evidence: estimated

environmental facilities / returned: 20

environmental facilities / nearest m: 661.6

Hazards

Coverage: partial / resolved | Evidence: estimated | Scope: parcel | Basis: derived | Publisher date: Unknown | Last checked: 2026-10-10

Published hazard layers at the point; not a site investigation or a comprehensive risk assessment.

types / flood / items: None returned

types / flood / status: not_covered

types / flood / coverage status: unsupported

types / flood / regions: None returned

types / flood / notes: None returned

types / alr / items: None returned

types / alr / status: not_in_area

types / alr / coverage status: supported

types / alr / regions [1]: CA/BC

types / alr / notes [1]: Mapped designation only; absence is not a safety assessment.

types / liquefaction / items [1] / hazard type: liquefaction

types / liquefaction / items [1] / level: very_low

types / liquefaction / items [1] / source class: Very Low

types / liquefaction / items [1] / label: Metro Vancouver liquefaction susceptibility (Map 03)

types / liquefaction / items [2] / hazard type: liquefaction

types / liquefaction / items [2] / level: 0

types / liquefaction / items [2] / source class: 0

types / liquefaction / items [2] / label: Metro Vancouver liquefaction potential (2475 year RP)

Additional fields are in the JSON report.

Site conditions

Coverage: partial / resolved | Evidence: estimated | Scope: parcel | Basis: derived | Publisher date: Unknown | Last checked: 2026-10-15

Published environmental site records at or around the point; not environmental clearance.

design values / items: None returned

design values / status: supported

design values / message: Nearest published location with confirmed Gazetteer coordinates; ungeolocated table entries are excluded from this lookup. Confirm design values and the applicable code edition with the authority having jurisdiction. Local terrain and elevation can change loads.

design values / max distance m: 50000

design values / reference / name: West Vancouver

design values / reference / region: BC

design values / reference / edition: NBC 2020, second printing, March 2025 errata

design values / reference / lat: 49.33

design values / reference / lng: -123.16

design values / reference / distance m: 8,441.07

design values / reference / measurements / annual precipitation mm: 1,700

design values / reference / measurements / annual rain mm: 1,600

design values / reference / measurements / driving rain wind pressure 1 in 5 pa: 160

design values / reference / measurements / elevation m: 45

design values / reference / measurements / heating degree days below 18 c: 2,950

design values / reference / measurements / hourly wind pressure 1 in 10 kpa: 0.36

design values / reference / measurements / hourly wind pressure 1 in 50 kpa: 0.48

design values / reference / measurements / january design 1 percent c: -9

Additional fields are in the JSON report.

Warnings: engineering confirmation required

Environmental facilities

Coverage: partial / resolved | Evidence: estimated | Scope: radius | Basis: derived | Publisher date: Unknown | Last checked: 2026-10-21

Nearby reporting facilities under the environmental query's stated distance; not measured exposure at the address.

items [1] / name: HUDSON PLATING - DELTA
items [1] / npri id: 20006
items [1] / naics: 332810
items [1] / region: BC
items [1] / location / lat: 49.27
items [1] / location / lng: -123.11
items [1] / distance m: 661.55
items [1] / latest reporting year: 2024
items [1] / reporting years [1]: 2003
items [1] / reporting years [2]: 2004
items [1] / reporting years [3]: 2005
items [1] / reporting years: 19 additional entries in the JSON report
items [1] / latest year totals [1] / medium: air
items [1] / latest year totals [1] / quantity: 9.5
items [1] / latest year totals [1] / unit: kg
items [1] / latest year totals [2] / medium: disposal_on_site
items [1] / latest year totals [2] / quantity: 0.01
items [1] / latest year totals [2] / unit: kg

Additional fields are in the JSON report.

Warnings: reported releases not exposure

Schools

assignments / status: supported
assignments / outcome: resolved
assignments / evidence: estimated
assignments / schools [1] / school: Simon Fraser Elementary
assignments / schools [1] / authority: Vancouver
assignments / schools [1] / level: elementary
assignments / schools [1] / program: Regular
assignments / schools [1] / school year: 2026-2027
assignments / schools [2] / school: Eric Hamber Secondary
assignments / schools [2] / authority: Vancouver
assignments / schools [2] / level: secondary
assignments / schools [2] / program: Regular
assignments / schools [2] / school year: 2026-2027
nearby / status: supported
nearby / outcome: resolved
nearby / evidence: estimated
nearby / returned: 10

School catchments

Coverage: supported / resolved | Evidence: estimated | Scope: address | Basis: derived | Publisher date: Unknown | Last checked: Unknown

Published boundary lookup for this point; confirm the applicable year and admission with the school board.

[1] / school / name: Simon Fraser Elementary
[1] / school / school type: elementary
[1] / school / authority / name: Vancouver
[1] / school / authority / authority type: school_district
[1] / school / authority / external id: BC39
[1] / catchment / level: elementary
[1] / catchment / program: Regular
[1] / catchment / school year: 2026-2027
[1] / catchment / grade start: Unknown
[1] / catchment / grade end: Unknown
[1] / catchment / verification status: unverified
[1] / match method: official_boundary
[1] / confidence: high
[2] / school / name: Eric Hamber Secondary
[2] / school / school type: secondary
[2] / school / authority / name: Vancouver
[2] / school / authority / authority type: school_district
[2] / school / authority / external id: BC39

Additional fields are in the JSON report.

A school assignment does not guarantee admission.

Boundaries apply to their stated year and may change.

Nearby schools

Coverage: supported / resolved | Evidence: estimated | Scope: radius | Basis: derived | Publisher date: Unknown | Last checked: 2026-10-11

Up to 10 schools within 2 km; nearby schools are not necessarily designated schools.

items [1] / name: Blessed Sacrament School
items [1] / status: active
items [1] / address / line1: 3020 Heather St
items [1] / address / line2: Unknown
items [1] / address / city: Vancouver
items [1] / address / region: BC
items [1] / address / postal code: V5Z3K3
items [1] / address / country: CA
items [1] / country: CA
items [1] / region: BC
items [1] / city: Vancouver
items [1] / school type: elementary
items [1] / education level: Elementary
items [1] / authority / name: Vancouver
items [1] / authority / authority type: school_district
items [1] / authority / external id: BC39
items [1] / location / lat: 49.26
items [1] / location / lng: -123.12

Additional fields are in the JSON report.

Nearby schools are not necessarily designated schools for the address.

Neighbourhood summary

demographics / status: supported
demographics / outcome: resolved
demographics / evidence: estimated
demographics / geo level: dissemination_area
demographics / geo code: 59153151
demographics / population: 632
demographics / dwellings: 419
demographics / area km2: 0.11
crime / status: supported
crime / outcome: resolved
crime / evidence: estimated
crime / geography: Vancouver
crime / reference year: 2025
crime / metrics / crime rate: 6,289.97
crime / metrics / crime severity index: 83.51
crime / metrics / non violent crime severity index: 85.35
crime / metrics / violent crime severity index: 80.67
transit / status: supported
transit / outcome: resolved

transit / evidence: estimated

transit / stops: 20

transit / routes: 8

amenities / status: supported

amenities / outcome: resolved

Demographics

Coverage: supported / resolved | Evidence: estimated | Scope: dissemination area | Basis: published | Publisher date: Unknown | Last checked: 2026-10-07

Census statistics for the small area containing the point; they do not describe this property or its occupants.

name: 59153151

geo code: 59153151

geo level: dissemination_area

csd code: 5915315

cma code: 933

population: 632

dwellings: 419

area km2: 0.11

demographics / age groups [1] / total: Unknown

demographics / age groups [1] / name: Population percentage change, 2016 to 2021

demographics / age groups [1] / characteristic id: 3

demographics / age groups [1] / men: Unknown

demographics / age groups [1] / women: Unknown

demographics / age groups [1] / rate: Unknown

demographics / age groups [2] / total: 630

demographics / age groups [2] / name: Total - Age groups of the population - 100% data

demographics / age groups [2] / characteristic id: 8

demographics / age groups [2] / men: 285

Additional fields are in the JSON report.

Area statistics do not describe an individual address or person.

Crime statistics

Coverage: supported / resolved | Evidence: estimated | Scope: region | Basis: mixed | Publisher date: Unknown | Last checked: Unknown

Published statistics for the policing area containing the point; not an address-level risk measure.

geography / name: Vancouver

geography / geography type: policing_cma

geography / code: 933

geography / boundary label: Vancouver policing-based Census metropolitan area; this boundary may not match census or municipal boundaries.

years [1] / reference year: 2025

years [1] / metrics [1] / metric: crime_rate

years [1] / metrics [1] / unit: per_100k

years [1] / metrics [1] / value: 6,289.97

years [1] / metrics [1] / source table: 35-10-0177-01

years [1] / metrics [1] / release label: 2026-07-22T08:30

years [1] / metrics [1] / source as of: 2026-07-22

years [1] / metrics [2] / metric: crime_severity_index

years [1] / metrics [2] / unit: index

years [1] / metrics [2] / value: 83.51

years [1] / metrics [2] / source table: 35-10-0026-01

years [1] / metrics [2] / release label: 2026-07-22T08:30

years [1] / metrics [2] / source as of: 2026-07-22

years [1] / metrics [3] / metric: non_violent_crime_severity_index

Additional fields are in the JSON report.

Area statistics do not describe an individual address or person.

Transit

Coverage: supported / resolved | Evidence: estimated | Scope: radius | Basis: derived | Publisher date: Unknown | Last checked: 2026-10-26

Published transit stops within 1 km and their scheduled weekday trips; schedules change.

items [1] / name: Northbound Cambie St @ W 12 Ave

items [1] / stop code: 50481

items [1] / location / lat: 49.26

items [1] / location / lng: -123.11

items [1] / wheelchair boarding: 1

items [1] / location type: 0

items [1] / distance / km: 0.09

items [1] / distance / method: straight_line

items [1] / routes [1] / short name: 015

items [1] / routes [1] / long name: Cambie

items [1] / routes [1] / route type: 3

items [1] / routes [1] / weekday trip count: 134

items [1] / routes [2] / short name: 017

items [1] / routes [2] / long name: Oak

items [1] / routes [2] / route type: 3

items [1] / routes [2] / weekday trip count: 147

items [1] / routes [3] / short name: N15

items [1] / routes [3] / long name: Cambie

Additional fields are in the JSON report.

Nearby places

Coverage: supported / resolved | Evidence: estimated | Scope: radius | Basis: derived | Publisher date: 2026-10-21 | Last checked: Unknown

Published places within 1 km; listings may be incomplete or out of date.

items [1] / name: City Hall expansion
items [1] / category: park
items [1] / region: BC
items [1] / location / lat: 49.26
items [1] / location / lng: -123.11
items [1] / distance / km: 0
items [1] / distance / method: straight_line
items [2] / name: TransLink stop 12548
items [2] / category: transit
items [2] / region: BC
items [2] / location / lat: 49.26
items [2] / location / lng: -123.12
items [2] / distance / km: 0.09
items [2] / distance / method: straight_line
items [3] / name: TransLink stop 485
items [3] / category: transit
items [3] / region: BC
items [3] / location / lat: 49.26

Additional fields are in the JSON report.

Parks

Coverage: supported / resolved | Evidence: estimated | Scope: radius | Basis: derived | Publisher date: 2026-09-28 | Last checked: 2026-10-07

Published parks near the point; distance is straight-line, not walking distance.

items [1] / name: Jonathan Rogers Park
items [1] / park type: neighbourhood
items [1] / source park type: Neighbourhood
items [1] / area m2: 14,034.4
items [1] / amenities [1]: field_house
items [1] / amenities [2]: playground
items [1] / amenities [3]: soccer
items [1] / amenities: 2 additional entries in the JSON report
items [1] / distance / km: 0.45
items [1] / distance / method: straight_line
items [2] / name: Major Matthews Park
items [2] / park type: local
items [2] / source park type: Local
items [2] / area m2: 743.91
items [2] / amenities [1]: playground
items [2] / distance / km: 0.47
items [2] / distance / method: straight_line
items [3] / name: Lilian To

Additional fields are in the JSON report.

Traffic collisions

Coverage: partial / resolved | Evidence: estimated | Scope: radius | Basis: derived | Publisher date: Unknown | Last checked: Unknown

Published collision aggregates within 250 m; reported events do not establish risk at this property.

total: 1625
counts [1] / jurisdiction: ca/bc/vancouver
counts [1] / severity: property_damage
counts [1] / period: 2021-01
counts [1] / records: 14
counts [2] / jurisdiction: ca/bc/vancouver
counts [2] / severity: property_damage
counts [2] / period: 2021-02
counts [2] / records: 20
counts [3] / jurisdiction: ca/bc/vancouver
counts [3] / severity: property_damage
counts [3] / period: 2021-03
counts [3] / records: 16
counts: 116 additional entries in the JSON report
period: month
radius m: 250

The JSON report contains every returned record with its coverage, quality, evidence and lineage. This PDF shows excerpts.