

2148 E 38th Ave

Vancouver, BC · Kensington-Cedar Cottage

A freehold property, built 2019 on a 429 m² R1-1 lot with a rear lane. Newer than 97% of the buildings on E 38th Ave. Assessed at \$2,991,000 for 2026 (–2% on 2025). One of the highest assessed houses on E 38th Ave, above 94% of them. The lot is larger than 76% of the lots in Kensington-Cedar Cottage. Rebuilt after a 2018 demolition. School catchment: Cunningham Elementary and Gladstone Secondary. Nanaimo Station is 1.5 km away.

Assessed 2026	Zoning	Lot area	Built
\$2,991,000	R1-1	≈ 429 m ²	2019

- 1 to check
- 5 notes
- 2 clear

At a glance

- Check

R1-1 lot: fits a multiplex, 3–4 homes, borderline
- Note

Rebuilt in 2018 after a demolition
- Note

4 permits on this lot since 2017
- Note

Some permits are filed under another civic number
- Note

Assessed at \$2,991,000, +24% since 2021
- Note

16 new buildings and 11 demolitions within 300 m
- Clear

Not on the Heritage Register
- Clear

Outside the City floodplain

What the records show, and what to do

Check R1-1 lot: fits a multiplex, 3–4 homes, borderline

WHAT THE RECORD SAYS	Lot about 429 m ² , 10.0 m wide and 42.9 m deep, measured from the City lot outline. Rear lane: yes.
WHAT IT MEANS	The measured width sits right at the minimum, so a survey decides whether a multiplex is allowed.
WHAT TO DO	If redevelopment is part of the price, order a survey and ask the City before you remove subjects.

Source: City of Vancouver: property parcel polygons

Note Rebuilt in 2018 after a demolition

WHAT THE RECORD SAYS	New-building permit DB-2018-00822 issued 2018-09-17, valued at \$810,250 (Single Detached House w/Sec Suite).
WHAT IT MEANS	A house this new falls under BC's home warranty: 2 years on materials, 5 on the building envelope, 10 on the structure.
WHAT TO DO	Ask for the occupancy permit, the final inspection and the home warranty certificate.

Source: City of Vancouver: issued building permits

Note 4 permits on this lot since 2017

WHAT THE RECORD SAYS	2018-09-17: New Building (\$810,250); 2018-09-17: Demolition / Deconstruction (\$15,000); 2018-09-17: New Building (\$185,500);
WHAT IT MEANS	The open data shows when a permit was issued, not whether the work passed its final inspection. An open permit passes to the new owner.
WHAT TO DO	Ask the seller for final inspection records for each permit.

Source: City of Vancouver: issued building permits

Note Some permits are filed under another civic number

WHAT THE RECORD SAYS	Found inside this lot's outline but filed under 2150 E 38TH AVENUE, 2152 E 38TH AVENUE.
WHAT IT MEANS	The lot was most likely renumbered, merged or subdivided. A search by today's address alone would miss these records.
WHAT TO DO	Have your lawyer or notary confirm the legal description and the address history in the title search.

Source: City of Vancouver: issued building permits

Note **Assessed at \$2,991,000, +24% since 2021**

WHAT THE RECORD SAYS 2026 roll: land \$1,768,000, building \$1,223,000, tax levy \$10,630. Peak \$3,073,000 in 2024.

WHAT IT MEANS Assessments reflect the market on July 1 of the year before, so they lag recent sales.

WHAT TO DO Ask your agent for recent sales nearby before you set your price.

Source: City of Vancouver: property tax report (BC Assessment values)

Note **16 new buildings and 11 demolitions within 300 m**

WHAT THE RECORD SAYS Permits issued in the last 24 months. Largest: 2008 E 39TH AVENUE, \$22,000,000.

WHAT IT MEANS The area is being rebuilt. Expect construction nearby for a while.

WHAT TO DO Visit on a weekday and ask about timelines for the largest projects.

Source: City of Vancouver: issued building permits

Clear **Not on the Heritage Register**

WHAT THE RECORD SAYS No listing for this address.

WHAT IT MEANS No heritage review for exterior changes or demolition.

Source: City of Vancouver: Heritage Register

Clear **Outside the City floodplain**

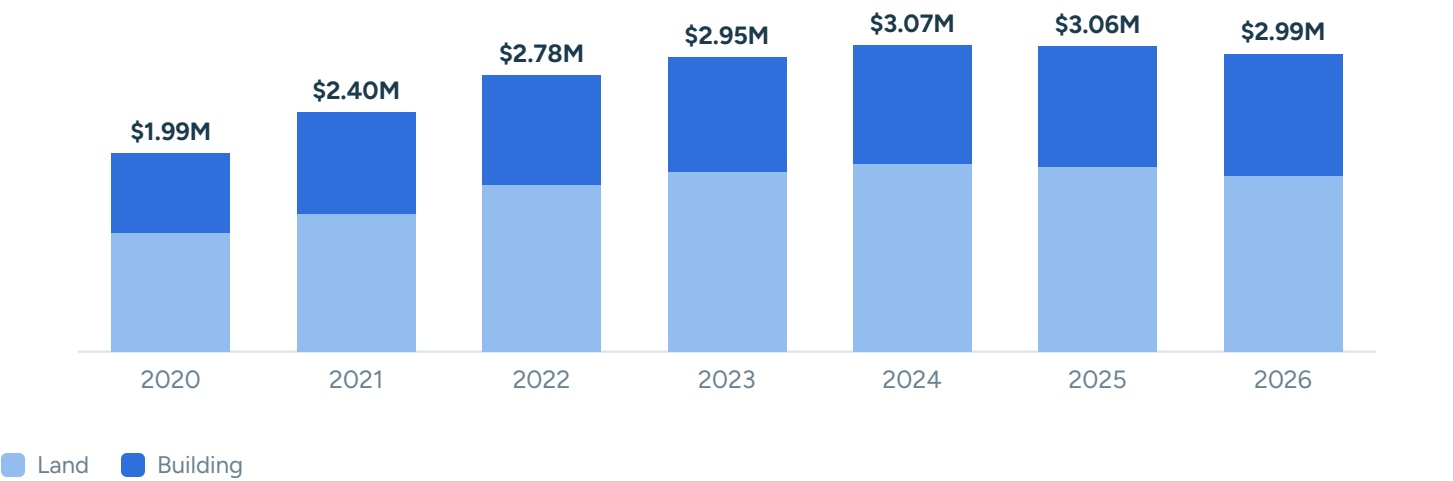
WHAT THE RECORD SAYS No City designated floodplain layer touches the lot.

WHAT IT MEANS No flood construction level applies to a rebuild here.

WHAT TO DO Still ask your insurer about overland water and sewer backup cover.

Source: City of Vancouver: designated floodplain

Assessed value



Roll year	Land	Building	Total	Property tax
2026	\$1,768,000	\$1,223,000	\$2,991,000	\$10,630
2025	\$1,857,000	\$1,207,000	\$3,064,000	\$10,243
2024	\$1,885,000	\$1,188,000	\$3,073,000	\$9,777
2023	\$1,805,000	\$1,148,000	\$2,953,000	\$8,705
2022	\$1,672,000	\$1,104,000	\$2,776,000	\$7,943
2021	\$1,383,000	\$1,020,000	\$2,403,000	\$7,469
2020	\$1,190,000	\$801,000	\$1,991,000	\$6,267

BC Assessment values reflect the market on July 1 of the previous year.

Building permits since 2017

Issued	Permit	Work	Filed under	Value
Sep 2018	DB-2018-00822	New building Single Detached House w/Sec Suite Low Density Housing - New Building - To construct a 2 storey one-family dwelling with a secondary suite located in the Basement/Cellar, providing 1 parking space, having vehicular access from the lane. Note: This is a 2 storey building pursuant to the Zoning and Development By-Law 1- Covenant regist	2148 E 38TH AVENUE	\$810,250

Issued	Permit	Work	Filed under	Value
Sep 2018	DB-2018-00823	Demolition Single Detached House w/Sec Suite Low Density Housing - Demolition / Deconstruction - To demolish the existing one family dwelling building on this site.	2150 E 38TH AVENUE	\$15,000
Sep 2018	DB-2018-00825	New building Laneway House Low Density Housing - New Building - To construct a 1.5 storey laneway house building with a surface parking providing 1 parking space having vehicular access from the lane. Note: Parking for the site has been provided under DB (construction of LWH) Note: This is a 1.5 storey building pursuant to th	2152 E 38TH AVENUE	\$185,500
Apr 2018	BP-2018-00824	Salvage and abatement Single Detached House w/Sec Suite Low Density Housing - Salvage and Abatement - Salvage and abatement permit only for DB-2018-00822 and to be completed under the supervision of a registered professional. This permit does not authorize demolition, deconstruction or construction work.	2150 E 38TH AVENUE	\$0

The lot and what the zoning allows

Zoning	R1-1 (R1)
Lot area	≈ 429 m² (4,620 sq ft)
Frontage × depth	≈ 10.0 m × 42.9 m (33 × 141 ft)
Rear lane	Yes
Floodplain	Outside the designated floodplain
Heritage	Not on the Heritage Register
Elevation and slope	≈ 88 m above sea level · Gentle slope, about 2 m of fall across the lot

Housing options under R1-1

Option	Fits?	Why
Duplex, up to 2 suites	Yes	Minimum 306 m² and 7.3 m width
Multiplex, 3–4 homes	Borderline	Right at the minimum: a survey decides
Multiplex, 5 homes	No	needs 464 m², needs 13.4 m width
Multiplex, 6 homes (8 if all rental)	No	needs 557 m², needs 15.1 m width
Laneway house	Yes	Needs lane access, which this lot has

Simplified from the Zoning and Development By-law. Measurements come from City lot outlines; confirm with a survey and the City before relying on them.

Schools, transit and the street

Elementary catchment	Cunningham Elementary
Secondary catchment	Gladstone Secondary
School nearby	G T Cunningham Elementary · 420 m
School nearby	Tecumseh Elementary · 540 m
School nearby	Tecumseh Annex · 750 m
Park nearby	Jones Park · 300 m
Nearest SkyTrain	Nanaimo Station (Expo Line) · 1.5 km

Bus routes within 400 m	20, 41, N20, R4
Street trees in front	None recorded
Nearest arterial road	Victoria Dr (secondary arterial) · 180 m
Truck route	180 m

Police-reported incidents nearby

140 incidents reported to the Vancouver Police Department within 400 m of the lot, Nov 2025 – Oct 2026. That is more than around 84% of Vancouver addresses.

Type	Incidents
Other theft	64
Theft from vehicles	35
Mischief and vandalism	16
Traffic collisions with injury	9
Vehicle theft	6
Break-ins: homes and other	4
Break-ins: businesses	3
Bicycle theft	3

VPD publishes these records with locations offset to protect privacy and cautions against using them to judge the safety of a specific location. Counts describe the surrounding area, not this home.

What’s planned nearby

2 rezoning applications within 800 m.

Site	Status	Proposed	Distance
5590 Victoria Drive and 2005 E40th Ave	Approved April 14, 2026	Social or non-market housing, Market housing	240 m
2231-2247 E 41st Ave	Approved December 14, 2023	Market housing	320 m

Building permits within 300 m, last 24 months

Type of work	Permits
New building	16
Demolition	11
Salvage and abatement	5

Type of work	Permits
Addition or alteration	4

Largest new buildings

2008 E 39TH AVENUE	Apartment, Retail Store	Mar 2025	\$22,000,000
2231 E 41ST AVENUE	Multiple Dwelling	Sep 2026	\$19,400,000
2240 E 40TH AVENUE	Multiple Dwelling	Dec 2024	\$1,386,831
5595 GLADSTONE STREET	Single Detached House w/Sec Suite	Dec 2025	\$990,000
2244 E 40TH AVENUE	Multiple Dwelling	Jul 2026	\$960,000

Questions for the seller and your realtor

1. If redevelopment is part of the price, order a survey and ask the City before you remove subjects.
2. Ask for the occupancy permit, the final inspection and the home warranty certificate.
3. Ask the seller for final inspection records for each permit.
4. Have your lawyer or notary confirm the legal description and the address history in the title search.
5. Ask your agent for recent sales nearby before you set your price.
6. Visit on a weekday and ask about timelines for the largest projects.
7. Which renovations were done while you owned the house, and were permits and final inspections completed for each?
8. Has the property ever had water in the basement, a sewer backup or an insurance claim?
9. Are there any unpermitted suites or rooms used as bedrooms that are not on the plans?
10. When were the roof, furnace or boiler, hot water tank, drain tile and electrical panel last replaced?
11. Are there any outstanding City orders, notices or work you were asked to do?
12. Is there an oil tank on the property now or removed in the past, with a removal certificate?

Sources

- City of Vancouver: property parcel polygons
- City of Vancouver: issued building permits
- City of Vancouver: property tax report (BC Assessment values)
- City of Vancouver: Heritage Register
- City of Vancouver: designated floodplain
- Vancouver Police Department: GeoDASH crime data
- Vancouver School Board: catchment boundaries
- TransLink: GTFS transit data
- City of Vancouver: rezoning applications, street trees, lanes

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About this report

This report is a screening of public records on October 21, 2026. It is not a home inspection, survey, title search, appraisal, or legal, financial or insurance advice. Records can be incomplete or out of date; City permit data starts in 2017; lot measurements are approximate. Use it together with a home inspection and advice from your realtor and lawyer. Full terms: <http://localhost:3000/terms>