



NEIGHBOURHOOD PROFILE - KENSINGTON-CEDAR COTTAGE

Kensington-Cedar Cottage is located in the middle of East Vancouver. It is one of the most ethnically diverse neighbourhoods in the city and offers an exemplary selection of authentic worldly cuisine to match. Restaurants, shops, and amenities are situated mainly on Commercial/Victoria Drive and Kingsway.

Though duplexes account for almost half of the housing in Kensington-Cedar Cottage, there are also many single-family bungalows and low-rise apartments. This neighbourhood's population is growing faster than most other communities in the city. Many young professionals and families are attracted to the area for its relative housing affordability, proximity to downtown, great schools, and plentiful parks - most notably John Hendry Park, which is home to Vancouver's only lake.



40-45 MIN
PUBLIC TRANSIT
25-30 MIN
CAR
COMMUTE TO UBC

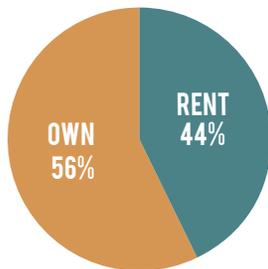
11 PARKS
10 PLAYGROUNDS
3 DOG PARKS
PARKS

80
WALKABILITY SCORE
WALKABILITY

2 COMMUNITY CENTRES
1 PUBLIC LIBRARY
1 LAKE
NEARBY AMENITIES

HOUSING

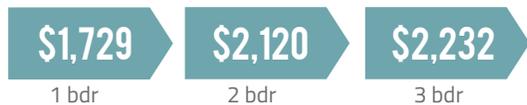
OWN VS. RENT



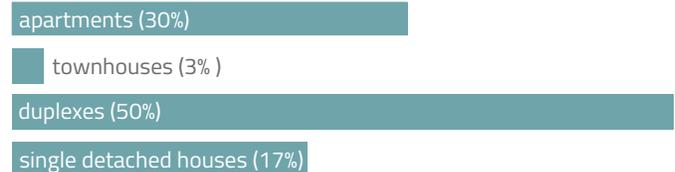
BENCHMARK PRICE



AVERAGE MONTHLY RENT



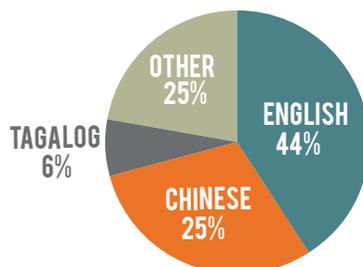
DWELLING TYPE



DEMOGRAPHICS

24%
1 PERSON HOUSEHOLDS
2.7 PEOPLE
AVG. HOUSEHOLD SIZE
FAMILIES

MOTHER TONGUE



AGE GROUPS



MEDIAN HOUSEHOLD INCOME **\$70,815**

SOURCES: Demographic data from Canada 2016 Census. Rent data from Canada Mortgage and Housing Corporation Rental Market Report (2024). Benchmark price data from Real Estate Board of Greater Vancouver (December 2024).



PUBLIC SCHOOLS



Photo from www.vancourier.com/community



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