



# 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**

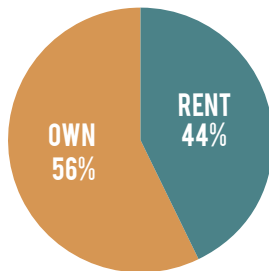
**11** PARKS  
**10** PLAYGROUNDS  
**3** DOG PARKS  
**PARKS**

**80**  
WALKABILITY SCORE  
**WALKABILITY**

**2** COMMUNITY CENTRES  
**1** PUBLIC LIBRARY  
**1** LAKE  
**NEARBY AMENITIES**

## HOUSING

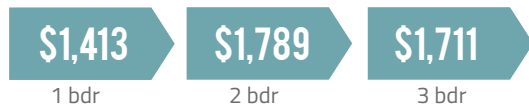
### OWN VS. RENT



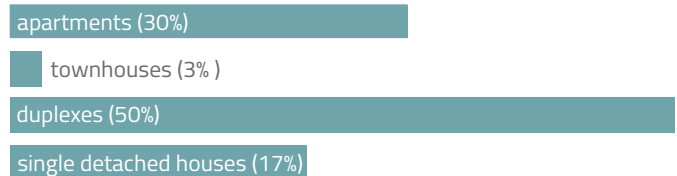
### BENCHMARK PRICE



### AVERAGE MONTHLY RENT



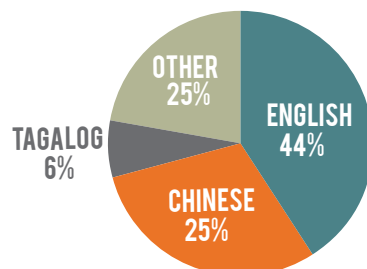
### DWELLING TYPE



## 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 (2020). Benchmark price data from Real Estate Board of Greater Vancouver (March 2021).



# PUBLIC SCHOOLS

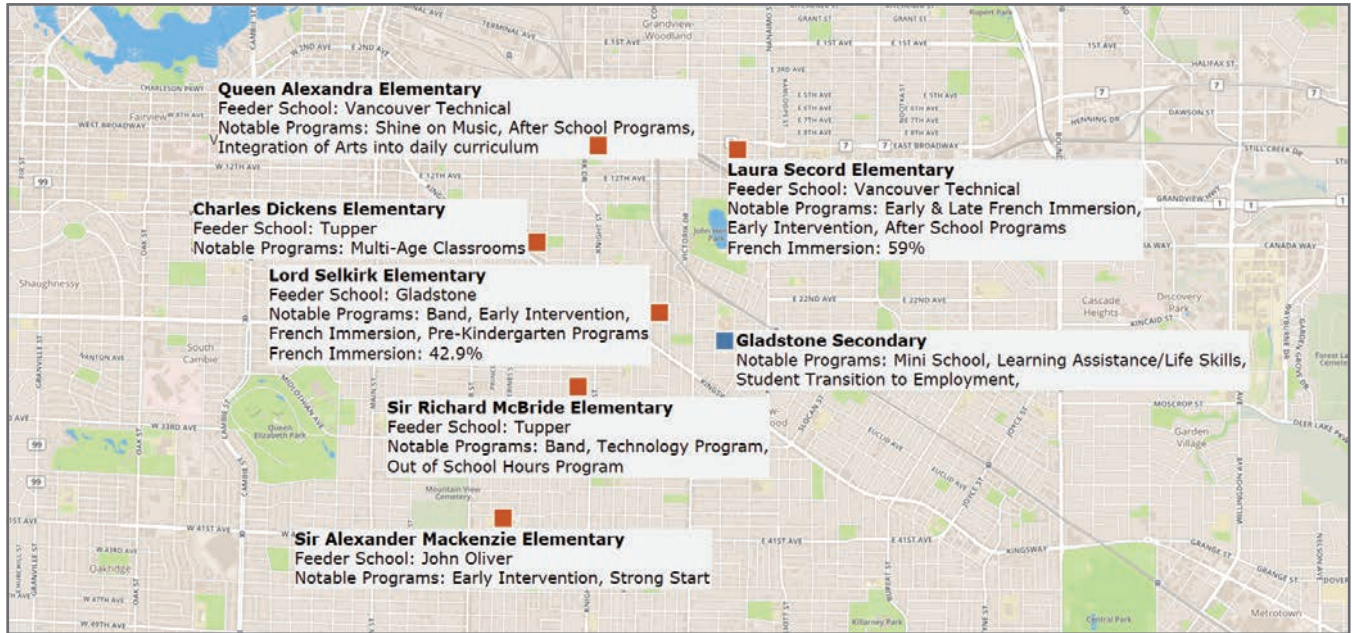


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