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.

**Housing**

- **Own vs. Rent:**
  - Own: 56%
  - Rent: 44%

- **Average Monthly Rent:**
  - 1 bdr: $1,519
  - 2 bdr: $2,018
  - 3 bdr: $2,397

- **Benchmark Price:**
  - Detached: $1.7M
  - Townhouse: $1.2M
  - Apartment: $686K

- **Dwelling Type:**
  - Apartments (30%)
  - Townhouses (3%)
  - Duplexes (50%)
  - Single detached houses (17%)

**Demographics**

- **24% 1 Person Households**
- **2.7 People Avg. Household Size**
- **Median Household Income:** $70,815

**Mother Tongue:**

- English: 44%
- Chinese: 25%
- Other: 25%
- Tagalog: 6%

**Age Groups:**

- 19 and under (20%)
- 20-39 (32%)
- 40-64 (34%)
- 65 and over (14%)

**Sources:**
- Demographic data from Canada 2016 Census.
- Benchmark price data from Real Estate Board of Greater Vancouver (December 2022).
PUBLIC SCHOOLS

Queen Alexandra Elementary
Feeder School: Vancouver Technical
Notable Programs: Shine on Music, After School Programs, Integration of Arts into daily curriculum

Charles Dickens Elementary
Feeder School: Tupper
Notable Programs: Multi-Age Classrooms

Lord Selkirk Elementary
Feeder School: Gladstone
Notable Programs: Band, Early Intervention, French Immersion, Pre-Kindergarten Programs
French Immersion: 42.9%

Laura Secord Elementary
Feeder School: Vancouver Technical
Notable Programs: Early & Late French Immersion, Early Intervention, After School Programs
French Immersion: 59%

Gladstone Secondary
Notable Programs: Mini School, Learning Assistance/Life Skills, Student Transition to Employment.

Sir Richard McBride Elementary
Feeder School: Tupper
Notable Programs: Band, Technology Program, Out of School Hours Program

Sir Alexander Mackenzie Elementary
Feeder School: John Oliver
Notable Programs: Early Intervention, Strong Start

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