



Kiwanis North Shore Housing Society

Kiwanis Village West



Kiwanis Village West - Property Profile

March 2025

Kiwanis Village West is a new purpose-built rental project designed to serve the West Vancouver Community by providing affordable units for moderate-income families and those working in West Vancouver. The first occupancy is scheduled for December 2025. The project, located at 950/970 22nd Street in West Vancouver, has 156 units (96 units in Building A and 60 units in Building B), 136 resident underground parking spots and 158 secured bicycle lockers. Vancouver Coastal Health will operate an Adult Day Centre in Building A, which is separated from the residential portion of the building.

The Unit mix is as follows:

Studios	1BR	1BR + Den	2BR	3BR
19 (12%)	46 (29%)	10 (6%)	58 (38%)	23 (15%)

The **estimated monthly rents for move-ins in 2025** are determined by unit type, size and floor level. Initial rents starting in 2026 will increase in accordance with the Residential Tenancy Branch (RTB). The RTB will release details in September 2025. The table below shows the starting rental rate ranges per unit type.

Unit Type	Size in SF	2025 monthly rates	Total number of units
Studios	383 - 426	approx. \$ 1,259 to \$ 1,360*	19
One-bedroom	509 - 701	approx. \$ 1,511 to \$ 1,996*	46
One-bedroom + Den	725	approx. \$ 1,980 to \$ 2,060*	10
Two-bedroom	746 - 886	approx. \$ 2,083 to \$ 2,594*	58
Three-bedroom	973 - 1075	approx. \$ 2,885 to \$ 3,382*	23

(*Rental rates are for tenancies established in 2025. Tenancies starting on January 1, 2026, or later are subject to an increase.)

Key features include:

- In-suite washer & dryer, compact air conditioner and stainless-steel kitchen appliances, including dishwasher, in each unit
- European-style, soft-close cabinetry with recessed under-cabinet LED lighting
- Quartz countertops, Vinyl plank and carpet flooring
- All units come with a balcony or patio
- Community garden with integrated playground, BBQ area and outdoor picnic area
- Underground parking and secured bicycle lockers (limited availability for an additional fee)
- Amenity room for resident activities and private functions
- Tenants pay for their own BC Hydro, Internet and TV Services
- Pet-friendly** and smoke/vape-free
(*spayed/neutered dogs or cats limited to 25 pounds and a shoulder height of 16")

Location

- Across the street from the West Vancouver Community Centre
- A short walk away from the Centennial Seawalk and West Vancouver Memorial Library
- Schools and Ambleside & Dundarave business areas are within walking distance
- Close to transit connections to Park Royal and Vancouver

To qualify for housing, applicants must meet **all of the following four** eligibility criteria:

1. Income limits are as follows:

- For studio and 1-bedroom units, **\$107,037** cumulative annual gross household income in 2025
 - For 2- and 3-bedroom units, **\$ 166,524** cumulative annual gross household income in 2025
- These numbers will increase each year in accordance with BC Housings income limits.

2. Do not own property:

Applicants do not own an interest in residential real property anywhere in the world and are living in rental housing or another non-ownership tenure.

3. Asset Limits are as follows:

Total household assets in the form of stocks, bonds, term deposits, mutual funds, cash, and business equity in a private incorporated company are limited depending on unit size:

- For studio and 1 BR units, the limit is **\$300,000**
- for 2BR and 3 BR units, the limit is **\$ 400,000**

These asset limits will not increase in future years. RRSPs, RESP and Registered Disability Saving Plans are not included in the total value of assets.

4. Applicants must demonstrate a substantial connection to the West Vancouver Community by one of the following:

- At least one member of the tenant household has resided in West Vancouver for at least 12 months
- At least one member of the tenant household is employed in West Vancouver
- At least one member of the tenant household is enrolled in a school within the boundaries of the District of West Vancouver

The suitable unit type (studio, one-, two- or three-bedroom) for each household will be determined by Kiwanis based on the Canadian National Occupancy Standard and the following criteria:

- 1) there should be no more than two and no less than one person per bedroom;
- 2) children less than 5 years of age of different genders may reasonably share bedrooms;
- 3) children 5 years of age or older of the opposite gender should have separate bedrooms;
- 4) children less than 18 years of age and of the same gender may reasonably share a bedroom;
- 5) single household members 18 years or older should have a separate bedroom, as should parents or couples; and
- 6) a household of one individual may occupy a studio unit.

Kiwanis will collect household incomes, statements of asset ownership and the number of occupants annually throughout tenancies to ensure compliance with the eligibility requirements. Qualifying residents will enter into month-to-month tenancy agreements. The security deposit will equal ½ monthly rent and is paid when entering a tenancy agreement.

Parking is limited in the complex. There are 136 parking stalls (91 regular cars and 41 small cars) for 156 units available, and the maximum is one assigned parking spot per unit. Parking charges are \$90 per month. Smoking or vaping will not be permitted anywhere on the property.

One pet per unit is allowed. Under the tenancy agreement, a pet is defined as a domesticated dog, cat, rabbit, ferret, hamster, guinea pig, gerbil, fish or reptile. Dogs and cats need to be spayed or neutered and are restricted in weight to a max. of 25 pounds and in size to a shoulder height of 16 inches. Cages, terrariums or aquariums for other pets are limited to 15 gallons (24'x12'x12'). A pet damage deposit (equivalent to ½ monthly rent) will be required.

Kiwanis will conduct credit checks and obtain Landlord references for all eligible households as part of the application process. Please download our '**Kiwanis Village West—Housing Application Guide**' from our website, www.kiwanisnorthshorehousing.org, for more details on how to apply.

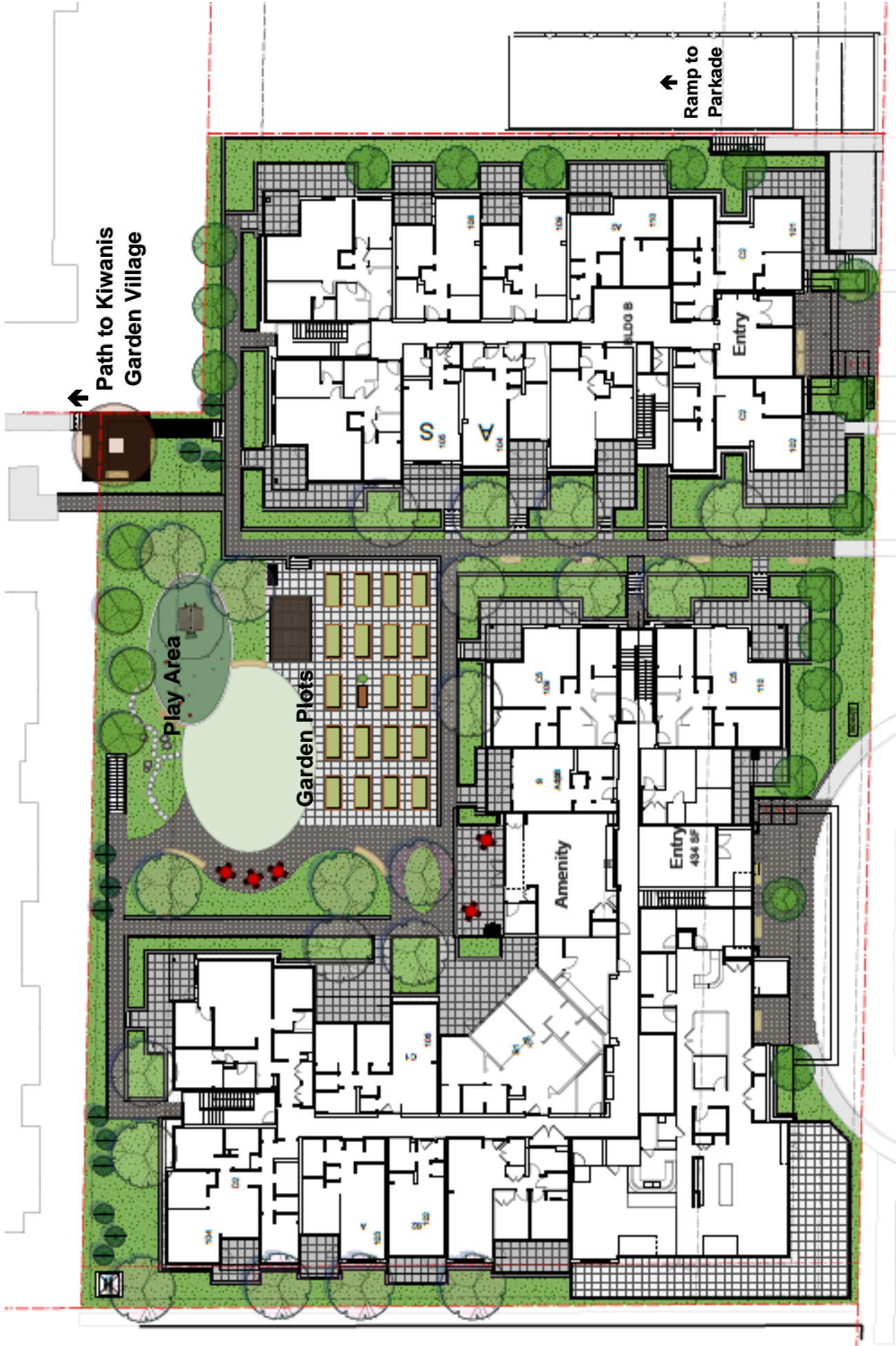
BLDG A
Level 2 - 5



BLDG B
Level 2 - 5



22nd Street



Path to Kiwanis Garden Village

Play Area

Garden Plots

Amenity

Entry 434-8F

Ramp to Parkade

22nd Street