



Kiwanis
North Shore Housing Society

Village West Development



Village West

The project has 156 units (96 units in Building A & 60 units in Building B), a 3,000 sqft. Adult Day Centre operated by VCH within Building A, 142 parking stalls and 235 bicycle spots.

The Unit Mix is as follows:

Studios	1BR	BR + Den	2 BR	2 BR + Den	3 BR
19 (12%)	46 (29%)	10 (6%)	58 (38%)	1 (0.6%)	23 (15%)

2025 initial Rental Rates

Unit Type	Size in sqft.	Starting Monthly Rental Rate
Studios	383 - 426	approx. \$1,259 to \$1,360*
1 Bedroom	509 - 701	approx. \$1,511 to \$1,996*
1 Bedroom + Den	725	approx. \$1,980 to \$2,060*
2 Bedroom	746 - 886	approx. \$2,083 to \$2,594*
2 Bedroom + Den	973	approx. \$2,631*
3 Bedroom	973 - 1075	approx. \$2,885 to \$3,382*

* Rental Rates are for Tenancies established in 2025. Tenancies starting in 2026 will be subject to an increase.

Eligibility Criteria

1. Income limits are as follows:

- for Studio and 1 BR units, \$105,975 annual gross household income in 2024**
- for 2BR and 3 BR units, \$ 160,968 annual gross household income in 2024**

These numbers will increase each year in accordance with BC Housings income limits.

(** Income limits will be adjusted in March 2025)

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:

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

These numbers will not increase. RRSP, TFSA and other forms of registered saving plans are exempt.

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

Application Process

Village West is a purpose-built rental project that serves the West Vancouver Community by providing affordable units for moderate-income families and workers.

- **Kiwanis will prioritize applicants who are First Responders, District of West Vancouver Workers and West Vancouver Teachers.**
- **Applications from prioritized groups will be accepted as early as July 1, 2025, and starting August 1, 2025, from the larger public. Application forms will be made available in March 2025.**