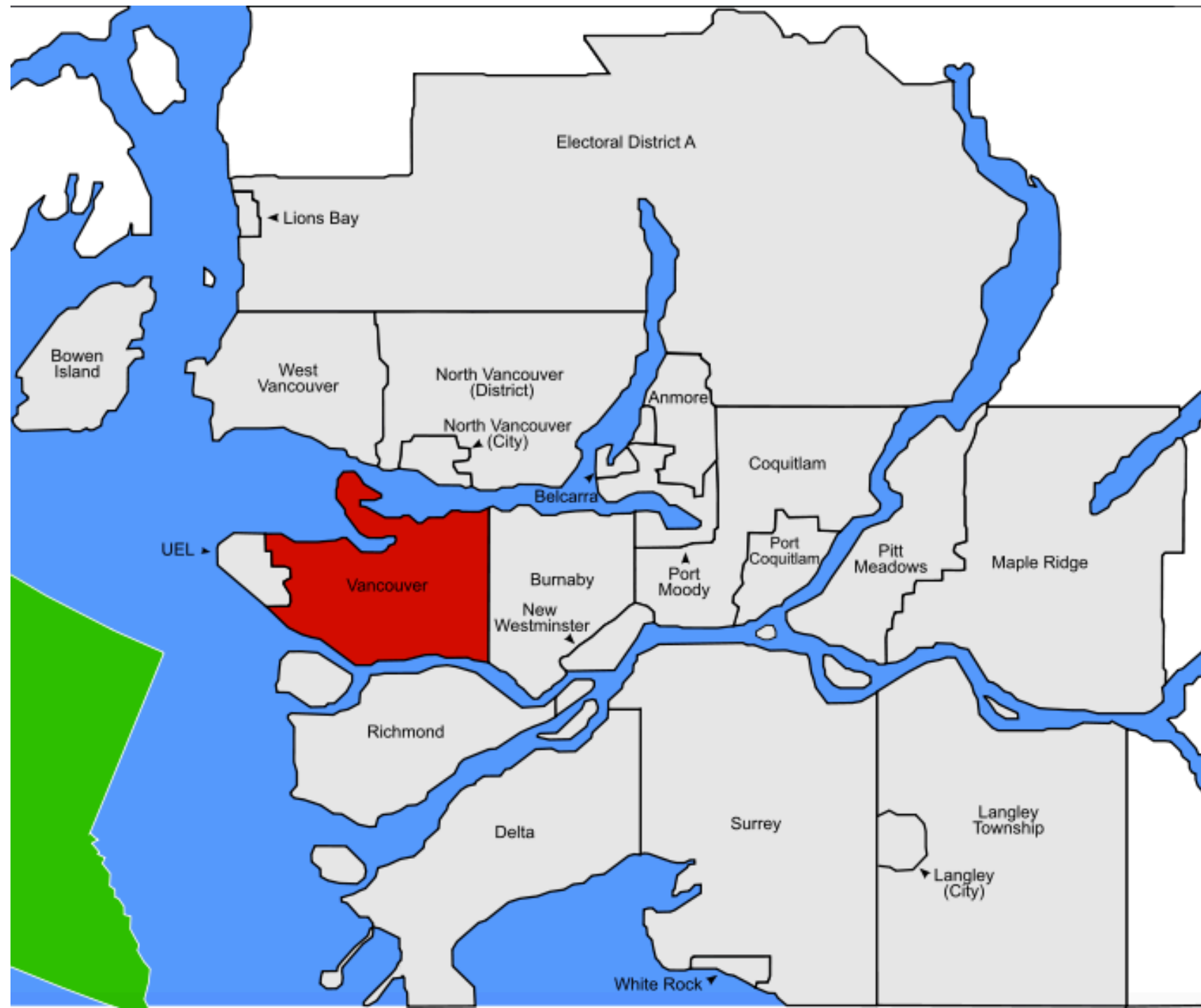


# Settlement in Vancouver



# Greater Vancouver



# Cities Near Vancouver for Renting Apartment

- Burnaby
- Coquitlam
- Delta
- New Westminister
- North Vancouver
- Port Coquitlam
- Port Moody
- Richmond
- Surrey
- West Vancouver

# Vancouver



# Rent Trend for Apartments in Vancouver

Studio   1 Bedroom   2 Bedroom   3 Bedroom   4 Bedroom   [GRAPH](#)   [TABLE](#)



## Average Rent in Vancouver, BC

2 Beds ▾

Neighborhood	Median Rent
<a href="#">2 bedroom apartments for rent Kitsilano</a>	\$3,580
<a href="#">2 bedroom apartments for rent Marpole</a>	\$2,750
<a href="#">2 bedroom apartments for rent Hastings-Sunrise</a>	\$1,938
<a href="#">2 bedroom apartments for rent Dunbar</a>	\$2,800
<a href="#">2 bedroom apartments for rent Quilchena</a>	\$2,820

## Average Rent in Vancouver, BC

Last updated on September 26, 2022

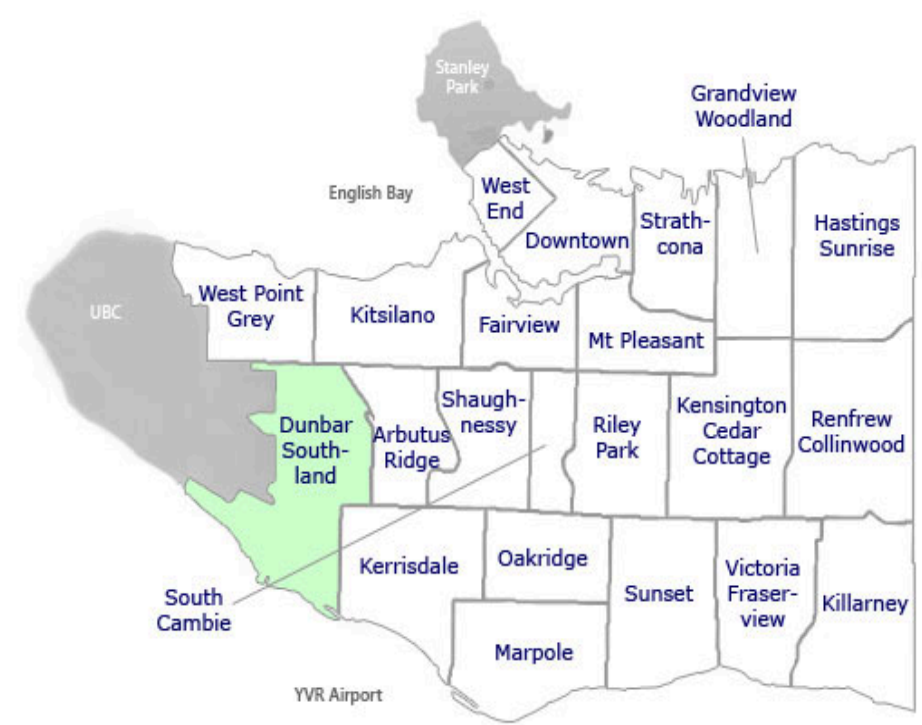
Over the past month, the average rent for a [studio apartment](#) in Vancouver increased by 10% to \$2,295. The average rent for a [1-bedroom apartment](#) increased by 2% to \$2,500, and the average rent for a [2-bedroom apartment](#) decreased by -7% to \$3,500.

# The 6 Best Neighborhoods for Families in Vancouver

- Dunbar-Southlands
- West Point Grey
- Renfrew-Collingwood
- Kensington-Cedar Cottage
- Shaughnessy
- Kitsilano



# Dunbar-Southlands



Quiet, tree-lined streets overlooking Vancouver offer a refuge from the commotion of city life. Visit Dunbar Community Centre for summer day camps and classes for kids of all ages, or take advantage of childcare facilities while you squeeze in a cycling or dance workout. Many of the restaurants in Dunbar's small retail district cater to children—Kokopelli Café on Dunbar Street, for example, even has a play area for kids to enjoy while you eat. The majority of the neighborhood's homes are single-family, so you'll benefit from rare parking and backyard space inside city limits.



# Average rent in Dunbar-Southlands

Average rent in Dunbar-Southlands is surprisingly well below the city-wide average for Vancouver, at \$2,025 for a one-bedroom, unfurnished unit as of May 2022. The area has a lot of older, larger homes for rent as well, with two-bedroom units renting for an average of \$2,800 per month, and three-bedroom units renting for an average of \$3,900 according to the last data from Zumper.


The screenshot shows a Zumper listing for a 2-bedroom apartment in Dunbar, Vancouver, BC. The listing is for a long-term rental, with a price range of \$0 - \$4,800 and a 2-bedroom, 2-bathroom unit. The specific listing is for a 2-bedroom apartment for rent in Dunbar, Vancouver, BC, priced at \$3,000 per month. The address is 3340 West King Edward Avenue, Vancouver, BC. The listing is 5 days old. The listing includes a photo of the apartment building, a map, and a list of features: 2 Beds, 2 Bathrooms, 700 ft², and No pets. The listing also includes a 'Request a tour' button and a 'Message' button.

zumper Short-term Long-term

Dunbar \$0 - \$4,800 2 Bed, 2 Ba





Filters Pets Type

2 Bedroom Apartments for Rent in Dunbar, Vancouver, BC Sort

 \$3,000 2 Beds • 2 Baths 5d+ ago

3340 West King Edward Avenue, Vancouv...  
Dunbar • Vancouver

Request a tour Message

 2 Beds  2 Bathrooms  700 ft²  No pets

# Schools & amenities in Dunbar-Southlands

Southlands Elementary School serves the Southlands community, but there are plenty of other options nearby as well. The prestigious St. George's School is located within the neighborhood, as are Lord Kitchener and Bayview Elementary Schools. As for amenities, Pacific Spirit Park is within walking distance of much of the neighborhood, with a large expanse of biking and walking trails that will take you all the way to the University Endowment Lands, or Jericho Beach. There are more parks practically everywhere one looks, and the Dunbar Community Centre offers a variety of programming for area residents.



# Transportation in Dunbar-Southlands

RECOMMENDED, SECOND CHEAPEST

Line 025 bus, subway



26m • US\$4 - US\$6

[See Schedules >](#)

CHEAPEST

Line 007 bus



34m • US\$3 - US\$3

[See Schedules >](#)

FASTEST

Taxi



11m • US\$17 - US\$21

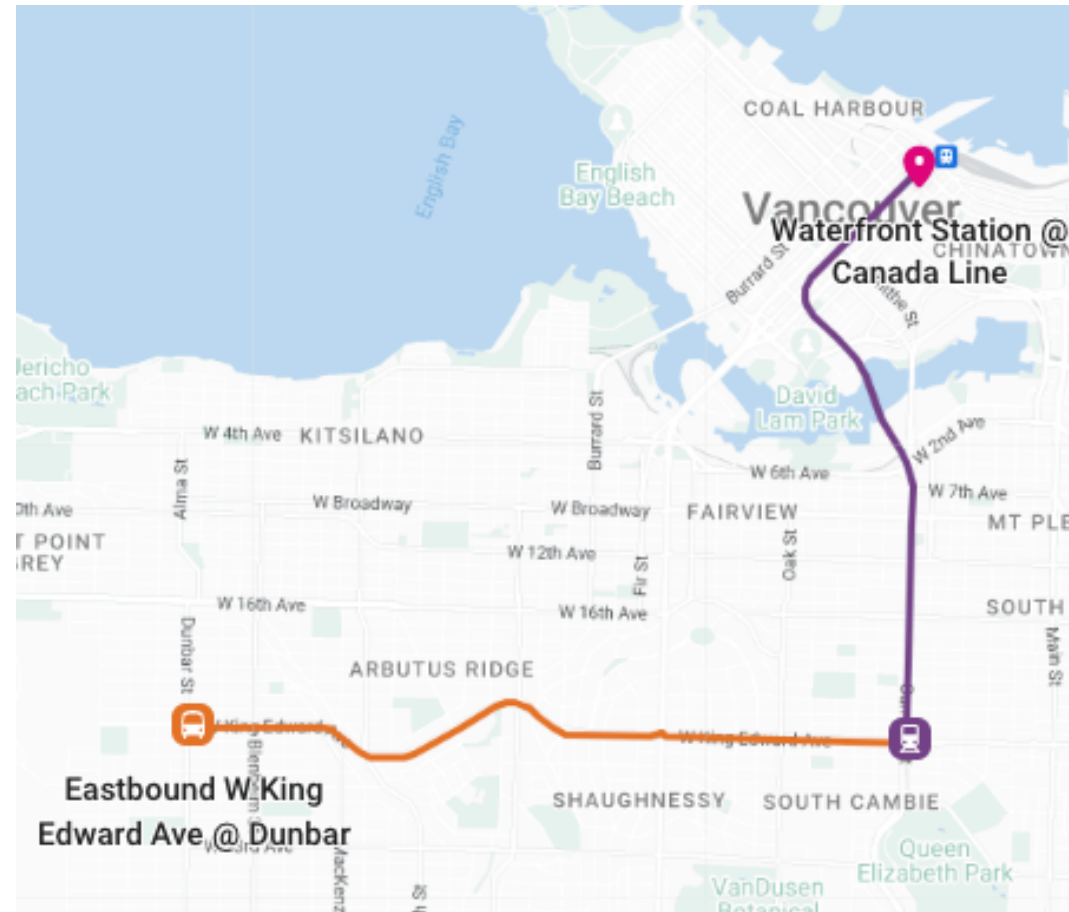
[See Details >](#)

Drive



11m • US\$2 - US\$2

[See Details >](#)



# West Point Grey



Nestled on the western tip of the peninsula, West Point Grey offers family-friendly living in a scenic location. Watch the sunset over the mountains from Jericho Beach or Spanish Banks, two of the neighborhood's most popular beaches. Multiple concession/washroom facilities, tennis and volleyball courts, and "quiet areas" make these beaches an ideal setting for a family BBQ. The Seawall, a paved walking and biking path, connects the area to Downtown. Like its neighbor, Dunbar, West Point Grey offers an excellent selection of schools and a wide array of kid-friendly options at its local recreation center and in its burgeoning retail district.

# Average rent in West Point Grey

With all this on offer, it's no wonder West Point Grey commands such high prices both in real estate and rentals. As of our latest May 2022 Vancouver Rent Report, average rent for an unfurnished, one-bedroom unit in the neighborhood was \$2,250 – which was just below the city-wide average. For two- and three-bedroom units, prices were similarly high at \$3,571 for a two-bedroom unit, and a whopping \$5,306 for three-bedroom units.

The screenshot shows a Zumper rental listing interface. At the top, there's a dark blue header with the Zumper logo and navigation tabs for 'Short-term' and 'Long-term'. Below the header, a search bar contains 'West Point Grey', a price range of '\$0 - \$4,800', and '2 Bed, 2 Ba'. There are also filter buttons for 'Filters', 'Pets', and 'Type'. The main listing is titled '2 Bedroom Apartments for Rent in West Point Grey, Vancouv...' and includes a 'Sort' dropdown. The listing features a photo of a kitchen with a 'Request a tour' button overlaid. To the right of the photo, the price is '\$3,100', followed by '2 Beds • 2 Baths' and '3d ago'. The address is '4351 West 16th Avenue, Vancouver, BC V...' and 'West Point Grey · Vancouver'. At the bottom, there are four icons with corresponding text: a bed icon for '2 Beds', a shower icon for '2 Bathrooms', a square with a diagonal line for '1,005 ft²', and a paw print icon for 'No pets'.

# Schools & amenities in West Point Grey



West Point Grey is popular amongst families for its prestigious schools like the exclusive West Point Grey Academy which serves children in Kindergarten all the way through to grade 12, but there are plenty of public schools close by too. West Point Grey certainly isn't lacking in the amenity department, either. Its natural beauty aside, the neighborhood has two major shopping areas along 10th Avenue and 4th Avenue with plenty of boutique shops, great restaurants and more. In the summer, and really whenever there's a brief spell of sunshine, Jericho Beach and Spanish Banks Beach become essential destinations for locals with gorgeous sandy beaches and plenty of trails for walking, cycling, or running, with their own parks nearby as well.



# Transportation in West Point Grey

**RECOMMENDED, SECOND CHEAPEST**

Line 044 bus





28m • US\$5 - US\$5 [See Schedules >](#)

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**CHEAPEST**

Line 004 bus





33m • US\$3 - US\$3 [See Schedules >](#)

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**FASTEST**



Taxi



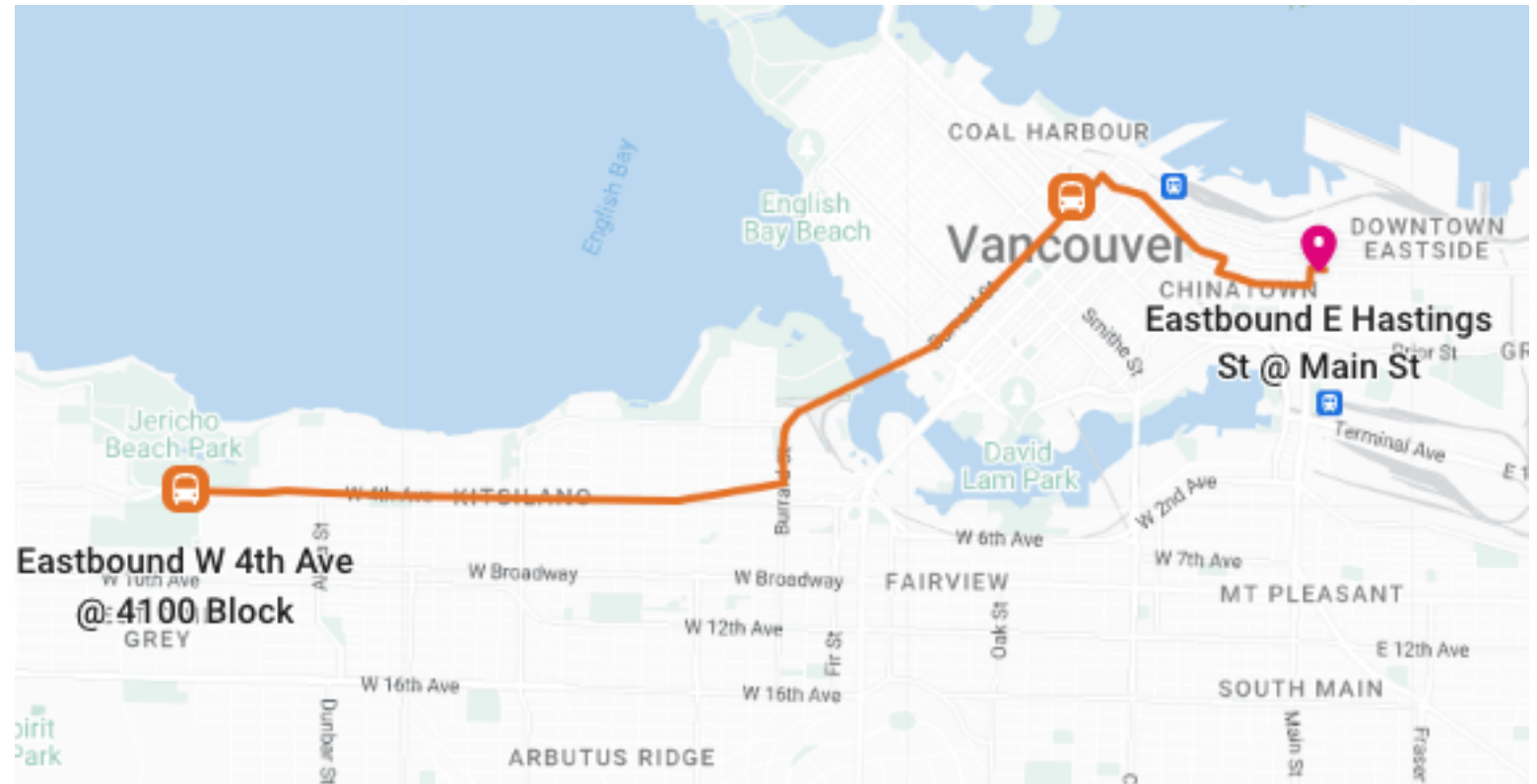
12m • US\$17 - US\$21 [See Details >](#)

---

Drive



12m • US\$2 - US\$2 [See Details >](#)



# Renfrew-Collingwood


If you're looking for a quiet residential area with access to nature, you've found it. Renfrew Ravine Park has recently undergone improvements to its wooded, creek side walking trails and added a boardwalk and dog park. One of the city's most multicultural neighborhoods, Renfrew-Collingwood offers a private high school specifically for new immigrants to Canada. Families from all around the world enjoy strengthening local ties in the community center, public pool, and Collingwood Neighborhood House, a section of the Joyce Skytrain Station that offers educational and recreational programs for children and families.





# Average rent in Renfrew-Collingwood

## 2 Bedroom Apartments for Rent in Renfrew-Collingwood, Van... Sort ▾



**\$3,149**  ⓘ 📌

2 Beds • 2 Baths  1d ago

**The Link**  
3583 Kingsway, Vancouver, BC V5R 5L9

[Request info](#) [Message](#)

Our [monthly Rent Reports](#) look at Renfrew and Collingwood individually as prices vary quite a bit. One-bedroom units in Renfrew rent for an average of just \$1,640, two-bedroom units for \$2,371, and three-bedroom units for an average of \$3,950. Collingwood is a bit more expensive, at \$1,919 for one-bedroom units, \$2,573 for two-bedrooms, and \$3,581 for three-bedroom units.

# Renfrew-Collingwood Rent Trends

Median rents as of Sep 25 2022.



# Schools & amenities in Renfrew-Collingwood

Renfrew-Collingwood has a few options for elementary and secondary schools, with more easily accessible just outside its boundaries. Collingwood Neighborhood School provides service for children in kindergarten to grade 4, Renfrew Elementary from K-7, and Windermere Secondary School has support for high school aged children. Kingsway is the primary destination for all things convenience in the area, but there's lots to do throughout Renfrew-Collingwood too. Renfrew Community Park, Beaconsfield Park, and Renfrew Ravine Park each offer quiet outdoor spaces to bring little ones, and the latter even has trails for getting in touch with nature.



# Transportation in Renfrew-Collingwood

## RECOMMENDED, CHEAPEST

Subway



9m • US\$2 - US\$4

[See Schedules >](#)

Line 025 bus, subway, line 003 bus



24m • US\$7 - US\$9

[See Schedules >](#)

## SECOND CHEAPEST

Line 016 bus



32m • US\$3 - US\$3

[See Schedules >](#)

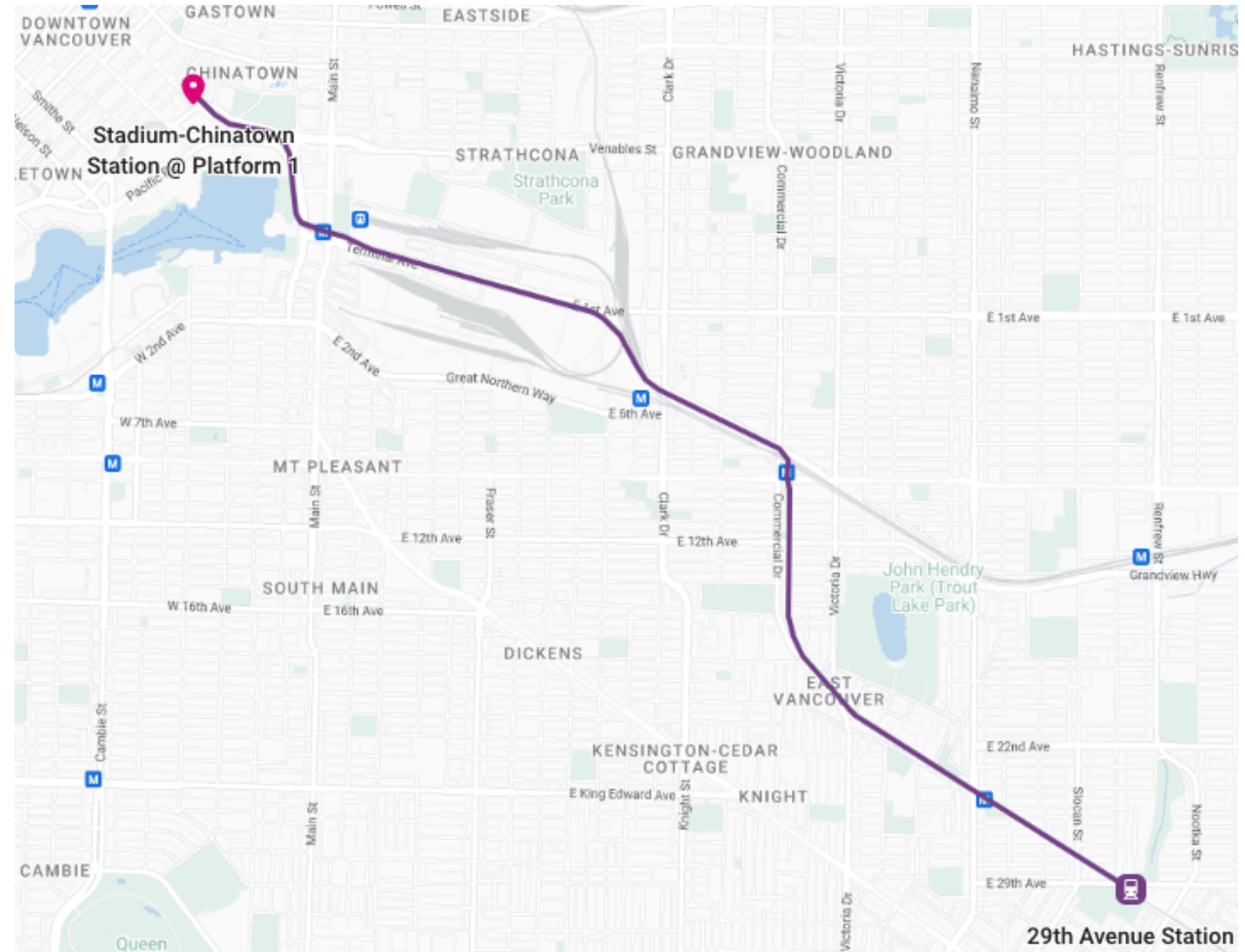
## SECOND FASTEST

Taxi



10m • US\$14 - US\$18

[See Details >](#)



# Kensington-Cedar Cottage

- Families looking for a high quality of life at an affordable price are flocking to Kensington-Cedar Cottage. The neighborhood combines two historic neighborhoods, but it's now home to a young, diverse population. You'll love taking in the view from the top of Vancouver's east-west ridge and enjoying the countless opportunities for recreation at Trout Lake Beach, a popular freshwater beach in John Hendry Park.



# Average rent in Kensington-Cedar Cottage

Average rent in Kensington-Cedar Cottage is a bit below average for Vancouver, at [\\$1,950 for an unfurnished, one-bedroom unit](#) as of May 2022. Good news for families: Prices don't increase much for more living space. Two-bedroom units cost an average of just \$2,300 per month, and three-bedroom units average \$3,600.

zumper

Short-term Long-term

Kensington-Cedar Cottage \$0 - \$4,800 2 Bed, 2 Ba

Filters Pets Type

2 Bedroom Apartments for Rent in Kensington-Cedar Cottage... Sort

Online tours

**\$3,400** ⓘ 📌  
2 Beds • 2 Baths 3d ago

**2220 Kingsway, Vancouver, BC V5N 2T7**  
Kensington-Cedar Cottage · Vancouver

Request a tour Message

2 Beds 2 Bathrooms 820 ft<sup>2</sup> No pets

# Kensington-Cedar Cottage Rent Trends

Median rents as of Sep 25 2022.



# Schools & amenities in Kensington-Cedar Cottage



There's no shortage of great schools in this Kensington-Cedar Cottage, which makes it one of the best neighborhoods for families in Vancouver. Cedar Cottage Elementary School is the main school in the area for younger children, and Gladstone Secondary School is also in the area as well for high school students, among other options. The stretch of Kingsway between Fraser Street and Nanaimo Street has practically everything families could ask for, from family-friendly restaurants, markets, unique shops, and more. Trout Lake is within the vast neighbourhood as well, one of the city's most popular parks with an area where kids can fish, a community centre, trails, and an off-leash dog area as well.



# Transportation in Kensington-Cedar Cottage

## RECOMMENDED, CHEAPEST

Subway



8m • US\$2 - US\$4

[See Schedules >](#)

## SECOND CHEAPEST

Line 022 bus



18m • US\$3 - US\$3

[See Schedules >](#)

## FASTEST

Taxi



7m • US\$11 - US\$14

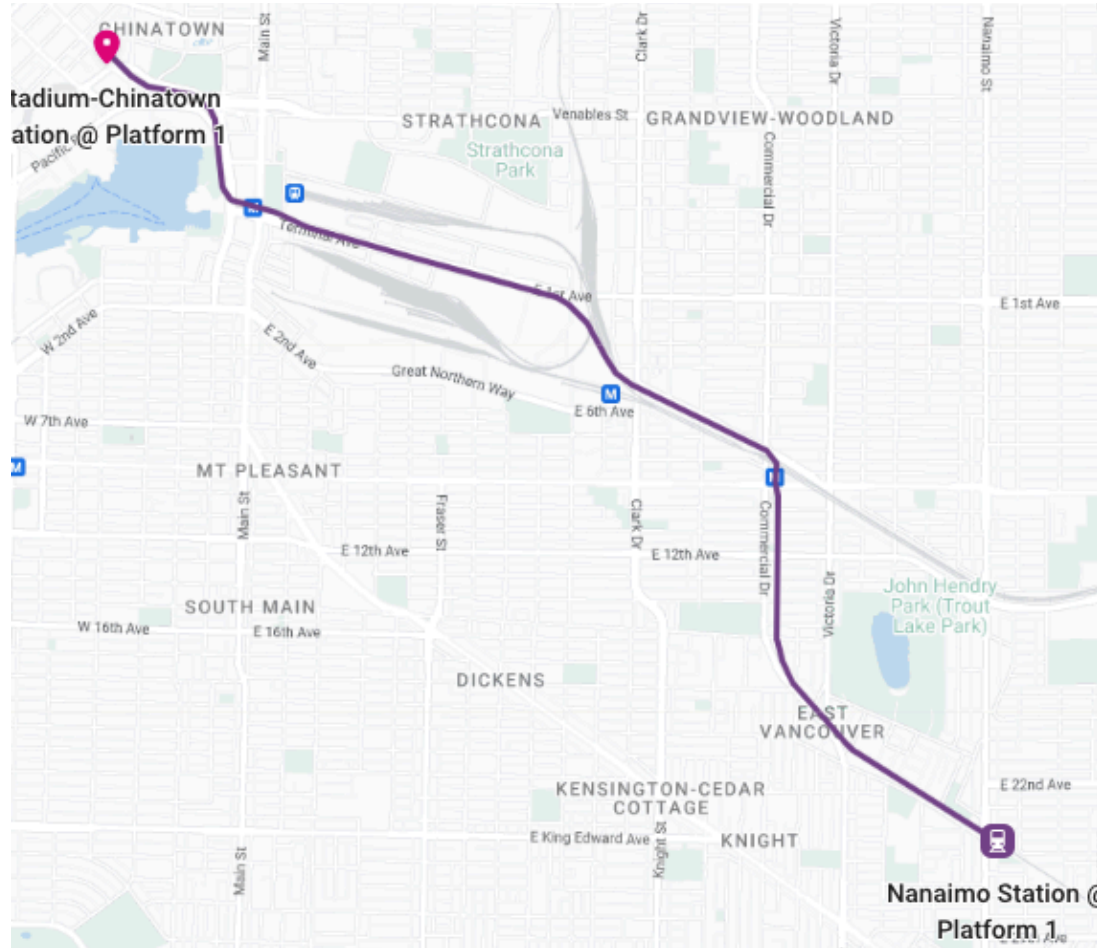
[See Details >](#)

Walk



1h 7m

[See Details >](#)



# Shaughnessy

Known for its lush, elegant properties, Shaughnessy is almost entirely residential. Between its high-quality schools and gorgeous parks, it's a quiet oasis in the geographic heart of the city. Don't miss the VanDusen Botanical Garden and the Arbutus Greenway for a nature getaway for the whole family.



# Average rent in Shaughnessy

Rent prices in Shaughnessy aren't as high as one would expect given the neighborhood's exclusive reputation. For an unfurnished, one-bedroom unit, the average is \$2,091 per our [latest report](#), two-bedrooms will cost an average of \$3,056 per month, while three-bedroom units rent for just \$5,000 per month.

The screenshot shows a Zumper listing for a 2-bedroom apartment in Shaughnessy, Vancouver. The listing is for a long-term rental, with a price range of \$0 - \$4,800 and 2 bedrooms, 2 bathrooms. The listing includes a photo of the interior, which shows a living area with a fireplace, a kitchen with a island, and a dining area. The price is \$3,600, and the listing is 5 days old. The location is Granville St & W 33rd Ave, Vancouver, BC... Shaughnessy · Vancouver. The listing includes buttons for 'Request a tour' and 'Message'. At the bottom of the listing, there are icons for 2 Beds, 2 Bathrooms, 1,400 ft², and No pets.

Property	Price	Bedrooms	Bathrooms	Area	Pets
2 Bedroom Apartments for Rent in Shaughnessy, Vancouver, ...	\$3,600	2	2	1,400 ft²	No pets

# Shaughnessy Rent Trends

Median rents as of Sep 25 2022.



# Schools & amenities in Shaughnessy


Shaughnessy has some of the city's most renowned schools, both public and private. Little Flower Academy, York House, and Vancouver College are all schools of choice for the city's elite, but there are excellent public schools as well like Quilchena Elementary and Shaughnessy Elementary for younger children, and Point Grey Secondary for high school. There are parks galore in the distinguished neighborhood, like Shaughnessy Park, Angus Park, Devonshire Park, and Kerrisdale Park, to name a few. The famous [Van Dusen Botanical Garden](#) is also close by, which is a stunning place to bring the family in the summer or for their Celebration of Lights during the holidays.



# Transportation in Shaughnessy

**RECOMMENDED, CHEAPEST**

**Subway**




10m • US\$2 - US\$4 [See Schedules >](#)

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**SECOND CHEAPEST**


**Line 016 bus**



20m • US\$3 - US\$3 [See Schedules >](#)

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**Line 025 bus, subway**




23m • US\$7 - US\$9 [See Schedules >](#)

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**FASTEST**


**Taxi**



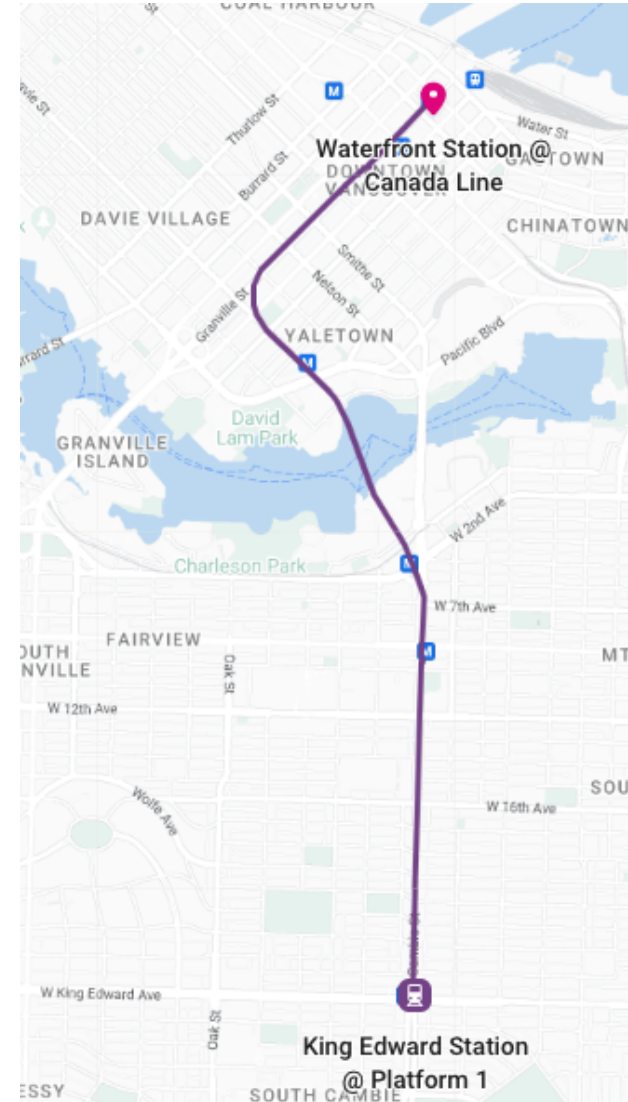
7m • US\$11 - US\$14 [See Details >](#)

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**Walk**



1h 6m [See Details >](#)



# Kitsilano



Once a hippy beachside hangout, Kitsilano's culture is now a haven for families looking for a relaxed environment. Right over the Burrard Bridge, Kitsilano offers world-class beaches and parks to keep active families moving. On the waterfront, Vanier Park offers acres of greenspace to explore, as well as family-friendly attractions like the H.R. MacMillan Space Centre. Farther down the shoreline, Kitsilano Beach is a hotspot for families enjoying watersports, volleyball, and picnics. The recently renovated saltwater pool right by the beach is Canada's longest swimming pool, open from May to September.

# Average rent in Kitsilano

**zumper** Short-term Long-term

Kitsilano \$0 - \$4,800 2 Bed, 2 Ba

Filters Pets Type

## 2 Bedroom Apartments for Rent in Kitsilano, Vancouver, BC Sort

**Featured**

**\$4,800** ⓘ 📌  
2 Beds • 2 Baths 3d ago

**Burrard Place Rental** ✓  
1290 Burrard St, Vancouver, BC V6Z None  
Central Heat • Assigned Parking • Hardwood Floor

**Request info** **Message**



# Kitsilano Rent Trends

Median rents as of Sep 25 2022.

Studio	1 Bedroom	2 Bedroom	<b>3 Bedroom</b>	4 Bedroom
\$2,300	\$2,400	\$4,400	<b>\$4,000</b>	\$3,950



# Schools & amenities in Kitsilano



Kitsilano offers a wide variety of schools to choose from, including Kitsilano Secondary School, Tennyson Elementary and private schools like St. Augustine and St. John's School.

- This seaside city is one of Canada's best when it comes to delicious and innovative *eats and drinks*, and whether you're going for cheap sushi or fresh west coast seafood, Vancouver has it all!
- From First Nations art to high-end boutiques, Vancouver offers both locals and visitors the chance to shop to their heart's content.

# Transportation in Kitsilano

Line 007 bus



23 min

€3 →

3 ALTERNATIVE OPTIONS

Line 002 bus, bus



24 min

€5 →

Taxi



7 min

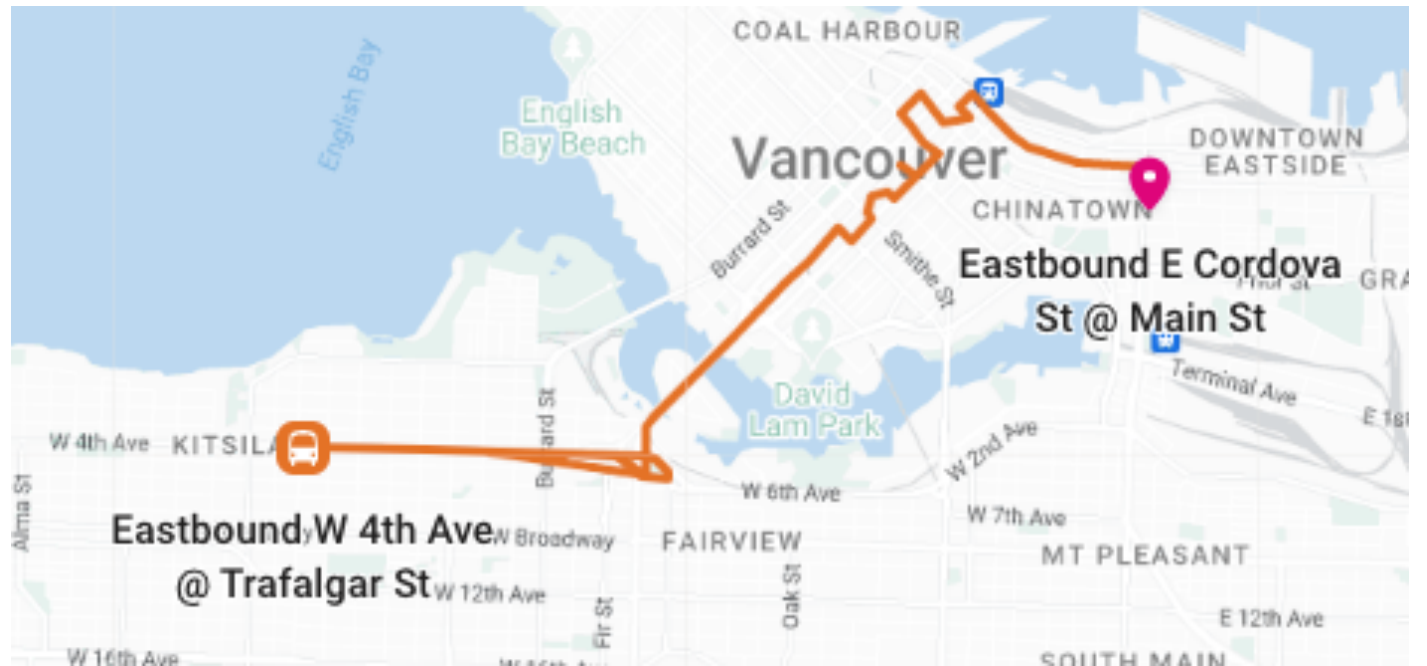
€13 - €16 →

Walk



1h 13m

→



# Personal plan for settlement

- Accommodation in hotel or furnished apartment for first 2-3 weeks in North Vancouver or downtown Vancouver.
- Learn more about the city of Vancouver.
- We should take to this account that our office is in North Vancouver , therefore , finding proper house/condo in walking distance or easy access by public transport system to our workplace should be our goal.
- Investigating the urban and demographic context of North Vancouver, which has many Iranian residents, as well as downtown Vancouver and the 6 areas mentioned in the previous pages.
- Choosing the best option according to the collective taste of the family in terms of region, type of house, shopping centers, schools and rental rates.
- Renting 2 bedroom condo or 3 bedroom detached house will be ideal for us.
- Approximate budget for us could be 3500-5000 \$ per month.
- In second year of our stay in Vancouver by obtaining more bank credit , we will try to buy our own house.

# SETTLEMENT PLAN AND FINANCIAL ASSESSMENT

## A - GENERAL INFORMATION

Name of principal applicant Surname (family name)	Given names	Date of birth (YYYY-MM-DD)
[REDACTED]	[REDACTED]	7-Jan-1979

## B - SETTLEMENT NEEDS CHECKLIST

Settlement needs	Monthly Amount	Annual Amount
<b>START- UP COSTS for Family of Four</b>		
Furniture		15,000.00 \$
Household start-up costs		2,000.00 \$
Hook-up costs		2,000.00 \$
School start-up costs		300.00 \$
<b>TOTAL START UP COSTS</b>		<b>19,300.00 \$</b>

## ONGOING EXPENDITURES

Accommodation (monthly rent X 12 months)	3,555.00 \$	42,660.00 \$
Transportation	774.00 \$	9,288.00 \$
Clothing And Shoes	180.00 \$	2,160.00 \$
Sports And Leisure	351.00 \$	4,212.00 \$
Markets	2,529.00 \$	30,348.00 \$
Utilities (Monthly)	369.00 \$	4,428.00 \$
Restaurants	1,242.00 \$	14,904.00 \$
<b>TOTAL ONGOING EXPENDITURES</b>	<b>9,000.00 \$</b>	<b>108,000.00 \$</b>

📊 Distribution of Expenses Using Our Statistical Model:

