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# HOUSING

## GUIDE

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Ashton

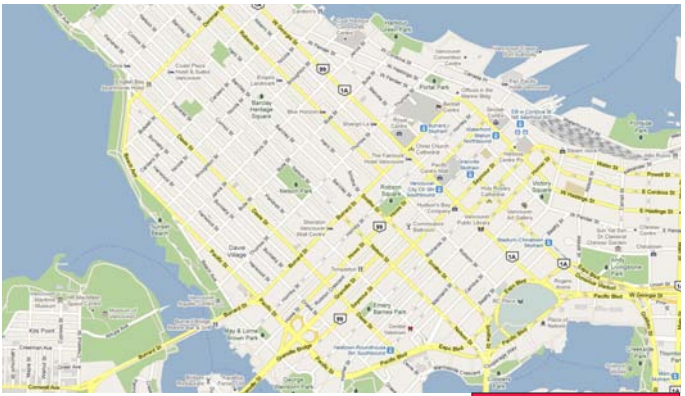
*Education with Purpose*

# Housing



Located in Vancouver's beautiful Coal Harbour district, Ashton College is the perfect place to continue your education, expand your skill set and explore all that Vancouver has to offer. Our central location makes it easy for our students to find accommodation in a variety of areas in a range of prices. From single rooms to multi-bedroom apartments to homestay opportunities, there is sure to be an option that will suit your needs.

For newcomers to Vancouver, the price of accommodation can seem very high. Vancouver rental costs vary greatly depending on the area.



## 1. Downtown

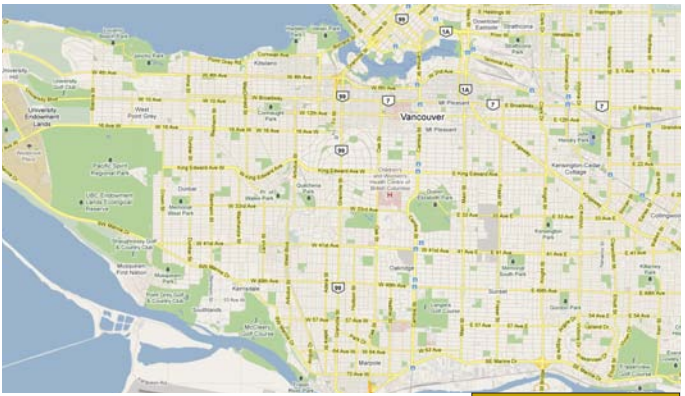
Downtown is divided into three major areas: the West End, Coal Harbour and Yaletown. Generally speaking, the apartments in this area are more expensive than elsewhere in Vancouver but the central location means you will be within minutes of every amenity from Stanley Park to a vibrant nightlife.

### 1 DOWNTOWN



- **The West End**—The West End is a common choice for people working Downtown and there are many apartments at a wide range of prices. Here, locals enjoy Stanley Park, the beach at English Bay, and the vibrant energy of the Downtown core.
- **Coal Harbour**—Home to Ashton College itself, this district boasts some of the most picturesque views in the city. The majority of the accommodations that are available here are newly built or renovated apartments.
- **Yaletown**—Like Coal Harbour, Yaletown mainly has newer developments which corresponds to a high cost of rent within the area. The main hub runs parallel along Mainland and Hamilton streets with expensive and artistic boutiques, nightclubs and restaurants. A Canada Line stop in the middle of Yaletown takes passengers into the heart of the city or uptown along Cambie Street.





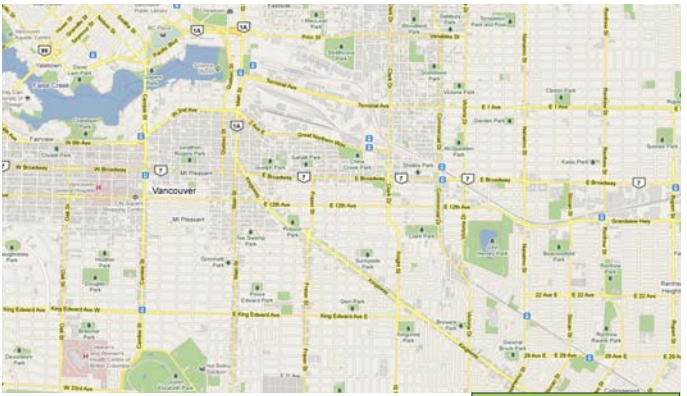
## 2. West Side: Kitsilano, South Cambie, South Granville, Kerrisdale, Fairview, Oakridge

In the west side of Vancouver, tenants can expect to pay more rent in exchange for a more convenient lifestyle. Prices change drastically within the different districts and each district has a main street which has such amenities as grocery shopping, restaurants, bars and clothes shopping.

### 2 WEST SIDE



- **Kitsilano**—This Westside neighbourhood is a vibrant mix of boutique shopping, funky restaurants and beach culture. Apartment buildings make up a large portion of this area. Because of its close proximity to Downtown, Kits is a very popular residential area.
- **South Cambie**—Under Cambie Street runs the Canada Line train which conveniently connects this area to Downtown Vancouver (5-7mins), Richmond (15-25mins) and the airport (15-20mins). Apartments in this area can be quite affordable and there are many basement suite options.
- **South Granville**—Sometimes known as the Granville Rise, South Granville is home to posh boutiques, art galleries and the gourmet grocery store, Meinhardt. Accommodations in this area tend toward the expensive side but occasionally there are cheaper alternatives available.
- **Kerrisdale**—41st Avenue and Arbutus Street is the crux of this neighbourhood that is characterized by apartment buildings and single home dwellings. This is a quiet residential area with cozy coffee shops and quaint shops. Generally, prices will be less expensive than Kits or South Granville.
- **Fairview**—Running along Broadway Street and close to Vancouver General Hospital, Fairview is home to many apartment buildings. This is a popular area for people working in Downtown Vancouver and it is close to all the amenities you could need.
- **Oakridge**—Primarily devoted to single-family homes, Oakridge is a quiet area close to the Oakridge Shopping Centre. Parks, transportation and speciality shops characterize this district.



### 3. East Side: Mount Pleasant/Main Street, Commercial Drive, Strathcona, Killarney

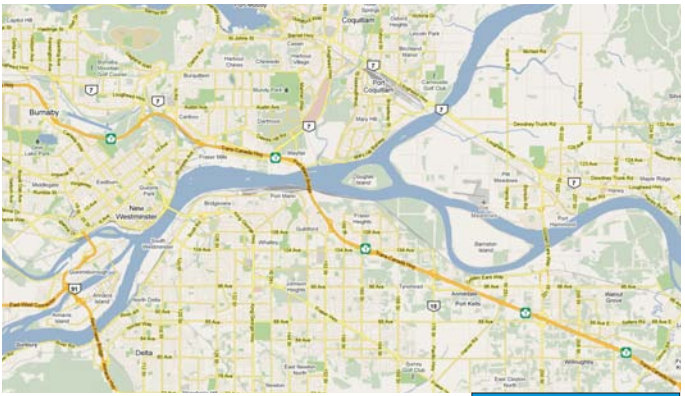
The east side of Vancouver is financially available to more people and has some beautiful areas. This area is accessible by the SkyTrain which runs from the suburbs, through the Eastside and into Downtown.

#### 3 EAST SIDE



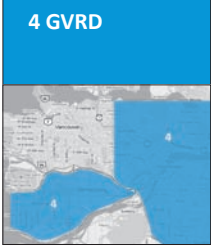
- **Mount Pleasant/Main Street**—Known as one of the more up and coming neighbourhoods, this area houses many first-time owners and young professionals. A growing number of families, as well as some artists and writers, add to the vibrancy of this community.
- **Commercial Drive**—Known by residents as “the Drive”, Commercial Drive is a mixed residential-commercial area dominated by businesses and cultural facilities. The destination for generations of immigrants to Vancouver, it sees a high proportion of ethnic and vegetarian restaurants, businesses and public housing.
- **Strathcona**—Strathcona is British Columbia’s oldest residential neighbourhood. It has always been a working class neighbourhood and its residents have always been from many ethnic backgrounds.
- **Killarney**—This neighbourhood contains a collection of single-family residences, multi-family homes, townhouses and high-rise developments along the river. Killarney is well populated with parks and green spaces, reflecting its forest history.





**4. Greater Vancouver Regional District (GVRD):  
Burnaby, Richmond, Delta, Surrey, Coquitlam**

It is common for people to live in one of these outlying cities and commute to Vancouver. The distance and the length of time it takes to get into Downtown Vancouver varies greatly depending on which city you are located. The housing options here are the least expensive but you will have to factor in transportation costs.



- **Burnaby**—The third largest city in British Columbia, Burnaby is a maturing, increasingly integrated community, centrally located within a rapidly growing metropolitan area. Due to its elevation, the City of Burnaby experiences quite a bit more snowfall during the winter months compared to nearby Vancouver or Richmond.
- **Richmond**—Richmond is a coastal city, part of Metro Vancouver, and is the location of the Vancouver International Airport. It has the highest immigrant population in Canada at 59% and more than half of its population is of Asian descent. The public transit system in Metro Vancouver currently has bus and rail connections from Richmond to Downtown Vancouver, Surrey, New Westminister, Burnaby and Delta.
- **Delta**—Delta is comprised of 3 distinct, geographically separate communities: North Delta, Ladner and Tsawwassen. Public transportation is provided by the South Coast British Columbia Transportation Authority bus system. There is no rapid transit system in Delta. Delta is a major transportation hub for the Lower Mainland. Most vehicles leaving Vancouver for the United States pass through Delta’s borders.
- **Surrey**—Surrey is British Columbia’s second largest city by population and includes areas of residential housing, light industry and commercial centres. Public transport connects some of Surrey’s centres to each other and to other Lower Mainland municipalities. The SkyTrain Expo Line provides 35-minute service to Downtown Vancouver via four stations. Vancouver International Airport is 35 kilometres (22 miles) from Surrey by road.
- **Coquitlam**—Coquitlam is mainly a suburban city. Being in close proximity to Vancouver and surrounded by the rest of the Lower Mainland, Coquitlam residents have their choice of cultural and leisure activities – having numerous

venues within the city that bring these choices closer to home.

Options for accommodations are:

- Apartment rental—private apartments, multiple bedrooms or single
- Room rental—private room in a shared house, usually shared kitchen, bathroom and living space
- Homestay—live with a host family, usually shared living space and home-cooked meals
- Roommate—connect with one or two other people and share the cost of living

## RENTAL TIPS

### Finding a place

- Always arrange to see the apartment before you sign any document.
- Be confident in your choice of location.
- Go with your gut: if you feel unsure about the conditions of the agreement or the living situation, do not sign anything.

### Signing a Tenancy Agreement

- Get everything in writing, including your tenancy agreement. Do not agree to conditions that are not written down on paper. Read everything carefully before signing.
- If paying in cash, get receipts to prove that you paid your security deposit and rent.
- Make sure all the terms are suitable for you. Does the rent include utilities, TV, telephone, internet, heating, lighting? Is the lease month-to-month or will you be required to sign a year-long contract? Does parking cost extra? Does the building have laundry facilities? What is the pet policy?
- Upon agreement, your landlord must provide you with a copy of the tenancy agreement no later than 21 days after you sign it.

### In Your New Home

- Be respectful of your neighbours.
- If there is any damage that is caused by you or your guests, you are responsible for the repair.

### When You Leave

- You must clean your apartment before leaving or you may not get your security deposit back.
- Make sure you leave a forwarding address and telephone number with your landlord.

### Know your rights under the Residential Tenancy Act.

Here are some online resources to help you find the kind of accommodation that suits you best:

- [www.craigslist.com](http://www.craigslist.com)
- [www.househunters.ca](http://www.househunters.ca)
- [www.vancouverhomestayagency.com](http://www.vancouverhomestayagency.com)
- [www.apartmentsdowntownvancouver.com](http://www.apartmentsdowntownvancouver.com)
- [www.homes4students.ca](http://www.homes4students.ca)



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