Kiwanis St. Andrews Place –
1480 St. Andrews Avenue Overview

Partnership Project:

Kiwanis St. Andrews Place is a 27 unit seniors' apartment building opened in August 2007. The project is the result of many players coming together to meet the housing needs of low income seniors. It is a partnership between a developer, BC Housing (federal and provincial funds), Kiwanis, and the City of North Vancouver.



- the $1.1 million site was created by the City permitting increased density on the adjacent development site, and transferring this to the corner site where the seniors project was developed (the 18,500 square foot site was excluded from the gross floor area of the development);
- $500,000 federal funds and $500,000 provincial forgiveable loan were provided via BC Housing;
- Kiwanis provided over $1 million cash;
- The City provided approximately $140,000 in a variety of waived fees and development costs and reimbursed costs to increase the affordability of the project.

This partnership illustrates the importance of having a developer (Grosvenor Palladium) willing to participate in creating non-profit housing as part of a redevelopment.

Aging in Place:

The location of St. Andrews Place in Central Lonsdale is ideal for seniors, with proximity to the hospital and medical offices, many types of services, shopping and amenities and Silver Harbour Centre. The features of the project include:

- 26 one bedroom units and one two bedroom unit;
- all units are Adaptable Designed, meeting the City's guidelines which will support seniors in remain independent over time as their abilities decline (21 units at Level 2 AD; 6 units at Level 3 AD);
- a common space with facilities that will facilitate on-site activities, programs and services for the residents both now and into the future; services that can be brought into the building to assist residents to remain well and independent;
- monthly rent for the one-bedroom suites was established at $700 to cover building operating and maintenance costs; many residents receive rent subsidies through the provincial government's Shelter Aid for Elderly Renters (SAFER) program.