

SENIORS' HOUSING REPORT

British Columbia



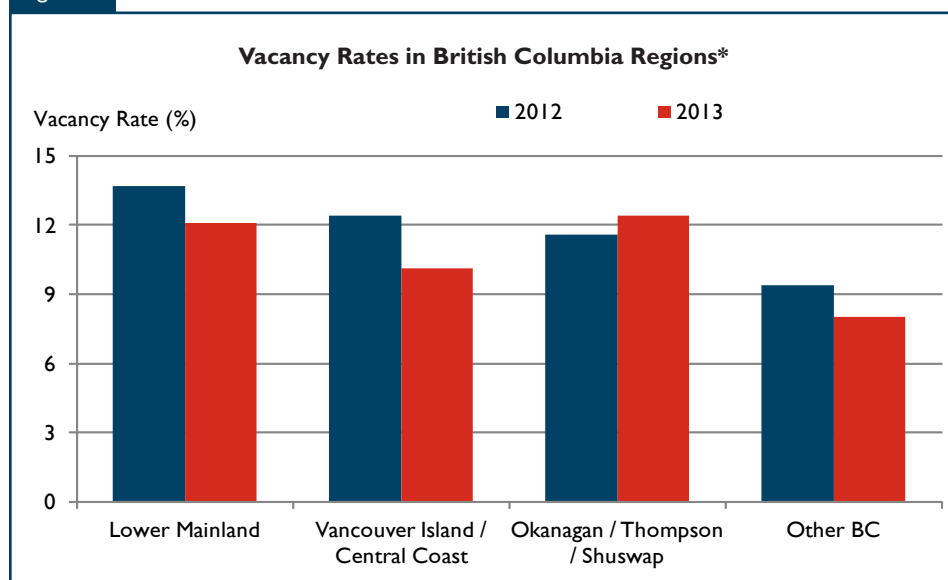
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2013

Highlights

- Increasing demand for seniors' housing moved the provincial vacancy rate lower to 11.4 per cent in 2013.
- Vacancy rates were stable for heavy care spaces and average rents increased to \$5,720 per month in 2013.
- Provincially, the monthly average rent for independent living suites was \$2,747 in 2013. The majority of independent living units in the Lower Mainland and Vancouver Island/Central Coast regions were rented for \$2,400 or more per month.
- The province had 245 more seniors' housing spaces in 2013. The majority of these new spaces were independent living suites.

Figure 1



*Independent living spaces

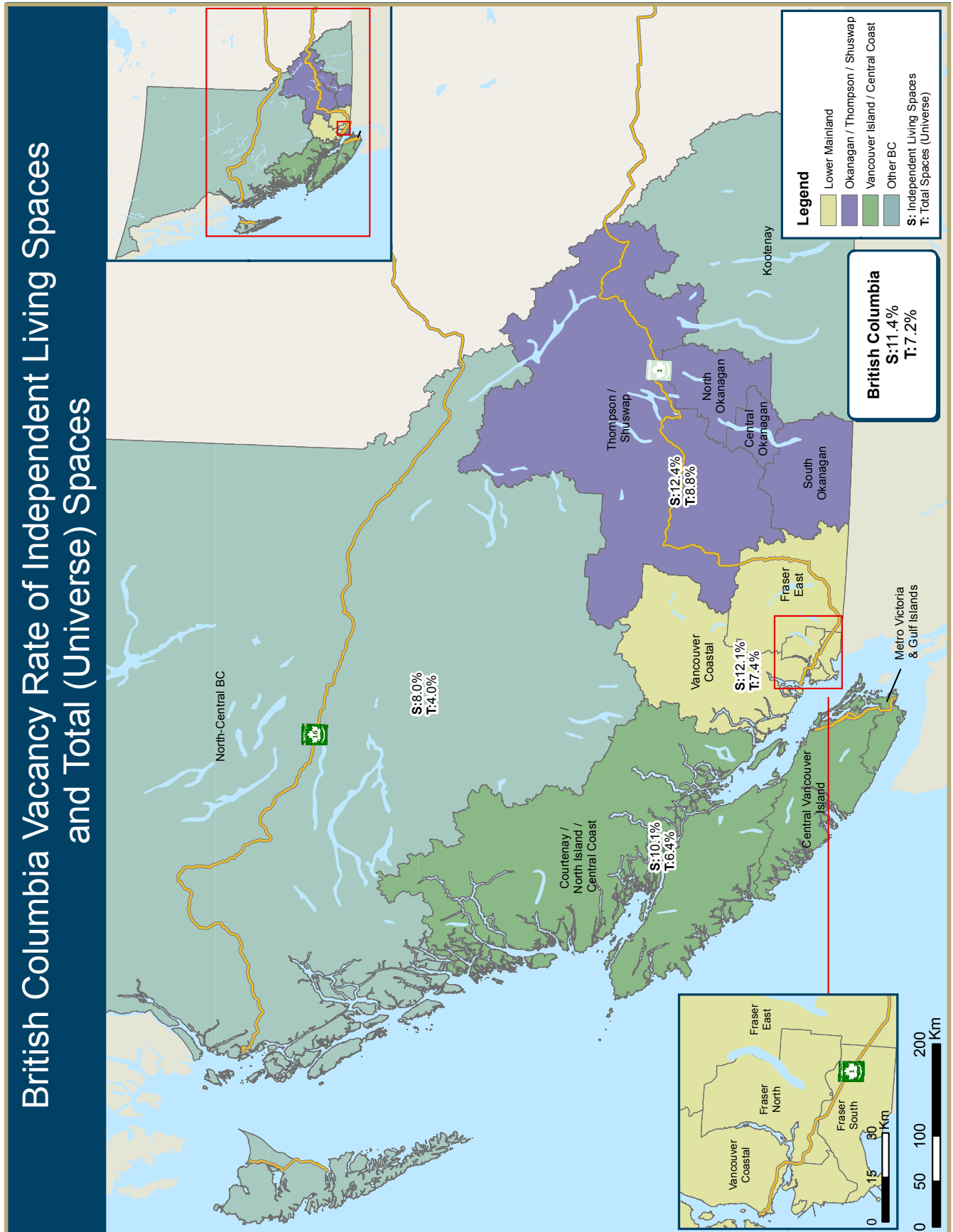
Source: CMHC Seniors' Housing Survey

Table of Contents

1	Highlights
2	Map
3	Vacancy Rates
4	Seniors' Housing Rents
5	Seniors' Housing Universe
7	Spotlight
10	Tables
29	Methodology

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.



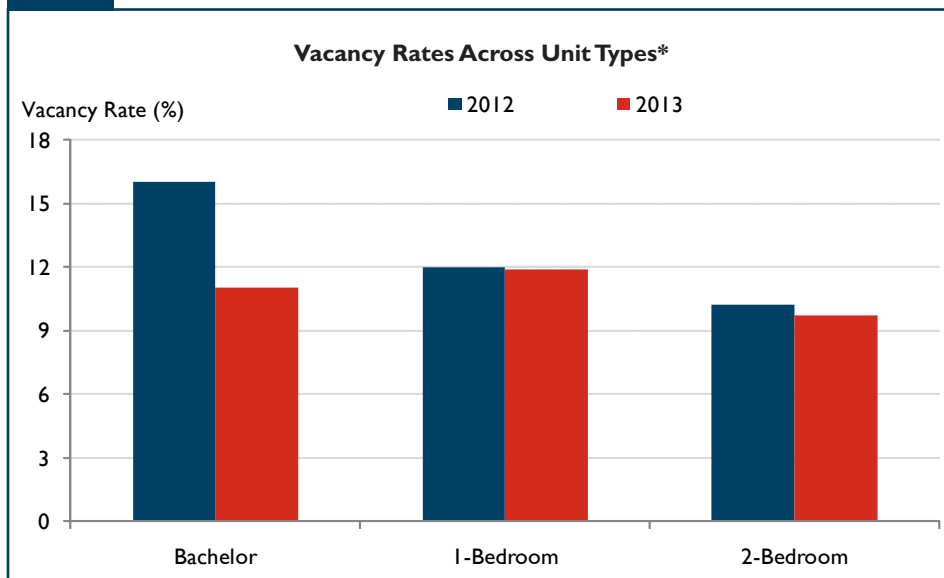
VACANCY RATES

Vacancy Rates Moved Lower

The British Columbia vacancy rates for independent living suites moved lower to 11.4 per cent in 2013, compared to 12.6 per cent a year ago. (Figure 1) Independent living suites, for the purposes of this survey, were found in complexes where the majority of the residents were aged 65 years or older, on-site meal services were provided, and the residents received less than 1.5 hours of healthcare per day.¹

Increasing demand for seniors' housing in the province was supported by the growth of seniors' population. It was estimated that in 2013 there were 339,968 people aged 75 years or older in British Columbia, and 27,723 people were living in seniors' housing complexes. Both numbers were higher than the levels a year ago. Over the same period, the total number of seniors' housing spaces, including independent living spaces, non-market independent living spaces, heavy care spaces and all other spaces, increased to 28,326 units. The share of British Columbia's population aged 75 or older living in senior's housing (capture rate) remained stable at 8.2 per cent.

Figure 2



*Independent living spaces

Source: CMHC Seniors' Housing Survey

Lower Vacancy Rates Across Bedroom Types

In British Columbia overall, lower vacancy rates were recorded for all unit types of independent living spaces in 2013, and this finding was fairly consistent across bedroom types. (Figure 2) They ranged from 9.7 per cent for two-bedroom or larger suites to 11.9 per cent for one-bedroom suites. The average vacancy rates for bachelor/studio suites decreased the most since last year, from 16.0 per cent to 11.0 per cent. The vacancy

rates across regions for suites with average monthly rents of less than \$1,900 declined from 17.8 per cent last year to 11.3 per cent in 2013.

Among the four British Columbia regions surveyed, the Okanagan/Thompson/Shuswap was the only region that recorded a vacancy rate higher than a year ago. Vancouver Island/Central Coast had the biggest decrease in vacancy rate.

¹ CMHC's survey excludes independent living suites that do not provide on-site meal services.

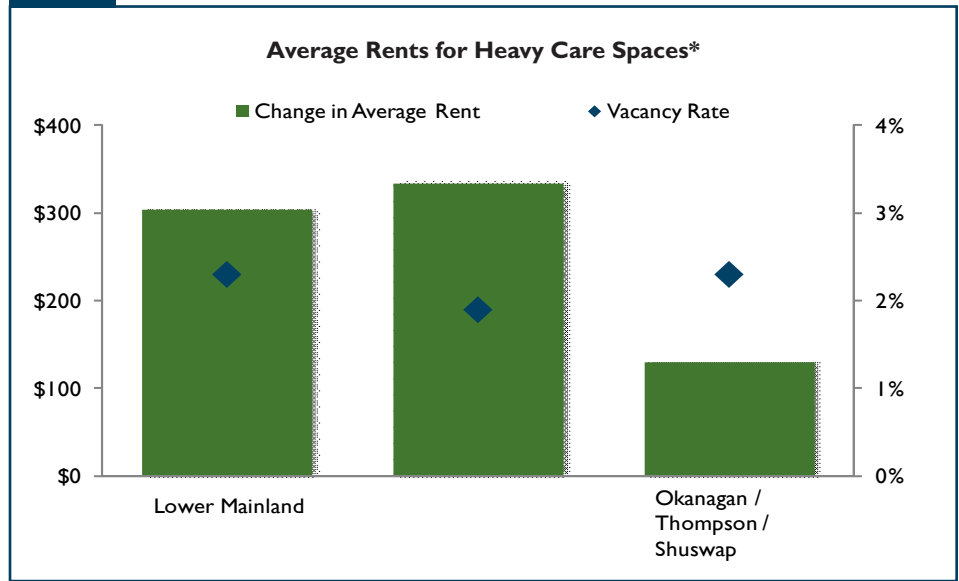
Demand for Heavy Care Spaces Remained High

The number of heavy care spaces² surveyed and available to British Columbia seniors was 7,192 units in 2013. The average vacancy rate at the provincial level was 2.0 per cent, up from 1.7 per cent a year ago, with the Lower Mainland, Vancouver Island/Central Coast and Okanagan/Thompson/Shuswap each posting a 0.3 percentage point increase in vacancy rates over last year's level.³

Over the same period, average rents for heavy care spaces in the province rose to \$5,720 per month, compared to \$5,525 a year earlier. Average rents increased the most in the Vancouver Island/Central Coast and Lower Mainland regions. At \$6,191, the average rent for heavy care spaces in Metro Victoria & Gulf Islands was the highest among all the centres surveyed in British Columbia.

The uptick in average rents across the regions coupled with stable vacancy rates reflected high demand for heavy care spaces in the province. The need for medical attention generally increases with age. Strong demand for this type of seniors' housing is consistent with the growing seniors demographic in British Columbia. (Figure 3)

Figure 3



*Non-market heavy care units are excluded from Average Rents, but are included in Vacancy Rate

Source: CMHC Seniors' Housing Survey

SENIORS' HOUSING RENTS

Higher Average Rents for Independent Living Suites in Larger Centres

In British Columbia, the monthly average rent for seniors' independent living suites was \$2,747 in 2013, an increase of 2.8 per cent from 2012.

The year-over-year change in average rents for independent living spaces varied among regions. The average rent was 3.8 per cent higher in the Lower Mainland, the biggest increase in the province. Rents rose 2.8 per

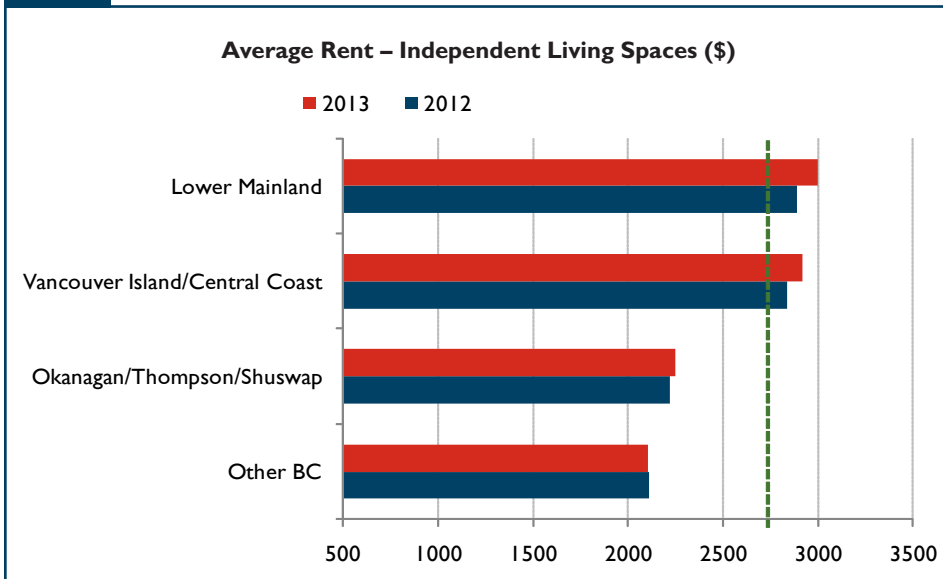
cent and 1.4 per cent in Vancouver Island /Central Coast and Okanagan/Thompson/Shuswap, respectively. The average rent in the remainder of British Columbia which comprises the Kootenays and North-Central British Columbia was on par with 2012. (Figure 4)

In 2013, more than two-thirds of independent living suites in the Lower Mainland were rented for \$2,400 and above per month. The share of independent living suites in this rent range was higher in Vancouver Island/Central Coast at 76.5 per cent. The higher rents were due to higher land costs contributing to a higher

² A heavy care space is defined as a space where the residence provides 1.5 hours or more of healthcare per day to the resident. The universe of heavy care spaces in the optional tables of this report includes spaces in heavy care facilities that do not also have independent living suites. Spaces in such facilities, however, are omitted from Table 1.1 through 3.1.

³ Non-market heavy care units are included in the Vacancy Rate.

Figure 4



Source: CMHC Seniors' Housing Survey

cost structure, and also because the services and amenities offered by seniors' housing facilities in these larger centres also tended to be more comprehensive than those in smaller centres. Compared to the last survey results, the Lower Mainland had a larger proportion of facilities offering amenities like on-site medical services, and nursing, and 24-hour call bell services. The share of Lower Mainland seniors' housing facilities for which rents include three meals per day also increased over the past year.

SENIORS' HOUSING UNIVERSE

More Units for Independent Living

British Columbia's total independent living suites increased to 15,652 units in 2013. Smaller units, including bachelor and one-bedroom units, were the most common types of seniors' housing for independent living, making up 87 per cent of all

independent living units available in the province. (Figure 5)

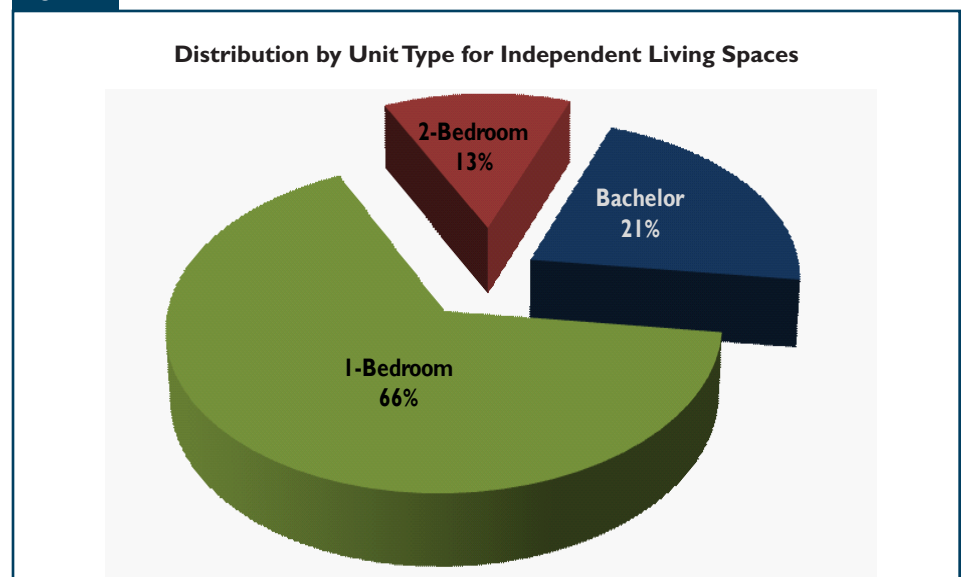
The total number of seniors' housing spaces in the province was 28,326 units in 2013. These spaces included an assortment of independent living suites, subsidized independent living units, and heavy care spaces. The majority of the new spaces were independent living suites.

Larger Seniors' Housing Residences Prevalent in the Lower Mainland

In British Columbia, the total number of seniors' housing residences with less than 50 spaces decreased from the 2012 level to 184 residences in 2013. Some smaller seniors' housing complexes may have been taken off the market. The total number of seniors' housing residences with 50 to 99 units, and 100 or more units did not change from the 2012 levels.

The average number of seniors' units per residence varied regionally. The Lower Mainland consisted primarily of larger residences; half of the region's seniors' housing residences had 100 or more units each. In contrast, smaller complexes containing less than 50 units each were more prevalent in the Other BC region, with a median size of 36 spaces. The Vancouver Island/Central Coast and Okanagan/Thompson/Shuswap regions had a variety of different sized seniors' housing residences. The median size of seniors' housing residences in these regions was 62 spaces and 72 spaces, respectively.

Figure 5



Source: CMHC Seniors' Housing Survey

More Seniors Living in Seniors' Residences

British Columbia as a whole recorded 27,723 seniors living in seniors' housing residences in 2013. About 46 per cent of these residents were living in seniors' housing facilities in the Lower Mainland. The Okanagan/Thompson/Shuswap region continued to have the highest capture rate in British Columbia at 10.7 per cent, followed by the Vancouver Island/Central Coast region at 10.3 per cent. Units in these two regions made up nearly half of the total seniors' housing spaces in the province.

Spotlight on...

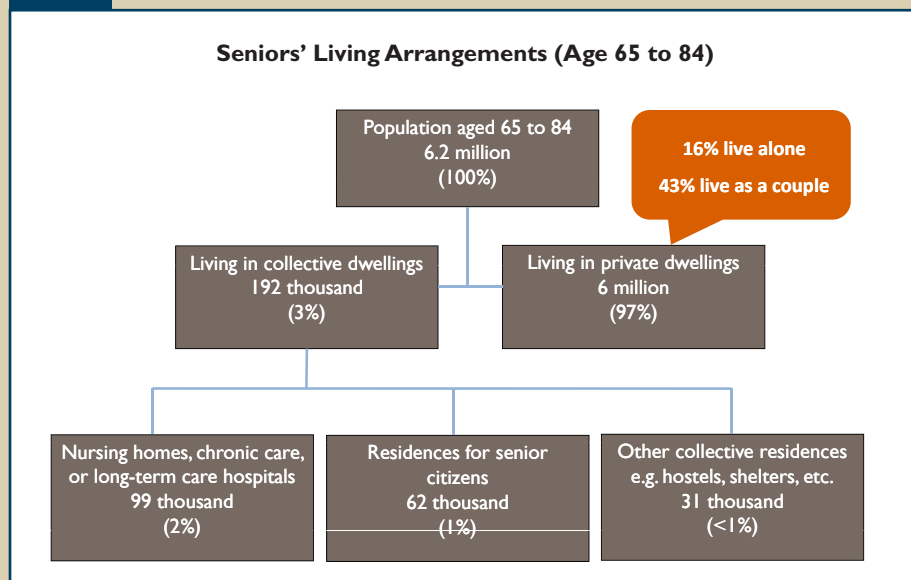
Seniors' Living Arrangements⁴

The 2011 Census shows that the vast majority of Canadian people in the age cohort of 65 to 84 years old continued to live in private dwellings, such as their own homes, with their children, or with other relatives. Of these seniors, 16 per cent were living alone and 43 per cent were living as couples. Only about three per cent were living in collective dwellings, such as nursing homes, care facilities, and congregate housing for seniors.

Among those aged 85 years or older, nearly one-third were living in collective dwellings. Twenty per cent of seniors in this age cohort were living in nursing homes and other health care and related facilities, such as chronic-care or long-term care hospitals. And ten per cent were living in seniors' housing residences, which provide services for independent living or assisted living. About 69 per cent of seniors in this age cohort remained in private dwellings.

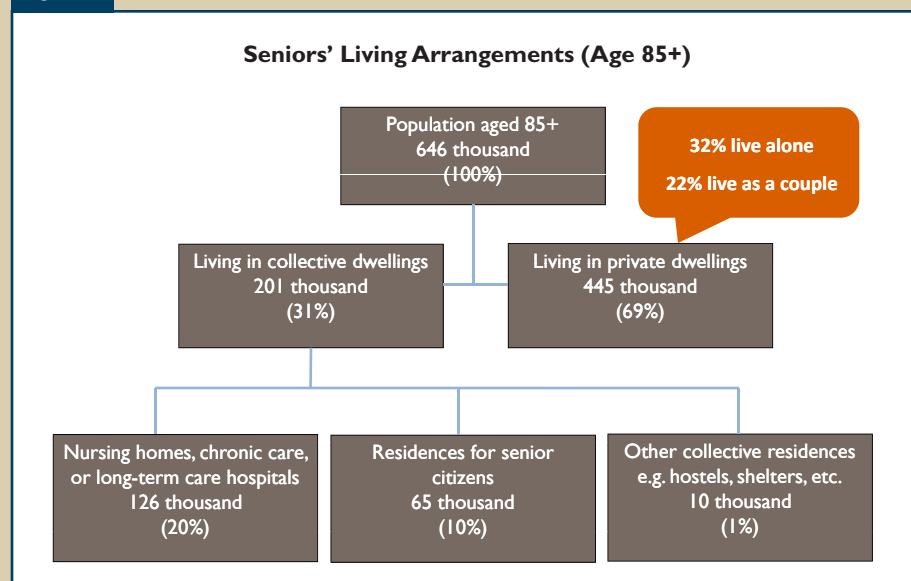
Most seniors prefer to live in private dwellings. However, as the likelihood of needing more care rises with age, they will increasingly adopt living arrangements in collective dwellings.

Figure 6



Source: CMHC, adapted from Census 2011

Figure 6



Source: CMHC, adapted from Census 2011

⁴ Census 2011, Statistics Canada

Primary Geography	Intermediate Geography	Regional Districts	CAs/CMA's
Lower Mainland	Fraser East	Fraser Valley Regional District	Abbotsford-Mission CMA Chilliwack CA
	Fraser North	part of Greater Vancouver Regional District	part of Vancouver CMA, including Burnaby, New Westminster, Coquitlam, Port Moody, Maple Ridge, Pitt Meadows
	Fraser South	part of Greater Vancouver Regional District	part of Vancouver CMA, including Langley, Surrey, White Rock, Delta
	Vancouver Coastal	part of Greater Vancouver Regional District Sunshine Coast Regional District Squamish Lillooet Regional District	part of Vancouver CMA, including Vancouver City, Richmond, North Vancouver, West Vancouver, Bowen Island, Lion's Bay, Belcarra, Anmore, GRVD RDA "A" Squamish CA
Vancouver Island/ Central Coast	Metro Victoria & Gulf Islands	Capital Regional District	Victoria CMA
	Central Vancouver island	Nanaimo Regional District Alberni-Clayoquot Regional District Cowichan Valley Regional District	Nanaimo CA Parksville CA Port Alberni CA Duncan CA
	Courtenay / North Island & Central Coast	Comox Valley Regional District Strathcona Regional District Mount Waddington Regional District	Courtenay CA Campbell River CA
		Powell River Regional District Central Coast Regional District	Powell River CA
Okanagan/Thompson / Shuswap	Central Okanagan	Central Okanagan Regional District	Kelowna CMA
	North Okanagan	North Okanagan Regional District	Vernon CA
	South Okanagan	Okanagan-Similkameen Regional District	Penticton CA
	Thompson/Shuswap	Columbia-Shuswap Regional District Thompson-Nicola Regional District	Salmon Arm Kamloops CA
Other BC	Kootenay	East Kootenay Regional District Central Kootenay Regional District Kootenay Boundary Regional District	Cranbrook CA
	North-Central BC	Peace River Regional District Northern Rockies Regional District Bulkley-Nechako Regional District Stikine Regional District Kitimat-Stikine Regional District Skeena-Queen Charlotte Regional District Cariboo Regional District Fraser-Fort George Regional District	Dawson Creek CA Fort St John CA Terrace CA Prince Rupert CA Williams Lake CA Quesnel CA Prince George CA

TABLES INCLUDED IN THE BRITISH COLUMBIA REGION SENIORS' HOUSING REPORT

Standard Tables	Page
I.1 Vacancy Rate (%) of Independent Living Spaces by Unit Type	10
I.2 Vacancy Rate of Independent Living Spaces (%) by Rent Range (\$)	11
I.3 Vacancy Rate (%) and Average Rents (\$) of Heavy Care Spaces	12
I.4 Universe, Number of Residents Living in Universe and Capture Rate	13
2.1 Universe Total Spaces by Unit Type	14
2.2 Universe by Unit Type	15
2.3 Universe of Independent Living Spaces by Rent Range	17
2.4 Proportion (%) of Structures where Select Services are Available By Structure Size	18
2.5 Proportion (%) of Structures with Access to Selected Amenities By Structure Size	19
3.1 Average Rent (\$) of Independent Living Spaces by Unit Type	20
Optional Tables	
O1 Average Rent (\$) of Independent Living Spaces by Unit Type and Date Residence Opened	21
O2 Universe, Vacancy Rates (%) and Average Rents (\$) for Non-Urban Centres less than 50,000 population	22
O3.1 Universe of Total Spaces and Unit Type	23
O3.2 Vacancy Rates (%) of Total Spaces by Unit Type	24
O3.3 Universe of Total Spaces by Size of Residence	25
O3.4 Vacancy Rate (%) and Universe of Total Spaces by Date Residence Opened	26
O4 Assisted Living Unit Counts by Unit Type	27
O5 Number of Residents, Number of Residents Living Alone and Number of Residents Needing Heavy Care	28

I.1 Vacancy Rates (%) of Independent Living Spaces¹ by Unit Type British Columbia

Centre	Bachelor		One Bedroom		Two Bedroom		Total	
	2012	2013	2012	2013	2012	2013	2012	2013
Lower Mainland	17.4 a	11.6 a	12.7 a	12.6 a	12.0 a	10.0 a	13.7 a	12.1 a
Fraser East	14.2 a	8.6 a	12.7 a	11.1 a	20.8 a	11.3 a	14.6 a	10.7 a
Abbotsford/Mission	**	**	10.1 a	7.6 a	16.2 a	11.0 a	13.3 a	7.8 a
Chilliwack/Hope/Agassiz	7.9 a	10.2 a	18.1 a	17.9 a	26.0 a	11.6 a	16.2 a	14.4 a
Fraser North	23.4 a	14.0 a	14.1 a	13.2 a	9.4 a	7.0 a	16.0 a	12.9 a
Burnaby	16.9 a	13.9 a	9.1 a	8.9 a	**	**	11.9 a	9.9 a
Coq/PtCoq/PtMoody	41.3 a	13.8 a	14.8 a	16.6 a	9.8 a	13.7 a	17.8 a	16.0 a
Maple Ridge/Pitt Meadows	**	**	24.0 a	19.0 a	**	**	27.5 a	19.5 a
New Westminster	**	**	**	**	**	**	**	**
Fraser South	27.6 a	20.1 a	10.7 a	13.0 a	4.1 a	9.2 a	13.4 a	13.9 a
Langley	9.0 a	13.2 a	20.3 a	16.8 a	9.3 a	13.0 a	17.4 a	15.8 a
Surrey/Delta	29.8 a	21.6 a	3.4 a	10.2 a	0.0 a	5.9 a	12.6 a	13.7 a
White Rock/S. Surrey	37.6 a	22.8 a	6.5 a	11.3 a	3.3 a	8.7 a	10.4 a	12.3 a
Vancouver Coastal	4.9 a	4.5 a	13.9 a	12.5 a	16.5 a	11.6 a	11.7 a	10.1 a
Vancouver	5.6 a	1.9 a	16.2 a	5.9 a	18.3 a	11.3 a	12.8 a	4.9 a
Richmond	**	**	**	**	**	**	**	**
North/West Vancouver	**	13.0 a	1.7 a	23.3 a	13.6 a	11.0 a	3.8 a	19.2 a
Coastal Vancouver	**	**	**	**	**	**	**	**
Vancouver Island/ Central Coast	15.0 a	8.9 a	12.0 a	10.4 a	10.4 a	10.6 a	12.4 a	10.1 a
Metro Victoria & Gulf Islands	17.1 a	11.3 a	11.7 a	10.9 a	11.4 a	11.9 a	12.6 a	11.1 a
Saanich, Peninsula & Gulf Islands	23.2 a	9.3 a	14.1 a	16.4 a	17.2 a	14.2 a	16.1 a	14.8 a
Victoria / Esq. /Oak Bay / V. Royal	14.1 a	13.8 a	11.3 a	8.6 a	4.6 a	10.5 a	11.2 a	9.8 a
West Shore	**	**	**	**	**	**	**	**
Central Vancouver Island	15.9 a	2.0 a	14.6 a	10.2 a	11.6 a	11.3 a	14.5 a	8.7 a
Duncan/Cowichan	**	2.7 a	4.5 a	3.3 a	**	**	4.1 a	2.7 a
Parksville/Qualicum	**	**	**	**	**	**	**	**
Port Alberni	**	**	**	**	**	**	**	**
Nanaimo	25.7 a	0.7 a	17.6 a	12.3 a	12.6 a	16.0 a	18.2 a	11.0 a
Courtenay/ North Island/ Central Coast	0.0 a	20.8 a	**	**	**	**	1.4 a	8.8 a
Okanagan/ Thompson/ Shuswap	15.2 a	11.7 a	10.6 a	12.9 a	9.8 a	11.0 a	11.6 a	12.4 a
Central Okanagan	12.3 a	15.9 a	6.5 a	8.8 a	12.1 a	11.4 a	8.1 a	10.4 a
North Okanagan	8.1 a	5.7 a	1.4 a	2.6 a	2.2 a	3.7 a	4.9 a	4.2 a
South Okanagan	39.0 a	25.0 a	19.0 a	20.1 a	8.3 a	15.5 a	20.7 a	20.2 a
Thompson/ Shuswap	15.0 a	8.5 a	13.6 a	18.6 a	14.8 a	13.6 a	14.1 a	14.9 a
Other BC	11.4 a	9.7 a	11.0 a	9.4 a	0.0 a	0.0 a	9.4 a	8.0 a
British Columbia	16.0 a	11.0 a	12.0 a	11.9 a	10.2 a	9.7 a	12.6 a	11.4 a

¹ Nationally these are referred to as Standard Spaces.

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care).

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

1.2 Vacancy Rates (%) of Independent Living Spaces¹ by Rent Range (\$) British Columbia

Centre	Less than \$1,900		\$1,900 - \$2,399		\$2,400 - \$2,899		\$2,900 and more		Total where rents are known	
	2012	2013	2012	2013	2012	2013	2012	2013	2012	2013
Lower Mainland	17.5 a	10.7 a	12.2 a	11.8 a	19.6 a	15.6 a	9.9 a	10.7 a	13.8 a	12.1 a
Fraser East	5.7 a	3.1 a	6.9 a	12.9 a	**	15.6 a	21.3 a	3.9 a	14.6 a	10.7 a
Abbotsford/Mission	**	**	10.1 a	4.9 a	**	14.0 a	**	**	13.3 a	7.8 a
Chilliwack/Hope/Agassiz	8.7 a	5.9 a	4.3 a	19.8 a	**	**	**	**	16.2 a	14.4 a
Fraser North	22.8 a	13.4 a	22.9 a	19.2 a	13.9 a	7.0 a	11.0 a	10.7 a	16.0 a	12.9 a
Burnaby	16.1 a	**	**	12.7 a	**	**	**	**	11.9 a	9.9 a
Coq/PtCoq/PtMoody	**	**	8.8 a	19.0 a	11.0 a	**	16.3 a	16.5 a	17.8 a	16.0 a
Maple Ridge/Pitt Meadows	**	19.0 a	**	**	**	**	**	**	27.5 a	19.5 a
New Westminster	**	**	**	**	**	**	**	**	**	**
Fraser South	35.2 a	29.7 a	16.6 a	11.9 a	19.7 a	16.7 a	4.1 a	9.7 a	13.4 a	13.9 a
Langley	**	**	**	11.8 a	24.8 a	17.5 a	6.2 a	13.6 a	17.4 a	15.8 a
Surrey/Delta	**	**	7.4 a	**	6.8 a	16.7 a	0.0 a	4.5 a	12.6 a	13.7 a
White Rock/S. Surrey	**	**	24.7 a	**	22.5 a	15.2 a	5.1 a	10.8 a	10.4 a	12.3 a
Vancouver Coastal	11.0 a	0.0 a	3.1 a	0.3 a	32.9 a	32.9 a	12.8 a	12.1 a	11.9 a	10.1 a
Vancouver	2.1 a	**	3.7 b	0.0 a	**	**	18.6 a	7.7 a	13.0 a	4.9 a
Richmond	**	**	**	**	**	**	**	**	**	**
North/West Vancouver	**	**	**	**	**	**	3.8 a	19.2 a	3.8 a	19.2 a
Vancouver Coastal	**	**	**	**	**	**	**	**	**	**
Vancouver Island/ Central Coast	16.2 a	4.9 b	7.8 a	4.8 a	12.2 a	9.6 a	13.5 a	12.2 a	12.4 a	9.7 a
Metro Victoria & Gulf Islands	7.5 a	8.5 b	7.5 a	3.8 b	14.9 a	8.2 b	14.0 a	13.1 a	12.6 a	10.3 a
Saanich, Peninsula & Gulf Islands	**	**	8.3 a	0.9 a	14.2 a	7.8 a	18.2 a	17.9 a	16.1 a	14.9 a
Victoria / Esq. /Oak Bay / V. Royal	**	**	12.9 a	12.8 c	16.2 a	9.0 b	8.6 a	6.9 b	11.2 a	8.0 a
West Shore	**	**	**	**	**	**	**	**	**	**
Central Vancouver Island	23.7 a	2.9 a	10.1 a	7.0 a	12.2 a	9.7 a	15.0 a	11.4 a	14.5 a	8.7 a
Duncan/Cowichan	9.5 a	**	**	**	**	**	**	**	4.1 a	2.7 a
Parksville/Qualicum	**	**	**	**	**	**	**	**	**	**
Port Alberni	**	**	**	**	**	**	**	**	**	**
Nanaimo	**	4.5 a	11.3 a	6.2 a	15.4 a	12.4 a	19.1 a	15.0 a	18.2 a	11.0 a
Courtenay/ North Island/ Central Coast	**	**	**	**	**	**	1.2 a	2.4 a	1.4 a	8.8 a
Okanagan/ Thompson/ Shuswap	19.5 a	14.4 a	9.0 a	12.8 a	8.6 a	10.2 a	7.3 a	11.9 a	11.8 a	12.4 a
Central Okanagan	9.0 a	16.1 a	9.1 a	5.6 a	5.6 a	9.7 a	11.8 a	15.6 a	8.1 a	10.6 a
North Okanagan	5.5 b	5.0 b	9.9 b	5.3 b	2.9 c	3.1 b	**	0.0 a	5.5 b	3.9 a
South Okanagan	32.1 a	17.9 a	13.6 a	31.1 a	7.0 a	14.4 a	7.5 a	8.6 a	20.7 a	20.1 a
Thompson/ Shuswap	30.6 a	18.8 a	4.9 a	15.3 a	17.0 a	13.2 a	0.0 a	10.2 a	14.1 a	14.9 a
Other BC	13.7 a	9.3 a	10.4 a	0.8 a	0.0 a	18.7 a	**	17.0 a	9.4 a	8.0 a
British Columbia	17.8 a	11.3 a	9.9 a	9.8 a	13.6 a	12.7 a	10.9 a	11.4 a	12.7 a	11.3 a

¹ Nationally these are referred to as Standard Spaces.

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care). Second person extra charge is also excluded from the calculation.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

1.3 Vacancy Rates (%) and Average Rents (\$) of Heavy Care Spaces¹ British Columbia

Centre	Vacancy Rate		Average Rent	
	2012	2013	2012	2013
Lower Mainland	2.0 a	2.3 a	5,626 a	5,930 a
Fraser East	3.8	5.1	**	4,963 a
Fraser North	0.8	0.8	**	**
Fraser South	1.1 a	1.5 a	5,565 a	5,708 a
Vancouver Coastal	2.6 a	1.6 a	6,361 a	**
Vancouver Island/ Central Coast	1.6 a	1.9 a	5,611 a	5,945 a
Metro Victoria & Gulf Islands	1.6 a	1.2 a	5,747 a	6,191 a
Central Vancouver Island	1.7 a	2.1 a	5,259 a	5,408 a
Courtenay/ North Island/ Central Coast	**	**	**	**
Okanagan/ Thompson/ Shuswap	2.0 a	2.3 a	4,758 a	4,888 a
Other BC	0.0 a	0.0 a	**	**
British Columbia	1.7 a	2.0 a	5,525 a	5,720 a

¹ Non-market heavy care units are excluded from Average Rents, but are included in Vacancy Rate.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

1.4 Universe, Number of Residents Living in Universe and Capture Rate (%)

British Columbia

Centre	Total Number of Spaces	Overall Vacancy Rate		Number of Residences	Number of Residents	Estimated Population Aged 75+ ¹	Capture Rate ² (%)
		2012	2013				
Lower Mainland	13,092	8.2 a	7.4 a	121	12,803 a	191,014	6.7
Fraser East	2,395	8.6 a	7.6 a	22	2,372 a	20,801	11.4
Abbotsford/Mission	1,475	7.3 a	6.5 a	8	1,481 a	11,924	12.4
Chilliwack/Hope/Agassiz	920	11.0 a	9.2 a	14	891 a	8,877	10.0
Fraser North	2,712	10.6 a	8.8 a	25	2,608 a	35,481	7.4
Fraser South	4,180	7.7 a	7.9 a	35	4,072 a	59,056	6.9
Langley	981	13.4 a	12.6 a	10	920 a	11,449	8.0
Surrey/Delta	1,528	6.4 a	6.5 a	12	1,505 a	34,827	4.3
White Rock/S. Surrey	1,671	5.5 a	6.3 a	13	1,647 a	12,780	12.9
Vancouver Coastal	3,805	6.9 a	5.7 a	39	3,751 a	75,676	5.0
Vancouver Island/ Central Coast	7,097	7.3 a	6.4 a	81	7,030 a	67,951	10.3
Metro Victoria & Gulf Islands	3,769	8.1 a	7.5 a	43	3,719 a	32,741	11.4
Central Vancouver Island	2,708	7.5 a	4.9 a	30	2,682 a	25,765	10.4
Courtenay/ North Island/ Central Coast	620	1.6 a	6.0 a	8	629 a	9,445	6.7
Okanagan/ Thompson/ Shuswap	5,992	7.9 a	8.8 a	83	5,793 a	54,014	10.7
Central Okanagan	2,227	5.7 a	7.3 a	25	2,211 a	17,135	12.9
North Okanagan	964	3.3 a	3.0 a	14	983 a	8,053	12.2
South Okanagan	1,496	11.6 a	11.6 a	19	1,396 a	11,218	12.4
Thompson/ Shuswap	1,305	10.6 a	12.3 a	25	1,203 a	17,608	6.8
Other BC	2,145	3.8 a	4.0 a	41	2,097 a	26,989	7.8
British Columbia	28,326	7.6 a	7.2 a	326	27,723 a	339,968	8.2

¹ Source: Current Population Estimates, P.E.O.P.L.E. 2012, BC Statistics.

² The capture rate is the proportion of the population aged 75 and over living in the survey universe.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

2.1 Universe of Total Spaces by Unit Type

British Columbia

Centre	Bachelor	One Bedroom	Two Bedroom	Total
Lower Mainland	5,805	6,436	851	13,092
Fraser East	1,054	1,111	230	2,395
Fraser North	1,146	1,438	128	2,712
Fraser South	1,872	2,014	294	4,180
Vancouver Coastal	1,733	1,873	199	3,805
Vancouver Island/ Central Coast	3,081	3,507	509	7,097
Metro Victoria & Gulf Islands	1,379	2,088	302	3,769
Central Vancouver Island	1,429	1,129	150	2,708
Courtenay/ North Island/ Central Coast	273	290	57	620
Okanagan/ Thompson/ Shuswap	2,487	3,002	503	5,992
Central Okanagan	800	1,243	184	2,227
North Okanagan	504	351	109	964
South Okanagan	665	711	120	1,496
Thompson/ Shuswap	518	697	90	1,305
Other BC	1,091	912	142	2,145
British Columbia	12,464	13,857	2,005	28,326

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

2.2 Universe by Unit Type

British Columbia

Centre	Bachelor	One Bedroom	Two Bedroom	Total
Lower Mainland	5,805	6,436	851	13,092
Independent Living Spaces ¹	1,522	4,758	851	7,131
Non-Market Spaces(Independent Living)	886	1,668	-	2,554
Heavy Care Spaces	3,396	10	-	3,406
All Other Spaces	1	-	-	1
Fraser East	1,054	1,111	230	2,395
Independent Living Spaces ¹	222	845	230	1,297
Non-Market Spaces(Independent Living)	27	266	-	293
Heavy Care Spaces	805	-	-	805
All Other Spaces	-	-	-	-
Fraser North	1,146	1,438	128	2,712
Independent Living Spaces ¹	321	1,215	128	1,664
Non-Market Spaces(Independent Living)	212	223	-	435
Heavy Care Spaces	613	-	-	613
All Other Spaces	-	-	-	-
Fraser South	1,872	2,014	294	4,180
Independent Living Spaces ¹	442	1,512	294	2,248
Non-Market Spaces(Independent Living)	327	492	-	819
Heavy Care Spaces	1,103	10	-	1,113
All Other Spaces	-	-	-	-
Vancouver Coastal	1,733	1,873	199	3,805
Independent Living Spaces ¹	537	1,186	199	1,922
Non-Market Spaces(Independent Living)	320	687	-	1,007
Heavy Care Spaces	875	-	-	875
All Other Spaces	1	-	-	1
Vancouver Island/ Central Coast	3,081	3,507	509	7,097
Independent Living Spaces ¹	721	2,612	500	3,833
Non-Market Spaces(Independent Living)	459	883	9	1,351
Heavy Care Spaces	1,901	9	-	1,910
All Other Spaces	-	3	-	3
Metro Victoria & Gulf Islands	1,379	2,088	302	3,769
Independent Living Spaces ¹	393	1,583	295	2,271
Non-Market Spaces(Independent Living)	228	497	7	732
Heavy Care Spaces	758	5	-	763
All Other Spaces	-	3	-	3
Central Vancouver Island	1,429	1,129	150	2,708
Independent Living Spaces ¹	256	861	150	1,267
Non-Market Spaces(Independent Living)	166	264	-	430
Heavy Care Spaces	1,007	4	-	1,011
All Other Spaces	-	-	-	-

continued

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

2.2 Universe by Unit Type

British Columbia

Centre	Bachelor	One Bedroom	Two Bedroom	Total
Courtenay/ North Island/ Central Coast	273	290	57	620
Independent Living Spaces ¹	72	168	55	295
Non-Market Spaces(Independent Living)	65	122	2	189
Heavy Care Spaces	136	-	-	136
All Other Spaces	-	-	-	-
Okanagan/ Thompson/ Shuswap	2,487	3,002	503	5,992
Independent Living Spaces ¹	966	2,368	491	3,825
Non-Market Spaces(Independent Living)	253	633	12	898
Heavy Care Spaces	1,264	-	-	1,264
All Other Spaces	4	1	-	5
Central Okanagan	800	1,243	184	2,227
Independent Living Spaces ¹	270	1,081	184	1,535
Non-Market Spaces(Independent Living)	13	162	-	175
Heavy Care Spaces	517	-	-	517
All Other Spaces	-	-	-	-
North Okanagan	504	351	109	964
Independent Living Spaces ¹	299	229	109	637
Non-Market Spaces(Independent Living)	9	122	-	131
Heavy Care Spaces	196	-	-	196
All Other Spaces	-	-	-	-
South Okanagan	665	711	120	1,496
Independent Living Spaces ¹	116	546	110	772
Non-Market Spaces(Independent Living)	158	164	10	332
Heavy Care Spaces	387	-	-	387
All Other Spaces	4	1	-	5
Thompson/ Shuswap	518	697	90	1,305
Independent Living Spaces ¹	281	512	88	881
Non-Market Spaces(Independent Living)	73	185	2	260
Heavy Care Spaces	164	-	-	164
All Other Spaces	-	-	-	-
Other BC	1,091	912	142	2,145
Independent Living Spaces ¹	154	577	132	863
Non-Market Spaces(Independent Living)	325	335	10	670
Heavy Care Spaces	612	-	-	612
All Other Spaces	-	-	-	-
British Columbia	12,464	13,857	2,005	28,326
Independent Living Spaces ¹	3,363	10,315	1,974	15,652
Non-Market Spaces(Independent Living)	1,923	3,519	31	5,473
Heavy Care Spaces	7,173	19	-	7,192
All Other Spaces	5	4	-	9

¹ Nationally these are referred to as Standard Spaces.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

2.3 Universe of Independent Living Spaces¹ by Rent Range (\$) British Columbia

Centre	Less than \$1,900	\$1,900 - \$2,399	\$2,400 - \$2,899	\$2,900 and more
	% of Total ²	% of Total ²	% of Total ²	% of Total ²
Lower Mainland	13.5 a	17.9 a	23.5 a	45.0 a
Fraser East	25.1 a	30.4 a	36.6 a	7.9 a
Fraser North	20.6 a	26.0 a	16.4 a	37.0 a
Fraser South	7.0 a	6.0 a	37.8 a	49.2 a
Vancouver Coastal	7.3 a	16.5 a	4.1 a	72.1 a
Vancouver Island/ Central Coast	9.4 a	14.1 a	31.8 a	44.7 a
Metro Victoria & Gulf Islands	6.2 a	16.4 a	19.2 a	58.2 a
Central Vancouver Island	16.3 a	13.5 a	44.6 a	25.6 a
Courtenay/ North Island/ Central Coast	3.4 a	**	67.8 a	28.8 a
Okanagan/ Thompson/ Shuswap	27.6 a	31.7 a	25.9 a	14.8 a
Central Okanagan	18.2 a	37.7 a	22.7 a	21.3 a
North Okanagan	42.1 a	15.5 a	31.5 a	10.9 a
South Okanagan	38.8 a	29.1 a	22.8 a	9.2 a
Thompson/ Shuswap	23.7 a	34.9 a	30.3 a	11.1 a
Other BC	24.8 a	46.2 a	23.5 a	5.4 a
British Columbia	16.6 a	21.9 a	26.1 a	35.4 a

Figures exclude semi-private and ward units.

¹ Nationally these are referred to as Standard Spaces.

² % is based on those spaces where the rent is known.

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care).

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

2.4 Proportion (%) of Structures where Select Services are Available¹ by Structure Size British Columbia

Centre	Meals					On-Site Medical Services	Registered Nurse onsite ²	24-hour call bell	Pharmacy
	Optional	# included in rent							
		1	2	3					
Lower Mainland	0.0 a	8.3 a	38.8 a	52.9 a	40.5 a	25.6 a	95.9 a	5.0 a	
10 - 49	0.0 a	8.0 a	20.0 a	72.0 a	16.0 a	8.0 a	92.0 a	0.0 a	
50 - 89	0.0 a	6.5 a	58.1 a	35.5 a	32.3 a	12.9 a	90.3 a	3.2 a	
90 or more	0.0 a	9.2 a	36.9 a	53.8 a	53.8 a	38.5 a	100.0 a	7.7 a	
Fraser East	0.0 a	9.1 a	31.8 a	59.1 a	40.9 a	27.3 a	90.9 a	9.1 a	
10 - 49	0.0 a	0.0 a	14.3 a	85.7 a	14.3 a	14.3 a	85.7 a	0.0 a	
50 - 89	0.0 a	0.0 a	40.0 a	60.0 a	40.0 a	20.0 a	80.0 a	0.0 a	
90 or more	0.0 a	20.0 a	40.0 a	40.0 a	60.0 a	40.0 a	100.0 a	20.0 a	
Fraser North	0.0 a	0.0 a	48.0 a	52.0 a	32.0 a	16.0 a	96.0 a	8.0 a	
10 - 49	0.0 a	0.0 a	40.0 a	60.0 a	20.0 a	0.0 a	100.0 a	0.0 a	
50 - 89	0.0 a	0.0 a	71.4 a	28.6 a	14.3 a	0.0 a	85.7 a	0.0 a	
90 or more	0.0 a	0.0 a	38.5 a	61.5 a	46.2 a	30.8 a	100.0 a	15.4 a	
Fraser South	0.0 a	2.9 a	40.0 a	57.1 a	48.6 a	25.7 a	100.0 a	2.9 a	
10 - 49	0.0 a	0.0 a	0.0 a	100.0 a	16.7 a	0.0 a	100.0 a	0.0 a	
50 - 89	0.0 a	16.7 a	50.0 a	33.3 a	50.0 a	33.3 a	100.0 a	0.0 a	
90 or more	0.0 a	0.0 a	47.8 a	52.2 a	56.5 a	30.4 a	100.0 a	4.3 a	
Vancouver Coastal	0.0 a	17.9 a	35.9 a	46.2 a	38.5 a	30.8 a	94.9 a	2.6 a	
10 - 49	0.0 a	28.6 a	28.6 a	42.9 a	14.3 a	14.3 a	85.7 a	0.0 a	
50 - 89	0.0 a	7.7 a	61.5 a	30.8 a	30.8 a	7.7 a	92.3 a	7.7 a	
90 or more	0.0 a	21.1 a	21.1 a	57.9 a	52.6 a	52.6 a	100.0 a	0.0 a	
Vancouver Island/ Central Coast	0.0 b	12.5 a	37.5 a	50.0 a	22.4 a	20.1 a	93.8 a	1.2 a	
10 - 49	0.0 b	19.3 a	35.7 a	45.0 a	16.3 d	13.1 c	84.1 a	0.0 b	
50 - 89	0.0 c	5.8 a	35.2 a	59.0 a	17.4 a	5.8 a	100.0 a	0.0 c	
90 or more	0.0 c	9.4 b	40.5 a	50.1 a	31.0 a	34.4 a	100.0 a	3.1 a	
Metro Victoria & Gulf Islands	0.0 b	9.5 b	45.1 a	45.3 a	16.6 d	19.2 d	95.3 a	0.0 b	
10 - 49	0.0 c	14.3 d	57.1 a	28.6 d	14.6 d	14.6 d	86.1 a	0.0 c	
50 - 89	**	**	45.1 a	54.9 a	17.9 a	8.9 a	100.0 a	**	
90 or more	0.0 c	11.7 d	**	53.0 a	17.5 d	29.5 d	100.0 a	0.0 c	
Central Vancouver Island	0.0 a	16.7 a	26.7 a	56.7 a	33.3 a	20.0 a	93.3 a	3.3 a	
10 - 49	0.0 a	23.1 a	15.4 a	61.5 a	23.1 a	7.7 a	84.6 a	0.0 a	
50 - 89	0.0 a	20.0 a	0.0 a	80.0 a	20.0 a	0.0 a	100.0 a	0.0 a	
90 or more	0.0 a	8.3 a	50.0 a	41.7 a	50.0 a	41.7 a	100.0 a	8.3 a	
Courtenay/ North Island/ Central Coast	0.0 a	12.5 a	37.5 a	50.0 a	12.5 a	25.0 a	87.5 a	0.0 a	
10 - 49	0.0 a	25.0 a	25.0 a	50.0 a	0.0 a	25.0 a	75.0 a	0.0 a	
50 - 89	**	**	**	**	**	**	**	**	
90 or more	**	**	**	**	**	**	**	**	
Okanagan/ Thompson/ Shuswap	0.0 a	9.6 a	36.1 a	54.2 a	26.5 a	16.9 a	89.2 a	1.2 a	
10 - 49	0.0 a	5.6 a	36.1 a	58.3 a	16.7 a	8.3 a	80.6 a	0.0 a	
50 - 89	0.0 a	10.5 a	42.1 a	47.4 a	26.3 a	15.8 a	94.7 a	0.0 a	
90 or more	0.0 a	14.3 a	32.1 a	53.6 a	39.3 a	28.6 a	96.4 a	3.6 a	
Other BC	0.0 a	26.8 a	51.2 a	22.0 a	12.2 a	7.3 a	95.1 a	0.0 a	
10 - 49	0.0 a	14.8 a	59.3 a	25.9 a	11.1 a	3.7 a	92.6 a	0.0 a	
50 - 89	**	**	**	**	**	**	**	**	
90 or more	0.0 a	37.5 a	37.5 a	25.0 a	0.0 a	25.0 a	100.0 a	0.0 a	
British Columbia	0.0 b	12.0 a	39.4 a	48.6 a	28.9 a	19.7 a	93.6 a	2.5 a	
10 - 49	0.0 b	11.8 a	37.9 a	50.4 a	15.2 a	8.5 a	86.6 a	0.0 b	
50 - 89	0.0 b	12.3 a	46.5 a	41.2 a	27.3 a	10.9 a	94.5 a	1.4 a	
90 or more	0.0 b	12.0 a	36.8 a	51.1 a	42.0 a	34.6 a	99.3 a	5.2 a	

¹ Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

² Registered Nurse on site means a RN, not a RPN or LPN.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

2.5 Proportion (%) of Structures with Access to Selected Amenities¹ by Structure Size British Columbia

Centre	Transport- ation Services	Swimming Pool	Hot Tub - Spa	Movie Theatre	Exercise Facilities	Internet
Lower Mainland	46.3 a	5.0 a	22.3 a	28.9 a	58.7 a	76.0 a
10 - 49	20.0 a	0.0 a	12.0 a	4.0 a	24.0 a	40.0 a
50 - 89	35.5 a	0.0 a	9.7 a	22.6 a	48.4 a	71.0 a
90 or more	61.5 a	9.2 a	32.3 a	41.5 a	76.9 a	92.3 a
Fraser East	59.1 a	4.5 a	4.5 a	22.7 a	45.5 a	63.6 a
10 - 49	28.6 a	0.0 a	14.3 a	14.3 a	14.3 a	28.6 a
50 - 89	80.0 a	0.0 a	0.0 a	20.0 a	60.0 a	60.0 a
90 or more	70.0 a	10.0 a	0.0 a	30.0 a	60.0 a	90.0 a
Fraser North	32.0 a	8.0 a	16.0 a	28.0 a	56.0 a	72.0 a
10 - 49	0.0 a	0.0 a	0.0 a	0.0 a	40.0 a	40.0 a
50 - 89	14.3 a	0.0 a	0.0 a	42.9 a	42.9 a	71.4 a
90 or more	53.8 a	15.4 a	30.8 a	30.8 a	69.2 a	84.6 a
Fraser South	48.6 a	5.7 a	28.6 a	34.3 a	71.4 a	97.1 a
10 - 49	50.0 a	0.0 a	16.7 a	0.0 a	50.0 a	83.3 a
50 - 89	50.0 a	0.0 a	0.0 a	16.7 a	50.0 a	100.0 a
90 or more	47.8 a	8.7 a	39.1 a	47.8 a	82.6 a	100.0 a
Vancouver Coastal	46.2 a	2.6 a	30.8 a	28.2 a	56.4 a	66.7 a
10 - 49	0.0 a	0.0 a	14.3 a	0.0 a	0.0 a	14.3 a
50 - 89	23.1 a	0.0 a	23.1 a	15.4 a	46.2 a	61.5 a
90 or more	78.9 a	5.3 a	42.1 a	47.4 a	84.2 a	89.5 a
Vancouver Island/ Central Coast	38.8 a	2.5 b	11.4 a	17.6 a	50.1 a	78.6 a
10 - 49	9.7 b	0.0 b	3.2 a	0.0 b	19.1 a	67.6 a
50 - 89	41.3 a	0.0 c	5.8 a	11.9 d	47.4 a	76.2 a
90 or more	65.5 a	6.3 c	22.3 d	37.6 a	81.4 a	90.6 a
Metro Victoria & Gulf Islands	42.8 a	2.4 c	16.9 d	21.5 a	57.1 a	80.7 a
10 - 49	14.3 d	0.0 c	0.0 c	0.0 c	13.9 a	71.1 a
50 - 89	**	**	8.9 a	**	63.8 a	72.3 a
90 or more	70.2 a	**	**	41.3 a	88.3 a	94.0 a
Central Vancouver Island	36.7 a	3.3 a	3.3 a	10.0 a	43.3 a	73.3 a
10 - 49	7.7 a	0.0 a	0.0 a	0.0 a	23.1 a	61.5 a
50 - 89	60.0 a	0.0 a	0.0 a	0.0 a	20.0 a	80.0 a
90 or more	58.3 a	8.3 a	8.3 a	25.0 a	75.0 a	83.3 a
Courtenay/ North Island/ Central Coast	25.0 a	0.0 a	12.5 a	25.0 a	37.5 a	87.5 a
10 - 49	0.0 a	0.0 a	25.0 a	0.0 a	25.0 a	75.0 a
50 - 89	**	**	**	**	**	**
90 or more	**	**	**	**	**	**
Okanagan/ Thompson/ Shuswap	39.8 a	3.6 a	14.5 a	18.1 a	44.6 a	67.5 a
10 - 49	22.2 a	0.0 a	8.3 a	2.8 a	13.9 a	55.6 a
50 - 89	36.8 a	5.3 a	15.8 a	10.5 a	52.6 a	68.4 a
90 or more	64.3 a	7.1 a	21.4 a	42.9 a	78.6 a	82.1 a
Other BC	26.8 a	0.0 a	17.1 a	4.9 a	46.3 a	36.6 a
10 - 49	3.7 a	0.0 a	0.0 a	0.0 a	18.5 a	40.7 a
50 - 89	**	**	**	**	**	**
90 or more	62.5 a	0.0 a	50.0 a	12.5 a	100.0 a	37.5 a
British Columbia	40.3 a	3.4 a	16.9 a	20.3 a	51.4 a	69.5 a
10 - 49	14.3 a	0.0 b	5.9 a	1.7 a	18.4 a	52.1 a
50 - 89	41.1 a	1.4 a	13.7 a	16.5 a	53.5 a	67.1 a
90 or more	63.1 a	7.5 a	28.7 a	39.1 a	79.7 a	86.5 a

¹ Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

3.1 Average Rent (\$) of Independent Living Spaces¹ by Unit Type British Columbia

Centre	Bachelor	One Bedroom	Two Bedroom	Total
Lower Mainland	2,324 ^a	3,043 ^a	3,953 ^a	2,998 ^a
Fraser East	1,817 ^a	2,191 ^a	2,847 ^a	2,243 ^a
Abbotsford/Mission	**	2,164 ^a	2,911 ^a	2,285 ^a
Chilliwack/Hope/Agassiz	1,700 ^a	2,242 ^a	2,779 ^a	2,190 ^a
Fraser North	1,881 ^a	2,605 ^a	3,809 ^a	2,558 ^a
Burnaby	1,620 ^a	2,363 ^a	**	2,223 ^a
Coq/PtCoq/PtMoody	2,073 ^a	3,028 ^a	3,987 ^a	3,004 ^a
Maple Ridge/Pitt Meadows	**	2,172 ^a	**	2,250 ^a
New Westminster	**	**	**	**
Fraser South	2,201 ^a	3,000 ^a	3,815 ^a	2,950 ^a
Langley	2,478 ^a	2,775 ^a	3,497 ^a	2,837 ^a
Surrey/Delta	2,004 ^a	2,847 ^a	3,626 ^a	2,655 ^a
White Rock/S. Surrey	2,482 ^a	3,289 ^a	4,370 ^a	3,321 ^a
Vancouver Coastal	2,898 ^a	4,153 ^a	5,529 ^a	3,945 ^a
Vancouver	2,483 ^a	4,080 ^a	5,727 ^a	3,628 ^a
Richmond	**	**	**	**
North/West Vancouver	4,410 ^a	5,167 ^a	6,046 ^a	5,144 ^a
Coastal Vancouver	**	**	**	**
Vancouver Island/ Central Coast	2,045 ^a	2,974 ^a	3,909 ^a	2,918 ^a
Metro Victoria & Gulf Islands	2,171 ^a	3,194 ^a	4,337 ^a	3,159 ^a
Saanich, Peninsula & Gulf Islands	2,505 ^a	3,353 ^a	4,454 ^a	3,398 ^a
Victoria / Esq. /Oak Bay / V. Royal	1,966 ^a	3,233 ^a	4,463 ^a	3,093 ^a
West Shore	**	**	**	**
Central Vancouver Island	1,754 ^a	2,621 ^a	3,312 ^a	2,527 ^a
Duncan/Cowichan	1,569 ^a	2,574 ^a	**	2,265 ^a
Parksville/Qualicum	**	**	**	**
Port Alberni	**	**	**	**
Nanaimo	1,777 ^a	2,595 ^a	3,434 ^a	2,570 ^a
Courtenay/ North Island/ Central Coast	2,399 ^a	**	**	2,846 ^a
Okanagan/ Thompson/ Shuswap	1,674 ^a	2,309 ^a	3,157 ^a	2,248 ^a
Central Okanagan	1,727 ^a	2,350 ^a	3,532 ^a	2,359 ^a
North Okanagan	1,481 ^a	2,447 ^a	3,026 ^a	2,064 ^a
South Okanagan	1,727 ^a	2,062 ^a	2,839 ^a	2,127 ^a
Thompson/ Shuswap	1,810 ^a	2,427 ^a	3,038 ^a	2,291 ^a
Other BC	1,597 ^a	2,115 ^a	2,653 ^a	2,105 ^a
British Columbia	2,045^a	2,804^a	3,668^a	2,747^a

¹ Nationally these are referred to as Standard Spaces.

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care).

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

OI Average Rent (\$) of Independent Living Spaces¹
by Unit Type and Date Residence Opened
British Columbia

Centre	Before 1990	1990-1999	2000 or later	Total
Lower Mainland	3,009 a	2,433 a	3,147 a	2,998 a
Bachelor	2,244 a	1,791 a	2,544 a	2,324 a
One Bedroom	3,377 a	2,482 a	3,127 a	3,043 a
Two Bedroom	4,907 b	3,563 a	3,883 a	3,953 a
Vancouver Island/ Central Coast	2,870 a	2,908 a	2,946 a	2,918 a
Bachelor	1,807 a	2,263 a	2,083 a	2,045 a
One Bedroom	3,132 a	2,992 a	2,902 a	2,974 a
Two Bedroom	4,264 a	3,669 a	3,929 a	3,909 a
Okanagan/ Thompson/ Shuswap	1,578 a	2,294 a	2,345 a	2,248 a
Bachelor	1,231 a	1,776 a	1,815 a	1,674 a
One Bedroom	1,892 a	2,283 a	2,364 a	2,309 a
Two Bedroom	**	3,030 a	3,249 a	3,157 a
Other BC	**	**	2,122 a	2,105 a
Bachelor	**	**	1,631 a	1,597 a
One Bedroom	**	**	2,115 a	2,115 a
Two Bedroom	**	**	2,653 a	2,653 a
British Columbia	2,742 a	2,533 a	2,814 a	2,747 a
Bachelor	1,923 a	1,947 a	2,166 a	2,045 a
One Bedroom	3,101 a	2,570 a	2,803 a	2,804 a
Two Bedroom	4,454 a	3,384 a	3,643 a	3,668 a

¹ Nationally these are referred to as Standard Spaces.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

**O2 Universe, Vacancy Rates (%) and Average Rents (\$)
for Non-Urban Centres less than 50,000 population
British Columbia**

	Lower Mainland	Vancouver Island/ Central Coast	Okanagan/ Thompson/ Shuswap	Other BC	Total
Universe					
Independent Living Spaces ¹					2,335
Other					3,213
Total	367	1,370	1,999	1,812	5,548
Universe of Spaces					
Bachelor					2,709
One-Bedroom					2,511
Two-Bedroom					328
Total	367	1,370	1,999	1,812	5,548
Total Vacancy Rate					
Bachelor					3.7 a
One-Bedroom					10.6 a
Two-Bedroom					7.0 a
Total	12.8 a	1.4 a	12.7 a	3.9 a	7 a
Independent Living ¹ Vacancy Rate					
Bachelor					11.5 a
One-Bedroom					16.3 a
Two-Bedroom					7.5 a
Total	39.2 a	2.3 a	19.7 a	8.3 a	14.1 a
Independent Living ¹ Spaces Rent					
Bachelor					1,632 a
One-Bedroom					2,151 a
Two-Bedroom					2,743 a
Total	2,190 a	2,407 a	2,079 a	2,026 a	2,121 a

¹ Nationally these are referred to as Standard Spaces.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

O3.1 Universe of Total Spaces¹ by Unit Type British Columbia

Centre	Bachelor	One Bedroom	Two Bedroom	Total
Lower Mainland	17,814	6,436	851	25,101
Fraser East	1,889	1,111	230	3,230
Fraser North	3,637	1,438	128	5,203
Fraser South	4,576	2,014	294	6,884
Vancouver Coastal	7,712	1,873	199	9,784
Vancouver Island/ Central Coast	7,216	3,507	509	11,232
Metro Victoria & Gulf Islands	3,685	2,088	302	6,075
Central Vancouver Island	2,518	1,129	150	3,797
Courtenay / North Island / Central Coast	1,013	290	57	1,360
Okanagan/ Thompson/ Shuswap	5,242	3,002	503	8,747
Central Okanagan	1,682	1,243	184	3,109
North Okanagan	912	351	109	1,372
South Okanagan	1,254	711	120	2,085
Thompson/ Shuswap	1,394	697	90	2,181
Other BC	2,802	912	142	3,856
British Columbia	33,074	13,857	2,005	48,936

¹Information above includes all heavy care units - both those heavy care units located within seniors' complexes with independent living suites and also those located in residences which offer heavy care to 100% of units (such as nursing homes, long term care homes, extended care homes and multi-level care homes)

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

O3.2 Vacancy Rates (%) of Total Spaces¹ by Unit Type British Columbia

Centre	Bachelor	One Bedroom	Two Bedroom	Total
Lower Mainland	2.4 a	9.5 a	10.0 a	4.5 a
Fraser East	3.2 a	8.5 a	11.3 a	5.6 a
Fraser North	3.3 a	11.5 a	7.0 a	5.6 a
Fraser South	2.7 a	9.9 a	9.2 a	5.1 a
Vancouver Coastal	1.6 a	8.2 a	11.6 a	3.1 a
Vancouver Island/ Central Coast	2.2 a	7.8 a	10.2 a	4.3 a
Metro Victoria & Gulf Islands	2.5 a	8.3 a	11.3 a	4.9 a
Central Vancouver Island	1.5 a	8.0 a	11.3 a	3.8 a
Courtenay/ North Island/ Central Coast	2.6 a	3.4 a	1.8 a	2.7 a
Okanagan/ Thompson/ Shuswap	4.0 a	10.6 a	10.7 a	6.7 a
Central Okanagan	3.3 a	7.6 a	11.4 a	5.5 a
North Okanagan	1.9 a	2.3 a	3.7 a	2.1 a
South Okanagan	4.1 a	15.6 a	14.2 a	8.6 a
Thompson/ Shuswap	6.2 a	14.9 a	13.3 a	9.3 a
Other BC	1.7 a	6.6 a	0.0 a	2.8 a
British Columbia	2.5 a	9.1 a	9.5 a	4.7 a

¹Information above includes all heavy care units - both those heavy care units located within seniors' complexes with independent living suites and also those located in residences which offer heavy care to 100% of units (such as nursing homes, long term care homes, extended care homes and multi-level care homes)

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

O3.3 Universe of Total Spaces¹ by Size of Residence British Columbia

Centre	< 50 Spaces		50 - 99 Spaces		100 + Spaces		Median
	Number of Residences	Total Spaces	Number of Residences	Total Spaces	Number of Residences	Total Spaces	Residence Size
Lower Mainland	34	935	78	5,767	116	18,399	100
Fraser East	11	317	13	992	10	1,921	77
Fraser North	6	156	15	1,041	25	4,006	110
Fraser South	8	148	17	1,332	34	5,404	119
Vancouver Coastal	9	314	33	2,402	47	7,068	100
Vancouver Island/ Central Coast	61	1,217	39	2,724	47	7,291	62
Metro Victoria & Gulf Islands	26	584	22	1,492	26	3,999	68
Central Vancouver Island	24	462	12	862	15	2,473	60
Courtenay/ North Island/ Central Coast	11	171	5	370	6	819	47
Okanagan/ Thompson/ Shuswap	46	926	36	2,681	36	5,140	72
Central Okanagan	10	125	6	431	17	2,553	102
North Okanagan	8	209	7	569	5	594	75
South Okanagan	9	184	12	859	7	1,042	75
Thompson/ Shuswap	19	408	11	822	7	951	47
Other BC	43	887	20	1,430	11	1,539	36
British Columbia	184	3,965	173	12,602	210	32,369	76

¹Information above includes all heavy care units - both those heavy care units located within seniors' complexes with independent living suites and also those located in residences which offer heavy care to 100% of units (such as nursing homes, long term care homes, extended care homes and multi-level care homes)

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

O3.4 Vacancy Rate (%) and Universe of Total Spaces¹ by Date Residence Opened British Columbia

Centre	Before 2001		2001 or later		Total	
	Vacancy Rate	Universe	Vacancy Rate	Universe	Vacancy Rate	Universe
Lower Mainland	3.6 a	15,695	5.9 a	9,406	4.5 a	25,101
Fraser East	4.1 a	2,138	8.6 a	1,092	5.6 a	3,230
Fraser North	4.5 a	3,420	7.7 a	1,783	5.6 a	5,203
Fraser South	5.9 a	3,456	4.2 a	3,428	5.1 a	6,884
Vancouver Coastal	1.9 a	6,681	5.6 a	3,103	3.1 a	9,784
Vancouver Island/ Central Coast	4.4 a	6,015	4.1 a	5,217	4.3 a	11,232
Metro Victoria & Gulf Islands	4.4 a	3,916	6.0 a	2,159	4.9 a	6,075
Central Vancouver Island	5.0 a	1,451	3.1 a	2,346	3.8 a	3,797
Courtenay/ North Island/ Central Coast	3.7 a	648	1.8 a	712	2.7 a	1,360
Okanagan/ Thompson/ Shuswap	5.2 a	4,383	8.2 a	4,364	6.7 a	8,747
Central Okanagan	5.5 a	2,110	5.5 a	999	5.5 a	3,109
North Okanagan	2.8 a	826	1.1 a	546	2.1 a	1,372
South Okanagan	5.4 a	859	10.9 a	1,226	8.6 a	2,085
Thompson/ Shuswap	6.8 a	588	10.2 a	1,593	9.3 a	2,181
Other BC	1.7 a	1,563	3.5 a	2,293	2.8 a	3,856
British Columbia	3.9 a	27,656	5.7 a	21,280	4.7 a	48,936

¹Information above includes all heavy care units - both those heavy care units located within seniors' complexes with independent living suites and also those located in residences which offer heavy care to 100% of units (such as nursing homes, long term care homes, extended care homes and multi-level care homes)

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

O4 Assisted Living¹ Unit Counts by Unit Type British Columbia

Centre	Business Type	Funded	Private Pay	Total Assisted Living ¹
Lower Mainland	Non-Profit	1,471 ^a	453 ^a	1,924 ^a
	Profit	531 ^a	1,056 ^a	1,587 ^a
Fraser East	Non-Profit	184 ^a	34 ^a	218 ^a
	Profit	110 ^a	171 ^a	281 ^a
Fraser North	Non-Profit	254 ^a	21 ^a	275 ^a
	Profit	95 ^a	217 ^a	312 ^a
Fraser South	Non-Profit	332 ^a	195 ^a	527 ^a
	Profit	210 ^a	333 ^a	543 ^a
Vancouver Coastal	Non-Profit	701 ^a	203 ^a	904 ^a
	Profit	116 ^a	335 ^a	451 ^a
Vancouver Island/ Central Coast	Non-Profit	656 ^b	148 ^c	804 ^b
	Profit	304 ^b	413 ^a	717 ^b
Metro Victoria & Gulf Islands	Non-Profit	385 ^b	**	429 ^c
	Profit	**	135 ^c	269 ^c
Central Vancouver Island	Non-Profit	117 ^a	104 ^a	221 ^a
	Profit	168 ^a	199 ^a	367 ^a
Courtenay/ North Island/ Central Coast	Non-Profit	154 ^a	**	154 ^a
	Profit	2 ^a	79 ^a	81 ^a
Okanagan/ Thompson/ Shuswap	Non-Profit	449 ^a	31 ^a	480 ^a
	Profit	241 ^a	774 ^a	1,015 ^a
Central Okanagan	Non-Profit	120 ^a	14 ^a	134 ^a
	Profit	41 ^a	116 ^a	157 ^a
North Okanagan	Non-Profit	59 ^a	16 ^a	75 ^a
	Profit	72 ^a	51 ^a	123 ^a
South Okanagan	Non-Profit	95 ^a	1 ^a	96 ^a
	Profit	84 ^a	243 ^a	327 ^a
Thompson/ Shuswap	Non-Profit	175 ^a	**	175 ^a
	Profit	44 ^a	364 ^a	408 ^a
Other BC	Non-Profit	276 ^a	17 ^a	293 ^a
	Profit	205 ^a	149 ^a	354 ^a
British Columbia	Non-Profit	2,852^a	649^a	3,501^a
	Profit	1,281^a	2,392^a	3,673^a

¹ Assisted Living Units as defined under BC's Community Care and Assisted Living Act; generally Assisted Living includes services such as meals, housekeeping, laundry and some assistance with personal care such as grooming, mobility and medications. These units are usually also designated as Independent Living.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

O5 Number of Residents, Number of Residents Living Alone and Number of Residents Needing Heavy Care British Columbia				
Centre	2012		2013	
Lower Mainland				
Total number of residents	12,431	a	12,803	a
Number of residents living alone	11,237	a	11,451	a
Total number of couples	597	a	676	a
Number of residents needing heavy care	3,479	a	3,406	a
Average age of residents	84	a	83	a
Total of all residents in heavy care units ¹	15,735	a	15,257	a
Vancouver Island/ Central Coast				
Total number of residents	6,948	a	7,030	a
Number of residents living alone	6,194	a	6,268	a
Total number of couples	377	a	381	a
Number of residents needing heavy care	1,834	a	1,925	a
Average age of residents	82	a	82	a
Total of all residents in heavy care units ¹	6,132	a	6,026	a
Okanagan/ Thompson/ Shuswap				
Total number of residents	5,834	a	5,793	a
Number of residents living alone	5,062	a	5,141	a
Total number of couples	386	a	326	a
Number of residents needing heavy care	1,203	a	1,264	a
Average age of residents	82	a	82	a
Total of all residents in heavy care units ¹	3,948	a	3,961	a
Other BC				
Total number of residents	2,151	a	2,097	a
Number of residents living alone	2,055	a	2,023	a
Total number of couples	48	a	37	a
Number of residents needing heavy care	612	a	612	a
Average age of residents	81	a	79	a
Total of all residents in heavy care units ¹	2,310	a	2,301	a
British Columbia				
Total number of residents	27,365	a	27,723	a
Number of residents living alone	24,548	a	24,883	a
Total number of couples	1,408	a	1,420	a
Number of residents needing heavy care	7,128	a	7,207	a
Average age of residents	83	a	82	a
Total of all residents in heavy care units ¹	28,125	a	27,545	a

¹ Includes residents in Seniors Housing with heavy care units, plus residents in 100% heavy care facilities such as extended care, multi-level care.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

Methodology

Canada Mortgage and Housing Corporation conducts the Seniors' Housing Survey in February and March. This annual survey became national in scope in 2009, covering all centres in each of the ten provinces. Both private and non-profit residences are included in the survey universe. Non-profit residences must have at least one unit that is not subsidized.

To be eligible for inclusion in the 2013 survey results, a residence must:

- ✓ Have been in operation for at least one year, i.e., before January 2012
- ✓ Have at least 10 rental units (Quebec, Ontario, Prairies) or 5 rental units (Atlantic provinces and B.C.)
- ✓ Offer an on-site meal plan
- ✓ Not provide high levels of healthcare (defined as 1.5 hours or more of care per day) to all of their residents. Nursing homes and long-term care homes are examples of residences that were not included in the survey.
- ✓ Offer rental units. Life lease units and owner-occupied units are excluded from this survey.
- ✓ Have at least 50% of residents who are 65 years of age or older.

The Seniors' Housing Survey is a census and not a sample survey, therefore, all seniors' residences in Canada meeting these criteria are included to be part of this survey.

Survey data were obtained through a combination of telephone interviews and fax and email responses. Information was obtained from the owner, manager, or residence administrator. Survey results reflect market conditions at the time of the survey. Survey results have been weighted to adjust for non-responses, to ensure that they are reflective of the universe. The level of statistical reliability is noted in the data tables. For more information on the reliability of the data please click [here](#).

All statistics published, excluding information on new market supply, include only those residences that have been in operation for at least one year.

Definitions

Space: A space is a residential area that is rented out. Examples of spaces include: one half of a semi-private unit, a private or bachelor unit, a one-bedroom unit and a two-bedroom unit. In most cases a space is the same as a unit. The exception is the case where a unit has been divided to rent to multiple residents. Semi-private and ward units are an example of this. Unless otherwise indicated, data for spaces are for all unit types.

Standard Space: A space where the resident does not receive high-level care (i.e., the resident receives less than 1.5 hours of care per day.) or is not required to pay an extra amount to receive high-level care. Regional terms for this type of space may vary across the country.

Heavy Care Space: A space where the resident is paying an extra amount to receive high-level care (1.5 hours or more of care per day). Examples include Alzheimer, Dementia and mobility support residents.

Respite Space: A space used to provide temporary accommodation for a senior who normally lives in another place and not at the residence.

Non-market or Subsidy Space: A space where the rent received for the unit is less than market rent or where the resident occupying the unit is subsidized.

Rent: Refers to the actual amount a resident pays per month for their accommodation space and all mandatory services. For vacant spaces, the rent is the amount the owner is asking for the space.

Vacancy: A space is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Capture Rate: The main age group living in seniors' residences are persons aged 75 years and older. Capture rate in a centre is the ratio of the total number of residents living in the survey universe divided by its estimated 75+ population, expressed as a percentage.

Acknowledgement

The Seniors' Housing Survey could not have been conducted without the cooperation of the residence owners and their staff. CMHC acknowledges their time and assistance in providing accurate information. As a result of their contribution, CMHC is able to provide data and analysis that benefits the entire industry.

Confidentiality

All information provide through this survey is kept strictly confidential and only used by CMHC to generate statistics and data sets that do not allow for the identification of individuals, households, businesses or buildings.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca or follow us on [Twitter](#), [YouTube](#) and [Flickr](#).

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2013 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at chic@cmhc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

On June 1, 2012, CMHC's Market Analysis Centre turned 25!

CMHC's Market Analysis Centre has a strong history as the Canadian housing industry's "go-to" resource for the most reliable, impartial and up-to-date housing market data analysis and forecasts, in the country.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –**
Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –**
Information on current housing market activities – starts, rents, vacancy rates and much more.

Affordable Housing Web Forums

CMHC's Affordable Housing Web Forums are distance-learning seminars that bring interested participants and industry experts together using phone and web technology. You can participate, listen, see and learn without the expense of travelling.

Register on-line!

www.cmhc.ca/ahc

