

RETIREMENT HOME MARKET STUDY

Montréal 2008



CANADA MORTGAGE AND HOUSING CORPORATION

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Montréal Census Metropolitan Area

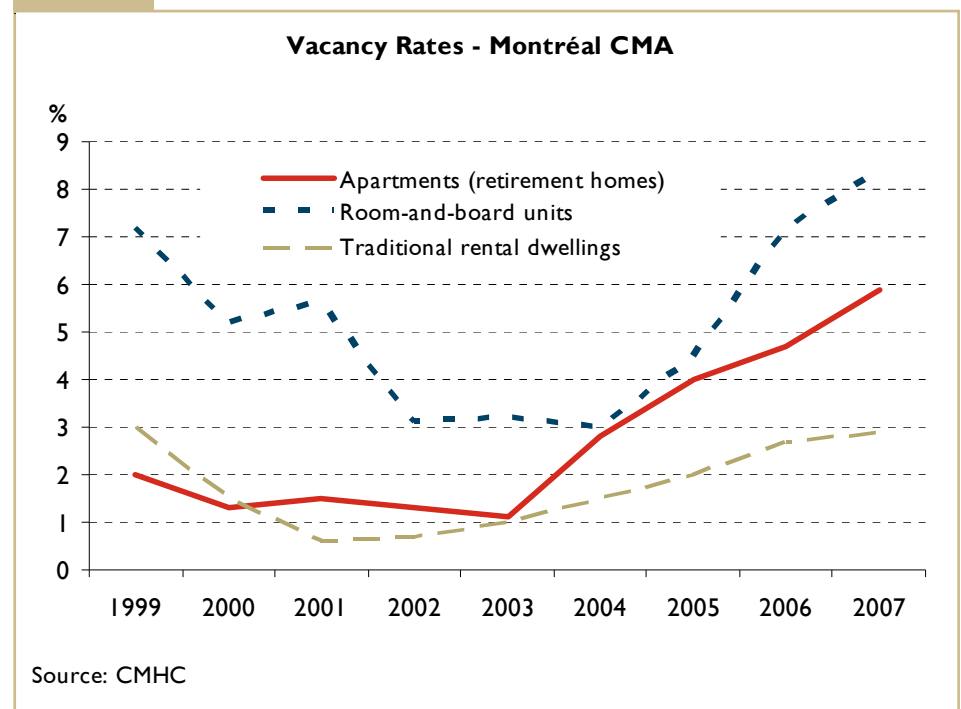
Apartment retirement homes

Fourth consecutive vacancy rate increase

For a fourth year in a row, the retirement home vacancy rate rose in the Montréal census metropolitan area (CMA), having now reached 6.5 per cent, compared to 5.3 per cent in 2006, for an increase of 1.2 percentage points. The vacancy rate for apartments stood at 5.9 per cent, up from 4.7 per cent in 2006, and the rate for rooms was 8.4 per cent, versus 7.2 per cent in 2006.

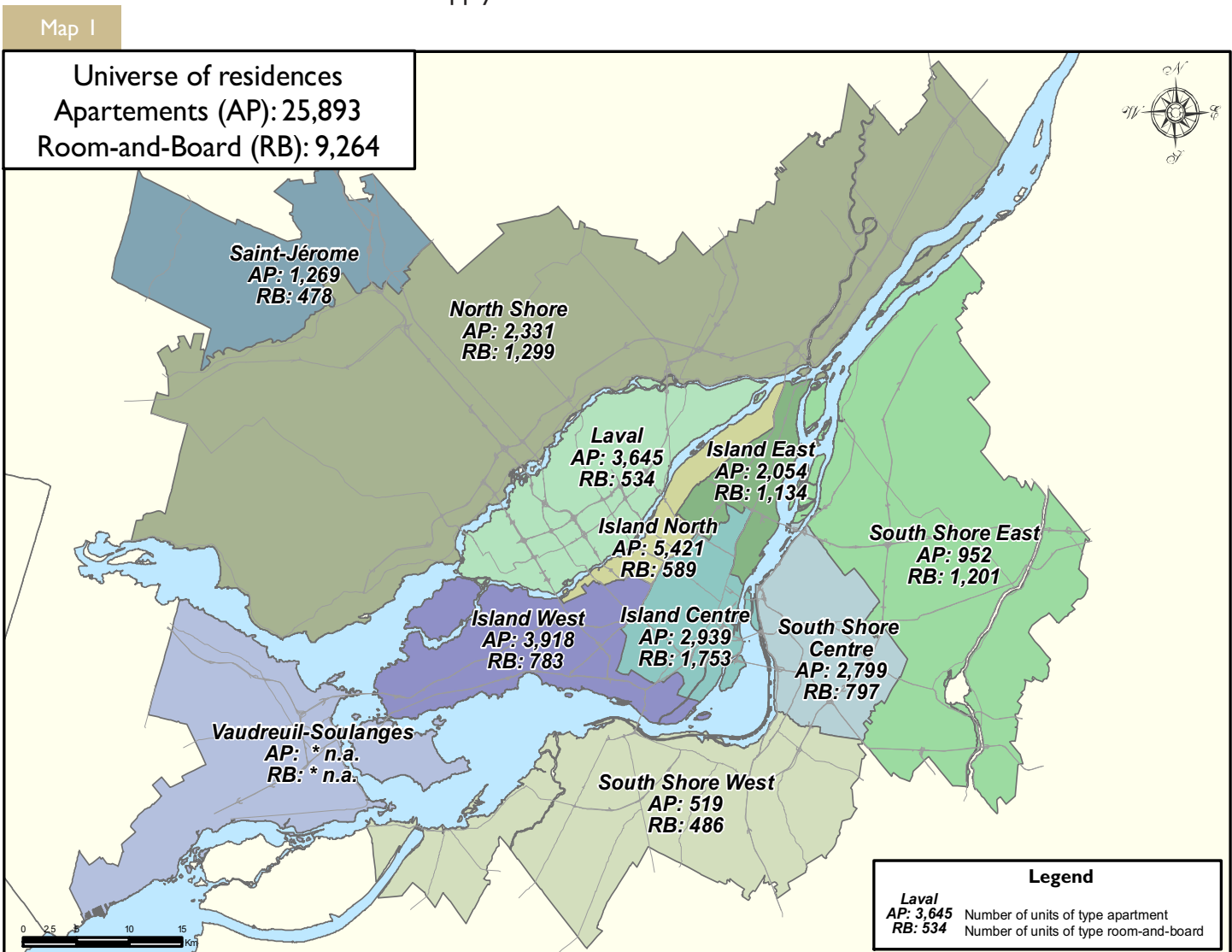
This rise in the vacancy rate came as no surprise, given that the construction of retirement homes has been very strong in recent years. In fact, during the period from 2003 to 2007, as many retirement apartments as traditional apartments were started. Yet, even though the target client group has been growing faster than the average for the CMA, this group has remained smaller. According to the 2006 census data, there were close to 1,526,000 households in the Montréal CMA, and about 9 per cent were composed of people aged 75 years or older. The retirement home market has therefore eased more rapidly than the traditional apartment market, and the gap between the two has been tending to widen. While, in 2003, the two markets had equivalent vacancy rates, in 2007, the vacancy rate for retirement apartments was 3 percentage points higher than the rate for traditional apartments (2.9 per cent).

Figure 1



Market not finished growing

In the Montréal area, the apartment retirement home market has been booming in recent years, and the private stock¹ is now twice as large as it was ten years ago, both in terms of units and residences. In 2007, there were 25,893 apartments divided among 199 retirement homes, and the number of apartments for seniors has increased considerably in all geographic sectors over the last decade. However, supply grew more significantly in the Laval and North sector (+143 per cent) than on the Island of Montréal (+90 per cent) or the South Shore (+85 per cent). It should be noted that the stock has remained more abundant on the Island, which still has more than half of all units. As well, apartments account for close 75 per cent of the total supply.



¹ Buildings with 20 or more units

Between 2006 and 2007, the supply of apartments increased by 7.2 per cent in the CMA. In fact, 15 new retirement homes were added to the 2007 survey universe, including one recycled building. For methodology reasons, two existing residences that had been temporarily withdrawn from the survey universe in 2006 were once again included in 2007, while two others were withdrawn from the private retirement home universe in 2007, as they were public. Also, one existing retirement home was expanded. In all, 1,732 apartments were added between 2006 and 2007, and most were located in three zones. The South Shore Centre zone was the one where the survey universe increased the most significantly over the past year, followed by the Island of Montréal West and North Shore zones.

The growth in the universe between 2006 and 2007 may seem small considering the significant residential construction that has been observed in this market segment. In fact, at the time of the 2007 survey, there were already a few new retirement homes in operation, but these were not covered by the survey. Although newly completed, these residences could not be included in the 2007 survey universe, as they were finished after the June 30, 2007, deadline. In fact, close to 1,000 apartments were completed during the period from July to October 2007, most of them located in the Island of Montréal East and Laval zones.

Even though the vacancy rate has been rising and the growth rate of the population aged 75 years or older is bound to slow down from now until 2011, on account of the decrease in the birth rate during the Great Depression of the 1930s, the level of interest in this market segment has remained very high. The year 2007 set a record, as foundations were laid for slightly more than 3,200 units, up by 34 per cent over 2006. As well, the year 2008 got off to a strong start, as construction got under way on close to 1,100 units from January to March, versus 100 during the corresponding period in 2007.

At the end of February 2008, just over 5,000 units were under construction or recently completed, and they will arrive on the market in 2008 and 2009. All zones will be active, especially the Laval and Island of Montréal Centre zones, which will get more than 1,000 units each, followed by the South Shore, North Shore and Island of Montréal East zones, with more than 600 units each.

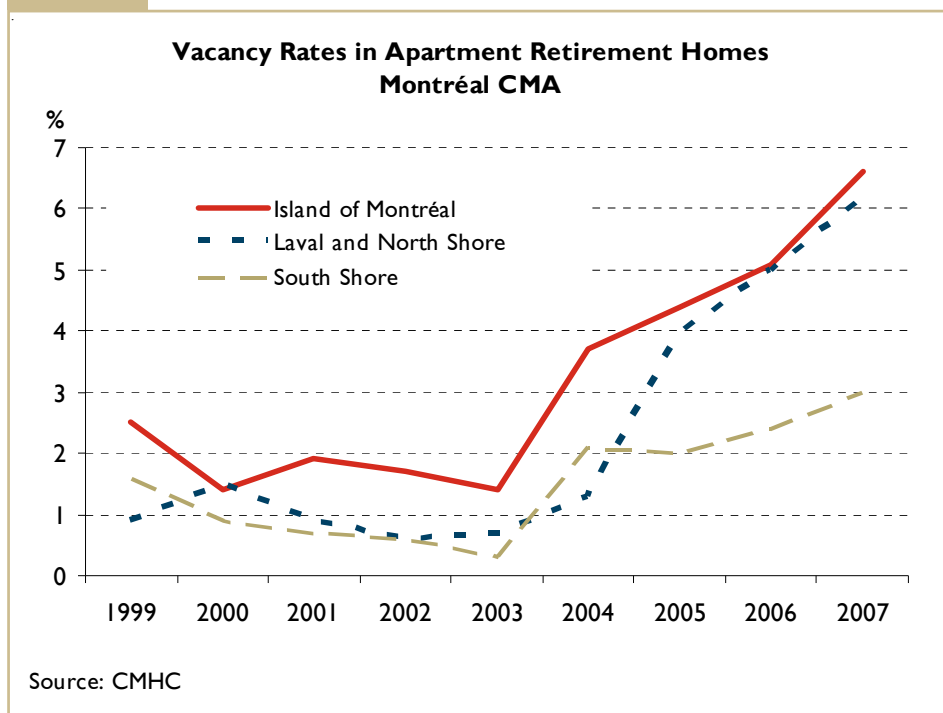
The market has not finished growing, as several projects have been announced or are currently on the drawing board.

Island of Montréal and Laval and North Shore vacancy rates double the South Shore rate

While the vacancy rates rose in all three large geographic sectors of the Montréal CMA, for the third year in a row, the rates remained twice as high on the Island of Montréal and in the Laval and North Shore sector (more than 6 per cent in 2007) as on the South Shore (3 per cent).

The Island of Montréal had the highest percentage of unoccupied units and, in fact, registered the greatest rate increase between 2006 and 2007. The vacancy rate in this sector has now reached 6.6 per cent, up by 1.5 percentage points over the rate of 5.1 per cent recorded in 2006. The vacancy rate also increased considerably in the Laval and North Shore sector (from 5 per cent in 2006 to 6.2 per cent in 2007), but not by as much as on the Island. The proportion of vacant units rose on the South Shore, as well, but to a lesser extent (from 2.4 per cent in 2006 to 3 per cent in 2007).

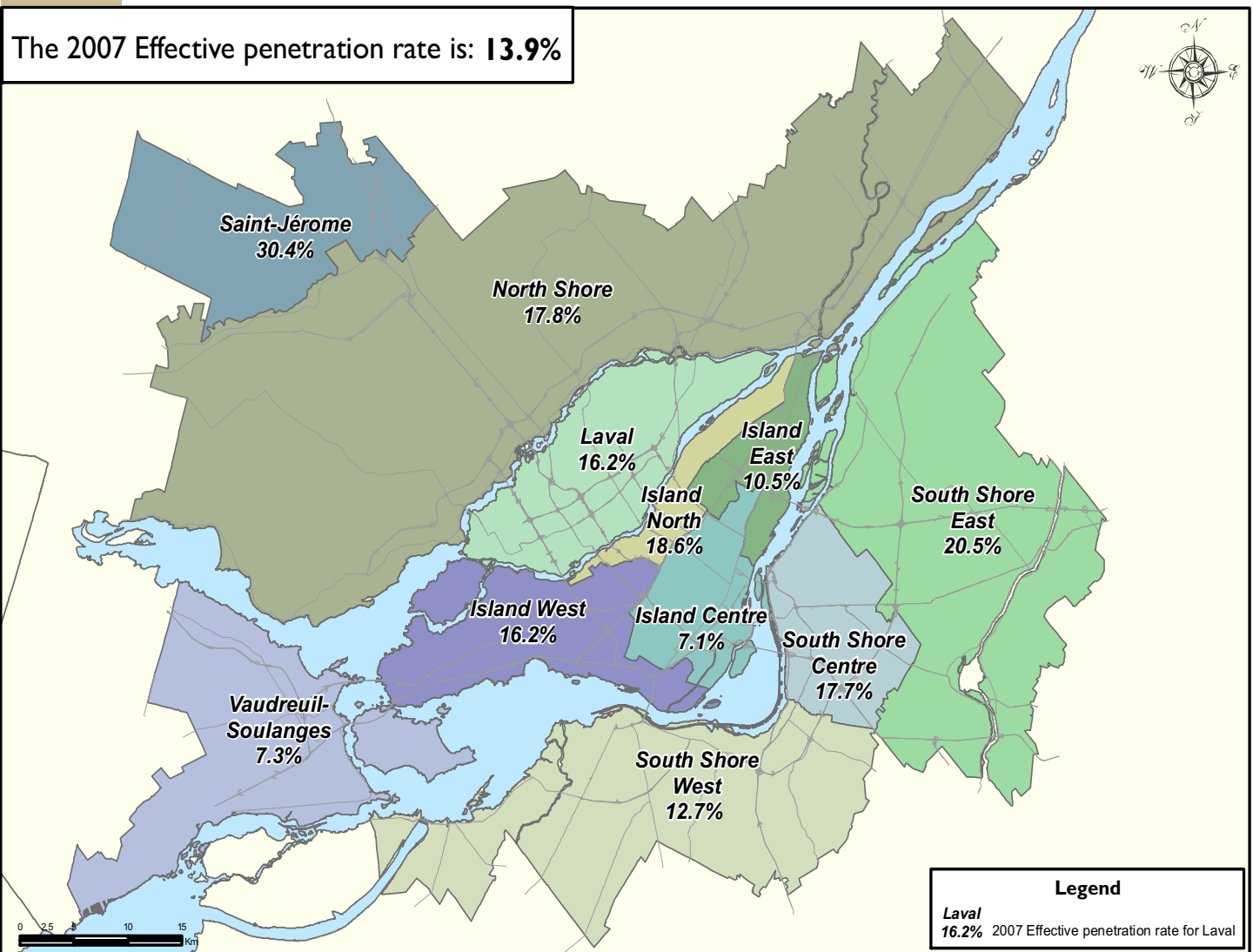
Figure 2



It should be noted that, since 2005, the conditions observed in the Laval and North Shore sector and on the Island of Montréal have been very similar, as there has been very little difference between their vacancy rates. In addition, the gap between these sectors and the South Shore continued to widen over the past year.

The better rental performance on the South Shore cannot be attributable to the fact that rents were less expensive there, since the average rent (\$1,325) was comparable to the average for the Island of Montréal (\$1,335) and even higher than the average for the Laval and North Shore sector (\$1,156), or to the fact that the characteristics of the supply were different on the South Shore or else that the penetration rate² was lower there. It may be that, on the South Shore, the marketing of retirement homes is better or else that senior households have greater financial means, which would favour the market in this sector. Unfortunately, we do not have sufficient data to verify these assumptions.

Map 2



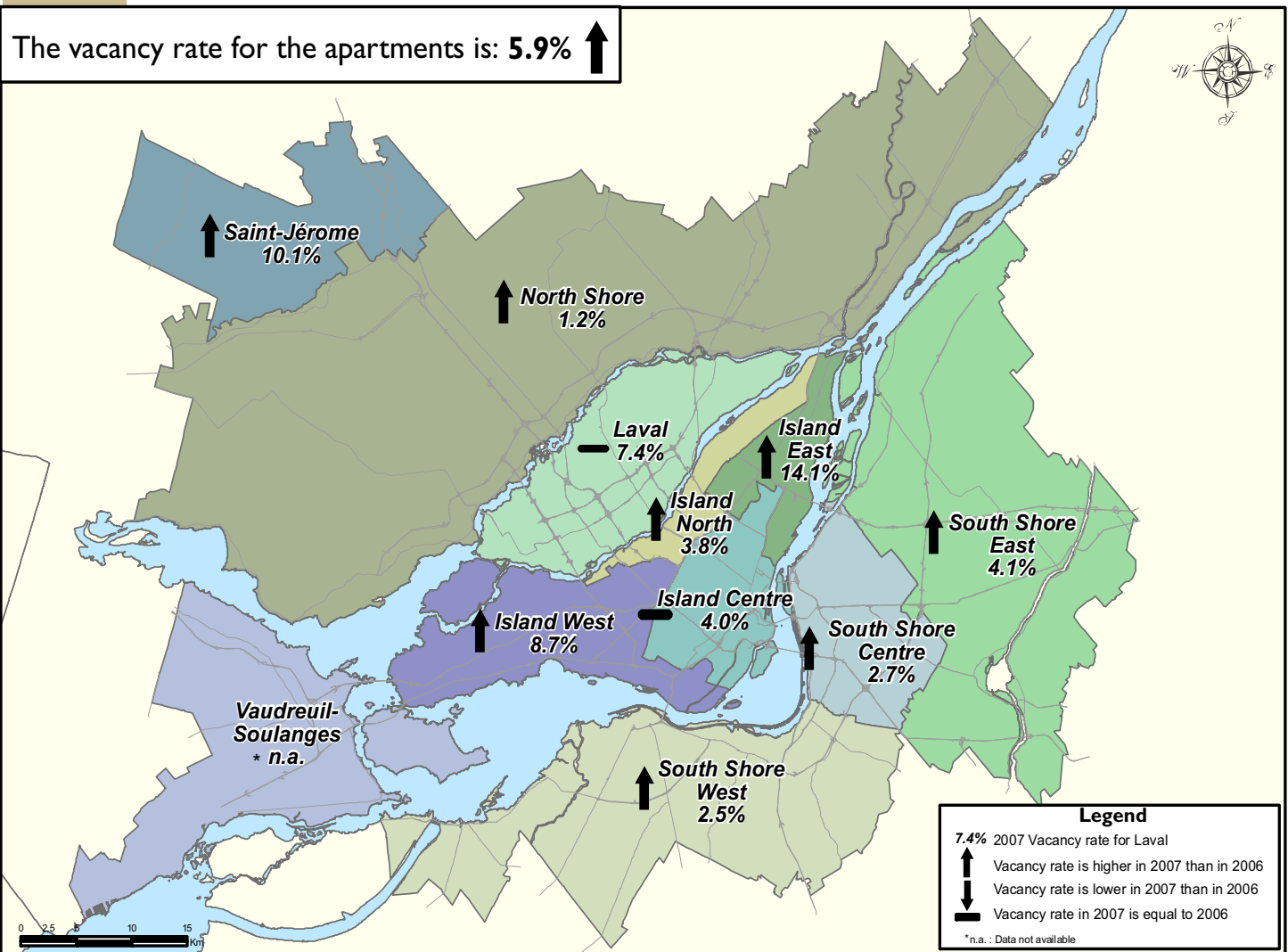
² The penetration rate is the ratio between the total number of apartments and rooms and the population aged 75 years or older.

Market conditions ease significantly in Island of Montréal East and Saint-Jérôme zones

The vacancy rates rose significantly in the Island of Montréal East and Saint-Jérôme zones, such that these zones reached the highest rates among the 11 market zones in the Montréal CMA.

Having already increased considerably, the vacancy rate for retirement homes located in the Island of Montréal East zone continued to rise. For the second year in a row, this was therefore the zone with the most unoccupied units. In fact, the vacancy rate there went up from 10.3 per cent in 2006 to 14.1 per cent in 2007, for an increase of 3.8 percentage points. Yet, in this part of the city, the universe of apartments remained stable. It may be, however, that the retirement homes in operation, which were not included in the 2007 survey universe for methodological reasons, drew some of the clients away from the residences that were surveyed. In

Map 3



fact, at the time of the survey, rentals were going well in these retirement homes since, at the end of October 2007, 62 per cent of their units were rented and, four months later, they were almost fully occupied.

The Saint-Jérôme market has been attracting attention, as the vacancy rate there surged in 2007. From just 3.9 per cent in 2006, this rate climbed by close to 6 percentage points to 10.1 per cent. The increase in supply (+13 per cent, or 145 units) in this zone probably did not help the situation. It is also possible that a retirement home in operation, which was not covered by the 2007 survey, attracted tenants from residences that were included in the survey universe since, at the end of October 2007, three quarters of the units in this residence had been rented.

The increase in supply (+11 per cent) in the western part of the Island of Montréal did not help the situation in this zone, which had a relatively high vacancy rate. In fact, the rate there reached 8.7 per cent in 2007, up by 1.6 percentage points over 2006. While the vacancy rate was lower in the Island North zone and the increase in supply was moderate there (+4 per cent), the rate still registered an increase equivalent to the rise recorded in the West zone and reached 3.8 per cent. In the Island Centre zone, on the other hand, there was a slight correction, as the vacancy rate decreased from 4.5 per cent in 2006 to 4 per cent in 2007. This rate should go back up, however, as close to 1,000 units are currently under construction in this sector, which will cause supply to increase by almost 35 per cent.

Compared to 2006, the market remained stable in 2007 in Laval, where the vacancy rate reached 7.4 per cent. Even though supply decreased slightly (-3 per cent), demand seems to be somewhat less strong. In fact, at the end of October 2007, there were still half of the units left to rent in the retirement homes completed in the late summer and early fall of 2007 that were in operation at the time of the survey. Four months later, this proportion had fallen to almost 40 per cent. As well, with over 1,000 units currently under construction, the vacancy rate should rise again in the short term, all the more so since it is quite high.

In the North Shore zone, even with a 20-per-cent increase in supply between 2006 and 2007, the vacancy rate, which was already low, practically did not increase, edging up marginally to barely 1.2 per cent in 2007, compared to 0.9 per cent in 2006. However, supply in this sector will again grow significantly, as just over 700 units are currently under construction there.

It was on the South Shore that the market was the most active in 2007, as supply in this sector increased by nearly 25 per cent over 2006, notably in the Centre zone, where more than 700 units were added. There is every indication that the arrival of these new units in this zone did not overly shake up the market and that these units did find takers, since the vacancy rate remained stable there between 2006 and 2007, at 2.7 per cent. However, the rates went up in the South Shore East and West zones, rising

from 2.1 per cent in 2006 to 4.1 per cent in 2007 in the East and from 1.5 per cent to 2.5 per cent in the West. Yet, supply did not increase very much in the East and remained stable in the West. It is not impossible that the Centre zone attracted some tenants from the neighbouring zones, slightly limiting their demand levels. The arrival of some 300 units currently under construction in the Centre zone should not hinder the market too much, as the vacancy rates are relatively low there. The supply in the East zone will also grow by about 300 units. However, the arrival of these new units should be felt more on the market, since this is the South Sore zone with the highest vacancy rate.

Vacancy rate up more significantly for one-bedroom units in 2007

The vacancy rate rose more significantly for one-bedroom units. In fact, the rate for apartments of this type went from 3.7 per cent in 2006 up to 5.6 per cent in 2007, for an increase of almost 2 percentage points. After having risen considerably in 2006, the vacancy rate for bachelor apartments continued to increase, but at a slower pace, edging up by 0.8 of a percentage point to 7.9 per cent in 2007. Demand for larger units (with two or more bedrooms) remained steady over the past year, and the vacancy rate for these apartments, which was in fact the lowest, at 3.9 per cent, practically did not budge the level of 4.1 per cent recorded in 2006.

Out of the 1,732 units that were added to the survey universe in 2007, nearly 80 per cent were one-bedroom units, partly explaining the greater rise in the vacancy rate for units of this type. The number of bachelor apartments fell slightly (around 60 fewer units), which helped limit the hike in their already high vacancy rate. For units with two or more bedrooms, the survey results revealed that the stock grew by 360 units between 2006 and 2007, which is not necessarily a significant number, given that this is nearly half of the average annual number of units added in 2005 and 2006. In 2007, one-bedroom units accounted for over half of the supply (55 per cent), bachelor units represented 25 per cent, and apartments with two or more bedrooms, 20 per cent.

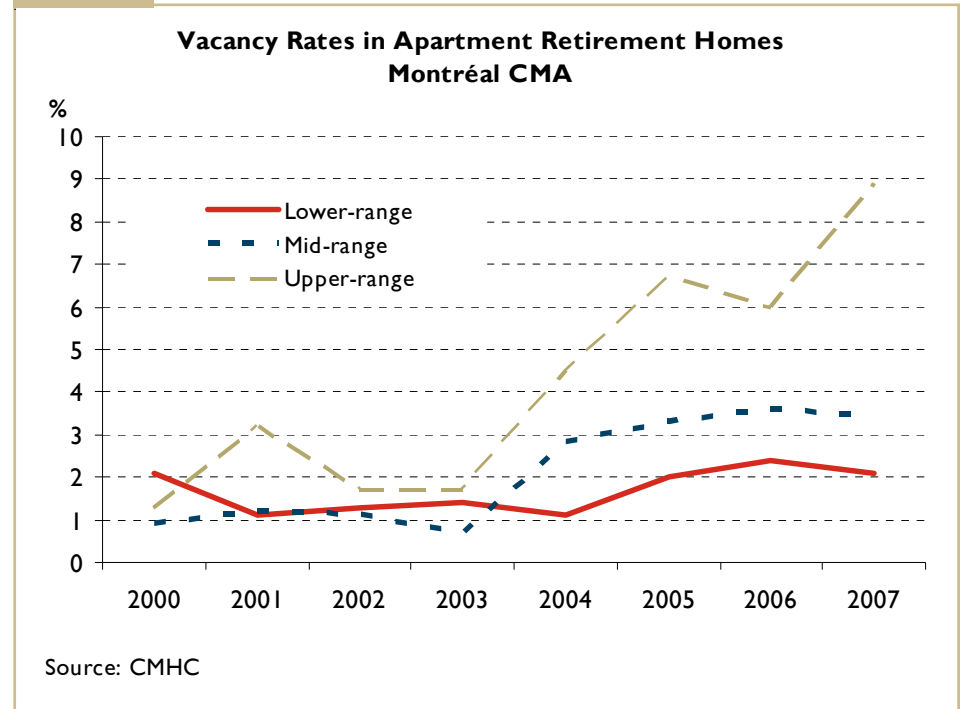
Upscale retirement home segment still affected

The easing of the apartment market was in fact due to the upper-range segment, as this was the only market segment in which vacancy rate increases were recorded in 2006 and 2007. According to the 2007 survey results, the rate in this segment rose by nearly 3 percentage points to 8.9 per cent in 2007, versus 6 per cent in 2006.

As for the less expensive segments, the vacancy rates were much lower and had even slightly decreased. In the mid-range segment, the proportion of unoccupied units reached 3.4 per cent (versus 3.6 per cent in 2006) and, in the lower-range segment, the vacancy rate was below the 3-per-cent mark (2.1 per cent in 2007, compared to 3.4 per in 2006).

In 2007, upper-range apartments accounted for 48 per cent of the supply, while mid-range and lower-range apartments represented 40 per cent and 12 per cent, respectively.

Figure 3

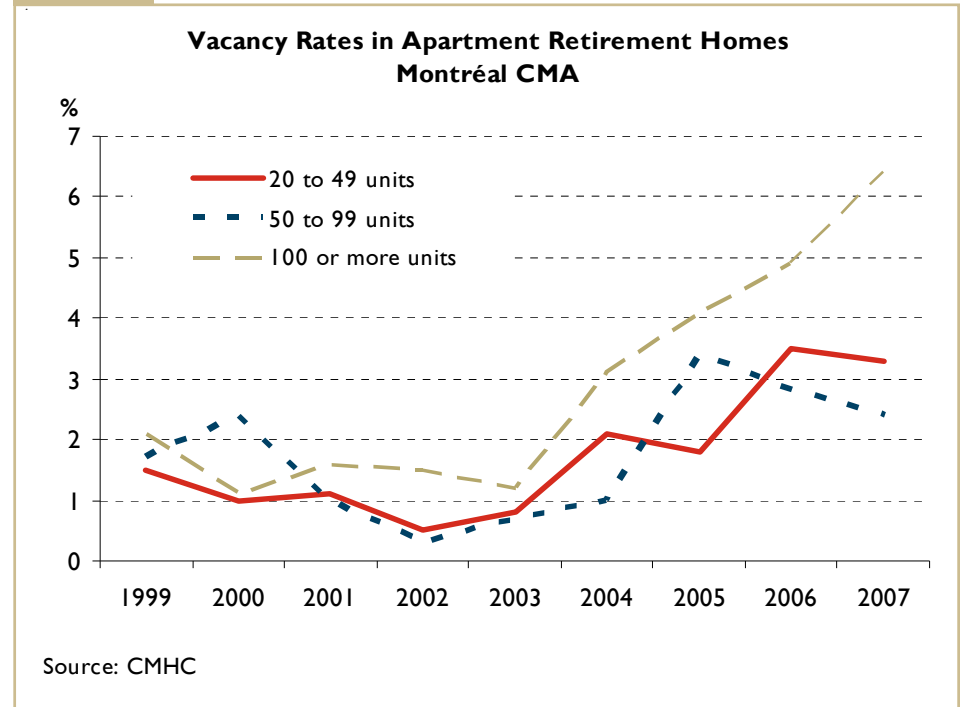


The situation was similar for large buildings, as this portion of the market was the only one to have eased in 2007, compared to 2006. Up by 1.5 percentage points, the vacancy rate for buildings with 100 or more units reached 6.4 per cent in 2007. In smaller buildings, however, the vacancy rates decreased. Structures with 50 to 99 units had a vacancy rate of 2.4 per cent (versus 2.8 per cent in 2006), while projects with 20 to 49 units registered a rate of 3.3 per cent (compared to 3.5 per cent in 2006). It should be noted that, out of the 1,732 units that were added to the market in 2007, 83 per cent were contained in buildings with 100 or more units. As well, large structures accounted for 86 per cent of the supply.

This is not surprising, since half of the apartments contained in buildings with 100 or more units belong to the “upper-range” category, while most of the units found in structures of other sizes are part of the “mid-range” and “lower-range” categories. In large projects, the average monthly rent reached \$1,321, or 14 per cent more than in buildings with 50 to 99 units (\$1,163) and just over 50 per cent more than in structures with 10 to 49 units (\$857). However, it should be kept in mind that the percentages of large retirement homes and upper-range residences that offer optional and

mandatory meal services are higher than the proportions of smaller or lower-range residences that provide such services, and this is reflected in the average rent.

Figure 4



Mandatory meal services remain less popular

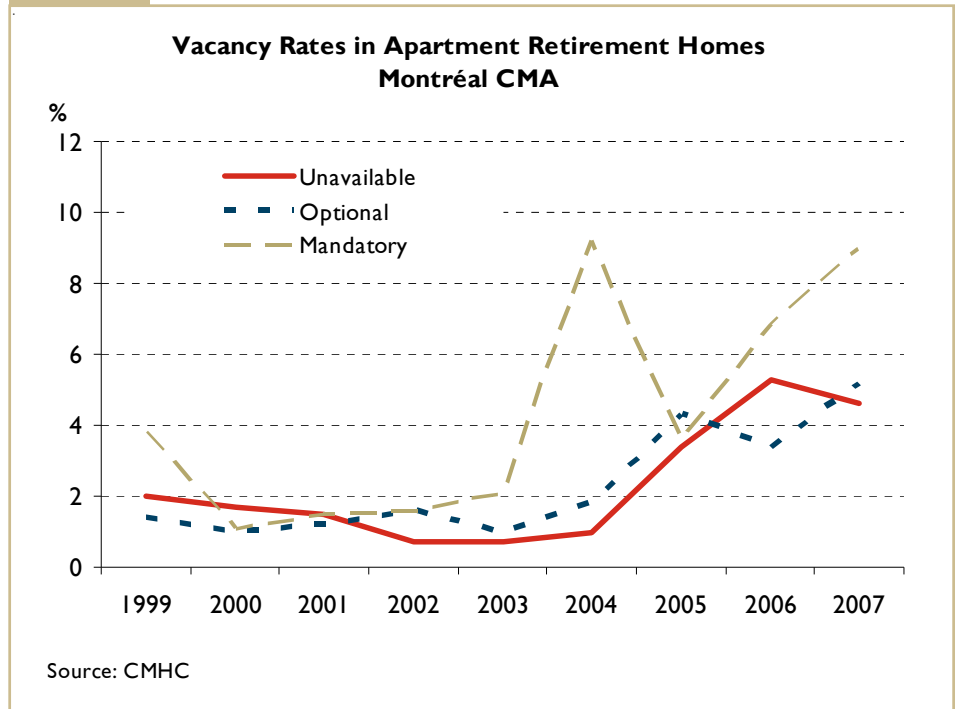
While they did not account for a large share of the market, that is, just under 20 per cent, retirement homes where meals were mandatory remained less popular. In 2007, the vacancy rate for residences with a mandatory meal service formula stayed higher than the rates for retirement homes with optional or no meals and rose significantly over 2006, reaching 9 per cent in 2007, compared to 6.8 per cent in 2006, up by 2.2 percentage points.

Retirement homes with an optional meal service, the most widespread formula on the market³, saw their vacancy rate rise from 3.4 per cent in 2006 to 5.2 per cent in 2007, for an increase of 1.8 percentage points. Residences with no meal service were the only ones for which the vacancy rate decreased, making them the type with the lowest vacancy rate. Their rate effectively went from 5.3 per cent in 2006 down to 4.6 per cent in 2007, or almost half the rate recorded for retirement homes with a mandatory meal service. However, it should be noted that, despite the increase in the vacancy

³ Meals are optional for just over 60 per cent of the units on the market.

rate for retirement homes with an optional meal service, they performed almost as well as residences where meals were not available.

Figure 5



In light of these results, it would seem that, when clients are independent, the mandatory meal service formula is less appropriate, all the more so since it is more expensive. In retirement homes with a mandatory meal service, the average monthly rent was \$1,786, which was 44 per cent higher than the average rent charged in residences where meals were optional (\$1,243) and 88 per cent higher than the average in retirement homes with no meal service (\$949).

Room-and-board Retirement Homes

Vacancy rate rises again but less rapidly than in 2006

The room-and-board retirement home market also continued to ease, although at a slower pace than in 2006. The vacancy rate rose from 7.2 per cent in 2006 to 8.4 per cent in 2007, for an increase of 1.2 percentage points, while the hike had been 2.7 percentage points in 2006.

Between 2006 and 2007, the supply of rooms increased by a proportion similar to apartments, growing by 7.5 per cent. Over the past year, almost 650 rooms were added to the market, mainly on the South Shore and the Island of Montréal. In fact, supply rose by 16 per cent on the South Shore

and by 6 per cent on the Island of Montréal, but remained relatively stable in Laval and on the North Shore. Even with this growth in supply, it should be pointed out that the room-and-board market has tended to lose some ground over the years. In 2007, this market segment accounted for about one quarter of the supply, compared to 35 per cent in the year 2000.

Market eases especially on the Island of Montréal

The market eased especially on the Island of Montréal, where the vacancy rate, which was already high in 2006, at 9.7 per cent, continued to rise in 2007. The arrival on the market of just under 300 rooms in 2007 possibly affected the rental situation on the Island, as the vacancy rate there reached 11.6 per cent, the highest rate in the CMA.

Vacancy rate increases were also recorded in the suburbs, but they were smaller than the hike registered on the Island. On the South Shore, the proportion of vacant units rose from 5.8 per cent in 2006 to 6.4 per cent in 2007 while, in the Laval and North Shore sector, this rate went from 3.8 per cent up to 4.2 per cent.

Vacancy rate reaches almost 30 per cent in the West Island

It was the western part of the Island of Montréal that had the highest vacancy rate, with this proportion exceeding 20 per cent for the second year in a row. The addition of 120 rooms on the market, at a time when the vacancy rate was 22 per cent, exacerbated the situation, as the rate climbed to 28 per cent in 2007. Otherwise, in the remaining zones on the Island of Montréal, the vacancy rates were about 8 per cent in 2007. It should be noted that, on the Island, the West zone showed the widest gap in average rents between one-bedroom apartments and single-occupancy rooms as, in 2007, the average rent for one-bedroom units was about 30 per cent lower (\$534) than the average for single rooms, which contributed to curbing demand for rooms.

In the Centre zone, the vacancy rate rose from 5.1 per cent in 2006 to 8.7 per cent in 2007. The supply of rooms decreased slightly in this sector, but the average rent level for one-bedroom units jumped up, from \$1,730 in 2006 to \$2,078 in 2007, for an increase of \$348, which no doubt contributed to limiting demand. In the North zone, the situation remained stable, as the vacancy rate practically did not budge, and the same held true for the supply and the average rent level for one-bedroom units.

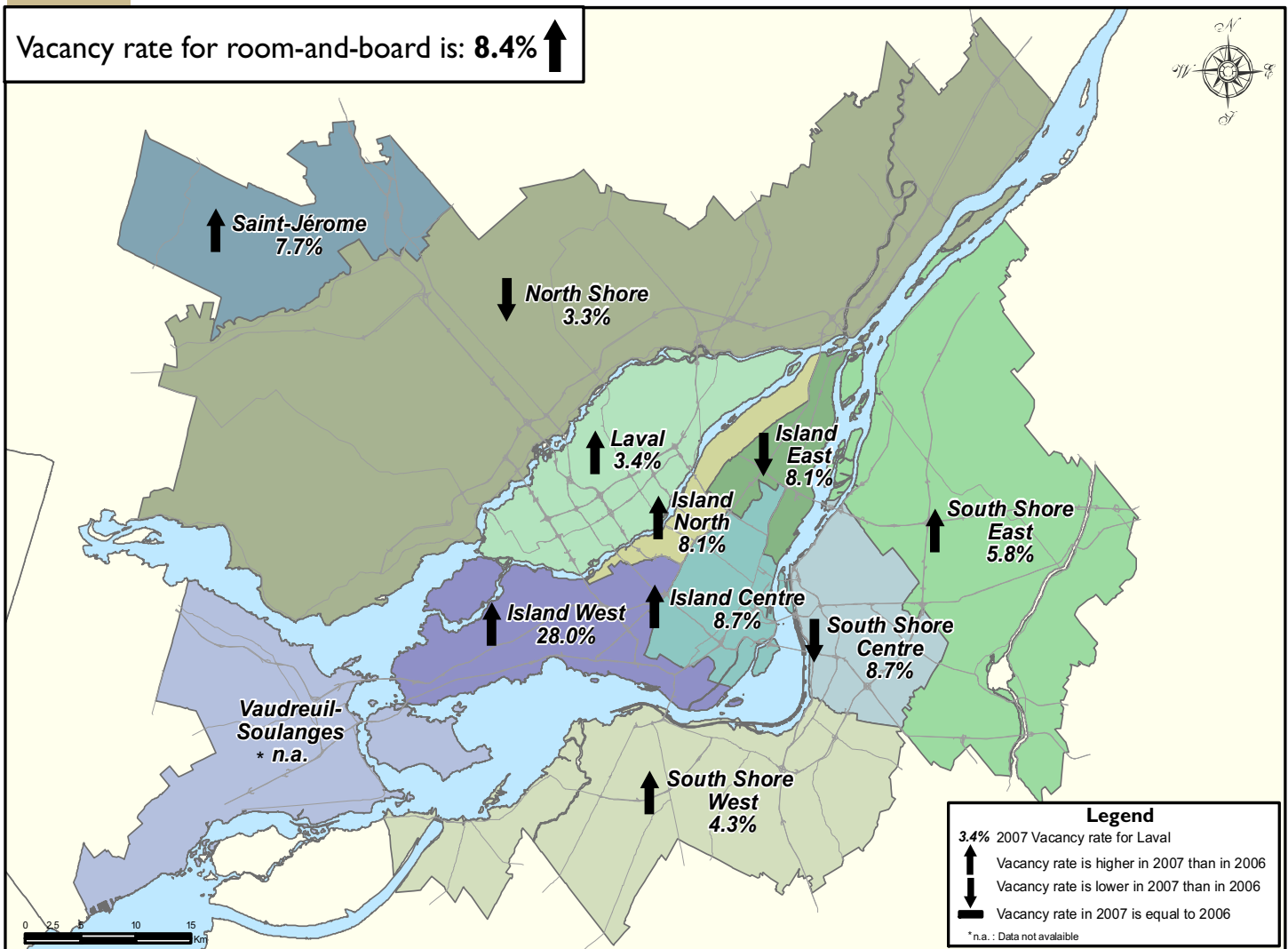
The East zone, for its part, stood out from the rest. Even though nearly 200 rooms arrived on the market, the vacancy rate, which was relatively high at 13 per cent in 2006, decreased to 8.1 per cent in 2007. Yet, the average rent

level increased by 11 per cent between 2006 and 2007. In this part of the city, room-and-board units therefore had a better rental performance than apartments, which had a vacancy rate of 14.1 per cent. It should be noted that this was the zone on the Island where the difference in average rents between one-bedroom apartments and single-occupancy rooms was the smallest (-7 per cent), which favoured demand for rooms.

In the northern suburbs, market conditions eased mainly in Saint-Jérôme. Up by 2.5 percentage points, the vacancy rate rose to 7.7 per cent in 2007. In the Laval and North Shore zones, the vacancy rates were half the level recorded in Saint-Jérôme, and the increases were much smaller. In fact, it was in Saint-Jérôme that the average rent level for single-occupancy rooms rose the most significantly. The average rent level even decreased slightly in Laval.

The results were rather mixed on the South Shore. While the universe of rooms grew in all zones, the vacancy rate decreased in the most expensive

Map 4



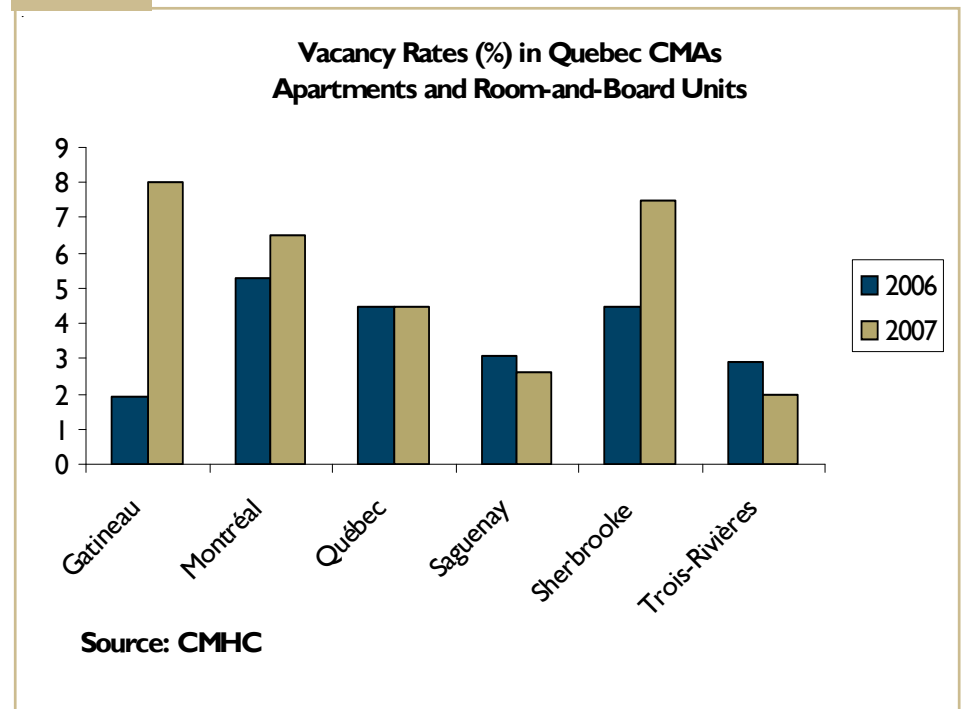
zone, namely the Centre zone, where this rate went from 11.8 per cent in 2006 down to 8.7 per cent in 2007. The East and West zones, for their part, saw their vacancy rates rise, from 3.5 per cent to 5.8 per cent in the East and from 0.8 per cent to 4.3 per cent in the West. It should be pointed out that, between 2006 and 2007, the average rent levels for single-occupancy rooms registered slightly greater increases in the East and West zones than in the Centre zone. The average rent level rose by 9.2 per cent in the West zone, and it was in fact in this zone that the vacancy rate registered the greater increase between 2006 and 2007.

Around the Province

With the exception of the Saguenay and Trois-Rivières CMAs, conditions on the retirement home market (apartment and room-and-board segments) eased or remained stable in all areas with 100,000 or more inhabitants.

Gatineau was the area where market conditions eased the most. In fact, the vacancy rate there rose by 6.1 percentage points between October 2006 and October 2007 and has now reached 8 per cent (versus 1.9 per cent in 2006). This area of Quebec therefore became the one with the highest proportion of unoccupied units in 2007. Less significant easing was also observed in Sherbrooke (where the vacancy rate rose from 4.5 per cent in

Figure 6

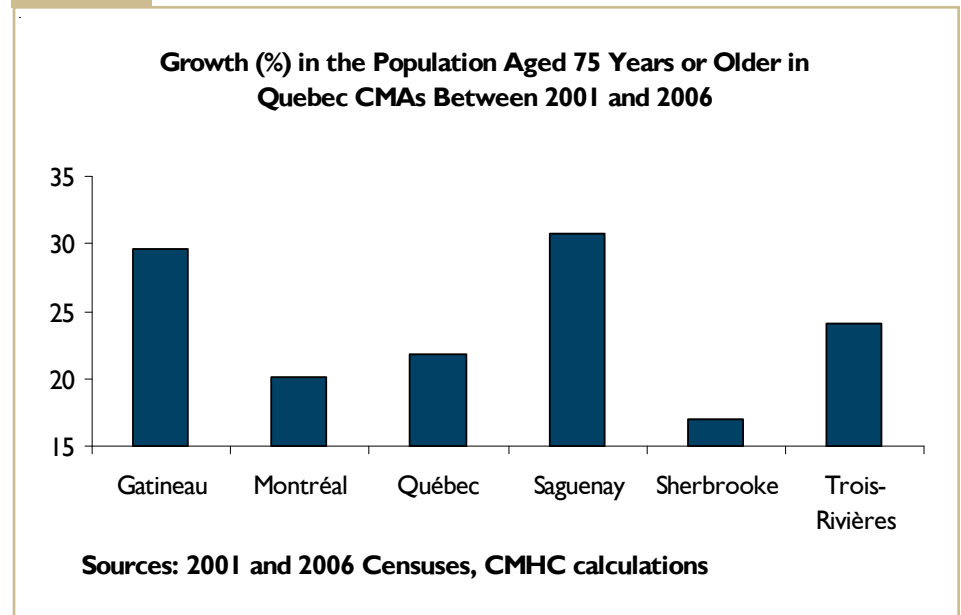


2006 to 7.5 per cent in 2007) and Montréal (where the rate went up from 5.3 per cent in 2006 to 6.5 per cent in 2007).

In Saguenay and Trois-Rivières, the vacancy rates went down between 2006 and 2007. In Saguenay, the decrease was 0.5 of a percentage point (from 3.1 per cent in 2006 to 2.6 per cent in 2007), while the market tightened slightly more in Trois-Rivières. In fact, the vacancy rate there has now reached 2 per cent, down by 0.9 of a percentage point from 2006. The Trois-Rivières area therefore had the lowest vacancy rate across Quebec in 2007. In the Québec CMA, the vacancy rate remained stable at 4.5 per cent in 2007.

Between 2001 and 2006, the growth in the number of people aged 75 years or older, that is, the main client group for retirement homes, varied depending on the different Quebec CMAs. The Gatineau and Saguenay areas came in first with increases of about 30 per cent, followed by Trois-Rivières (+24 per cent), Québec (+22 per cent), Montréal (+20 per cent) and Sherbrooke (+17 per cent).

Figure 7

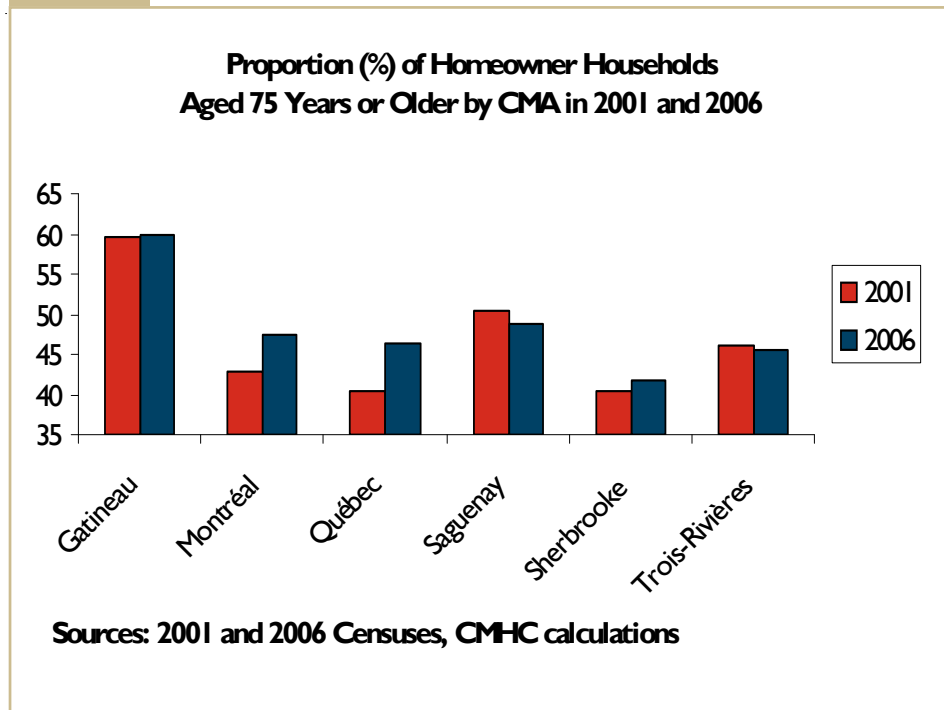


While Gatineau registered the strongest growth in the population aged 75 years or older, this was also the area where, in 2006, the penetration rate⁴ was the lowest, at 14 per cent. Relatively speaking, this means that the Gatineau area was, in 2006, the market with the fewest existing units for clients aged 75 years or older. In fact, Gatineau also stood out because of the fact that around 60 per cent of all households aged 75 years or older owned their own homes in 2006, the highest proportion among all CMAs across

⁴ Retirement housing units divided by population aged 75 years or older)

Quebec. If seniors in the Gatineau area behaved similarly to those living in other CMAs, demand for retirement home units could be expected to increase on this market, with a greater proportion of homeowners turning to the rental market.

Figure 8



At the other end of the spectrum from Gatineau, the Sherbrooke area had the highest penetration rate among all Quebec CMAs, at 24 per cent, and also the smallest proportion of homeowner households aged 75 years or older (42 per cent). There consequently remained a much smaller number of homeowners to potentially attract to the retirement home market. In the other CMAs, just under one in two households aged 75 years or older were homeowners in 2006, with rates of 49 per cent in Saguenay, 47 per cent in Montréal, 46 per cent in Québec and in Trois-Rivières.

The supply of units increased in all CMAs across Quebec between 2006 and 2007. The Gatineau area registered the strongest increase (+21 per cent), which could explain the vacancy rate hike observed in this area. In the Sherbrooke CMA, given that the supply grew by less than 2 per cent in 2007, the smallest increase in Quebec, the rise in the vacancy rate therefore resulted from a decrease in demand on the retirement home market.

**Table I.1 : Universe of Apartments for Seniors
by Large Geographical Sector
Private Retirement Homes with 20 or More Units
In Number of Buildings and Units
Montréal Metropolitan Area
1987 to 2007**

Year	Island of Montréal*		Laval & North-Shore		South-Shore		Total	
	# Bldgs.	# Units	# Bldgs.	# Units	# Bldgs.	# Units	# Bldgs.	# Units
1987	30	3,990	5	1,086	2	269	37	5,345
1988	37	4,808	8	1,397	3	367	48	6,572
1989	45	5,910	13	2,541	8	881	66	9,332
1990	51	6,542	17	2,720	12	1,420	80	10,682
1991	56	7,279	19	2,835	13	1,461	88	11,575
1992	56	7,187	19	2,814	14	1,515	89	11,516
1993	58	7,375	19	2,808	14	1,510	91	11,693
1994	59	7,470	19	2,814	14	1,529	92	11,813
1995	61	7,621	19	2,830	15	1,743	95	12,194
1996	62	7,666	20	2,852	18	2,120	100	12,638
1997	61	7,609	22	2,939	19	2,304	102	12,852
1998	61	7,610	22	2,933	19	2,353	102	12,896
1999	67	8,663	23	3,074	19	2,408	109	14,145
2000	77	8,905	31	3,843	21	2,336	129	15,084
2001	83	10,397	33	3,994	25	2,498	141	16,889
2002	87	10,786	37	4,294	27	2,756	151	17,836
2003	89	10,973	42	4,898	27	2,830	158	18,701
2004	86	11,782	44	5,085	28	2,992	158	19,859
2005	93	13,939	51	6,019	30	3,376	174	22,334
2006	97	13,962	55	6,749	32	3,450	184	24,161
2007	101	14,478	60	7,145	38	4,270	199	25,893

* Including Vaudreuil-Soulanges

Source: CMHC

**Table 1.2 : Universe of Apartments for Seniors
by Building Size
Private Retirement Homes with 20 or More Units
In Number of Buildings and Units
Montréal Metropolitan Area
1987 to 2007**

Year	20 to 49 units		50 to 99 units		100 or more units		Total	
	# Bldgs.	# Units	# Bldgs.	# Units	# Bldgs.	# Units	# Bldgs.	# Units
1987	2	84	11	968	24	4,293	37	5,345
1988	5	195	14	1,229	29	5,148	48	6,572
1989	7	276	15	1,304	44	7,752	66	9,332
1990	11	391	19	1,572	50	8,719	80	10,682
1991	13	458	19	1,573	56	9,544	88	11,575
1992	15	549	18	1,516	56	9,451	89	11,516
1993	15	551	19	1,596	57	9,546	91	11,693
1994	16	587	19	1,596	57	9,630	92	11,813
1995	17	600	22	1,847	56	9,747	95	12,194
1996	18	620	24	1,958	58	10,060	100	12,638
1997	19	643	24	1,909	59	10,300	102	12,852
1998	19	643	24	1,908	59	10,345	102	12,896
1999	21	721	24	1,873	64	11,551	109	14,145
2000	22	688	37	2,579	70	11,817	129	15,084
2001	22	785	38	2,538	81	13,566	142	16,889
2002	23	802	40	2,778	88	14,256	151	17,836
2003	24	867	40	2,827	94	15,007	158	18,701
2004*	25	911	32	2,063	101	16,885	158	19,859
2005	25	881	35	2,170	114	19,283	174	22,334
2006	26	916	38	2,484	120	20,761	184	24,161
2007	28	994	41	2,705	130	22,194	199	25,893

* Certain buildings changed their purpose and no longer meet our criteria for the average age of 65 years or older.

Source: CMHC

**Table 1.3 : Universe of Apartments for Seniors
by Unit Size
Private Retirement Homes with 20 or More Units
In Number of Units
Montréal Metropolitan Area
1987 to 2007**

Year	Studio	1-Bedroom	2-Bedroom +	Total
1987	1,699	2,682	964	5,345
1988	1,991	3,363	1,218	6,572
1989	2,822	4,969	1,541	9,332
1990	3,074	5,613	1,995	10,682
1991	3,607	5,953	2,015	11,575
1992	3,698	5,797	2,021	11,516
1993	3,664	5,969	2,060	11,693
1994	3,738	6,014	2,061	11,813
1995	3,975	6,130	2,089	12,194
1996	4,020	6,466	2,152	12,638
1997	4,142	6,530	2,180	12,852
1998	4,232	6,507	2,157	12,896
1999	5,044	6,845	2,256	14,145
2000	4,962	7,397	2,725	15,084
2001	5,367	8,581	2,941	16,889
2002	5,432	9,224	3,180	17,836
2003	5,366	9,954	3,381	18,701
2004	6,101	10,307	3,451	19,859
2005	6,181	12,103	4,050	22,334
2006	6,487	12,876	4,798	24,161
2007	6,430	14,305	5,158	25,893

Source: CMHC

**Table 1.4 : Universe of Apartments for Seniors
by Rent Range
Private Retirement Homes with 20 or More Units
In Number of Buildings and Units
Montréal Metropolitan Area
2000 to 2007**

Year	Lower-range		Mid-range		Upper-range		Total	
	# Bldgs.	# Units	# Bldgs.	# Units	# Bldgs.	# Units	# Bldgs.*	# Units*
2000	65	5,452	44	7,154	15	1,939	124	14,545
2001	63	6,078	56	7,797	20	2,904	139	16,779
2002	58	5,306	68	8,981	23	3,283	149	17,570
2003	56	5,032	77	10,122	24	3,338	157	18,492
2004	45	4,262	81	10,947	32	4,650	158	19,859
2005	40	4,500	90	11,628	42	6,166	172	22,294
2006	34	3,629	92	11,312	56	8,982	182	23,923
2007	30	2,962	87	10,293	80	12,176	197	25,431

Definition of monthly rent ranges

	Studio	1-Bedroom	2-Bedroom
Lower-range	<\$600	<\$800	<\$1,000
Mid-range	\$600 to \$1,000	\$800 to \$1,200	\$1,000 to \$1,400
Upper-range	>\$1,000	>\$1,200	>\$1,400

* These figures do not correspond to the total number of units, as certain retirement homes refused to disclose rents.
Source: CMHC

**Table 1.5 : Universe of Apartments for Seniors
by Meal Service Formula
Private Retirement Homes with 20 or More Units
In Number of Buildings and Units
Montréal Metropolitan Area
1987 to 2007**

Year	Unavailable		Optional		Mandatory		Total	
	# Bldgs.	# Units	# Bldgs.	# Units	# Bldgs.	# Units	# Bldgs.*	# Units *
1987	27	3,483	9	1,776	1	86	37	5,345
1988	31	3,687	16	2,799	1	86	48	6,572
1989	36	4,259	26	4,565	4	508	66	9,332
1990	42	4,604	32	5,408	6	670	80	10,682
1991	45	4,785	37	6,110	6	680	88	11,575
1992	46	4,834	37	6,016	6	666	89	11,516
1993	47	4,978	37	5,966	7	749	91	11,693
1994	47	4,984	38	6,080	7	749	92	11,813
1995	48	4,983	39	6,345	8	866	95	12,194
1996	52	5,313	40	6,472	8	853	100	12,638
1997	52	5,261	41	6,712	9	879	102	12,852
1998	52	5,263	41	6,754	9	879	102	12,896
1999	60	6,669	33	5,629	16	1,847	109	14,145
2000	70	7,684	35	5,146	17	1,312	122	14,142
2001	74	8,045	47	6,684	18	2,050	139	16,779
2002	68	6,442	60	8,666	20	2,446	148	17,554
2003	62	5,638	74	10,459	20	2,379	156	18,476
2004	53	5,075	82	11,516	23	3,268	158	19,859
2005	51	5,199	95	13,372	26	3,723	172	22,294
2006	59	6,111	94	13,420	29	4,392	182	23,923
2007	48	4,829	116	15,921	33	4,681	197	25,431

* These figures do not correspond to the total number of units, as certain retirement homes refused to disclose rents.

Source: CMHC

**Table 1.6 : Universe of Room -and-Board for Seniors
by Large Geographical Sector
Private Retirement Homes with 20 or More Units
In Number of Buildings and Beds
Montréal Metropolitan Area
1998 to 2007**

Year	Island of Montréal*		Laval & North-Shore		South-Shore		Total	
	# Bldgs.	# Beds	# Bldgs.	# Beds	# Bldgs.	# Beds	# Bldgs.	# Beds
1998	-	3,247	-	1,553	-	1,379	-	6,179
1999	-	3,180	-	1,777	-	1,528	-	6,485
2000	63	3,879	40	2,159	39	2,098	142	8,136
2001	64	3,928	39	2,153	40	2,210	143	8,291
2002	64	3,973	41	2,345	40	2,044	145	8,362
2003	63	3,902	41	2,358	38	2,049	142	8,309
2004	63	3,898	40	2,344	40	2,141	143	8,383
2005	63	4,235	41	2,470	40	2,230	144	8,935
2006	62	4,201	39	2,285	38	2,134	139	8,620
2007	67	4,469	40	2,311	42	2,484	149	9,264

* Including Vaudreuil-Soulanges

Source: CMHC

**Table 1.7 : Universe of Room -and-Board for Seniors
by Building Size
Private Retirement Homes with 20 or More Units
In Number of Buildings and Beds
Montréal Metropolitan Area
1998 to 2007**

Year	20 to 49 units		50 to 99 units		100 or more units		Total	
	# Bldgs.	# Beds	# Bldgs.	# Beds	# Bldgs.	# Beds	# Bldgs.	# Beds
1998	-	2,272	-	2,148	-	1,744	-	6,179
1999	-	2,501	-	2,279	-	1,687	-	6,485
2000	77	2,436	32	2,112	33	3,588	142	8,136
2001	73	2,318	39	2,559	31	3,414	143	8,291
2002	72	2,270	40	2,663	33	3,429	145	8,362
2003	67	2,093	42	2,785	33	3,431	142	8,309
2004	65	1,976	44	2,949	34	3,458	143	8,383
2005	57	1,742	48	3,279	39	3,914	144	8,935
2006	53	1,625	46	3,122	40	3,873	139	8,620
2007	55	1,722	45	2,964	49	4,578	149	9,264

Source: CMHC

**Table 1.8 : Universe of Room-and-Board for Seniors
by Occupation Type
Private Retirement Homes with 20 or More Units
In Number of Buildings and Beds
Montréal Metropolitan Area
1998 to 2007**

Year	Single occupancy		Double or triple occupancy		Total	
	# Bldgs.	# Beds	# Bldgs.	# Beds	# Bldgs.	# Beds
1998	-	5,188	-	991	-	6,179
1999	-	5,534	-	951	-	6,485
2000	141	7,159	71	977	142	8,136
2001	143	7,345	70	946	143	8,291
2002	145	7,468	68	894	145	8,362
2003	142	7,386	64	923	142	8,309
2004	143	7,494	54	889	143	8,383
2005	144	7,992	55	943	144	8,935
2006	139	8,136	43	484	139	8,620
2007	149	8,806	50	458	149	9,264

Source: CMHC

**Table 1.9 : Universe of Room-and-Board for Seniors
by Rent Range
Private Retirement Homes with 20 or More Units
In Number of Buildings and Beds
Montréal Metropolitan Area
2000 to 2007**

Year	Lower-range		Mid-range		Upper-range		Total	
	# Bldgs.	# Beds	# Bldgs.	# Beds	# Bldgs.	# Beds	# Bldgs.*	# Units *
2000	65	3,320	50	3,028	22	1,511	137	7,859
2001	55	2,461	65	4,365	23	1,651	143	8,477
2002	47	2,181	65	3,976	25	1,740	137	7,897
2003	44	2,138	72	4,380	26	1,791	142	8,309
2004	32	1,625	79	4,588	32	2,170	143	8,383
2005	28	1,706	74	4,433	41	2,796	143	8,935
2006	11	648	78	4,414	50	3,558	139	8,620
2007	13	711	77	4,673	59	3,880	149	9,264

Definition of monthly rent ranges	
Single occupancy	
Lower-range	< \$1,000
Mid-range	\$1,000 to \$1,400
Upper-range	> \$1,400

* These figures do not correspond to the total number of units, as certain retirement homes refused to disclose rents.
Source: CMHC

**Table 1.10 : Universe of Room-and-Board for Seniors
by Detailed Zone
Private Retirement Homes with 20 or More Units
In Number of Buildings
Montréal Metropolitan Area
2007**

Zones		Apartments*	Room-and-Board*	Mixed	Total
Island of Montréal**		83	48	17	148
(1)	Island Centre	17	21	6	44
(2)	Island West	24	7	4	35
(3)	Island North	35	10	3	48
(4)	Island East	7	10	4	21
(5)	Vaudreuil-Soulanges	***	***	***	***
Laval and North-Shore		50	30	10	90
(6)	Laval	20	6	2	28
(7)	North-Shore	21	20	7	48
(8)	Saint-Jérôme	9	4	1	14
South-Shore		24	28	14	66
(9)	South-Shore Centre	14	10	7	31
(10)	South-Shore East	5	13	5	23
(11)	South-Shore West	5	5	2	12
MONTRÉAL METROPOLITAN		158	108	41	307

* Including units in mixed retirement homes.

** Including Vaudreuil-Soulanges

*** Data confidential, as fewer than three buildings.

Source: CMHC

**Table 1.11 : Universe of Room-and-Board for Seniors
by Detailed Zone
Private Retirement Homes with 20 or More Units
In Number of Units
Montréal Metropolitan Area
2007**

Zones		Apartments*	Room-and-Board*	Total
Island of Montréal**		14,332	4,259	18,591
(1)	Island Centre	2,939	1,753	4,692
(2)	Island West	3,918	783	4,701
(3)	Island North	5,421	589	6,010
(4)	Island East	2,054	1,134	3,188
(5)	Vaudreuil-Soulanges	***	***	***
Laval and North-Shore		7,145	2,311	9,456
(6)	Laval	3,645	534	4,179
(7)	North-Shore	2,231	1,299	3,530
(8)	Saint-Jérôme	1,269	478	1,747
South-Shore		4,270	2,484	6,754
(9)	South-Shore Centre	2,799	797	3,596
(10)	South-Shore East	952	1,201	2,153
(11)	South-Shore West	519	486	1,005
MONTRÉAL METROPOLITAN		25,893	9,264	35,157

* Including units in mixed retirement homes.

** Including Vaudreuil-Soulanges

Source: CMHC

**Table 2.1 : Vacancy Rates of Apartments for Seniors
by Large Geographical Sector
Private Retirement Homes with 20 or More Units
Montréal Metropolitan Area
1991 to 2007**

Year	Island of Montréal	Laval & North-Shore	South-Shore	Total
1991	9.0%	18.4%	16.0%	12.4%
1992	9.7%	11.7%	9.6%	10.2%
1993	11.3%	6.6%	5.5%	9.5%
1994	6.0%	5.4%	6.9%	5.9%
1995	5.3%	4.8%	4.1%	5.0%
1996	3.7%	3.4%	2.7%	3.4%
1997	4.4%	0.8%	5.0%	3.6%
1998	3.2%	0.7%	5.8%	3.1%
1999	2.5%	0.9%	1.6%	2.0%
2000	1.4%	1.5%	0.9%	1.3%
2001	1.9%	0.9%	0.7%	1.5%
2002	1.7%	0.6%	0.6%	1.3%
2003	1.4%	0.7%	0.3%	1.1%
2004	3.7%	1.3%	2.1%	2.8%
2005	4.4%	4.0%	2.0%	4.0%
2006	5.1%	5.0%	2.4%	4.7%
2007	6.6%	6.2%	3.0%	5.9%

* Including Vaudreuil-Soulanges

Source: CMHC

**Table 2.2 : Vacancy Rates of Apartments for Seniors
by Building Size
Private Retirement Homes with 20 or More Units
Montréal Metropolitan Area
1991 to 2007**

Year	20 to 49 units	50 to 99 units	100 or more units	Total
1991	8.3%	10.4%	13.0%	12.4%
1992	7.1%	11.8%	10.1%	10.2%
1993	3.5%	12.2%	10.1%	9.5%
1994	3.3%	7.0%	5.9%	5.9%
1995	2.2%	6.4%	4.8%	5.0%
1996	2.7%	5.6%	3.1%	3.4%
1997	2.1%	4.1%	3.6%	3.6%
1998	2.4%	3.7%	3.0%	3.1%
1999	1.5%	1.7%	2.1%	2.0%
2000	1.0%	2.4%	1.1%	1.3%
2001	1.1%	1.0%	1.6%	1.5%
2002	0.5%	0.3%	1.5%	1.3%
2003	0.8%	0.7%	1.2%	1.1%
2004	2.1%	1.0%	3.1%	2.8%
2005	1.8%	3.2%	4.1%	4.0%
2006	3.5%	2.8%	4.9%	4.7%
2007	3.3%	2.4%	6.4%	5.9%

Source: CMHC

**Table 2.3 : Vacancy Rates of Apartments for Seniors
by Unit Size
Private Retirement Homes with 20 or More Units
Montréal Metropolitan Area
1991 to 2007**

Year	Studio	1-Bedroom	2-Bedroom +	Total
1991	9.6%	15.2%	9.3%	12.4%
1992	9.9%	11.0%	9.4%	10.2%
1993	9.6%	9.9%	8.8%	9.5%
1994	7.5%	5.0%	6.1%	5.9%
1995	6.8%	3.2%	6.0%	5.0%
1996	4.5%	2.6%	3.7%	3.4%
1997	5.1%	2.7%	3.8%	3.6%
1998	4.7%	2.3%	2.2%	3.1%
1999	3.5%	1.0%	1.6%	2.0%
2000	2.5%	0.9%	0.5%	1.3%
2001	2.9%	0.9%	0.6%	1.5%
2002	2.9%	0.7%	0.2%	1.3%
2003	2.6%	0.5%	0.4%	1.1%
2004	6.4%	1.3%	1.1%	2.8%
2005	4.9%	4.0%	2.5%	4.0%
2006	7.1%	3.7%	4.1%	4.7%
2007	7.9%	5.6%	3.9%	5.9%

Source: CMHC

**Table 2.4 : Vacancy Rates of Apartments for Seniors
by Rent Range
Private Retirement Homes with 20 or More Units
Montréal Metropolitan Area
2000 to 2007**

Year	Lower-range	Mid-range	Upper-range	Total
2000	2.1%	0.9%	1.3%	1.3%
2001	1.1%	1.2%	3.2%	1.5%
2002	1.3%	1.1%	1.7%	1.3%
2003	1.4%	0.7%	1.7%	1.1%
2004	1.1	2.8%	4.5%	2.8%
2005	2.0%	3.3%	6.7%	4.0%
2006	3.4%	3.6%	6.0%	4.7%
2007	2.1%	3.4%	8.9%	5.9%

Definition of monthly rent ranges

	Studio	1-bedroom	2-bedroom
Lower-range	<\$600	<\$800	<\$1,000
Mid-range	\$600 to \$1000	\$800 to \$1,200	\$1,000 to \$1,400
Upper-range	>\$1000	>\$1,200	>\$1,400

Source: CMHC

**Table 2.5 : Vacancy Rates of Apartments for Seniors
by Meal Service Formula
Private Retirement Homes with 20 or More Units
Montréal Metropolitan Area
1991 to 2007**

Year	Unavailable	Optional	Mandatory	Total
1991	4.8%	16.7%	24.9%	12.4%
1992	5.9%	12.7%	23.1%	10.2%
1993	7.6%	10.5%	15.2%	9.5%
1994	4.6%	6.8%	9.1%	5.9%
1995	4.6%	5.2%	4.0%	5.0%
1996	2.9%	3.5%	5.9%	3.4%
1997	3.0%	3.9%	6.8%	3.6%
1998	2.2%	3.3%	7.2%	3.1%
1999	2.0%	1.4%	3.8%	2.0%
2000	1.7%	1.0%	1.1%	1.3%
2001	1.5%	1.2%	1.5%	1.5%
2002	0.7%	1.6%	1.6%	1.3%
2003	0.7%	1.0%	2.1%	1.1%
2004	1.0%	1.8%	9.2%	2.8%
2005	3.4%	4.3%	3.6%	4.0%
2006	5.3%	3.4%	6.8%	4.7%
2007	4.6%	5.2%	9.0%	5.9%

Source: CMHC

**Table 2.6 : Vacancy Rates of Apartments for Seniors
by Detailed Zone
Private Retirement Homes with 20 or More Units
Montréal Metropolitan Area
2006 to 2007**

Zones		Studio		1-bedroom		2-bedrooms +		Total	
		2006	2007	2006	2007	2006	2007	2006	2007
Island of Montréal*		7.9%	8.3%	3.4%	6.6%	4.9%	3.1%	5.1%	6.6%
(1)	Island centre	4.8%	4.2%	4.3%	4.0%	4.8%	3.8%	4.5%	4.0%
(2)	Island West	7.5%	12.7%	6.0%	9.2%	8.7%	3.4%	7.1%	8.7%
(3)	Island North	3.9%	4.4%	1.4%	3.9%	1.4%	1.5%	2.1%	3.8%
(4)	Island East	17.6%	15.9%	3.6%	14.4%	1.3%	6.0%	10.3%	14.1%
(5)	Vaudreuil-Soulanges	***	***	***	***	***	***	***	***
Laval and North-Shore		6.9%	8.4%	4.8%	5.8%	4.2%	5.5%	5.0%	6.2%
(6)	Laval	8.0%	11.9%	7.8%	6.8%	5.2%	4.7%	7.3%	7.4%
(7)	North-Shore	5.4%	3.4%	0.2%	0.8%	0.0%	0.2%	0.9%	1.2%
(8)	Saint-Jérôme	0.0%	0.0%	1.0%	9.4%	8.3%	12.0%	3.9%	10.1%
South-Shore		3.2%	5.9%	2.3%	1.8%	1.7%	2.7%	2.4%	3.0%
(9)	South-Shore Centre	3.3%	6.6%	2.3%	1.1%	2.9%	1.3%	2.8%	2.7%
(10)	South-Shore East	3.8%	4.4%	2.2%	3.0%	0.0%	6.2%	2.1%	4.1%
(11)	South-Shore West	0.0%	0.0%	2.2%	2.8%	0.0%	2.8%	1.5%	2.5%
MONTREAL METROPOLITAN		7.1%	7.9%	3.7%	5.6%	4.1%	3.9%	4.7%	5.9%

* Including Vaudreuil-Soulanges

*** Data confidential, as fewer than three buildings.

Note: Mixed buildings included

Source: CMHC

**Table 2.7 : Vacancy Rates of Apartments for Seniors
by Large Geographical Sector
Private Retirement Homes with 20 or More Units
Montréal Metropolitan Area
1995 to 2007**

Year	Island of Montréal*	Laval & North-Shore	South-Shore	Total
1995	10.9%	7.2%	13.6%	10.7%
1996	12.0%	5.9%	11.8%	10.8%
1997	8.4%	9.1%	7.1%	8.2%
1998	7.9%	8.4%	5.8%	7.6%
1999	6.9%	8.8%	5.9%	7.2%
2000	5.1%	5.8%	5.0%	5.2%
2001	6.2%	7.1%	3.2%	5.6%
2002	3.4%	3.7%	1.8%	3.1%
2003	3.8%	3.3%	2.0%	3.2%
2004	3.1%	2.2%	3.7%	3.0%
2005	5.2%	3.7%	4.2%	4.5%
2006	9.7%	3.8%	5.8%	7.2%
2007	11.6%	4.2%	6.4%	8.4%

* Including Vaudreuil-Soulanges

Source: CMHC

**Table 2.8 : Vacancy Rates of Room-and-Board for Seniors
by Building Size
Private Retirement Homes with 20 or More Units
Montréal Metropolitan Area
1998 to 2007**

Year	20 to 49 beds	50 to 99 beds	100 or more beds	Total
1998	9.0%	5.8%	7.8%	7.6%
1999	9.0%	6.3%	5.7%	7.2%
2000	6.5%	7.2%	3.0%	5.2%
2001	7.8%	5.3%	4.5%	5.6%
2002	5.1%	1.6%	2.9%	3.1%
2003	5.4%	3.4%	1.6%	3.2%
2004	5.5%	2.4%	2.1%	3.0%
2005	7.5%	3.4%	4.2%	4.5%
2006	6.5%	3.5%	10.5%	7.2%
2007	9.3%	5.2%	10.0%	8.4%

Source: CMHC

**Table 2.9 : Vacancy Rates of Room -and-Board for Seniors
by Occupancy Type
Private Retirement Homes with 20 or More Units
Montréal Metropolitan Area
1998 to 2007**

Year	Single occupancy	Double or triple occupancy	Total
1998	8.3%	3.6%	7.6%
1999	7.5%	5.0%	7.2%
2000	5.1%	6.0%	5.2%
2001	5.7%	5.3%	5.6%
2002	3.1%	2.5%	3.1%
2003	3.3%	2.2%	3.2%
2004	3.2%	1.0%	3.0%
2005	5.0%	0.0%	4.5%
2006	7.6%	0.0%	7.2%
2007	8.8%	4.0%	8.4%

Source: CMHC

**Table 2.10 : Vacancy Rates of Room -and-Board for Seniors
by Rent Range
Private Retirement Homes with 20 or More Units
Montréal Metropolitan Area
2000 to 2007**

Year	Lower-range	Mid-range	Upper-range	Total
2000	6.6%	4.2%	3.8%	5.2%
2001	7.8%	5.3%	3.6%	5.6%
2002	4.9%	2.2%	3.0%	3.1%
2003	5.9%	2.4%	2.4%	3.2%
2004	3.6%	3.2%	2.2%	3.0%
2005	6.0%	4.6%	3.6%	4.5%
2006	2.5%	6.4%	9.0%	7.2%
2007	19.1%	7.9%	6.9%	8.4%

Definition of monthly rent ranges

	Single occupancy
Lower-range	< \$1000
Mid-range	\$1000 \$ to \$1,400
Upper-range	> \$1,400

Source: CMHC

Table 2.11 : Vacancy Rates of Room-and-Board for Seniors by Detailed Zone Private Retirement Homes with 20 or More Units Montréal Metropolitan Area 2006 to 2007							
Zones		Single occupancy		Double or triple occupancy		Total	
		2006	2007	2006	2007	2006	2007
Island of Montréal*		10.5%	12.3%	0.0%	0.0%	9.7%	11.6%
(1)	Island Centre	5.5%	8.9%	0.0%	0.0%	5.1%	8.7%
(2)	Island West	26.1%	29.2%	0.0%	0.0%	22%	28%
(3)	Island North	8.1%	8.3%	0.0%	0.0%	7.9%	8.1%
(4)	Island East	13.7%	9.2%	0.0%	0.0%	13%	8.1%
(5)	Vaudreuil-Soulanges	***	***	***	***	***	***
Laval and North-Shore		4.0%	4.4%	0.0%	0.0%	3.8%	4.2%
(6)	Laval	2.9%	3.6%	0.0%	0.0%	2.7%	3.4%
(7)	North-Shore	3.9%	3.5%	0.0%	0.0%	3.7%	3.3%
(8)	Saint-Jérôme	5.4%	7.9%	0.0%	0.0%	5.2%	7.7%
South-Shore		6.0%	6.6%	0.0%	2.3%	5.8%	6.4%
(9)	South-Shore Centre	11.9%	8.8%	0.0%	0.0%	11.8%	8.7%
(10)	South-Shore East	3.6%	5.9%	0.0%	3.6%	3.5%	5.8%
(11)	South-Shore West	0.8%	4.5%	0.0%	0.0%	0.8%	4.3%
MONTREAL METRO		7.6%	8.8%	0.0%	0.4%	7.2%	8.4%

* Including Vaudreuil-Soulanges

*** Data confidential, as fewer than three buildings.

Source: CMHC

Table 3.1 : Average Apartment Rents* for Seniors by Large Geographical Sector Private Retirement Homes with 20 or More Units Montréal Metropolitan Area 2000 to 2007			
Year	Island of Montréal**	Laval & North-Shore	South-Shore
2000	\$ 927	\$ 801	\$ 1,013
2001	\$ 1,008	\$ 844	\$ 1,055
2002	\$ 1,053	\$ 900	\$ 1,093
2003***	\$ 1,113	\$ 950	\$ 1,103
2004	\$ 1,170	\$ 993	\$ 1,132
2005	\$ 1,226	\$ 1,040	\$ 1,177
2006	\$ 1,282	\$ 1,118	\$ 1,214
2007	\$ 1,335	\$ 1,156	\$ 1,325

* All services combined.

** Including Vaudreuil-Soulanges

*** Certain buildings changed their purpose and no longer meet our criteria for the average age of 65 years or older.

Source: CMHC

Table 3.2 : Average Apartment Rents* for Seniors by Building Size Private Retirement Homes with 20 or More Units Montréal Metropolitan Area 2000 to 2007			
Year	20 to 49 units	50 to 99 units	100 or more units
2000	\$673	\$850	\$930
2001	\$708	\$811	\$1,020
2002	\$742	\$839	\$1,073
2003**	\$773	\$929	\$1,104
2004	\$794	\$953	\$1,157
2005	\$815	\$1,026	\$1,200
2006	\$851	\$1,101	\$1,259
2007	\$857	\$1,163	\$1,321

* All services combined.

** Certain buildings changed their purpose and no longer meet our criteria for the average age of 65 years or older.

Source: CMHC

Table 3.3 : Average Apartment Rents* for Seniors by Unit Size Private Retirement Homes with 20 or More Units Montréal Metropolitan Area 2000 to 2007			
Year	Studio	1-Bedroom	2-Bedroom +
2000	\$ 795	\$ 926	\$ 1,035
2001	\$ 842	\$ 1,007	\$ 1,131
2002	\$ 885	\$ 1,054	\$ 1,165
2003**	\$ 898	\$ 1,099	\$ 1,268
2004	\$ 961	\$ 1,134	\$ 1,352
2005	\$ 982	\$ 1,179	\$ 1,437
2006	\$ 1,021	\$ 1,230	\$ 1,509
2007	\$ 1,059	\$ 1,279	\$ 1,595

* All services combined.

**Certain buildings changed their purpose and no longer meet our criteria for the average age of 65 years or older.

Source: CMHC

Table 3.4 : Average Apartment Rents* for Seniors by Meal Service Formula Private Retirement Homes with 20 or More Units Montréal Metropolitan Area 2000 to 2007			
Year	Unavailable	Optional	Mandatory
2000	\$ 762	\$ 934	\$ 1,647
2001	\$ 767	\$ 971	\$ 1,809
2002	\$ 750	\$ 968	1,911 \$
2003**	\$ 764	1,008 \$	1,939 \$
2004	\$ 783	1,066 \$	1,795 \$
2005	\$ 845	1,127 \$	1,770 \$
2006	\$ 940	1,186 \$	1,739 \$
2007	\$ 949	\$ 1,243	\$ 1,786

* All services combined.

**Certain buildings changed their purpose and no longer meet our criteria for the average age of 65 years or older.

Source: CMHC

Table 3.5 : Average Apartment Rents* for Seniors by Detailed Zone Private Retirement Homes with 20 or More Units Montréal Metropolitan Area							
Zones		Studio		1-Bedroom		2-Bedroom +	
		2005	2006	2005	2006	2005	2006
Island of Montréal**		\$1,037	\$1,066	\$1,312	\$1,360	\$1,704	\$1,768
(1)	Island Centre	\$1,208	\$1,227	\$1,684	\$1,768	\$1,897	\$2,164
(2)	Island West	\$1,260	\$1,298	\$1,430	\$1,459	\$1,988	\$1,978
(3)	Island North	\$727	\$760	\$1,038	\$1,083	\$1,332	\$1,346
(4)	Island East	\$1,162	\$1,224	\$1,316	\$1,365	\$1,708	\$1,780
(5)	Vaudreuil-Soulanges	***	***	***	***	***	***
Laval and North-Shore		\$856	\$925	\$1,103	\$1,134	\$1,297	\$1,346
(6)	Laval	\$839	\$887	\$1,161	\$1,214	\$1,380	\$1,451
(7)	North-Shore	\$947	\$1,030	\$1,105	\$1,081	\$1,455	\$1,496
(8)	Saint-Jérôme	\$649	\$653	\$900	\$950	\$947	\$1,043
South-Shore		\$1,122	\$1,182	\$1,160	\$1,242	\$1,481	\$1,671
(9)	South-Shore Centre	\$1,109	\$1,182	\$1,233	\$1,327	\$1,526	\$1,797
(10)	South-Shore East	\$1,259	\$1,281	\$1,217	\$1,246	\$1,608	\$1,601
(11)	South-Shore West	\$815	\$817	\$892	\$899	\$1,110	\$1,111
MONTRÉAL METRO		\$1,021	\$1,059	\$1,230	\$1,279	\$1,509	\$1,595

(*) All services combined.

** Including Vaudreuil-Soulanges

*** Data confidential, as fewer than three buildings.

Source: CMHC

Table 3.6 : Average Room -and-Board Rents* for Seniors by Large Geographical Sector Private Retirement Homes with 20 or More Units Montréal Metropolitan Area 1996 to 2007			
Year	Island of Montréal**	Laval & North-Shore	South-Shore
1996	\$ 1,031	\$ 1,097	\$ 1,104
1997	\$ 1,043	\$ 1,093	\$ 993
1998	\$ 1,139	\$ 1,080	\$ 1,088
1999	\$ 1,082	\$ 1,176	\$ 1,106
2000	\$ 1,158	\$ 1,068	\$ 1,177
2001	\$ 1,220	\$ 1,093	\$ 1,187
2002	\$ 1,255	\$ 1,145	\$ 1,206
2003	\$ 1,302	\$ 1,152	\$ 1,246
2004	\$ 1,317	\$ 1,197	\$ 1,304
2005	\$ 1,420	\$ 1,246	\$ 1,320
2006	\$ 1,586	\$ 1,327	\$ 1,413
2007	\$ 1,790	\$ 1,335	\$ 1,488

* All services combined.

** Including Vaudreuil-Soulanges

Source: CMHC

Table 3.7 : Average Room -and-Board Rents* for Seniors by Building Size Private Retirement Homes with 20 or More Units Montréal Metropolitan Area 2000 to 2007			
Year	20 to 49 units	50 to 99 units	100 or more units
2000	\$ 1,029	\$ 1,131	\$ 1,227
2001	\$ 1,054	\$ 1,154	\$ 1,285
2002	\$ 1,059	\$ 1,196	\$ 1,341
2003	\$ 1,089	\$ 1,233	\$ 1,353
2004	\$ 1,157	\$ 1,269	\$ 1,377
2005	\$ 1,206	\$ 1,276	\$ 1,488
2006	\$ 1,273	\$ 1,346	\$ 1,668
2007	\$ 1,313	\$ 1,370	\$ 1,850

* All services combined.

Source: CMHC

Table 3.8 : Average Room-and-Board Rents* for Seniors by Occupancy Type Private Retirement Homes with 20 or More Units Montréal Metropolitan Area 2000 to 2007		
Year	Single occupancy	Double or Triple occupancy
2000	\$1,172	\$877
2001	\$1,203	\$949
2002	\$1,232	\$1,008
2003	\$1,258	\$1,033
2004	\$1,303	\$999
2005	\$1,368	\$1,066
2006	\$1,484	\$1,191
2007	\$1,604	\$1,357

* All services combined.

**Certain buildings changed their purpose and no longer meet our criteria for the average age of 65 years or older.

Source: CMHC

**Table 3.9 : Average Room-and-Board Rents* for Seniors
by Detailed Zone
Private Retirement Homes with 20 or More Units
Montréal Metropolitan Area
2006 to 2007**

Zones		Single occupancy		Double or triple occupancy	
		2005	2006	2005	2006
Island of Montréal**		\$1,601	\$1,803	\$1,341	\$1,590
(1)	Island Centre	\$1,730	\$2,078	\$1,491	\$1,243
(2)	Island West	\$1,871	\$1,993	\$1,550	\$1,750
(3)	Island North	\$1,381	\$1,380	\$1,087	\$1,156
(4)	Island East	\$1,326	\$1,471	\$1,132	\$1,172
(5)	Vaudreuil-Soulanges	***	***	***	***
Laval and North-Shore		\$1,345	\$1,353	\$919	\$945
(6)	Laval	\$1,698	\$1,679	\$1,033	\$1,109
(7)	North-Shore	\$1,255	\$1,271	\$871	\$880
(8)	Saint-Jérôme	\$1,184	\$1,221	\$828	\$828
South-Shore		\$1,423	\$1,500	\$1,085	\$1,155
(9)	South-Shore Centre	\$1,659	\$1,740	\$1,500	\$1,385
(10)	South-Shore East	\$1,328	\$1,404	\$1,121	\$1,207
(11)	South-Shore West	\$1,217	\$1,329	\$939	\$919
MONTRÉAL METRO		\$1,484	\$1,604	\$1,191	\$1,357

(*) All services combined.

** Including Vaudreuil-Soulanges

*** Data confidential, as fewer than three buildings.

Source: CMHC

Table 4.0 : Percentage of Residences Offering a Specific Service Private Retirement Homes with 20 or More Units Montréal Metropolitan Area 2007		
Services	Apartment	Room-and-board
Cable television	88%	92%
Worship service	86%	94%
Banking counter	57%	26%
Hairdresser	83%	90%
Convenience store	55%	26%
Swimming pool	51%	15%
Footpath	63%	44%
Bedding	43%	89%
Clothes cleaning	45%	82%
24-hour on-site medical care	64%	81%
Limited medical care (visits)	24%	17%
Housekeeping	62%	96%
Furniture	28%	76%
Indoor parking	75%	22%
Outdoor parking	84%	81%
Supervision	95%	99%
Intercom system	83%	97%
Transportation system	36%	32%
Other services	72%	70%

Source: CMHC

DEFINITIONS

Retirement home: A housing project intended for and serving clients whose average age is 65 years or older. The project must not be linked to the public health system (admission is not controlled by the government or its representatives). The dwellings can be either apartments or rooms. Retirement homes can offer a variety of support services (supervision, medical care, housekeeping, etc.).

Apartment retirement home: A building providing self-contained dwellings, that is, units with a full kitchen and bathroom. A meal service may be mandatory (included in the rental rates), optional (for an additional charge) or unavailable.

Room-and-board retirement home: A building providing single occupancy, double occupancy or other types of rooms. As applicable, the bathroom may be private or shared. This type of retirement home offers meals.

Mixed retirement home: A building providing both apartments and rooms.

Privately initiated retirement home: A building owned by an individual or a private company and not directly subsidized by a public agency. Conversely, all publicly initiated retirement homes, such as low-rent housing and buildings owned and administered by CMHC, the Société d'habitation du Québec (SHQ), a municipal housing bureau or a non-profit organization (NPO), are excluded.

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

Survey Zones

Zones		Municipalities / Districts
(1)	Island Centre	Downtown (Mtl), Notre-Dame-de-Grâce (Mtl), Côte-Saint-Luc, Côte-Des-Neiges (Mtl), Montréal-Ouest, Hampstead, Westmount, Mont-Royal, Plateau Mont-Royal (Mtl), Outremont, Rosemont (Mtl), Villeray (Mtl), Verdun, Southwest (Mtl).
(2)	Island West	Beaconsfield, Senneville, Roxboro, Saint-Anne-de-Bellevue, Pierrefonds, île Bizard, île Dorval, Sainte-Genève, Baie-d'Urfé, Kirkland, Lasalle, Lachine, Dorval, Dollar-des-Ormeaux, Pointe-Claire, Saint-Laurent.
(3)	Island North	Cartierville (Mtl), Montréal-Nord, Rivière-des-Prairies (Mtl), Ahuntsic (Mtl).
(4)	Island East	Montréal-Est, Pointe-aux-Trembles (Mtl), Mercier (Mtl), Anjou (Mtl), Saint-Léonard, Hochelaga-Maisonneuve (Mtl).
(5)	Vaudreuil-Soulanges	Pincourt, Hudson, Saint-Lazare, Les Cèdres, Pointe-des-Cascades, Vaudreuil-Dorion, Terrasse-Vaudreuil, Vaudreuil-sur-le-Lac, Notre-Dame-de-l'île-Perrot, île Perrot, île Cadieux.
(6)	Laval	Laval
(7)	North-Shore	La Plaine, Lachenaie, Terrebonne, Mascouche, L'Assomption, Repentigny, Le Gardeur, Charlemagne, L'Épiphanie, Saint-Gérard-Majella, Saint-Sulpice, Blainville, Sainte-Thérèse, Boisbriand, Bois-des-Filion, Rosemère, Lorraine, Saint-Anne-des-Plaines, Mirabel, Gore, Saint-Colomban, Saint-Placide, Deux-Montagnes, Oka, Sainte-Marthe-sur-le-Lac, Pointe-Calumet, Saint-Joseph-du-lac, Saint-Eustache, Saint-Antoine-de-Lavaltrie.
(8)	Saint-Jérôme	Saint-Antoine, Lafontaine, Saint-Jérôme, Bellefeuille.
(9)	South-Shore Centre	Longueuil, Brossard, Saint-Hubert, Saint-Lambert, Lemoyne, Greenfield Park.
(10)	South-Shore East	Boucherville, Varennes, Sainte-Julie, Saint-Bruno, Saint-Basile-le-Grand, Saint-Amable, Mont-Saint-Hilaire, Beloeil, Otterburn Park, Saint-Mathieu-de-Beloeil, McMasterville, Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu, Notre-Dame-de-Bon-Secours.
(11)	South-Shore West	LaPrairie, Candiac, Saint-Constant, Sainte-Catherine, Delson, Saint-Philippe, Saint-Isidore, Mercier, Châteauguay, Léry, Beauharnois, Melocheville, Maple Grove, Kahnawake, Saint-Mathieu.

METHODOLOGY

The **survey universe** includes all privately initiated retirement homes with 20 or more units, enumerated in the Québec census metropolitan area. The survey is conducted in October every year, and the retirement homes covered must have been in operation for at least three months.

The data collected on vacancy rates and rents was compiled by building type, building size, market zone and dwelling type, among other factors.

The **rent data** corresponds to the actual amount paid by tenants for their dwelling. Certain services such as meals, care and recreational activities may be included in the monthly rental rates. Monthly rents (*) indicated in this publication reflect the average rent for the different dwellings, regardless of the services included. However, some tables make a distinction between rents for apartments with mandatory meals (included in the rent), optional meals (excluded from the rent) and unavailable meals.

Some tables, however, make a distinction between the rents for apartments with mandatory meals (included in the rent) and the rents for apartments with optional meals (excluded from the rent).

Apartment retirement homes are divided into three categories, according to the type of meal service offered. As a result, in certain residences, the rental rates include meal service charges. When the meal service is optional, tenants can purchase a pass that entitles them to a certain number of meals or they can pay for their meals individually. The amount so paid is not included in the monthly rent. Finally, there may also be no meal service available.

In the case of room-and-board retirement homes, meals are included in the rental rates. As well, for double occupancy or other types of rooms, the rates are based on the rent paid by each tenant and not on the total rent paid for the room.

It should be noted that the survey does not aim to measure changes in rents, but rather to provide an indication of rent levels. As well, in each zone, the average rents may be strongly influenced by the presence of retirement homes where the rents are very different from the average, which explains some of the disparities between the zones.

The results for apartment retirement homes also take into account the apartments found in **mixed retirement homes** (including both apartments and rooms). Likewise, the results for room-and-board retirement homes take into account the rooms contained in mixed retirement homes.

ACKNOWLEDGMENT

The retirement home market survey could not have been conducted without the valuable cooperation of the owners and managers of these retirement homes. We greatly acknowledge their hard work and assistance in providing timely and accurate information.

CONFIDENTIALITY

The retirement home market survey aims to produce reliable statistics to provide an overview of the market in order to facilitate decision making for the various housing sector stakeholders. All the information collected on vacant units, services and rents is strictly confidential and never disclosed individually. The results are published in the form of averages for all retirement homes in a given category or survey zone.

As well, the survey results are confidential if they are compiled from a universe comprising fewer than three buildings.

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- Residential Construction Digest, Prairie Centres
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