

RETIREMENT HOME MARKET STUDY

Québec 2008



CANADA MORTGAGE AND HOUSING CORPORATION

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Québec

Census Metropolitan Area

Vacancy rates stabilizes in 2007

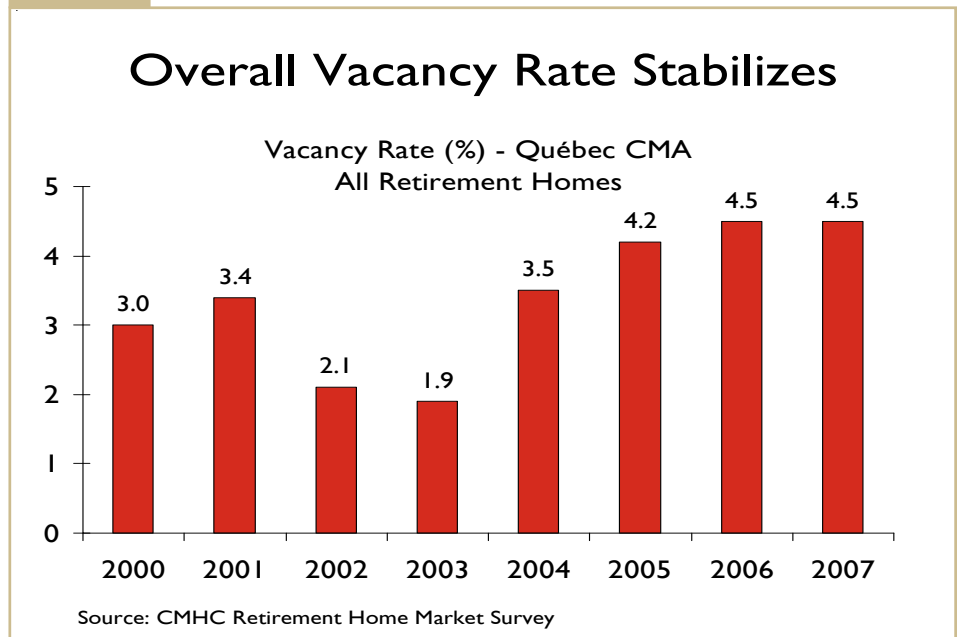
In the Québec census metropolitan area (CMA), the upward trend in the retirement home vacancy rate, which began in 2004, took a break in 2007. In fact, according to the results of the survey conducted by Canada Mortgage and Housing Corporation (CMHC), 4.5 per cent of units (rooms and apartments combined) were vacant in the fall of 2007, the same proportion as a year earlier. In absolute terms, 447 units were available out of a total stock of 9,832 units, divided among 137 residences.

Stability conceals many movements

While the overall vacancy rate was stable, the retirement home market did show certain movements.

First, it should be noted that the apartment¹ market segment did not move in the same direction as the room-and-board segment. In fact, the vacancy rate for apartments edged down slightly from 3.3 per cent in 2006 to 3.1 per cent in 2007. In the case of rooms, the opposite occurred, as the proportion of unoccupied units rose from 6.6 per cent to 7.5 per cent over

Figure 1



¹ Apartments refer to units with a full kitchen and bathroom.

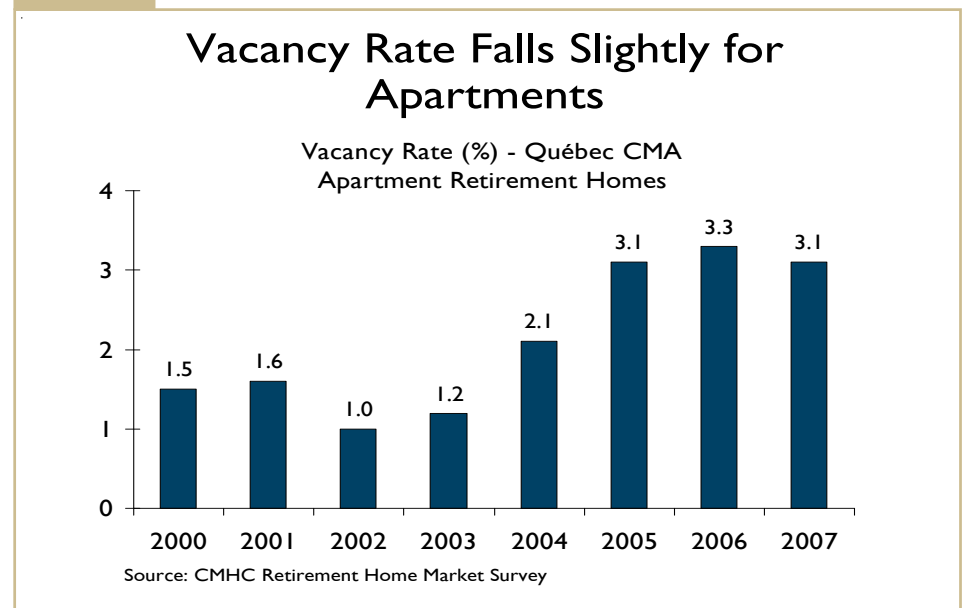
the same period. While room-and-board retirement homes have always had a higher vacancy rate than apartment residences, the gap has been getting wider since 2005.

It should also be noted that the results of our survey provide a static picture of the retirement home market situation in the fall of 2007. However, some residences have arrived on the market since then, others will arrive shortly, and still others should get under way in the short term. The review of the survey results must therefore take these movements into account. The last section of this report provides more details on the trends observed.

Apartment retirement homes

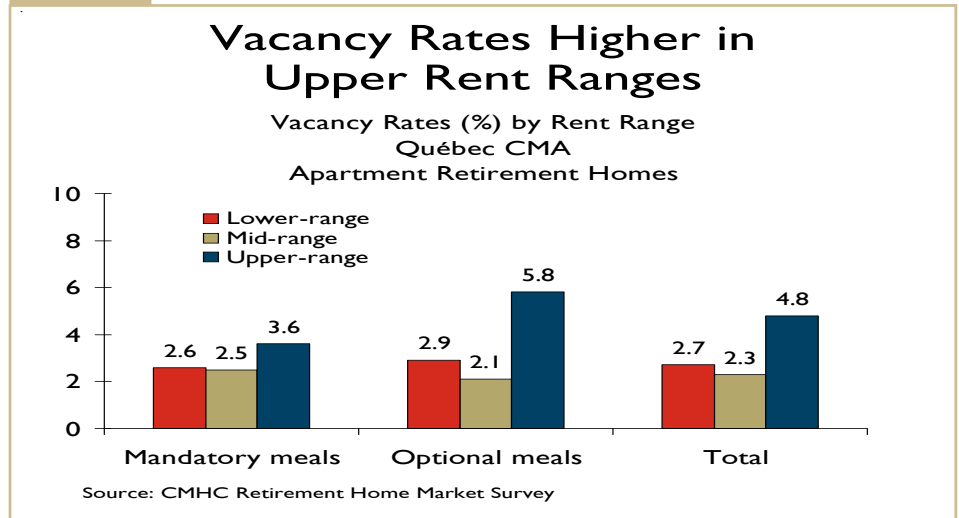
The vacancy rate for apartment retirement homes fell slightly to 3.1 per cent in 2007 from 3.3 per cent in 2006. This decrease occurred even with the addition of 486 units. Demand for apartments therefore remained steady in 2007. An analysis of the results by apartment type did not reveal any significant differences, with vacancy rates of 2.9 per cent for one-bedroom apartments, 3.3 per cent for bachelor apartments and 3.6 per cent for two-bedroom units. We believe, however, that tenants are looking for larger apartments and that the stock is adjusting accordingly. In fact, from 2000 to 2007, the proportion of bachelor units decreased from 40 per cent to 29

Figure 2



per cent, while the shares of one-bedroom and two-bedroom units increased from 47 per cent to 54 per cent and from 13 per cent to 17 per cent, respectively. There has also been a trend toward larger complexes that can provide a wide variety of services. As such, in 2007, 78 per cent of apartments were part of complexes with 100 or more units, compared to 65 per cent in the year 2000.

Figure 3



Rent Ranges for Apartment Retirement

	Optional Meals			Mandatory Meals		
	Bachelor	1-bedroom	2-bedroom	Bachelor	1-bedroom	2-bedroom
Lower	<700	<1100	<1400	<1100	<1500	<1800
Mid	700-1100	1100-1500	1400-1800	1100-1400	1500-1800	1800-2100
Upper	>1100	>1500	>1800	>1400	>1800	>2100

The vacancy rates by rent range reflect a certain saturation in the upper-range market segment (see the table above for the range definitions). In fact, the vacancy rate reached 4.8 per cent in this category, versus 2.3 per cent in the mid-range segment and 2.7 per cent in the lower-range segment. With the arrival of several retirement homes in the upscale niche in recent years, this market is admittedly starting to run out of steam. However, there seems to be some market potential for more affordable apartments.

With regard to rents, the levels vary considerably depending on whether the meal service is mandatory or optional (see table 3.1 for the average rents). In the first case, the rent increase was close to the inflation rate for one-bedroom apartments (+1.6 per cent) and two-bedroom units (+2.1 per cent). For bachelor apartments with a mandatory meal service, however, the hike was more significant (+4.8 per cent). This was likely due to the fact that, as the level of independence of the occupants decreases, more care services are required. As for apartments with an optional meal service, strong increases in the average rents were noted. The rents rose by about 10 per cent for bachelor units and one-bedroom apartments and by 14 per cent for two-bedroom apartments. These more substantial hikes no doubt reflect the addition of more luxurious new units.

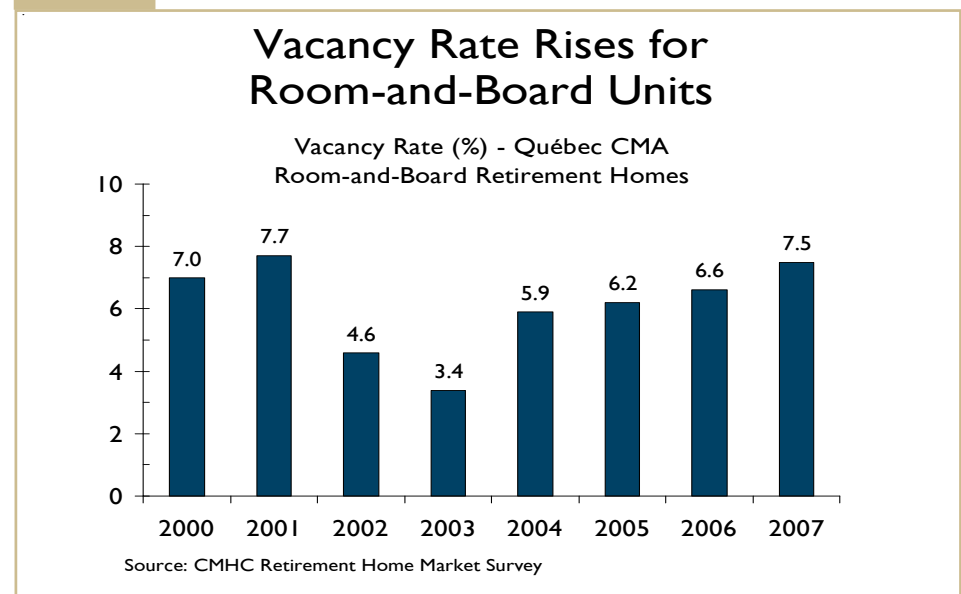
In the fall of 2007, only two zones in the Québec CMA had vacancy rates above 4 per cent, namely zones 4 (Sainte-Foy, Cap-Rouge, etc.) and 6 (Charlesbourg, etc.), where the rates were 4.2 per cent and 5.3 per cent, respectively. It should be specified, though, that these results do not take into account the units that will arrive on the market in the short term.

Room-and-board retirement homes

In the room-and-board retirement home segment, the proportion of vacant units rose for the fourth year in a row, reaching 7.5 per cent in the fall of 2007, the highest level since 2001. This increase occurred even though the stock decreased slightly by 21 units and has now reached 3,186 beds. One could think that, with the arrival of new apartment retirement homes offering a wide range of services, room-and-board residences have been having more and more difficulty in attracting tenants. This is even more apparent in the case of smaller room-and-board retirement homes. In 2007, the vacancy rates reached 15 per cent in residences with 10 to 29 beds and 8.5 per cent in retirement homes with 30 to 49 beds while, in larger residences with 50 or more beds, the vacancy rate was 3.7 per cent.

An analysis of the vacancy rates by rent range revealed that, in the mid-range segment (monthly rents from \$1,200 to \$1,500), the vacancy rate was only 3.3 per cent. Conversely, the rates were 12 per cent in the case of units renting for less than \$1,200 and 10 per cent for units with rents exceeding \$1,500. This could be because retirement homes with lower rents do not as adequately meet the needs of tenants in terms of unit size and services offered. As for residences with higher rents, the problem may be due to the capacity to pay of tenants and competition from apartment retirement homes.

Figure 4



As for the average rents, they went up by 5.3 per cent in the case of single-occupancy rooms (to \$1,487) and by 7.9 per cent for double-occupancy rooms (to \$979). Like for bachelor apartments with a mandatory meal service, these increases above inflation were no doubt due to the fact that, as the level of independence of the residents decreases, more care services are required.

In 2007, the vacancy rates for room-and-board units rose in six of the nine market zones in the Québec CMA. As a result, only zones 5 (Val-Bélair, Loretteville, etc.), 6 (Charlesbourg, etc.) and 9 (Lévis, etc.) had low vacancy rates, at 2.5 per cent, 2.4 per cent and 3.5 per cent, respectively.

Figure 5

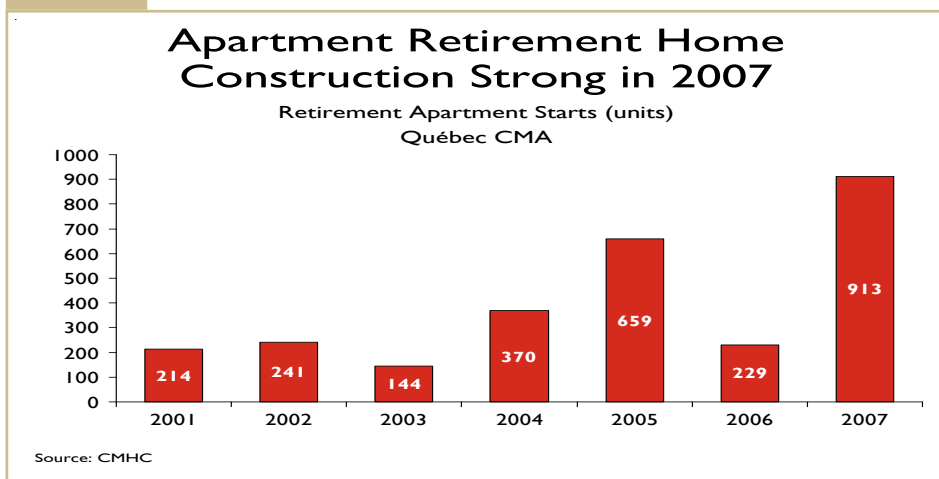
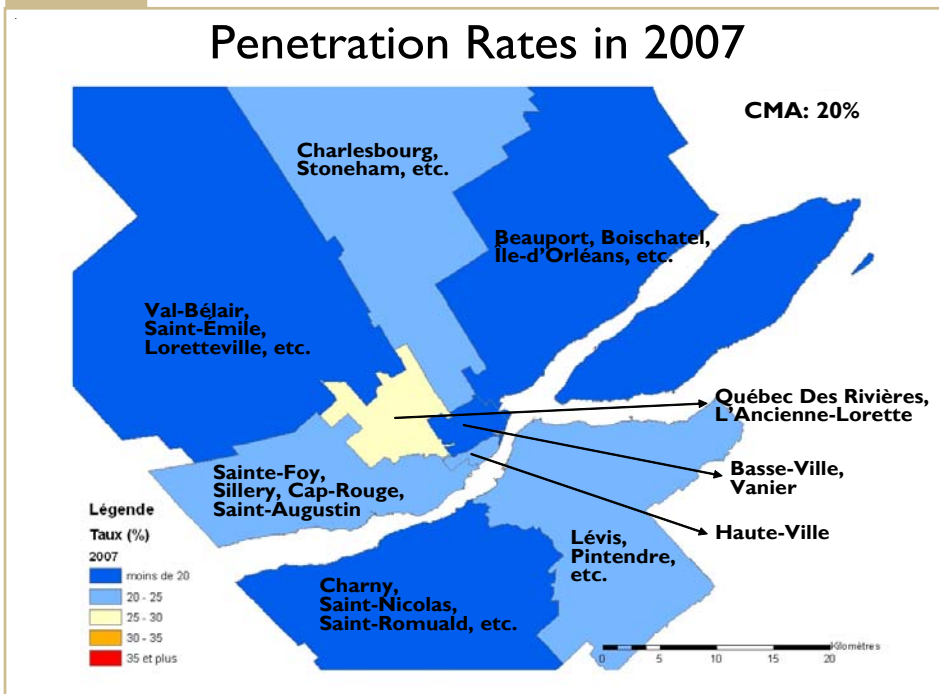


Figure 6



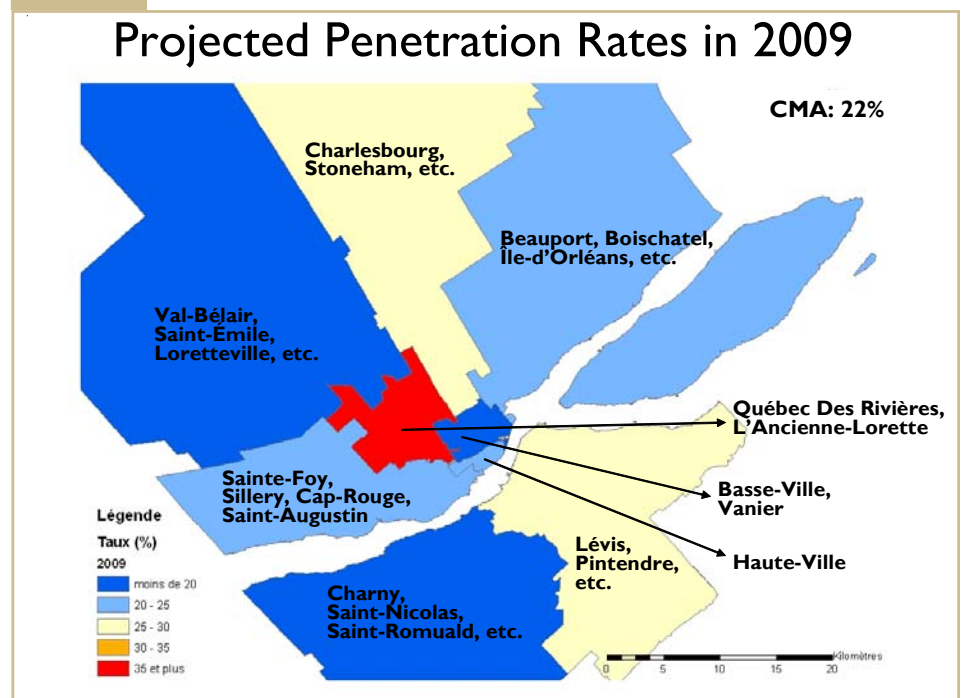
Trends: Caution a must in some sectors in 2008 and 2009

Since the survey was conducted, several retirement homes have been completed, while others are still under construction and, finally, some have been announced and are about to get under way. In 2007 alone, more than 900 retirement apartments² were started, and many of these units were not taken into account in the survey.

To get a better idea of the situation, it is useful to measure the penetration rate, that is, the ratio between the retirement housing stock and the population aged 75 years or older. The map below presents the situation in 2007. For the overall Québec CMA, the penetration rate was then 20 per cent, and this proportion varied between 15 per cent and 26 per cent, depending on the market zone. These variations reflect, among other things, the appeal of the different sectors and the capacity to pay of the seniors who live in them. In light of past results, it can be expected that, when a penetration rate exceeds 25 per cent, the vacancy rate will likely rise. In 2007, only zone 3 (Québec Des Rivières and L'Ancienne-Lorette) exceeded this level, with a rate of 26 per cent.

However, when the units completed after June 2007, those that are still under construction and the ones that should get under way from now until the middle of 2008 are taken into account, the situation changes significantly. On the map below, it can then be seen that, in zone 3, where many of the apartments started in 2007 are located, the penetration rate will rise to 43 per cent. In zones 6 (Charlesbourg, etc.) and 9 (Lévis, etc.), the penetration rates will also increase, but to a lesser extent, reaching 26 per cent and 28 per cent, respectively. In the overall CMA, the rate will attain 22 per cent.

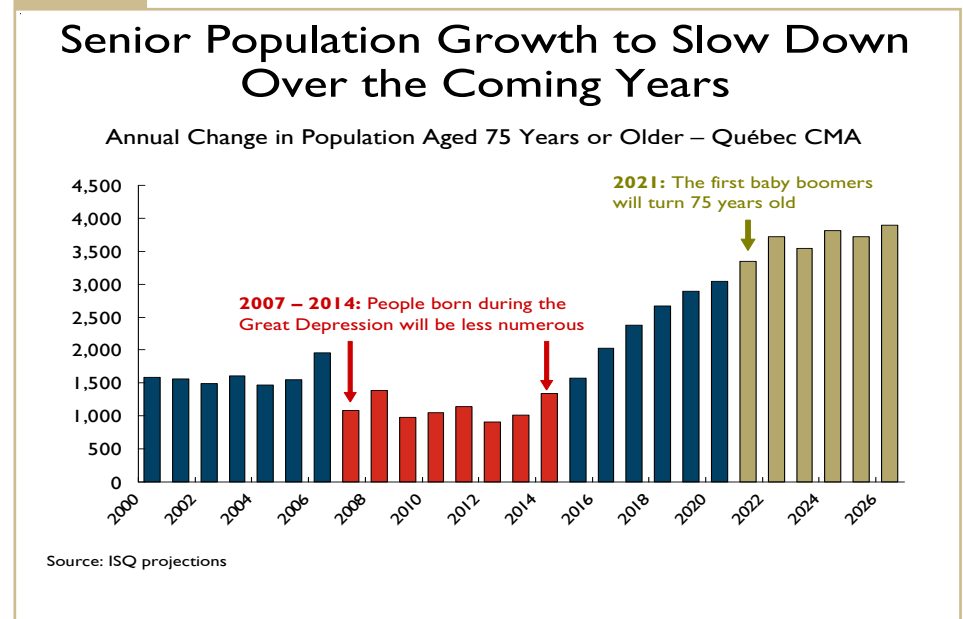
Figure 7



² Our starts survey takes into account only apartments (with a full kitchen and bathroom). However, rooms are included in our retirement home market survey universe.

In view of this information, the vacancy rates should be expected to rise temporarily in certain sectors. It should also be recalled that, over the coming years, the rate of growth of the population aged 75 years or older will slow down. In fact, the people who will be entering this age group were born during the Great Depression of the 1930s, at a time when the birth rate had temporarily decreased. It is only starting in 2016 that the rate of growth of the population aged 75 years or older will begin to pick up to reach unprecedented levels in the early 2020s, when the first baby boomers will be entering this age group.

Figure 8



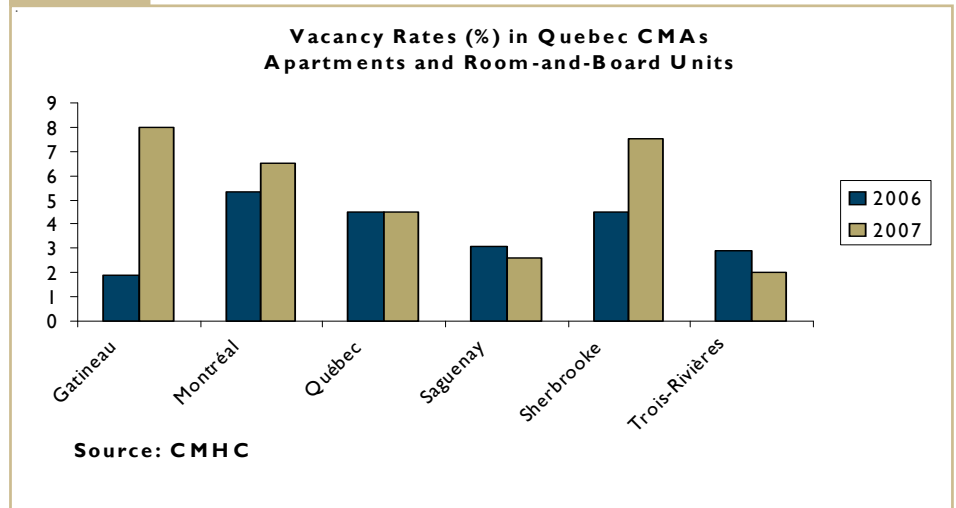
Around the Province

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 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.

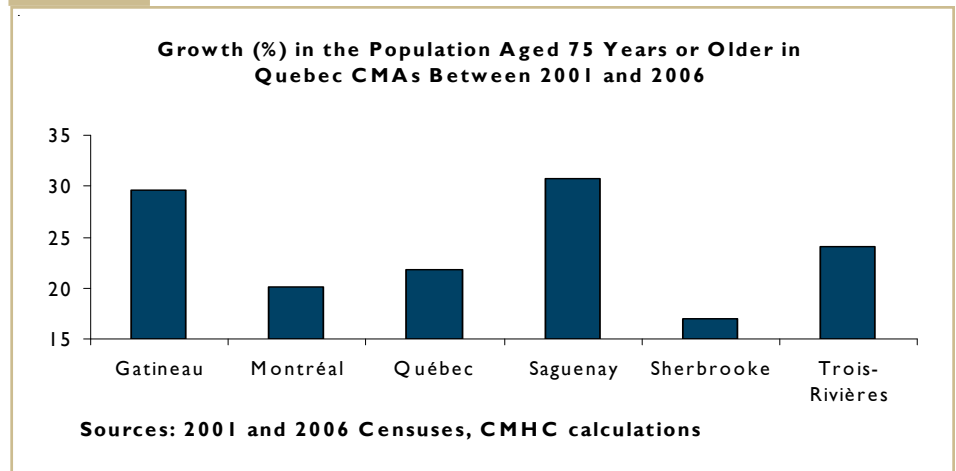
Figure 9



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).

While Gatineau registered the strongest growth in the population aged 75 years or older, this was also the area where, in 2006, the penetration rate³ 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 Quebec. If seniors in the Gatineau area behaved similarly to those living in

Figure 10



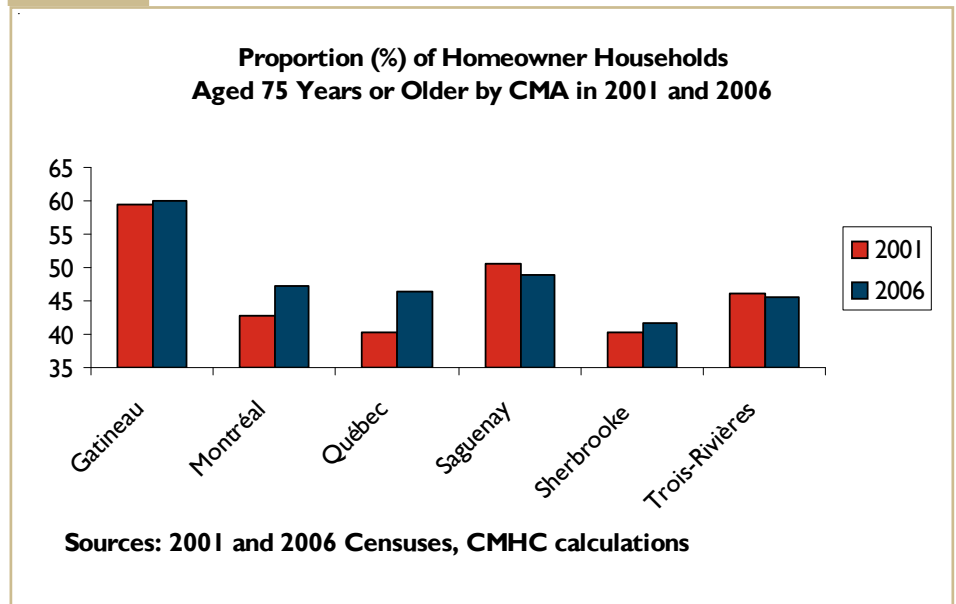
³ Retirement housing units divided by population aged 75 years or older

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.

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 46 per cent 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.

Figure 11



**Table 1.1 : Universe of Apartments for Seniors*
By Building Size - In Number of Buildings and Units
Private Retirement Homes with 10 or More Units
Québec CMA
2000 to 2007**

Year	10 to 49 units		50 to 99 units		100 or more units		Total	
	# Bldgs.	# Units	# Bldgs.	# Units	# Bldgs.	# Units	# Bldgs.	# Units
2000	16	381	22	1,496	23	3,551	61	5,428
2001	15	323	25	1,607	26	3,787	66	5,717
2002	14	312	23	1,516	26	3,882	63	5,710
2003	11	267	25	1,594	27	4,032	63	5,893
2004	10	233	21	1,251	27	4,263	58	5,747
2005	9	212	22	1,303	29	4,529	60	6,044
2006	9	188	20	1,169	31	4,803	60	6,160
2007	8	160	22	1,282	34	5,204	64	6,646

* The universe of retirement homes may vary from one year to the next on account of the change of purpose of certain projects, the conversion of room-and-board units into bachelor apartments or vice versa, etc.

Source: CMHC

**Table 1.2 : Universe of Apartments for Seniors*
By Bedroom Type - In Number of Units
Private Retirement Homes with 10 or More Units
Québec CMA
2000 to 2007**

Year	Studio	1-bedroom	2-bedroom +	Total
2000	2,187	2,523	718	5,428
2001	2,044	2,865	808	5,717
2002	1,900	2,981	829	5,710
2003	1,898	3,097	898	5,893
2004	1,709	3,144	894	5,747
2005	1,809	3,312	923	6,044
2006	1,744	3,505	911	6,160
2007	1,912	3,626	1,108	6,646

* The universe of retirement homes may vary from one year to the next on account of the change of purpose of certain projects, the conversion of room-and-board units into bachelor apartments or vice versa, etc.

Source: CMHC

**Table 1.3 : Universe of Apartments for Seniors*
By Meal Service Formula
Private Retirement Homes with 10 or More Units
Québec CMA
2000 to 2007**

Year	Non disponible		Optionnel		Obligatoire		Total	
	# Bldgs.	# Units	# Bldgs.	# Units	# Bldgs.	# Units	# Bldgs.	# Units
2000	4	274	18	2,374	39	2,780	61	5,428
2001	5	346	19	2,429	42	2,942	66	5,717
2002	--	--	23	2,885	39	2,724	63	5,710
2003	--	--	24	2,951	38	2,841	63	5,893
2004	--	--	21	3,013	35	2,633	57	5,747
2005	--	--	22	3,216	37	2,727	60	6,044
2006	--	--	25	3,478	35	2,682	60	6,160
2007	--	--	27	3,736	36	2,809	64	6,646

* The universe of retirement homes may vary from one year to the next on account of the change of purpose of certain projects, the conversion of room-and-board units into bachelor apartments or vice versa, etc.

--: Data not available, confidential or change of classification between surveys.

Source: CMHC

**Table 1.4 : Universe of Room-and-Board for Seniors
By Building Size - In Number of Buildings and Beds
Private Retirement Homes with 10 or More Units
Québec CMA
2000 to 2007**

Year	10 to 29 units		30 to 49 units		50 or more units		Total	
	# Bldgs.	# Beds	# Bldgs.	# Beds	# Bldgs.	# Beds	# Bldgs.	# Beds
2000	45	739	18	601	13	682	76	2,022
2001	45	751	18	600	20	1,034	83	2,385
2002**	45	775	18	589	21	1,188	84	2,552
2003	48	873	16	516	23	1,304	87	2,693
2004	49	899	17	562	28	1,597	94	3,058
2005	48	858	18	589	30	1,662	96	3,109
2006	47	845	19	632	33	1,730	99	3,207
2007	45	802	19	660	32	1,724	96	3,186

** In 2002, the universe of room-and-board increased since certain units, previously considered as bachelor apartments, are now considered as rooms, since they do not have a full kitchen.

Source : CMHC

**Table 1.5 : Universe of Room -and-Board for Seniors
By Occupation Type - In Number of Beds
Private Retirement Homes with 10 or More Units
Québec CMA
2000 to 2007**

Year	Single occupancy	Double occupancy +	Total
	# Beds	# Beds	# Beds
2000	1,924	98	2,022
2001	2,309	76	2,385
2002**	2,498	54	2,552
2003	2,631	62	2,693
2004	2,950	108	3,058
2005	2,997	112	3,109
2006	3,089	118	3,207
2007	3,094	92	3,186

** In 2002, the universe of room -and-board increased since certain units, previously considered as bachelor apartments, are now considered as rooms, since they do not have a full kitchen.

Source: CMHC

**Table 1.6 : Universe of Retirement Homes for Seniors
By Detailed Zone - In Number of Buildings
Private Retirement Homes with 10 or More Units
Québec CMA
2007**

Zone	Apartment	Room-and-Board	Mixed *	Total
1 - Québec Basse-Ville, Vanier	7	10	--	19
2 - Québec Haute-Ville	3	7	3	13
3 - Québec-des-Rivières, Anc.-Loret.	5	3	--	10
4 - Ste-Foy, Sillery, Cap-Rouge, St-Aug.	10	7	5	22
5 - Val-Bélair, St-Émile, Loretteville, etc.	--	5	--	8
6 - Charlesbourg, Stoneham, etc.	8	4	--	14
7 - Beauport, Boischatel, Île d'Orléans, etc.	--	20	3	25
8 - Charny, St-Romuald, St-Jean-Chrys., etc.	--	10	--	12
9 - Lévis, Pintendre, etc.	4	7	3	14
QUÉBEC CMA	41	73	23	137

*Buildings including apartments and rooms.

--: Data not available, confidential or change of classification between surveys.

Source : CMHC

**Table 1.7 : Universe of Retirement Homes for Seniors
By Detailed Zone - In Number of Units
Private Retirement Homes with 10 or More Units
Québec CMA
2007**

Zone	Apartment*	Room-and-Board*	Total
1 - Québec Basse-Ville, Vanier	767	424	1,191
2 - Québec Haute-Ville	1,166	325	1,491
3 - Québec-des-Rivières, Anc.-Loret.	820	152	972
4 - Ste-Foy, Sillery, Cap-Rouge, St-Aug.	1,609	427	2,036
5 - Val-Bélair, St-Émile, Loretteville, etc.	--	162	323
6 - Charlesbourg, Stoneham, etc.	1 138	169	1,307
7 - Beauport, Boischâtel, Île d'Orléans, etc.	--	780	1,162
8 - Charny, St-Romuald, St-Jean-Chrys., etc.	--	317	401
9 - Lévis, Pintendre, etc.	519	430	949
QUÉBEC CMA	6,646	3,186	9,832

* Including units in mixed retirement homes

Source : CMHC

**Table 2.1 : Vacancy Rates of Apartments for Seniors (%)
By Building Size
Private Retirement Homes with 10 or More Units
Québec CMA
2000 to 2007**

Year	10 to 49 units	50 to 99 units	100 or more units	Total
2000	2.9	0.6	1.7	1.5
2001	7.1	1.2	1.3	1.6
2002	0.3	0.7	1.1	1.0
2003	1.5	2.1	0.9	1.2
2004	6.0	3.2	1.6	2.1
2005	6.1	1.7	3.4	3.1
2006	8.5	3.0	3.2	3.3
2007	5.0	2.2	3.3	3.1

Source: CMHC

**Table 2.2 : Vacancy Rates of Apartments for Seniors (%)
By Bedroom Type
Private Retirement Homes with 10 or More Units
Québec CMA
2000 to 2007**

Year	Studio	1-bedroom	2-bedroom +	Total
2000	2.1	1.0	1.3	1.5
2001	1.8	1.7	0.7	1.6
2002	1.1	0.9	0.7	1.0
2003	2.2	0.8	0.6	1.2
2004	4.2	1.0	2.0	2.1
2005	2.8	3.5	2.6	3.1
2006	2.5	3.7	3.5	3.3
2007	3.3	2.9	3.6	3.1

Source: CMHC

**Table 2.3 : Vacancy Rates of Apartments for Seniors (%)
By Meal Service Formula
Private Retirement Homes with 10 or More Units
Québec CMA
2000 to 2007**

Year	Unavailable	Optional	Mandatory	Total
2000	--	1.6	1.4	1.5
2001	--	0.7	2.4	1.6
2002	--	0.9	1.1	1.0
2003	--	1.0	1.4	1.2
2004	--	1.1	3.3	2.1
2005	--	3.7	2.5	3.1
2006	--	3.1	3.6	3.3
2007	--	3.4	2.8	3.1

--: Data not available, confidential or change of classification between surveys.

Source: CMHC

**Table 2.4 : Vacancy Rates of Apartments for Seniors (%)
By Detailed Zone and Bedroom Type
Private Retirement Homes with 10 or More Units
Québec CMA
2007**

Zone	Studio	# of units	1-bedroom	# of units	2-bedroom +	# of units	Total
1 - Québec Basse-Ville, Vanier	1.8	277	4.6	411	0.0	79	3.1
2 - Québec Haute-Ville	3.9	463	1.6	565	2.2	138	2.6
3 - Québec-des-Rivières, Anc.-Loret.	3.4	352	0.3	362	1.9	106	1.8
4 - Ste-Foy, Sillery, Cap-Rouge, St-Aug.	4.8	291	4.8	1,004	1.6	314	4.2
5 - Val-Bélair, St-Émile, Loretteville, etc.	--	--	0.0	132	--	--	1.9
6 - Charlesbourg, Stoneham, etc.	3.9	207	4.4	547	7.3	384	5.3
7 - Beauport, Boischâtel, Île d'Orléans, etc.	1.6	127	0.4	228	--	--	0.8
8 - Charny, St-Romuald, St-Jean-Chrys., etc.	--	--	--	--	--	--	--
9 - Lévis, Pintendre, etc.	0.6	160	0.3	325	0.0	34	0.4
QUÉBEC CMA	3.3	1,912	2.9	3,626	3.6	1,108	3.1

--: Data not available, confidential or change of classification between surveys.

Source: CMHC

**Table 2.5 : Vacancy Rates of Room-and-Board for Seniors (%)
By Building Size
Private Retirement Homes with 10 or More Units
Québec CMA
2000 to 2007**

Year	10 to 29 beds	30 to 49 beds	50 or more beds	Total
2000	5.4	10.6	5.7	7.1
2001	9.1	10.9	5.0	7.7
2002	7.2	6.3	2.1	4.6
2003	4.5	3.7	2.5	3.4
2004	7.0	6.4	5.1	5.9
2005	10.4	5.3	4.4	6.2
2006	10.2	6.2	5.0	6.6
2007	15.0	8.5	3.7	7.5

Source: CMHC

**Table 2.6 : Vacancy Rates of Room -and-Board for Seniors (%)
By Occupancy Type
Private Retirement Homes with 10 or More Units
Québec CMA
2000 to 2007**

Year	Single occupancy	Double occupancy +
2000	6.8	13.3
2001	7.9	3.9
2002	4.6	3.7
2003	3.4	3.2
2004	6.1	0.0
2005	6.4	0.0
2006	6.9	0.0
2007	7.8	0.0

Source: CMHC

**Table 2.7 : Vacancy Rates of Room-and-Board for Seniors (%)
By Detailed Zone and Occupancy Type
Private Retirement Homes with 10 or More Units
Québec CMA
2007**

Zone	Single occupancy	# of units	Double occupancy +	# of units	Total
1 - Québec Basse-Ville, Vanier	4.8	414	0.0	10	4.7
2 - Québec Haute-Ville	13.3	323	--	--	13.2
3 - Québec-des-Rivières, Anc.-Loret.	10.0	150	--	--	9.9
4 - Ste-Foy, Sillery, Cap-Rouge, St-Aug.	9.9	425	--	--	9.0
5 - Val-Bélair, St-Émile, Loretteville, etc.	2.5	160	--	--	2.5
6 - Charlesbourg, Stoneham, etc.	2.4	165	--	--	2.4
7 - Beauport, Boischâtel, Île d'Orléans, etc.	10.0	760	0.0	20	9.7
8 - Charny, St-Romuald, St-Jean-Chrys., etc.	7.4	285	0.0	32	6.6
9 - Lévis, Pintendre, etc.	3.6	412	0.0	--	3.5
QUÉBEC CMA	7.8	3,094	0.0	92	7.5

--: Data not available, confidential or change of classification between surveys.

Source: CMHC

**Table 3.1 : Average Apartment Rents* for Seniors
By Meal Service Formula
Private Retirement Homes with 10 or More Units
Québec CMA
2007**

Type	Unavailable	Optional	Mandatory
Studio	--	834 \$	1,365 \$
1-bedroom	--	1,278 \$	1,666 \$
2-bedroom +	--	1,701 \$	2,043 \$
Total	--	1,279 \$	1,575 \$

--: Data not available, confidential or change of classification between surveys.

Source: CMHC

**Table 3.2 : Average Apartment Rents* for Seniors
By Detailed Zone and Bedroom Type
Private Retirement Homes with 10 or More Units
Québec CMA
2007**

Zone	Studio	# of units	1-bedroom	# of units	2-bedroom +	# of units
1 - Québec Basse-Ville, Vanier	1,175 \$	277	1,323 \$	411	1,549 \$	79
2 - Québec Haute-Ville	999 \$	463	1,481 \$	565	1,868 \$	138
3 - Québec-des-Rivières, Anc.-Loret.	1,133 \$	352	1,609 \$	362	2,105 \$	106
4 - Ste-Foy, Sillery, Cap-Rouge, St-Aug.	1,245 \$	291	1,402 \$	1,004	1,999 \$	314
5 - Val-Bélair, St-Émile, Loretteville, etc.	--	--	1,277 \$	145	--	--
6 - Charlesbourg, Stoneham, etc.	1,176 \$	207	1,317 \$	547	1,362 \$	384
7 - Beauport, Boischatel, Île d'Orléans, etc.	1,410 \$	127	1,418 \$	228	--	--
8 - Charny, St-Romuald, St-Jean-Chrys., etc.	--	--	--	--	--	--
9 - Lévis, Pintendre, etc.	1,115 \$	160	1,632 \$	325	1,728 \$	34
QUÉBEC CMA	1,144 \$	1,912	1,430 \$	3,626	1,715 \$	1,108

*: All services combined.

--: Data not available, confidential or change of classification between surveys.

Source: CMHC

**Table 3.3 : Average Room-and-Board Rents* for Seniors
By Detailed Zone and Occupancy Type
Private Retirement Homes with 10 or More Units
Québec CMA
2007**

Zone	Single occupancy	# of beds	Double occupancy +	# of beds
1 - Québec Basse-Ville, Vanier	1,214 \$	414	846 \$	10
2 - Québec Haute-Ville	1,866 \$	323	--	--
3 - Québec-des-Rivières, Anc.-Loret.	1,274 \$	1,100	--	--
4 - Ste-Foy, Sillery, Cap-Rouge, St-Aug.	2,182 \$	425	--	--
5 - Val-Bélair, St-Émile, Loretteville, etc.	1,260 \$	160	--	--
6 - Charlesbourg, Stoneham, etc.	1,434 \$	165	--	--
7 - Beauport, Boischâtel, Île d'Orléans, etc.	1,390 \$	760	1,299 \$	20
8 - Charny, St-Romuald, St-Jean-Chrys., etc.	1,168 \$	285	843 \$	32
9 - Lévis, Pintendre, etc.	1,335 \$	412	--	--
QUÉBEC CMA	1,487 \$	3,094	979 \$	92

--: Data not available, confidential or change of classification between surveys.

Source: CMHC

**Table 4.1 : Features
Percentage of Residences Offering a Specific Service (%)
Private Retirement Homes with 10 or More Units
Québec CMA
2007**

Services	Apartment (%)	Room-and-board (%)
Cable television	100	97
Worship service	97	95
Banking counter	39	13
Hairdresser	86	79
Convenience store	39	10
Swimming Pool	23	6
Footpath	81	66
Bedding	42	76
Clothes cleaning	58	85
24-hour on-site medical care	64	51
Limited medical care (visits)	30	46
Housekeeping	89	98
Furniture	33	64
Indoor parking	53	10
Outdoor parking	91	93
Supervision	97	99
Intercom system	97	97
Transportation system	48	42
Other services	44	38

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.

ZONE DESCRIPTION – QUÉBEC CMA

Zone 1 : Basse-Ville de Québec (Limoilou, Saint-Roch, Saint-Sauveur), Vanier

Zone 2 : Haute-Ville de Québec (Saint-Jean-Baptiste, Champlain, Montcalm)

Zone 3 : Québec des Rivières (Neufchâtel, Duberger, Les Saules, Lebourgneuf), Ancienne-Lorette

Zone 4 : Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin

Zone 5 : Val-Bélair, Saint-Émile, Loretteville, Lac-Saint-Charles, Lac-Delage, Valcartier, Shannon, Lac-Saint-Joseph, Sainte-Catherine-de-la-J.C. Fossambault

Zone 6 : Charlesbourg, Lac Beauport, Stoneham-Tewkesbury

Zone 7 : Beauport, Sainte-Brigitte-de-Laval, Boischâtel, L'Ange-Gardien, Château-Richer, Île d'Orléans

Zone 8 : Charny, Saint-Romuald, Saint-Jean-Chrysostôme, Saint-Nicolas, Saint-Rédempteur, Breakeyville, Saint-Lambert, Saint-Étienne

Zone 9 : Lévis, Pintendre, Saint-Joseph-de-Lévy, Saint-Étienne-de-Beaumont

METHODOLOGY

The **survey universe** includes all privately initiated retirement homes with 10 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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