

SENIORS' HOUSING REPORT

Alberta



Canada Mortgage and Housing Corporation

Date Released: 2008

Highlights

- The vacancy rate was slightly higher in non-standard units at 4.2 per cent as compared to standard units at 3.9 per cent.
- For non-standard heavy care units, the Alberta average rent for a studio unit was \$2,921, significantly higher than the \$1,976 for a standard studio unit
- CMHC's survey found 5,628 standard retirement spaces and 1,171 non-standard spaces for a total universe of 6,799 spaces in Alberta

Figure 1

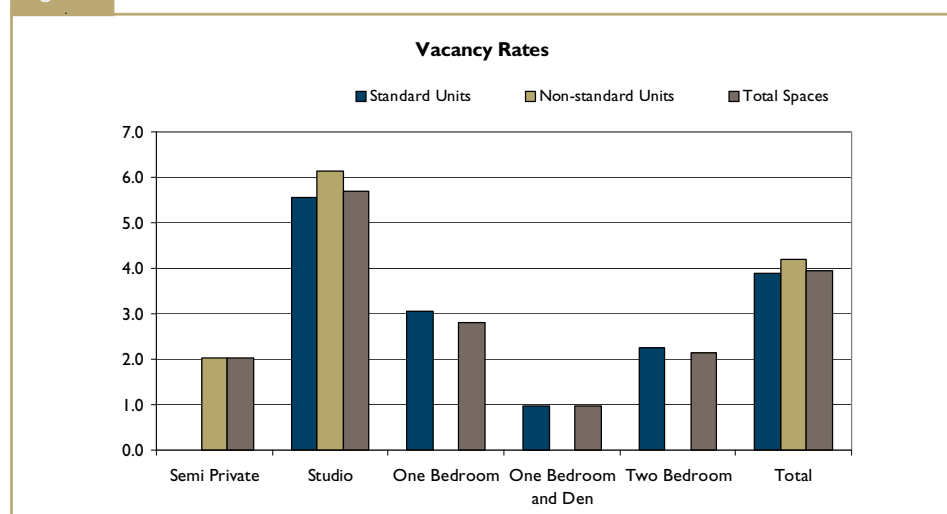


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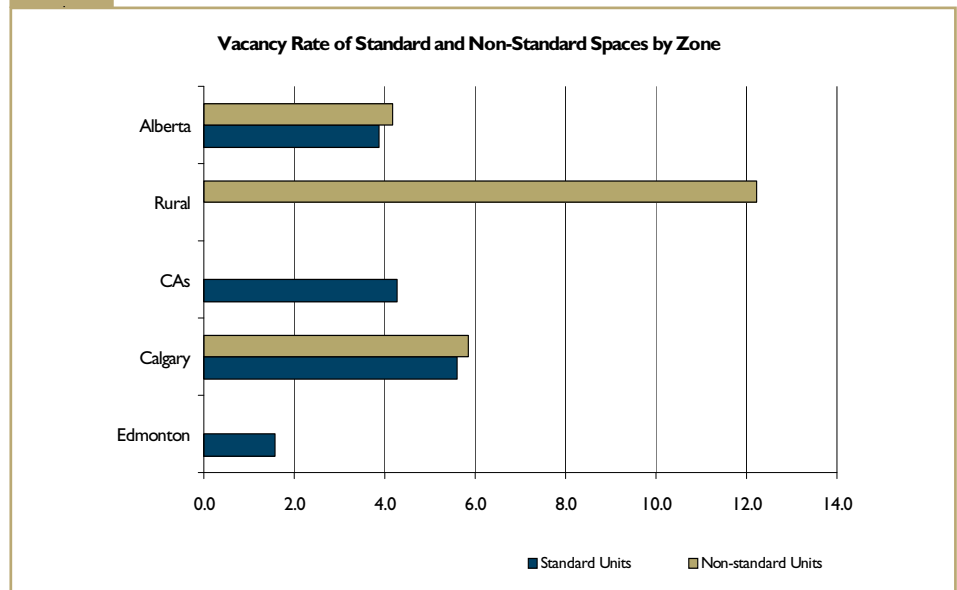
Vacancy Rates

Vacancy Rate for Standard and Non-Standard Retirement Homes

The vacancy rate in Alberta for a standard retirement home unit averaged 3.9 per cent in 2008. The vacancy rate for a standard unit varied within the province. Edmonton reported a vacancy rate of 1.6 per cent while Calgary had a vacancy rate of 5.6 per cent. The Census Agglomeration (CA) areas, centres with population of at least 10,000 people, had a combined average vacancy rate of 4.3 per cent.

The vacancy rate was slightly higher in non-standard units at 4.2 per cent as compared to standard units at 3.9 per cent. For non-standard units, the survey found similar geographical results for vacancy rates. Vacancies were highest in the rural survey at

Figure 2



12.2 per cent and lowest in Edmonton at zero. In Calgary, there was little variation in vacancies between the standard units and the vacancy rate of 5.8 per cent for non-standard units.

A standard retirement home unit offers additional services not provided in a traditional rental

structure such as meals, housekeeping and laundry. A standard retirement unit excludes seniors' residences and nursing homes that provide high levels of care, defined as more than 1.5 hours of care per day.

This report provides information collected in the pilot of CMHC's new national Seniors' Housing Survey. We would like hear from you to ensure that the information collected and reported on meets your needs. If you would like to provide feedback on the information in this report, or on the survey itself, please contact

Seniors_Housing_Survey@cmhc.ca

Average Rents

Average Rent for Standard and Non-Standard Units

Across the Alberta survey, the total average rent for a standard unit was \$2,313 per month. Average rent for all unit types was highest in Calgary at \$2,672. The average rent in Edmonton was \$1,992.

A standard two-bedroom unit rented for \$2,884 in Alberta. The most expensive rent for a standard unit was \$3,784, on average, for a two-bedroom unit in Calgary South. A standard two-bedroom unit in Edmonton rented for an average of \$2,408.

For non-standard heavy care units, the Alberta average rent for a studio unit was \$2,921, significantly higher than the \$1,976 for a standard studio unit, likely reflecting the additional care provided. Total average rents for heavy care were higher in Edmonton (\$3,432) than in Calgary (\$2,803).

Figure 3

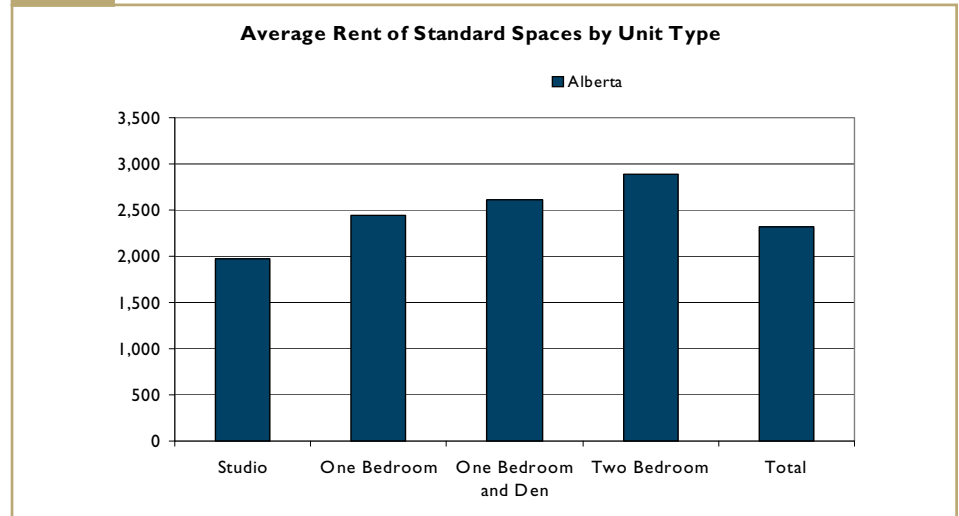
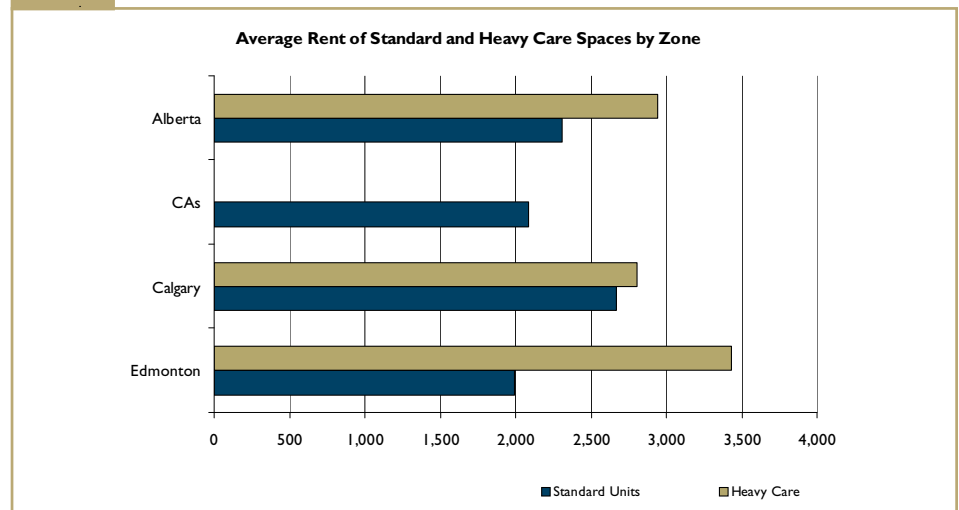


Figure 4



Universe

Universe of Standard and Non-standard Spaces

CMHC's survey found 5,628 standard retirement spaces and 1,171 non-standard spaces for a total universe of 6,799 spaces in Alberta. The survey universe of 6,799 units of seniors' accommodations was located in a total of 68 structures. The Edmonton survey covered 25 structures representing 37 per cent of the total while the Calgary survey accounted for 24 structures and 35 per cent of the universe. The remaining 28 per cent of structures in the universe were found either in the 13 structures surveyed in the CAs or six structures in the rural survey.

Living within the 68 structures surveyed were 7,044 residents. Just over 46 per cent or 3,250 of the resident population were located in Calgary while 36 per cent or 2,564 were in Edmonton. The CAs and rural survey covered 1,001 and 229 residents, respectively, which combined represented 17.5 per cent of the seniors in the survey.

Services and Amenities

On average, service packages were more likely included in the rents for Calgary than in Edmonton – but not in all cases. The most frequently cited services were three meals per day and laundry-linens. In general, Calgary projects offered more amenities than were offered on average in Edmonton. This may explain some of the variation in rent between centres. The most frequently cited amenities were 24 hour call service, which was provided to 88 per cent of all residents. Access to transportation services was available to three-quarters of the residents. Exercise facilities were available to 64 per cent of the seniors and 50 per cent of the residents had access to an on-site registered nurse.

Figure 5

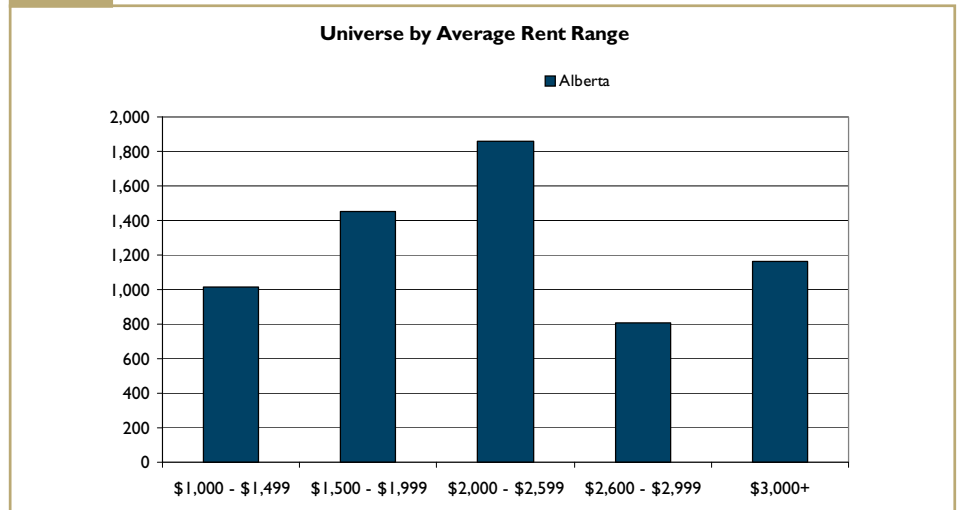


Figure 6

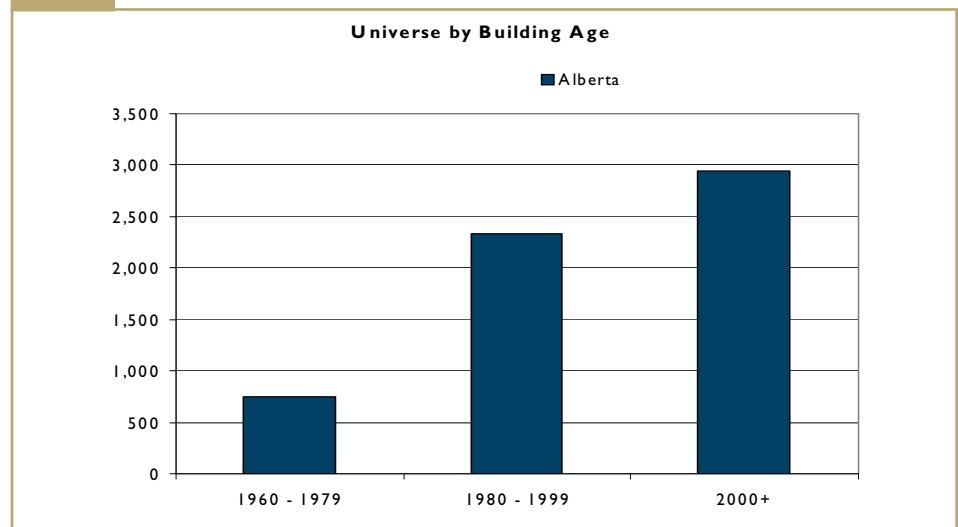
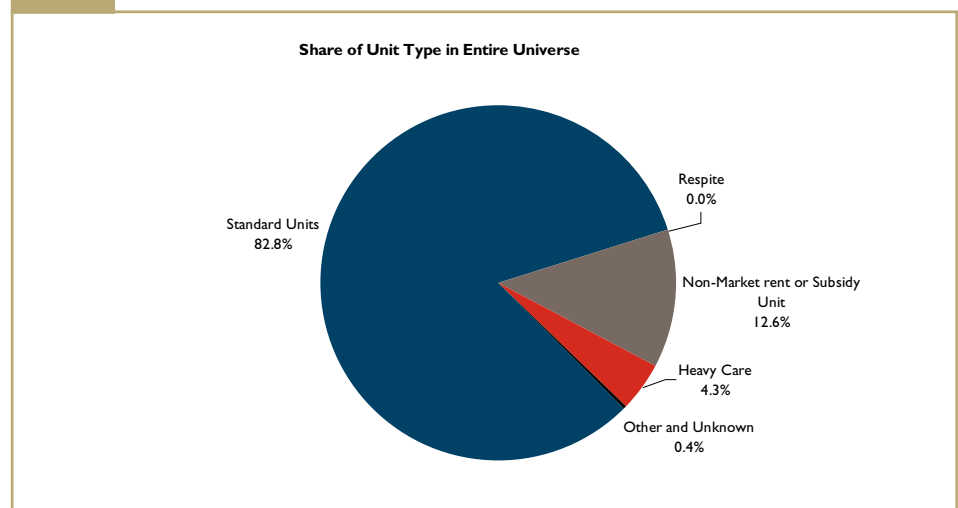


Figure 7



I.1 – Vacancy Rate (%) of Standard Spaces by Zone and Unit Type**Alberta**

Centre	Studio	One Bedroom	One Bedroom and Den	Two Bedroom	Total
Edmonton	2.2 a	1.5 a	**	0.7 a	1.6 a
Edmonton North	3.0 a	2.5 a	**	1.4 a	2.6 a
Edmonton South	**	0.3 a	n/u	**	0.2 a
Edmonton – Other	**	0.9 a	**	**	1.1 a
Calgary	7.8 a	3.9 a	**	4.4 a	5.6 a
Calgary North	10.7 a	5.8 a	**	3.6 a	7.2 a
Calgary South	6.5 a	2.5 a	n/u	5.0 a	4.6 a
Calgary – Other	**	**	n/u	**	**
CAs	5.3 a	3.8 a	n/u	**	4.3 a
Rural	**	**	n/u	**	**
Alberta	5.5 a	3.1 a	1.0 a	2.2 a	3.9 a

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

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

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

1.2 – Vacancy Rate (%) by Zone and Unit Type**Alberta**

Centre	Semi Private	Studio	One Bedroom	One Bedroom and Den	Two Bedroom	Total
Edmonton	**	1.7 a	1.4 a	**	0.7 a	1.4 a
Standard Units	n/u	2.2 a	1.5 a	**	0.7 a	1.6 a
Non-standard Units	**	**	**	n/u	**	**
Calgary	2.2 a	7.6 a	3.8 a	**	4.3 a	5.6 a
Standard Units	n/u	7.8 a	3.9 a	**	4.4 a	5.6 a
Non-standard Units	2.2 a	7.3 a	**	n/u	**	5.8 a
CAs	n/u	4.6 a	3.0 a	n/u	**	3.5 a
Standard Units	n/u	5.3 a	3.8 a	n/u	**	4.3 a
Non-standard Units	n/u	**	**	n/u	**	**
Rural	n/u	13.3 a	6.1 a	n/u	**	8.8 a
Standard Units	n/u	**	**	n/u	**	**
Non-standard Units	n/u	**	**	n/u	**	12.2 a
Alberta	2.0 a	5.7 a	2.8 a	1.0 a	2.1 a	3.9 a
Standard Units	n/u	5.5 a	3.1 a	1.0 a	2.2 a	3.9 a
Non-standard Units	2.0 a	6.1 a	0.0 d	n/u	**	4.2 a

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1.3 – Total Vacancy Rate (%) by Zone and Rent Range (\$)¹**Alberta**

Centre	\$1,000 - \$1,499	\$1,500 - \$1,999	\$2,000 - \$2,599	\$2,600 - \$2,999	\$3,000+	Total
Edmonton	0.2 a	2.2 a	2.6 a	0.3 a	0.5 a	1.4 a
Edmonton North	**	3.1 a	4.9 a	**	**	2.2 a
Edmonton South	**	**	**	**	**	0.1 a
Edmonton – Other	**	**	**	**	**	1.1 a
Calgary	6.3 a	5.5 a	6.4 a	5.6 a	5.1 a	5.6 a
Calgary North	0.6 a	7.7 a	7.8 a	1.3 a	6.1 a	5.5 a
Calgary South	6.7 a	2.5 a	5.0 a	8.0 a	4.9 a	5.2 a
Calgary – Other	**	**	**	**	**	**
CAs	2.3 a	6.2 b	4.3 b	3.7 c	**	3.5 a
Rural	**	**	**	**	**	8.8 a
Alberta	3.9 a	4.0 a	5.1 a	3.5 a	4.1 a	3.9 a

¹ Figures, excluding totals, include only those units where the rent of the unit is known.

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2.1 – Average Rent (\$) of Standard Spaces by Zone and Unit Type**Alberta**

Centre	Studio	One Bedroom	One Bedroom and Den	Two Bedroom	Total
Edmonton	1,721 a	2,009 a	**	2,408 a	1,992 a
Edmonton North	1,583 a	1,884 a	**	2,134 a	1,781 a
Edmonton South	1,897 a	2,080 a	n/u	2,278 a	2,074 a
Edmonton – Other	**	2,211 a	**	**	2,391 a
Calgary	2,222 a	2,918 a	**	3,404 a	2,672 a
Calgary North	2,169 a	2,600 a	**	2,900 a	2,486 a
Calgary South	2,270 a	3,122 a	n/u	3,784 a	2,792 a
Calgary – Other	**	**	n/u	**	**
CAs	1,766 a	2,305 a	n/u	**	2,087 a
Rural	**	**	n/u	**	**
Alberta	1,976 a	2,439 a	2,607 a	2,884 a	2,313 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

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2.2 – Average Rent (\$) by Zone and Unit Type

Alberta

Centre	Semi Private	Studio	One Bedroom	One Bedroom and Den	Two Bedroom	Total
Edmonton						
Heavy Care	n/u	**	**	n/u	**	3,432 ^a
Standard Units	n/u	1,721 ^a	2,009 ^a	**	2,408 ^a	1,992 ^a
Calgary						
Heavy Care	**	2,779 ^a	3,465 ^a	n/u	n/u	2,803 ^a
Standard Units	n/u	2,222 ^a	2,918 ^a	**	3,404 ^a	2,672 ^a
CAs						
Heavy Care	n/u	**	**	n/u	n/u	**
Standard Units	n/u	1,766 ^a	2,305 ^a	n/u	**	2,087 ^a
Rural						
Heavy Care	n/u	n/u	n/u	n/u	n/u	n/u
Standard Units	n/u	**	**	n/u	**	**
Alberta						
Heavy Care	**	2,921 ^a	3,415 ^a	n/u	**	2,943 ^a
Standard Units	n/u	1,976 ^a	2,439 ^a	2,607 ^a	2,884 ^a	2,313 ^a

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2.3 – Average Rent (\$) of Standard Spaces by Zone and Unit Size¹

Alberta

Centre	less than 120 sqft.	120 - 399 sqft.	400 - 599 sqft.	600 - 799 sqft.	800 - 999 sqft.	1,000 or more sqft.	Total	Avg. Price / Sqft.
Edmonton	n/u	1,681 ^a	2,177 ^a	1,868 ^a	2,495 ^a	**	1,992 ^a	3.69 ^a
Edmonton North	n/u	1,690 ^a	1,886 ^a	1,748 ^a	2,050 ^a	**	1,781 ^a	3.27 ^a
Edmonton South	n/u	1,653 ^a	2,227 ^a	**	**	n/u	2,074 ^a	4.14 ^a
Edmonton – Other	n/u	**	2,408 ^a	**	**	n/u	2,391 ^a	4.01 ^a
Calgary	n/u	2,109 ^a	2,789 ^a	3,103 ^a	3,927 ^a	4,311 ^a	2,672 ^a	5.44 ^a
Calgary North	n/u	2,119 ^a	2,572 ^a	2,739 ^a	4,029 ^a	**	2,486 ^a	5.08 ^a
Calgary South	n/u	2,126 ^a	2,894 ^a	3,411 ^a	3,878 ^a	4,318 ^a	2,792 ^a	5.62 ^a
Calgary – Other	n/u	**	**	**	n/u	n/u	**	**
CAs	n/u	1,677 ^a	2,338 ^a	**	**	n/u	2,087 ^a	4.57 ^a
Rural	n/u	**	**	**	**	n/u	**	**
Alberta	n/u	1,876^a	2,529^a	2,330^a	2,919^a	4,163^a	2,313^a	4.59^a

¹ Figures, excluding totals, include only those units where the size of the unit is known.

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3.1 – Universe of Standard Spaces Zone and Unit Type

Alberta

Centre	Studio	One Bedroom	One Bedroom and Den	Two Bedroom	Total
Edmonton	649 ^a	1,167 ^a	**	271 ^a	2,170 ^a
Edmonton North	436 ^a	569 ^a	**	74 ^a	1,080 ^a
Edmonton South	152 ^a	378 ^a	n/u	121 ^a	651 ^a
Edmonton – Other	**	220 ^a	**	**	439 ^a
Calgary	1,076 ^a	1,190 ^a	**	252 ^a	2,539 ^a
Calgary North	338 ^a	449 ^a	**	110 ^a	918 ^a
Calgary South	694 ^a	681 ^a	n/u	139 ^a	1,514 ^a
Calgary – Other	**	**	n/u	**	**
CAs	373 ^a	365 ^a	n/u	**	781 ^a
Rural	**	**	n/u	**	**
Alberta	2,163^a	2,781^a	104^a	580^a	5,628^a

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3.2 – Total Universe by Zone and Unit Type

Alberta

Centre	Semi Private	Studio	One Bedroom	One Bedroom and Den	Two Bedroom	Total
Edmonton	**	835 ^a	1,220 ^a	**	282 ^a	2,432 ^a
Standard Units	n/u	649 ^a	1,167 ^a	**	271 ^a	2,170 ^a
Respite	n/u	n/u	n/u	n/u	n/u	n/u
Non-Market rent or Subsidy Unit	**	**	**	n/u	**	191 ^a
Heavy Care	n/u	**	**	n/u	**	71 ^a
Other and Unknown	n/u	n/u	n/u	n/u	n/u	n/u
Calgary	136 ^a	1,557 ^a	1,222 ^a	**	253 ^a	3,189 ^a
Standard Units	n/u	1,076 ^a	1,190 ^a	**	252 ^a	2,539 ^a
Respite	n/u	**	n/u	n/u	n/u	**
Non-Market rent or Subsidy Unit	127 ^a	294 ^a	7 ^a	n/u	**	429 ^a
Heavy Care	**	183 ^a	24 ^a	n/u	n/u	216 ^a
Other and Unknown	n/u	**	**	n/u	n/u	**
CAs	n/u	422 ^a	469 ^a	n/u	59 ^a	950 ^a
Standard Units	n/u	373 ^a	365 ^a	n/u	**	781 ^a
Respite	n/u	n/u	n/u	n/u	n/u	n/u
Non-Market rent or Subsidy Unit	n/u	48 ^a	88 ^a	n/u	**	146 ^a
Heavy Care	n/u	**	**	n/u	n/u	**
Other and Unknown	n/u	n/u	**	n/u	**	**
Rural	n/u	98 ^a	115 ^a	n/u	**	228 ^a
Standard Units	n/u	**	**	n/u	**	**
Respite	n/u	n/u	n/u	n/u	n/u	n/u
Non-Market rent or Subsidy Unit	n/u	**	**	n/u	n/u	89 ^a
Heavy Care	n/u	n/u	n/u	n/u	n/u	n/u
Other and Unknown	n/u	n/u	n/u	n/u	**	**
Alberta	148 ^a	2,912 ^a	3,026 ^a	104 ^a	609 ^a	6,799 ^a
Standard Units	n/u	2,163 ^a	2,781 ^a	104 ^a	580 ^a	5,628 ^a
Respite	n/u	**	n/u	n/u	n/u	**
Non-Market rent or Subsidy Unit	139 ^a	513 ^a	191 ^a	n/u	**	855 ^a
Heavy Care	**	232 ^a	39 ^a	n/u	**	290 ^a
Other and Unknown	n/u	**	15 ^a	n/u	**	25 ^a

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3.3 – Total Universe By Zone and Rent Range¹

Alberta

Centre	\$1,000 - \$1,499	\$1,500 - \$1,999	\$2,000 - \$2,599	\$2,600 - \$2,999	\$3,000+	Total
Edmonton	403 a	727 a	579 a	296 a	209 a	2,432 a
Edmonton North	281 a	419 a	287 a	**	**	1,276 a
Edmonton South	**	211 a	167 a	**	**	691 a
Edmonton – Other	**	**	**	**	**	465 a
Calgary	368 a	471 a	944 a	429 a	927 a	3,189 a
Calgary North	169 a	272 a	397 a	156 a	196 a	1,209 a
Calgary South	179 a	161 a	541 a	224 a	717 a	1,853 a
Calgary – Other	**	**	**	**	**	**
CAs	176 a	228 a	278 a	81 a	**	950 a
Rural	**	**	**	**	**	228 a
Alberta	1,012 a	1,449 a	1,858 a	809 a	1,163 a	6,799 a

¹ Figures, excluding totals, include only those units where the rent of the unit is known.

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3.4 – Number of Structures included in Survey Results

Alberta	
Centre	Number of Structures
Edmonton	25
Edmonton North	14
Edmonton South	7
Edmonton – Other	4
Calgary	24
Calgary North	9
Calgary South	14
Calgary – Other	**
CAs	13
Rural	6
Alberta	68

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n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

3.5 – Number of Residents

Alberta	
Centre	Number of Residents
Edmonton	2,564
Edmonton North	1,339
Edmonton South	728
Edmonton – Other	497
Calgary	3,250
Calgary North	1,252
Calgary South	1,874
Calgary – Other	**
CAs	1,001
Rural	229
Alberta	7,044

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Methodology

Canada Mortgage and Housing Corporation conducted a pilot of the Seniors' Housing Survey in May and June. The survey was conducted in all centres in British Columbia, Alberta, Saskatchewan, Manitoba, Nova Scotia, New Brunswick, Newfoundland and Labrador, and Prince Edward Island. All eligible residences were included in the survey. As this was a pilot survey, work to ensure that all applicable structures are included in the survey universe is still ongoing.

The survey targeted only private or non-profit residences where the majority of residents are over the age of 65 and have access to additional services not offered in traditional rental structures. Examples of such services include meal service, housekeeping and laundry. However, the survey excluded seniors' residences which provide high levels of care (defined as more than 1.5 hours of care per day) to the majority of their residences. Nursing homes and long-term care facilities are examples of facilities that were not included in the survey.

The survey was conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or residence administrator. The survey was conducted during May and June and results reflect market conditions at that time.

All statistics published, excluding information on new market supply, include only those facilities that have been in operation for at least one year. Results of the pilot survey are based on responding structures only.

Definitions

Standard Unit: A unit occupied by a resident who receives the standard level of care provided by the residence.

Non-standard Unit: A unit occupied by a resident who does not receive the standard level of care or who is temporarily occupying the unit. Types of Non-standard units include:

Designated Heavy Care – A unit which is designated for those individuals who require additional care. Heavy care is defined as more than 1.5 hours of care per day. Examples include Alzheimer, Dementia and mobility support patients.

Non-designated Heavy Care - A unit which is currently occupied by a person requiring heavy care but is usually used as a standard retirement unit.

Designated Respite Unit – A unit used to provide temporary accommodation for a senior who normally lives in another place and not at the residence.

Non-Designated Respite Unit – A unit which is currently occupied by a temporary resident but is usually used as a standard retirement unit.

Non-market or Subsidy Unit – A unit where the rent received for the unit is less than market rent or where the resident occupying the unit is subsidized.

Rent: The rent refers to the actual amount tenants pay for their unit and all mandatory services. Charges for additional non-mandatory services are excluded from the rent. For vacant units, the rent is the amount the owner is asking for the unit.

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

Acknowledgement

The Seniors' Housing Survey could not have been conducted without the cooperation of the property owners, managers, and building administrators. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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