

SENIORS' HOUSING REPORT

Alberta



Canada Mortgage and Housing Corporation

Date Released: 2009

Highlights

- The overall vacancy rate for a standard units in retirement rental homes across Alberta stood at 5.9 per cent in 2009.
- The average rent for a standard retirement home unit was \$2,334 per month in Alberta in 2009.
- In Alberta in 2009, there were 82 facilities surveyed containing a total of 8,713 units and housing 9,068 residents.

Figure 1

Alberta Vacancy Rates of Standard Spaces by Unit Type

per cent

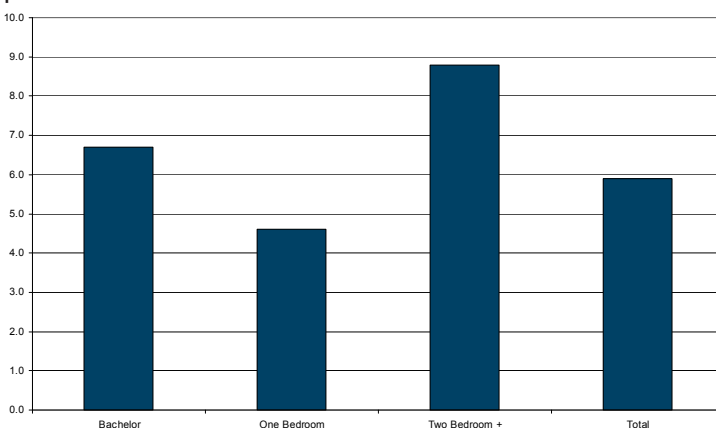


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Vacancy Rates

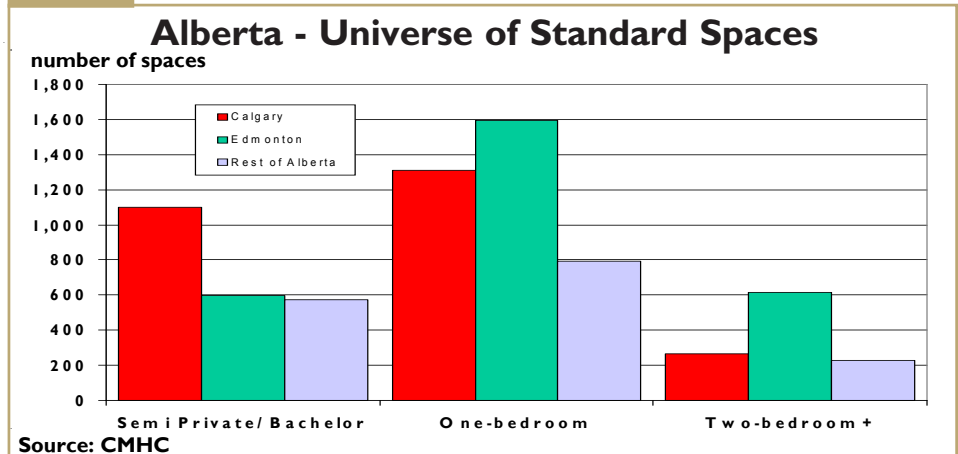
Vacancy rate for standard units higher outside Calgary and Edmonton

The vacancy rate in Alberta for a standard retirement home unit averaged 5.9 per cent in 2009. The vacancy rate for a standard unit was higher outside the two Census Metropolitan Areas (CMAs). The rest of Alberta had a vacancy rate of 7.9 per cent while the Calgary CMA and Edmonton CMA reported a vacancy rate of 5.3 per cent and 5.4 per cent, respectively.

In each CMA, there was significant variation in vacancy rate depending on bedroom type. In Calgary, the vacant rate was lowest at 4.0 per cent for one-bedroom units and highest at 7.0 per cent for bachelor units. Edmonton's vacancy rates ranged from a low of 2.3 per cent for one-bedroom units to a high of 13.7 per cent for two-bedroom+ units. The lowest vacancy rate was 0.9 per cent for two-bedroom+ units outside the two CMAs.

For the province as a whole, the vacancy rate of standard spaces increased with rent. For units renting for less than \$1,500 per month, the vacancy rate for Alberta was 1.6 per cent. As the cost of a standard unit increased, so too did the vacancy rate. For units renting at \$3,000 or more, the vacancy rate was 10.4 per cent. The positive correlation for the province between vacancy rates and rents was weaker from a CMA perspective. For exam-

Figure 2



ple, in the Calgary CMA, the lowest vacancy rate of 4.3 per cent was found in the highest rent category of \$3,000 plus per month.

Vacancy rate of Heavy Care facilities higher

For Alberta, the vacancy rate for heavy care facilities was 8.6 per cent. The difference between a standard care unit and a heavy care unit is determined by the amount of health care provided. A space where the residence provides 1.5 hours per day or more of health care is classified as heavy care unit. In the Calgary CMA, the vacancy rate for heavy care facilities was 6.2 per cent or 0.9 percentage points higher than the vacancy rate for standard units. In the Edmonton CMA, the vacancy rate for heavy care units was 21.4 per cent, much higher than the vacancies for standard units. It should be noted that the universe of heavy care units in the Edmonton CMA is small and that the vacancies at one relatively new facility significantly impacted the overall vacancy rate.

Universe

Majority of standard units are one-bedroom

CMHC's survey found 7,073 standard retirement spaces in 82 residences in Alberta. The vast majority of standard spaces in Alberta were found in the two largest cities. The Edmonton CMA had 2,803 standard spaces while the Calgary CMA had

2009 Vacancy Rates (%)		
	Standard spaces	Total
British Columbia	7.5	5.4
Alberta	5.9	5.4
Saskatchewan	3.4	2.8
Manitoba	7.8	6.4
Ontario	13.3	13.2
Quebec	7.9	7.9
Nova Scotia	7.3	8.3
New Brunswick	6.4	6.6
Prince Edward Island	9.3	8.8
Newfoundland & Labrador	18.9	14.2
Canada	9.2	8.7

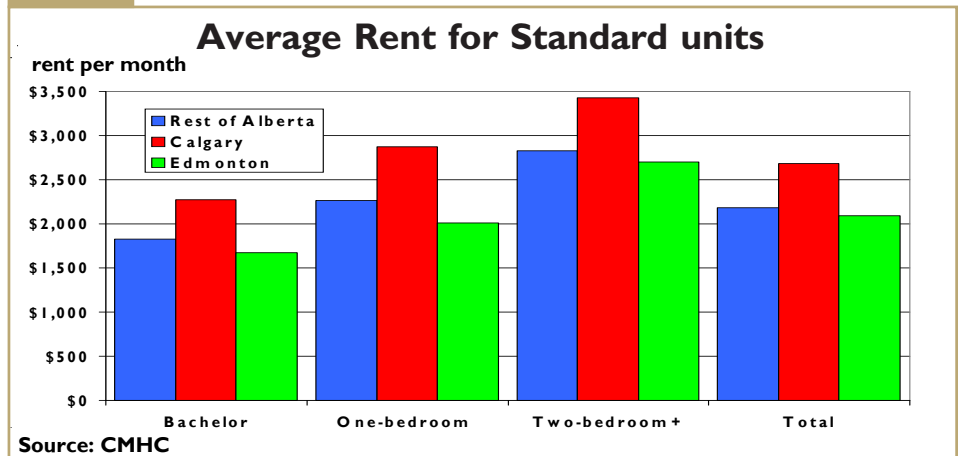
2,677 spaces. Combined, 77 per cent of all standard spaces were located in Edmonton and Calgary. The remaining 23 per cent of spaces were found outside of these two CMAs.

The most common bedroom type was a one-bedroom unit and these amounted to 3,695 units, representing 52 per cent of all standard units. Semi-private/bachelor units were about 32 per cent of all standard units while two-bedroom+ units accounted for the remaining 16 per cent of the total. There were some differences in the composition of spaces between CMAs. In the Calgary CMA, semi-private/bachelor units represented 41 per cent of the total spaces, whereas they represented only 21 per cent in the Edmonton CMA. The proportion of two-bedroom+ spaces was highest in the Edmonton CMA at 22 per cent and lowest in Calgary at 10 per cent.

Services and Amenities

This survey targeted residences where the majority of residents are seniors that have access to additional services not offered in traditional rental structures. Examples include meal services, housekeeping, and laundry. Beyond these, residents were offered a variety of different amenities depending on the facility. The most common amenity in Alberta was 24-hour bell service, which was provided in 94 per cent of structures. Exercise facilities were available in 77 per cent of structures. Transportation services were available in 59 per cent of structures and more than half of the structures provided an onsite registered nurse. Other notable amenities not offered

Figure 3



in the majority of structures included entertainment such as a movie theatre or a pharmacy.

Average rent for Standard units

Across the province of Alberta, the total average rent for a standard unit was \$2,334 per month. The average rent for all unit types was highest in Calgary at \$2,679 and lowest in Edmonton at \$2,091. The average rent in Rest of Alberta was \$2,182.

The standard two-bedroom+ unit rented for \$2,900 per month in Alberta. The most expensive rent for a standard two-bedroom+ unit was \$3,423 in Calgary. A standard two-bedroom+ unit in Edmonton rented for an average of \$2,700. The lowest average rent was \$1,677 for a bachelor unit in Edmonton.

In Alberta, units renting for less than \$1,500 amounted to 10 per cent of the universe. The majority of spaces in Alberta, 52 per cent of the universe, rented for between \$1,500 and \$2,499. For Calgary the distri-

Figure 4

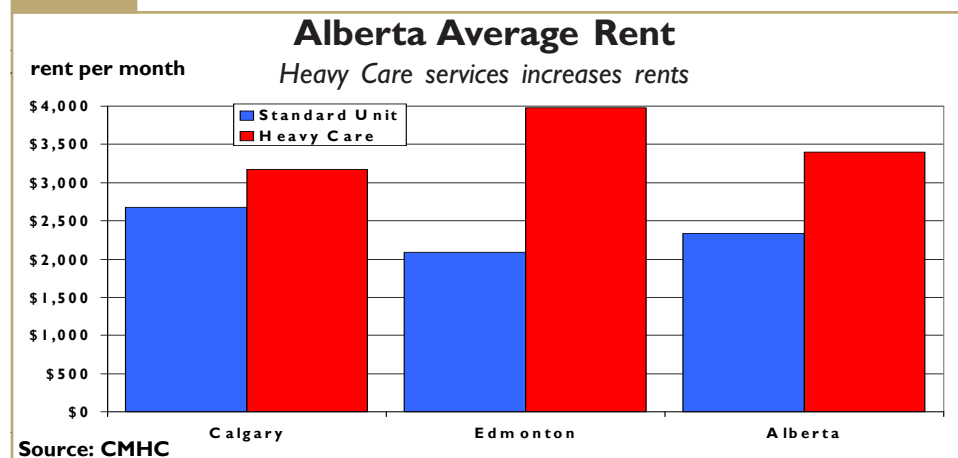
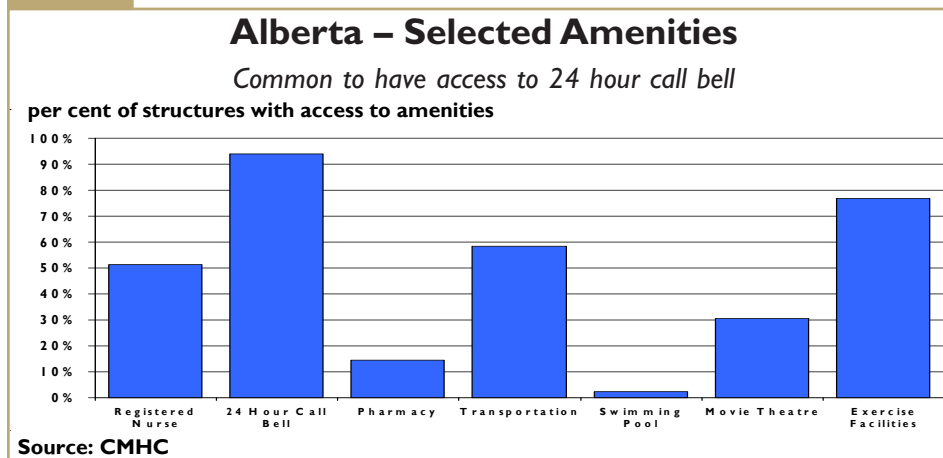


Figure 5



bution of spaces by rent range was higher than the provincial average. In Calgary, the majority of units, 55 per cent of the universe rented for \$2,500 or more per month.

Heavy Care spaces more expensive

A Heavy Care space is a unit in a residence that provides the resident with more than 1.5 hours of health care per day. In Alberta, the average rent for a heavy care space was

\$3,403 per month, \$1,069 more per month than the average rent for standard spaces. The additional health care attention a resident needs in heavy care significantly increases the cost of service provision. In Calgary, the average rent for a heavy care space was \$3,169. The average rent in Edmonton was higher at \$3,980 per month. Some of the difference in average rent compared with Calgary is explained by a relatively newer heavy care facility included in the Edmonton average.

Capture rate

It is estimated that there were 176,900 people aged 75 and older living in Alberta at the time of this survey. This survey identified 9,068 residents living in the surveyed facilities, thus indicating that 5.1 per cent of Albertans (the capture rate) over the age of 75 were residing in structures covered by the CMHC survey.

TABLES INCLUDED IN THE ALBERTA SENIORS' HOUSING REPORT

- 1.1 Vacancy Rate (%) of Standard Spaces by Zone and Unit Type
- 1.2 Vacancy Rate of Standard Spaces (%) by Zone and Rent Range (\$)
- 1.3 Vacancy Rates (%) and Average Rents (\$) of Heavy Care Spaces by Zone

- 2.1 Universe of Standard Spaces by Zone and Unit Type
- 2.2 Total Universe by Zone and Unit Type
- 2.3 Universe of Standard Spaces by Zone and Rent Range (\$)
- 2.4 Proportion (%) of Structures where Select Services are Available By Structure Size and Zone
- 2.5 Proportion (%) of Structures with Access to Selected Amenities
- 2.6 Universe, Number of Residents Living in Universe and Capture Rate (%) by Zone

- 3.1 Average Rent (\$) of Standard Spaces by Zone and Unit Type

[To access Supplementary Tables click here](#)

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

Centre	Semi Private	Bachelor	One Bedroom	Two Bedroom +	Total
Calgary CMA	**	7.0 a	4.0 a	4.5 a	5.3 a
Edmonton CMA	n/u	5.2 a	2.3 a	13.7 a	5.4 a
Rest of Alberta	**	7.7 a	10.1 a	0.9 a	7.9 a
Alberta	**	6.7 a	4.6 a	8.8 a	5.9 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

I.2 – Vacancy Rates of Standard Spaces (%) by Zone and Rent Range (\$)**Alberta**

Centre	Less than \$1,500	\$1,500 - \$1,999	\$2,000 - \$2,499	\$2,500 - \$2,999	\$3,000 and more	Total where rents are known
Calgary CMA	**	4.9 a	5.0 a	7.3 a	4.3 a	5.3 a
Edmonton CMA	1.1 a	3.1 a	1.2 a	5.6 a	29.6 a	5.4 a
Rest of Alberta	1.9 a	6.7 a	10.0 a	10.5 a	7.1 b	7.9 a
Alberta	1.6 a	4.5 a	4.9 a	7.4 a	10.4 a	5.9 a

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I.3 - Vacancy Rates (%) and Average Rents (\$) of Heavy Care Spaces by Zone**Alberta**

Centre	Vacancy Rate	Average Rent
Calgary CMA	6.2 a	3,169 a
Edmonton CMA	21.4 a	3,980 a
Rest of Alberta	**	**
Alberta	8.6 a	3,403 a

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2.1 – Universe of Standard Spaces by Zone and Unit Type

Alberta

Centre	Semi Private/ Bachelor	One Bedroom	Two Bedroom +	Total
Calgary CMA	1,102 a	1,309 a	266 a	2,677 a
Edmonton CMA	596 a	1,593 a	614 a	2,803 a
Rest of Alberta	572 a	793 a	228 a	1,593 a
Total Alberta	2,270 a	3,695 a	1,108 a	7,073 a

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** 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

2.2 – Total Universe* by Zone and Unit Type

Alberta

Centre	Semi Private/ Bachelor	One Bedroom	Two Bedroom +	Total
Calgary CMA	1,593 a	**	**	3,201 a
Standard Spaces	1,102 a	1,309 a	266 a	2,677 a
Non-Standard Spaces	491 a	**	**	524 a
Edmonton CMA	1,004 a	1,883 a	716 a	3,603 a
Standard Spaces	596 a	1,593 a	614 a	2,803 a
Non-Standard Spaces	408 a	290 a	102 a	800 a
Rest of Alberta	832 a	**	**	1,909 a
Standard Spaces	572 a	793 a	228 a	1,593 a
Non-Standard Spaces	260 a	**	**	316 a
Total Alberta	3,429 a	4,068 a	1,216 a	8,713 a
Standard Spaces	2,270 a	3,695 a	1,108 a	7,073 a
Non-Standard Spaces	1,159 a	373 a	108 a	1,640 a

* Total universe is the number of all spaces including both occupied and unoccupied spaces.

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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

2.3 – Universe of Standard Spaces By Zone and Rent Range

Alberta

Centre	Less than \$1,500		\$1,500 - \$1,999		\$2,000 - \$2,499		\$2,500 - \$2,999		\$3,000 and more		Total where rents are known
	Number of Spaces	% of Total*	Number of Spaces	% of Total*	Number of Spaces	% of Total*	Number of Spaces	% of Total*	Number of Spaces	% of Total*	Number of Spaces
Calgary CMA	**		**		720 a	26.9	618 a	23.1	856 a	32.0	2,677
Edmonton CMA	466 a	16.6	819 a	29.2	757 a	27.0	467 a	16.7	294 a	10.5	2,803
Rest of Alberta	**		**		521 a	32.7	286 a	18.0	146 a	9.2	1,593
Alberta	705 a	10.0	1,704 a	24.1	1,998 a	28.2	1,371 a	19.4	1,296 a	18.3	7,073

* % is based on those units where the rent is known.

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2.4 - Proportion (%) of Structures where Select Services are Available* By Structure Size and Zone Alberta

Centre	Meals								On-Site Medical Services
	Not offered	Optional	# included in rent						
			1		2		3		
Calgary CMA	0.0 a	0.0 a	0.0 a	8.0 a	92.0 a	75.0 a			
10 - 49	n/u	n/u	n/u	n/u	n/u	n/u			
50 - 99	0.0 a	0.0 a	0.0 a	25.0 a	75.0 a	50.0 a			
100 or more	0.0 a	0.0 a	0.0 a	4.8 a	95.2 a	81.3 a			
Edmonton CMA	0.0 a	16.7 a	16.7 a	16.7 a	50.0 a	65.4 a			
10 - 49	**	**	**	**	**	**			
50 - 99	0.0 a	22.2 a	11.1 a	33.3 a	33.3 a	25 a			
100 or more	0.0 a	15.8 a	21.1 a	10.5 a	52.6 a	88.2 a			
Rest of Alberta	0.0 a	7.4 a	18.5 a	7.4 a	66.7 a	76.0 a			
10 - 49	0.0 a	14.3 a	14.3 a	14.3 a	57.1 a	71.4 a			
50 - 99	0.0 a	6.7 a	26.7 a	6.7 a	60.0 a	86.7 a			
100 or more	0.0 a	0.0 a	0.0 a	0.0 a	100.0 a	**			
Alberta	0.0 a	8.5 a	12.2 a	11.0 a	68.3 a	71.8 a			
10 - 49	0.0 a	11.1 a	11.1 a	11.1 a	66.7 a	62.5 a			
50 - 99	0.0 a	10.7 a	17.9 a	17.9 a	53.6 a	63.0 a			
100 or more	0.0 a	6.7 a	8.9 a	6.7 a	77.8 a	80.6 a			

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

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

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2.5 - Proportion (%) of Structures with Access to Selected Amenities by Structure Size and Zone Alberta

Centre	Registered Nurse onsite	24-hour call bell	Pharmacy	Transportation Services	Swimming Pool	Movie Theatre	Exercise Facilities
Calgary CMA	52.0 a	100.0 a	28.0 a	80.0 a	4.0 a	52.0 a	84.0 a
10 - 49	n/u	n/u	n/u	n/u	n/u	n/u	n/u
50 - 99	50.0 a	100.0 a	25.0 a	75.0 a	0.0 a	50.0 a	100.0 a
100 or more	52.4 a	100.0 a	28.6 a	81.0 a	4.8 a	52.4 a	81.0 a
Edmonton CMA	56.7 a	90.0 a	6.7 a	43.3 a	3.3 a	13.3 a	63.3 a
10 - 49	**	**	**	**	**	**	**
50 - 99	44.4 a	100.0 a	0.0 a	22.2 a	11.1 a	0.0 a	55.6 a
100 or more	68.4 a	89.5 a	10.5 a	57.9 a	0.0 a	21.1 a	73.7 a
Rest of Alberta	44.4 a	92.6 a	11.1 a	55.6 a	0.0 a	29.6 a	85.2 a
10 - 49	28.6 a	85.7 a	0.0 a	28.6 a	0.0 a	14.3 a	71.4 a
50 - 99	46.7 a	93.3 a	20.0 a	53.3 a	0.0 a	40.0 a	86.7 a
100 or more	60.0 a	100.0 a	0.0 a	100.0 a	0.0 a	20.0 a	100.0 a
Alberta	51.2 a	93.9 a	14.6 a	58.5 a	2.4 a	30.5 a	76.8 a
10 - 49	22.2 a	77.8 a	0.0 a	22.2 a	0.0 a	11.1 a	55.6 a
50 - 99	46.4 a	96.4 a	14.3 a	46.4 a	3.6 a	28.6 a	78.6 a
100 or more	60.0 a	95.6 a	17.8 a	73.3 a	2.2 a	35.6 a	80.0 a

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2.6 - Universe, Number of Residents Living in Universe and Capture Rate by Zone Alberta

Centre	Total Number of Spaces	Overall Vacancy Rate (%)	Number of Residences	Number of Residents	Estimated Population Aged 75+*	Capture Rate** (%)
Calgary CMA	3,201	5.0 a	25	3,262 a		
Edmonton CMA	3,603	5.0 a	30	3,824 a		
Rest of Alberta	1,909	6.8 a	27	1,982 a		
Alberta	8,713	5.4 a	82	9,068 a	176,900	5.1

* Source: Statistics Canada, Population Projections for Canada, Provinces and Territories, 2005-2031, Scenario 3.

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

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

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3.1 – Average Rent (\$) of Standard Spaces by Zone and Unit Type

Alberta

Centre	Semi Private	Bachelor	One Bedroom	Two Bedroom +	Total
Calgary CMA	**	2,269 ^a	2,873 ^a	3,423 ^a	2,679 ^a
Edmonton CMA	n/u	1,677 ^a	2,011 ^a	2,700 ^a	2,091 ^a
Rest of Alberta	**	1,824 ^a	2,262 ^a	2,830 ^a	2,182 ^a
Alberta	**	2,002^a	2,370^a	2,900^a	2,334^a

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Methodology

Canada Mortgage and Housing Corporation conducted the first National Seniors' Housing Survey in February and March. The survey was conducted in all centres in all ten provinces.

The survey targeted private or non-profit residences where the majority of residents are 65 years of age or older and have access to additional services not offered in traditional rental structures. Examples of such services include meal service, housekeeping and laundry. To be eligible for the survey, a residence must provide an on-site meal plan or on-site medical services. However, the survey excluded seniors' residences which provide high levels of healthcare (defined as 1.5 hours or more of care per day) to all of their residents. Nursing homes and long-term care facilities are examples of facilities that were not included in the survey. Only residences with at least 10 units were included in the survey.

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

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

Definitions

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

Standard Space: A space occupied by a resident who does not receive high levels of care (i.e. the resident receives less than 1.5 hours of care per day.) Regional terms for this type of space vary across the country.

Heavy Care Space: A space where the residence provides 1.5 hours or more of healthcare per day to the resident. Examples include Alzheimer, Dementia and mobility support residents.

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

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

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

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

Acknowledgement

The Seniors' Housing Survey could not have been conducted without the cooperation of the property owners, managers, and facility 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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