

SENIORS' HOUSING REPORT

Atlantic Region



Canada Mortgage and Housing Corporation

Date Released: 2008

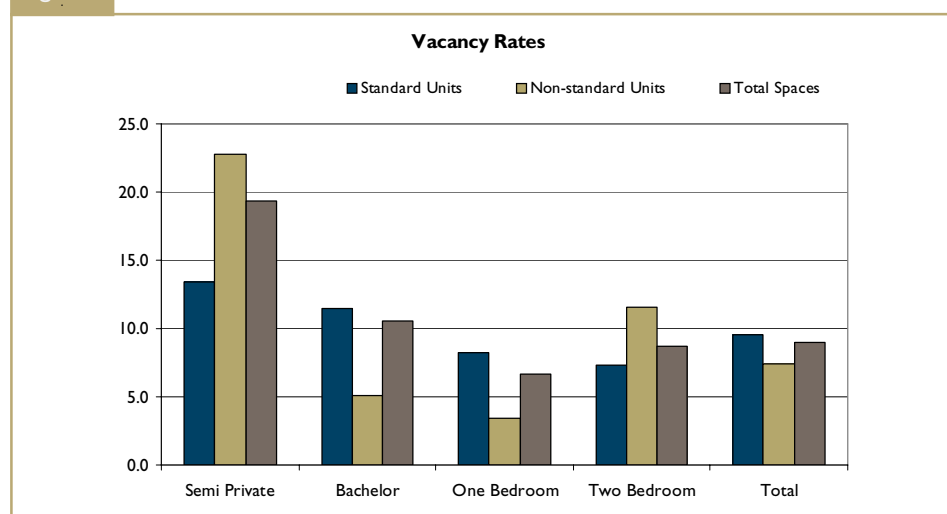
Highlights

- The overall vacancy rate for standard units in retirement homes across Atlantic Canada stood at 9.6 per cent in 2008.
- The overall average rent for a standard retirement home unit was \$1,782 in Atlantic Canada in 2008.
- In the Atlantic Region in 2008, there were 99 retirement home structures surveyed containing a total of 3,920 units and housing 3,974 residents.

Table of contents

2	Introduction
2	Vacancy Rates
3	Average Rents
4	Retirement Homes Rental Universe
6	Data Tables
17	Methodology
17	Definitions

Figure 1



SUBSCRIBE NOW!

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

Introduction

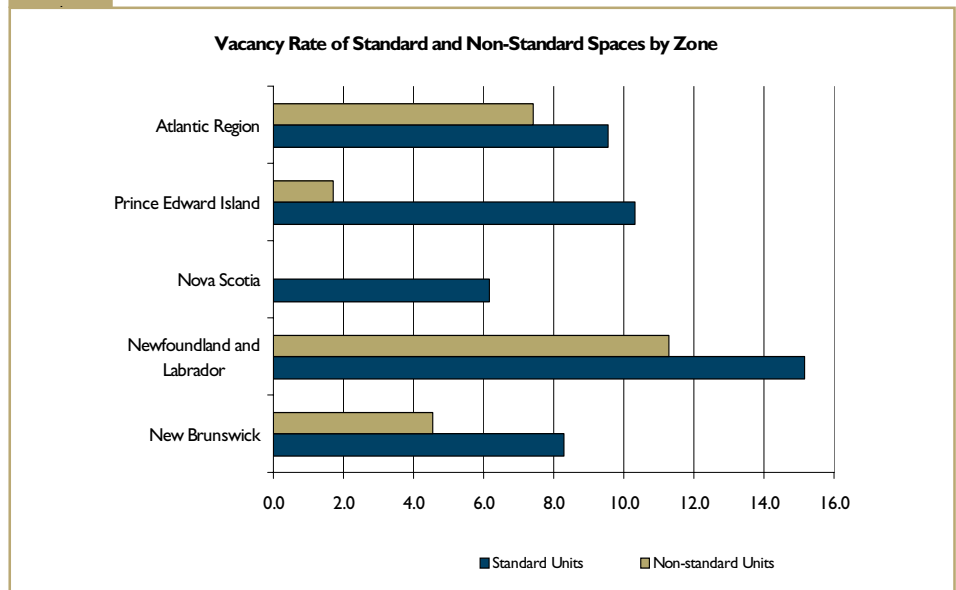
In 2008, Canada Mortgage and Housing Corporation conducted a new survey to collect data on the retirement homes market across the country. In Atlantic Canada, the survey included 99 structures that fit the established criteria and were willing to participate in the survey.

The criteria for eligibility in the survey were threefold: (1) the facility must be geared towards seniors, have at least 50 per cent of the residents at or over the age of 65 and have less than 50 per cent of the units subsidized; (2) the facility must not be a nursing home or long-term care facility or have more than 50 per cent of the residents receiving heavy care (i.e., more than 1.5 hours of health care per day); (3) the facility must offer some services with at least one service being mandatory (rental apartments without services were excluded).

In some centres, notably Halifax, there are several retirement homes that do not meet these criteria and hence were excluded from the survey. For this reason, the numbers in Halifax appear lower relative to other major centres in spite of it having the largest population in Atlantic Canada.

A “standard unit” is a unit that is occupied by a resident who receives a standard level of care of less than 1.5 hours per day (as opposed to heavy care which is in excess of 1.5 hours per day). A non-standard unit includes units that provide heavy care, units offering respite accommodation and units that offer below market rents or subsidized rents.

Figure 2



Vacancy Rates

Newfoundland and Labrador Record Highest Vacancy Rate, Nova Scotia the Lowest

The overall vacancy rate for standard units in retirement homes across Atlantic Canada stood at 9.6 per cent in 2008. Newfoundland and Labrador recorded the highest vacancy rate at over 15 per cent, while Nova Scotia recorded the lowest at just over six per cent. New Brunswick and Prince Edward Island saw vacancy rates of 8.3 and 10.3 per cent respectively.

Generally speaking, the major urban centres recorded vacancy rates below or well below the overall provincial and regional averages. For example, the vacancy rate of eight per cent in St. John's was well below the Newfoundland and Labrador provincial average rate of

15.2 per cent. It seems clear that the more rural parts of the region tend to experience higher rates of vacancy.

In terms of unit types, semi-private rooms appear to be the least desirable as they recorded the highest overall vacancy rates of

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

13.4 per cent. Bachelor units were also somewhat less popular as the vacancy rate exceeds the overall average. One-bedroom and two-bedroom units recorded below average vacancy rates of 8.2 and 7.3 per cent respectively.

Across the region, non-standard units tend to be in higher demand. When both standard and non-standard units are combined, the overall regional vacancy rate drops from 9.6 per cent to 9.0 per cent. The overall regional vacancy rate for non-standard units was 7.4 per cent.

This trend was particularly notable in New Brunswick and Prince Edward Island where the non-standard unit vacancy rates were 4.5 and 1.7 per cent respectively. The only exception was in Nova Scotia where the overall combined vacancy rate was slightly higher at 6.3 per cent compared to 6.1 per cent for standard units only.

When vacancy rates are compared by rent range, it is interesting to note that units in the highest rent ranges tend to have below average vacancy rates. Based on the fact that units in excess of \$3,000 per month reported the lowest vacancy overall of 4.4 per cent, it seems clear that these units provide more extensive services that are in very high demand or are essential to the clientele.

Units with average rents below \$2,000 per month tend to report higher than average vacancy. These lower rent ranges are indicative of fewer services being provided and

Figure 3

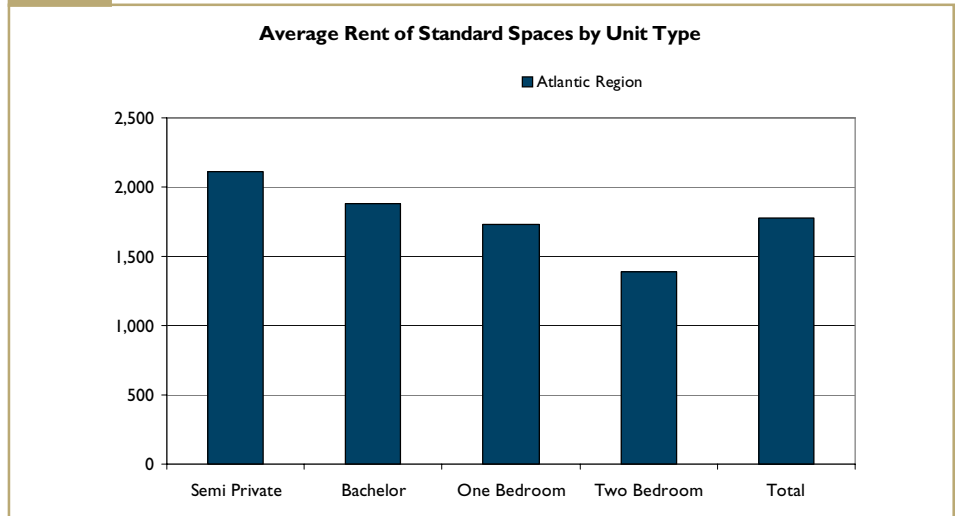
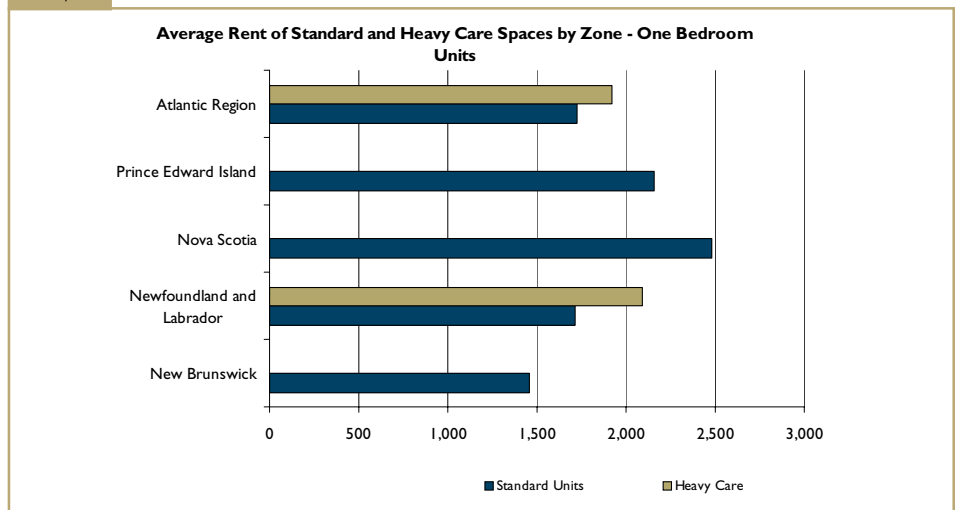


Figure 4



the corresponding lower vacancy rates are indicative of somewhat less demand for these types of units.

Average Rents

Wide Range of Average Rents in Region

The overall average rent for a standard retirement home unit was

\$1,782 in Atlantic Canada in 2008. Three provinces reported above average rents with Nova Scotia and Prince Edward Island recording the highest average rents of \$2,253 and \$2,108 respectively. Units in Newfoundland and Labrador rent for an average of \$1,833 while the average rent in New Brunswick is below the regional average at only \$1,373. The broad ranging rents indicate not only differences in location, but also differing levels of service.

Perhaps surprisingly, the lower the number of bedrooms per unit, the higher the average rent. Two-bedroom and one-bedroom units have below average rents, while smaller units like bachelors and semi-private units have above average rents. It seems that these smaller units offer a higher level of care than the larger units which is why they tend to be more expensive.

This trend can also be seen in respect to units offering heavy care versus standard care. Heavy care units have rents that are on average 55 per cent higher than standard care units (\$2,757 vs. \$1,782). In some areas this tends to be more or less pronounced depending on the varying services offered.

In relation to size of units, the overall average rent per square foot was \$6.74 in the Atlantic Region. Newfoundland and Labrador recorded the highest price per square foot of \$9.30 while New Brunswick recorded the lowest at \$3.41. All units in excess of 200 square feet were between \$2,055 and \$2,412 per month. Only units below 200 square feet reported below average rents of \$1,511 per month.

Retirement Homes Rental Universe

New Brunswick Records Largest Number of Units

In the Atlantic Region in 2008, there were 99 retirement home

Figure 5

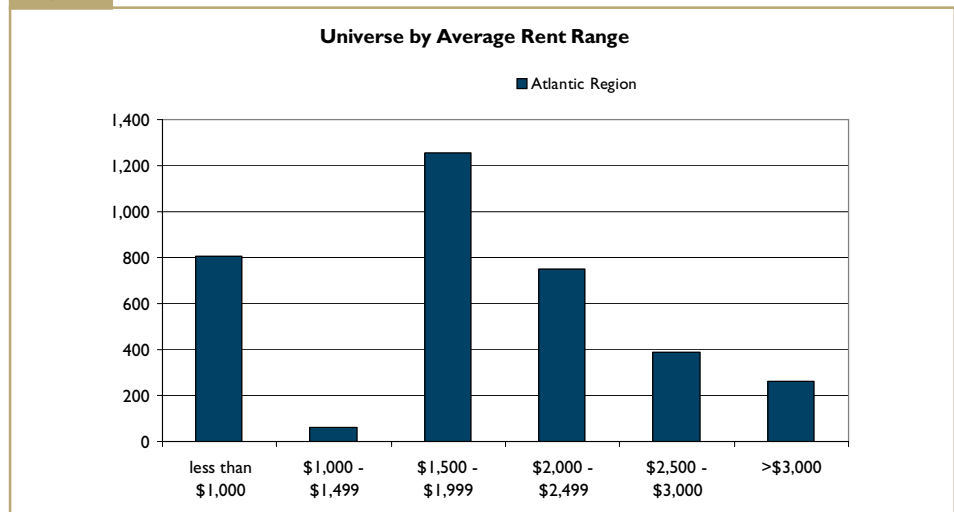
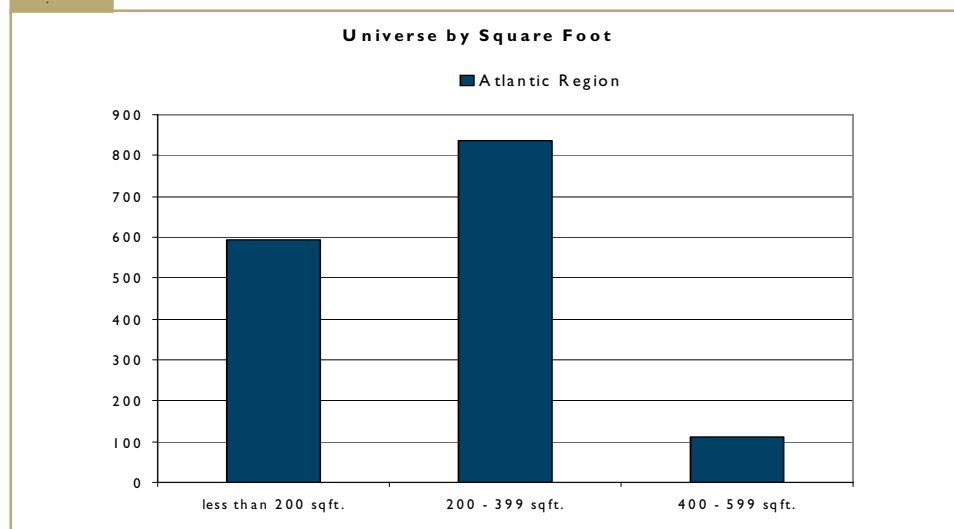


Figure 6



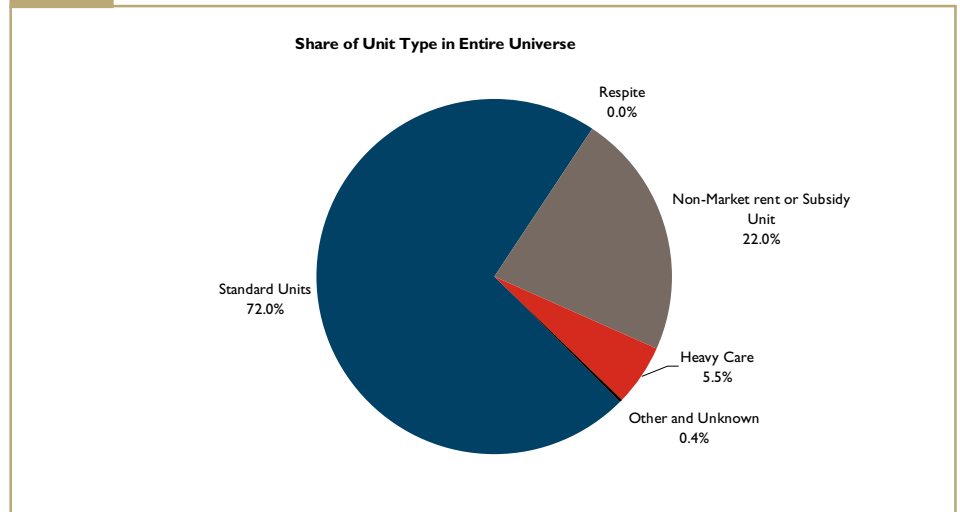
structures surveyed containing a total of 3,920 units and housing 3,974 residents. The majority of these units (43 per cent of 1,699 units) were recorded in New Brunswick. Newfoundland and Labrador, Prince Edward Island and Nova Scotia all had fewer units with percentage shares recorded at 25, 21 and 11 per cent respectively. (As noted above, the specific survey criteria reduced the eligibility of various buildings in Nova Scotia and in Halifax in particular.)

Of the 3,920 units in the survey, 2,817 were considered standard units. Again, nearly half of these units are in New Brunswick, while the rest are more evenly distributed throughout the region.

The most common type of unit was the one-bedroom which represented just over half of the total retirement home stock. The next most common was the bachelor unit representing approximately 37 per cent of all unit types.

After standard units, which represent 72 per cent of all units, the non-market rent or subsidized units were most popular – representing a 22 per cent share.

Figure 7



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

Centre	Semi Private	Bachelor	One Bedroom	Two Bedroom	Total
New Brunswick	**	14.0 ^a	7.3 ^a	4.3 ^c	8.3 ^a
Fredericton & Outlying Areas	n/u	**	**	**	**
Moncton & Outlying Areas	**	**	5.3 ^a	**	7.1 ^a
North Eastern NB	n/u	**	**	**	1.6 ^b
North Western NB	n/u	**	**	n/u	**
Saint John & Outlying Areas	n/u	**	**	n/u	**
Newfoundland and Labrador	**	**	16.1 ^a	9.9 ^b	15.2 ^a
St. John's	**	**	**	**	8.0 ^b
10,000–49,999	**	n/u	17.9 ^a	**	21.3 ^a
Other	30.0 ^d	n/u	13.7 ^a	34.6 ^a	21.0 ^a
Nova Scotia	**	7.8 ^c	6.2 ^c	n/u	6.1 ^b
Halifax	n/u	**	**	n/u	**
Northern NS & Cape Breton	**	**	**	n/u	2.5 ^c
Southern NS & Annapolis Valley	n/u	1.5 ^a	15.1 ^a	n/u	7.4 ^a
Prince Edward Island	n/u	11.7 ^a	**	n/u	10.3 ^a
Charlottetown	n/u	8.3 ^a	**	n/u	6.9 ^a
Summerside	n/u	19.2 ^a	n/u	n/u	19.2 ^a
Other	n/u	12.4 ^c	**	n/u	11.0 ^c
Atlantic Region	13.4^c	11.4^a	8.2^a	7.3^b	9.6^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

Atlantic Region

Centre	Semi Private	Bachelor	One Bedroom	Two Bedroom	Total
New Brunswick	**	15.1 a	6.1 a	4.0 c	7.4 a
Standard Units	**	14.0 a	7.3 a	4.3 c	8.3 a
Non-standard Units	**	**	2.9 a	**	4.5 b
Newfoundland and Labrador	25.8 a	**	9.8 a	11.0 a	13.1 a
Standard Units	**	**	16.1 a	9.9 b	15.2 a
Non-standard Units	23.5 a	**	4.4 b	12.2 c	11.3 a
Nova Scotia	**	8.3 c	6.1 c	n/u	6.3 b
Standard Units	**	7.8 c	6.2 c	n/u	6.1 b
Non-standard Units	n/u	**	**	n/u	**
Prince Edward Island	n/u	9.7 a	**	n/u	8.4 a
Standard Units	n/u	11.7 a	**	n/u	10.3 a
Non-standard Units	n/u	2.0 b	**	n/u	1.7 b
Atlantic Region	19.3 a	10.6 a	6.7 a	8.7 a	9.0 a
Standard Units	13.4 c	11.4 a	8.2 a	7.3 b	9.6 a
Non-standard Units	22.8 a	5.1 b	3.4 b	11.5 c	7.4 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

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

Centre	less than \$1,000	\$1,000 - \$1,499	\$1,500 - \$1,999	\$2,000 - \$2,499	\$2,500 - \$3,000	>\$3,000	Total
New Brunswick	5.8 a	n/u	15.6 d	7.4 a	16.4 d	8.5 b	7.4 a
Fredericton & Outlying Areas	n/u	n/u	**	**	n/u	**	**
Moncton & Outlying Areas	6.9 a	n/u	**	6.0 b	16.4 d	**	6.5 a
North Eastern NB	**	n/u	n/u	**	n/u	**	2.0 a
North Western NB	**	n/u	n/u	n/u	n/u	n/u	**
Saint John & Outlying Areas	n/u	n/u	**	n/u	n/u	n/u	**
Newfoundland and Labrador	**	**	14.8 a	**	**	**	13.1 a
St. John's	n/u	n/u	12.7 c	**	**	**	8.2 b
10,000–49,999	n/u	n/u	14.7 a	**	n/u	n/u	12.5 a
Other	**	**	15.8 a	n/u	n/u	n/u	17.8 a
Nova Scotia	**	**	13.0 d	3.8 d	4.9 d	**	6.3 b
Halifax	n/u	n/u	**	**	**	n/u	**
Northern NS & Cape Breton	n/u	n/u	n/u	**	**	**	2.5 c
Southern NS & Annapolis Valley	**	**	9.7 a	**	n/u	n/u	7.3 a
Prince Edward Island	**	**	12.0 a	5.8 b	3.8 b	2.9 b	8.4 a
Charlottetown	n/u	**	10.7 a	**	1.5 a	**	6.8 a
Summerside	n/u	n/u	22.5 a	**	**	**	18.3 a
Other	**	n/u	6.5 c	7.8 c	**	**	6.4 b
Atlantic Region	6.0 a	27.9 d	13.9 a	6.5 a	7.0 b	4.4 b	9.0 a

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

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

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

Atlantic Region

Centre	Semi Private	Bachelor	One Bedroom	Two Bedroom	Total
New Brunswick	**	1,110 ^a	1,457 ^a	1,422 ^b	1,373 ^a
Fredericton & Outlying Areas	n/u	**	**	**	**
Moncton & Outlying Areas	**	**	1,312 ^a	1,032 ^b	1,272 ^a
North Eastern NB	n/u	**	**	**	1,731 ^a
North Western NB	n/u	**	**	n/u	**
Saint John & Outlying Areas	n/u	**	**	n/u	**
Newfoundland and Labrador	1,404 ^a	**	1,713 ^a	1,218 ^a	1,833 ^a
St. John's	**	**	1,820 ^b	**	2,388 ^a
10,000–49,999	**	n/u	1,771 ^a	**	1,739 ^a
Other	1,312 ^a	n/u	1,562 ^a	1,172 ^a	1,435 ^a
Nova Scotia	**	1,904 ^a	2,483 ^a	n/u	2,253 ^a
Halifax	n/u	**	**	n/u	**
Northern NS & Cape Breton	**	2,516 ^a	**	n/u	2,778 ^a
Southern NS & Annapolis Valley	n/u	1,442 ^a	1,688 ^a	n/u	1,550 ^a
Prince Edward Island	n/u	2,101 ^a	2,159 ^a	n/u	2,108 ^a
Charlottetown	n/u	2,169 ^a	2,513 ^a	n/u	2,227 ^a
Summerside	n/u	1,960 ^a	n/u	n/u	1,960 ^a
Other	n/u	2,083 ^a	**	n/u	1,965 ^a
Atlantic Region	2,108^a	1,878^a	1,727^a	1,387^a	1,782^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

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

Atlantic Region

Centre	Semi Private	Bachelor	One Bedroom	Two Bedroom	Total
New Brunswick					
Heavy Care	n/u	n/u	**	**	**
Standard Units	**	1,110 ^a	1,457 ^a	1,422 ^b	1,373 ^a
Newfoundland and Labrador					
Heavy Care	**	**	2,089 ^b	**	2,056 ^b
Standard Units	1,404 ^a	**	1,713 ^a	1,218 ^a	1,833 ^a
Nova Scotia					
Heavy Care	n/u	n/u	n/u	n/u	n/u
Standard Units	**	1,904 ^a	2,483 ^a	n/u	2,253 ^a
Prince Edward Island					
Heavy Care	n/u	3,797 ^a	**	n/u	3,535 ^a
Standard Units	n/u	2,101 ^a	2,159 ^a	n/u	2,108 ^a
Atlantic Region					
Heavy Care	**	3,781 ^a	1,923 ^a	**	2,757 ^a
Standard Units	2,108 ^a	1,878 ^a	1,727 ^a	1,387 ^a	1,782 ^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

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

Atlantic Region

Centre	less than 200 sqft.	200 - 399 sqft.	400 - 599 sqft.	600 - 799 sqft.	800 - 1,000 sqft.	>1,000 sqft.	Total	Avg. Price / Sqft.
Atlantic Region	1,511 ^a	2,055 ^a	2,240 ^a	**	**	**	1,782 ^a	6.74 ^a
New Brunswick	**	1,128 ^a	**	**	**	n/u	1,373 ^a	3.41 ^a
Newfoundland and Labrador	1,651 ^a	2,097 ^a	**	n/u	**	**	1,833 ^a	9.30 ^a
Nova Scotia	**	**	**	**	n/u	n/u	2,253 ^a	5.68 ^c
Prince Edward Island	1,765 ^a	2,412 ^a	2,225 ^a	n/u	**	n/u	2,108 ^a	8.16 ^a

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

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

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

3.1 – Universe of Standard Spaces Zone and Unit Type

Atlantic Region

Centre	Semi Private	Bachelor	One Bedroom	Two Bedroom	Total
New Brunswick	**	243 ^a	927 ^a	139 ^a	1,321 ^a
Fredericton & Outlying Areas	n/u	**	**	**	**
Moncton & Outlying Areas	**	**	642 ^a	115 ^a	860 ^a
North Eastern NB	n/u	**	**	**	128 ^a
North Western NB	n/u	**	**	n/u	**
Saint John & Outlying Areas	n/u	**	**	n/u	**
Newfoundland and Labrador	37 ^a	**	236 ^a	111 ^a	442 ^a
St. John's	**	**	57 ^a	**	201 ^a
10,000–49,999	**	n/u	106 ^a	**	122 ^a
Other	20 ^a	n/u	73 ^a	26 ^a	119 ^a
Nova Scotia	**	183 ^b	193 ^c	n/u	424 ^c
Halifax	n/u	**	**	n/u	**
Northern NS & Cape Breton	**	43 ^d	**	n/u	163 ^d
Southern NS & Annapolis Valley	n/u	68 ^a	53 ^a	n/u	121 ^a
Prince Edward Island	n/u	554 ^a	76 ^a	n/u	630 ^a
Charlottetown	n/u	289 ^a	58 ^a	n/u	347 ^a
Summerside	n/u	120 ^a	n/u	n/u	120 ^a
Other	n/u	145 ^a	**	n/u	163 ^a
Atlantic Region	97^a	1,038^a	1,432^a	250^a	2,817^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

3.2 – Total Universe by Zone and Unit Type

Atlantic Region

Centre	Semi Private	Bachelor	One Bedroom	Two Bedroom	Total
New Brunswick	**	251 ^a	1,273 ^a	145 ^a	1,699 ^a
Standard Units	**	243 ^a	927 ^a	139 ^a	1,321 ^a
Respite	n/u	**	n/u	n/u	**
Non-Market rent or Subsidy Unit	**	**	271 ^a	n/u	283 ^a
Heavy Care	n/u	n/u	**	**	**
Other and Unknown	**	n/u	**	n/u	**
Newfoundland and Labrador	186 ^a	**	510 ^a	218 ^a	974 ^a
Standard Units	37 ^a	**	236 ^a	111 ^a	442 ^a
Respite	n/u	n/u	n/u	n/u	n/u
Non-Market rent or Subsidy Unit	143 ^a	n/u	246 ^a	101 ^a	490 ^a
Heavy Care	**	**	28 ^a	**	42 ^a
Other and Unknown	n/u	n/u	n/u	n/u	n/u
Nova Scotia	**	184 ^b	196 ^c	n/u	428 ^a
Standard Units	**	183 ^b	193 ^c	n/u	424 ^c
Respite	n/u	**	**	n/u	**
Non-Market rent or Subsidy Unit	n/u	n/u	n/u	n/u	n/u
Heavy Care	n/u	n/u	n/u	n/u	n/u
Other and Unknown	n/u	n/u	n/u	n/u	n/u
Prince Edward Island	n/u	715 ^a	104 ^a	n/u	819 ^a
Standard Units	n/u	554 ^a	76 ^a	n/u	630 ^a
Respite	n/u	n/u	n/u	n/u	n/u
Non-Market rent or Subsidy Unit	n/u	71 ^a	**	n/u	87 ^a
Heavy Care	n/u	86 ^a	**	n/u	98 ^a
Other and Unknown	n/u	**	n/u	n/u	**
Atlantic Region	264^a	1,210^a	2,083^a	363^a	3,920^a
Standard Units	97 ^a	1,038 ^a	1,432 ^a	250 ^a	2,817 ^a
Respite	n/u	**	**	n/u	**
Non-Market rent or Subsidy Unit	153 ^a	73 ^a	533 ^a	101 ^a	860 ^a
Heavy Care	**	88 ^a	111 ^a	**	217 ^a
Other and Unknown	**	**	**	n/u	16 ^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

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

3.3 – Total Universe By Zone and Rent Range¹

Atlantic Region

Centre	less than \$1,000	\$1,000 - \$1,499	\$1,500 - \$1,999	\$2,000 - \$2,499	\$2,500 - \$3,000	>\$3,000	Total
Atlantic Region	803 ^a	61 ^a	1,257 ^a	750 ^a	387 ^a	262 ^b	3,920 ^a
New Brunswick	758 ^a	n/u	64 ^a	447 ^a	73 ^a	59 ^a	1,699 ^a
Newfoundland and Labrador	**	**	712 ^a	**	**	**	974 ^a
Nova Scotia	**	**	115 ^a	93 ^a	125 ^b	**	428 ^a
Prince Edward Island	**	**	366 ^a	154 ^a	157 ^a	117 ^a	819 ^a

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

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

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

3.4 – Number of Structures included in Survey Results

Atlantic Region

Centre	Number of Structures
New Brunswick	31
Fredericton & Outlying Areas	**
Moncton & Outlying Areas	20
North Eastern NB	7
North Western NB	**
Saint John & Outlying Areas	**
Newfoundland and Labrador	25
St. John's	7
10,000–49,999	6
Other	12
Nova Scotia	17
Halifax	4
Northern NS & Cape Breton	5
Southern NS & Annapolis Valley	8
Prince Edward Island	26
Charlottetown	13
Summerside	5
Other	8
Atlantic Region	99

** 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

3.5 – Number of Residents

Atlantic Region

Centre	Number of Residents
New Brunswick	1,741
Fredericton & Outlying Areas	**
Moncton & Outlying Areas	1,220
North Eastern NB	218
North Western NB	**
Saint John & Outlying Areas	**
Newfoundland and Labrador	943
St. John's	342
10,000–49,999	274
Other	327
Nova Scotia	499
Halifax	192
Northern NS & Cape Breton	185
Southern NS & Annapolis Valley	122
Prince Edward Island	791
Charlottetown	377
Summerside	107
Other	307
Atlantic Region	3,974

** 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.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 60 years.

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

For more information, visit our website at www.cmhc.ca

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

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

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

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

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

©2008 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

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

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

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

For permission, please provide CHIC with the following information:

Publication's name, year and date of issue.

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

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



STAY ON TOP OF THE HOUSING MARKET

Enhance your decision-making with the latest information on Canadian housing trends and opportunities.

Don't miss Canada's leading Housing Outlook Conference in your area. CMHC's Housing Outlook Conferences are the best venues to access timely, reliable and unbiased information.

Housing Outlook Conferences:

- Vancouver, October 30, 2008
- Kitchener, November 4, 2008
- Edmonton, November 5, 2008
- Toronto, November 6, 2008
- Hamilton, November 13, 2008
- Montréal, November 14, 2008
- Québec City, November 18, 2008
- Calgary, November 18, 2008
- London, November 18, 2008
- Ottawa, November 20, 2008

Housing Outlook Seminars:

- Victoria, November, 2008

Free reports available on-line:

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports - Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase
- Rental Market Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics

Free regional reports also available:

- B.C. Seniors' Housing Market Survey
- Ontario Retirement Homes Report
- The Retirement Home Market Study, Quebec Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Residential Construction Digest, Prairie Centres
- Analysis of the Resale Market, Quebec Centres

Get the market intelligence you need today!

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

Subscribe today to CMHC's Housing Research and Housing Technology eNewsletters.

Our electronic newsletters give you information on the latest socio-economic housing research findings and events, and Canadian housing technology. If you work in the housing industry, these eNewsletters are for you!