

SENIORS' HOUSING REPORT

British Columbia



Canada Mortgage and Housing Corporation

Date Released: 2008

Highlights

- Higher vacancy rates were recorded for smaller sized bachelor and one bedroom standard space retirement suites.
- Of all regions, the Greater Vancouver / Fraser Valley region recorded the highest rental rates (both average rents and rents per square foot).
- Smaller sized bachelor and one-bedroom retirement suites make up over 80 per cent of all seniors' rental housing in the major urban centres in British Columbia.

Figure 1

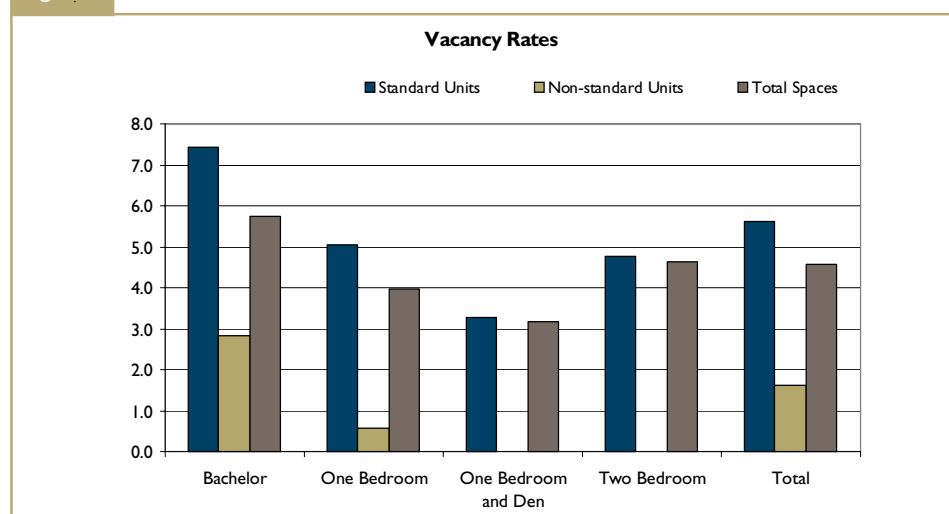


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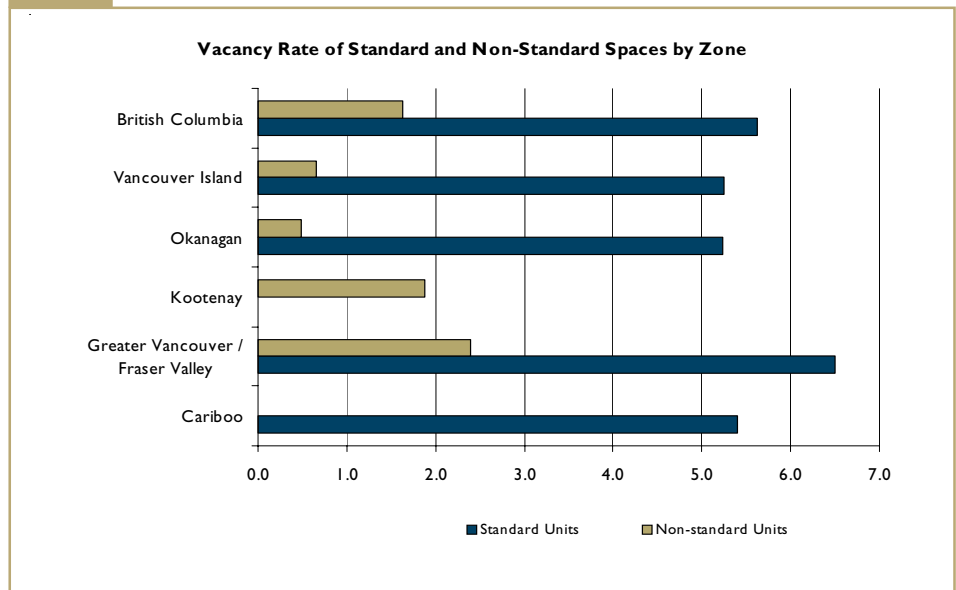
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Vacancy Rates

Vacancy rates for standard space retirement suites varied across unit size. Smaller suites (bachelors and one bedrooms) recorded the highest vacancy rates in the province, while larger suites (one bedroom plus den and two bedrooms) had the lowest vacancy rates. Bachelor suites recorded the highest vacancies at 7.4 per cent. The lowest vacancy rates in the province were recorded for one bedroom plus den suites, at 3.3 per cent. The overall average vacancy rate for standard spaces in British Columbia was 5.6 per cent.

Okanagan, Kootenay and Vancouver Island were the major regions that recorded the lowest vacancy rates in the province. Despite a smaller inventory than other regions, there were no standard space retirement suites available for rent in the Kootenays. The Greater Vancouver / Fraser Valley region recorded the highest vacancy rate in the province at 6.5 per cent, due mainly to a larger supply of new retirement suites being completed.

Figure 2



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

Rent increases were recorded for smaller sized standard space retirement suites in British Columbia. Average rents increased by 47 per cent for suites with less than 120 square feet and between 120 to 399 square feet. Rents increased 37 per cent for suites of 400 to 599 square feet. Overall, the average rent for standard space retirement suites in British Columbia was \$2,409, or \$4.55 per square foot.

The highest average rents and rents per square foot for standard space retirement suites were recorded in Greater Vancouver / Fraser Valley in 2008. The overall average rent in this region was \$2,602, or \$5.08 per square foot. The Okanagan and Kootenay regions recorded the lowest average rents and rents per square foot in the province.

Figure 3

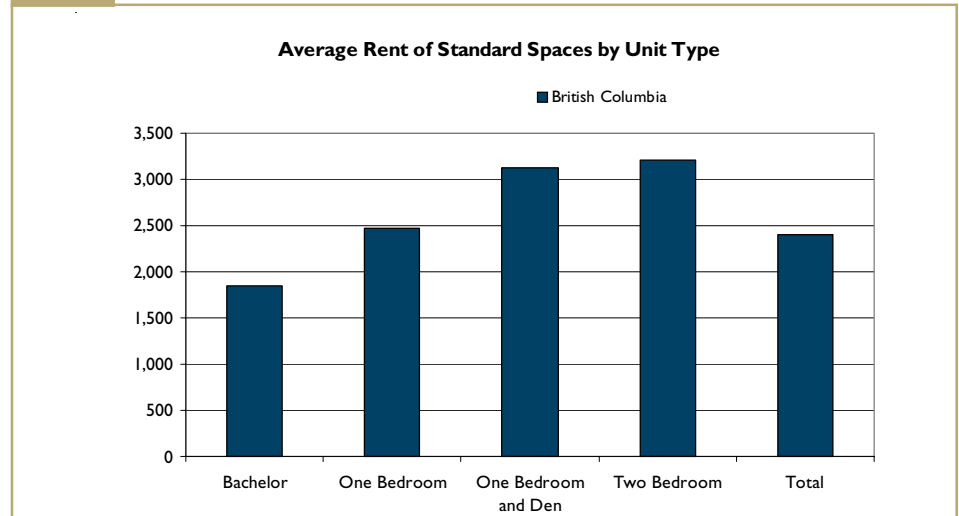
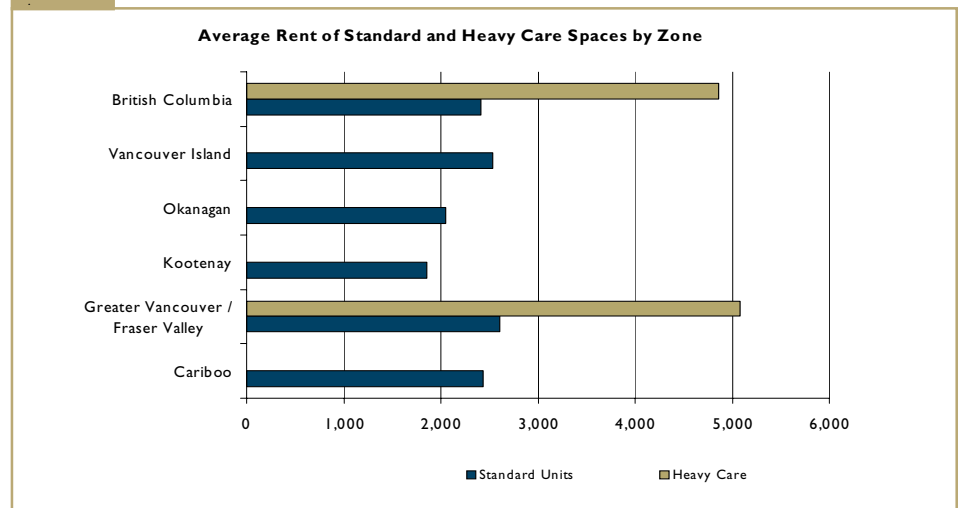


Figure 4



Survey Universe

Smaller sized standard space retirement suites compose the majority of inventory in British Columbia. Bachelor and one bedroom suites comprise over 80 per cent of standard space retirement suites in the province, with one bedroom suites making up over half of the inventory in the province. A total of 11,554 standard size retirement suites were recorded in British Columbia.

Just less than half of all standard space retirement suites were located in the Greater Vancouver / Fraser Valley region. Similar to the universe numbers for the province, the majority of retirement suites in this region are smaller suites such as bachelors and one bedrooms. The next largest region in the province was the Okanagan followed by Vancouver Island. Both these regions will see more inventory in the next few years as the seniors' population is expected to grow at a higher rate than in other regions of the province.

Figure 5

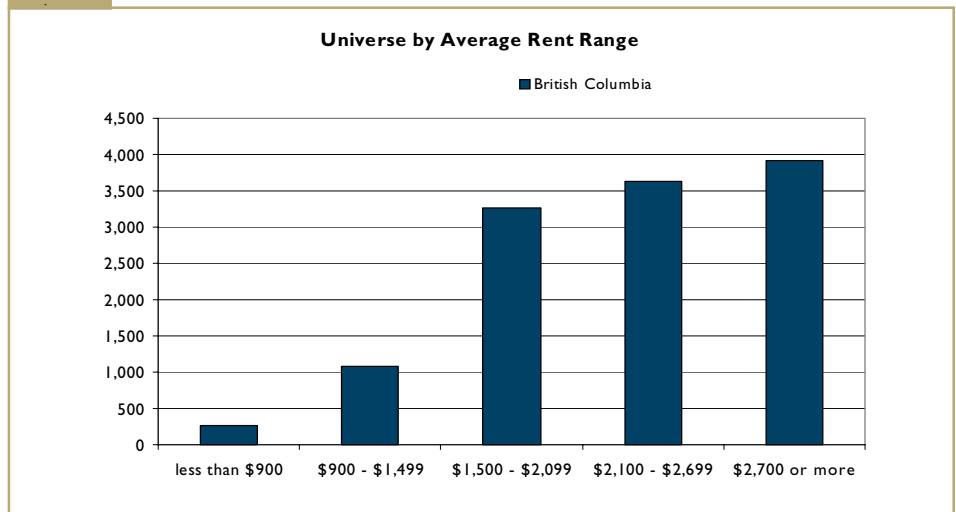


Figure 6

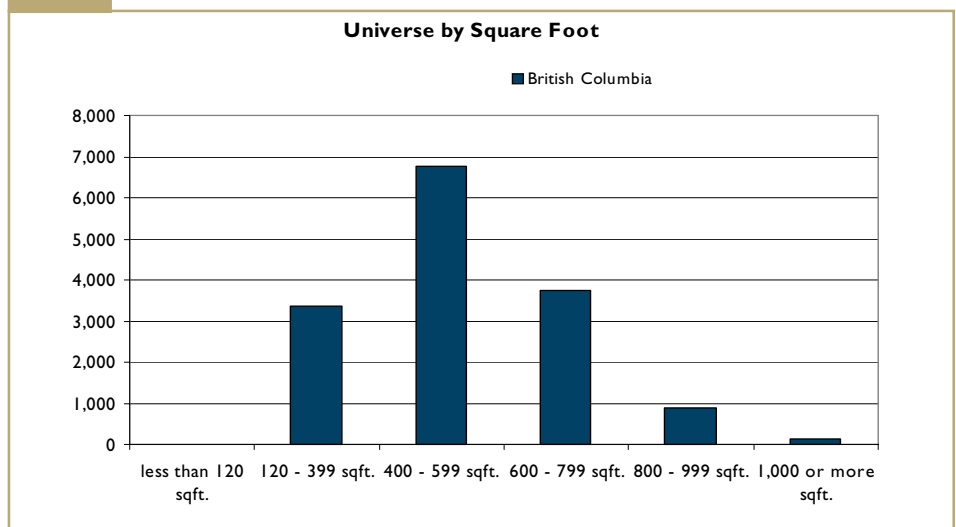
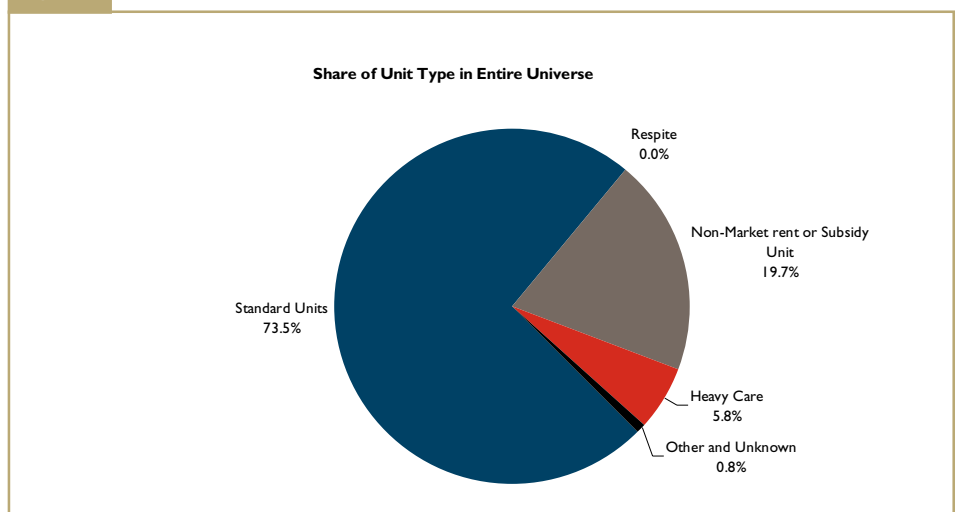


Figure 7



Spotlight on...

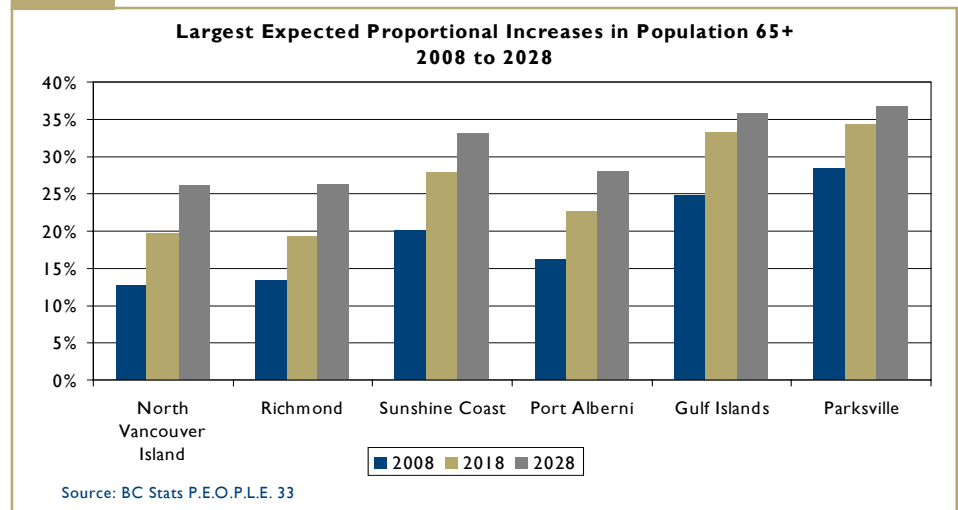
The average age of BC residents is increasing as the Baby Boom generation grows older, a phenomenon that will surely impact demand for seniors' housing. Currently, an estimated 15 per cent of the population in BC's Lower Mainland, Vancouver Island and Okanagan Valley regions are aged 65 and up. Over the next two decades, this proportion is expected to increase steadily, reaching 18 per cent in 2018 and 22 per cent in 2028. Increases in the 65+ population are not expected to occur evenly across all parts of the province. Some parts are more attractive to seniors than others.

In the Lower Mainland, Vancouver Island and Okanagan Valley areas, it is estimated that the population aged 65 and above will increase by 43 per cent in the next decade, and by another 40 per cent the decade after that. As you might expect, the largest absolute increases will occur in those places with larger populations.

The story is different if we consider the proportion of population aged 65 and up. Currently, this proportion varies widely from region to region, from 28 per cent in Parksville-Qualicum and 26 per cent in the South Okanagan to 10 per cent in Coquitlam / Port

Coquitlam / Port Moody and 7 per cent in Squamish). It also varies in terms of expected change over the coming decades. Seniors will increase as a proportion of total population faster in some places than in others.

Figure 8



Largest Expected Absolute Increases in Population 65+, 2008 to 2028

District	Expected Increase in Population (65+)
City of Surrey	79,126
City of Vancouver	64,250
Metro Victoria	51,651
Coquitlam / Port Coquitlam / Port Moody	40,745
City of Richmond	37,763
City of Burnaby	29,110
Central Okanagan	26,761

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

Centre	Bachelor	One Bedroom	One Bedroom and Den	Two Bedroom	Total
Cariboo	**	**	n/u	**	5.4 a
Greater Vancouver / Fraser Valley	8.2 a	5.8 a	3.5 a	7.2 a	6.5 a
Abbotsford/Mission	**	10.5 a	n/u	20.0 a	11.2 a
Burnaby	12.9 a	7.2 a	**	**	9.0 a
Chilliwack/Hope/Aggasiz	1.4 a	21.9 a	n/u	12.0 a	10.7 a
Coq/PtCoq/PtMoody	4.2 a	2.1 a	n/u	**	3.0 a
Langley	**	4.5 a	22.2 a	17.5 a	6.3 a
Maple Ridge/Pitt Meadows	**	**	n/u	**	15.4 a
New Westminster	**	**	**	**	**
North/West Vancouver	**	1.0 a	**	1.8 a	1.0 a
Richmond	**	**	**	**	**
Surrey/Delta	11.6 a	3.9 b	1.1 a	2.2 b	5.4 a
Vancouver	11.9 a	2.3 a	19.2 a	2.2 b	7.0 a
White Rock/S. Surrey	**	**	**	**	**
Kootenay	**	**	n/u	**	**
Okanagan	7.6 a	3.8 a	4.0 a	4.9 a	5.2 a
Central Okanagan	7.9 a	5.0 a	**	9.8 a	6.3 a
North Okanagan	1.4 a	2.4 a	**	**	1.4 a
South Okanagan	17.1 a	1.1 a	**	**	5.7 a
Thompson Okanagan	9.9 a	3.6 a	**	**	5.9 a
Vancouver Island	5.8 a	6.0 a	2.3 a	1.3 a	5.2 a
Courtenay/Comox	**	**	**	**	1.7 a
Duncan/Cowichan	n/u	**	**	**	**
Gulf Islands	n/u	**	n/u	**	**
Metro Victoria	4.0 a	4.8 a	3.2 a	0.5 a	4.0 a
Nanaimo	10.0 a	10.6 a	**	6.5 a	10.1 a
Parksville/Qualicum	n/u	**	n/u	**	**
Port Alberni	**	n/u	n/u	n/u	**
British Columbia	7.4 a	5.1 a	3.3 a	4.8 a	5.6 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

British Columbia

Centre	Bachelor	One Bedroom	One Bedroom and Den	Two Bedroom	Total
Cariboo	4.4 a	**	n/u	**	3.2 a
Standard Units	**	**	n/u	**	5.4 a
Non-standard Units	**	**	n/u	n/u	**
Greater Vancouver / Fraser Valley	6.6 a	4.4 a	3.4 a	7.2 a	5.3 a
Standard Units	8.2 a	5.8 a	3.5 a	7.2 a	6.5 a
Non-standard Units	4.2 a	0.7 a	**	n/u	2.4 a
Kootenay	1.5 a	**	n/u	**	0.6 a
Standard Units	**	**	n/u	**	**
Non-standard Units	2.2 a	**	n/u	n/u	1.9 a
Okanagan	6.6 a	3.4 a	3.8 a	4.7 a	4.7 a
Standard Units	7.6 a	3.8 a	4.0 a	4.9 a	5.2 a
Non-standard Units	0.6 a	0.5 a	**	**	0.5 a
Vancouver Island	3.9 a	4.2 a	2.1 a	1.2 a	3.8 a
Standard Units	5.8 a	6.0 a	2.3 a	1.3 a	5.2 a
Non-standard Units	1.4 a	0.3 a	**	**	0.7 a
British Columbia	5.8 a	4.0 a	3.2 a	4.6 a	4.6 a
Standard Units	7.4 a	5.1 a	3.3 a	4.8 a	5.6 a
Non-standard Units	2.8 a	0.6 a	**	**	1.6 a

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

British Columbia

Centre	less than \$900	\$900 - \$1,499	\$1,500 - \$2,099	\$2,100 - \$2,699	\$2,700 or more	Total
Cariboo	n/u	n/u	**	**	**	3.2 a
Greater Vancouver / Fraser Valley	**	11.3 a	11.0 a	5.4 a	3.5 a	5.3 a
Abbotsford/Mission	n/u	**	5.7 a	19.0 a	**	7.3 a
Burnaby	n/u	**	26.1 a	**	**	7.2 a
Chilliwack/Hope/Aggasiz	**	**	11.4 a	9.8 a	**	8.6 a
Coq/PtCoq/PtMoody	n/u	**	**	**	**	6.4 a
Langley	n/u	n/u	**	4.7 a	14.8 a	8.0 a
Maple Ridge/Pitt Meadows	n/u	**	**	**	**	11.7 a
New Westminster	n/u	n/u	n/u	**	**	**
North/West Vancouver	n/u	n/u	n/u	n/u	1.0 a	0.9 a
Richmond	n/u	n/u	**	**	**	**
Surrey/Delta	**	**	3.9 c	4.8 b	2.8 a	4.0 a
Vancouver	n/u	**	11.3 a	**	3.3 a	4.4 a
White Rock/S. Surrey	n/u	n/u	**	**	**	**
Kootenay	n/u	n/u	**	**	n/u	0.6 a
Okanagan	**	5.2 a	6.5 a	3.4 a	6.6 a	4.7 a
Central Okanagan	**	2.7 a	8.3 a	4.6 a	10.3 a	6.0 a
North Okanagan	**	**	2.7 a	2.2 a	**	1.4 a
South Okanagan	n/u	**	7.4 a	2.8 a	**	4.6 a
Thompson Okanagan	n/u	18.5 a	4.7 a	0.5 a	**	5.0 a
Vancouver Island	**	5.6 a	8.0 a	4.6 a	4.6 a	3.8 a
Courtenay/Comox	n/u	n/u	**	**	**	1.5 a
Duncan/Cowichan	n/u	n/u	n/u	**	**	0.6 a
Gulf Islands	n/u	n/u	**	**	n/u	**
Metro Victoria	**	**	8.8 a	0.4 a	5.3 a	3.0 a
Nanaimo	n/u	**	7.3 a	12.7 a	3.2 a	8.9 a
Parksville/Qualicum	n/u	n/u	n/u	**	**	**
Port Alberni	n/u	**	**	n/u	n/u	**
British Columbia	2.6 a	7.2 a	7.9 a	4.5 a	4.1 a	4.6 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

British Columbia

Centre	Bachelor	One Bedroom	One Bedroom and Den	Two Bedroom	Total
Cariboo	**	**	n/u	**	2,437 ^a
Greater Vancouver / Fraser Valley	1,997 ^a	2,703 ^a	3,343 ^a	3,351 ^a	2,602 ^a
Abbotsford/Mission	**	2,159 ^a	n/u	2,590 ^a	2,205 ^a
Burnaby	1,535 ^a	2,205 ^a	**	**	2,000 ^a
Chilliwack/Hope/Aggasiz	1,630 ^a	2,052 ^a	n/u	2,462 ^a	1,930 ^a
Coq/PtCoq/PtMoody	1,555 ^a	2,819 ^a	n/u	**	2,607 ^a
Langley	**	2,570 ^a	3,001 ^a	3,121 ^a	2,616 ^a
Maple Ridge/Pitt Meadows	**	**	n/u	**	1,978 ^a
New Westminster	**	**	**	**	**
North/West Vancouver	**	3,761 ^a	**	4,667 ^a	4,077 ^a
Richmond	**	**	**	**	**
Surrey/Delta	1,818 ^a	2,711 ^a	3,534 ^a	3,419 ^a	2,653 ^a
Vancouver	2,087 ^a	3,319 ^a	4,108 ^a	4,756 ^a	2,878 ^a
White Rock/S. Surrey	**	**	**	**	**
Kootenay	1,625 ^a	1,860 ^a	n/u	2,125 ^a	1,851 ^a
Okanagan	1,597 ^a	2,095 ^a	2,307 ^a	3,009 ^a	2,048 ^a
Central Okanagan	1,625 ^a	2,120 ^a	**	3,395 ^a	2,172 ^a
North Okanagan	1,497 ^a	2,160 ^a	**	2,712 ^a	1,873 ^a
South Okanagan	1,817 ^a	1,896 ^a	**	2,518 ^a	1,973 ^a
Thompson Okanagan	1,560 ^a	2,194 ^a	**	2,584 ^a	1,966 ^a
Vancouver Island	1,915 ^a	2,549 ^a	3,043 ^a	3,431 ^a	2,537 ^a
Courtenay/Comox	**	**	**	**	2,569 ^a
Duncan/Cowichan	n/u	**	**	**	**
Gulf Islands	n/u	**	n/u	**	**
Metro Victoria	1,984 ^a	2,619 ^a	3,122 ^a	3,701 ^a	2,650 ^a
Nanaimo	1,763 ^a	2,385 ^a	**	2,920 ^a	2,284 ^a
Parksville/Qualicum	n/u	**	n/u	**	**
Port Alberni	**	n/u	n/u	n/u	**
British Columbia	1,849^a	2,472^a	3,131^a	3,211^a	2,409^a

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

British Columbia

Centre	Bachelor	One Bedroom	One Bedroom and Den	Two Bedroom	Total
Cariboo					
Heavy Care	**	n/u	n/u	n/u	**
Standard Units	**	**	n/u	**	2,437 ^a
Greater Vancouver / Fraser Valley					
Heavy Care	5,055 ^a	**	n/u	n/u	5,073 ^a
Standard Units	1,997 ^a	2,703 ^a	3,343 ^a	3,351 ^a	2,602 ^a
Kootenay					
Heavy Care	**	n/u	n/u	n/u	**
Standard Units	1,625 ^a	1,860 ^a	n/u	2,125 ^a	1,851 ^a
Okanagan					
Heavy Care	**	n/u	n/u	n/u	**
Standard Units	1,597 ^a	2,095 ^a	2,307 ^a	3,009 ^a	2,048 ^a
Vancouver Island					
Heavy Care	**	**	n/u	n/u	**
Standard Units	1,915 ^a	2,549 ^a	3,043 ^a	3,431 ^a	2,537 ^a
British Columbia					
Heavy Care	4,831 ^a	**	n/u	n/u	4,862 ^a
Standard Units	1,849 ^a	2,472 ^a	3,131 ^a	3,211 ^a	2,409 ^a

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

British Columbia

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.
Cariboo	n/u	**	**	**	**	n/u	2,437 ^a	4.02 ^a
Greater Vancouver / Fraser Valley	**	1,861 ^a	2,556 ^a	3,138 ^a	3,696 ^a	**	2,602 ^a	5.08 ^a
Abbotsford/Mission	n/u	**	2,148 ^a	2,337 ^a	**	**	2,205 ^a	4.23 ^a
Burnaby	n/u	1,546 ^a	2,190 ^a	**	**	n/u	2,000 ^a	4.37 ^a
Chilliwack/Hope/Aggasiz	n/u	1,571 ^a	1,993 ^a	2,266 ^a	**	n/u	1,930 ^a	4.28 ^a
Coq/PtCoq/PtMoody	**	**	**	**	**	n/u	2,607 ^a	5.24 ^a
Langley	n/u	n/u	**	2,646 ^a	**	n/u	2,616 ^a	4.36 ^a
Maple Ridge/Pitt Meadows	n/u	**	1,615 ^a	**	n/u	n/u	1,978 ^a	3.87 ^a
New Westminster	n/u	n/u	**	**	n/u	n/u	**	**
North/West Vancouver	n/u	**	**	4,212 ^a	**	n/u	4,077 ^a	6.99 ^a
Richmond	n/u	**	**	**	n/u	n/u	**	**
Surrey/Delta	n/u	1,437 ^a	2,554 ^a	2,991 ^a	3,421 ^a	**	2,653 ^a	4.48 ^a
Vancouver	n/u	1,997 ^a	3,120 ^a	4,503 ^a	**	**	2,878 ^a	6.67 ^a
White Rock/S. Surrey	n/u	**	**	**	**	n/u	**	**
Kootenay	n/u	n/u	1,618 ^a	1,869 ^a	2,125 ^a	n/u	1,851 ^a	2.76 ^a
Okanagan	n/u	1,478 ^a	1,942 ^a	2,260 ^a	3,118 ^a	**	2,048 ^a	3.86 ^a
Central Okanagan	n/u	1,529 ^a	1,857 ^a	2,305 ^a	3,440 ^a	n/u	2,172 ^a	3.84 ^a
North Okanagan	n/u	1,444 ^a	2,091 ^a	1,941 ^a	**	n/u	1,873 ^a	4.06 ^a
South Okanagan	n/u	**	1,961 ^a	2,063 ^a	**	n/u	1,973 ^a	3.61 ^a
Thompson Okanagan	n/u	1,423 ^a	1,960 ^a	2,423 ^a	**	**	1,966 ^a	3.97 ^a
Vancouver Island	n/u	1,876 ^a	2,426 ^a	2,864 ^a	3,567 ^a	3,435 ^a	2,537 ^a	4.53 ^a
Courtenay/Comox	n/u	**	**	**	**	**	2,569 ^a	4.29 ^a
Duncan/Cowichan	n/u	**	n/u	**	**	n/u	**	**
Gulf Islands	n/u	n/u	n/u	**	n/u	n/u	**	**
Metro Victoria	n/u	1,949 ^a	2,469 ^a	3,039 ^a	3,726 ^a	3,961 ^b	2,650 ^a	4.67 ^a
Nanaimo	n/u	1,692 ^a	2,325 ^a	2,611 ^a	**	n/u	2,284 ^a	4.31 ^a
Parksville/Qualicum	n/u	n/u	**	**	**	n/u	**	**
Port Alberni	n/u	**	n/u	n/u	n/u	n/u	**	**
British Columbia	**	1,739^a	2,383^a	2,697^a	3,310^a	3,746^a	2,409^a	4.51^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

British Columbia

Centre	Bachelor	One Bedroom	One Bedroom and Den	Two Bedroom	Total
Cariboo	**	**	n/u	**	148 a
Greater Vancouver / Fraser Valley	1,569 a	2,733 a	346 a	554 a	5,204 a
Abbotsford/Mission	**	324 a	n/u	65 a	418 a
Burnaby	241 a	334 a	**	**	622 a
Chilliwack/Hope/Aggasiz	216 a	169 a	n/u	83 a	468 a
Coq/PtCoq/PtMoody	72 a	235 a	n/u	**	332 a
Langley	**	268 a	18 a	57 a	410 a
Maple Ridge/Pitt Meadows	**	**	n/u	**	169 a
New Westminster	**	**	**	**	**
North/West Vancouver	**	191 a	**	55 a	381 a
Richmond	**	**	**	**	**
Surrey/Delta	251 a	485 a	89 a	135 a	960 a
Vancouver	394 a	438 a	26 a	46 a	904 a
White Rock/S. Surrey	**	**	**	**	**
Kootenay	84 a	261 a	n/u	61 a	406 a
Okanagan	1,033 a	1,590 a	75 a	384 a	3,084 a
Central Okanagan	366 a	887 a	**	194 a	1,468 a
North Okanagan	295 a	165 a	**	80 a	561 a
South Okanagan	129 a	288 a	**	63 a	499 a
Thompson Okanagan	243 a	250 a	**	47 a	556 a
Vancouver Island	603 a	1,666 a	130 a	313 a	2,712 a
Courtenay/Comox	**	**	**	**	237 a
Duncan/Cowichan	n/u	**	**	**	**
Gulf Islands	n/u	**	n/u	**	**
Metro Victoria	373 a	1,037 a	95 a	212 a	1,717 a
Nanaimo	150 a	434 a	**	48 a	637 a
Parksville/Qualicum	n/u	**	n/u	**	**
Port Alberni	**	n/u	n/u	n/u	**
British Columbia	3,340 a	6,334 a	551 a	1,325 a	11,554 a

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3.2 – Total Universe by Zone and Unit Type

British Columbia

Centre	Bachelor	One Bedroom	One Bedroom and Den	Two Bedroom	Total
Cariboo	180 ^a	**	n/u	**	315 ^a
Standard Units	**	**	n/u	**	148 ^a
Respite	n/u	n/u	n/u	n/u	n/u
Non-Market rent or Subsidy Unit	**	**	n/u	n/u	**
Heavy Care	**	n/u	n/u	n/u	**
Other and Unknown	n/u	**	n/u	n/u	**
Greater Vancouver / Fraser Valley	2,634 ^a	3,748 ^a	348 ^a	554 ^a	7,323 ^a
Standard Units	1,569 ^a	2,733 ^a	346 ^a	554 ^a	5,204 ^a
Respite	7 ^a	n/u	n/u	n/u	7 ^a
Non-Market rent or Subsidy Unit	608 ^a	949 ^a	**	n/u	1,559 ^a
Heavy Care	449 ^a	**	n/u	n/u	496 ^a
Other and Unknown	**	36 ^a	n/u	n/u	57 ^a
Kootenay	265 ^a	293 ^a	n/u	61 ^a	619 ^a
Standard Units	84 ^a	261 ^a	n/u	61 ^a	406 ^a
Respite	n/u	n/u	n/u	n/u	n/u
Non-Market rent or Subsidy Unit	**	**	n/u	n/u	**
Heavy Care	**	n/u	n/u	n/u	**
Other and Unknown	n/u	**	n/u	n/u	**
Okanagan	1,210 ^a	1,803 ^a	78 ^a	403 ^a	3,496 ^a
Standard Units	1,033 ^a	1,590 ^a	75 ^a	384 ^a	3,084 ^a
Respite	n/u	n/u	n/u	n/u	n/u
Non-Market rent or Subsidy Unit	145 ^a	206 ^a	**	**	369 ^a
Heavy Care	**	n/u	n/u	n/u	**
Other and Unknown	n/u	**	n/u	**	11 ^a
Vancouver Island	1,047 ^a	2,417 ^a	141 ^a	332 ^a	3,937 ^a
Standard Units	603 ^a	1,666 ^a	130 ^a	313 ^a	2,712 ^a
Respite	n/u	n/u	n/u	n/u	n/u
Non-Market rent or Subsidy Unit	333 ^a	713 ^a	**	**	1,061 ^a
Heavy Care	**	**	n/u	n/u	**
Other and Unknown	n/u	36 ^a	n/u	**	51 ^a
British Columbia	5,336 ^a	8,403 ^a	567 ^a	1,365 ^a	15,712 ^a
Standard Units	3,340 ^a	6,334 ^a	551 ^a	1,325 ^a	11,554 ^a
Respite	7 ^a	n/u	n/u	n/u	7 ^a
Non-Market rent or Subsidy Unit	1,118 ^a	1,948 ^a	**	21 ^a	3,103 ^a
Heavy Care	870 ^a	**	n/u	n/u	919 ^a
Other and Unknown	**	89 ^a	n/u	19 ^a	129 ^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

British Columbia

Centre	less than \$900	\$900 - \$1,499	\$1,500 - \$2,099	\$2,100 - \$2,699	\$2,700 or more	Total
Cariboo	n/u	n/u	**	**	**	315 ^a
Greater Vancouver / Fraser Valley	**	335 ^a	1,296 ^a	1,471 ^a	2,425 ^a	7,323 ^a
Abbotsford/Mission	n/u	**	230 ^a	105 ^a	**	647 ^a
Burnaby	n/u	**	199 ^a	**	**	789 ^a
Chilliwack/Hope/Aggasiz	**	**	306 ^a	133 ^a	**	628 ^a
Coq/PtCoq/PtMoody	n/u	**	**	**	**	548 ^a
Langley	n/u	n/u	**	258 ^a	162 ^a	450 ^a
Maple Ridge/Pitt Meadows	n/u	**	**	**	**	248 ^a
New Westminster	n/u	n/u	n/u	**	**	**
North/West Vancouver	n/u	n/u	n/u	n/u	382 ^a	449 ^a
Richmond	n/u	n/u	**	**	**	**
Surrey/Delta	**	**	102 ^a	293 ^a	570 ^a	1,380 ^a
Vancouver	n/u	**	336 ^a	**	598 ^a	1,530 ^a
White Rock/S. Surrey	n/u	n/u	**	**	**	**
Kootenay	n/u	n/u	345 ^a	61 ^a	n/u	619 ^a
Okanagan	**	606 ^a	1,111 ^a	1,063 ^a	331 ^a	3,496 ^a
Central Okanagan	**	186 ^a	482 ^a	625 ^a	174 ^a	1,534 ^a
North Okanagan	**	182 ^a	184 ^a	138 ^a	**	666 ^a
South Okanagan	n/u	**	230 ^a	109 ^a	**	641 ^a
Thompson Okanagan	n/u	119 ^a	215 ^a	191 ^a	63 ^a	655 ^a
Vancouver Island	**	144 ^a	465 ^a	962 ^a	1,143 ^a	3,937 ^a
Courtenay/Comox	n/u	n/u	**	**	**	272 ^a
Duncan/Cowichan	n/u	n/u	n/u	**	**	162 ^a
Gulf Islands	n/u	n/u	**	**	n/u	**
Metro Victoria	**	**	250 ^a	539 ^a	807 ^a	2,438 ^a
Nanaimo	n/u	**	150 ^a	333 ^a	155 ^a	744 ^a
Parksville/Qualicum	n/u	n/u	n/u	**	**	**
Port Alberni	n/u	**	**	n/u	n/u	**
British Columbia	273^a	1,085^a	3,261^a	3,641^a	3,919^a	15,712^a

¹ Figures, excluding to tals, 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

British Columbia

Centre	Number of Structures
Cariboo	5
Greater Vancouver / Fraser Valley	90
Abbotsford/Mission	8
Burnaby	8
Chilliwack/Hope/Aggasiz	11
Coq/PtCoq/PtMoody	7
Langley	4
Maple Ridge/Pitt Meadows	5
New Westminster	**
North/West Vancouver	5
Richmond	**
Surrey/Delta	16
Vancouver	19
White Rock/S. Surrey	**
Kootenay	8
Okanagan	61
Central Okanagan	23
North Okanagan	12
South Okanagan	12
Thompson Okanagan	14
Vancouver Island	61
Courtenay/Comox	4
Duncan/Cowichan	4
Gulf Islands	**
Metro Victoria	34
Nanaimo	8
Parksville/Qualicum	**
Port Alberni	**
British Columbia	226

** 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

British Columbia

Centre	Number of Residents
Cariboo	324
Greater Vancouver / Fraser Valley	7,403
Abbotsford/Mission	662
Burnaby	776
Chilliwack/Hope/Agassiz	611
Coq/PtCoq/PtMoody	548
Langley	452
Maple Ridge/Pitt Meadows	225
New Westminster	**
North/West Vancouver	471
Richmond	**
Surrey/Delta	1,450
Vancouver	1,520
White Rock/S. Surrey	**
Kootenay	627
Okanagan	3,668
Central Okanagan	1,625
North Okanagan	701
South Okanagan	676
Thompson Okanagan	666
Vancouver Island	4,089
Courtenay/Comox	304
Duncan/Cowichan	171
Gulf Islands	**
Metro Victoria	2,560
Nanaimo	724
Parksville/Qualicum	**
Port Alberni	**
British Columbia	16,133

** 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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