

SENIORS' HOUSING REPORT

British Columbia



Canada Mortgage and Housing Corporation

Date Released: 2009

Highlights

- Bachelor independent living suites had higher vacancy rates than other types of seniors' housing.
- Average monthly rents for independent living suites were higher in the Vancouver Island region than elsewhere in the province.
- More than half of the independent living suites were one-bedroom units.
- Non-market suites are the second most common type of seniors' housing in the province.

Figure 1

Vacancy Rates Higher for Bachelor Units

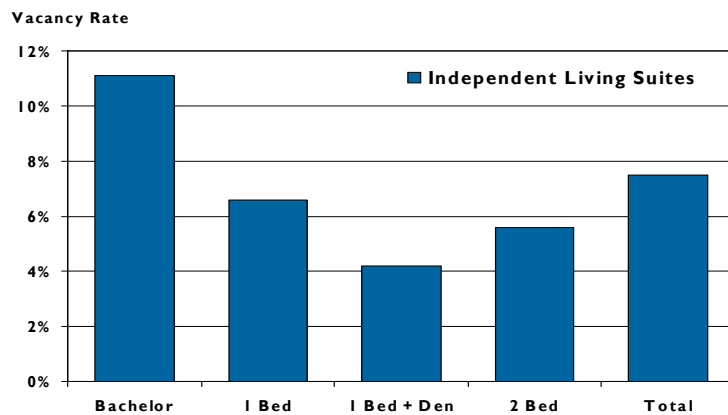


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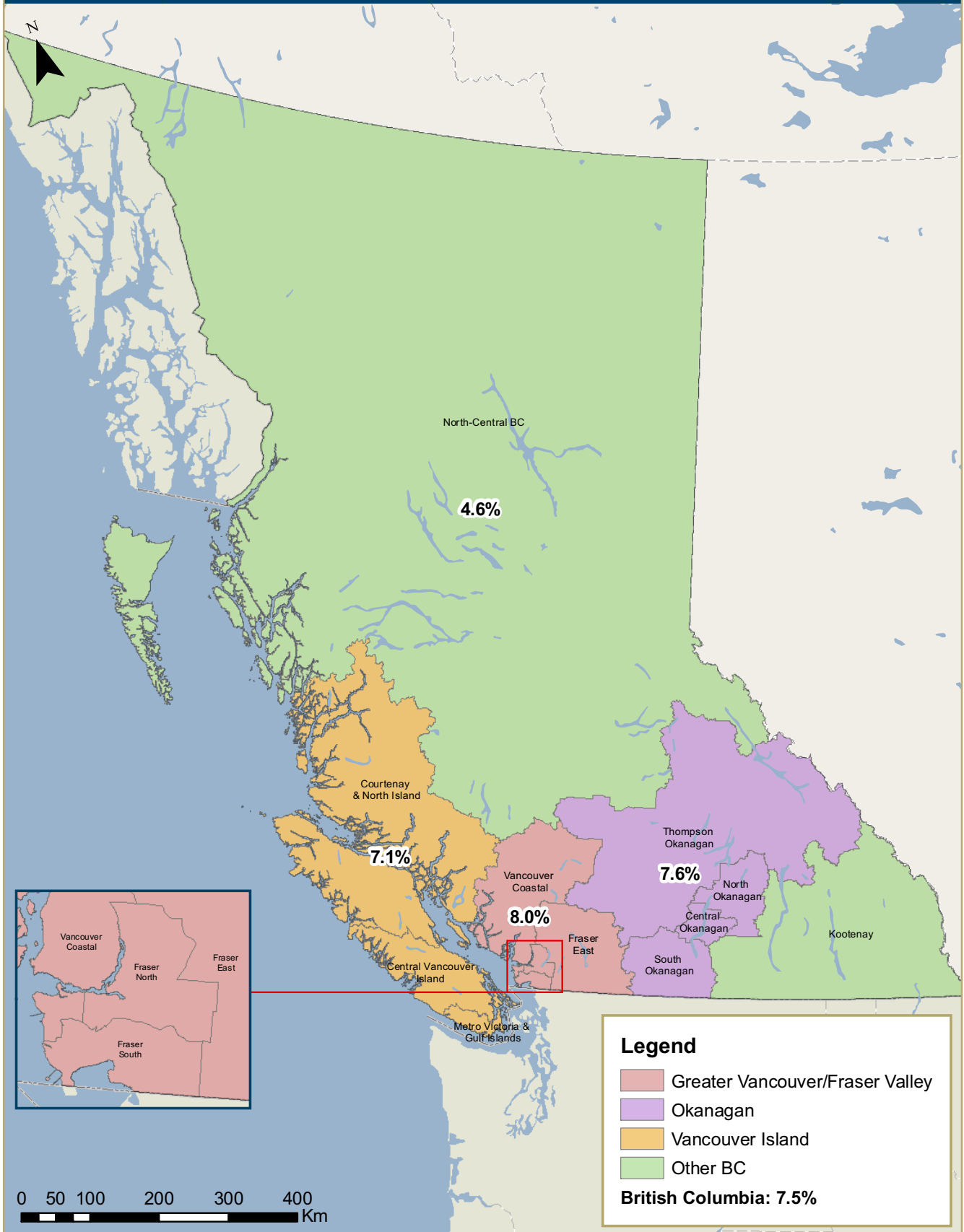
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British Columbia Vacancy Rate of Independent Living Spaces



Vacancy Rates

Higher Vacancy Rates for Bachelor Suites

Average vacancy rates for British Columbia's independent living suites fluctuated from a low of 4.2 per cent for one bedroom plus den units to a high of 11.1 per cent for bachelor units.

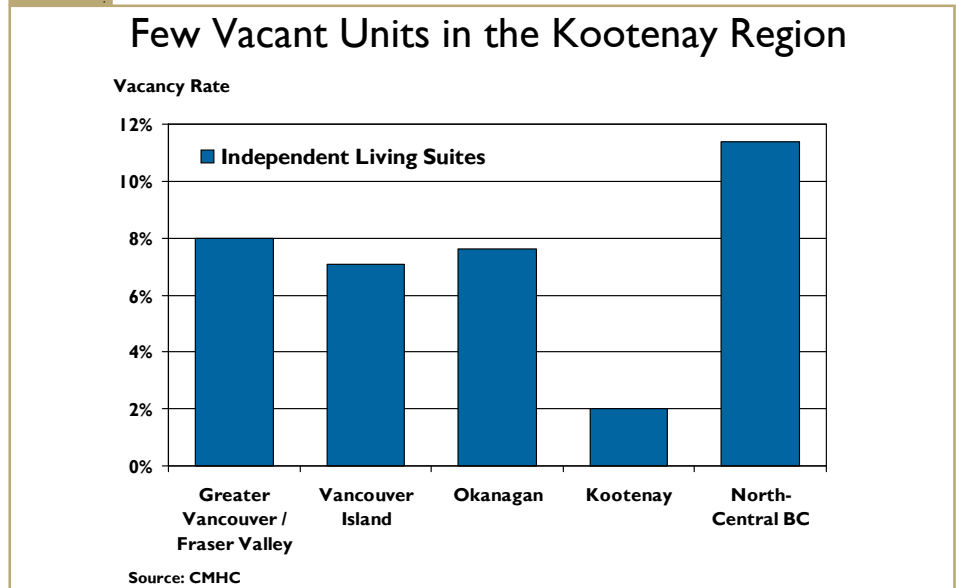
Vacancy Rates Vary Across Unit Types

Vacancy rates for independent living suites varied by unit type. Independent living suites are found in complexes where the majority of the residents are aged 65 years or older and that include either on-site meal services or on-site medical services and provide less than 1.5 hours of healthcare per day. One bedroom and den units were the most popular type of seniors' housing and reported the lowest vacancy rate. Across all unit types, the average vacancy rate for independent living suites was 7.5 per cent.

More Variety in Larger Unit Regional Vacancy Rates

Regional vacancy rates showed more variation from the provincial average for larger independent living suites (one-bedroom plus den and two-bedroom) than smaller suites (bachelor and one-bedroom units). Vacancy rates for two-bedroom units ranged from 2.7 per cent in the Other BC region consisting of the Kootenays and North-Central BC, to 6.9 per cent in the Okanagan

Figure 2



region. In contrast, vacancy rates for smaller independent living suites (bachelor and one-bedroom) were consistently higher across the province. For example, vacancy rates for bachelor units ranged from 10.1 per cent in the Vancouver Island region to 11.7 per cent in the Greater Vancouver / Fraser Valley region.

No Vacant Heavy Care Suites in the Kootenay Region

The vacancy rate for heavy care suites varied across the province. Heavy care suites provide more than 1.5 hours of healthcare each day. The Kootenay region reported the lowest rate with no vacant heavy care suites. The Okanagan region followed with a heavy care vacancy rate of 4.7 per cent. The highest vacancy rate was recorded in the Greater Vancouver / Fraser Valley region at 14.9 per cent. There were

no heavy care suites in the North-Central BC region. The average vacancy rate for heavy care suites in the province was 11.8 per cent.

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

Universe

Most Independent Living Suites are One-Bedroom Units

One-bedroom units made up more than half of the universe of independent living suites in British Columbia.

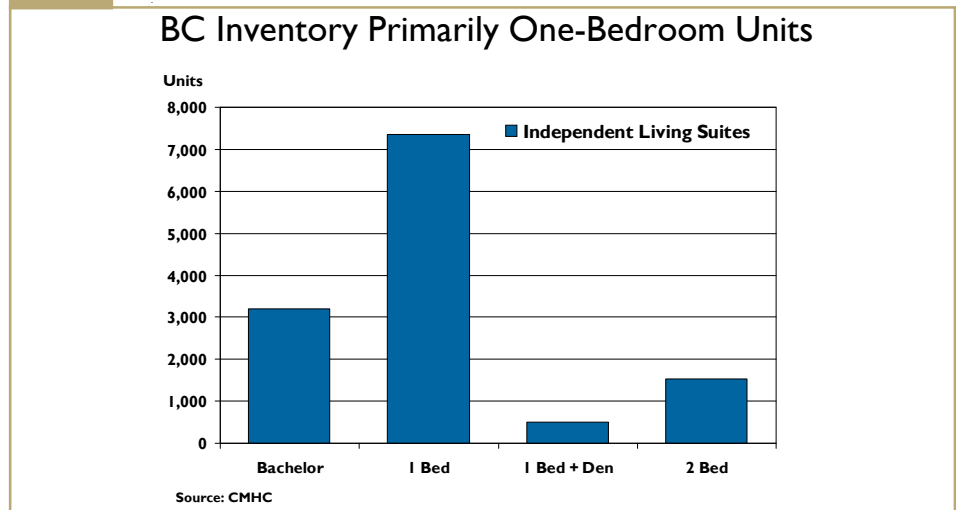
Smaller Suites are Most Common

Smaller units, including bachelor and one-bedroom units, dominated the inventory of independent living suites. One-bedroom units made up more than half of the suites, while less than one-fifth of the universe was comprised of larger units (one-bedroom and den units and two-bedroom units). As of February 2009, the province had 12,608 independent living suites located in seniors' housing complexes that were in operation for more than one year.

Most Suites Located in the Greater Vancouver / Fraser Valley Region

The majority of the independent living suites in the province are situated in the more densely populated Greater Vancouver / Fraser Valley region. The Vancouver Island and Okanagan regions each account for nearly one quarter of the inventory of independent living suites. Similar to the trend noted for the province, the majority of the suites within each region were smaller units. One-bedroom units made up over half of the inventory in each region.

Figure 3



Non-Market¹ Suites Widespread

Non-market suites were the second most common type of seniors' housing in British Columbia. Roughly one-third of the total universe² consisted of non-market suites located in the Greater Vancouver / Fraser Valley, Vancouver Island, and Okanagan regions. In contrast, the Other BC region, consisting of the Kootenay and North-Central BC regions, reported more non-market suites than independent living suites. More than half of the province's non-market suites are located in the Greater Vancouver / Fraser Valley region.

Larger Portion of Okanagan Seniors Live in Seniors' Housing Facilities

The proportion of seniors living in some form of seniors' housing, known as the capture rate, varies across the province. More than one-tenth of the seniors' population in the Okanagan region resides in

seniors' housing, while this figure is only 3.6 per cent in the North-Central BC region. The capture rate was 6.4 per cent in the Greater Vancouver / Fraser Valley region, 7.5 per cent in the Vancouver Island region, and 8.1 per cent in the Kootenay region. Across the province, seniors' housing facilities are home to about 22,000 people, less than ten per cent of the province's seniors' population.

¹Non-market suites are a space where the rent received for the unit is less than market rent or where the resident occupying the unit is subsidized.

²Total universe is the number of all spaces including both occupied and unoccupied spaces.

Rents

Higher Average Rents in the Vancouver Island Region

The highest average rents for independent living suites in British Columbia were reported in the Vancouver Island region, particularly in Metro Victoria and the Gulf Islands.

Larger Centres Have Higher Rents

Average rents for independent living suites were generally higher in larger urban centres. The Vancouver Island region reported the highest average rent at \$2,629 per month. The least expensive rents were found in the Kootenay region at \$1,811. The exception to the rule of larger centres generally having higher rents is the North-Central BC region, which is comprised of smaller urban

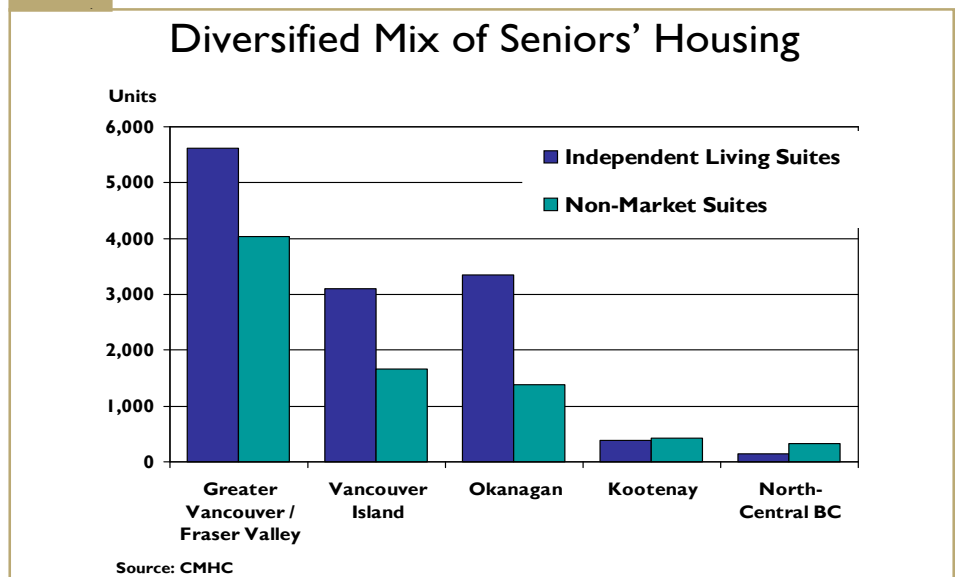
centres. The average rent in the North-Central BC region was \$2,407, close to the provincial average. These higher rent levels can be attributed to a number of new, high quality complexes that include a number of services and amenities. On average, it costs \$2,433 per month to rent an independent living suite in British Columbia.

Units with Higher Rents Have Lower Vacancy Rates

Seniors' housing units that rent at or above \$2,600 per month tend to have lower vacancy rates than suites with lower rents. The majority of these suites are situated in larger urban centres that tend to have higher land costs and a larger number of seniors. The lowest vacancy rate within this rent range was in the Greater Vancouver / Fraser Valley region at 4.3 per cent. The Vancouver Island and Okanagan regions also reported lower vacancy

rates of 5.7 per cent. The only region that did not follow this trend was the Other BC region, which includes the Kootenay and North-Central BC regions. In this region, where the majority of the independent living suites rent below this threshold, these suites carried the highest vacancy rate at 9.8 per cent when compared with other rent ranges.

Figure 4



Little Variation in Rent Levels for Heavy Care Suites

The average rent for a heavy care suite was consistent across the province. The Vancouver Island region reported the highest rents at \$4,889. The Greater Vancouver / Fraser Valley and Okanagan regions recorded similar rent levels at \$4,681 and \$4,633, respectively. The least expensive heavy care suites were found in the Kootenay region where the average rent was \$4,604. There were no heavy care suites captured in the North-Central BC region.

Figure 5

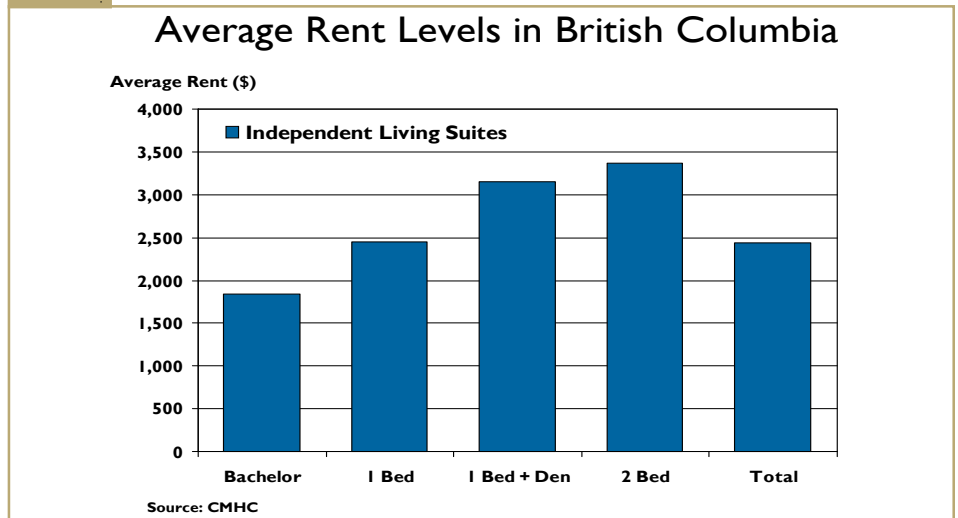
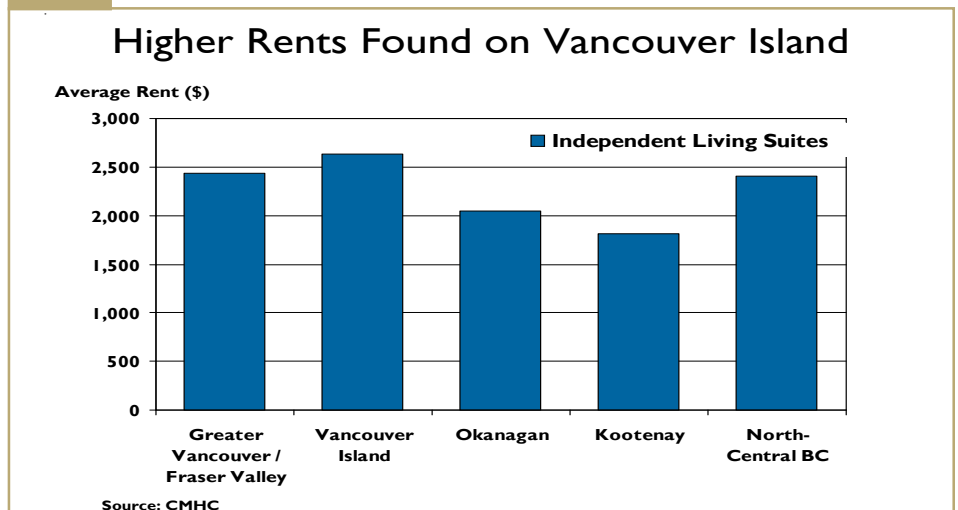


Figure 6



TABLES INCLUDED IN THE BRITISH COLUMBIA REGION SENIORS' HOUSING REPORT

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

- 2.1 Universe of Independent Living Spaces by Zone and Unit Type
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- 2.6 Universe, Number of Residents Living in Universe and Capture Rate by Zone

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

[To access Supplementary Tables click here](#)

1.1 – Vacancy Rates (%) of Independent Living Spaces* by Zone and Unit Type

British Columbia

Centre	Bachelor	One Bedroom	One Bedroom and Den	Two Bedroom	Total
Greater Vancouver/Fraser Valley	11.7 ^a	7.1 ^a	7.6 ^a	5.5 ^a	8.0 ^a
Fraser East	9.8 ^a	9.4 ^a	n/u	10.4 ^a	9.6 ^a
Abbotsford/Mission	**	6.2 ^a	n/u	2.6 ^a	5.7 ^a
Chilliwack/Hope/Agassiz	10.9 ^a	13.9 ^a	n/u	13.4 ^a	13.1 ^a
Fraser North	15.9 ^a	7.4 ^a	**	0.0 ^a	9.7 ^a
Burnaby	14.6 ^a	7.3 ^a	**	**	10.4 ^a
Coq/PtCoq/PtMoody	22.9 ^a	3.7 ^a	**	**	7.3 ^a
Maple Ridge/Pitt Meadows	**	**	n/u	**	20.1 ^a
New Westminster	**	**	**	**	**
Fraser South	8.8 ^a	6.3 ^a	19.6 ^a	5.9 ^a	7.1 ^a
Langley	**	3.1 ^a	**	9.1 ^a	4.9 ^a
Surrey/Delta	9.6 ^a	7.9 ^a	**	3.6 ^a	7.5 ^a
White Rock/S. Surrey	**	7.6 ^a	**	**	9.3 ^a
Vancouver Coastal	10.7 ^a	6.0 ^a	2.8 ^a	3.6 ^a	6.9 ^a
Vancouver	13.1 ^a	7.2 ^a	**	6.0 ^a	9.1 ^a
Richmond	**	**	**	**	**
North/West Vancouver	**	5.1 ^a	**	1.6 ^a	3.2 ^a
Coastal	n/u	n/u	n/u	n/u	n/u
Vancouver Island	10.1 ^a	7.0 ^a	1.7 ^b	4.9 ^a	7.1 ^a
Metro Victoria & Gulf Islands	10.5 ^a	5.7 ^a	2.2 ^b	2.8 ^a	6.1 ^a
Saanich, Peninsula & Gulf Islands	9.8 ^a	1.3 ^a	0.0 ^a	3.0 ^a	3.4 ^a
Victoria / Esq. /Oak Bay / V. Royal	12.0 ^a	8.8 ^a	3.3 ^b	2.6 ^b	8.2 ^a
West Shore	**	**	**	n/u	**
Central Vancouver Island	10.3 ^a	11.7 ^a	**	11.4 ^a	11.0 ^a
Duncan/Cowichan	**	**	**	**	8.2 ^a
Parksville/Qualicum	**	**	n/u	**	**
Port Alberni	**	n/u	n/u	n/u	**
Nanaimo	11.3 ^a	12.8 ^a	**	5.6 ^a	11.7 ^a
Courtenay & North Island	**	**	**	**	**
Okanagan	10.9 ^a	6.0 ^a	0.0 ^a	6.9 ^a	7.6 ^a
Central Okanagan	10.5 ^a	4.4 ^a	**	12.9 ^a	6.8 ^a
North Okanagan	2.6 ^a	3.0 ^a	n/u	0.0 ^a	2.3 ^a
South Okanagan	23.3 ^a	5.8 ^a	**	1.1 ^a	8.6 ^a
Thompson Okanagan	14.7 ^a	11.0 ^a	**	7.8 ^a	11.9 ^a
Other BC	10.5 ^a	3.0 ^a	**	2.7 ^a	4.6 ^a
Kootenay	5.5 ^a	1.6 ^a	**	0.0 ^a	2.0 ^a
North-Central BC	**	**	n/u	**	11.4 ^a
British Columbia	11.1^a	6.6^a	4.2^a	5.6^a	7.5^a

* Nationally these are referred to as Standard Spaces.

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 Rates of Independent Living Spaces* (%) by Zone and Rent Range (\$)

British Columbia

Centre	Less than \$1,650	\$1,650 - \$1,999	\$2,000 - \$2,399	\$2,400 - \$2,599	\$2,600 and more	Total where rents are known
Greater Vancouver/Fraser Valley	7.1 ^a	17.7 ^a	10.8 ^a	7.3 ^a	4.3 ^a	8.0 ^a
Fraser East	4.9 ^a	14.0 ^a	13.9 ^a	0.0 ^a	4.4 ^a	9.6 ^a
Abbotsford/Mission	**	**	19.3 ^a	**	**	5.7 ^a
Chilliwack/Hope/Agassiz	11.2 ^a	20.4 ^a	10.2 ^a	**	0.0 ^a	13.1 ^a
Fraser North	5.0 ^a	34.8 ^a	12.5 ^a	9.7 ^a	1.6 ^a	9.7 ^a
Burnaby	0.6 ^a	41.2 ^a	**	**	**	10.4 ^a
Coq/PtCoq/PtMoody	**	**	**	**	**	7.3 ^a
Maple Ridge/Pitt Meadows	**	32.7 ^a	**	n/u	**	20.1 ^a
New Westminster	n/u	n/u	**	**	**	**
Fraser South	16.1 ^a	3.5 ^a	5.8 ^a	8.1 ^a	6.9 ^a	7.1 ^a
Langley	**	n/u	3.1 ^a	**	6.6 ^a	4.9 ^a
Surrey/Delta	19.7 ^a	5.1 ^a	5.2 ^a	**	5.2 ^a	7.5 ^a
White Rock/S. Surrey	**	**	**	**	10.6 ^a	9.3 ^a
Vancouver Coastal	**	15.5 ^a	20.4 ^a	**	3.4 ^a	6.9 ^a
Vancouver	**	15.5 ^a	**	**	4.1 ^a	9.1 ^a
Richmond	n/u	n/u	**	**	**	**
North/West Vancouver	**	n/u	n/u	n/u	3.5 ^a	3.2 ^a
Coastal	n/u	n/u	n/u	n/u	n/u	n
Vancouver Island	4.6 ^a	15.4 ^a	9.2 ^a	6.6 ^a	5.7 ^a	7.2 ^a
Metro Victoria & Gulf Islands	3.5 ^c	9.4 ^b	6.3 ^a	10.9 ^a	4.7 ^a	6.1 ^a
Saanich, Peninsula & Gulf Islands	n/u	**	4.9 ^a	2.3 ^a	3.3 ^a	3.4 ^a
Victoria / Esq. /Oak Bay / V. Royal	3.5 ^c	16.7 ^d	9.8 ^b	23.3 ^a	5.6 ^a	8.4 ^a
West Shore	n/u	**	**	n/u	n/u	**
Central Vancouver Island	5.8 ^a	27.7 ^a	15.5 ^a	3.4 ^a	12.4 ^a	11.0 ^a
Duncan/Cowichan	**	n/u	**	**	**	8.2 ^a
Parksville/Qualicum	n/u	**	**	**	**	**
Port Alberni	**	n/u	n/u	n/u	n/u	**
Nanaimo	**	**	19.6 ^a	**	8.7 ^a	11.7 ^a
Courtenay & North Island	**	**	**	**	**	**
Okanagan	11.7 ^a	7.1 ^a	5.2 ^a	8.0 ^a	5.7 ^a	7.5 ^a
Central Okanagan	18.6 ^a	3.0 ^a	2.5 ^a	12.5 ^a	9.0 ^a	6.7 ^a
North Okanagan	3.9 ^a	2.7 ^a	**	**	0.0 ^a	2.3 ^a
South Okanagan	5.1 ^a	15.0 ^a	3.2 ^a	**	1.5 ^a	8.6 ^a
Thompson Okanagan	16.3 ^a	4.0 ^a	12.7 ^a	12.1 ^a	6.2 ^a	11.9 ^a
Other BC	7.4 ^a	2.7 ^a	1.4 ^a	5.2 ^a	9.8 ^a	4.6 ^a
Kootenay	4.2 ^a	2.0 ^a	0.0 ^a	0.0 ^a	**	2.0 ^a
North-Central BC	**	**	**	**	10.0 ^a	11.4 ^a
British Columbia	8.8^a	11.7^a	8.2^a	7.0^a	4.9^a	7.5^a

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1.3 - Vacancy Rates (%) and Average Rents (\$) of Heavy Care Spaces by Zone

British Columbia

Centre	Vacancy Rate	Average Rent
Greater Vancouver/Fraser Valley	14.9 ^a	4,681 ^a
Fraser East	**	**
Abbotsford/Mission	**	**
Chilliwack/Hope/Agassiz	**	**
Fraser North	**	**
Burnaby	**	**
Coq/PtCoq/PtMoody	n/u	n/u
Maple Ridge/Pitt Meadows	**	**
New Westminster	n/u	n/u
Fraser South	15.4 ^a	4,712 ^a
Langley	**	**
Surrey/Delta	24.3 ^a	4,606 ^a
White Rock/S. Surrey	**	**
Vancouver Coastal	**	**
Vancouver	**	**
Richmond	n/u	n/u
North/West Vancouver	**	**
Coastal	n/u	n/u
Vancouver Island	11.6 ^a	4,889 ^a
Metro Victoria & Gulf Islands	**	**
Saanich, Peninsula & Gulf Islands	**	**
Victoria / Esq. /Oak Bay / V. Royal	**	**
West Shore	n/u	n/u
Central Vancouver Island	**	**
Duncan/Cowichan	n/u	n/u
Parksville/Qualicum	**	**
Port Alberni	n/u	n/u
Nanaimo	**	**
Courtenay & North Island	**	**
Courtenay/Comox	**	**
North Island	n/u	n/u
Powell River	n/u	n/u
Okanagan	4.7 ^a	4,633 ^a
Central Okanagan	**	**
North Okanagan	**	**
South Okanagan	**	**
Thompson Okanagan	**	**

(continued)

1.3 - Vacancy Rates (%) and Average Rents (\$) of Heavy Care Spaces by Zone

British Columbia		
Centre	Vacancy Rate	Average Rent
Other BC	0.0 a	4,604 a
Kootenay	0.0 a	4,604 a
North-Central BC	n/u	n/u
North Coast-Nechako	n/u	n/u
Cariboo-Northeast	n/u	n/u
British Columbia	11.8 a	4,718 a

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2.1 – Universe of Independent* Living Spaces by Zone and Unit Type

British Columbia

Centre	Bachelor	One Bedroom	Two Bedroom**	Total
Greater Vancouver/Fraser Valley	1,343 a	3,387 a	875 a	5,605 a
Fraser East	122 a	660 a	135 a	917 a
Fraser North	396 a	728 a	123 a	1,247 a
Fraser South	318 a	1,151 a	305 a	1,774 a
Vancouver Coastal	507 a	848 a	312 a	1,667 a
Vancouver Island	689 a	1,842 a	577 a	3,108 a
Metro Victoria & Gulf Islands	406 a	1,172 a	398 a	1,976 a
Central Vancouver Island	**	**	**	**
Courtenay & North Island	**	**	**	**
Okanagan	1,054 a	1,805 a	492 a	3,351 a
Central Okanagan	305 a	879 a	218 a	1,402 a
North Okanagan	306 a	167 a	93 a	566 a
South Okanagan	116 a	359 a	96 a	571 a
Thompson Okanagan	327 a	400 a	85 a	812 a
Other BC	124 a	328 a	92 a	544 a
Kootenay	**	**	**	395 a
North-Central BC	**	**	**	149 a
British Columbia	3,210 a	7,362 a	2,036 a	12,608 a

* Nationally these are referred to as Standard Spaces.

** Figures include both one-bedroom and den, and two-bedroom units.

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2.2 – Total Universe* by Zone and Unit Type

British Columbia

Centre	Bachelor	One Bedroom	Two Bedroom**	Total
Greater Vancouver/Fraser Valley				
Independent Living Spaces***	1,343 ^a	3,387 ^a	875 ^a	5,605 ^a
Heavy Care	**	**	n/u	753 ^a
Respite	**	**	**	18 ^a
Non-Market or Subsidized Spaces	2,504 ^a	1,524 ^a	n/u	4,028 ^a
All other and Unknown	**	**	**	57 ^a
Total	4,568^a	5,012^a	881^a	10,461^a
Vancouver Island				
Independent Living Spaces***	689 ^a	1,842 ^a	577 ^a	3,108 ^a
Heavy Care	199 ^a	n/u	n/u	199 ^a
Respite	**	**	n/u	**
Non-Market or Subsidized Spaces	900 ^a	**	**	1,664 ^a
All other and Unknown	**	**	**	**
Total	1,796^a	2,590^a	649^a	5,035^a
Okanagan				
Independent Living Spaces***	1,054 ^a	1,805 ^a	492 ^a	3,351 ^a
Heavy Care	299 ^a	n/u	n/u	299 ^a
Respite	11 ^a	**	n/u	**
Non-Market or Subsidized Spaces	850 ^a	**	**	1,375 ^a
All other and Unknown	n/u	n/u	**	**
Total	2,214^a	2,326^a	501^a	5,041^a
Other BC				
Independent Living Spaces***	124 ^a	328 ^a	92 ^a	544 ^a
Heavy Care	**	n/u	n/u	**
Respite	**	n/u	n/u	**
Non-Market or Subsidized Spaces	537 ^a	295 ^a	10 ^a	842 ^a
All other and Unknown	n/u	n/u	n/u	n/u
Total	675^a	623^a	102^a	1,400^a
British Columbia				
Independent Living Spaces***	3,210 ^a	7,362 ^a	2,036 ^a	12,608 ^a
Heavy Care	1,184 ^a	**	n/u	**
Respite	30 ^a	6 ^b	**	**
Non-Market or Subsidized Spaces	4,791 ^a	3,082 ^a	36 ^a	7,909 ^a
All other and Unknown	37 ^a	**	**	117 ^a
Total	9,253^a	10,551^a	2,133^a	21,937^a

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

** Figures include both one-bedroom and den, and two-bedroom units.

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2.3 – Universe of Independent Living Spaces* By Zone and Rent Range British Columbia

Centre	Less than \$1,650		\$1,650 - \$1,999		\$2,000 - \$2,399		\$2,400 - \$2,599		\$2,600 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**	
Greater Vancouver/Fraser Valley	715 a	12.8	762 a	13.6	1,097 a	19.6	492 a	9	2,539 a	45.3	5,605
Fraser East	329 a	35.9	236 a	25.7	266 a	29.0	41 a	4.5	45 a	4.9	917
Abbotsford/Mission	**		**		109 a	25.0	**		**		436
Chilliwack/Hope/Agassiz	**		**		157 a	32.6	**		**		481
Fraser North	242 a	19.4	158 a	12.7	280 a	22.5	124 a	9.9	443 a	35.5	1,247
Burnaby	175 a	28.8	85 a	14.0	**		**		**		608
Coq/PtCoq/PtMoody	**		**		**		**		**		328
Maple Ridge/Pitt Meadows	**		**		**		n/u		**		**
New Westminster	n/u		n/u		**		**		**		**
Fraser South	**		85 a	4.8	448 a	25.3	**		857 a	48.3	1,774
Langley	**		n/u		193 a	36.0	**		197 a	36.8	536
Surrey/Delta	66 a	7.9	59 a	7.1	**		**		442 a	53.2	831
White Rock/S. Surrey	**		**		**		**		218 a	53.6	407
Vancouver Coastal	**		283 a	17.0	103 a	6.2	**		1,194 a	71.6	1,667
Vancouver	**		283 a	25.8	**		**		704 a	64.2	1,097
Richmond	n/u		n/u		**		**		**		**
North/West Vancouver	**		n/u		n/u		n/u		344 a	**	**
Coastal	n/u		n/u		n/u		n/u		n/u		n/u
Vancouver Island	263 a	8.5	190 a	6.2	665 a	21.5	603 a	19.5	1,368 a	44.3	3,087
Metro Victoria & Gulf Islands	117 a	6.0	110 a	5.6	374 a	19.1	293 a	15.0	1,063 a	54.4	1,955
Saanich, Peninsula & Gulf Islands	n/u		**		**		173 a	**	396 a	**	**
Victoria / Esq. /Oak Bay / V. Royal	117 a	10.8	62 a	5.7	116 a	10.7	120 a	11.1	667 a	61.8	1,080
West Shore	n/u		**		**		n/u		n/u		**
Central Vancouver Island	**		**		**		**		**		911
Duncan/Cowichan	**		n/u		**		**		**		159
Parksville/Qualicum	n/u		**		**		**		**		**
Port Alberni	**		n/u		n/u		n/u		n/u		**
Nanaimo	**		**		179 a	29.2	**		126 a	20.5	614
Courtenay & North Island	**		**		**		**		**		**

(continued)

2.3 – Universe of Independent Living Spaces* By Zone and Rent Range

British Columbia

	Less than \$1,650	\$1,650 - \$1,999	\$2,000 - \$2,399	\$2,400 - \$2,599	\$2,600 and more	Total where rents are known
Okanagan	865	705	1,073	213	490	3,346
Central Okanagan	204 ^a	234 ^a	634 ^a	80 ^a	245 ^a	1,397
North Okanagan	254 ^a	113 ^a	**	**	97 ^a	566
South Okanagan	118 ^a	233 ^a	**	**	67 ^a	571
Thompson Okanagan	289 ^a	125 ^a	284 ^a	33 ^a	81 ^a	812
Other BC	108 ^a	219 ^a	70 ^a	96 ^a	51 ^a	544
Kootenay	**	**	**	**	**	395
North-Central BC	**	**	**	**	**	149
British Columbia	1,951^a	1,876^a	2,905^a	1,404^a	4,448^a	12,582

Figures exclude semi-private and ward units.

* Nationally these are referred to as Standard Spaces.

** % is based on those units where the rent 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

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

Centre	Meals					On-Site Medical Services
	Not offered	Optional	# included in rent			
			1	2	3	
Greater Vancouver/Fraser Valley	0.0 ^a	1.0 ^a	3.8 ^a	31.7 ^a	63.5 ^a	19.4 ^a
10 - 49	0.0 ^a	0.0 ^a	3.4 ^a	17.2 ^a	79.3 ^a	8.0 ^a
50 - 149	0.0 ^a	1.7 ^a	1.7 ^a	37.9 ^a	58.6 ^a	16.1 ^a
150 or more	0.0 ^a	0.0 ^a	11.8 ^a	35.3 ^a	52.9 ^a	47.1 ^a
Fraser East	0.0 ^a	0.0 ^a	5.3 ^a	26.3 ^a	68.4 ^a	35.3 ^a
10 - 49	0.0 ^a	0.0 ^a	0.0 ^a	0.0 ^a	100.0 ^a	0.0 ^a
50 - 149	0.0 ^a	0.0 ^a	0.0 ^a	44.4 ^a	55.6 ^a	37.5 ^a
150 or more	**	**	**	**	**	**
Fraser North	0.0 ^a	0.0 ^a	4.8 ^a	28.6 ^a	66.7 ^a	9.5 ^a
10 - 49	0.0 ^a	0.0 ^a	11.1 ^a	11.1 ^a	77.8 ^a	11.1 ^a
50 - 149	0.0 ^a	0.0 ^a	0.0 ^a	40.0 ^a	60.0 ^a	10.0 ^a
150 or more	**	**	**	**	**	**
Fraser South	0.0 ^a	0.0 ^a	0.0 ^a	24.1 ^a	75.9 ^a	21.4 ^a
10 - 49	0.0 ^a	0.0 ^a	0.0 ^a	0.0 ^a	100.0 ^a	25.0 ^a
50 - 149	0.0 ^a	0.0 ^a	0.0 ^a	31.3 ^a	68.8 ^a	12.5 ^a
150 or more	0.0 ^a	0.0 ^a	0.0 ^a	25.0 ^a	75.0 ^a	37.5 ^a
Vancouver Coastal	0.0 ^a	2.9 ^a	5.7 ^a	42.9 ^a	48.6 ^a	15.6 ^a
10 - 49	0.0 ^a	0.0 ^a	0.0 ^a	50.0 ^a	50.0 ^a	0.0 ^a
50 - 149	0.0 ^a	4.3 ^a	4.3 ^a	39.1 ^a	52.2 ^a	13.6 ^a
150 or more	0.0 ^a	0.0 ^a	25.0 ^a	50.0 ^a	25.0 ^a	50.0 ^a
Vancouver Island	0.0 ^a	1.5 ^a	14.9 ^a	29.9 ^a	53.7 ^a	12.7 ^a
10 - 49	0.0 ^a	0.0 ^a	22.2 ^a	33.3 ^a	44.4 ^a	8.0 ^a
50 - 149	0.0 ^a	2.9 ^a	8.8 ^a	26.5 ^a	61.8 ^a	12.5 ^a
150 or more	0.0 ^a	0.0 ^a	16.7 ^a	33.3 ^a	50.0 ^a	33.3 ^a
Metro Victoria & Gulf Islands	0.0 ^a	2.4 ^a	16.7 ^a	33.3 ^a	47.6 ^a	12.5 ^a
10 - 49	0.0 ^a	0.0 ^a	18.8 ^a	37.5 ^a	43.8 ^a	12.5 ^a
50 - 149	0.0 ^a	4.3 ^a	13.0 ^a	30.4 ^a	52.2 ^a	9.5 ^a
150 or more	**	**	**	**	**	**
Central Vancouver Island	0.0 ^a	0.0 ^a	14.3 ^a	23.8 ^a	61.9 ^a	15.8 ^a
10 - 49	0.0 ^a	0.0 ^a	30.0 ^a	30.0 ^a	40.0 ^a	0.0 ^a
50 - 149	0.0 ^a	0.0 ^a	0.0 ^a	12.5 ^a	87.5 ^a	25.0 ^a
150 or more	**	**	**	**	**	**
Courtenay & North Island	0.0 ^a	0.0 ^a	0.0 ^a	25.0 ^a	75.0 ^a	0.0 ^a
10 - 49	**	**	**	**	**	**
50 - 149	**	**	**	**	**	**
150 or more	n/u	n/u	n/u	n/u	n/u	n/u

(continued)

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

Centre	Meals					On-Site Medical Services
	Not offered	Optional	# included in rent			
			1	2	3	
Okanagan	0.0 a	0.0 a	8.3 a	30.6 a	61.1 a	12.1 a
10 - 49	0.0 a	0.0 a	6.3 a	25.0 a	68.8 a	10.7 a
50 - 149	0.0 a	0.0 a	10.0 a	33.3 a	56.7 a	10.7 a
150 or more	0.0 a	0.0 a	10.0 a	40.0 a	50.0 a	20.0 a
Central Okanagan	0.0 a	0.0 a	8.7 a	30.4 a	60.9 a	4.8 a
10 - 49	0.0 a	0.0 a	0.0 a	12.5 a	87.5 a	14.3 a
50 - 149	0.0 a	0.0 a	12.5 a	25.0 a	62.5 a	0.0 a
150 or more	0.0 a	0.0 a	14.3 a	57.1 a	28.6 a	0.0 a
North Okanagan	0.0 a	0.0 a	7.1 a	21.4 a	71.4 a	0.0 a
10 - 49	0.0 a	0.0 a	14.3 a	0.0 a	85.7 a	0.0 a
50 - 149	0.0 a	0.0 a	0.0 a	42.9 a	57.1 a	0.0 a
150 or more	n/u	n/u	n/u	n/u	n/u	n/u
South Okanagan	0.0 a	0.0 a	7.7 a	38.5 a	53.8 a	18.2 a
10 - 49	0.0 a	0.0 a	0.0 a	50.0 a	50.0 a	**
50 - 149	0.0 a	0.0 a	12.5 a	37.5 a	50.0 a	12.5 a
150 or more	**	**	**	**	**	**
Thompson Okanagan	0.0 a	0.0 a	9.1 a	31.8 a	59.1 a	22.7 a
10 - 49	0.0 a	0.0 a	7.7 a	38.5 a	53.8 a	15.4 a
50 - 149	0.0 a	0.0 a	14.3 a	28.6 a	57.1 a	28.6 a
150 or more	**	**	**	**	**	**
Other BC	0.0 a	0.0 a	24.0 a	60.0 a	16.0 a	0.0 a
10 - 49	0.0 a	0.0 a	6.7 a	73.3 a	20.0 a	0.0 a
50 - 149	0.0 a	0.0 a	44.4 a	44.4 a	11.1 a	0.0 a
150 or more	**	**	**	**	**	**
Kootenay	0.0 a	0.0 a	50.0 a	41.7 a	8.3 a	0.0 a
10 - 49	0.0 a	0.0 a	25.0 a	50.0 a	25.0 a	0.0 a
50 - 149	0.0 a	0.0 a	57.1 a	42.9 a	0.0 a	0.0 a
150 or more	**	**	**	**	**	**
North-Central BC	0.0 a	0.0 a	0.0 a	76.9 a	23.1 a	0.0 a
10 - 49	0.0 a	0.0 a	0.0 a	81.8 a	18.2 a	0.0 a
50 - 149	**	**	**	**	**	**
150 or more	n/u	n/u	n/u	n/u	n/u	n/u
British Columbia	0.0 a	0.7 a	9.7 a	33.6 a	56.0 a	13.9 a
10 - 49	0.0 a	0.0 a	9.7 a	32.0 a	58.3 a	7.5 a
50 - 149	0.0 a	1.5 a	8.4 a	34.4 a	55.7 a	12.8 a
150 or more	0.0 a	0.0 a	14.7 a	35.3 a	50.0 a	35.3 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:

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

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

Centre	Registered Nurse onsite	24-hour call bell	Pharmacy	Transportation Services	Swimming Pool	Movie Theatre	Exercise Facilities
Greater Vancouver/Fraser Valley	10.9 ^a	95.0 ^a	12.9 ^a	43.6 ^a	3.0 ^a	20.8 ^a	58.4 ^a
10 - 49	7.4 ^a	92.6 ^a	7.4 ^a	14.8 ^a	0.0 ^a	3.7 ^a	33.3 ^a
50 - 149	7.0 ^a	94.7 ^a	10.5 ^a	52.6 ^a	3.5 ^a	28.1 ^a	63.2 ^a
150 or more	29.4 ^a	100.0 ^a	29.4 ^a	58.8 ^a	5.9 ^a	23.5 ^a	82.4 ^a
Fraser East	31.6 ^a	89.5 ^a	10.5 ^a	26.3 ^a	0.0 ^a	21.1 ^a	47.4 ^a
10 - 49	28.6 ^a	85.7 ^a	14.3 ^a	14.3 ^a	0.0 ^a	14.3 ^a	28.6 ^a
50 - 149	22.2 ^a	88.9 ^a	11.1 ^a	44.4 ^a	0.0 ^a	33.3 ^a	44.4 ^a
150 or more	**	**	**	**	**	**	**
Fraser North	0.0 ^a	100.0 ^a	15.8 ^a	52.6 ^a	10.5 ^a	0.0 ^a	63.2 ^a
10 - 49	0.0 ^a	100.0 ^a	0.0 ^a	14.3 ^a	0.0 ^a	0.0 ^a	42.9 ^a
50 - 149	0.0 ^a	100.0 ^a	20.0 ^a	70.0 ^a	10.0 ^a	0.0 ^a	70.0 ^a
150 or more	**	**	**	**	**	**	**
Fraser South	10.3 ^a	100.0 ^a	10.3 ^a	48.3 ^a	3.4 ^a	31.0 ^a	65.5 ^a
10 - 49	0.0 ^a	100.0 ^a	0.0 ^a	20.0 ^a	0.0 ^a	0.0 ^a	20.0 ^a
50 - 149	6.3 ^a	100.0 ^a	0.0 ^a	43.8 ^a	6.3 ^a	43.8 ^a	68.8 ^a
150 or more	25.0 ^a	100.0 ^a	37.5 ^a	75.0 ^a	0.0 ^a	25.0 ^a	87.5 ^a
Vancouver Coastal	5.9 ^a	91.2 ^a	14.7 ^a	44.1 ^a	0.0 ^a	23.5 ^a	55.9 ^a
10 - 49	0.0 ^a	87.5 ^a	12.5 ^a	12.5 ^a	0.0 ^a	0.0 ^a	37.5 ^a
50 - 149	4.5 ^a	90.9 ^a	13.6 ^a	54.5 ^a	0.0 ^a	27.3 ^a	63.6 ^a
150 or more	25.0 ^a	100.0 ^a	25.0 ^a	50.0 ^a	0.0 ^a	50.0 ^a	50.0 ^a
Vancouver Island	18.2 ^a	81.8 ^a	3.0 ^a	47.0 ^a	3.0 ^a	19.7 ^a	47.0 ^a
10 - 49	19.2 ^a	61.5 ^a	3.8 ^a	26.9 ^a	0.0 ^a	0.0 ^a	19.2 ^a
50 - 149	14.7 ^a	94.1 ^a	0.0 ^a	58.8 ^a	5.9 ^a	23.5 ^a	61.8 ^a
150 or more	33.3 ^a	100.0 ^a	16.7 ^a	66.7 ^a	0.0 ^a	83.3 ^a	83.3 ^a
Metro Victoria & Gulf Islands	17.1 ^a	85.4 ^a	2.4 ^a	43.9 ^a	2.4 ^a	19.5 ^a	46.3 ^a
10 - 49	26.7 ^a	73.3 ^a	6.7 ^a	26.7 ^a	0.0 ^a	0.0 ^a	20.0 ^a
50 - 149	8.7 ^a	91.3 ^a	0.0 ^a	56.5 ^a	4.3 ^a	26.1 ^a	60.9 ^a
150 or more	**	**	**	**	**	**	**
Central Vancouver Island	23.8 ^a	71.4 ^a	4.8 ^a	52.4 ^a	4.8 ^a	19.0 ^a	47.6 ^a
10 - 49	10.0 ^a	40.0 ^a	0.0 ^a	30.0 ^a	0.0 ^a	0.0 ^a	20.0 ^a
50 - 149	37.5 ^a	100.0 ^a	0.0 ^a	62.5 ^a	12.5 ^a	12.5 ^a	62.5 ^a
150 or more	**	**	**	**	**	**	**
Courtenay & North Island	0.0 ^a	100.0 ^a	0.0 ^a	50.0 ^a	0.0 ^a	25.0 ^a	50.0 ^a
10 - 49	**	**	**	**	**	**	**
50 - 149	**	**	**	**	**	**	**
150 or more	n/u	n/u	n/u	n/u	n/u	n/u	n/u

(continued)

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

Centre	Registered Nurse onsite	24-hour call bell	Pharmacy	Transportation Services	Swimming Pool	Movie Theatre	Exercise Facilities
Okanagan	10.1 a	89.9 a	2.9 a	26.1 a	5.8 a	13.0 a	49.3 a
10 - 49	12.9 a	77.4 a	0.0 a	9.7 a	0.0 a	3.2 a	32.3 a
50 - 149	3.6 a	100.0 a	3.6 a	32.1 a	3.6 a	17.9 a	57.1 a
150 or more	20.0 a	100.0 a	10.0 a	60.0 a	30.0 a	30.0 a	80.0 a
Central Okanagan	4.3 a	100.0 a	0.0 a	39.1 a	8.7 a	17.4 a	52.2 a
10 - 49	12.5 a	100.0 a	0.0 a	0.0 a	0.0 a	0.0 a	12.5 a
50 - 149	0.0 a	100.0 a	0.0 a	62.5 a	0.0 a	25.0 a	62.5 a
150 or more	0.0 a	100.0 a	0.0 a	57.1 a	28.6 a	28.6 a	85.7 a
North Okanagan	0.0 a	83.3 a	0.0 a	41.7 a	0.0 a	0.0 a	50.0 a
10 - 49	0.0 a	66.7 a	0.0 a	33.3 a	0.0 a	0.0 a	50.0 a
50 - 149	0.0 a	100.0 a	0.0 a	50.0 a	0.0 a	0.0 a	50.0 a
150 or more	n/u	n/u	n/u	n/u	n/u	n/u	n/u
South Okanagan	25.0 a	91.7 a	0.0 a	0.0 a	0.0 a	8.3 a	58.3 a
10 - 49	50.0 a	75.0 a	0.0 a	0.0 a	0.0 a	0.0 a	50.0 a
50 - 149	0.0 a	100.0 a	0.0 a	0.0 a	0.0 a	0.0 a	71.4 a
150 or more	**	**	**	**	**	**	**
Thompson Okanagan	13.6 a	81.8 a	9.1 a	18.2 a	9.1 a	18.2 a	40.9 a
10 - 49	7.7 a	69.2 a	0.0 a	7.7 a	0.0 a	7.7 a	30.8 a
50 - 149	14.3 a	100.0 a	14.3 a	14.3 a	14.3 a	42.9 a	42.9 a
150 or more	**	**	**	**	**	**	**
Other BC	8.3 a	100.0 a	0.0 a	33.3 a	0.0 a	0.0 a	54.2 a
10 - 49	0.0 a	100.0 a	0.0 a	0.0 a	0.0 a	0.0 a	26.7 a
50 - 149	12.5 a	100.0 a	0.0 a	87.5 a	0.0 a	0.0 a	100.0 a
150 or more	**	**	**	**	**	**	**
Kootenay	9.1 a	100.0 a	0.0 a	63.6 a	0.0 a	0.0 a	81.8 a
10 - 49	0.0 a	100.0 a	0.0 a	0.0 a	0.0 a	0.0 a	50.0 a
50 - 149	0.0 a	100.0 a	0.0 a	100.0 a	0.0 a	0.0 a	100.0 a
150 or more	**	**	**	**	**	**	**
North-Central BC	7.7 a	100.0 a	0.0 a	7.7 a	0.0 a	0.0 a	30.8 a
10 - 49	0.0 a	100.0 a	0.0 a	0.0 a	0.0 a	0.0 a	18.2 a
50 - 149	**	**	**	**	**	**	**
150 or more	n/u	n/u	n/u	n/u	n/u	n/u	n/u
British Columbia	12.3 a	90.8 a	6.5 a	38.8 a	3.5 a	16.5 a	52.7 a
10 - 49	11.1 a	80.8 a	3.0 a	14.1 a	0.0 a	2.0 a	28.3 a
50 - 149	8.7 a	96.1 a	5.5 a	52.0 a	3.9 a	22.8 a	63.8 a
150 or more	29.4 a	100.0 a	20.6 a	61.8 a	11.8 a	35.3 a	82.4 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

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

Centre	Total Number of Spaces	Overall Vacancy Rate	Number of Residences	Number of Residents	Estimated Population Aged 75+*	Capture Rate** (%)
Greater Vancouver/Fraser Valley	10,461	5.6 a	104	10,342 a	162,131	6.4
Fraser East	1,914	6.8 a	19	1,862 a	19,263	9.7
Abbotsford/Mission	1,164	5.6 a	8	1,136 a		
Chilliwack/Hope/Agassiz	750	8.8 a	11	726 a		
Fraser North	1,791	7.2 a	21	1,738 a	33,050	5.3
Burnaby	897	7.2 a	8	867 a		
Coq/PtCoq/PtMoody	499	5.2 a	7	498 a		
Maple Ridge/Pitt Meadows	**	15.1 a	**	**		
New Westminster	**	**	**	**		
Fraser South	3,502	5.5 a	29	3,512 a	37,450	9.4
Langley	790	3.3 a	6	826 a		
Surrey/Delta	1,841	6.6 a	16	1,808 a		
White Rock/S. Surrey	871	5.1 a	7	878 a		
Vancouver Coastal	3,254	4.2 a	35	3,230 a	72,368	4.5
Vancouver	1,961	5.7 a	21	1,922 a		
Richmond	**	1.0 a	**	**		
North/West Vancouver	725	2.9 a	7	723 a		
Coastal	**	**	**	**		
Vancouver Island	5,035	5.2 a	67	5,096 a	68,118	7.5
Metro Victoria & Gulf Islands	3,084	4.5 a	42	3,177 a	34,415	9.2
Saanich, Peninsula & Gulf Islands	**	3.5 a	**	**		
Victoria / Esq. /Oak Bay / V. Royal	1,880	5.4 a	22	1,894 a		
West Shore	**	**	**	**		
Central Vancouver Island	1,628	7.2 a	21	1,569 a	23,648	6.6
Duncan/Cowichan	**	6.8 a	**	**		
Parksville/Qualicum	427	3.5 a	4	430 a		
Port Alberni	**	0.6 a	**	** a		
Nanaimo	844	10.4 a	7	788 a		
Courtenay & North Island	323	1.2 a	4	350 a	10,055	3.5
Okanagan	5,041	6.0 a	72	5,122 a	46,869	10.9
Central Okanagan	2,114	5.0 a	23	2,200 a	15,815	13.9
North Okanagan	799	1.9 a	14	820 a	7,335	11.2
South Okanagan	943	6.5 a	13	948 a	10,933	8.7
Thompson Okanagan	1,185	10.0 a	22	1,154 a	12,786	9.0
Other BC	1,400	2.0 a	25	1,449 a	25,492	5.7
Kootenay	920	1.1 a	12	956 a	11,774	8.1
North-Central BC	480	3.8 a	13	493 a	13,718	3.6
British Columbia	21,937	5.4 a	268	22,009 a	302,610	7.3

* Source: 2008 Population Estimates P.E.O.P.L.E. 33, BC Statistics.

** 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:

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

3.1 – Average Rent (\$) of Independent Living Spaces* by Zone and Unit Type

British Columbia

Centre	Bachelor	One Bedroom	One Bedroom and Den	Two Bedroom	Total
Greater Vancouver/Fraser Valley	2,019 ^a	2,609 ^a	3,354 ^a	3,471 ^a	2,597 ^a
Fraser East	1,551 ^a	1,756 ^a	n/u	2,402 ^a	1,824 ^a
Abbotsford/Mission	**	1,692 ^a	n/u	2,457 ^a	1,747 ^a
Chilliwack/Hope/Agassiz	1,580 ^a	1,847 ^a	n/u	2,381 ^a	1,894 ^a
Fraser North	1,661 ^a	2,543 ^a	**	3,545 ^a	2,337 ^a
Burnaby	1,526 ^a	2,404 ^a	**	**	2,111 ^a
Coq/PtCoq/PtMoody	1,732 ^a	2,937 ^a	**	**	2,747 ^a
Maple Ridge/Pitt Meadows	**	**	n/u	**	1,911 ^a
New Westminster	**	**	**	**	**
Fraser South	2,068 ^a	2,540 ^a	2,872 ^a	3,166 ^a	2,554 ^a
Langley	**	2,405 ^a	**	3,037 ^a	2,526 ^a
Surrey/Delta	1,833 ^a	2,562 ^a	**	3,164 ^a	2,511 ^a
White Rock/S. Surrey	**	2,662 ^a	**	**	2,680 ^a
Vancouver Coastal	2,379 ^a	3,426 ^a	3,689 ^a	4,761 ^a	3,264 ^a
Vancouver	2,228 ^a	3,515 ^a	**	5,030 ^a	3,176 ^a
Richmond	**	**	**	**	**
North/West Vancouver	**	3,392 ^a	**	4,870 ^a	3,713 ^a
Coastal	n/u	n/u	n/u	n/u	n/u
Vancouver Island	1,940 ^a	2,621 ^a	3,243 ^a	3,588 ^a	2,629 ^a
Metro Victoria & Gulf Islands	2,057 ^a	2,734 ^a	3,392 ^a	3,934 ^a	2,797 ^a
Saanich, Peninsula & Gulf Islands	2,463 ^a	2,558 ^a	3,384 ^a	3,959 ^a	2,798 ^a
Victoria / Esq. /Oak Bay / V. Royal	1,706 ^a	2,876 ^a	3,590 ^a	3,905 ^a	2,829 ^a
West Shore	**	**	**	n/u	**
Central Vancouver Island	1,737 ^a	2,435 ^a	**	2,853 ^a	2,292 ^a
Duncan/Cowichan	**	**	**	**	2,047 ^a
Parksville/Qualicum	**	**	n/u	**	**
Port Alberni	**	n/u	n/u	n/u	**
Nanaimo	1,689 ^a	2,433 ^a	**	2,970 ^a	2,324 ^a
Courtenay & North Island	**	**	**	**	**
Courtenay/Comox	**	**	**	**	**
North Island	n/u	n/u	n/u	n/u	n/u
Powell River	n/u	n/u	n/u	n/u	n/u
Okanagan	1,544 ^a	2,073 ^a	2,449 ^a	3,151 ^a	2,051 ^a
Central Okanagan	1,624 ^a	2,192 ^a	**	3,483 ^a	2,239 ^a
North Okanagan	1,374 ^a	2,122 ^a	n/u	2,930 ^a	1,850 ^a
South Okanagan	1,688 ^a	1,838 ^a	**	2,802 ^a	1,968 ^a
Thompson Okanagan	1,578 ^a	2,003 ^a	**	3,015 ^a	1,924 ^a

(continued)

3.1 – Average Rent (\$) of Independent Living Spaces* by Zone and Unit Type

British Columbia

Centre	Bachelor	One Bedroom	One Bedroom and Den	Two Bedroom	Total
Other BC	1,778 ^a	1,926 ^a	**	2,497 ^a	1,974 ^a
Kootenay	1,668 ^a	1,715 ^a	**	2,289 ^a	1,811 ^a
North-Central BC	**	**	n/u	**	2,407 ^a
North Coast-Nechako	n/u	n/u	n/u	n/u	n/u
Cariboo-Northeast	**	**	n/u	**	2,407 ^a
British Columbia	1,837^a	2,450^a	3,156^a	3,365^a	2,433^a

* Nationally these are referred to as Standard Spaces.

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

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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