

## SENIORS' HOUSING REPORT

Manitoba



Canada Mortgage and Housing Corporation

Date Released: 2009

## Highlights

- The overall vacancy rate for standard rental units in retirement homes across Manitoba stood at 7.8 per cent in 2009.
- The average rent for a standard retirement home unit was \$1,814 in Manitoba in 2009.
- In Manitoba in 2009, there were 52 facilities surveyed containing a total of 3,958 units and housing 4,158 residents.

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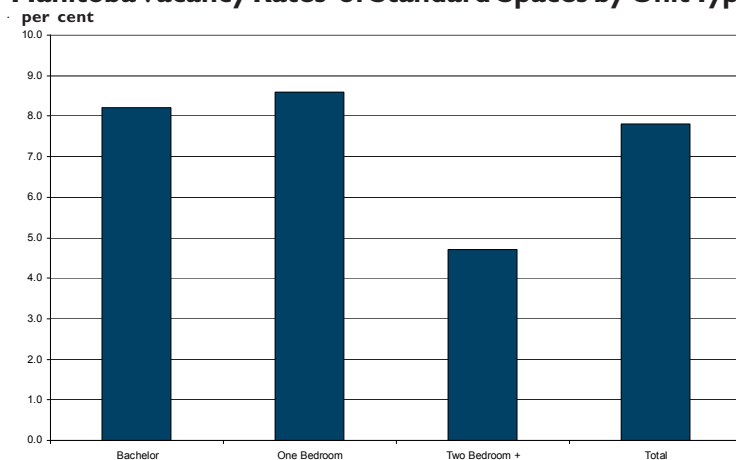
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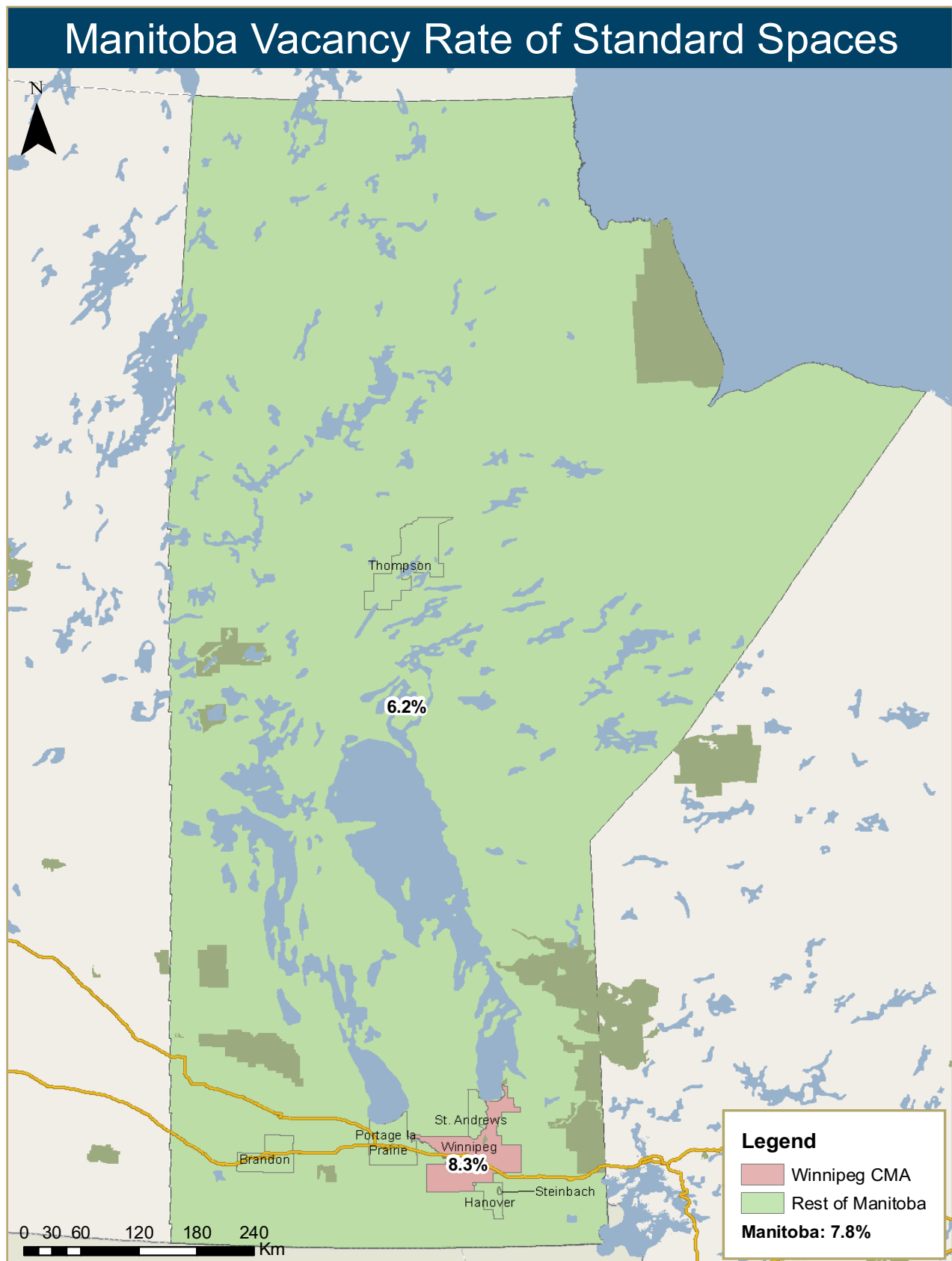
Figure 1

Manitoba Vacancy Rates of Standard Spaces by Unit Type



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## Manitoba Senior's Housing Survey – 2009

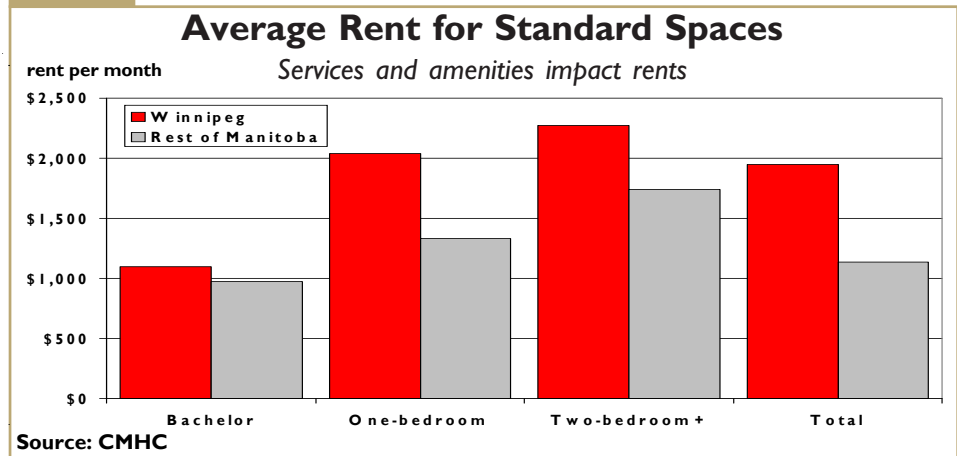
Canada Mortgage and Housing Corporation (CMHC) conducted a senior's housing survey in March and April of 2009 and found that the vacancy rate in senior's rental apartments in the province of Manitoba stood at 7.8 per cent. The survey considered all types of private and non-profit facilities where the majority of residents are 65 years of age or older and have access to additional services not offered in traditional rental structures such as meal service, housekeeping, and laundry. The total number of such structures surveyed was 52.

In the Winnipeg Census Metropolitan Area (CMA), the average vacancy rate for standard spaces was 8.3 per cent while the rest of the province had a somewhat lower incidence of vacancy at 6.2 per cent.

### Highest monthly rent found in Winnipeg seniors' suites

The average rent charged for units of various sizes was also determined by the survey. Not surprisingly, larger units, and those within the Winnipeg CMA, recorded the highest rent levels. On a province-wide basis, the average rent was \$1,814 for all unit types, but was subject to a substantial degree of variation. The highest rents were recorded in units with two or more bedrooms in the Winnipeg CMA at \$2,274. The lowest were in bachelor and one-bedroom units located outside of the

Figure 2



CMA, which reported average rents of \$975.

Table 2.3 provides details on the universe of standard spaces by rent range. The largest share of units (34.1 per cent) rented for between \$1,500 and \$1,900 per month, followed closely by units in the \$2,000 to \$2,499 range (32 per cent). Outside of the Winnipeg CMA, the most common units were those that rented for less than \$1,000 per month (45.9 per cent).

vacancy rate by rent range was in units renting for less than \$1,000 at 3.4 per cent.

The vacancy rate among non-standard spaces was significantly lower than that of standard units. The share of these units unoccupied at the time of the survey can be calculated at 1.2 per cent

### Highest vacancy rate in highest rent ranges

The highest vacancy rate in Manitoba by zone and unit type was in bachelor units outside of Winnipeg at 16.7 per cent. When examined by rent ranges, the highest vacancy rate was found in units renting for more than \$2,500 in the Winnipeg CMA.

By contrast, the lowest vacancy rates were recorded in units with at least two bedrooms in the rest of Manitoba at 1.1 per cent. The lowest

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
<b>Canada</b>	<b>9.2</b>	<b>8.7</b>

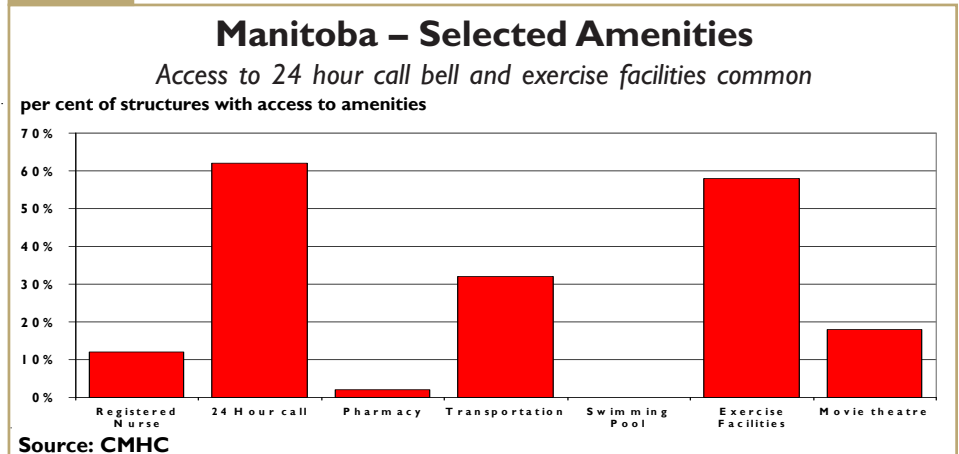
## Services and amenities vary

As shown in Table 2.4, the services available within seniors' facilities vary across the province. All facilities surveyed offered some form of meal plan, although the level of provision varied substantially. Across the province, more than 46 per cent of structures had optional meal programs, although the structures outside of Winnipeg had a much higher incidence of provision, at 77 per cent. Residents renting units within the city were much more likely than their counterparts in the rest of the province to have two or three meals included in their rent, with more than 75 per cent of the units surveyed in the city covered by such an arrangement.

The provision of on-site medical services was also more prevalent in the city. Nearly one quarter of units in the CMA had access to this service, compared with just under ten per cent for those units located in the rest of the province.

Table 2.5 provides information on the proportion of structures with access to selected amenities. Residents in Winnipeg structures generally had access to more amenities than those in structures elsewhere. The most frequently available amenities were a 24-hour call bell, available to 62 per cent of units in the province, and exercise facilities, available to 58 per cent of units. Among the services with a low incidence of provision were a movie theatre (18

Figure 3



per cent); a registered nurse on site (12 per cent); and a pharmacy (two per cent).

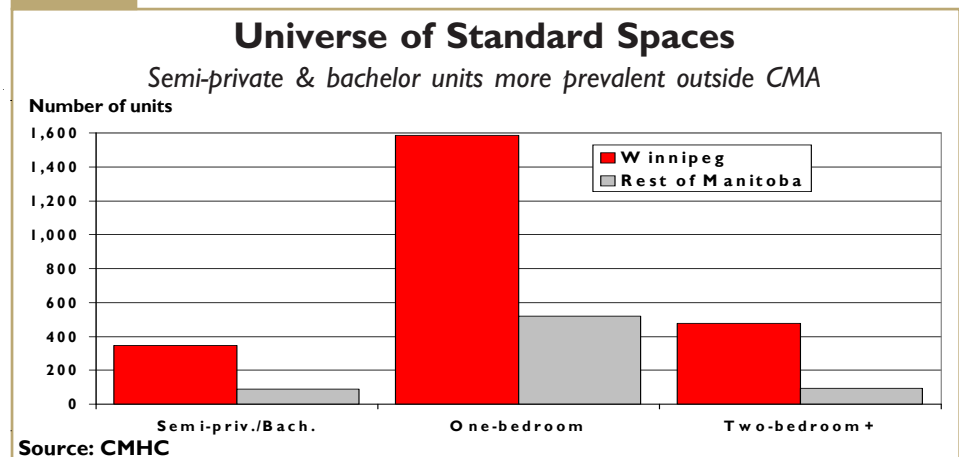
## Survey coverage (universe)

As shown in Table 2.1, there were 3,113 standard retirement senior's spaces were surveyed by CMHC and 3,958 when non-standard

spaces are included. The vast majority (2,105) of the units had one-bedroom and the difference was evenly distributed between the Winnipeg CMA and the remainder of the province. Of the total, 2,409 were located within the Winnipeg CMA.

The 3,958 surveyed units housed 4,158 residents, five per cent of Manitoba's population over 75 years of age.

Figure 4



## TABLES INCLUDED IN THE MANITOBA SENIORS' HOUSING REPORT

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

[To access Supplementary Tables click here](#)

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

<b>Centre</b>	<b>Semi Private</b>	<b>Bachelor</b>	<b>One Bedroom</b>	<b>Two Bedroom +</b>	<b>Total</b>
Winnipeg CMA	n/u	6.0 a	9.7 a	5.5 a	8.3 a
Rest of Manitoba	n/u	16.7 a	5.2 a	1.1 a	6.2 a
<b>Manitoba</b>	<b>n/u</b>	<b>8.2 a</b>	<b>8.6 a</b>	<b>4.7 a</b>	<b>7.8 a</b>

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

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

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

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

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

<b>Centre</b>	<b>Less than \$1,000</b>	<b>\$1,000 - \$1,499</b>	<b>\$1,500 - \$1,999</b>	<b>\$2,000 - \$2,499</b>	<b>\$2,500 and more</b>	<b>Total where rents are known</b>
Winnipeg CMA	3.5 a	6.8 a	6.8 a	7.1 a	23.7 a	8.3 a
Rest of Manitoba	3.3 b	**	**	**	**	5.7 a
<b>Manitoba</b>	<b>3.4 a</b>	<b>3.8 a</b>	<b>7.4 a</b>	<b>7.2 a</b>	<b>18.7 a</b>	<b>7.7 a</b>

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

## 2.1 – Universe of Standard Spaces by Zone and Unit Type

### Manitoba

Centre	Semi Private / Bachelor	One Bedroom	Two Bedroom +	Total
Winnipeg CMA	348 a	1,584 a	477 a	2,409 a
Rest of Manitoba	90 a	521 a	93 a	704 a
<b>Manitoba</b>	<b>438 a</b>	<b>2,105 a</b>	<b>570 a</b>	<b>3,113 a</b>

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



## 2.2 – Total Universe\* by Zone and Unit Type

## Manitoba

Centre	Semi Private / Bachelor	One Bedroom	Two Bedroom +	Total
Winnipeg CMA	569 <sup>a</sup>	**	**	3,129 <sup>a</sup>
Standard Spaces	348 <sup>a</sup>	1,584 <sup>a</sup>	477 <sup>a</sup>	2,409 <sup>a</sup>
Non-Standard Spaces	221 <sup>a</sup>	**	**	720 <sup>a</sup>
Rest of Manitoba	149 <sup>a</sup>	**	**	829 <sup>a</sup>
Standard Spaces	90 <sup>a</sup>	521 <sup>a</sup>	93 <sup>a</sup>	704 <sup>a</sup>
Non-Standard Spaces	58 <sup>a</sup>	**	**	125 <sup>a</sup>
<b>Manitoba</b>	<b>718<sup>a</sup></b>	<b>2,618<sup>a</sup></b>	<b>623<sup>a</sup></b>	<b>3,958<sup>a</sup></b>
Standard Spaces	438 <sup>a</sup>	2,105 <sup>a</sup>	570 <sup>a</sup>	3,113 <sup>a</sup>
Non-Standard Spaces	279 <sup>a</sup>	513 <sup>a</sup>	53 <sup>a</sup>	845 <sup>a</sup>

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

## 2.3 – Universe of Standard Spaces By Zone and Rent Range

## Manitoba

Centre	Less than \$1,000		\$1,000 - \$1,499		\$1,500 - \$1,999		\$2,000 - \$2,499		\$2,500 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*	
Winnipeg CMA	255 a	10.6	**		**		**		**		2,409
Rest of Manitoba	310 a	45.9	**		**		**		**		675
<b>Manitoba</b>	<b>565 a</b>	<b>18.3</b>	<b>131 a</b>	<b>4.2</b>	<b>1,053 a</b>	<b>34.1</b>	<b>988 a</b>	<b>32.0</b>	<b>347 a</b>	<b>11.3</b>	<b>3,084</b>

\* % 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 Manitoba

Centre	Meals							On-Site Medical Services
	Not offered	Optional	# included in rent					
			1	2	3			
Winnipeg CMA	0.0 a	23.3 a	0.0 a	33.3 a	43.3 a	24.1 a		
10 - 49	0.0 a	25.0 a	0.0 a	0.0 a	75.0 a	25.0 a		
50 - 99	0.0 a	50.0 a	0.0 a	50.0 a	0.0 a	25.0 a		
100 or more	0.0 a	11.1 a	0.0 a	33.3 a	55.6 a	23.5 a		
Rest of Manitoba	0.0 a	77.3 a	0.0 a	0.0 a	22.7 a	9.5 a		
10 - 49	0.0 a	87.5 a	0.0 a	0.0 a	12.5 a	0.0 a		
50 - 99	0.0 a	75.0 a	0.0 a	0.0 a	25.0 a	25.0 a		
100 or more	**	**	**	**	**	**		
Manitoba	0.0 a	46.2 a	0.0 a	19.2 a	34.6 a	18.0 a		
10 - 49	0.0 a	75.0 a	0.0 a	0.0 a	25.0 a	5.0 a		
50 - 99	0.0 a	58.3 a	0.0 a	33.3 a	8.3 a	25.0 a		
100 or more	0.0 a	10.0 a	0.0 a	30.0 a	60.0 a	27.8 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.

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

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

Centre	Registered Nurse onsite	24-hour call bell	Pharmacy	Transportation Services	Swimming Pool	Movie Theatre	Exercise Facilities
Winnipeg CMA	16.7 a	66.7 a	3.3 a	43.3 a	0.0 a	26.7 a	80.0 a
10 - 49	25.0 a	75.0 a	25.0 a	25.0 a	0.0 a	0.0 a	25.0 a
50 - 99	12.5 a	50.0 a	0.0 a	25.0 a	0.0 a	25.0 a	87.5 a
100 or more	16.7 a	72.2 a	0.0 a	55.6 a	0.0 a	33.3 a	88.9 a
Rest of Manitoba	5.0 a	55.0 a	0.0 a	15.0 a	0.0 a	5.0 a	25.0 a
10 - 49	0.0 a	50.0 a	0.0 a	7.1 a	0.0 a	0.0 a	0.0 a
50 - 99	0.0 a	50.0 a	0.0 a	0.0 a	0.0 a	0.0 a	75.0 a
100 or more	**	**	**	**	**	**	**
<b>Manitoba</b>	<b>12.0 a</b>	<b>62.0 a</b>	<b>2.0 a</b>	<b>32.0 a</b>	<b>0.0 a</b>	<b>18.0 a</b>	<b>58.0 a</b>
10 - 49	5.6 a	55.6 a	5.6 a	11.1 a	0.0 a	0.0 a	5.6 a
50 - 99	8.3 a	50.0 a	0.0 a	16.7 a	0.0 a	16.7 a	83.3 a
100 or more	20.0 a	75.0 a	0.0 a	60.0 a	0.0 a	35.0 a	90.0 a

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

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

Centre	Total Number of Spaces	Overall Vacancy Rate (%)	Number of Residences	Number of Residents	Estimated Population Aged 75+*	Capture Rate ** (%)
Winnipeg CMA	3,129	6.5 a	30	3,282 a		
Rest of Manitoba	829	6.3 a	22	876 a		
<b>Manitoba</b>	<b>3,958</b>	<b>6.4 a</b>	<b>52</b>	<b>4,158 a</b>	<b>83,000</b>	<b>5.0</b>

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

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

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

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**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 Standard Spaces by Zone and Unit Type

#### Manitoba

Centre	Semi Private	Bachelor	One Bedroom	Two Bedroom +	Total
Winnipeg CMA	n/u	1,096 <sup>a</sup>	2,037 <sup>a</sup>	2,274 <sup>a</sup>	1,948 <sup>a</sup>
Rest of Manitoba	n/u	975 <sup>a</sup>	1,329 <sup>a</sup>	1,739 <sup>a</sup>	1,334 <sup>a</sup>
<b>Manitoba</b>	<b>n/u</b>	<b>1,072<sup>a</sup></b>	<b>1,866<sup>a</sup></b>	<b>2,195<sup>a</sup></b>	<b>1,814<sup>a</sup></b>

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

## 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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