



# THE

# RETIREMENT HOME

MARKET STUDY



2000 MONTRÉAL



HOME TO CANADIANS  
Canada 

# Retirement Home Market Study

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Montréal 2000

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# Montréal

## Metropolitan Area

### Overall, the market continues to improve

Our latest survey revealed some improvement on the private retirement home market in the Montréal metropolitan area. The vacancy rate for all retirement homes attained 4.3% in October 1999, down from the rate of 4.6% recorded one year earlier. This improvement was observed in both the apartment and room-and-board retirement home segments.

#### What is a Retirement Home?

By definition, retirement homes offer services that are not available in regular rental buildings, such as meals, health care services or organized group activities.

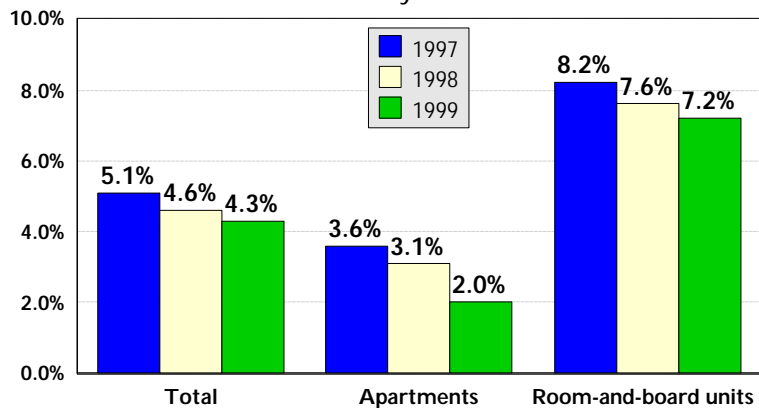
The most common types comprise apartments, room-and-board units, or a combination of both.

In the case of room-and-board retirement homes, rental rates necessarily include meals, which are served in a dining room. As for the rooms, they have either a private or shared bathroom.

Apartment retirement homes, for their part, include a kitchen and a full bathroom. Rental rates may or may not include meal service charges.

### Market Rental Performance Further Improves

Vacancy rates



Source: CMHC

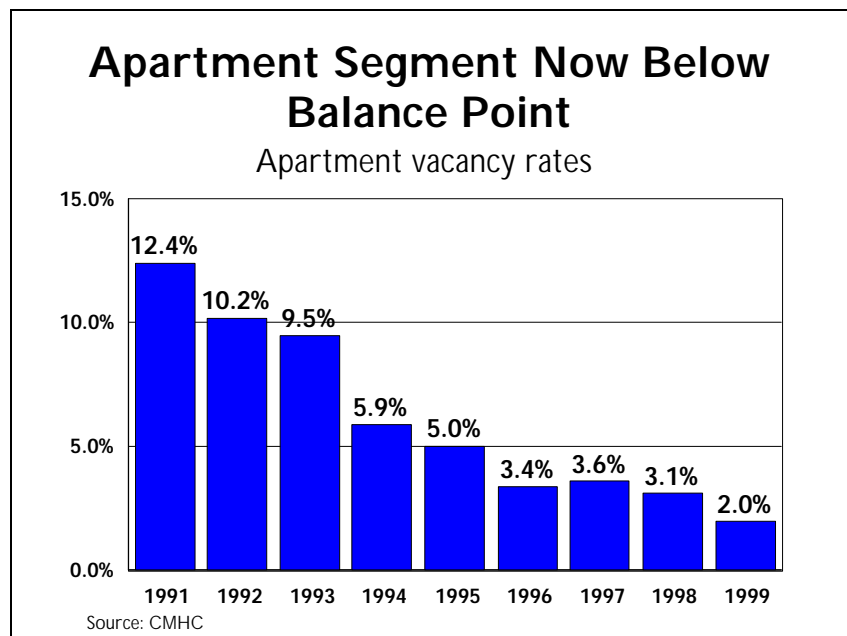
In the Montréal metropolitan area, the retirement housing stock mainly consists of apartments. In fact, out of the 20,630 privately initiated retirement housing units, 14,145 are apartments. Room-and-board units, of which there are 6,485, represent 31% of the housing supply.

First, we will take a look at the performance of apartment retirement homes, and then we will examine room-and-board residences. In addition to the survey results, the report also presents an analysis of the major demographic trends. While the outlook appears encouraging over the long term, in the short and medium terms, the supply of new clients will be most limited. A section on the methodology and the detailed survey results complete this report.

## Apartment Retirement Homes

### A busy market

The vacancy rate for apartment retirement homes fell to 2.0% in 1999, in line with the trend that started at the beginning of the decade. This is a significant downturn, which highlights the current vitality on the market. It should be recalled that the balanced rate for retirement homes is estimated at about 3%. The fact that the rate is below this balance point indicates that renters will have a more limited choice of accommodations and, in general, that landlords will find it easier to rent out their apartments.



The recent changes in the vacancy rates are simple to explain. First, the demand has been steadily increasing for several years. In fact, people over 65 years of age now account for 13% of the population, double what it was 30 years ago in the greater metropolitan area.

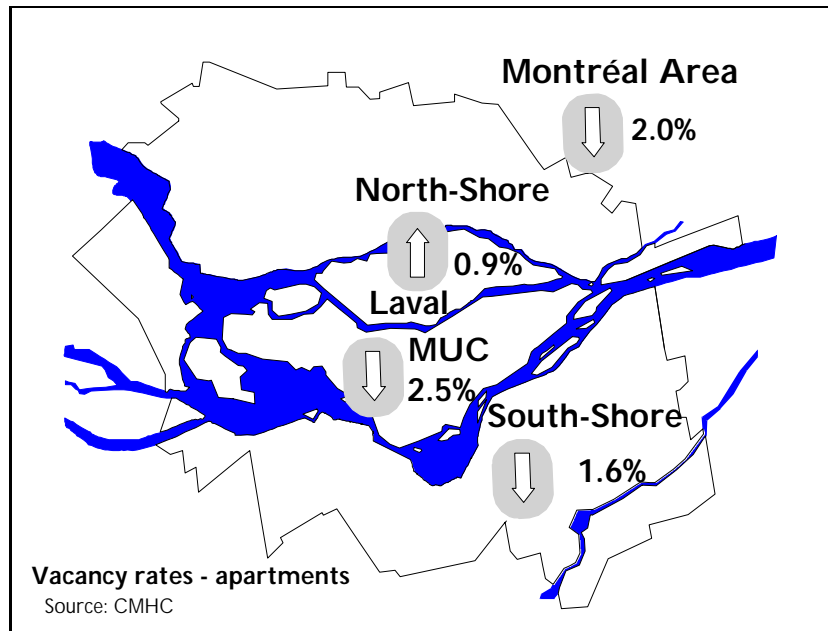
As well, developers and various stakeholders are showing greater caution before launching new projects, in a context where construction and management costs are rising faster than rents.



In fact, the increase in the supply observed in 1999 (see statistical tables) mainly came from the change in status of certain retirement homes that went from being subsidized to non-subsidized. The municipalities in the Montréal Urban Community (MUC) benefited the most from this phenomenon<sup>1</sup>.

**Vacancy rate declines significantly on the South-Shore**

The lack of new projects brought about an improvement in the rental performance across all sectors. The vacancy rate dropped significantly on the South-Shore, from 5.8% to 1.6%, as the new housing units built in 1998 were absorbed. As a result, the large gap that had existed with the North-Shore for the past two years has almost completely disappeared.

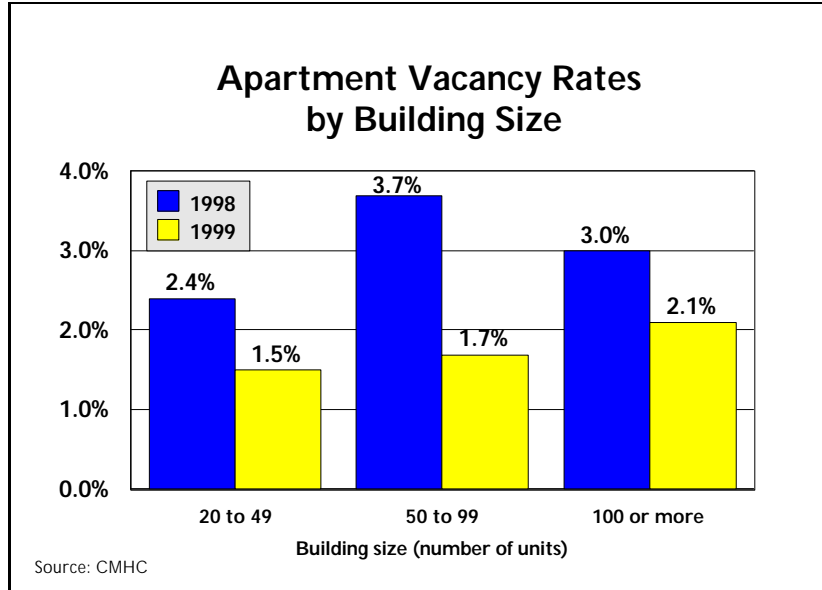


And, the housing shortage continued in Laval and on the North-Shore, where the vacancy rate remained under 1% for a third straight year. Lastly, the situation that prevailed in the MUC was closer to the balance point, with 2.5% of units unoccupied, down 0.7% from 1998.

<sup>1</sup> All technical notes are included at the end of this document.

**Mid-size buildings doing well**

For the past few years, smaller buildings have posted a clearly better rental performance than larger ones. While this may still be the case in 1999, it must be acknowledged that that the gap is closing. It would therefore seem that the growing demand for services is chipping away at the competitive advantage of smaller retirement homes, which resides in their more family-oriented character.



Mid-size retirement homes were able to benefit from this situation. They posted the greatest decrease in vacancy rate, which dropped from 3.1% to 1.7% between 1998 and 1999. On account of their size, these residences are able to offer more services to their tenants while at the same time offering a less “institutional” living environment than is sometimes found in larger retirement homes.

**Low-end housing losing its appeal**

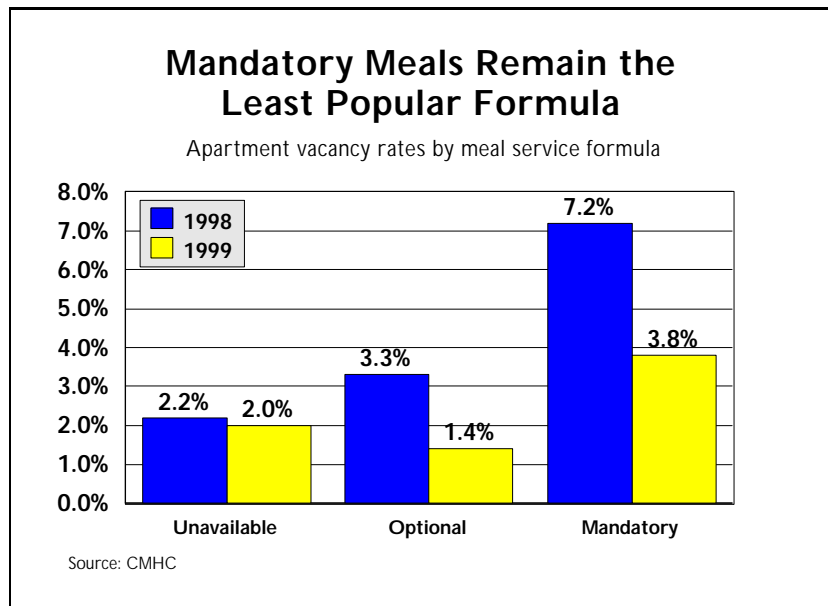
At the time of our latest survey, units in the two lowest rent ranges recorded the highest vacancy rates. This marks a complete turnaround from the first half of the 1990s as, since then, upscale units have improved their rental performance, reflecting the importance that seniors attach to services.

**Mandatory meals:  
a gain, but...**

Retirement homes with mandatory meals made an appreciable gain in 1999, as their vacancy rate was cut almost in half (to 3.8%). This improvement was attributable to the less luxurious residences<sup>1</sup> for which the vacancy rate fell from over 15% in 1998 to 6% in 1999. As for luxury residences<sup>2</sup> with a mandatory meal service, they have always managed to do well as, in any given year, their vacancy rate is approximately 2%.

However, when examining vacancy rates in the case of other meal service formulas, it can be seen that residences with a mandatory meal service remain clearly less popular (3.8%) than those with an optional meal service (1.4%) or no meal service (2.0%). The mandatory meal service formula sends out a conflicting message between the independence of the tenants, on the one hand, and the inability to prepare meals, on the other.

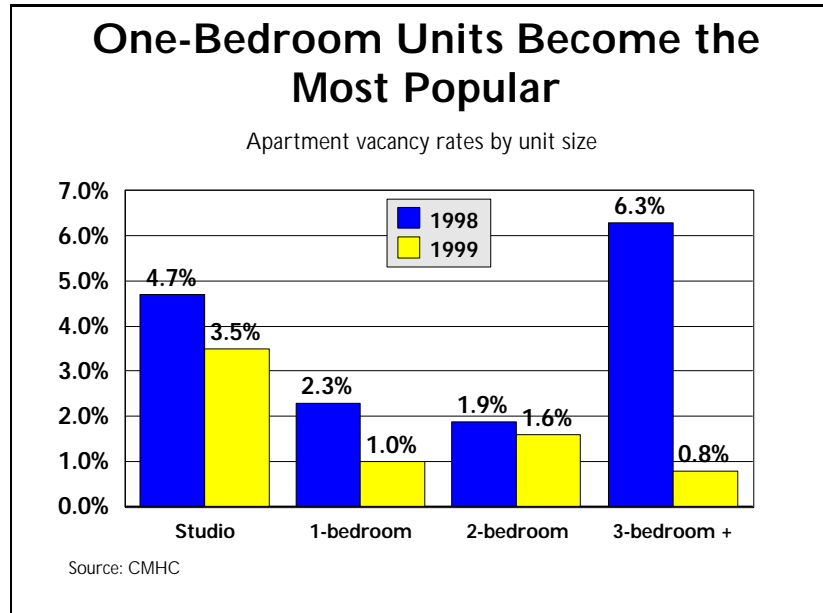
The possibility of preparing their own meals is therefore often essential for seniors living in an apartment. Still, the availability of a dining room is greatly appreciated, as it represents a communal gathering-place for many tenants.



**Apartments of all sizes improving**

Although all sizes of accommodations posted gains, a spectacular progression was recorded by apartments with three or more bedrooms, for which the vacancy rate attained 0.8%, compared to 6.8% last year. It should be noted, however, that apartments of this type only account for a very small fraction of the market (1%).

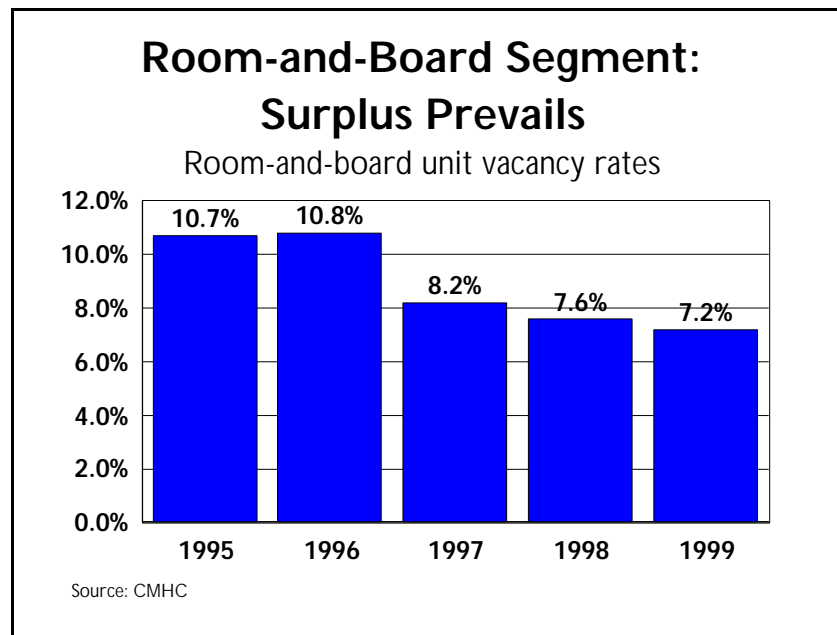
Among the most common apartment types, one-bedroom units registered the most notable progression. The vacancy rate fell by 1.3 percentage points to 1.0%, outdoing two-bedroom apartments, which had been the most popular in 1998.



## Room-and-Board Retirement Homes

### Slow improvement

For the third year in a row, conditions improved on the room-and-board retirement home market in the Montréal area. The vacancy rate, which stood at 7.6% in 1998, decreased to 7.2% in 1999. Despite this improvement, supply stills exceeds demand, as the balanced rate is estimated at about 6%. This rate is higher for room-and-board residences as their clients are less independent, leading to a higher tenant turnover rate.



This high vacancy rate, however, is concealing a dynamic market. In 1999, the number of available beds increased by 5%<sup>3</sup>. Why then did the vacancy rate not increase following the addition of new units to a market where there was already a surplus? Some possible explanations are provided below.

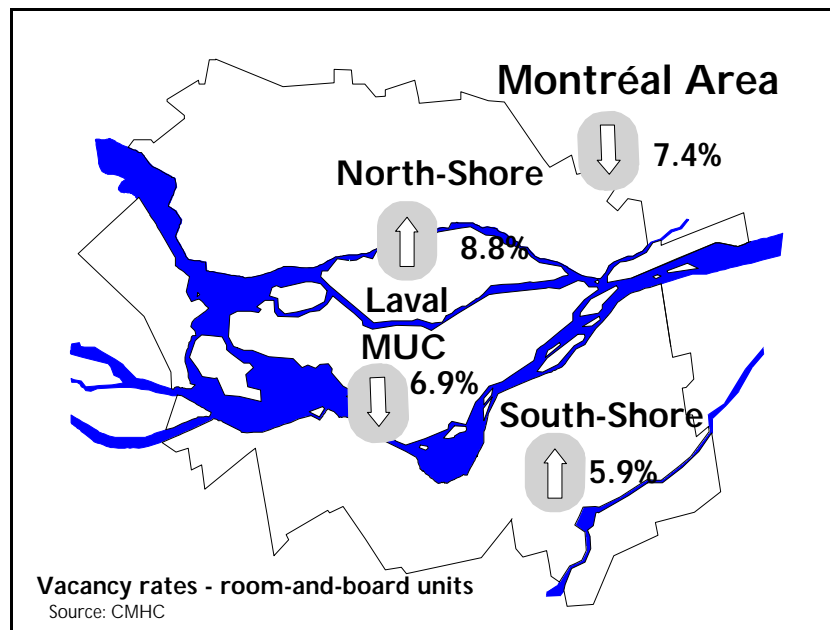
First, the capacity of the industry to increasingly capitalize on the market potential must be recognized. The new residences that were started succeeded in attracting a greater number of seniors. Developers were able to innovate and better meet the needs of older persons. For example, it would seem that the rooms in newer or renovated projects often have a private

bathroom, a microwave and a small fridge. Organized group activities and health care services also appear to be more structured in these residences. Their units are therefore rented out more quickly.

In addition, the more the population will age, the more the room-and-board retirement home segment will expand. The average age of residents in room-and-board accommodations is approximately 80 years, compared to an average age of 74 years in apartments. The increase in the seniors population (see following section: Demographic Context), combined with the shift toward ambulatory health care, is therefore accentuating this phenomenon. This is even more true in those sectors where the population is older, such as the MUC.

**More beds in the suburbs**

By itself, the Laval and North-Shore sector accounted for half of all new beds in private room-and-board retirement homes in the Montréal metropolitan area. Given that the supply clearly went up (14%), it is not surprising that the vacancy rate rose from 8.4% to 8.8%. As a result, the northern suburbs continue to post the worst performance in the area in vacancy rate terms.



Much like the North-Shore, the southern suburbs also recorded a major increase in their number of beds (11%). However, the majority of these beds were rented out, such that the vacancy rate rose only slightly in comparison to 1998. With its vacancy rate at 5.9%, the South-Shore market is therefore balanced.

Contrary to the suburbs, the MUC territory registered a slight drop in its number of available beds (-2%). Consequently, the decline in the vacancy rate was attributable to both an increase in the demand and a decrease in the supply. The MUC therefore remains in second place in terms of the rental performance of private room-and-board retirement homes. As has been the case since the beginning of the decade, supply exceeds demand, but the MUC market is progressively heading towards balanced conditions.

### **Quality first!**

In room-and-board residences, as in apartment retirement homes, seniors are looking for quality housing. This is evidenced by the lower vacancy rates in the larger residences.

In fact, smaller residences (20 to 49 units) have a clearly higher vacancy rate than larger retirement homes with over 100 rooms (9.0% compared to 5.7%). Larger residences perform better as they can offer more services at a better price. It would therefore seem that, since they are generally less independent, seniors attach more importance to services than the "family aspect" when the time comes to choosing a room-and-board retirement home.

As well, the lower vacancy rates for expensive rooms also show the growing importance attached to the quality of the product. The rate has almost reached 13% for affordable rooms, compared to 6.3% for those renting for over \$1,200 per month.

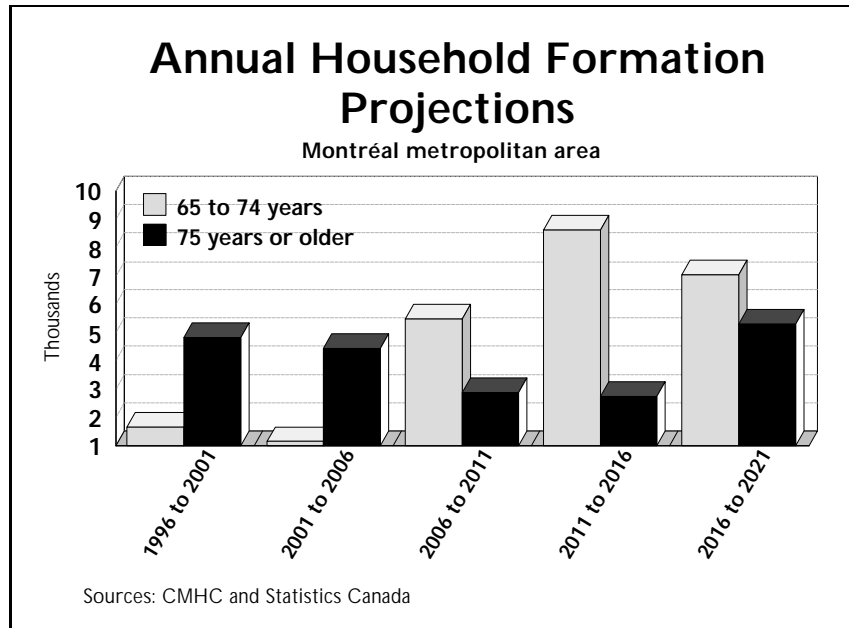
## Demographic Context

### Seniors and opportunities: what's the story?

The retirement home market is currently one of the most dynamic segments of the housing sector. With the aging of the population, many perceive this market as a sector of activity where success is ensured. This is definitely not the case, as will be seen below.

The proportion of the population aged over 65 years is effectively bound to grow. But the demand will not explode for another 15 to 20 years, when the baby boomers will start to join this group in large numbers. It should be recalled that, in 2000, the oldest baby boomers are only 54 years old, whereas the average age of seniors living in residences is 75 years.

As well, the supply of new clients is now most limited. In fact, over the next seven years, the formation of households aged between 65 and 75 years will be almost nil. This is due to the low birth rates recorded during the 1930s.





Consequently, managers will first have to accommodate an aging population and, then, attempt to attract younger clients. However, mixing two generations will certainly not be easy.

These demographic trends are pointing to many headaches. One study on the residential paths of baby boomers (1995) confirms this diagnosis. This survey revealed that, effectively, residences will generally not be the housing of choice in early retirement. Instead, resort areas and more modest homes should post the greatest gains in popularity. As for housing expectations later on in life, they are practically non-existent. At first, though, there does not seem to be much interest in a retirement home lifestyle.

All this suggests a certain continuity in living habits: residences are a last resort; people move into a retirement home mainly following the death of a spouse or when health problems arise.

The success of such housing projects will therefore continue to require management skills similar to those needed today. Many factors must necessarily be identified, including location, ability to pay, building size, unit size and layout, level of service, etc.

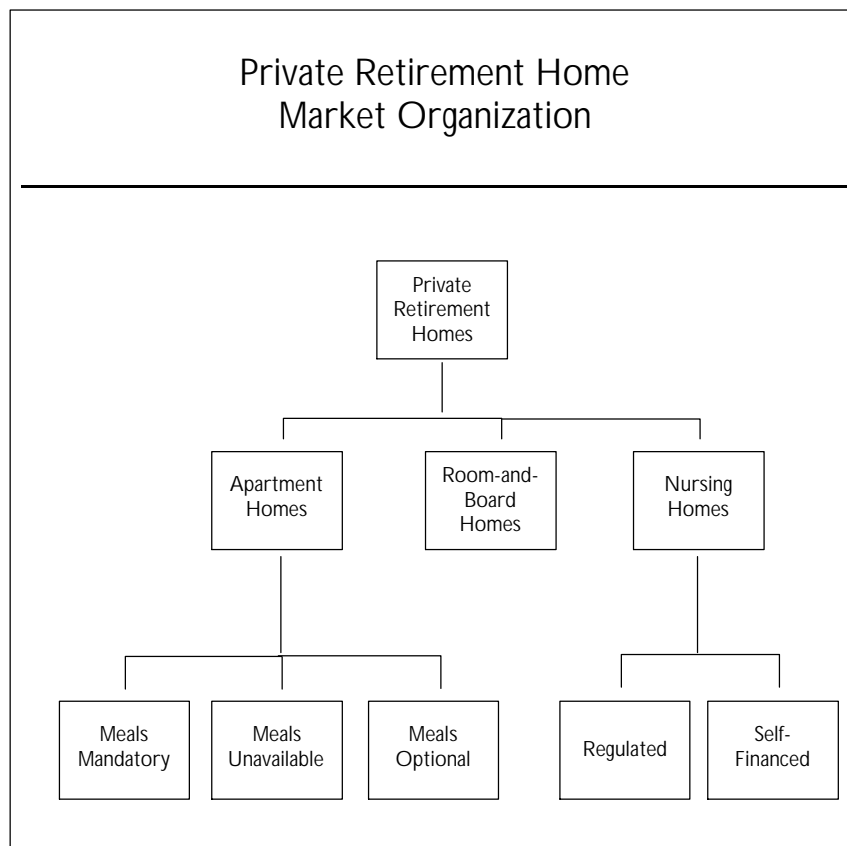
The added challenge of attracting a younger client group will be a sizable one. It would seem that new ideas will have to be developed. One can already imagine residences in which services are gradually added as needs change. Bi-generational retirement homes could also do well by offering greater flexibility to their clients. It should be noted that this concept has already started cropping up in Quebec.

## Definitions and Methodology

### Market organization

The retirement home market covers residences comprising apartments, room-and-board units or a mix of both, as well as nursing homes. Mixed residences, which have both apartments and rooms, began appearing on account of the loss of independence on the part of many tenants. As such, in order to accommodate them, some spaces were converted into rooms, which also allowed for the provision of care and assistance.

Residences are either privately owned or government-owned. The private sector may receive government assistance. Subsidies are either tied to operating costs or granted to tenants in order to reduce their rent.



Apartment residences offer units with a kitchen and a full bathroom including a sink, a toilet and a bathtub. Apartment residences are divided into three categories, according to the type of meal service offered. As a result, in a few residences, the rental rates include meal service charges. When the meal service is optional, tenants can purchase a pass that entitles them to a certain number of meals. The amount paid is then added to the rent. There may also be no meal service offered.

In room-and-board retirement homes, the rental rates include meals, which are served in a common dining room or kitchen. Rooms have a private or shared bathroom. In some cases, there is one bathroom for the floor, but the rooms have a sink.

Nursing homes are lodgings that provide full-time medical care. There are two categories of private nursing homes: self-financed and government-regulated. The former do not receive any government assistance, whereas the latter are subsidized on a per diem basis and the government guarantees them a continuous supply of clients. Under Act 120, both require an operating permit.

### **Survey presentation**

As part of its extensive annual rental market survey that it has been conducting every October for over 30 years, CMHC also enumerates vacant units and rents in retirement homes, as long as these residences comprise self-contained apartments, that is, with a bathroom and a kitchen. The systematic recording of this information among private apartment residences began in 1990 for those that were part of the survey sample. The coverage rate is very high since buildings with 50 or more units always form part of the sample and these large buildings comprise the bulk of the stock of apartments for seniors.

Room-and-board residences and nursing homes are not included in CMHC's annual survey. However, CMHC has been conducting a comprehensive survey on room-and-board retirement homes in the Montréal area since October 1995. At the same time, the apartment residences that are not part of the usual sample are also surveyed.

### **Survey universe**

The survey universe includes all apartment and room-and-board buildings with 20 or more units. This obviously reduces the survey costs. We believe, though, that the viability of retirement homes increases with their size. The costs of the multiple services requested by seniors can thereby be better absorbed.

The universe expands if new units are added to the market and shrinks if residences are withdrawn from the survey due to fire, bankruptcy, building conversion, etc.

### **Vacancy rate calculations**

Unoccupied apartment or bed: an apartment or bed that is unoccupied at the time of the survey must be vacant and available for immediate occupancy.

Vacancy rates are calculated as follows:

Number of non-subsidized apartments in the Montréal metropolitan area at the time of the October 1999 survey: 14,145

Number of vacant apartments at the same time: 283

Vacancy rate:  $283 / 14,145$ , or 2.0%

Similar calculations are done for room-and-board units, but the vacancy rate is expressed in terms of the number of beds (not rooms).

Number of non-subsidized beds in the Montréal metropolitan area at the time of the October 1999 survey: 6,485

Number of vacant beds at the same time: 465

Vacancy rate:  $465 / 6,485$ , or 7.2%

The accuracy of the vacancy rates and the average rents depends on the quality of the replies obtained through the surveys. Despite the pledge of confidentiality, some people may be reluctant to disclose the actual situation in their building. The extremely difficult market conditions in the early 1990s may have accentuated this phenomenon.

### **Rents**

This survey is not designed to measure changes in rents, but rather to provide an indication of their levels. The rents correspond to the amount paid by tenants for their dwelling.

Apartment rental rates may or may not include such services as meals, care, recreation, etc.

In the case of room-and-board units, the rental rates include the meal service but may or may not include other services such as care, recreation, housekeeping, etc. Rates for double rooms vary more because these units are sometimes rented to single occupants.

### **Demographic projections**

The demographic projections were carried out using CMHC's PHD model. This software can project future population growth by age and gender, using assumptions about fertility, mortality and net migration. We then obtain household projections by age group, which depend on the assumptions formulated with regard to headship rates. These rates correspond to the probability that a household will be formed during a given period. Household formation represents the net increase in the number of households between two periods, normally measured between each census.

**Classification of apartment retirement homes by targeted market**

Retirement homes were categorized in two steps. Residences with meals included were first classified one by one. Residences with an optional meal service or no meal service were then divided among the following five categories:

- Lower-Range
- Mid-Range
- Mid- to Upper-range
- Upper-Range
- Luxury

The rents charged, by apartment size, served as the basis for the classification.

One-bedroom units were used as a benchmark. As such, a complex offering these units at an average rent of \$950 will be placed in the upper-range category. In addition to this classification based on rent levels, we also considered other factors such as the architecture of the building, the services offered, etc.

| Range        | One or Two Room Studio | One Bedroom | Two Bedroom   |
|--------------|------------------------|-------------|---------------|
|              | Rent (\$)              |             |               |
| Lower        | < 500                  | < 600       | > 700         |
| Mid          | 500 - 600              | 600 - 800   | 700 - 900     |
| Mid to Upper | 600 - 700              | 800 - 900   | 900 - 1,000   |
| Upper        | 700 - 800              | 900 - 1,200 | 1,200 - 1,500 |
| Luxury       | > 800                  | > 1,200     | > 1,500       |

# Statistical Tables

**Table 1**

| <b>Private Retirement Homes Features (20 or more units)<br/>Montréal Metropolitan Area<br/>1999</b> |  |                       |
|---|--|-----------------------|
| <b>Service</b>  | <b>% of residences offering a specific service</b> |                       |
|   | <b>Apartment</b>                                   | <b>Room-and-Board</b> |
| Elevator  | 92   | 78                    |
| Businesses  | 63   | 38                    |
| Worship services  | 79   | 97                    |
| Nursing services <sup>1</sup>   | 65   | 85                    |
| Bedding   | 32   | 90                    |
| Organized group & recreational activities   | 90   | 98                    |
| Medical services <sup>1</sup>   | 72   | 98                    |
| Housekeeping  | 47   | 99                    |
| Furniture   | 26   | 95                    |
| Parking   | 92   | 88                    |
| Security  | 88   | 100                   |
| Intercom  | 69   | 90                    |
| Common room   | 93   | 99                    |

**Note 1:** Medical services differ from nursing services. In the former case, a doctor is available on-site, either full-time or part-time whereas, in the latter case, a nurse provides on-site care, either on a full- or part-time basis.



**Table 2**

| <b>Number of Apartments and Residences by Sector<br/>Private Retirement Homes (20 or more units)<br/>Montréal Metropolitan Area<br/>1987 - 1999</b> |            |            |                       |            |             |            |            |            |
|---|------------|------------|-----------------------|------------|-------------|------------|------------|------------|
| Year  | Sector     |            |                       |            |             |            |            |            |
|   | MUC        |            | Laval and North-Shore |            | South-Shore |            | Total      |            |
|   | Apartments | Residences | Apartments            | Residences | Apartments  | Residences | Apartments | Residences |
| 1987  | 3,990      | 30         | 1,086                 | 5          | 269         | 2          | 5,345      | 37         |
| 1988  | 4,808      | 37         | 1,397                 | 8          | 367         | 3          | 6,572      | 48         |
| 1989  | 5,910      | 45         | 2,541                 | 13         | 881         | 8          | 9,332      | 66         |
| 1990  | 6,542      | 51         | 2,720                 | 17         | 1,420       | 12         | 10,682     | 80         |
| 1991  | 7,279      | 56         | 2,835                 | 19         | 1,461       | 13         | 11,575     | 88         |
| 1992  | 7,187      | 56         | 2,814                 | 19         | 1,515       | 14         | 11,516     | 89         |
| 1993  | 7,375      | 58         | 2,808                 | 19         | 1,510       | 14         | 11,693     | 91         |
| 1994  | 7,470      | 59         | 2,814                 | 19         | 1,529       | 14         | 11,813     | 92         |
| 1995  | 7,621      | 61         | 2,830                 | 19         | 1,743       | 15         | 12,194     | 95         |
| 1996  | 7,666      | 62         | 2,852                 | 20         | 2,120       | 18         | 12,638     | 100        |
| 1997  | 7 609      | 61         | 2 939                 | 22         | 2 304       | 19         | 12 852     | 102        |
| 1998  | 7 610      | 61         | 2 933                 | 22         | 2 353       | 19         | 12 896     | 102        |
| 1999  | 8,663      | 67         | 3 074                 | 23         | 2,408       | 19         | 14 145     | 109        |

**Table 3**

| <b>Number of Apartments and Residences by Building Size<br/>                     Private Retirement Homes (20 or more units)<br/>                     Montréal Metropolitan Area<br/>                     1987 - 1999</b> |               |            |               |            |                   |            |            |            |
|---|---------------|------------|---------------|------------|-------------------|------------|------------|------------|
| Year  | Building Size |            |               |            |                   |            |            |            |
|   | 20 - 49 units |            | 50 - 99 units |            | 100 or more units |            | Total      |            |
|   | Apartments    | Residences | Apartments    | Residences | Apartments        | Residences | Apartments | Residences |
| 1987  | 84            | 2          | 968           | 11         | 4,293             | 24         | 5,345      | 37         |
| 1988  | 195           | 5          | 1,229         | 14         | 5,148             | 29         | 6,572      | 48         |
| 1989  | 276           | 7          | 1,304         | 15         | 7,752             | 44         | 9,332      | 66         |
| 1990  | 391           | 11         | 1,572         | 19         | 8,719             | 50         | 10,682     | 80         |
| 1991  | 458           | 13         | 1,573         | 19         | 9,544             | 56         | 11,575     | 88         |
| 1992  | 549           | 15         | 1,516         | 18         | 9,451             | 56         | 11,516     | 89         |
| 1993  | 551           | 15         | 1,596         | 19         | 9,546             | 57         | 11,693     | 91         |
| 1994  | 587           | 16         | 1,596         | 19         | 9,630             | 57         | 11,813     | 92         |
| 1995  | 600           | 17         | 1,847         | 22         | 9,747             | 56         | 12,194     | 95         |
| 1996  | 620           | 18         | 1,958         | 24         | 10,060            | 58         | 12,638     | 100        |
| 1997  | 643           | 19         | 1,909         | 24         | 10,300            | 59         | 12,852     | 102        |
| 1998  | 643           | 19         | 1,908         | 24         | 10,345            | 59         | 12,896     | 102        |
| 1999  | 721           | 21         | 1,873         | 24         | 11,551            | 64         | 14,145     | 109        |

**Table 4**

| <b>Number of Apartments and Residences by Targeted Market<br/>Private Retirement Homes (20 or more units)<br/>Montréal Metropolitan Area, 1987 - 1999</b> |                 |      |           |      |                    |      |            |      |        |      |        |      |
|---|-----------------|------|-----------|------|--------------------|------|------------|------|--------|------|--------|------|
| Year  | Targeted Market |      |           |      |                    |      |            |      |        |      |        |      |
|   | Low Range       |      | Mid-Range |      | Mid-to Upper-Range |      | High Range |      | Luxury |      | Total  |      |
|   | Apt.            | Res. | Apt.      | Res. | Apt.               | Res. | Apt.       | Res. | Apt.   | Res. | Apt.   | Res. |
| 1987  | 1,231           | 12   | 1,642     | 11   | 2,220              | 13   | 252        | 1    | ---    | --   | 5,345  | 37   |
| 1988  | 1,318           | 14   | 1,936     | 14   | 2,433              | 15   | 420        | 3    | 465    | 2    | 6,572  | 48   |
| 1989  | 1,573           | 16   | 1,972     | 15   | 2,895              | 18   | 2,005      | 12   | 887    | 5    | 9,332  | 66   |
| 1990  | 1,629           | 18   | 2,294     | 20   | 2,901              | 18   | 2,327      | 14   | 1,531  | 10   | 10,682 | 80   |
| 1991  | 1,655           | 19   | 2,454     | 22   | 3,249              | 20   | 2,351      | 16   | 1,866  | 11   | 11,575 | 88   |
| 1992  | 1,655           | 19   | 2,502     | 23   | 3,132              | 20   | 2,358      | 16   | 1,869  | 11   | 11,516 | 89   |
| 1993  | 1,649           | 19   | 2,581     | 24   | 3,125              | 20   | 2,486      | 17   | 1,852  | 11   | 11,693 | 91   |
| 1994  | 1,651           | 19   | 2,614     | 25   | 3,192              | 20   | 2,506      | 17   | 1,850  | 11   | 11,813 | 92   |
| 1995  | 1,670           | 20   | 2,651     | 26   | 3,146              | 20   | 2,574      | 17   | 2,153  | 12   | 12,194 | 95   |
| 1996  | 1,727           | 21   | 2,716     | 28   | 3,095              | 20   | 2,917      | 19   | 2,183  | 12   | 12,638 | 100  |
| 1997  | 1,683           | 20   | 2,803     | 30   | 3,248              | 20   | 2,908      | 19   | 2,210  | 13   | 12,852 | 102  |
| 1998  | 1,684           | 20   | 2,799     | 30   | 3,299              | 20   | 2,904      | 19   | 2,210  | 13   | 12,896 | 102  |
| 1999  | 2,178           | 24   | 2,591     | 27   | 2,951              | 17   | 4,305      | 28   | 2,120  | 13   | 14,145 | 109  |

**Table 5**

| <b>Number of Apartments and Residences<br/>by Targeted Market and Building Size<br/>Private Retirement Homes (20 or more units)<br/>Montréal Metropolitan Area, 1999</b> |               |      |               |      |                   |      |        |      |
|--|---------------|------|---------------|------|-------------------|------|--------|------|
| Targeted Market  | Building Size |      |               |      |                   |      |        |      |
|  | 20 - 49 units |      | 50 - 99 units |      | 100 or more units |      | Total  |      |
|  | Apt.          | Res. | Apt.          | Res. | Apt.              | Res. | Apt.   | Res. |
| Low Range  | 231           | 7    | 736           | 9    | 1,211             | 8    | 2,178  | 24   |
| Mid-Range  | 328           | 9    | 509           | 7    | 1,754             | 11   | 2,591  | 27   |
| Mid-to Upper-Range   | 90            | 3    | --            | --   | 2,777             | 13   | 2,951  | 17   |
| Upper-Range  | --            | --   | 400           | 5    | 3,859             | 22   | 4,305  | 28   |
| Luxury   | --            | --   | --            | --   | 1,950             | 10   | 2,120  | 13   |
| Total  | 721           | 21   | 1,873         | 24   | 11,551            | 64   | 14,145 | 109  |

**Table 6**

| Number of Apartments and Residences by Meal Service Formula<br>Private Retirement Homes (20 or more units)<br>Montréal Metropolitan Area, 1987 - 1999 |                      |            |            |            |            |            |            |            |
|---|----------------------|------------|------------|------------|------------|------------|------------|------------|
| Year  | Meal Service Formula |            |            |            |            |            |            |            |
|   | Unavailable          |            | Optional   |            | Mandatory  |            | Total      |            |
|   | Apartments           | Residences | Apartments | Residences | Apartments | Residences | Apartments | Residences |
| 1987  | 3,483                | 27         | 1,776      | 9          | 86         | 1          | 5,345      | 37         |
| 1988  | 3,687                | 31         | 2,799      | 16         | 86         | 1          | 6,572      | 48         |
| 1989  | 4,259                | 36         | 4,565      | 26         | 508        | 4          | 9,332      | 66         |
| 1990  | 4,604                | 42         | 5,408      | 32         | 670        | 6          | 10,682     | 80         |
| 1991  | 4,785                | 45         | 6,110      | 37         | 680        | 6          | 11,575     | 88         |
| 1992  | 4,834                | 46         | 6,016      | 37         | 666        | 6          | 11,516     | 89         |
| 1993  | 4,978                | 47         | 5,966      | 37         | 749        | 7          | 11,693     | 91         |
| 1994  | 4,984                | 47         | 6,080      | 38         | 749        | 7          | 11,813     | 92         |
| 1995  | 4,983                | 48         | 6,345      | 39         | 866        | 8          | 12,194     | 95         |
| 1996  | 5,313                | 52         | 6,472      | 40         | 853        | 8          | 12,638     | 100        |
| 1997  | 5,261                | 52         | 6,712      | 41         | 879        | 9          | 12,852     | 102        |
| 1998  | 5 263                | 52         | 6,754      | 41         | 879        | 9          | 12 896     | 102        |
| 1999  | 6 669                | 60         | 5 629      | 33         | 1,847      | 16         | 14,145     | 109        |

**Table 7**

| Number of Apartments and Residences<br>by Meal Service Formula and Targeted Market<br>Private Retirement Homes (20 or more units)<br>Montréal Metropolitan Area, 1999 |                      |      |          |      |           |      |        |      |
|---|----------------------|------|----------|------|-----------|------|--------|------|
| Targeted Market   | Meal Service Formula |      |          |      |           |      |        |      |
|   | Unavailable          |      | Optional |      | Mandatory |      | Total  |      |
|   | Apt.                 | Res. | Apt.     | Res. | Apt.      | Res. | Apt.   | Res. |
| Low Range   | 1,761                | 21   | --       | --   | --        | --   | 2,178  | 24   |
| Mid-Range   | 2,447                | 24   | --       | --   | --        | --   | 2,591  | 27   |
| Mid-to<br>Upper-Range   | 1,126                | 6    | 1,825    | 11   | --        | --   | 2,951  | 17   |
| Upper-Range   | 1,335                | 9    | 2,527    | 15   | 443       | 4    | 4,305  | 28   |
| Luxury  | --                   | --   | 1,146    | 5    | 974       | 8    | 2,120  | 13   |
| Total   | 6,669                | 60   | 5,629    | 33   | 1,847     | 16   | 14,145 | 109  |

**Table 8**

| <b>Number of Apartments by Unit Size<br/>Private Retirement Homes (20 or more units)<br/>Montréal Metropolitan Area<br/>1987 - 1999</b> |           |           |           |             |        |
|---|-----------|-----------|-----------|-------------|--------|
| Year  | Unit Size |           |           |             |        |
|   | Studio    | 1 Bedroom | 2 Bedroom | 3 Bedroom + | Total  |
| 1987  | 1,699     | 2,682     | 844       | 120         | 5,345  |
| 1988  | 1,991     | 3,363     | 1,098     | 120         | 6,572  |
| 1989  | 2,822     | 4,969     | 1,421     | 120         | 9,332  |
| 1990  | 3,074     | 5,613     | 1,875     | 120         | 10,682 |
| 1991  | 3,607     | 5,953     | 1,884     | 131         | 11,575 |
| 1992  | 3,698     | 5,797     | 1,890     | 131         | 11,516 |
| 1993  | 3,664     | 5,969     | 1,929     | 131         | 11,693 |
| 1994  | 3,738     | 6,014     | 1,938     | 123         | 11,813 |
| 1995  | 3,975     | 6,130     | 1,966     | 123         | 12,194 |
| 1996  | 4,020     | 6,466     | 2,027     | 125         | 12,638 |
| 1997  | 4,142     | 6,530     | 2,055     | 125         | 12,852 |
| 1998  | 4,232     | 6 507     | 2,031     | 126         | 12,896 |
| 1999  | 5,044     | 6,845     | 2,129     | 127         | 14,145 |

**Table 9**

| <b>Number of Beds by Rent Range<br/>Private Room-and-Board Retirement Homes (20 or more units)<br/>Montréal Metropolitan Area<br/>1999</b> |                 |           |               |               |                    |
|--|-----------------|-----------|---------------|---------------|--------------------|
| Sector   | Rent Range (\$) |           |               |               |                    |
|  | 600 - 799       | 800 - 999 | 1,000 - 1,199 | 1,200 or more | Total <sup>1</sup> |
| MUC  | 436             | 1,347     | 573           | 767           | 3,180              |
| Laval and North-Shore  | 177             | 569       | 373           | 658           | 1,777              |
| South-Shore  | 107             | 644       | 468           | 267           | 1,528              |
| Total  | 720             | 2 560     | 1,414         | 1,692         | 6,485              |

**Note 1:** The total in this table may not necessarily correspond to totals from other tables since not all residences reported their rental rates

Table 10

| Average Rent per Bed (\$)<br>Private Room-and-Board Retirement Homes (20 or more units)<br>Montréal Metropolitan Area<br>1996 - 1999 |        |                       |             |       |
|--|--------|-----------------------|-------------|-------|
| Year   | Sector |                       |             |       |
|  | MUC    | Laval and North-Shore | South-Shore | Total |
| 1996   | 1,031  | 1,097                 | 1,104       | 1,064 |
| 1997   | 1,043  | 1,093                 | 993         | 1,040 |
| 1998   | 1,139  | 1,080                 | 1,088       | 1,113 |
| 1999   | 1,082  | 1,176                 | 1,106       | 1,116 |

Table 11

| Number of Beds by Bedroom Type<br>Private Room-and-Board Retirement Homes (20 or more units)<br>Montréal Metropolitan Area, 1999 |                |                   |       |
|--|----------------|-------------------|-------|
| Sector   | Bedroom Type   |                   |       |
|  | Single Bedroom | Double and Triple | Total |
| MUC  | 2,752          | 428               | 3,180 |
| Laval and North-Shore  | 1,354          | 423               | 1,777 |
| South-Shore  | 1,428          | 100               | 1,528 |
| Total  | 5,534          | 951               | 6,485 |

Table 12

| Number of Beds by Building Size<br>Private Room-and-Board Retirement Homes (20 or more units)<br>Montréal Metropolitan Area, 1999 |                                       |         |         |             |       |
|---|---------------------------------------|---------|---------|-------------|-------|
| Sector  | Building Size (by number of bedrooms) |         |         |             |       |
|   | 6 - 19 <sup>1</sup>                   | 20 - 49 | 50 - 99 | 100 or more | Total |
| MUC   | 0                                     | 1,075   | 955     | 1,150       | 3,180 |
| Laval and North-Shore   | 0                                     | 784     | 744     | 249         | 1,777 |
| South-Shore   | 18                                    | 642     | 580     | 288         | 1,528 |
| Total   | 18                                    | 2,501   | 2,279   | 1,687       | 6,485 |

**Note: 1.** This building also includes apartments and is therefore part of the retirement homes with 20 or more units.

**Table 13**

| <b>Apartment Vacancy Rates by Sector (%)</b><br><b>Private Apartment Retirement Homes (20 or more units)</b><br><b>Montréal Metropolitan Area, 1991 -1999</b> |        |                       |             |       |
|---|--------|-----------------------|-------------|-------|
| Year  | Sector |                       |             |       |
|   | MUC    | Laval and North-Shore | South-Shore | Total |
| 1991  | 9.0    | 18.4                  | 16.0        | 12.4  |
| 1992  | 9.7    | 11.7                  | 9.6         | 10.2  |
| 1993  | 11.3   | 6.6                   | 5.5         | 9.5   |
| 1994  | 6.0    | 5.4                   | 6.9         | 5.9   |
| 1995  | 5.3    | 4.8                   | 4.1         | 5.0   |
| 1996  | 3.7    | 3.4                   | 2.7         | 3.4   |
| 1997  | 4.4    | 0.8                   | 5.0         | 3.6   |
| 1998  | 3.2    | 0.7                   | 5.8         | 3.1   |
| 1999  | 2.5    | 0.9                   | 1.6         | 2.0   |

**Table 14**

| <b>Apartment Vacancy Rates by Building Size (%)</b><br><b>Private Retirement Homes (20 or more units)</b><br><b>Montréal Metropolitan Area, 1991 - 1999</b> |               |               |                   |       |
|---|---------------|---------------|-------------------|-------|
| Year  | Building Size |               |                   |       |
|   | 20 - 49 units | 50 - 99 units | 100 or more units | Total |
| 1991  | 8.3           | 10.4          | 13.0              | 12.4  |
| 1992  | 7.1           | 11.8          | 10.1              | 10.2  |
| 1993  | 3.5           | 12.2          | 9.3               | 9.5   |
| 1994  | 3.3           | 7.0           | 5.9               | 5.9   |
| 1995  | 2.2           | 6.4           | 4.8               | 5.0   |
| 1996  | 2.7           | 5.6           | 3.1               | 3.4   |
| 1997  | 2.1           | 4.1           | 3.6               | 3.6   |
| 1998  | 2.4           | 3.7           | 3.0               | 3.1   |
| 1999  | 1.5           | 1.7           | 2.1               | 2.0   |

**Table 15**

| <b>Apartment Vacancy Rates (%)<br/>by Building Size and Targeted Market<br/>Private Retirement Homes (20 or more units)<br/>Montréal Metropolitan Area<br/>1999</b> |               |               |                   |       |
|---|---------------|---------------|-------------------|-------|
| Targeted Market   | Building Size |               |                   |       |
|   | 20 - 49 units | 50 - 99 units | 100 or more units | Total |
| Lower-Range   | 1.0           | 1.0           | 4.0               | 2.6   |
| Mid-Range   | 0.9           | 4.3           | 3.1               | 3.1   |
| Mid- to<br>Upper-Range  | 5.0           | --            | 0.8               | 0.8   |
| Upper-Range   | --            | 0.5           | 2.3               | 2.1   |
| Luxury  | --            | --            | 1.5               | 1.4   |
| Total   | 1.5           | 1.7           | 2.1               | 2.0   |

**Table 16**

| <b>Apartment Vacancy Rates by Targeted Market (%)<br/>Private Retirement Homes (20 or more units)<br/>Montréal Metropolitan Area, 1991 - 1999</b> |                 |           |                        |             |        |       |
|---|-----------------|-----------|------------------------|-------------|--------|-------|
| Year  | Targeted Market |           |                        |             |        |       |
|   | Lower-Range     | Mid-Range | Mid- to<br>Upper-Range | Upper-Range | Luxury | Total |
| 1991  | 5.9             | 7.8       | 5.2                    | 26.5        | 17.5   | 12.4  |
| 1992  | 7.8             | 6.6       | 8.8                    | 15.3        | 13.4   | 10.2  |
| 1993  | 6.0             | 6.8       | 9.8                    | 12.0        | 12.0   | 9.5   |
| 1994  | 4.5             | 5.3       | 6.0                    | 6.3         | 7.6    | 5.9   |
| 1995  | 4.5             | 5.9       | 3.6                    | 5.3         | 5.4    | 5.0   |
| 1996  | 4.2             | 4.2       | 1.9                    | 3.4         | 4.2    | 3.4   |
| 1997  | 2.2             | 3.8       | 4.3                    | 3.2         | 3.4    | 3.6   |
| 1998  | 2.2             | 3.8       | 3.0                    | 4.6         | 0.9    | 3.1   |
| 1999  | 2.6             | 3.1       | 0.9                    | 2.1         | 1.4    | 2.0   |



**Table 17**

| <b>Apartment Vacancy Rates by Meal Service Formula (%)<br/>Private Retirement Homes (20 or more units)<br/>Montréal Metropolitan Area<br/>1991 - 1999</b> |                             |                 |                  |              |
|---|-----------------------------|-----------------|------------------|--------------|
| <b>Year</b>   | <b>Meal Service Formula</b> |                 |                  |              |
|   | <b>Unavailable</b>          | <b>Optional</b> | <b>Mandatory</b> | <b>Total</b> |
| 1991  | 4.8                         | 16.7            | 24.9             | 12.4         |
| 1992  | 5.9                         | 12.7            | 23.1             | 10.2         |
| 1993  | 7.6                         | 10.5            | 15.2             | 9.5          |
| 1994  | 4.6                         | 6.8             | 9.1              | 5.9          |
| 1995  | 4.6                         | 5.2             | 4.0              | 5.0          |
| 1996  | 2.9                         | 3.5             | 5.9              | 3.4          |
| 1997  | 3.0                         | 3.9             | 6.8              | 3.6          |
| 1998  | 2.2                         | 3.3             | 7.2              | 3.1          |
| 1999  | 2.0                         | 1.4             | 3.8              | 2.0          |

**Table 18**

| <b>Apartment Vacancy Rates (%)<br/>by Meal Service Formula and Targeted Market<br/>Private Retirement Homes (20 or more units)<br/>Montréal Metropolitan Area<br/>1999</b> |                             |                 |                  |              |
|--|-----------------------------|-----------------|------------------|--------------|
| <b>Targeted Market</b>   | <b>Meal Service Formula</b> |                 |                  |              |
|  | <b>Unavailable</b>          | <b>Optional</b> | <b>Mandatory</b> | <b>Total</b> |
| Lower-Range  | 2.2                         | --              | --               | 2.6          |
| Mid-Range  | 3.3                         | --              | --               | 3.1          |
| Mid- to Upper-Range  | 0.8                         | 0.9             | --               | 0.9          |
| Upper-Range  | 0.4                         | 1.8             | 8.8              | 2.1          |
| Luxury   | --                          | 1.1             | 1.8              | 1.4          |
| Total  | 2.0                         | 1.4             | 3.8              | 2.0          |

Table 19

| <b>Apartment Vacancy Rates (%)<br/>by Unit Size<br/>Private Retirement Homes (20 or more units)<br/>Montréal Metropolitan Area<br/>1991 - 1999</b> |           |           |           |             |       |
|--|-----------|-----------|-----------|-------------|-------|
| Year   | Unit Size |           |           |             |       |
|  | Studio    | 1 Bedroom | 2 Bedroom | 3 Bedroom + | Total |
| 1991   | 9.6       | 15.2      | 9.4       | 7.6         | 12.4  |
| 1992   | 9.9       | 11.0      | 9.3       | 10.7        | 10.2  |
| 1993   | 9.6       | 9.9       | 8.5       | 13.0        | 9.5   |
| 1994   | 7.5       | 5.0       | 5.9       | 9.8         | 5.9   |
| 1995   | 6.8       | 3.2       | 6.0       | 6.5         | 5.0   |
| 1996   | 4.5       | 2.6       | 3.2       | 11.2        | 3.4   |
| 1997   | 5.1       | 2.7       | 3.2       | 12.8        | 3.6   |
| 1998   | 4.7       | 2.3       | 1.9       | 6.3         | 3.1   |
| 1999   | 3.5       | 1.0       | 1.6       | 0.8         | 2.0   |

**Table 20**

| <b>Vacancy Rates by Geographic Sector (%)<br/>Private Room-and-Board Retirement Homes (20 or more units)<br/>Montréal Metropolitan Area<br/>1995 - 1999</b> |        |                       |             |       |
|---|--------|-----------------------|-------------|-------|
| Year  | Sector |                       |             |       |
|   | MUC    | Laval and North-Shore | South-Shore | Total |
| 1995  | 10.9   | 7.2                   | 13.6        | 10.7  |
| 1996  | 12.0   | 5.9                   | 11.8        | 10.8  |
| 1997  | 8.4    | 9.1                   | 7.1         | 8.2   |
| 1998  | 7.9    | 8.4                   | 5.8         | 7.6   |
| 1999  | 6.9    | 8.8                   | 5.9         | 7.2   |

**Table 21**

| <b>Vacancy Rates by Building Size (%)<br/>Private Room-and-Board Retirement Homes (20 or more units)<br/>Montréal Metropolitan Area<br/>1998 - 1999</b> |                                       |      |               |      |                   |      |       |      |
|---|---------------------------------------|------|---------------|------|-------------------|------|-------|------|
| Sector  | Building Size (by number of bedrooms) |      |               |      |                   |      |       |      |
|   | 20 - 49 units                         |      | 50 - 99 units |      | 100 or more units |      | Total |      |
|   | 1998                                  | 1999 | 1998          | 1999 | 1998              | 1999 | 1998  | 1999 |
| MUC   | 9.0                                   | 8.9  | 5.2           | 5.5  | 8.6               | 6.3  | 7.9   | 7.0  |
| Laval and North-Shore   | 10.3                                  | 12.0 | 8.1           | 7.9  | **                | **   | 8.4   | 8.8  |
| South-Shore   | 7.5                                   | 5.3  | 3.7           | 5.5  | 6.5               | 8.3  | 5.8   | 5.9  |
| Total   | 9.0                                   | 9.0  | 5.8           | 6.3  | 7.8               | 5.7  | 7.6   | 7.2  |

\*\* Data confidential – universe contains fewer than 4 residences.

**Table 22**

| <b>Vacancy Rates by Rent Range (%)</b><br><b>Private Room-and-Board Retirement Homes (20 or more units)</b><br><b>Montréal Metropolitan Area</b><br><b>1998 - 1999</b> |                 |      |           |      |               |      |               |      |       |      |
|--|-----------------|------|-----------|------|---------------|------|---------------|------|-------|------|
| Sector   | Rent Range (\$) |      |           |      |               |      |               |      |       |      |
|  | 600 - 799       |      | 800 - 999 |      | 1,000 - 1,199 |      | 1,200 or more |      | Total |      |
|  | 1998            | 1999 | 1998      | 1999 | 1998          | 1999 | 1998          | 1999 | 1998  | 1999 |
| MUC  | 8.6             | 11.4 | 13.6      | 6.9  | 3.5           | 4.7  | 7.7           | 6.8  | 7.9   | 6.9  |
| Laval and North-Shore  | 20.8            | 18.1 | 11.7      | 9.1  | 6.5           | 7.5  | 1.0           | 6.7  | 8.4   | 8.8  |
| South-Shore  | 16.4            | 9.3  | 5.1       | 3.3  | 3.2           | 9.6  | 8.2           | 3.7  | 5.8   | 5.9  |
| Total  | 12.4            | 12.8 | 10.0      | 6.5  | 4.6           | 7.1  | 6.9           | 6.3  | 7.6   | 7.2  |

**Table 23**

| <b>Vacancy Rates by Number of Beds per Bedroom (%)</b><br><b>Private Room-and-Board Retirement Homes (20 or more units)</b><br><b>Montréal Metropolitan Area</b><br><b>1999</b> |                            |                  |       |
|---|----------------------------|------------------|-------|
| Sector  | Number of Beds per Bedroom |                  |       |
|   | One Bed                    | Two or more Beds | Total |
| MUC   | 7.4                        | 3.3              | 6.7   |
| Laval and North-Shore   | 8.9                        | 8.3              | 8.8   |
| South-Shore   | 6.1                        | 3.0              | 5.9   |
| Total   | 7.5                        | 5.0              | 7.2   |

## Technical Notes

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<sup>1</sup> The private retirement home universe grew by seven residences between October 1998 and October 1999. There were nine additions to, and two withdrawals from, the survey. Among the additions, two retirement homes (621 apts.) became private residences, and the other seven (742 apts.) had not been surveyed in 1998 but were in operation. They are included in the 1999 data. As for the withdrawals, one of the residences did not provide a reply, while the other no longer met the criteria for a retirement home.

<sup>2</sup> There are eight retirement homes in this group. Those categorized as “lower-range”, “mid-range”, “mid-to upper-range” and “upper-range” are included. They account for 32% of apartments with mandatory meals.

<sup>3</sup> Between 1998 and 1999, nine room-and-board residences were added. Among these additions, two retirement homes (192 beds) became private residences. Five residences (141 beds) had not been surveyed in 1998 but were in operation. They are included in the 1999 data. The other two (166 beds) are new operators on the room-and-board retirement home market.

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## Acknowledgments

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The retirement Home Market Survey could not have been conducted without the invaluable cooperation of the owners and managers of these residences. We thank them greatly for their efforts and for having assisted us in quickly obtaining specific information.

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