



T H E

RETIREMENT HOME

MARKET STUDY



2005 MONTRÉAL

Retirement Home Market Study

2005 Montréal

Table of Contents

List of Statistical Tables.....	3
More vacant apartments.....	4
Same number of unoccupied beds.....	5
Apartments: meal service impact.....	6
Seniors by area across Quebec.....	7
Rent range impact.....	8
Provincial results.....	9
Supply intensifies.....	10
Retirement home market: the growth challenge.....	12
Retirement home concentrations.....	13
Survey Zones.....	15
Statistical Tables.....	16
Methodology.....	40
Definitions.....	41
Acknowledgment.....	42
Confidentiality.....	42

LIST OF TABLES

I. Universe

Table I.1: Universe of Apartments for Seniors by Large Geographical Sector	17
Table I.2: Universe of Apartments for Seniors by Building Size	18
Table I.3: Universe of Apartments for Seniors by Unit Size	19
Table I.4: Universe of Apartments for Seniors by Rent Range	20
Table I.5: Universe of Apartments for Seniors by Meal Service Formula	21
Table I.6: Universe of Room-and-Board for Seniors by Large Geographical Sector	22
Table I.7: Universe of Room-and-Board for Seniors by Building Size	22
Table I.8: Universe of Room-and-Board for Seniors by Occupation Type.....	23
Table I.9: Universe of Room-and-Board for Seniors by Rent Range.....	23
Table I.10: Universe of Room-and-Board for Seniors by Detailed Zone - Number of Buildings.	24
Table I.11: Universe of Room-and-Board for Seniors by Detailed Zone - Number of Units	25

2. Vacancy Rates

Table 2.1: Vacancy Rates of Apartments for Seniors by Large Geographical Sector.....	26
Table 2.2: Vacancy Rates of Apartments for Seniors by Building Size.....	26
Table 2.3: Vacancy Rates of Apartments for Seniors by Unit Size.....	27
Table 2.4: Vacancy Rates of Apartments for Seniors by Rent Range.....	27
Table 2.5: Vacancy Rates of Apartments for Seniors by Meal Service Formula.....	28
Table 2.6: Vacancy Rates of Apartments for Seniors by Detailed Zone.....	29
Table 2.7: Vacancy Rates of Room-and-Board for Seniors by Large Geographical Sector	30
Table 2.8: Vacancy Rates of Room-and-Board for Seniors by Building Size.....	30
Table 2.9: Vacancy Rates of Room-and-Board for Seniors by Occupancy Type.....	31
Table 2.10: Vacancy Rates of Room-and-Board for Seniors by Rent Range.....	31
Table 2.11: Vacancy Rates of Room-and-Board for Seniors by Detailed Zone.....	32

3. Average Apartment

Table 3.1 : Average Apartment Rents for Seniors by Large Geographical Sector	33
Table 3.2 : Average Apartment Rents for Seniors by Building Size	33
Table 3.3 : Average Apartment Rents for Seniors by Unit Size	34
Table 3.4 : Average Apartment Rents for Seniors by Meal Service Formula	34
Table 3.5 : Average Apartment Rents for Seniors by Detailed Zone.....	35
Table 3.6 : Average Room-and-Board for Seniors by Large Geographical Sector	36
Table 3.7 : Average Room-and-Board for Seniors by Building Size	36
Table 3.8 : Average Room-and-Board for Seniors by Occupancy Type	37
Table 3.9 : Average Room-and-Board for Seniors by Detailed Zone	38

4. Features

Table 4.0 : Percentage (%) of Residences Offering a Specific Service.....	39
---------------------------------------------------------------------------	----

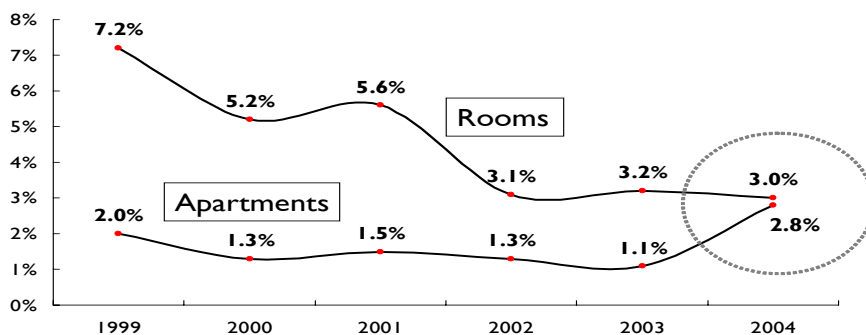
Montréal

Census Metropolitan Area

More vacant apartments

The vacancy rate in apartment retirement homes increased from 1.1 per cent in 2003 to 2.8 per cent this past year. This means that, at the time of the October 2004 survey, around 550 apartments were vacant out of a stock of nearly 20,000 units.

Vacancy rate back up for apartments



Source: CMHC

The retirement home market therefore posted its least favourable performance of the past few years. In fact, the last time a higher vacancy rate was observed dates back to 1998. Such results were predictable, as there had been very few vacant units since the beginning of the current decade, while construction has clearly picked up the pace since 2003. This resulted in a greater number of units available for rent.

The most substantial vacancy rate increase was registered on the Island of Montréal, as the proportion of vacant units reached 3.7 per cent there. This rate therefore more than doubled, as it stood at 1.4 per cent one year earlier.

The suburban sectors were not outdone, however, with vacancy rates that went up on both the North Shore and the South Shore, to 1.3 per cent and 2.1 per cent, respectively. On the South Shore, the hike was particularly notable, given that the percentage of unoccupied units had remained below the 1-per-cent mark there from 2000 to 2003.

As for the average rents, the increase was about 4.5 per cent, in line with the results observed in the last two years. Bachelor apartments and units with two or more bedrooms recorded the greatest hikes (see Table 3.3).

Same number of unoccupied beds

In the room-and-board retirement home segment, the vacancy rate has remained practically stable for three years now. For Greater Montréal, this proportion decreased very slightly to 3.0 per cent, from 3.2 per cent one year earlier. In raw figures, this rate represents 250 vacant beds out of a stock of nearly 8,400 units.

The results differed among the sectors. On the Island of Montréal, the vacancy rate fell to 3.1 per cent. This trend was also observed in Laval and on the North Shore, where this proportion reached 2.2 per cent.

While there is no cause for alarm, the trend is rather on an upward course on the South Shore, as the vacancy rate there rose from 2.0 per cent in 2003 to 3.7 per cent this past year. This sector effectively had the highest proportion of vacant units, while it had traditionally been the one with the best rental performance. The arrival of new units may certainly have influenced this result, especially if the retirement homes had only been completed for a few months at the time of the survey.

Overall, it can be said that little or nothing is moving in the case of room-and-board retirement homes. While the number of apartments went up by 32 per cent between 2000 and 2004, room-and-board units rose by only 3 per cent.

With regard to the rents, they rose by an average of 3.1 per cent over the 2003 levels. It should be noted that single-occupancy rooms registered a rent increase (+3.6 per cent), while double-occupancy rooms saw their average rent go down (-3.3 per cent).

Apartments: meal service impact

While, in the past, apartment vacancy rates may have differed slightly depending on the meal service option (unavailable, mandatory or optional), the latest survey revealed a much wider gap.

Apartments by Meal Service Type Total Units and Vacancy Rates

	<u>Optional</u>		<u>Unavailable</u>		<u>Mandatory</u>	
2003	10,459	1.0%	5,638	0.7%	2,379	2.1%
2004	11,219	1.8%	5,002	1.1%	3,268	9.2%

Source: CMHC

In fact, we can see that the rental performance of retirement homes that offer an optional meal service is very good, a situation that is also prevailing in all other areas across Quebec. As well, the vacancy rate is low in projects where no meal service is available.

On the other hand, in residences with a mandatory meal service, the vacancy rate really went up, particularly in the Montréal area, but also in the rest of Quebec.

In addition, it can be noted that most of the units (57 per cent) are in apartment buildings where meals are optional. This formula continues to gain popularity, as it provides clients with more options. For the rest, 26 per cent of the units are in retirement homes where meals are not available, while 17 per cent are in projects with a mandatory meal service.

Consequently, given its size and performance, the retirement home market where meals are optional continues to be given priority, and this is the segment that appears to have the greatest opportunities.

Seniors by area across Quebec

A study by the Institut de la statistique du Québec¹, released this past fall, draws a very interesting picture of senior population trends by area. The trend in the weight of people aged 65 years or older out of the total population is of particular interest. The following table shows the figures, in absolute terms, for the areas that will post the strongest increases in their senior populations and, as a result, in their needs for shelter, care and services.

Change in Population Aged 65 Years or Older Between 2001 and 2026

	Number of People	% Chg.
• Montérégie	201,000	134%
• Island of Montréal	161,000	58%
• Québec area	102,000	112%
• Laurentians	88,000	171%
• Lanaudière	68,000	161%
• Chaudière-Appalaches	57,000	112%
• Outaouais	55,000	166%
• Laval	48,000	106%
• Eastern Townships	45,000	111%

Source: Institut de la statistique du Québec

First of all, and this may seem surprising, the Montérégie came in well ahead of the other areas in Quebec. In fact, a CMHC article published two years ago demonstrated the potential of the Montréal suburbs, where the “grey power” was steadily growing. Also, it should be noted that the households there have incomes that are, on average, 20 per cent higher than on the Island of Montréal and that the homeownership rate is twice as high.

Squarely in second place, the Island of Montréal owes this position to its already significant number of seniors since, in terms of percentage change, this area would rather be in last place in Quebec. The renewal of its senior population will therefore be much less pronounced than in the suburbs, where the labour force will inflate the number of senior citizens.

¹ Institut de la statistique du Québec, *Perspectives démographiques : Québec et régions, 2001-2051*, 2003 edition.

Therefore, in addition to the Québec area, which presents good results, the potential of the north crown of Montréal, both in the Laurentians and in Lanaudière more to the east, should also be pointed out.

Lastly, even though the percentage gain will be considerable (+166 per cent), the senior population in the Outaouais area is so low that the increase will be modest, in terms of the number of people. Laval and the Eastern Townships also present relatively moderate potential over the long term.

Rent range impact

According to an analysis of the rental performance of apartment retirement homes by rent range, a new picture emerged at the time of the last survey. (It should be noted that the criteria to make this distinction are indicated in Table 2.4. It can be seen, for example, that two-bedroom units with an optional or unavailable meal service, renting for over \$1,400 per month, are in the upper-range category).

Apartment Vacancy Rates by Rent Range

	<u>Lower</u>	<u>Mid</u>	<u>Upper</u>
2003	1.4%	0.7%	1.7%
2004	1.1%	2.8%	4.5%

Source: CMHC

Therefore, the vacancy rates rise as the rents go from lower-range to mid-range, and also to upper-range. Upper-range units saw their vacancy rate increase significantly, as this proportion reached 4.5 per cent.

The trend in new prestigious retirement homes, with higher-than-average rents, caused the number of upper-range units to double over five years. Such an increase in supply certainly contributed to the rise in the number of vacant units.

This same increase in upper-range units was only 40 per cent in the case of room-and-board retirement homes, which resulted in a totally different rental performance, as upper-range units attained the lowest vacancy rate (2.2 per cent) in this segment. Certain opportunities could therefore exist in this room-and-board retirement home market niche.

Provincial Results

At the time of the October 2003 survey, the retirement home markets in Quebec's six census metropolitan areas (CMAs) had been qualified as tight, almost everywhere. After the latest survey (October 2004), we would now describe the market as easing, almost everywhere. In fact, with the exception of the Gatineau CMA, where the vacancy rate reached 0.6 per cent, the other five CMAs attained vacancy rates ranging from 2.9 per cent to 4.5 per cent, in 2004, for all retirement home types combined.

It should be recalled that, in October 2003, the apartment retirement home market was tight everywhere except in Saguenay, where the vacancy rate stood at 10.9 per cent. This situation, qualified as temporary, was resolved in 2004, as the surplus of units is now a thing of the past, with a vacancy rate of 2.9 per cent.

The rate of 0.6 per cent observed in Gatineau was exactly the same as one year earlier. The expected arrival of over a hundred units in 2005 will reduce the pressure on this market, which undoubtedly needs new units.

In closing, it should be noted that, for the Montréal, Québec, Sherbrooke and Trois-Rivières CMAs, apartment vacancy rates vary between 2 per cent and 3 per cent. As for the room-and-board market, the Québec and Trois-Rivières CMAs reached respective vacancy rates of 5.9 per cent and 6.3 per cent, well above the levels observed in the Sherbrooke and Montréal CMAs, where the rates attained 3.0 per cent and 3.6 per cent, respectively.

Markets Easing Almost Everywhere

Vacancy Rates (%)

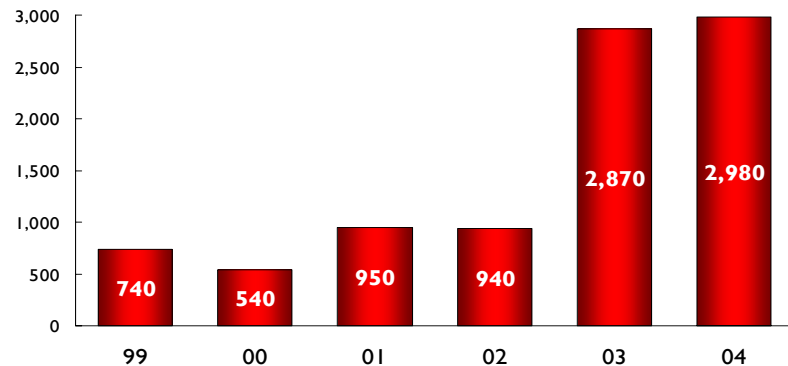
CMA	Rooms		Apartments		Total	
	2003	2004	2003	2004	2003	2004
Gatineau	0.5	0.8	0.8	0.3	0.6	0.6
Montréal	3.2	3.0	1.1	2.8	1.7	2.9
Saguenay	5.3	3.2	10.9	2.6	7.7	2.9
Sherbrooke	2.0	3.6	1.0	2.2	1.5	2.9
Québec	3.4	5.9	1.2	2.1	1.9	3.5
Trois-Rivières	4.7	6.3	1.8	2.5	3.3	4.5

Source: CMHC Retirement Home Market Survey

Supply intensifies

The construction of new residences, which had surged in 2003, continued at an equally intense pace this past year. Once again nearly 3,000 retirement housing units were started in the Montréal metropolitan area.

Explosion of new retirement housing units



Source: CMHC

We have therefore just posted two exceptional years for housing starts, with equally unique financing conditions in the background. From this perspective, we can conceive that the 2003 and 2004 levels represented a peak of activity, all the more so since the retirement home market is tending to become segmented.

If we risked a forecast, we could bank on around 2,500 units built in 2005 and 2006. Subsequently, starts should tend toward a more moderate level of about 2,000 units until the end of the decade. At that time, latent demand will have been met, and the addition of new retirement homes will be more in line with the growth in the senior population.

The following table presents the distribution of the units built in 2003 and 2004, across the major sectors of the Greater Montréal area. As well, the demographic weight of people aged 65 years or older is provided. These figures give an idea of the impact of the arrival of so many units when, previously, the proportions of seniors living in retirement homes had been relatively modest in most sectors.

Distribution of built units

	2003	2004	Average	Weight of 65 years + ³
Island of Montréal	49%	74%	62%	63%
Laval	8%	0%	4%	10%
North Shore ¹	21%	19%	20%	10%
South Shore ²	22%	7%	14%	17%
	-----	-----	-----	-----
	100%	100%	100%	100%

1: Including the Saint-Jérôme area

2: Including the Vaudreuil-Soulanges area

3: Source: Statistics Canada – 2001 Census

Source: CMHC

Presented this way, this data first shows that the Island of Montréal obtained its fair share of the new retirement homes. As we will see in a later section, several sectors post high penetration rates and, therefore, high proportions of seniors living in retirement homes.

The situation that exists on the North Shore is similar to the conditions prevailing on the Island of Montréal, with 20 per cent of the new units, while its senior population accounts for only 10 per cent of the total for the metropolitan area. Once again, the subsequent section entitled “Concentration of retirement homes” shows that the northern suburbs are fairly heterogeneous and that certain zones have larger groups of retirement homes.

Conversely, Laval and the South Shore have not received their fair shares of starts. We can therefore think that these sectors have a certain potential, a situation that particularly holds true in the most central part of the South Shore. In fact, it should be noted that various projects, currently under review or under development, are precisely aimed at these sectors of Greater Montréal.

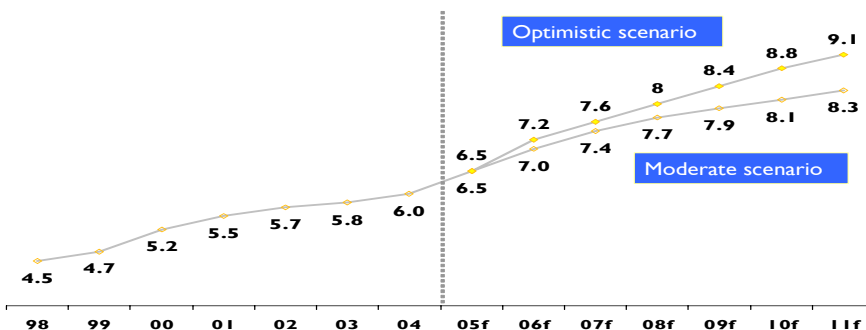
Retirement home market: the growth challenge

Demographic changes alone will not allow for the absorption of all the units that have been built in the past two years and that will continue to arrive on the market. For the newly built units to find takers, it will be necessary for the market to make some breakthroughs among seniors and, as a result, for the penetration rate to continue rising.

Already on the rise since the end of the 1990s, when fewer than 5 per cent of people aged 65 years or older lived in retirement homes in Greater Montréal, the penetration rate is bound to keep climbing significantly, as newly built units become available for rent. On the assumption that a small proportion of units do not find takers, corresponding to a vacancy rate of 4 per cent, we could anticipate that more than 8 per cent of seniors will live in retirement homes by the end of the decade.

Penetration rate scenarios

% of People 65 Years + Living in a Retirement Home



Source: CMHC (f. forecast)

Two scenarios are presented here. The moderate scenario assumes levels of construction that would remain high but then fall below 2,000 units per year at the end of the decade. In the case of the optimistic scenario, the annual results would stay between 2,500 and 3,000 starts in Greater Montréal.

It can therefore be seen that, even with a more moderate scenario, the penetration rate will have to rise considerably for the available units to massively find takers. Only a “pessimistic” scenario, where activity would be limited to 1,000 new units per year, would allow the penetration rate to stay close to 7 per cent from now until 2011.

As well, apart from the scenario retained, it should be noted that the penetration rates should level off to a certain extent in five or six years. This is because the increase in the number of seniors will be stronger at the end than at the beginning of the decade, which will cause the proportion of people living in retirement homes to stabilize.

However, the gains will be twice as great among people aged from 65 to 74 years than for those aged 75 years or older, who will see their population grow at a slower pace than the rate registered in the last ten years. The increase will therefore not come from the traditional retirement housing client group, hence the challenge of attracting more independent clients.

In fact, this willingness can be seen among a number of developers, who are aware of the need to make breakthroughs, for example, by further attracting retirees who are still active. The market effectively seems increasingly prepared to take up these challenges. Notably on account of their often very large size, the new projects have the capacity to offer a multitude of services, in modern units.

Retirement home concentrations

Here, we will return to an analysis performed last year that examined the penetration rates in different sectors of Greater Montréal. This time, we will retain only the zones where the rates are already high or will likely become high with the projects currently under construction.

Highest penetration rates

- Island of Montréal – north 20%
- Saint-Jérôme 20%
- West-Island 17%
- MRC l'Assomption 15%
- South Shore – east 13%
- Island of Montréal – east 11%

Source: CMHC

It can also be noted that more specific sectors are presented, on top of the zones that are usually analyzed. The first sector, for instance, corresponds to Montréal-Nord, the eastern part of Ahuntsic (Sault-aux-Récollets) and the western part of Rivière-des-Prairies. In sum, it represents this high concentration of buildings along Rivière des Prairies, where there are just over 5,000 units intended for seniors, corresponding to 20 per cent of the population aged 65 years or older.

This zone is not the only one to offer many units in relation to its immediate population. In fact, the Saint-Jérôme area also has a penetration rate of 20 per cent. This high percentage obviously conceals the fact that the retirement homes might be attracting households who live outside the area, a situation that also holds true for the northern part of Montréal. These penetration rates are therefore not abnormal. However, these zones must remain centres of attraction in a market that is increasingly tending to become segmented.

These sectors are followed by the western part of the Island of Montréal, where the penetration rate was barely 9 per cent three years ago. This zone is therefore the one where this rate went up the most.

Back on the north side of Montréal, in the eastern part, the MRC de l'Assomption (Repentigny and the neighbouring municipalities) has a supply of units corresponding to 15 per cent of all people aged 65 years or older. This rate stood at about 8 per cent last year, a situation that continues to prevail in the other sectors on the North Shore. The municipality of Repentigny and its neighbours therefore got developers to buy into their sector as being a good place to build retirement homes as, in the last three years, this zone has been the site of two thirds of the new residences developed on the North Shore (excluding Saint-Jérôme).

Finally, both the eastern part of the South Shore and the eastern part of the Island of Montréal saw their penetration rates rise, to 13 per cent and 11 per cent, respectively. It should be noted that, on the South Shore, the municipalities located along the Richelieu River also seem to hold a certain appeal, as some new retirement homes have been built there, as well.

Survey Zones

Zones	Municipalities / Districts
(1) Island Centre	Downtown (Mtl), Notre-Dame-de-Grâce (Mtl), Côte-Saint-Luc, Côte-Des-Neiges (Mtl), Montréal-Ouest, Hampstead, Westmount, Mont-Royal, Plateau Mont-Royal (Mtl), Outremont, Rosemont (Mtl), Villeray (Mtl), Verdun, Southwest (Mtl).
(2) Island West	Beaconsfield, Senneville, Roxboro, Saint-Anne-de-Bellevue, Pierrefonds, île Bizard, île Dorval, Sainte-Genève, Baie-d'Urfé, Kirkland, Lasalle, Lachine, Dorval, Dollar-des-Ormeaux, Pointe-Claire, Saint-Laurent.
(3) Island North	Cartierville (Mtl), Montréal-Nord, Rivière-des-Prairies (Mtl), Ahuntsic (Mtl).
(4) Island East	Montréal-Est, Pointe-aux-Trembles (Mtl), Mercier (Mtl), Anjou (Mtl), Saint-Léonard, Hochelaga-Maisonneuve (Mtl).
(5) Vaudreuil-Soulanges	Pincourt, Hudson, Saint-Lazare, Les Cèdres, Pointe-des-Cascades, Vaudreuil-Dorion, Terrasse-Vaudreuil, Vaudreuil-sur-le-Lac, Notre-Dame-de-l'île-Perrot, île Perrot, île Cadieux.
(6) Laval	Laval
(7) North-Shore	La Plaine, Lachenaie, Terrebonne, Mascouche, L'Assomption, Repentigny, Le Gardeur, Charlemagne, L'Épiphanie, Saint-Gérard-Majella, Saint-Sulpice, Blainville, Sainte-Thérèse, Boisbriand, Bois-des-Filion, Rosemère, Lorraine, Saint-Anne-des-Plaines, Mirabel, Gore, Saint-Colomban, Saint-Placide, Deux-Montagnes, Oka, Sainte-Marthe-sur-le-Lac, Pointe-Calumet, Saint-Joseph-du-lac, Saint-Eustache, Saint-Antoine-de-Lavaltrie.
(8) Saint-Jérôme	Saint-Antoine, Lafontaine, Saint-Jérôme, Bellefeuille.
(9) South-Shore Centre	Longueuil, Brossard, Saint-Hubert, Saint-Lambert, Lemoyne, Greenfield Park.
(10) South-Shore East	Boucherville, Varennes, Sainte-Julie, Saint-Bruno, Saint-Basile-le-Grand, Saint-Amable, Mont-Saint-Hilaire, Beloeil, Otterburn Park, Saint-Mathieu-de-Beloeil, McMasterville, Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu, Notre-Dame-de-Bon-Secours.
(11) South-Shore West	LaPrairie, Candiac, Saint-Constant, Sainte-Catherine, Delson, Saint-Philippe, Saint-Isidore, Mercier, Châteauguay, Léry, Beauharnois, Melocheville, Maple Grove, Kahnawake, Saint-Mathieu.

LIST OF

TABLES

2005

Table 1.1

**Universe of Apartments for Seniors
by Large Geographical Sector
Private Retirement Homes with 20 or More Units
In Number of Buildings and Units
Montréal Metropolitan Area
1987 to 2004**

Year	Island of Montréal*		Laval & North-Shore		South-Shore		Total	
	# Bldgs.	# Units	# Bldgs.	# Units	# Bldgs.	# Units	# Bldgs.	# Units
1987	30	3,990	5	1,086	2	269	37	5,345
1988	37	4,808	8	1,397	3	367	48	6,572
1989	45	5,910	13	2,541	8	881	66	9,332
1990	51	6,542	17	2,720	12	1,420	80	10,682
1991	56	7,279	19	2,835	13	1,461	88	11,575
1992	56	7,187	19	2,814	14	1,515	89	11,516
1993	58	7,375	19	2,808	14	1,510	91	11,693
1994	59	7,470	19	2,814	14	1,529	92	11,813
1995	61	7,621	19	2,830	15	1,743	95	12,194
1996	62	7,666	20	2,852	18	2,120	100	12,638
1997	61	7,609	22	2,939	19	2,304	102	12,852
1998	61	7,610	22	2,933	19	2,353	102	12,896
1999	67	8,663	23	3,074	19	2,408	109	14,145
2000	77	8,905	31	3,843	21	2,336	129	15,084
2001	83	10,397	33	3,994	25	2,498	141	16,889
2002	87	10,786	37	4,294	27	2,756	151	17,836
2003	89	10,973	42	4,898	27	2,830	158	18,701
2004	86	11,782	44	5,085	28	2,992	158	19,859

* Including Vaudreuil-Soulanges

Source: CMHC

Table 1.2

**Universe of Apartments for Seniors
by Building Size
Private Retirement Homes with 20 or More Units
In Number of Buildings and Units
Montréal Metropolitan Area
1987 to 2004**

Year	20 to 49 units		50 to 99 units		100 or more units		Total	
	# Bldgs.	# Units	# Bldgs.	# Units	# Bldgs.	# Units	# Bldgs.	# Units
1987	2	84	11	968	24	4,293	37	5,345
1988	5	195	14	1,229	29	5,148	48	6,572
1989	7	276	15	1,304	44	7,752	66	9,332
1990	11	391	19	1,572	50	8,719	80	10,682
1991	13	458	19	1,573	56	9,544	88	11,575
1992	15	549	18	1,516	56	9,451	89	11,516
1993	15	551	19	1,596	57	9,546	91	11,693
1994	16	587	19	1,596	57	9,630	92	11,813
1995	17	600	22	1,847	56	9,747	95	12,194
1996	18	620	24	1,958	58	10,060	100	12,638
1997	19	643	24	1,909	59	10,300	102	12,852
1998	19	643	24	1,908	59	10,345	102	12,896
1999	21	721	24	1,873	64	11,551	109	14,145
2000	22	688	37	2,579	70	11,817	129	15,084
2001	22	785	38	2,538	81	13,566	142	16,889
2002	23	802	40	2,778	88	14,256	151	17,836
2003	24	867	40	2,827	94	15,007	158	18,701
2004*	25	911	32	2,063	101	16,885	158	19,859

Source: CMHC

* Certain buildings changed their purpose and no longer meet our criteria for the average age of 65 years or older.

Table 1.3

**Universe of Apartments for Seniors
by Unit Size
Private Retirement Homes with 20 or More Units
In Number of Units
Montréal Metropolitan Area
1987 to 2004**

Year	Studio	1-Bedroom	2-Bedroom +	Total
1987	1,699	2,682	964	5,345
1988	1,991	3,363	1,218	6,572
1989	2,822	4,969	1,541	9,332
1990	3,074	5,613	1,995	10,682
1991	3,607	5,953	2,015	11,575
1992	3,698	5,797	2,021	11,516
1993	3,664	5,969	2,060	11,693
1994	3,738	6,014	2,061	11,813
1995	3,975	6,130	2,089	12,194
1996	4,020	6,466	2,152	12,638
1997	4,142	6,530	2,180	12,852
1998	4,232	6,507	2,157	12,896
1999	5,044	6,845	2,256	14,145
2000	4,962	7,397	2,725	15,084
2001	5,367	8,581	2,941	16,889
2002	5,432	9,224	3,180	17,836
2003	5,366	9,954	3,381	18,701
2004	6,101	10,307	3,451	19,859

Source: CMHC

Table 1.4

**Universe of Apartments for Seniors
by Rent Range
Private Retirement Homes with 20 or More Units
In Number of Buildings and Units
Montréal Metropolitan Area
2000 to 2004**

Year	Lower-range		Mid-range		Upper-range		Total	
	# Bldgs.	# Units	# Bldgs.	# Units	# Bldgs.	# Units	# Bldgs.*	# Units*
2000	65	5,452	44	7,154	15	1,939	124	14,545
2001	63	6,078	56	7,797	20	2,904	139	16,779
2002	58	5,306	68	8,981	23	3,283	149	17,570
2003	56	5,032	77	10,122	24	3,338	157	18,492
2004	45	4,262	81	10,947	32	4,650	158	19,859

Definition of monthly rent ranges

	Studio	1-Bedroom	2-Bedroom
Lower-range	<\$600	<\$800	<\$1,000
Mid-range	\$600 to \$1,000	\$800 to \$1,200	\$1,000 to \$1,400
Upper-range	>\$1,000	>\$1,200	>\$1,400

* These figures do not correspond to the total number of units, as certain retirement homes refused to disclose rents.

Source: CMHC

Table 1.5

**Universe of Apartments for Seniors
by Meal Service Formula
Private Retirement Homes with 20 or More Units
In Number of Buildings and Units
Montréal Metropolitan Area
1987 to 2004**

Year	Unavailable		Optional		Mandatory		Total	
	# Bldgs.	# Units	# Bldgs.	# Units	# Bldgs.	# Units	# Bldgs.*	# Units *
1987	27	3,483	9	1,776	1	86	37	5,345
1988	31	3,687	16	2,799	1	86	48	6,572
1989	36	4,259	26	4,565	4	508	66	9,332
1990	42	4,604	32	5,408	6	670	80	10,682
1991	45	4,785	37	6,110	6	680	88	11,575
1992	46	4,834	37	6,016	6	666	89	11,516
1993	47	4,978	37	5,966	7	749	91	11,693
1994	47	4,984	38	6,080	7	749	92	11,813
1995	48	4,983	39	6,345	8	866	95	12,194
1996	52	5,313	40	6,472	8	853	100	12,638
1997	52	5,261	41	6,712	9	879	102	12,852
1998	52	5,263	41	6,754	9	879	102	12,896
1999	60	6,669	33	5,629	16	1,847	109	14,145
2000	70	7,684	35	5,146	17	1,312	122	14,142
2001	74	8,045	47	6,684	18	2,050	139	16,779
2002	68	6,442	60	8,666	20	2,446	148	17,554
2003	62	5,638	74	10,459	20	2,379	156	18,476
2004	53	5,075	82	11,516	23	3,268	158	19,859

* These figures do not correspond to the total number of units, as certain retirement homes refused to disclose rents.

Source: CMHC

Table 1.6

**Universe of Room-and-Board for Seniors
by Large Geographical Sector
Private Retirement Homes with 20 or More Units
In Number of Buildings and Beds
Montréal Metropolitan Area
1998 to 2004**

Year	Island of Montréal*		Laval & North-Shore		South-Shore		Total	
	# Bldgs.	# Beds	# Bldgs.	# Beds	# Bldgs.	# Beds	# Bldgs.	# Beds
1998	-	3,247	-	1,553	-	1,379	-	6,179
1999	-	3,180	-	1,777	-	1,528	-	6,485
2000	63	3,879	40	2,159	39	2,098	142	8,136
2001	64	3,928	39	2,153	40	2,210	143	8,291
2002	64	3,973	41	2,345	40	2,044	145	8,362
2003	63	3,902	41	2,358	38	2,049	142	8,309
2004	63	3,898	40	2,344	40	2,141	143	8,383

* Including Vaudreuil-Soulanges

Source: CMHC

Table 1.7

**Universe of Room-and-Board for Seniors
by Building Size
Private Retirement Homes with 20 or More Units
In Number of Buildings and Beds
Montréal Metropolitan Area
1998 to 2004**

Year	20 to 49 units		50 to 99 units		100 or more units		Total	
	# Bldgs.	# Beds	# Bldgs.	# Beds	# Bldgs.	# Beds	# Bldgs.	# Beds
1998	-	2,272	-	2,148	-	1,744	-	6,179
1999	-	2,501	-	2,279	-	1,687	-	6,485
2000	77	2,436	32	2,112	33	3,588	142	8,136
2001	73	2,318	39	2,559	31	3,414	143	8,291
2002	72	2,270	40	2,663	33	3,429	145	8,362
2003	67	2,093	42	2,785	33	3,431	142	8,309
2004	65	1,976	44	2,949	34	3,458	143	8,383

Source: CMHC

Table 1.8

**Universe of Room-and-Board for Seniors
by Occupation Type
Private Retirement Homes with 20 or More Units
In Number of Buildings and Beds
Montréal Metropolitan Area
1998 to 2004**

Year	Single occupancy		Double or triple occupancy		Total	
	# Bldgs.	# Beds	# Bldgs.	# Beds	# Bldgs.	# Beds
1998	-	5,188	-	991	-	6,179
1999	-	5,534	-	951	-	6,485
2000	141	7,159	71	977	142	8,136
2001	143	7,345	70	946	143	8,291
2002	145	7,468	68	894	145	8,362
2003	142	7,386	64	923	142	8,309
2004	143	7,494	54	889	143	8,383

Source: CMHC

Table 1.9

**Universe of Room-and-Board for Seniors
by Rent Range
Private Retirement Homes with 20 or More Units
In Number of Buildings and Beds
Montréal Metropolitan Area
2000 to 2004**

Year	Lower-range		Mid-range		Upper-range		Total	
	# Bldgs.	# Beds	# Bldgs.	# Beds	# Bldgs.	# Beds	# Bldgs.*	# Units *
2000	65	3,320	50	3,028	22	1,511	137	7,859
2001	55	2,461	65	4,365	23	1,651	143	8,477
2002	47	2,181	65	3,976	25	1,740	137	7,897
2003	44	2,138	72	4,380	26	1,791	142	8,309
2004	32	1,625	79	4,588	32	2,170	143	8,383

Definition of monthly rent ranges

Single occupancy	
Lower-range	<\$1000
Mid-range	\$1000 to \$1,400
Upper-range	>\$1,400

* These figures do not correspond to the total number of units, as certain retirement homes refused to disclose rents.

Source: CMHC

Table 1.10

**Universe of Room-and-Board for Seniors
by Detailed Zone
Private Retirement Homes with 20 or More Units
In Number of Buildings
Montréal Metropolitan Area
2004**

Zones	Apartments	Room-and-Board	Mixed	Total
Island of Montréal	73	48	14	135
(1) Island Centre	16	22	6	44
(2) Island West	20	5	3	28
(3) Island North	32	10	3	45
(4) Island East	5	11	2	18
Vaudreuil-Soulanges (5)	1	2	0	3
Laval and North-Shore	38	33	7	78
(6) Laval	17	8	3	28
(7) North-Shore	15	23	2	40
(8) Saint-Jérôme	6	2	2	10
South-Shore	16	28	12	56
(9) South-Shore Centre	9	9	7	25
(10) South-Shore East	3	14	3	20
(11) South-Shore West	4	5	2	11
MONTRÉAL METROPOLITAN	128	111	33	272

Source: CMHC

Table 1.11

**Universe of Room-and-Board for Seniors
by Detailed Zone
Private Retirement Homes with 20 or More Units
In Number of Units
Montréal Metropolitan Area
2004**

Zones		Apartments*	Room-and-Board*	Total
Island of Montréal		11,636	3,796	15,432
(1)	Island Centre	2,615	1,600	4,215
(2)	Island West	2,729	578	3,307
(3)	Island North	5,066	593	5,659
(4)	Island East	1,226	1,025	2,251
Vaudreuil-Soulanges (5)		146	102	248
Laval and North-Shore		5,085	2,344	7,429
(6)	Laval	3,133	606	3,739
(7)	North-Shore	1,288	1,220	2,508
(8)	Saint-Jérôme	664	518	1,182
South-Shore		2,992	2,141	5,133
(9)	South-Shore Centre	2,015	771	2,786
(10)	South-Shore East	548	886	1,434
(11)	South-Shore West	429	484	913
MONTRÉAL METROPOLITAN		19,859	8,383	28,242

* Including units in mixed retirement homes.

Source: CMHC

Table 2.1

**Vacancy Rates of Apartments for Seniors
by Large Geographical Sector
Private Retirement Homes with 20 or More Units
Montréal Metropolitan Area
1991 to 2004**

Year	Island of Montréal*	Laval & 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%
2000	1.4%	1.5%	0.9%	1.3%
2001	1.9%	0.9%	0.7%	1.5%
2002	1.7%	0.6%	0.6%	1.3%
2003	1.4%	0.7%	0.3%	1.1%
2004	3.7%	1.3%	2.1%	2.8%

* Including Vaudreuil-Soulanges

Source: CMHC

Table 2.2

**Vacancy Rates of Apartments for Seniors
by Building Size
Private Retirement Homes with 20 or More Units
Montréal Metropolitan Area
1991 to 2004**

Year	20 to 49 units	50 to 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%	10.1%	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%
2000	1.0%	2.4%	1.1%	1.3%
2001	1.1%	1.0%	1.6%	1.5%
2002	0.5%	0.3%	1.5%	1.3%
2003	0.8%	0.7%	1.2%	1.1%
2004	2.1%	1.0%	3.1%	2.8%

Source: CMHC

Table 2.3

**Vacancy Rates of Apartments for Seniors
by Unit Size
Private Retirement Homes with 20 or More Units
Montréal Metropolitan Area
1991 to 2004**

Year	Studio	1-bedroom	2-bedroom +	Total
1991	9.6%	15.2%	9.3%	12.4%
1992	9.9%	11.0%	9.4%	10.2%
1993	9.6%	9.9%	8.8%	9.5%
1994	7.5%	5.0%	6.1%	5.9%
1995	6.8%	3.2%	6.0%	5.0%
1996	4.5%	2.6%	3.7%	3.4%
1997	5.1%	2.7%	3.8%	3.6%
1998	4.7%	2.3%	2.2%	3.1%
1999	3.5%	1.0%	1.6%	2.0%
2000	2.5%	0.9%	0.5%	1.3%
2001	2.9%	0.9%	0.6%	1.5%
2002	2.9%	0.7%	0.2%	1.3%
2003	2.6%	0.5%	0.4%	1.1%
2004	6.4%	1.3%	1.1%	2.8%

Source: CMHC

Table 2.4

**Vacancy Rates of Apartments for Seniors
by Rent Range
Private Retirement Homes with 20 or More Units
Montréal Metropolitan Area
2000 to 2004**

Year	Lower-range	Mid-range	Upper-range	Total
2000	2.1%	0.9%	1.3%	1.3%
2001	1.1%	1.2%	3.2%	1.5%
2002	1.3%	1.1%	1.7%	1.3%
2003	1.4%	0.7%	1.7%	1.1%
2004	1.1%	2.8%	4.5%	2.8%

Definition of monthly rent ranges

	Studio	1-bedroom	2-bedroom
Lower-range	<\$600	<\$800	<\$1,000
Mid-range	\$600 to \$1,000	\$800 to \$1,200	\$1,000 to \$1,400
Upper-range	>\$1,000	>\$1,200	>\$1,400

Source: CMHC

Table 2.5

**Vacancy Rates of Apartments for Seniors
by Meal Service Formula
Private Retirement Homes with 20 or More Units
Montréal Metropolitan Area
1991 to 2004**

Year	Unavailable	Optional	Mandatory	Total
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%
2000	1.7%	1.0%	1.1%	1.3%
2001	1.5%	1.2%	1.5%	1.5%
2002	0.7%	1.6%	1.6%	1.3%
2003	0.7%	1.0%	2.1%	1.1%
2004	1.0%	1.8%	9.2%	2.8%

Source: CMHC

Table 2.6

**Vacancy Rates of Apartments for Seniors
by Detailed Zone
Private Retirement Homes with 20 or More Units
Montréal Metropolitan Area
2003 to 2004**

Zones	Studio		1-bedroom		2-bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004
Island of Montréal*	3.0%	7.7%	0.8%	1.4%	0.6%	1.8%	1.4%	3.7%
(1) Island Centre	1.6%	1.8%	1.4%	2.4%	0.0%	0.9%	1.3%	2.0%
(2) Island West	3.5%	13.7%	1.5%	2.3%	0.6%	2.4%	1.9%	5.7%
(3) Island North	3.0%	1.8%	0.2%	0.5%	0.0%	0.4%	1.1%	0.9%
(4) Island East	5.6%	22.2%	0.6%	2.3%	1.5%	11.5%	2.3%	14.8%
Vaudreuil-Soulanges (5)	***	***	***	***	***	***	***	***
Laval and North-Shore	2.7%	4.7%	0.2%	0.6%	0.2%	0.2%	0.7%	1.3%
(6) Laval	3.1%	5.3%	0.1%	0.7%	0.4%	0.4%	0.8%	1.7%
(7) North-Shore	1.8%	3.8%	0.2%	0.3%	0.0%	0.0%	0.5%	0.9%
(8) Saint-Jérôme	0.0%	0.0%	0.7%	0.5%	0.0%	0.0%	0.5%	0.3%
South-Shore	0.6%	2.9%	0.1%	2.2%	0.4%	0.6%	0.3%	2.1%
(9) South-Shore Centre	0.5%	3.6%	0.1%	0.8%	0.3%	0.3%	0.3%	1.8%
(10) South-Shore East	0.0%	0.6%	0.0%	0.4%	0.0%	0.0%	0.0%	0.4%
(11) South-Shore West	4.2%	0.0%	0.0%	8.6%	1.2%	2.0%	0.8%	6.1%
MONTRÉAL METROPOLITAN	2.6%	6.4%	0.5%	1.3%	0.4%	1.1%	1.1%	2.8%

* Including Vaudreuil-Soulanges

*** Data confidential, as fewer than three buildings.

Note: Mixed buildings included

Source: CMHC

Table 2.7

**Vacancy Rates of Room-and-Board for Seniors
by Large Geographical Sector
Private Retirement Homes with 20 or More Units
Montréal Metropolitan Area
1995 to 2004**

Year	Island of Montreal*	Laval & 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%
2000	5.1%	5.8%	5.0%	5.2%
2001	6.2%	7.1%	3.2%	5.6%
2002	3.4%	3.7%	1.8%	3.1%
2003	3.8%	3.3%	2.0%	3.2%
2004	3.1%	2.2%	3.7%	3.0%

* Including Vaudreuil-Soulanges

Source: CMHC

Table 2.8

**Vacancy Rates of Room-and-Board for Seniors
by Building Size
Private Retirement Homes with 20 or More Units
Montréal Metropolitan Area
1998 to 2004**

Year	20 à 49 beds	50 à 99 beds	100 or more beds	Total
1998	9.0%	5.8%	7.8%	7.6%
1999	9.0%	6.3%	5.7%	7.2%
2000	6.5%	7.2%	3.0%	5.2%
2001	7.8%	5.3%	4.5%	5.6%
2002	5.1%	1.6%	2.9%	3.1%
2003	5.4%	3.4%	1.6%	3.2%
2004	5.5%	2.4%	2.1%	3.0%

Source: CMHC

Table 2.9

**Vacancy Rates of Room-and-Board for Seniors
by Occupancy Type
Private Retirement Homes with 20 or More Units
Montréal Metropolitan Area
1998 to 2004**

Year	Single occupancy	Double or triple occupancy	Total
1998	8.3%	3.6%	7.6%
1999	7.5%	5.0%	7.2%
2000	5.1%	6.0%	5.2%
2001	5.7%	5.3%	5.6%
2002	3.1%	2.5%	3.1%
2003	3.3%	2.2%	3.2%
2004	3.2%	1.0%	3.0%

Source: CMHC

Table 2.10

**Vacancy Rates of Room-and-Board for Seniors
by Rent Range
Private Retirement Homes with 20 or More Units
Montréal Metropolitan Area
2000 to 2004**

Year	Lower-range	Mid-range	Upper-range	Total
2000	6.6%	4.2%	3.8%	5.2%
2001	7.8%	5.3%	3.6%	5.6%
2002	4.9%	2.2%	3.0%	3.1%
2003	5.9%	2.4%	2.4%	3.2%
2004	3.6%	3.2%	2.2%	3.0%

Definition of monthly rent ranges

Single occupancy	
Lower-range	<\$1000
Mid-range	\$1000 \$ to \$1,400
Upper-range	>\$1,400

Source: CMHC

Table 2.11

**Vacancy Rates of Room-and-Board for Seniors
by Detailed Zone
Private Retirement Homes with 20 or More Units
Montréal Metropolitan Area
2003 to 2004**

Zones	Single occupancy		Double or triple occupancy		Total	
	2003	2004	2003	2004	2003	2004
Island of Montréal*	4.0%	3.3%	2.5%	1.3%	3.8%	3.1%
(1) Island Centre	3.9%	3.9%	10.2%	5.8%	4.4%	4.0%
(2) Island West	3.7%	2.5%	0.0%	0.0%	2.8%	1.9%
(3) Island North	6.4%	4.9%	0.0%	0.0%	6.1%	4.6%
(4) Island East	2.9%	2.0%	0.0%	0.0%	2.4%	1.7%
Vaudreuil-Soulanges (5)	***	***	***	***	***	***
Laval and North-Shore	3.4%	2.4%	2.3%	0.8%	3.3%	2.2%
(6) Laval	1.9%	1.4%	3.3%	0.0%	2.1%	1.2%
(7) North-Shore	4.3%	3.0%	1.4%	1.2%	4.0%	2.8%
(8) Saint-Jérôme	2.9%	2.0%	0.0%	0.0%	2.9%	1.9%
South-Shore	2.1%	3.8%	0.0%	0.0%	2.0%	3.7%
(9) South-Shore Centre	1.4%	1.3%	0.0%	0.0%	1.3%	1.3%
(10) South-Shore East	2.3%	6.5%	0.0%	0.0%	2.2%	6.3%
(11) South-Shore West	2.8%	2.9%	0.0%	0.0%	2.6%	2.7%
MONTRÉAL METRO	3.3%	3.2%	2.2%	1.0%	3.2%	3.0%

* Including Vaudreuil-Soulanges

*** Data confidential, as fewer than three buildings.

Source: CMHC

Table 3.1

**Average Apartment Rents* for Seniors
by Large Geographical Sector
Private Retirement Homes with 20 or More Units
Montréal Metropolitan Area
2000 to 2004**

Year	Island of Montréal**	Laval and North-Shore	South-Shore
2000	\$927	\$801	\$1,013
2001	\$1,008	\$844	\$1,055
2002	\$1,053	\$900	\$1,093
2003***	\$1,113	\$950	\$1,103
2004	\$1,170	\$993	\$1,132

* All services combined.

** Including Vaudreuil-Soulanges

***Certain buildings changed their purpose and no longer meet our criteria for the average age of 65 years or older.

Source: CMHC

Table 3.2

**Average Apartment Rents* for Seniors
by Building Size
Private Retirement Homes with 20 or More Units
Montréal Metropolitan Area
2000 to 2004**

Year	20 to 49 units	50 to 99 units	100 or more units
2000	\$673	\$850	\$930
2001	\$708	\$811	\$1,020
2002	\$742	\$839	\$1,073
2003**	\$773	\$929	\$1,104
2004	\$794	\$953	\$1,157

* All services combined.

**Certain buildings changed their purpose and no longer meet our criteria for the average age of 65 years or older.

Source: CMHC

Table 3.3

**Average Apartment Rents* for Seniors
by Unit Size
Private Retirement Homes with 20 or More Units
Montréal Metropolitan Area
2000 to 2004**

Year	Studio	1-bedroom	2-bedroom
2000	\$795	\$926	\$1,035
2001	\$842	\$1,007	\$1,131
2002	\$885	\$1,054	\$1,165
2003**	\$898	\$1,099	\$1,268
2004	\$961	\$1,134	\$1,352

* All services combined.

**Certain buildings changed their purpose and no longer meet our criteria for the average age of 65 years or older.

Source: CMHC

Table 3.4

**Average Apartment Rents* for Seniors
by Meal Service Formula
Private Retirement Homes with 20 or More Units
Montréal Metropolitan Area
2000 to 2004**

Year	Unavailable	Optional	Mandatory
2000	\$762	\$934	\$1,647
2001	\$767	\$971	\$1,809
2002	\$750	\$968	\$1,911
2003**	\$764	\$1,008	\$1,939
2004	\$783	\$1,066	\$1,795

* All services combined.

**Certain buildings changed their purpose and no longer meet our criteria for the average age of 65 years or older.

Source: CMHC

Table 3.5

**Average Apartment Rents(*) for Seniors
by Detailed Zone
Private Retirement Homes with 20 or More Units
Montréal Metropolitan Area
2003 to 2004**

Zones	Studio		1-bedroom		2-bedroom +	
	2003**	2004	2003**	2004	2003**	2004
Island of Montréal*	\$902	\$966	\$1,177	\$1,213	\$1,410	\$1,515
(1) Island Centre	\$1,078	\$1,100	\$1,554	\$1,616	\$1,642	\$1,689
(2) Island West	\$1,210	\$1,245	\$1,293	\$1,344	\$1,628	\$1,738
(3) Island North	\$693	\$706	\$952	\$965	\$1,231	\$1,265
(4) Island East	\$849	\$1,068	\$1,152	\$1,301	\$1,452	\$1,688
Vaudreuil-Soulanges (5)	***	***	***	***	***	***
Laval and North-Shore	\$760	\$802	\$964	\$999	\$1,087	\$1,139
(6) Laval	\$741	\$780	\$1,017	\$1,060	\$1,139	\$1,178
(7) North-Shore	\$859	\$907	\$918	\$947	\$1,180	\$1,241
(8) Saint-Jérôme	\$572	\$585	\$796	\$809	\$816	\$834
South-Shore	\$1,048	\$1,107	\$1,076	\$1,089	\$1,276	\$1,307
(9) South-Shore Centre	\$1,025	\$1,097	\$1,134	\$1,153	\$1,269	\$1,323
(10) South-Shore East	\$1,244	\$1,273	\$1,089	\$1,111	\$1,534	\$1,557
(11) South-Shore West	\$673	\$713	\$813	\$848	\$968	\$996
MONTRÉAL METRO	\$898	\$961	\$1,099	\$1,134	\$1,268	\$1,352

(*) All services combined.

* Including Vaudreuil-Soulanges

** Certain buildings changed their purpose and no longer meet our criteria for the average age of 65 years or older.

*** Data confidential, as fewer than three buildings.

Source: CMHC

Table 3.6

**Average Room-and-Board Rents* for Seniors
by Large Geographical Sector
Private Retirement Homes with 20 or More Units
Montréal Metropolitan Area
1996 to 2004**

Year	Island of Montréal**	Laval and North-Shore	South-Shore
1996	\$1,031	\$1,097	\$1,104
1997	\$1,043	\$1,093	\$993
1998	\$1,139	\$1,080	\$1,088
1999	\$1,082	\$1,176	\$1,106
2000	\$1,158	\$1,068	\$1,177
2001	\$1,220	\$1,093	\$1,187
2002	\$1,255	\$1,145	\$1,206
2003	\$1,302	\$1,152	\$1,246
2004	\$1,317	\$1,197	\$1,304

* All services combined.

** Including Vaudreuil-Soulanges

Source: CMHC

Table 3.7

**Average Room-and-Board Rents* for Seniors
by Building Size
Private Retirement Homes with 20 or More Units
Montréal Metropolitan Area
2000 to 2004**

Year	20 to 49 units	50 to 99 units	100 or more units
2000	\$1,029	\$1,131	\$1,227
2001	\$1,054	\$1,154	\$1,285
2002	\$1,059	\$1,196	\$1,341
2003	\$1,089	\$1,233	\$1,353
2004	\$1,157	\$1,269	\$1,377

* All services combined.

Source: CMHC

Table 3.8

**Average Room-and-Board Rents* for Seniors
by Occupancy Type
Private Retirement Homes with 20 or More Units
Montréal Metropolitan Area
2000 to 2004**

Year	Single occupancy	Double or triple occupancy
2000	\$1,172	\$877
2001	\$1,203	\$949
2002	\$1,232	\$1,008
2003	\$1,258	\$1,033**
2004	\$1,303	\$999

* All services combined.

**Certain buildings changed their purpose and no longer meet our criteria for the average age of 65 years or older.

Source: CMHC

Table 3.9

**Average Room-and-Board Rents(*) for Seniors
by Detailed Zone
Private Retirement Homes with 20 or More Units
Montréal Metropolitan Area
2003 to 2004**

Zones	Single occupancy		Double or triple occupancy	
	2003	2004	2003**	2004
Island of Montréal*	\$1,309	\$1,345	\$1,089	\$1,012
(1) Island Centre	\$1,324	\$1,347	\$1,300	\$1,204
(2) Island West	\$1,541	\$1,610	***	***
(3) Island North	\$1,123	\$1,223	\$1,052	\$917
(4) Island East	\$1,289	\$1,278	\$881	\$883
Vaudreuil-Soulanges (5)	***	***	***	***
Laval and North-Shore	\$1,175	\$1,222	\$954	\$982
(6) Laval	\$1,438	\$1,467	\$933	\$940
(7) North-Shore	\$1,093	\$1,152	\$969	\$998
(8) Saint-Jérôme	\$1,075	\$1,103	***	***
South-Shore	\$1,255	\$1,312	\$1,007	\$1,002
(9) South-Shore Centre	\$1,470	\$1,521	***	***
(10) South-Shore East	\$1,119	\$1,214	\$961	\$1,023
(11) South-Shore West	\$1,136	\$1,144	\$873	\$887
MONTREAL METRO	\$1,258	\$1,303	\$1,033	\$999

(*) All services combined.

* Including Vaudreuil-Soulanges

** Certain buildings changed their purpose and no longer meet our criteria for the average age of 65 years or older.

*** Data confidential, as fewer than three buildings.

Source: CMHC

Table 4.0

Features
Percentage of Residences Offering a Specific Service
Private Retirement Homes with 20 or More Units
Montréal Metropolitan Area
2004

Services	Apartment	Room-and-board
Cable television	81%	84%
Worship service	86%	96%
Banking counter	60%	27%
Hairdresser	78%	93%
Convenience store	51%	18%
Swimming pool	44%	8%
Footpath	53%	39%
Bedding	31%	85%
Clothes cleaning	34%	80%
24-hour on-site medical care	57%	73%
Limited medical care (visits)	21%	24%
Housekeeping	54%	93%
Furniture	24%	79%
Indoor parking	58%	18%
Outdoor parking	76%	83%
Supervision	91%	96%
Intercom system	76%	91%
Transportation system	42%	34%
Other services	58%	53%

Source: CMHC

Methodology

The **survey universe** includes **all privately initiated retirement homes with 20 or more units**, enumerated in the Montréal census metropolitan area. The survey is conducted in October every year, and the retirement homes covered must have been in operation for at least three months.

The data collected on vacancy rates and rents was compiled by building type, building size, market zone and dwelling type, among other factors.

The **rent data** corresponds to the actual amount paid by tenants for their dwelling. Certain services such as meals, care and recreational activities may be included in the monthly rental rates. Monthly rents indicated in this publication reflect the average rent for the different dwellings, regardless of the services included. However, some tables make a distinction between rents for apartments with mandatory meals (included in the rent) and optional meals (excluded from the rent).

Apartment retirement homes are divided into three categories, according to the type of meal service offered. As a result, in certain 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 or they can pay for their meals individually. The amount so paid is not included in the monthly rent. Finally, there may also be no meal service available.

In the case of room-and-board retirement homes, meals are included in the rental rates. As well, for double occupancy or other types of rooms, the rates are based on the rent paid by each tenant and not on the total rent paid for the room.

It should be noted that the survey does not aim to measure changes in rents, but rather to provide an indication of rent levels. As well, in each zone, the average rents may be strongly influenced by the presence of retirement homes where the rents are very different from the average, which explains some of the disparities between the zones.

The results for apartment retirement homes also take into account the apartments found in **mixed retirement homes** (including both apartments and rooms). Likewise, the results for room-and-board retirement homes take into account the rooms contained in mixed retirement homes.

Definitions

Retirement home: A housing project intended for and serving clients whose average age is 65 years or older. The project must not be linked to the public health system (admission is not controlled by the government or its representatives). The dwellings can be either apartments or rooms. Retirement homes can offer a variety of support services (supervision, medical care, housekeeping, etc.).

Apartment retirement home: A building providing self-contained dwellings, that is, units with a full kitchen and bathroom. A meal service may be mandatory (included in the rental rates), optional (for an additional charge) or unavailable.

Room-and-board retirement home: A building providing single occupancy, double occupancy or other types of rooms. As applicable, the bathroom may be private or shared. This type of retirement home offers meals.

Mixed retirement home: A building providing both apartments and rooms.

Privately initiated retirement home: A building owned by an individual or a private company and not directly subsidized by a public agency. Conversely, all publicly initiated retirement homes, such as low-rent housing and buildings owned and administered by CMHC, the Société d'habitation du Québec (SHQ), a municipal housing bureau or a non-profit organization (NPO), are excluded.

Vacancy: A unit is considered to be vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Acknowledgment

The retirement home market survey could not have been conducted without the valuable cooperation of the owners and managers of these retirement homes. We greatly acknowledge their hard work and assistance in providing timely and accurate information.

Confidentiality

The retirement home market survey aims to produce reliable statistics to provide an overview of the market in order to facilitate decision making for the various housing sector stakeholders. All the information collected on vacant units, services and rents is strictly confidential and never disclosed individually. The results are published in the form of averages for all retirement homes in a given category or survey zone.

As well, the survey results are confidential if they are compiled from a universe comprising fewer than three buildings.

This CMHC report gives the results of the annual survey conducted in the fall of 2004 on the privately initiated retirement home market in the Montréal metropolitan area. This annual report presents vacancy rates, rents and an analysis of the main results derived from the information provided by the people in charge questioned at the time of the survey.

These CMHC survey results are the most comprehensive data on the retirement home market in the Montréal metropolitan area. They are useful to lenders, mortgage brokers, property managers, investors, appraisers, owners, tenants, housing advisors and decision makers, various government departments and agencies, as well as several related industries.

*For further information about the Products and Services offered by the
CMHC market Analysis Centre,*

Please contact our Customer Service:

1 866 855-5711

or by
Email: **cam_qc@cmhc.ca**

or visit our Web site: **www.cmhc.ca**

© 2005 Canada Mortgage and Housing Corporation. All rights reserved. No portion of this publication may be reproduced, stored in a retrieval system or transmitted in any form or by any means, mechanical, electronic, photocopying, recording or otherwise without the prior written permission of Canada Mortgage and Housing Corporation. Without limiting the generality of the foregoing, no portion of this publication may be translated from English into any other language without the prior written permission of Canada Mortgage and Housing Corporation. The information, analyses and opinions contained in this publication are based on various sources believed reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibilities.