



T H E

# RETIREMENT HOME

MARKET STUDY



2006 MONTRÉAL

# Retirement Home Market Study

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**2006 Montréal**

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# Montréal

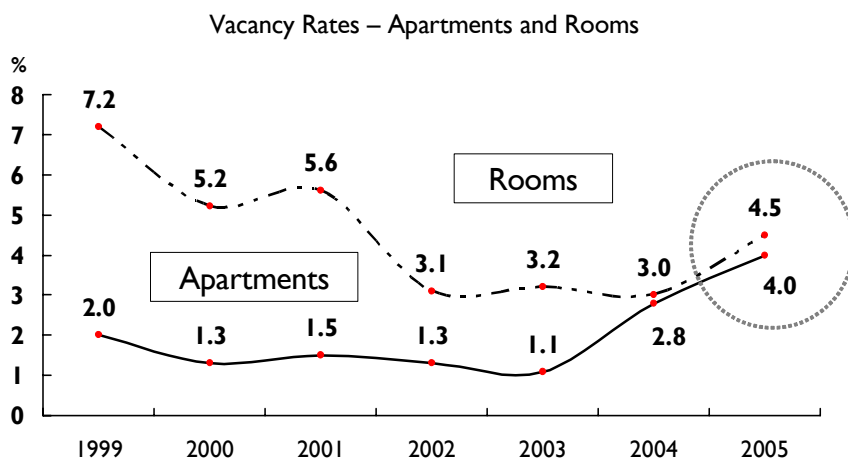
## Census Metropolitan Area

### Retirement home construction raises the vacancy rate in Greater Montréal

According to the latest annual CMHC retirement home market survey results, the overall vacancy rate in retirement homes went up again in 2005 and has now reached 4.1 per cent, compared to 2.9 per cent in 2004. This was a second consecutive increase, which was mainly attributable to the construction of many retirement homes in Greater Montréal. Given the aging of the population, the retirement home market is stirring up more interest among real estate developers. Since 2003, nearly 9,000<sup>1</sup> housing units for people aged 65 years or older have been built and, again this year, several large projects will get under way. This new supply has helped the market to ease after having attained a low point in 2003, with an overall vacancy rate of 1.7 per cent.

GREATER MONTRÉAL RETIREMENT HOME MARKET

## Vacancy Rates Rise in Retirement Homes



Source: CMHC



<sup>1</sup> Out of this number, just over 4,000 units have so far been included in our survey universe.

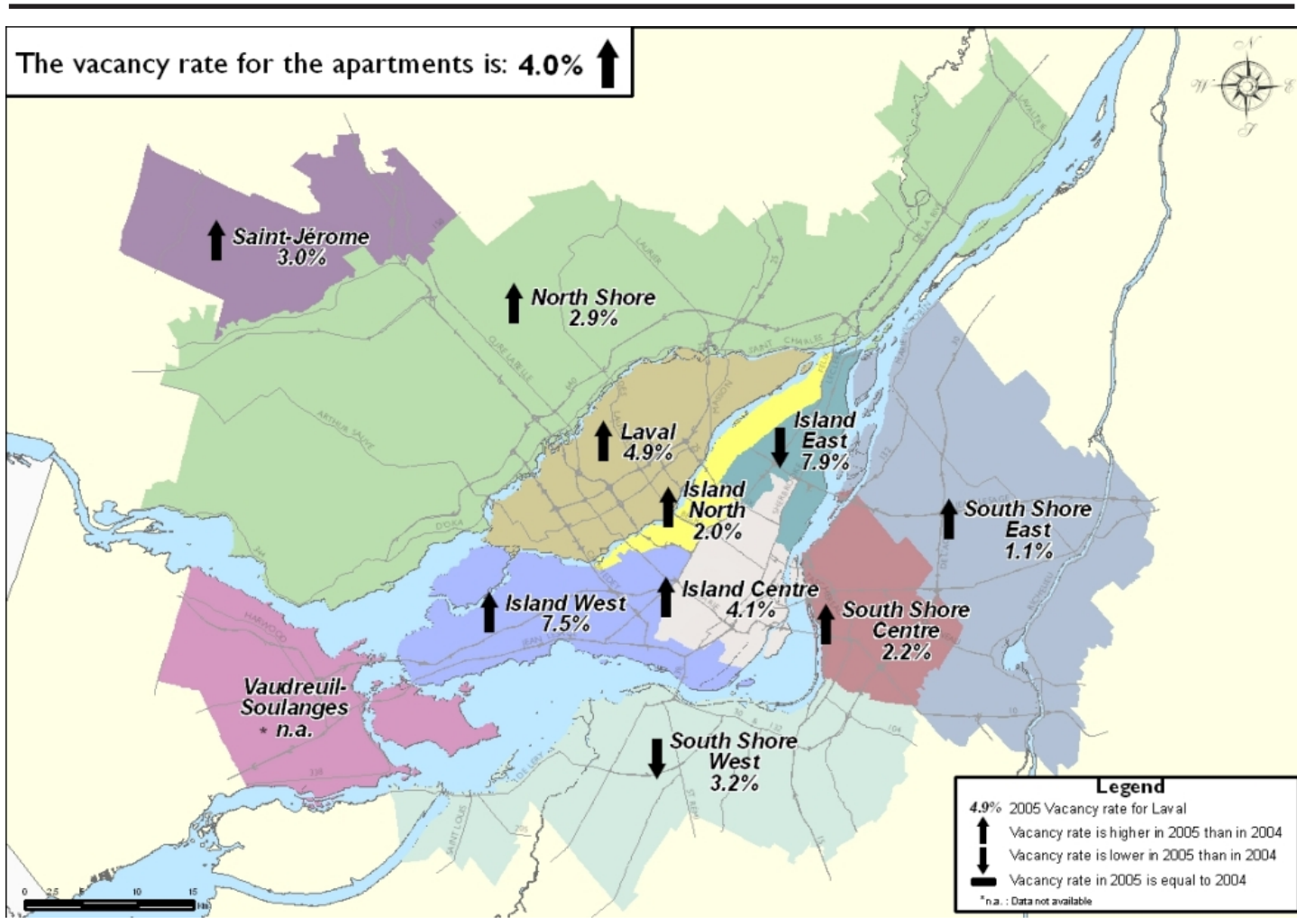
The results of this latest survey suggest that, if the current pace of construction is maintained over the next few years, there will be a surplus on the market, unless developers make significant breakthroughs among people aged 65 years or older.

## Apartment retirement homes

### Vacancy rate increases

Our survey revealed that 885 apartments for seniors were unoccupied in Greater Montréal in October 2005. This figure represents a vacancy rate of 4.0 per cent, up by 1.2 percentage points over the level recorded at the time of the 2004 survey. This increase was not unrelated to the recent opening of several new retirement homes (see Table 1.1), especially in the upper-range segment (see Table 1.4 on page 29 for the definition of the rent ranges). In all, the Montréal metropolitan area now has more than 22,000 apartments divided among 174 residences.

Map 1



Once again this past fall, two-bedroom units had the lowest vacancy rate (2.5 per cent), while 4.9 per cent of bachelor apartments were vacant (see Table 2.3). The vacancy rate attained 4.0 per cent for one-bedroom apartments<sup>2</sup>.

By large sector, it was still slightly easier to find an apartment on the Island of Montréal than in the suburbs (see Map 1). The vacancy rate reached 4.4 per cent on the Island, up over the rate of 3.7 per cent attained in 2004. The zones located at the eastern and western tips of the Island posted the highest vacancy rates, at 7.9 per cent and 7.5 per cent, respectively.

In the suburbs, the construction of a few retirement homes in the Laval and North Shore sector brought up the vacancy rate (4.0 per cent, compared to 1.3 per cent in 2004). In Laval, the vacancy rate jumped up, from 1.7 per cent to 4.9 per cent, but this increase was partly attributable to the high numbers of unoccupied units in just a few retirement homes. The North Shore (2.9 per cent in 2005, compared to 0.9 per cent in 2004) and the Saint-Jérôme zone (3.0 per cent in 2005, versus 0.3 per cent in 2004) also recorded marked vacancy rate hikes. Some newer projects seem to be facing a less vigorous demand and experiencing more difficulty in renting out their last units.

Lastly, on the South Shore, the vacancy rate remained stable at 2.0 per cent, but there were almost no unoccupied two-bedroom apartments (0.4 per cent). With a vacancy rate of 1.1 per cent, the East South Shore zone had the lowest proportion of unoccupied units in Greater Montréal.

## **Average rent for one-bedroom apartments rises by 4 per cent**

People occupying one-bedroom apartments in retirement homes must pay more than double the average rent for apartments of the same size in conventional rental buildings. The rental rates for one-bedroom retirement housing units reached an average of \$1,179 per month in Greater Montréal, for an increase of 4.0 per cent over last year.

It was on the Island of Montréal that one-bedroom apartments were the most expensive (\$1,262). On average, the rent for an apartment of this type on the Island was 23 per cent higher than in the Laval and North Shore sector and 10 per cent higher than on the South Shore.

More specifically, it was the Centre Island sector that had the highest rent (\$1,577), but the West and East Island zones were not too far behind, with average rents of \$1,394 and \$1,334, respectively. The least expensive zones

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<sup>2</sup> One-bedroom apartments account for 54 per cent of the universe of apartments.

were in the suburbs, notably Saint-Jérôme (\$874) and the West South Shore zone (\$864) (see the description of the survey zones on page 23).

The average rents varied considerably depending on the type of meal service provided by the retirement homes. In fact, the average rent was \$643 higher for apartments with a mandatory meal service than for apartments with an optional meal service. This gap was even wider at time of our 2002 survey, when the average was almost twice as high for apartments with a mandatory meal service as for apartments with an optional meal service. Lastly, it should be noted that, in 2005, retirement homes providing a mandatory meal service posted a slightly better rental performance than residences offering an optional meal service, with vacancy rates of 3.6 per cent for the former and 4.3 per cent for the latter, contrary to what we have almost always observed since we started conducting this survey in 1991.

## **Room-and-board retirement homes**

### **Vacancy rate reaches 4.5 per cent**

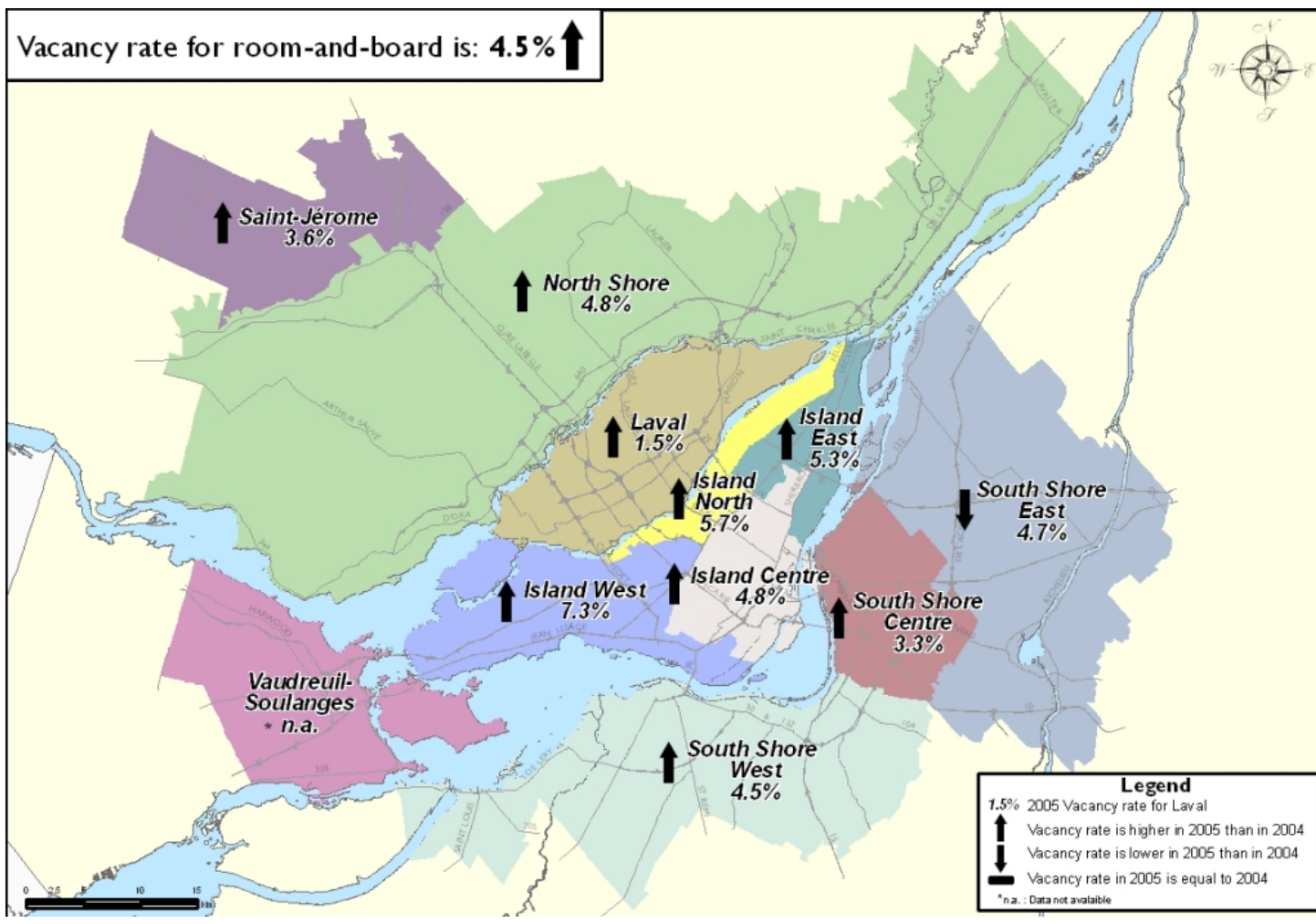
After having remained stable for the previous three years, the vacancy rate for room-and-board units went up to 4.5 per cent in 2005. Here again, this result was due to the fact that supply rose somewhat more rapidly than demand, as some 550 beds were added to the universe, mainly through expansions of existing retirement homes. At the time of the last survey, there were 8,935 beds divided among 143 residences across Greater Montréal, out of which 396 beds were unoccupied in October 2005. All these vacancies were in single-occupancy rooms, while there were no unoccupied beds in double- or triple-occupancy rooms.

It was the Island of Montréal that had the highest vacancy rate for room-and-board retirement homes, at 5.2 per cent, up by 2.1 percentage points over the level registered the year before (see Map 2). The West Island zone (7.3 per cent) recorded a significant increase in its vacancy rate, but the unoccupied beds were concentrated in a few retirement homes.

The southern suburbs had a vacancy rate of 4.2 per cent, up slightly over the previous year. The Laval and North Shore sector (3.7 per cent) also registered a vacancy rate hike, but the Laval zone still had a low rate (1.5 per cent).



## Map 2



### Average rent rises by 5 per cent for single-occupancy rooms

The average rent for single-occupancy rooms attained \$1,368, for an increase of 5 per cent over 2004. For double- or triple-occupancy rooms, where, as mentioned earlier, there were no vacancies at the time of the last survey, the average rent rose by 7 per cent to \$1,066 per person per month.

The most affordable rooms were in the Saint-Jérôme (\$1,159) and West South Shore (\$1,155) zones. The average rent for a single-occupancy room on the Island was 15 per cent higher than in the Laval and North Shore sector and 9 per cent higher than on the South Shore.

## **Vacancy rate rises especially in the upscale apartment segment**

The vacancy rate in retirement homes went up, but the increase was mainly attributable to the greater number of vacant units in the upper-range apartment segment, where, according to our definition, rental rates are above \$1,200 per month for one-bedroom units (see Tables 1.4 and 2.4). In fact, the vacancy rate for upper-range units (6.7 per cent) was twice as high as the rate for mid-range apartments (3.3 per cent) and more than three times higher than the vacancy rate for lower-range apartments (2.0 per cent). Since 2003, the vacancy rate for upper-range apartments has quadrupled, from 1.7 per cent to 6.7 per cent, while the proportion of unoccupied lower-range apartments has risen more slowly, from 1.4 per cent in 2003 to 2.0 per cent in 2005.

It was the construction of many upper-range apartments that led to this result. Nearly three quarters of the new apartments built since 2003 have been added to the universe of upper-range apartments. Competition is increasingly fierce in this market niche, where the retirement homes are virtual hotels, offering a growing range of services. Over two years, the universe of upper-range apartments increased by 2,828 units, compared to a gain of only 1,506 units in the case of mid-range apartments.

Contrary to what can be noted in the apartment segment, the vacancy rate hike in the room-and-board retirement home market extended to all rent ranges. It was even lower-range room-and-board units that recorded the greatest increase, as their vacancy rate rose from 3.6 per cent to 6.0 per cent between 2004 and 2005, even though the vast majority of the new beds were added in upper-range room-and-board units. Since 2003, 1,005 beds have been added in upper-range units, while the universe of mid-range room-and-board units has remained stable.

## **All kinds of services**

The retirement homes built in recent years stand out from the older residences by offering a growing range of services to their residents. Developers focus their marketing efforts on the quality of the living environment offered in their residences.

A great deal of importance is attached to security and recreational activities. For example, almost all apartment retirement homes now have intercom and supervision systems. In 2005, 93 per cent of the apartment residences had supervision systems, compared to 84 per cent in 2000 (see Table A).

The proportion of apartment retirement homes offering various services has been steadily rising. In the year 2000, only 12 per cent of these residences offered a clothes cleaning service, while this service is now provided in 42 per cent of such retirement homes. Likewise, residents benefited from a banking counter service in 62 per cent of retirement homes in 2005, compared to 48 per cent in 2000. In short, since the year 2000, there has been an increase in the offer of almost all types of services.

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Table A

<b>Percentage of Apartment Retirement Homes Offering Specific Services</b>		
<u>Service</u>	<u>2000 (%)</u>	<u>2005 (%)</u>
Intercom system	61	81
Supervision	84	93
Hairdresser	62	79
Clothes cleaning	12	42
Banking counter	48	62

Source: CMHC

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## **Larger residences**

The newer retirement homes are generally larger projects, such that economies of scale can be achieved in the provision of services. Since 2003, 20 new apartment residences with 100 or more units have been added to the universe, while number of retirement homes with 20 to 99 units decreased slightly. In fact, larger residential complexes are becoming the norm in the apartment retirement home segment, as 85 per cent of the units offered on this market are contained in buildings with 100 or more units.

In the room-and-board retirement home segment, the newer residences are also larger. There are now more retirement homes with 50 to 99 units and also more residences with 100 or more units, while the number of smaller residences (with 20 to 49 units) went down.

## **Many new retirement homes on the market**

Many new retirement homes opened their doors during the past year and were added to our survey universe<sup>3</sup>. In all, over 2,600 units divided among 17 buildings were included in the universe. Several retirement homes will also be opening in 2006.

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<sup>3</sup> New residences had to be completed no later than June 30, 2005, to be included in our October 2005 survey.

For the past three years, retirement housing construction has virtually exploded. In 2005, over 2,700 housing starts were enumerated in 25 projects (see the list of retirement homes under construction in Appendix I). Close to 60 per cent of these units were built in the suburbs, mainly in Laval and on the North Shore (see Table B). The year 2006 should also see its share of new retirement homes as, already, several projects are being announced. CMHC expects that at least 2,800 more units should get under way this year in Greater Montréal.

Table B

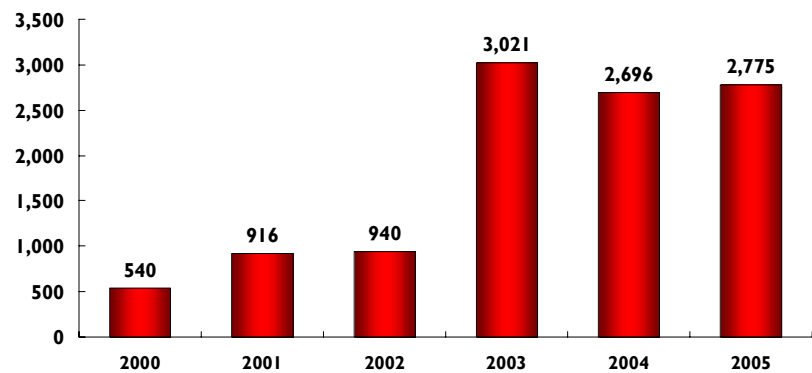
Retirement Housing Starts – 2005	
Island of Montréal	897
Laval	515
North Shore	670
South Shore	693
<b>Total for Greater Montréal</b>	<b>2775</b>

Source: CMHC

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## Starts Explode

Retirement Housing Starts



Source: CMHC



## **Penetration rate still on the rise**

The addition of many retirement homes in the last three years has been taking place at a faster pace than the rate of growth of the population aged 65 years or older. As a result, developers will have to make some breakthroughs with a new client group, if they want to fill up their new retirement homes. So far, their efforts seem to be paying off, as the effective penetration rate<sup>4</sup>, that is, the percentage of people aged 65 years or older living in retirement homes<sup>5</sup>, went up from 5.5 per cent in 2001 to 6.3 per cent in 2005<sup>6</sup> in Greater Montréal.

The effective penetration rates differ from one large sector to another in the Montréal area, and they are generally higher in the suburbs (see Table C). On the Island of Montréal, only 5.7 per cent of people aged 65 years or older live in retirement homes, while this proportion climbs to 6.6 per cent on the South Shore and up to 7.9 per cent in the Laval and North Shore sector. This phenomenon may be due to the greater presence of alternative tenure options, such as condominiums, in the most central sectors, but this is just a hypothesis.

A review of the results by zone within these large sectors indicates that two zones stand out. First, there is the North Island zone, which has a penetration rate of 11.2 per cent, and then, there is Saint-Jérôme, where up to 16.9 per cent of people aged 65 years or older live in retirement homes. Conversely, the Centre Island (3.7 per cent), East Island (4.8 per cent) and Vaudreuil-Soulanges (4.7 per cent) zones attained the lowest penetration rates.

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<sup>4</sup> The effective penetrations rate corresponds to the percentage of people aged 65 years or older who occupy housing units in retirement homes.

<sup>5</sup> It is assumed here that all retirement home tenants are at least 65 years old.

<sup>6</sup> The senior population in 2005 was estimated using Statistics Canada 2001 Census data and demographic projections established by the Ministère des transports du Québec.

Table C

<b>Effective Penetration Rates</b>		
<i>(percentage of people aged 65 years or older living in retirement homes)</i>		
<b>Zone</b>	<b>2004(%)</b>	<b>2005 (%)</b>
<b><i>Island of Montréal</i></b>	<b>5.3</b>	<b>5.7</b>
(1) Centre Island	3.3	3.7
(2) West Island	5.1	5.7
(3) North Island	11.1	11.2
(4) East Island	4.7	4.8
(5) Vaudreuil-Soulanges	3.3	4.7
<b><i>Laval and North Shore</i></b>	<b>7.3</b>	<b>7.9</b>
(6) Laval	7.4	7.4
(7) North Shore	6.0	6.6
(8) Saint-Jérôme	13.1	16.9
<b><i>South Shore</i></b>	<b>6.3</b>	<b>6.6</b>
(9) Centre South Shore	6.7	6.6
(10) East South Shore	6.5	7.7
(11) West South Shore	5.3	5.5
<b>GREATER MONTRÉAL</b>	<b>5.9</b>	<b>6.3</b>

Source : CMHC

NB. : The 2004 data was revised.

### **Vacancy rate expected to go up again in 2006 and 2007**

The demographic outlook (see next section) suggests that the strong demand for retirement housing will be maintained. Still, the current pace of construction should further drive up the vacancy rate in the apartment retirement home market segment in 2006. Close to 2,800 apartments were started last year, and the vast majority of them had not yet been completed at the time of the 2005 survey. It is therefore only this year that these units will be added to the existing housing stock. We anticipate that this will raise the overall vacancy rate to around 6 per cent in 2006.

As well, the rate of construction that has been prevailing in the last three years will continue in 2006. According to the new project announcements that we have identified, job sites with a minimum of 2,800 retirement housing units should get under way this year—practically all in the apartment segment. In the same manner, these 2,800 units expected this year will be added to the 2007 survey universe. According to our reference scenario (see “Medium-Term Scenarios” section), this new supply would be greater than the new demand and would therefore result in an additional vacancy rate. This rate would then fluctuate between 8 and 9 per cent, which would mean a surplus of units available on the market.

## Demographic outlook: the first baby boomers will turn 75 in 2021

We have estimated the growth in the population aged 65 years or older using demographic projections established by the Ministère des transports du Québec (MTQ). According to these projections, the growth in the number of seniors will be picking up the pace. In particular, it is only in 2011 that the first baby boomers will reach the age of retirement (65 years) and that this sizable cohort will begin to leave the labour market. Therefore, while the aging of the population is already being felt, the impact of this demographic phenomenon will be stronger starting in 2011 (see Table D). Given that the traditional clients for retirement homes are aged 75 years or older and that the first baby boomers will only be turning 75 in 2021, developers will have to make some breakthroughs among the group aged from 65 to 74 years over the coming years. As well, it should be noted that the growth in the population aged 75 years or older will be slower than it will have been since 1999. Developers will therefore have to persuade some newly retired people aged from 65 to 74 years to move into their residences.

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Table D

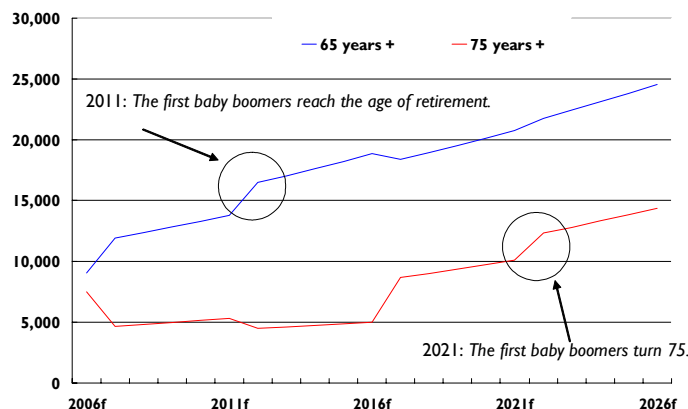
<b>Projected Changes in Senior Population by Five-Year Period Greater Montréal</b>			
Period	65-74 years	75 years +	Total 65 years +
2001-2006	7,730	34,358	42,088
2006-2011	39,297	24,837	64,134
2011-2016	64,601	23,703	88,304
2016-2021	50,988	46,850	97,838
2021-2026	48,989	65,588	115,577

Sources: CMHC, MTQ and Statistics Canada

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## Aging to Accelerate Starting in 2011

Annual Changes in the Population Aged 65 Years or Older and 75 Years or Older  
Greater Montréal



Sources: CMHC, MTQ and Statistics Canada



### Medium-Term Scenarios: Will There Be a Surplus of Units?

How many new retirement housing units will the market be able to continue accommodating over the coming years? Since 2003, nearly 3,000 units have been started annually. However, it would be surprising to see the construction of new units maintain such a pace, as some recently built projects have much higher vacancy rates than the average for the market. For example, the 22 retirement homes started in 2003 post a vacancy rate of 6.5 per cent.

To determine the number of units that could be absorbed on the market, we established a reference forecast scenario, considering the demographic changes and the breakthroughs that developers could achieve with a new senior client group. Our reference scenario (see Table E) for the period from 2006 to 2010 assumes a balanced overall vacancy rate of 5 per cent<sup>7</sup> and a penetration rate that would rise at the same pace as the progression observed during the period from 2000 to 2005. According to this scenario, the market could accommodate an average of close to 2,000 new units annually until 2010. With over 2,800 units expected in 2006 and several more projects on the horizon, developers will then have to slow down the

<sup>7</sup> Based on a vacancy rate of 4 per cent for the apartment segment and 6 per cent for the room-and-board segment.



pace and bring back the construction of new units below this level to prevent the vacancy rate from soaring and the market from ending up with a surplus.

Table E: **Reference Scenario**

New Retirement Housing Needs Estimate					
Reference Scenario					
Year	Pop. Aged 65 Years +	Effective Penetration Rate (%)	Vacancy Rate (%)	Universe	Number of New Units
2006f	484,909	6.5	5.0	33,475	1,826
2007f	496,823	6.7	5.0	35,281	1,856
2008f	509,174	6.9	5.0	37,267	1,938
2009f	521,980	7.1	5.0	39,362	2,024
2010f	535,263	7.3	5.0	41,564	2,114

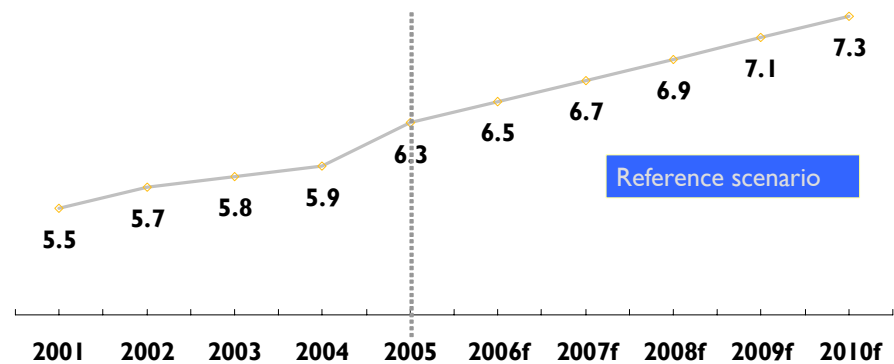
Sources and forecasts: CMHC and MTQ

NB. : Two other scenarios, one optimistic and the other pessimistic, are appended.

GREATER MONTRÉAL RETIREMENT HOME MARKET

## Effective Penetration Rate Medium-Term Scenario

Percentage of People Aged 65 Years or Older Living in Retirement Homes  
Montréal CMA



Source: CMHC (f: forecast)



## **Summary**

The vacancy rate in apartment retirement homes went up for a third consecutive year and reached 4.0 per cent at the time of our October 2005 survey. It was the construction of several new upper-range retirement homes, offering a growing range of services, that accounted for this easing of the market. By sector, it was relatively easier to find an apartment on the Island of Montréal (vacancy rate of 4.4 per cent) than in the suburbs. It can be noted, however, that the vacancy rate jumped up from 1.3 per cent to 4.0 per cent between 2004 and 2005 in the Laval and North Shore sector, while this proportion remained stable on the South Shore (2.0 per cent).

The rise in the supply also accounted for the increase in the vacancy rate for room-and-board retirement homes (4.5 per cent). Just like in the case of apartments, the vacancy rate was higher on the Island of Montréal (5.2 per cent) than in the Laval and North Shore (3.7 per cent) and South Shore (4.2 per cent) sectors.

The percentage of people aged 65 years or older living in retirement homes continued to rise and has now reached 6.3 per cent in Greater Montréal. More than 2,800 new units should be started in 2006 and, for these units find takers, developers will have to continue making breakthroughs with people aged 65 years or older, failing which the market will be headed toward a surplus of units. It should be recalled that it is only toward the end of the decade, and especially after 2011, that the aging of the population will be increasingly evident. With the aging of the population picking up the pace over the coming years, the retirement home market will surely continue to stir up interest among real estate developers.

## Appendix I

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**List of Retirement Homes Currently Under Construction (as of February 2006)**


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Number of units	Street	Sector
		<b><u>Island of Montreal</u></b>
125	Côte-St-Luc	Westmount
95	Saint-Luc	Côte-St-Luc
260	Notre-Dame	Lachine
163	13 <sup>e</sup> avenue	Rosemont
32	Monk	Centre-Ouest
112	Galerie d'Anjou	Anjou
131	Stillview	Pointe-Claire
86	De Montigny	Pointe-Aux-Trembles
		<b><u>Laval and North Shore</u></b>
23	Saint-Martin	Laval (Chomedey)
271	Chomedey	Laval (Chomedey)
221	Sainte-Rose	Laval (Ste-Rose)
204	Notre-Dame	Laval
26	Grignon	Saint-Eustache
125	Turgeon	Sainte-Thérèse
146	Pins	Saint-Jérôme
47	Cèdres	Saint-Jérôme
		<b><u>South Shore</u></b>
126	Adoncour	Longueuil
106	Adoncour	Longueuil
106	Curé-Poirier	Longueuil
225	Tremblay	Longueuil
127	Saint-Laurent	Brossard
130	Saint-Laurent	Brossard

Source: CMHC

## Appendix 2

### Pessimistic scenario

The pessimistic scenario assumes a balanced vacancy rate of 5 per cent and a **stable effective penetration rate**. It is therefore presumed that the penetration rate has already peaked and that breakthroughs among people aged 65 years will be difficult to achieve. This scenario predicts that just under 1,000 new units per year should be added to retirement housing stock until 2010.

<b>New Retirement Housing Needs Estimate</b>					
<b>Pessimistic Scenario</b>					
Year	Pop. Aged 65 Years +	Effective Penetration Rate (%)	Vacancy Rate (%)	Universe	Number of New Units
2006f	484,909	6.3	5.0	32,188	808
2007f	496,823	6.3	5.0	32,911	788
2008f	509,174	6.3	5.0	33,756	817
2009f	521,980	6.3	5.0	34,650	847
2010f	535,263	6.3	5.0	35,585	879

Sources and forecasts: CMHC and MTQ

## Appendix 3

### Optimistic scenario

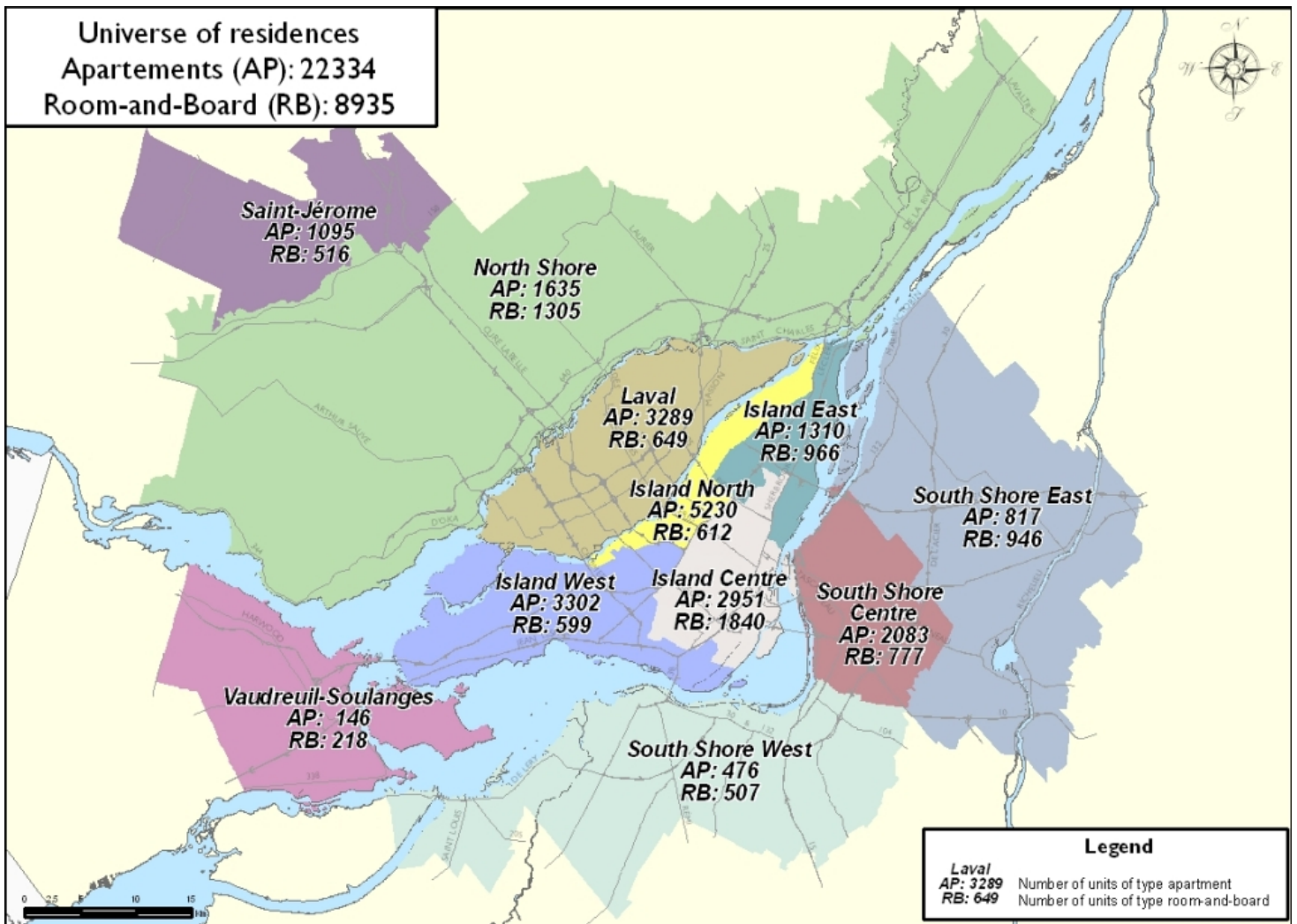
The optimistic scenario forecasts the effective penetration rate, while keeping the vacancy rate and the number of new units constant. It assumes a vacancy rate of 5 per cent and a **steady construction level** of 2,800 new units per year until 2010. This scenario predicts that the effective penetration rate must rise up to 8 per cent by 2010 for all the new units to be absorbed.

New Retirement Housing Needs Estimate					
Optimistic Scenario					
Year	Pop. Aged 65 Years +	Effective Penetration Rate (%)	Vacancy Rate (%)	Universe	Number of New Units
2006f	484,909	6.6	5.0	34,069	2,800
2007f	496,823	7.0	5.0	36,869	2,800
2008f	509,174	7.4	5.0	39,669	2,800
2009f	521,980	7.7	5.0	42,469	2,800
2010f	535,263	8.0	5.0	45,269	2,800

Sources and forecasts: CMHC and MTQ

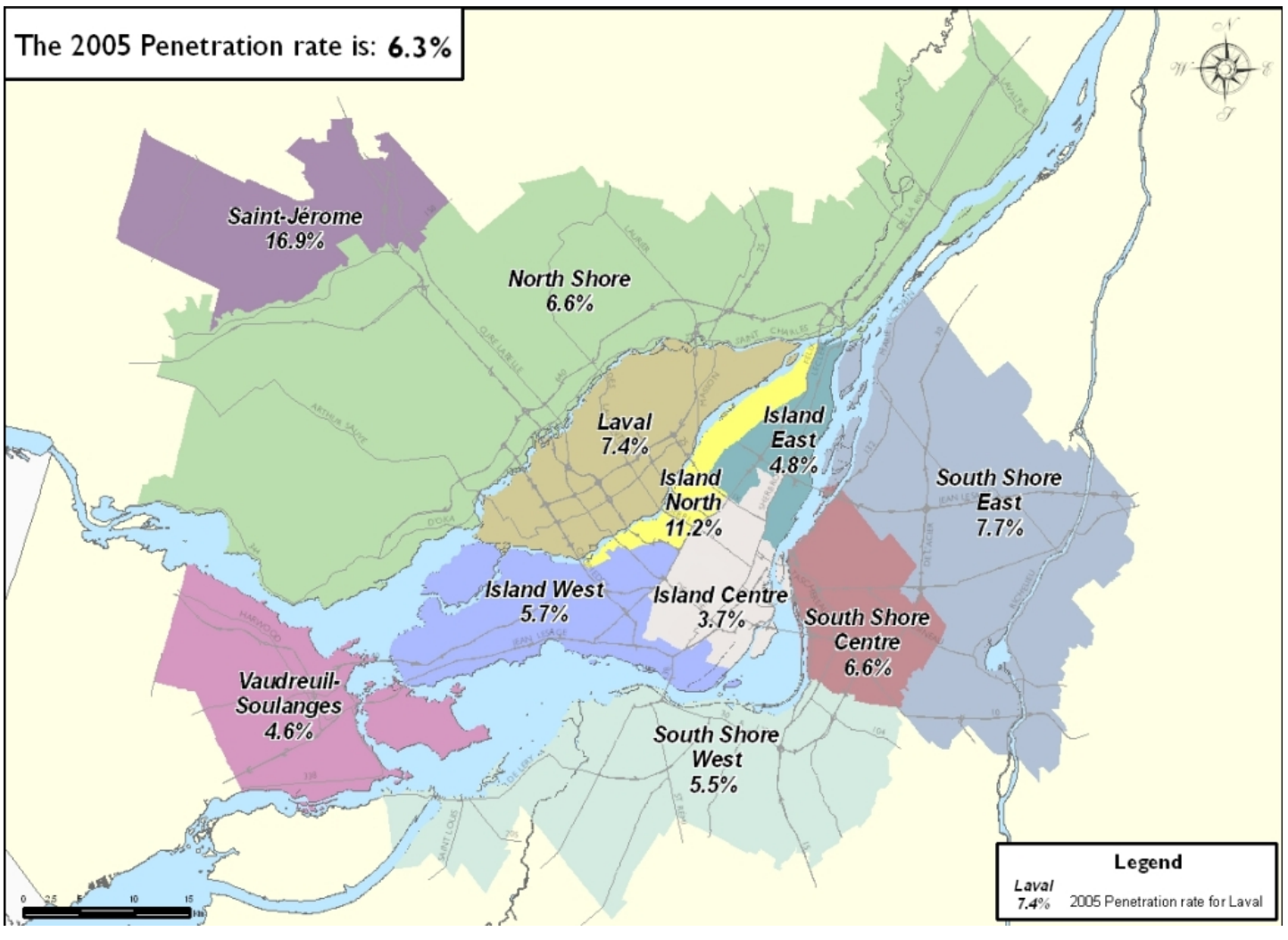
Appendix 4

Map 3



Appendix 5

Map 4



## Regional results

The results of the latest retirement home market survey conducted across the province of Quebec revealed different situations, depending on the CMAs. First of all, the retirement home penetration rates<sup>1</sup> are more than twice as high in some CMAs as in others, and the vacancy rates also vary from one area to another. Before reviewing these results, it is important to mention that, for smaller CMAs, both the penetration and vacancy rates are more sensitive to marginal increases in supply (that is, in construction). The results must therefore be analyzed in a specific context.

The Sherbrooke area had the highest penetration rate (24.2 per cent). Developers have been at the forefront of the retirement home construction sector, offering innovative products sometimes targeted to a broader client group. In 2005, the vacancy rates reached 2.2 per cent for apartments and 3.6 per cent for room-and-board units. According to the 2005 survey, rooms still accounted for 45 per cent of the retirement housing units in this area.

The Trois-Rivières area followed with a penetration rate of 22.5 per cent.

The vacancy rate for apartment retirement homes went down by close to six tenths of a percentage point to 1.9 per cent, from 2.5 per cent in the fall of 2004. In the room-and-board retirement home segment, the proportion of vacant units fell to 5.6 per cent in 2005, from 6.3 per cent one year earlier.

In the Québec area, the penetration rate attained 20.0 per cent, with a significant proportion of apartment retirement homes. The recent increase in the number of vacant units in apartment residences caused the vacancy rate to climb to 3.1 per cent in the fall of 2005. In the room-and-board retirement home segment, the proportion of unoccupied units rose slightly, reaching 6.2 per cent in the fall of 2005.

The Saguenay area posted a penetration rate of 18.3 per cent. The overall vacancy rate was 1.5 per cent in October 2005, down from 2.9 per cent one year earlier. It was the status quo in supply that accounted for the tighter market conditions, as no new units were added to the universe between the October 2004 and 2005 surveys. Stable supply and a higher demand resulting from

the increase in the senior population therefore led to a decrease in the vacancy rate.

In Montréal, the penetration rate was estimated at 14.3 per cent. In 2005, for a third straight year, construction got under way on several new retirement homes in Greater Montréal. In all, over 2,600 new units were added to the retirement housing stock, which drove up the vacancy rates in both apartment residences (to 4.0 per cent) and room-and-board homes (to 4.5 per cent).

The Gatineau area, which has a younger population, had a penetration rate of 11.1 per cent. The overall vacancy rate of 0.9 per cent was not very different from the level observed the year before (0.6 per cent). The vacancy rate for apartment retirement homes went from 9.0 per cent in 2002 to 0.8 per cent in 2003 and then fell to 0.3 per cent in 2004. In 2005, there were no vacancies in residences of this type.

<sup>1</sup> The penetration rate is the ratio between the supply of retirement housing units and the population aged 75 years or older.

	Sherbrooke	Trois-Rivières	Québec	Saguenay	Montréal	Gatineau
<b>Population in 2005</b>						
75 years or older	11,198	10,907	45,725	9,274	218,094	11,162
<b>Housing stock</b>						
Apartments	1,477	1,230	6,044	794	22,334	506
Rooms	1,232	1,219	3,109	900	8,935	729
Total	2,709	2,449	9,153	1,694	31,269	1,235
<b>Vacancy rates (%)</b>						
Apartments	2.2	1.9	3.1	2.6	4.0	0.0
Rooms	3.6	5.6	6.2	0.3	4.5	1.5
Total	3.1	3.7	4.2	1.5	4.1	0.9
<b>Penetration rate (%)</b>						
	24.2	22.5	20.0	18.3	14.3	11.1

Source: CMHC, Statistics Canada



# 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, 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, Gore, Saint-Colomban.
(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.

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**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 2005**

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
2005	93	12,939	51	6,019	30	3,376	174	22,334

\* 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 2005**

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
2005	25	881	35	2,170	114	19,283	174	22,334

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 2005**

<b>Year</b>	<b>Studio</b>	<b>1-Bedroom</b>	<b>2-Bedroom +</b>	<b>Total</b>
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
2005	6,181	12,103	4,050	22,334

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 2005**

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
2005	40	4,500	90	11,628	42	6,166	172	22,294

**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 2005**

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
2005	51	5,199	95	13,372	26	3,723	172	22,294

\* 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 2005**

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
2005	63	4,235	41	2,470	40	2,230	144	8,935

\* 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 2005**

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
2005	57	1,742	48	3,279	39	3,914	144	8,935

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 2005**

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
2005	144	7,992	55	943	144	8,935

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 2005**

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
2005	28	1,706	74	4,433	41	2,796	143	8,935

**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  
2005**

Zones	Apartments	Room-and-Board	Mixed	Total
<b>Island of Montréal**</b>	<b>78</b>	<b>48</b>	<b>15</b>	<b>141</b>
(1) Island Centre	18	22	5	45
(2) Island West	21	5	4	30
(3) Island North	33	10	3	46
(4) Island East	5	9	3	17
<b>Vaudreuil-Soulanges (5)</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>3</b>
<b>Laval and North-Shore</b>	<b>42</b>	<b>32</b>	<b>9</b>	<b>83</b>
(6) Laval	17	7	3	27
(7) North-Shore	18	22	4	44
(8) Saint-Jérôme	7	3	2	12
<b>South-Shore</b>	<b>18</b>	<b>28</b>	<b>12</b>	<b>58</b>
(9) South-Shore Centre	9	9	6	24
(10) South-Shore East	4	14	4	22
(11) South-Shore West	5	5	2	12
<b>MONTRÉAL METROPOLITAN</b>	<b>138</b>	<b>108</b>	<b>36</b>	<b>282</b>

\*\* : Including Vaudreuil-Soulanges

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  
2005**

Zones	Apartments*	Room-and-Board*	Total
<b>Island of Montréal</b>	<b>12,939</b>	<b>4,235</b>	<b>17,174</b>
(1) Island Centre	2,951	1,840	4,791
(2) Island West	3,302	599	3,901
(3) Island North	5,230	612	5,842
(4) Island East	1,310	966	2,276
<b>Vaudreuil-Soulanges (5)</b>	<b>146</b>	<b>218</b>	<b>364</b>
<b>Laval and North-Shore</b>	<b>6,019</b>	<b>2,470</b>	<b>8,489</b>
(6) Laval	3,289	649	3,938
(7) North-Shore	1,635	1,305	2,940
(8) Saint-Jérôme	1,095	516	6,878
<b>South-Shore</b>	<b>3,376</b>	<b>2,230</b>	<b>5,606</b>
(9) South-Shore Centre	2,083	777	2,860
(10) South-Shore East	817	946	1,763
(11) South-Shore West	476	507	983
<b>MONTRÉAL METROPOLITAN</b>	<b>22,334</b>	<b>8,935</b>	<b>31,269</b>

\* 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 2005**

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%
2005	4.4%	4.0%	2.0%	4.0%

\* 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 2005**

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%
2005	1.8%	3.2%	4.1%	4.0%

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 2005**

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%
2005	4.9%	4.0%	2.5%	4.0%

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 2005**

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%
2005	2.0%	3.3%	6.7%	4.0%

**Definition of monthly rent ranges**

	Studio	1-bedroom	2-bedroom
Lower-range	<\$600	<\$800	<\$1,000
Mid-range	\$600 to \$1000	\$800 to \$1,200	\$1,000 to \$1,400
Upper-range	>\$1000	>\$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 2005**

<b>Year</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%
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%
2005	3.4%	4.3%	3.6%	4.0%

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  
2004 to 2005**

Zones	Studio		1-bedroom		2-bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005
<b>Island of Montréal*</b>	<b>7.7%</b>	<b>5.3%</b>	<b>1.4%</b>	<b>4.3%</b>	<b>1.8%</b>	<b>3.3%</b>	<b>3.7%</b>	<b>4.4%</b>
(1) Island Centre	1.8%	3.0%	2.4%	5.5%	0.9%	0.0%	2.0%	4.1%
(2) Island West	13.7%	4.5%	2.3%	8.8%	2.4%	7.6%	5.7%	7.5%
(3) Island North	1.8%	3.7%	0.5%	1.3%	0.4%	0.8%	0.9%	2.0%
(4) Island East	22.2%	13.0%	2.3%	2.2%	11.5%	0.7%	14.8%	7.9%
<b>Vaudreuil-Soulanges (5)</b>	***	***	***	***	***	***	***	***
<b>Laval and North-Shore</b>	<b>4.7%</b>	<b>6.6%</b>	<b>0.6%</b>	<b>4.1%</b>	<b>0.2%</b>	<b>2.2%</b>	<b>1.3%</b>	<b>4.0%</b>
(6) Laval	5.3%	8.4%	0.7%	4.6%	0.4%	1.9%	1.7%	4.9%
(7) North-Shore	3.8%	3.4%	0.3%	3.2%	0.0%	2.2%	0.9%	2.9%
(8) Saint-Jérôme	0.0%	0.0%	0.5%	3.6%	0.0%	2.6%	0.3%	3.0%
<b>South-Shore</b>	<b>2.9%</b>	<b>1.3%</b>	<b>2.2%</b>	<b>3.0%</b>	<b>0.6%</b>	<b>0.4%</b>	<b>2.1%</b>	<b>2.0%</b>
(9) South-Shore Centre	3.6%	1.3%	0.8%	3.3%	0.3%	0.7%	1.8%	2.2%
(10) South-Shore East	0.6%	1.6%	0.4%	1.3%	0.0%	0.0%	0.4%	1.1%
(11) South-Shore West	0.0%	0.0%	8.6%	4.5%	2.0%	0.0%	6.1%	3.2%
<b>MONTRÉAL METROPOLITAN</b>	<b>6.4%</b>	<b>4.9%</b>	<b>1.3%</b>	<b>4.0%</b>	<b>1.1%</b>	<b>2.5%</b>	<b>2.8%</b>	<b>4.0%</b>

\* 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 2005**

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%
2005	5.2%	3.7%	4.2%	4.5%

\* 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 2005**

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%
2005	7.5%	3.4%	4.2%	4.5%

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 2005**

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%
2005	5.0%	0.0%	4.5%

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 2005**

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%
2005	6.0%	4.6%	3.6%	4.5%

**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  
2004 to 2005**

Zones	Single occupancy		Double or triple occupancy		Total	
	2004	2005	2004	2005	2004	2005
<b>Island of Montréal*</b>	<b>3.3%</b>	<b>5.9%</b>	<b>1.3%</b>	<b>0.0%</b>	<b>3.1%</b>	<b>5.2%</b>
(1) Island Centre	3.9%	5.2%	5.8%	0.0%	4.0%	4.8%
(2) Island West	2.5%	9.5%	0.0%	0.0%	1.9%	7.3%
(3) Island North	4.9%	6.2%	0.0%	0.0%	4.6%	5.7%
(4) Island East	2.0%	5.7%	0.0%	0.0%	1.7%	5.3%
<b>Vaudreuil-Soulanges (5)</b>	***	***	***	***	***	***
<b>Laval and North-Shore</b>	<b>2.4%</b>	<b>4.2%</b>	<b>0.8%</b>	<b>0.0%</b>	<b>2.2%</b>	<b>3.7%</b>
(6) Laval	1.4%	1.9%	0.0%	0.0%	1.2%	1.5%
(7) North-Shore	3.0%	5.4%	1.2%	0.0%	2.8%	4.8%
(8) Saint-Jérôme	2.0%	3.6%	0.0%	0.0%	1.9%	3.6%
<b>South-Shore</b>	<b>3.8%</b>	<b>4.4%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>3.7%</b>	<b>4.2%</b>
(9) South-Shore Centre	1.3%	3.6%	0.0%	0.0%	1.3%	3.3%
(10) South-Shore East	6.5%	4.8%	0.0%	0.0%	6.3%	4.7%
(11) South-Shore West	2.9%	4.8%	0.0%	0.0%	2.7%	4.5%
<b>MONTRÉAL METRO</b>	<b>3.2%</b>	<b>5.0%</b>	<b>1.0%</b>	<b>0.0%</b>	<b>3.0%</b>	<b>4.5%</b>

\* 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 2005**

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
2005	\$1,226	\$1,040	\$1,177

\* 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 2005**

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
2005	\$815	\$1,026	\$1,200

\* 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 2005**

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
2005	\$982	\$1,179	\$1,437

\* 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 2005**

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
2005	\$845	\$1,127	\$1,770

\* 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  
2004 to 2005**

Zones	Studio		1-bedroom		2-bedroom +	
	2004	2005	2004	2005	2004	2005
<b>Island of Montréal*</b>	<b>\$966</b>	<b>\$993</b>	<b>\$1,213</b>	<b>\$1,262</b>	<b>\$1,515</b>	<b>\$1,627</b>
(1) Island Centre	\$1,100	\$1,130	\$1,616	\$1,577	\$1,689	\$1,778
(2) Island West	\$1,245	\$1,255	\$1,344	\$1,394	\$1,738	\$1,913
(3) Island North	\$706	\$716	\$965	\$1,001	\$1,265	\$1,279
(4) Island East	\$1,068	\$1,097	\$1,301	\$1,334	\$1,688	\$1,687
<b>Vaudreuil-Soulanges (5)</b>	***	***	***	***	***	***
<b>Laval and North-Shore</b>	<b>\$802</b>	<b>\$828</b>	<b>\$999</b>	<b>\$1,029</b>	<b>\$1,139</b>	<b>\$1,205</b>
(6) Laval	\$780	\$813	\$1,060	\$1,075	\$1,178	\$1,256
(7) North-Shore	\$907	\$910	\$947	\$1,029	\$1,241	\$1,377
(8) Saint-Jérôme	\$585	\$626	\$809	\$874	\$834	\$927
<b>South-Shore</b>	<b>\$1,107</b>	<b>\$1,094</b>	<b>\$1,089</b>	<b>\$1,151</b>	<b>\$1,307</b>	<b>\$1,410</b>
(9) South-Shore Centre	\$1,097	\$1,077	\$1,153	\$1,224	\$1,323	\$1,425
(10) South-Shore East	\$1,273	\$1,251	\$1,111	\$1,195	\$1,557	\$1,601
(11) South-Shore West	\$713	\$753	\$848	\$864	\$996	\$1,042
<b>MONTRÉAL METRO</b>	<b>\$961</b>	<b>\$982</b>	<b>\$1,134</b>	<b>\$1,179</b>	<b>\$1,352</b>	<b>\$1,437</b>

(\*) All services combined.

\* Including Vaudreuil-Soulanges

\*\*\* 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 2005**

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
2005	\$1,420	\$1,246	\$1,320

\* 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 2005**

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
2005	\$1,206	\$1,276	\$1,488

\* 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 2005**

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
2005	\$1,368	\$1,066

\* 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  
2004 to 2005**

Zones	Single occupancy		Double or triple occupancy	
	2004	2005	2004	2005
<b>Island of Montréal*</b>	<b>\$1,345</b>	<b>\$1,451</b>	<b>\$1,012</b>	<b>\$1,105</b>
(1) Island Centre	\$1,347	\$1,523	\$1,204	\$1,241
(2) Island West	\$1,610	\$1,611	***	***
(3) Island North	\$1,223	\$1,364	\$917	\$967
(4) Island East	\$1,278	\$1,283	\$883	\$884
<b>Vaudreuil-Soulanges (5)</b>	***	***	***	***
<b>Laval and North-Shore</b>	<b>\$1,222</b>	<b>\$1,266</b>	<b>\$982</b>	<b>\$1,017</b>
(6) Laval	\$1,467	\$1,510	\$940	\$1,079
(7) North-Shore	\$1,152	\$1,193	\$998	\$998
(8) Saint-Jérôme	\$1,103	\$1,159	***	***
<b>South-Shore</b>	<b>\$1,312</b>	<b>\$1,329</b>	<b>\$1,002</b>	<b>\$1,001</b>
(9) South-Shore Centre	\$1,521	\$1,536	***	***
(10) South-Shore East	\$1,214	\$1,254	\$1,023	\$1,014
(11) South-Shore West	\$1,144	\$1,155	\$887	\$887
<b>MONTREAL METRO</b>	<b>\$1,303</b>	<b>\$1,368</b>	<b>\$999</b>	<b>\$1,066</b>

(\*) All services combined.

\* Including Vaudreuil-Soulanges

\*\*\* 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**  
**2005**

Services	Apartment	Room-and-board
Cable television	87%	91%
Worship service	88%	95%
Banking counter	62%	28%
Hairdresser	79%	93%
Convenience store	51%	20%
Swimming pool	47%	14%
Footpath	58%	43%
Bedding	40%	87%
Clothes cleaning	42%	80%
24-hour on-site medical care	56%	61%
Limited medical care (visits)	26%	38%
Housekeeping	57%	93%
Furniture	23%	77%
Indoor parking	72%	20%
Outdoor parking	81%	83%
Supervision	93%	99%
Intercom system	81%	93%
Transportation system	39%	32%
Other services	67%	64%

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 2005 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.*

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