

SENIORS' HOUSING REPORT

Alberta



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2010

Highlights

- The overall vacancy rate for a standard unit in retirement homes across Alberta increased to 12.2 per cent in 2010 from 5.9 per cent in 2009.
- The overall average rent for a standard retirement home unit in Alberta was \$2,477 in this year's survey, up \$143 from 2009's average.
- The 2010 survey covered a universe of 9,229 standard and non-standard spaces compared with 8,713 in 2009.

Figure 1

Alberta Vacancy Rates of Standard Spaces by Unit Type

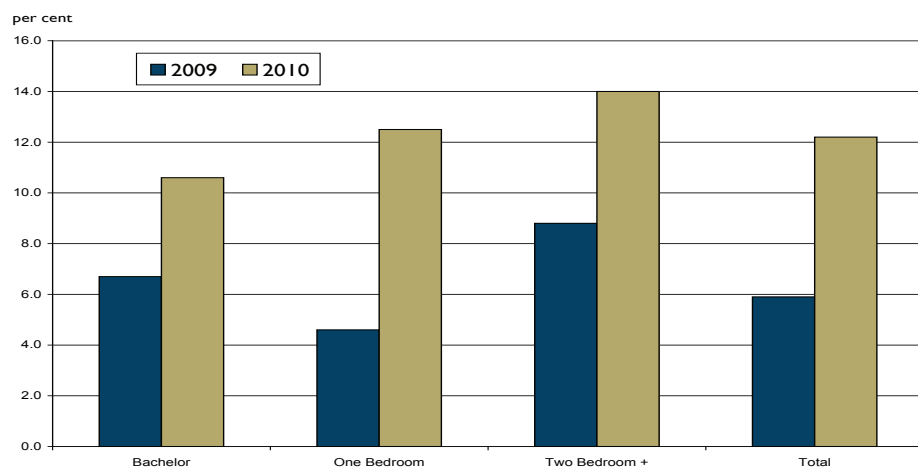
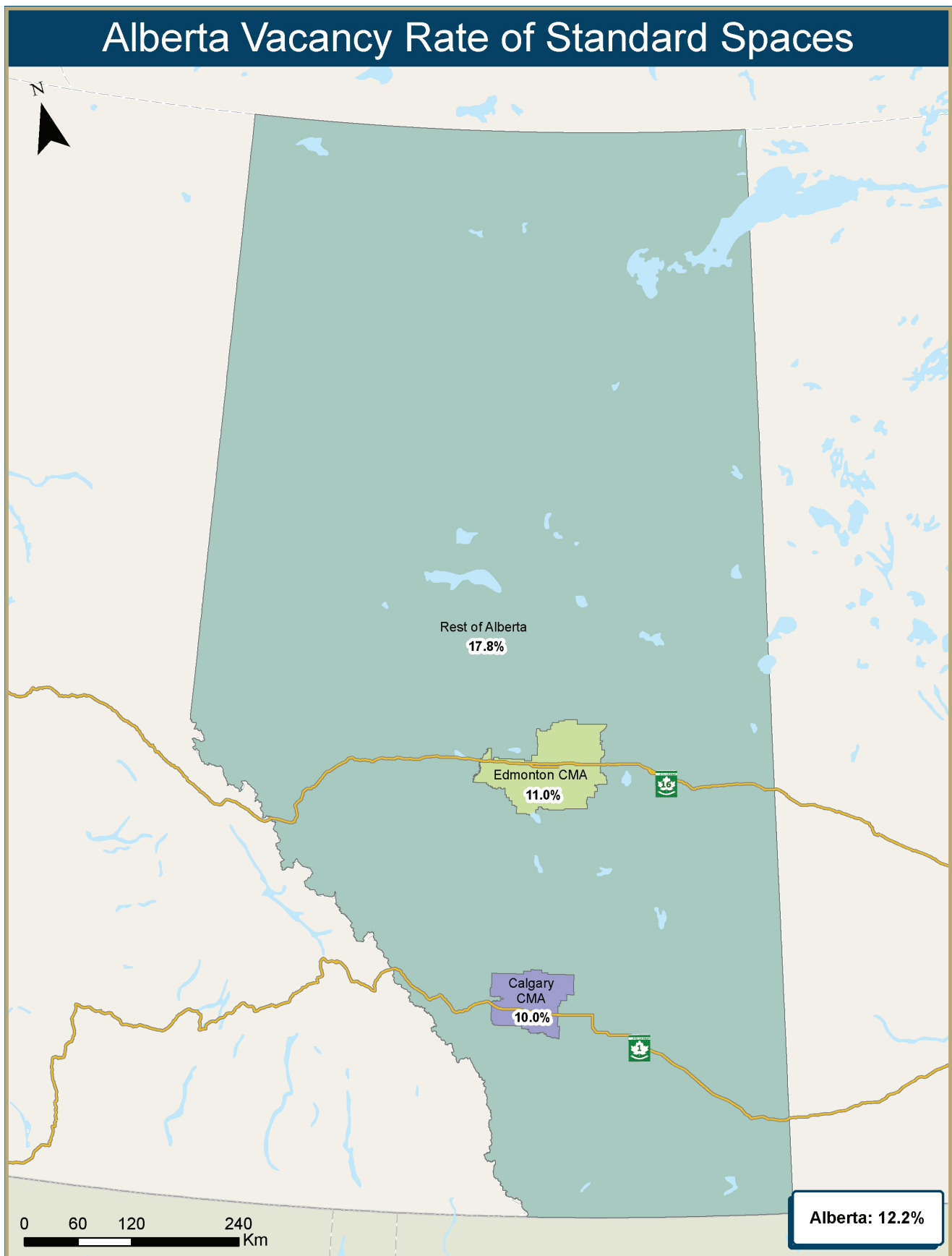


Table of Contents

3	Vacancy Rates
4	Universe
5	Rents
7	Data Tables
15	Methodology
15	Definitions

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.



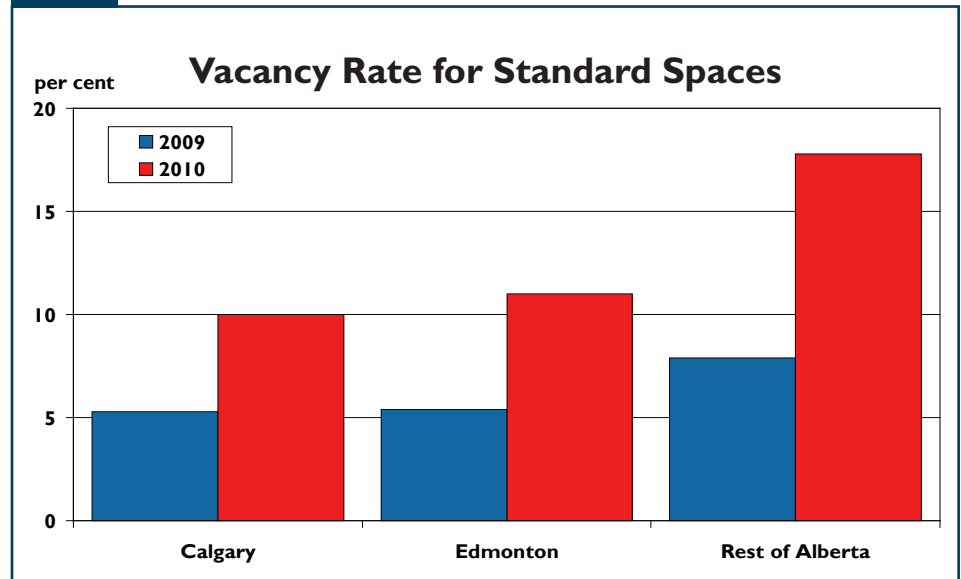
Vacancy Rates

Vacancy rates increase in 2010

The average vacancy rate in Alberta for a standard retirement home unit increased to 12.2 per cent this year from 5.9 per cent in 2009. In the Calgary Census Metropolitan Area (CMA), the vacancy rate climbed from 5.3 per cent in 2009 to 10 per cent this year. Vacancies in the Edmonton CMA moved up to 11 per cent in 2010 from 5.4 per cent a year prior. In areas surveyed outside of the two major centres, vacancies more than doubled to 17.8 per cent in 2010 from 7.9 per cent last year.

Over the past year, vacancy rates increased for all types of standard spaces in Alberta. Vacancies increased by the widest margin in one-bedroom units, up 7.9 percentage points to 12.5 per cent. Meanwhile, bachelor units increased by the lowest amount, up 3.9 percentage points to 10.6 per cent. In Calgary, the vacancy rate was lowest in bachelor units at 8.5 per cent and highest at 11 per cent in one-bedroom units. In 2009,

Figure 2



Source: CMHC

one-bedroom units had the lowest vacancy rate in Calgary at four per cent. Edmonton's vacancy rates ranged from a low of 7.7 per cent for bachelor units to a high of 17 per cent for two-bedroom+ units. Outside the two CMAs, vacancies were highest in bachelor and one-bedroom units, with both types reporting vacancy rates of 19.4 per cent.

As was the case in 2009's survey, the vacancy rate for the province

generally increased with the rent level. For units renting for less than \$1,500 per month, the vacancy rate for all areas was 5.6 per cent, up by four percentage points from 1.6 per cent in 2009. In contrast, units renting for over \$3,000 per month reported an average vacancy rate of 15.3 per cent this year, up from 10.4 per cent a year prior. In both Calgary and Edmonton, vacancies were highest in units renting for over \$3,000 per month, at 13.4 and 18.6 per cent respectively. Outside of the CMAs, vacancies were highest at 20.4 per cent among units renting between \$1,500 and \$1,999.

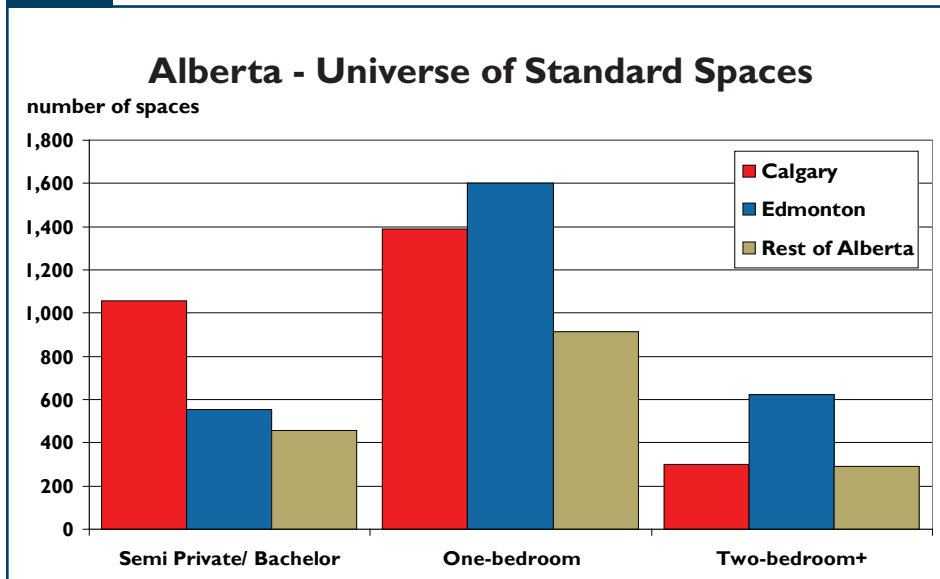
Vacancy rate in Heavy Care facilities lowered in 2010

For Alberta, the vacancy rate for heavy care facilities was 4.5 per cent compared with 8.6 per cent in 2009. The difference between a standard care unit and a heavy care unit is determined by the amount of health care provided. A space where the resident receives 1.5 hours per day or more of health care services

Vacancy Rates (%) of Standard Spaces

	2009		2010	
Newfoundland and Labrador	18.9	a	18.1	a
Prince Edward Island	9.3	a	7.1	a
Nova Scotia	7.3	b	15.0	a
New Brunswick	6.4	c	6.2	b
Quebec	7.9	a	8.4	a
Ontario	13.3	a	16.4	a
Manitoba	7.8	a	7.9	a
Saskatchewan	3.4	a	6.2	a
Alberta	5.9	a	12.2	a
British Columbia	7.5	a	10.4	a
Canada	9.2	a	10.8	a

Figure 3



Source: CMHC

is classified as a heavy care unit. In the Calgary CMA, the vacancy rate for heavy care facilities was 10.4 per cent, up from 6.2 per cent in 2009. In the Edmonton CMA, the vacancy rate for heavy care units was 1.8 per cent compared with 21.4 per cent a year prior. The arrival of new units in Edmonton in 2009 had pushed the vacancy rate upward, as it took time for units to be absorbed. However over the past year many of these units were absorbed, thus contributing to the decline in Edmonton's vacancy rate in 2010.

Universe

One-bedroom units predominate

CMHC's survey found a total universe of 9,229 retirement spaces, of which 7,187 units or 78 per cent were standard spaces. This compares with a universe of 8,713 units in the 2009 survey, of which 7,073 (81 per cent) were identified as standard spaces. The overall universe increased by 516 units or 5.9 per cent. The number

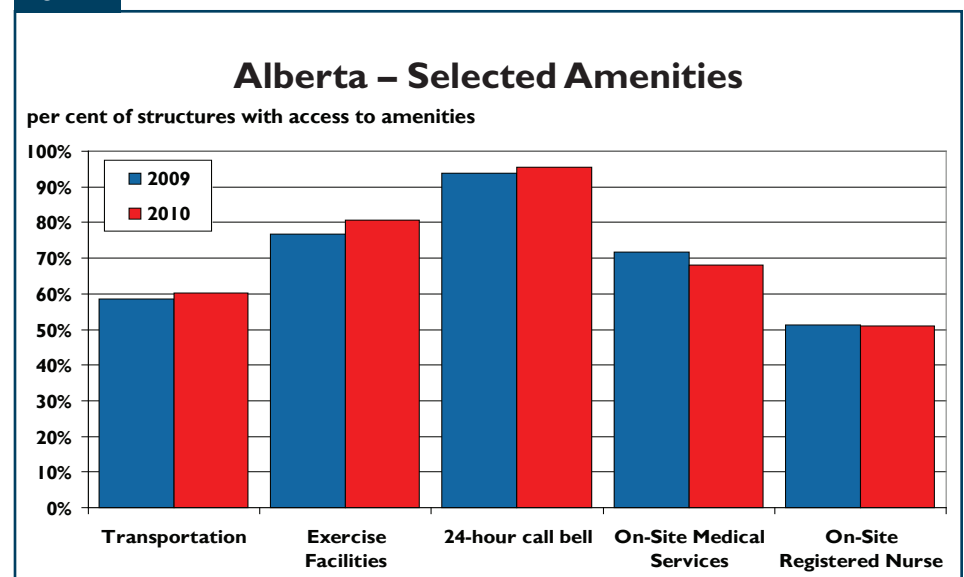
of standard spaces increased by 114 units or 1.6 per cent, while the non-standard spaces increased by 402 units or 24.5 per cent.

The majority of standard spaces in Alberta are found in the two largest cities. The Edmonton CMA reported 2,782 standard spaces, down slightly from 2,803 in 2009. The survey included 2,748 standard spaces in

the Calgary CMA, up from 2,677 spaces a year prior. Both Metro areas combined accounted for 77 per cent of the standard spaces in the Alberta survey, unchanged from the proportion identified in 2009.

Among standard spaces, one-bedroom units remained the most common, totalling 3,902 units and representing 54 per cent of all standard units. This proportion was up from the 2009 survey when one-bedroom units accounted for 52 per cent of all standard units. The semi-private/ bachelor universe decreased from 2,270 spaces in 2009 to 2,069 in 2010, representing a decline of 201 units. As such, the proportion of the universe designated as semi-private/bachelor units decreased to 29 per cent of all standard units this year from about 32 per cent a year prior. Two-bedroom+ units accounted for almost 17 per cent of this year's universe of standard spaces compared with 16 per cent of the total in 2009. The number of two-bedroom+ units in the survey increased by 108, from 1,108 units in 2009 to 1,216 spaces this year.

Figure 4



Source: CMHC

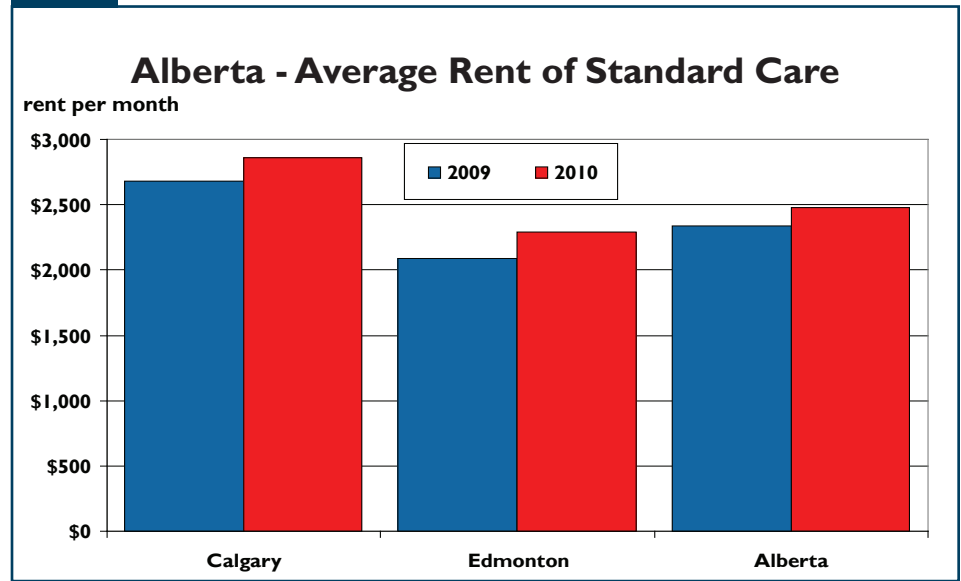
There are some notable differences in the composition of spaces between the two major centres. In the Edmonton CMA, one-bedroom units represented just below 58 per cent of all standard spaces, largely unchanged from 2009. In the Calgary CMA, one-bedroom spaces accounted for slightly more than half of the standard universe, up slightly from 2009. Semi-private/bachelor units represented 38.5 per cent of the total spaces in Calgary whereas they represented only 20 per cent in Edmonton. As was the case last year, the proportion of two-bedroom+ spaces was highest in Edmonton CMA at 22 per cent and lowest in Calgary at 11 per cent.

Services and Amenities

CMHC's Seniors' survey included residences that provided at least an on-site meal plan or on-site medical services. Many of these facilities also offered a variety of other amenities not typically found in traditional rental structures such as housekeeping and laundry, an on-site registered nurse and medical services. The most common amenity in Alberta was 24-hour call bell service, found in 95.5 per cent of structures surveyed, followed by an exercise facility at 80.7 per cent.

In a majority of cases, the amenities surveyed were present in a higher proportion of structures in the Calgary CMA compared to the Edmonton CMA. Access to transportation services and a movie theatre were a few amenities where the difference was more pronounced. In Calgary, transportation services and a movie theatre were included in

Figure 5



Source: CMHC

80.8 and 53.8 per cent of structures, respectively, while these services were only found in 50.0 and 20.0 per cent of structures in the Edmonton CMA. There were a few instances where some amenities were more common in the Capital region than in Calgary, such as on-site medical services and an on-site registered nurse.

Rents

Average rent for Standard Units

The total average rent per month for a standard unit increased in Alberta from \$2,334 in 2009 to \$2,477 in 2010. Standard units typically garner a higher rent compared to the traditional rental market as residents receive meals and healthcare services, as well as access to other amenities. Although healthcare is provided to residents in standard units, it would represent less than 1.5 hours per day.

The average rent in 2010 for bachelor, one-bedroom, and two-bedroom+ standard units in the rest of Alberta declined from 2009 levels, bucking the trend compared to Alberta's two largest centres. From 2009 to 2010, the average rent for a two-bedroom+ standard unit in the rest of Alberta decreased from \$2,830 to \$2,605 per month, while the average rent increased \$334 in Calgary and \$266 in Edmonton. The average rent in Calgary and Edmonton for a two-bedroom+ standard unit was \$3,757 and \$2,966 per month, respectively. For bachelor and one-bedroom standard units, the average rent was nearly identical in the Capital region and the rest of Alberta.

Over a quarter of units in the survey universe for Alberta had an average rent of \$3,000 or more, with another 23.8 per cent of units renting for \$2,500 to \$2,999 per month. As a result, 49.0 per cent of units surveyed

reported an average rent of \$2,500 or more, up from 37.7 per cent in 2009. Units with the highest monthly rent of \$3,000 or more per month represented 39.3 per cent of the universe in Calgary and 21.2 per cent in Edmonton. However, in the rest of Alberta, only 8.4 per cent of units were priced at \$3,000 or more, while 26.9 per cent of units had an average rent of \$2,000 to \$2,499 per month.

Average rent for Heavy Care Units

Heavy care spaces cater to those who require higher levels of care and provide residents with 1.5 or more hours of health care per day. In Alberta, the average rent for a heavy care unit was \$3,300 per month in 2010, down \$103 from the 2009 average of \$3,403. The Edmonton CMA reported the highest average

rent at \$3,591 per month, while the Calgary CMA had the lowest at \$3,055. Heavy care facilities are relatively newer in Edmonton compared to those in Calgary, contributing to the variation in the average rent between the two cities. The average rent in Alberta for a heavy care unit was \$823 higher compared to a standard unit, reflecting the higher degree of health care provided.

TABLES INCLUDED IN THE ALBERTA SENIORS' HOUSING REPORT

Standard Tables

- I.1 Vacancy Rate (%) of Standard Spaces by Zone and Unit Type
- I.2 Vacancy Rate of Standard Spaces (%) by Zone and Rent Range (\$)
- I.3 Vacancy Rates (%) and Average Rents (\$) of Heavy Care Spaces by Zone

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

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

Optional Tables

- O1 Number of People on Wait List and Time on Wait List
- O2 Building Structure Makeup (%)
- O3 Ancillary Services, Cable and Telephone and Optional Costs
- O4 Vacancy Rates (%) of Standard Spaces by Date Residence Opened
- O5 Average Rents (\$) of Standard Spaces by Date Residence Opened
- O6.1 Vacancy Rates (%) of Standard Spaces by Unit Size (square feet)
- O6.2 Average Rents (\$) of Standard Spaces by Unit Size (square feet)

1.1 Vacancy Rates (%) of Standard Spaces by Unit Type Alberta

Centre	Semi Private		Bachelor		One Bedroom		Two Bedroom +		Total	
	2009	2010	2009	2010	2009	2010	2009	2010	2009	2010
Calgary CMA	**	**	7.0 ^a	8.5 ^a	4.0 ^a	11.0 ^a	4.5 ^a	10.3 ^a	5.3 ^a	10.0 ^a
Edmonton CMA	--	--	5.2 ^a	7.7 ^a	2.3 ^a	9.7 ^a	13.7 ^a	17.0 ^a	5.4 ^a	11.0 ^a
Rest of Alberta	**	**	7.7 ^a	19.4 ^a	10.1 ^a	19.4 ^a	0.9 ^a	11.4 ^a	7.9 ^a	17.8 ^a
Alberta	**	**	6.7^a	10.6^a	4.6^a	12.5^a	8.8^a	14.0^a	5.9^a	12.2^a

1.2 Vacancy Rates (%) of Standard Spaces by Rent Range (\$) Alberta

Centre	Less than \$1,500		\$1,500 - \$1999		\$2,000 - \$2,499		\$2,500 - \$2,999		\$3,000 and more		Total where rents are known	
	2009	2010	2009	2010	2009	2010	2009	2010	2009	2010	2009	2010
Calgary CMA	**	**	4.9 ^a	1.9 ^a	5.0 ^a	9.8 ^a	7.3 ^a	9.3 ^a	4.3 ^a	13.4 ^a	5.3 ^a	10.0 ^a
Edmonton CMA	1.1 ^a	2.6 ^a	3.1 ^a	10.3 ^a	1.2 ^a	9.1 ^a	5.6 ^a	15.2 ^a	29.6 ^a	18.6 ^a	5.4 ^a	11.0 ^a
Rest of Alberta	1.9 ^a	13.5 ^a	6.7 ^a	20.4 ^a	10.0 ^a	16.4 ^a	10.5 ^a	19.6 ^a	7.1 ^b	15.8 ^a	7.9 ^a	17.8 ^a
Alberta	1.6^a	5.6^a	4.5^a	11.6^a	4.9^a	11.5^a	7.4^a	13.3^a	10.4^a	15.3^a	5.9^a	12.2^a

1.3 Vacancy Rates (%) and Average Rents (\$) of Heavy Care Spaces Alberta

Centre	Vacancy Rate		Average Rent	
	2009	2010	2009	2010
Calgary CMA	6.2 ^a	10.4 ^a	3,169 ^a	3,055 ^a
Edmonton CMA	21.4 ^a	1.8 ^a	3,980 ^a	3,591 ^a
Rest of Alberta	**	2.8 ^a	**	3,154 ^a
Alberta	8.6^a	4.5^a	3,403^a	3,300^a

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

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

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

2.1 Universe of Standard Spaces by Unit Type Alberta

Centre	Semi Private/ Bachelor	One Bedroom	Two Bedroom +	Total
Calgary CMA	1,059 ^a	1,387 ^a	302 ^a	2,748 ^a
Edmonton CMA	555 ^a	1,602 ^a	625 ^a	2,782 ^a
Rest of Alberta	455 ^a	913 ^a	289 ^a	1,657 ^a
Total Alberta	2,069 ^a	3,902 ^a	1,216 ^a	7,187 ^a

2.2 Total Universe¹ by Unit Type Alberta

Centre	Semi Private/ Bachelor	One Bedroom or more	Total
Calgary CMA	1,569 ^a	1,689 ^a	3,258 ^a
Standard Spaces	1,059 ^a	1,689 ^a	2,748 ^a
Non-Standard Spaces	510 ^a	--	510 ^a
Edmonton CMA	1,157 ^a	2,605 ^a	3,762 ^a
Standard Spaces	555 ^a	2,227 ^a	2,782 ^a
Non-Standard Spaces	602 ^a	378 ^a	980 ^a
Rest of Alberta	908 ^a	1,301 ^a	2,209 ^a
Standard Spaces	455 ^a	1,202 ^a	1,657 ^a
Non-Standard Spaces	453 ^a	99 ^a	552 ^a
Total Alberta	3,634 ^a	5,595 ^a	9,229 ^a
Standard Spaces	2,069 ^a	5,118 ^a	7,187 ^a
Non-Standard Spaces	1,565 ^a	477 ^a	2,042 ^a

¹ Total universe is the number of all spaces including both occupied and unoccupied spaces.

2.3 Universe of Standard Spaces by Rent Range (\$) Alberta

Centre	Less than \$1,500	\$1,500 - \$1,999	\$2,000 - \$2,499	\$2,500 - \$2,999	\$3,000 and more	Total spaces where rents are known
	% of Total ¹	% of Total ¹	% of Total ¹	% of Total ¹	% of Total ¹	
Calgary CMA	**	**	17.5% ^a	29.4% ^a	39.3% ^a	2,748
Edmonton CMA	23.7% ^a	15.8% ^a	19.7% ^a	19.6% ^a	21.2% ^a	2,782
Rest of Alberta	**	**	26.9% ^a	21.7% ^a	8.4% ^a	1,650
Alberta	12.7% ^a	17.7% ^a	20.5% ^a	23.8% ^a	25.2% ^a	7,180

¹ % is based on those spaces where the rent is known.

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

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

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

2.4 Proportion (%) of Structures where Select Services are Available¹ by Structure Size Alberta

Centre	Meals				On-Site Medical Services	Registered Nurse onsite	24-hour call bell
	Optional	# included in rent					
		1	2	3			
Calgary CMA	0.0 a	11.5 a	11.5 a	76.9 a	61.5 a	50.0 a	100.0 a
10 - 49	**	**	**	**	**	**	**
50 - 89	**	**	**	**	**	**	**
90 or more	0.0 a	13.0 a	8.7 a	78.3 a	65.2 a	47.8 a	100.0 a
Edmonton CMA	13.3 a	33.3 a	10.0 a	43.3 a	66.7 a	60.0 a	93.3 a
10 - 49	**	**	**	**	**	**	**
50 - 89	12.5 a	37.5 a	25.0 a	25.0 a	50.0 a	50.0 a	100.0 a
90 or more	14.3 a	28.6 a	4.8 a	52.4 a	76.2 a	66.7 a	90.5 a
Rest of Alberta	9.4 a	15.6 a	6.3 a	68.8 a	75.0 a	43.8 a	93.8 a
10 - 49	28.6 a	14.3 a	14.3 a	42.9 a	71.4 a	28.6 a	85.7 a
50 - 89	5.3 a	21.1 a	5.3 a	68.4 a	89.5 a	47.4 a	94.7 a
90 or more	0.0 a	0.0 a	0.0 a	100.0 a	33.3 a	50.0 a	100.0 a
Alberta	8.0 a	20.5 a	9.1 a	62.5 a	68.2 a	51.1 a	95.5 a
10 - 49	22.2 a	22.2 a	11.1 a	44.4 a	55.6 a	33.3 a	88.9 a
50 - 89	6.9 a	24.1 a	13.8 a	55.2 a	75.9 a	48.3 a	96.6 a
90 or more	6.0 a	18.0 a	6.0 a	70.0 a	66.0 a	56.0 a	96.0 a

¹ Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

2.5 Proportion (%) of Structures with Access to Selected Amenities¹ by Structure Size Alberta

Centre	Pharmacy	Transportation Services	Swimming Pool	Hot Tub - Spa	Movie Theatre	Exercise Facilities	Internet
Calgary CMA	26.9 a	80.8 a	3.8 a	23.1 a	53.8 a	84.6 a	61.5 a
10 - 49	**	**	**	**	**	**	**
50 - 89	**	**	**	**	**	**	**
90 or more	26.1 a	82.6 a	4.3 a	26.1 a	56.5 a	82.6 a	65.2 a
Edmonton CMA	10.3 a	50.0 a	3.3 a	10.0 a	20.0 a	76.7 a	56.7 a
10 - 49	**	**	**	**	**	**	**
50 - 89	12.5 a	37.5 a	12.5 a	0.0 a	0.0 a	62.5 a	0.0 a
90 or more	10.0 a	57.1 a	0.0 a	14.3 a	28.6 a	85.7 a	76.2 a
Rest of Alberta	9.4 a	53.1 a	0.0 a	9.4 a	31.3 a	81.3 a	62.5 a
10 - 49	0.0 a	42.9 a	0.0 a	0.0 a	14.3 a	71.4 a	42.9 a
50 - 89	15.8 a	47.4 a	0.0 a	10.5 a	42.1 a	78.9 a	63.2 a
90 or more	0.0 a	83.3 a	0.0 a	16.7 a	16.7 a	100.0 a	83.3 a
Alberta	14.9 a	60.2 a	2.3 a	13.6 a	34.1 a	80.7 a	60.2 a
10 - 49	0.0 a	44.4 a	0.0 a	0.0 a	11.1 a	66.7 a	44.4 a
50 - 89	17.2 a	44.8 a	3.4 a	6.9 a	31.0 a	75.9 a	44.8 a
90 or more	16.3 a	72.0 a	2.0 a	20.0 a	40.0 a	86.0 a	72.0 a

¹ Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

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

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

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

2.6 Universe, Number of Residents Living in Universe and Capture Rate (%)**Alberta**

Centre	Total Number of Spaces	Overall Vacancy Rate (%)		Number of Residences	Number of Residents	Estimated Population Aged 75+ ¹	Capture Rate ² (%)
		2009	2010				
Calgary CMA	3,258	5.0 a	9.0 a	26	3,170 a		
Edmonton CMA	3,762	5.0 a	8.4 a	30	3,807 a		
Rest of Alberta	2,209	6.8 a	13.6 a	32	2,137 a		
Alberta	9,229	5.4 a	9.8 a	88	9,114 a	181,500	5.0

¹ Source: Statistics Canada, Population Projections for Canada, Provinces and Territories, 2005-2031, Scenario 3.² The capture rate is the proportion of the population aged 75 and over living in the survey universe.**3.1 Average Rent (\$) of Standard Spaces by Unit Type****Alberta**

Centre	Semi Private	Bachelor	One Bedroom	Two Bedroom +	Total
Calgary CMA	**	2,296 a	3,101 a	3,757 a	2,863 a
Edmonton CMA	--	1,778 a	2,201 a	2,966 a	2,288 a
Rest of Alberta	**	1,779 a	2,202 a	2,605 a	2,155 a
Alberta	**	2,046 a	2,521 a	3,077 a	2,477 a

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

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

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

O1 Number of People On Wait List and Time on Waitlist Alberta

Centre	Average Number of People on Waitlist	Time on Waitlist in Months				
		0	1~2	3~5	6~11	12+
Calgary CMA	++	**	--	++	**	**
Edmonton CMA	14 ^d	**	++	++	**	**
Rest of Alberta	15 ^b	11.7 ^d	++	--	10.0 ^d	9.3 ^c
Alberta	14^c	32.5^c	++	++	24.6^c	25.2^c

O2 Building Structure Makeup (%) Alberta

Centre	Concrete Frame	Wood Frame
Calgary CMA	46.2%	53.8%
Edmonton CMA	43.3%	56.7%
Rest of Alberta	21.9%	78.1%
Alberta	36.4%	63.6%

O3 Ancillary Services, Cable and Telephone and Optional Costs (% of residences) Alberta

Centre	Services	Included in Rent (%)	Tenant Arrange (%)	Optional (%)	Average Cost if Optional (\$)
Calgary CMA	Cable	38.5%	30.8%	30.8%	35.38
	Telephone	3.8%	84.6%	11.5%	**
Edmonton CMA	Cable	66.7%	16.7%	16.7%	38.20
	Telephone	10.0%	76.7%	13.3%	39.50
Rest of Alberta	Cable	37.5%	28.1%	34.4%	26.09
	Telephone	3.1%	81.3%	15.6%	39.50
Alberta	Cable	47.7%	25.0%	27.3%	31.71
	Telephone	5.7%	80.7%	13.6%	38.73

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

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

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

O4 Vacancy Rates (%) of Standard Spaces by Date Residence Opened Alberta

Centre	Before 1990	1990 - 1999	2000 or later	Total
Calgary CMA	**	6.4 ^a	11.8 ^a	10.0 ^a
Edmonton CMA	2.0 ^a	4.8 ^a	19.3 ^a	11.0 ^a
Rest of Alberta	**	20.1 ^a	18.1 ^a	17.8 ^a
Alberta	3.4^a	8.0^a	15.9^a	12.2^a

O5 Average Rents (\$) of Standard Spaces by Date Residence Opened Alberta

Centre		Before 1990	1990 - 1999	2000 or later	Total
Calgary CMA	Semi Private	--	**	--	**
	Bachelor	**	2,368 ^a	2,201 ^a	2,296 ^a
	One Bedroom	**	3,166 ^a	3,053 ^a	3,101 ^a
	Two Bedroom +	**	4,190 ^a	3,656 ^a	3,757 ^a
	All	**	2,828 ^a	2,895 ^a	2,863 ^a
Edmonton CMA	Semi Private	--	--	--	--
	Bachelor	1,508 ^a	2,367 ^a	1,664 ^a	1,778 ^a
	One Bedroom	1,463 ^a	2,241 ^a	2,589 ^a	2,201 ^a
	Two Bedroom +	**	2,748 ^a	3,270 ^a	2,966 ^a
	All	1,513 ^a	2,333 ^a	2,706 ^a	2,288 ^a
Rest of Alberta	Semi Private	--	**	--	**
	Bachelor	**	2,117 ^a	1,619 ^a	1,779 ^a
	One Bedroom	--	**	2,114 ^a	2,202 ^a
	Two Bedroom +	--	**	2,560 ^a	2,605 ^a
	All	**	2,427 ^a	2,109 ^a	2,155 ^a
Alberta	Semi Private	--	**	--	**
	Bachelor	1,864^a	2,323^a	1,943^a	2,046^a
	One Bedroom	1,732^a	2,629^a	2,629^a	2,521^a
	Two Bedroom +	1,840^a	3,299^a	3,165^a	3,077^a
	All	1,803^a	2,565^a	2,603^a	2,477^a

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

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

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

O6.1 Vacancy Rates (%) of Standard Spaces by Unit Size (square feet)¹

Alberta

Centre	up to 375	376 - 500	501 - 625	over 625	Total
Calgary CMA	10.2 c	9.2 b	13.0 a	11.7 c	11.1 a
Edmonton CMA	10.2 a	7.0 a	11.8 a	12.9 a	11.2 a
Rest of Alberta	20.1 a	23.4 a	17.1 a	13.3 a	17.8 a
Alberta	12.5 a	11.7 a	13.7 a	12.7 a	12.8 a

¹Data is for units where the square footage was provided.

O6.2 Average Rents (\$) of Standard Spaces by Unit Size (square feet)¹

Alberta

Centre		up to 375	376 - 500	501 - 625	over 625	Total
Calgary CMA	Semi Private	**	--	--	--	**
	Bachelor	2,188 a	2,574 a	**	--	2,369 a
	One Bedroom	**	2,726 a	3,189 a	3,796 a	3,159 a
	Two Bedroom +	--	--	**	3,790 a	3,763 a
	All	2,192 a	2,624 a	3,191 a	3,792 a	2,895 a
Edmonton CMA	Semi Private	--	--	--	--	--
	Bachelor	2,043 a	1,462 a	**	**	1,779 a
	One Bedroom	**	2,103 a	2,192 a	2,272 a	2,206 a
	Two Bedroom +	--	--	**	2,967 a	2,966 a
	All	2,052 a	1,758 a	2,208 a	2,652 a	2,294 a
Rest of Alberta	Semi Private	**	--	--	--	**
	Bachelor	1,766 a	1,756 a	2,056 a	**	1,779 a
	One Bedroom	--	1,812 a	2,267 a	2,313 a	2,202 a
	Two Bedroom +	--	--	**	2,622 a	2,605 a
	All	1,749 a	1,781 a	2,261 a	2,516 a	2,155 a
Alberta	Semi Private	**	--	--	--	**
	Bachelor	2,056 a	2,043 a	2,568 a	**	2,067 a
	One Bedroom	**	2,239 a	2,550 a	2,535 a	2,496 a
	Two Bedroom +	--	--	2,915 a	3,052 a	3,046 a
	All	2,056 a	2,122 a	2,559 a	2,839 a	2,465 a

¹Data is for units where the square footage was provided.

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

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

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

Methodology

Canada Mortgage and Housing Corporation conducted the National Seniors' Housing Survey in February and March. This annual survey began in 2009. The survey was conducted in all centres in all ten provinces.

The survey targeted private or non-profit residences where the majority of residents are 65 years of age or older and have access to additional services not offered in traditional rental structures. Examples of such services include meal service, housekeeping and laundry. To be eligible for the survey, a residence must provide an on-site meal plan. (This eligibility requirement differs from the previous year's survey, which required either on-site meal plan or on-site medical services).

However, the survey excluded seniors' residences which provide high levels of healthcare (defined as 1.5 hours or more of care per day) to all of their residents. Nursing homes and long-term care homes are examples of residences that were not included in the survey. As well, residences with less than 10 units were excluded in Québec, Ontario and the Prairies, and with less than 5 units were excluded in Atlantic and British Columbia Regions.

Survey data were obtained through a combination of telephone interviews and fax and email responses. Information was obtained from the owner, manager, or residence administrator. Survey results reflect market conditions at the time of the survey. Survey results have been weighted to adjust for non-responses, to ensure that they are reflective of the universe. 2009 data in this publication may differ from what was published last year, due to survey zone changes in 2010. The level of statistical reliability is noted in the data tables. For more information on the reliability of the data please click [here](#).

All statistics published, excluding information on new market supply, include only those residences that have been in operation for at least one year.

Definitions

Space: A space is a residential area that is rented out. Examples of spaces include: one-half of a semi-private unit, a private or bachelor unit, a one-bedroom unit and a two-bedroom unit. In most cases a space is the same as a unit. The exception is the case where a unit has been divided to rent to multiple residents. Semi-private and ward units are an example of this. Unless otherwise indicated, data for spaces are for all unit types.

Standard Space: A space occupied by a resident who does not receive high levels of care (i.e. the resident receives less than 1.5 hours of care per day.) Regional terms for this type of space vary across the country, and, in cases where there is no additional charge for additional care, it is possible that the standard space estimate includes some units with additional care.

Heavy Care Space: A space where the residence provides 1.5 hours or more of healthcare per day to the resident. Examples include Alzheimer, Dementia and mobility support residents.

Respite Space: A space used to provide temporary accommodation for a senior who normally lives in another place and not at the residence.

Non-market or Subsidy Space: A space where the rent received for the unit is less than market rent or where the resident occupying the unit is subsidized.

Rent: The rent refers to the actual amount residents pay for their space and all mandatory services. Charges for additional non-mandatory services are excluded from the rent. For vacant spaces, the rent is the amount the owner is asking for the space.

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

Acknowledgement

The Seniors' Housing Survey could not have been conducted without the cooperation of the property owners, managers, and residence administrators. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Confidentiality

All information provided through this survey is kept strictly confidential and only used by CMHC to generate statistics and data sets that do not allow for the identification of individuals, households, businesses or buildings.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 60 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2010 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at <mailto:chic@cmhc.gc.ca>; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French 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 to be 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 responsibility.

Housing market intelligence you can count on

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase Report
- Rental Market Provincial Highlight Reports *Now semi-annual!*
- Rental Market Reports, Major Centres
- Rental Market Statistics *Now semi-annual!*
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports
- Seniors' Housing Reports - Supplementary Tables, Regional

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –**
Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –**
Information on current housing market activities — starts, rents, vacancy rates and much more.



Client e-Update

A monthly [e-newsletter](#) that features the latest market insight, housing research and information to help housing finance professionals enhance client relationships and grow their business.