

SENIORS' HOUSING REPORT

British Columbia



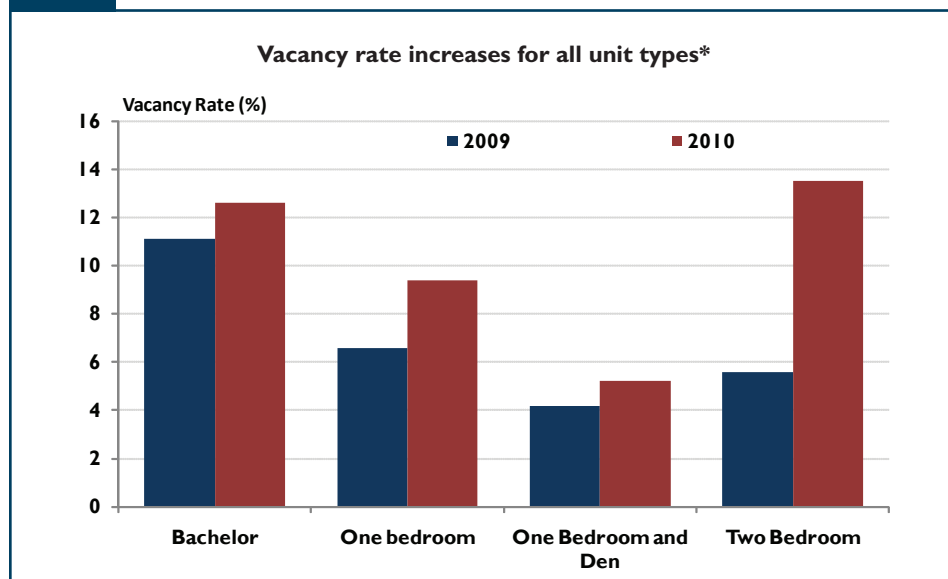
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2010

Highlights

- An increase in the number of independent living units pushed vacancy rates to 10.4 per cent in all markets across the province;
- Vacancy rates in the Greater Vancouver-Fraser Valley region were 10.2 per cent for heavy care units¹ that were situated in buildings that also offer independent living;
- Larger residences, with eighty or more units, dominated the seniors' independent living landscape in British Columbia; and
- The majority of independent living suites in the Greater Vancouver-Fraser Valley and Vancouver Island regions rented for \$2,700 or more.

Figure 1



* Independent living spaces
Source: CMHC

¹ Heavy care units provide more than 1.5 hours of medical care each day.

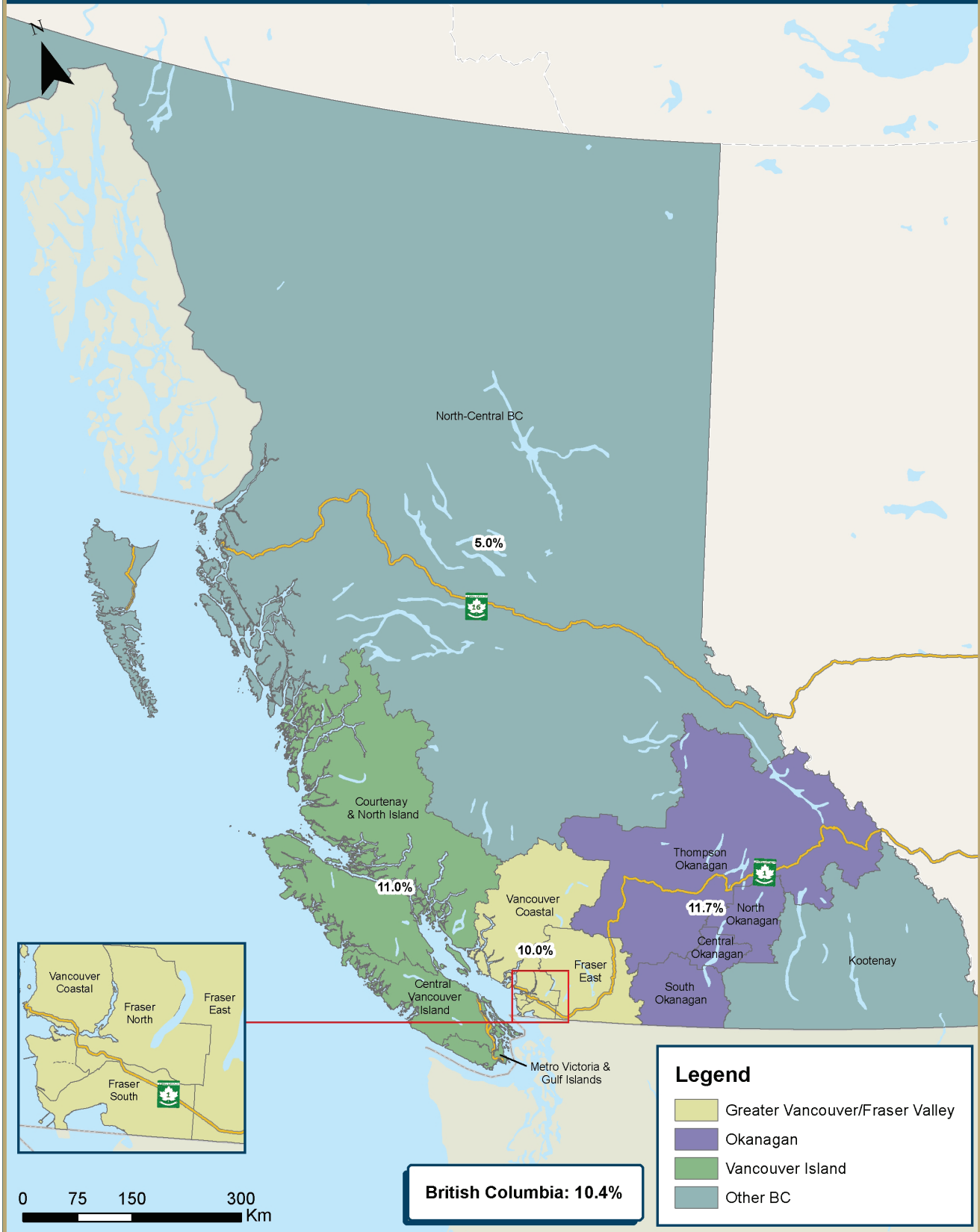
Table of Contents

| | |
|----|---------------|
| 1 | Highlights |
| 3 | Vacancy Rates |
| 4 | Universe |
| 5 | Rents |
| 6 | Data Tables |
| 27 | Methodology |
| 27 | Definitions |

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British Columbia Vacancy Rate of Independent Living Spaces

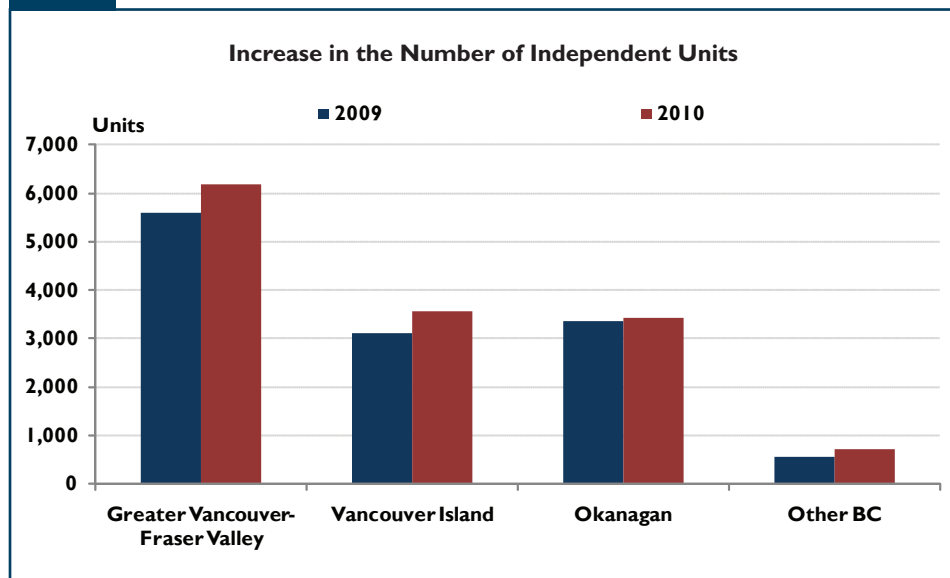


Vacancy Rates

An increased stock of units raised vacancy rates

Average vacancy rates in British Columbia's independent living suites² increased to 10.4 per cent in 2010 from 7.5 per cent a year ago. This trend was seen across most areas in the province except a handful of markets. An increase in the number of units better explains the higher vacancies than a case of a fall in demand caused by existing residents moving out of their units. In fact, both the capture rate³ and the total number of residents in seniors' residences increased during the past year.

Figure 2



Source: CMHC

| | 2010 Vacancy Rates (%) | |
|-------------------------|------------------------|-------|
| | Standard Spaces | Total |
| British Columbia | 10.4 | 6.8 |
| Alberta | 12.2 | 9.8 |
| Saskatchewan | 6.2 | 4.6 |
| Manitoba | 7.9 | 7.3 |
| Ontario | 16.4 | 15.6 |
| Quebec | 8.4 | 8.2 |
| Nova Scotia | 15.2 | 15.4 |
| New Brunswick | 6.2 | 5.6 |
| Prince Edward Island | 7.1 | 6.6 |
| Newfoundland & Labrador | 18.3 | 16.9 |
| Canada | 10.8 | 9.9 |

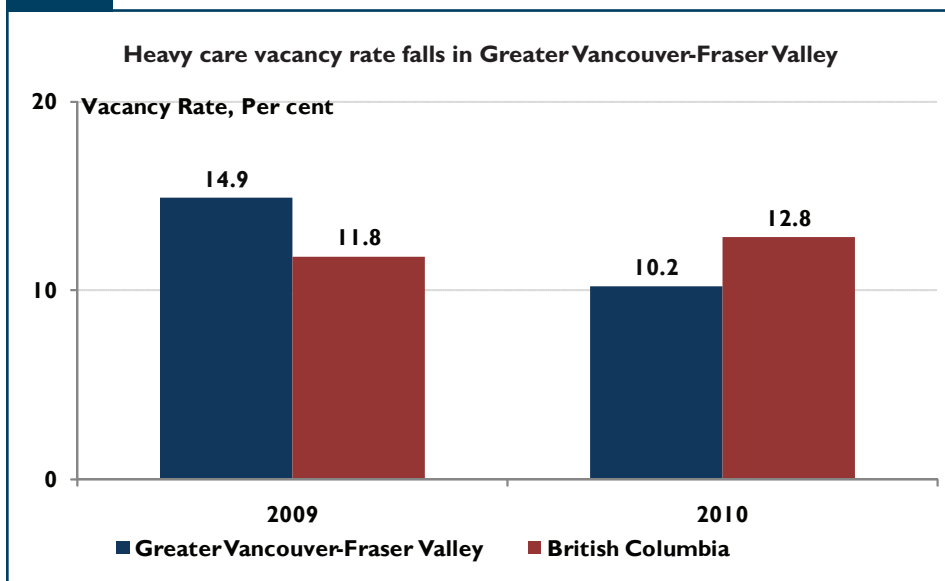
Vacancy rates varied across bedroom types

There are regional differences in the vacancy rates across bedroom types. For independent living suites on Vancouver Island, where there is large retirement community, bachelor suites not only had the highest vacancy rates but also saw the largest increase in vacancy rates over the past year. For the Greater Vancouver-Fraser Valley and Vancouver Island regions, suites with one bedroom and a den had the lowest vacancy rates in these markets, respectively. However, in the Okanagan, one bedroom plus den suites and two-bedroom suites had the highest vacancy rates among all bedroom types. These larger suites comprise the smallest share of all bedroom types in independent living units.

² Independent living suites are found in complexes where the majority of the residents are aged 65 years or older and that include on-site meal services and provide less than 1.5 hours of healthcare per day.

³ Capture rate is the share of British Columbia's population aged 75 or older living in seniors' housing.

Figure 3



Source: CMHC

Drop in heavy care vacancy rate in Greater Vancouver-Fraser Valley

Increased demand lowered the vacancy rate for heavy care units in the Greater Vancouver-Fraser Valley region to just above 10 per cent from nearly 15 per cent last year. Heavy care units provide more than 1.5 hours of medical care each day. According to BC Stats, the estimated rate of increase in the population cohort aged 90 or older in the region picked up considerably during the past year. Typically, this is the age cohort most likely to require heavy care. However, the vacancy rate for heavy care units in other areas, such as the Okanagan and Vancouver Island, increased compared to 2009. It is important to note that CMHC's survey does not encompass all heavy-care units in British Columbia, but only those that are situated in buildings with an option for independent living.

Universe

Most suites located in the Greater Vancouver-Fraser Valley region

The Greater Vancouver-Fraser Valley region, which has the largest estimated population of seniors, also had the largest number of independent living units compared to other regions in British Columbia. This region accounted for about 45 per cent of all units in the province. Vancouver Island had over 3,500 units or about 26 per cent of the provincial total, the second largest number in the province. Among all unit types, one-bedroom units dominated the current stock of independent living units, and also saw the largest increase during the past year.

Large seniors' residences dominate

Residences with eighty or more units were the principal building size to provide the market with seniors' housing. In addition to offering meals and on-site medical services, many residences also offer facilities for entertainment and exercise, including swimming pools as well as recreational activities and transportation. Accessibility is a priority for seniors and facilities that recognize this by having such convenience on site are in demand. Given that increased facilities and activities raise operational overhead costs, this explains the predominance of larger residences which are better able to bear these additional costs because they can spread the cost among a larger number of residents.

More seniors living in independent living residences

During the past year, most regions in British Columbia saw an increase in the number of seniors living in independent living residences. This is illustrated by a rise in the capture rate: across the province, seniors' independent living residences provide residences for more than 24,400 seniors and the capture rate rose about 0.6 percentage points to nearly eight per cent. Fraser East was the only area with a decrease in both the capture rate as well as the number of seniors living in independent living residences. Meanwhile, Okanagan remains the region with the largest portion of seniors – close to 11 per cent – living in independent living residences.

Rents

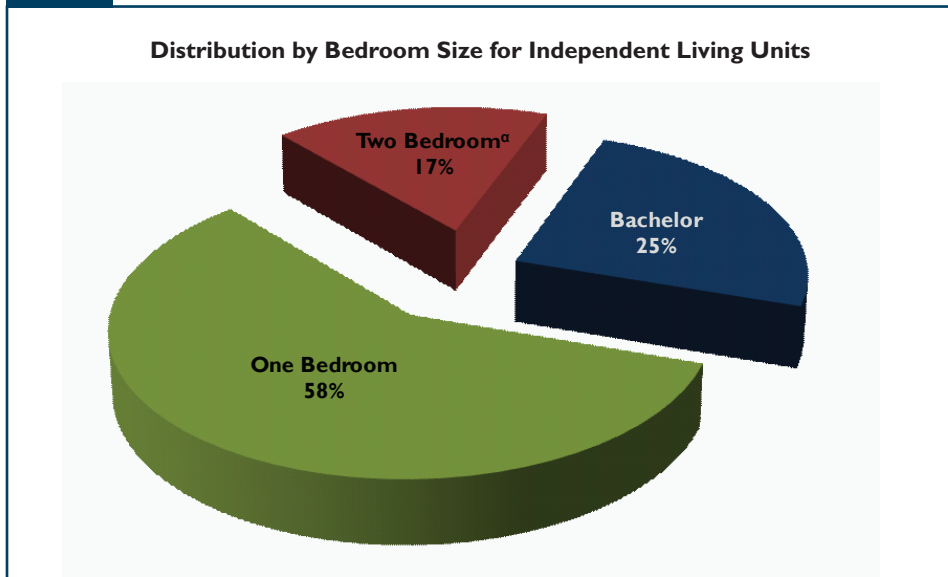
Larger centres had higher average rents

Rents were generally higher in areas where land and housing prices are higher, such as the Greater Vancouver-Fraser Valley and Vancouver Island regions. The rent of any particular unit reflects not only the physical space being rented but also the combination of services and amenities provided. These markets also have more new units than other areas of the province. Greater Vancouver-Fraser Valley had the highest average rent at \$2,764 per month and Vancouver Island reported the second highest rent at \$2,737 per month. Overall, rents were high and over 50 per cent of independent living units in the Greater Vancouver-Fraser Valley region rented for \$2,700 or more per month. In contrast, rents in the Okanagan averaged \$2,196 while other parts of British Columbia averaged only \$2,044 per month.

Higher rent units had lowest vacancy rates in larger centres

The lowest vacancy rates for independent living units in the Greater Vancouver-Fraser Valley and Vancouver Island regions were recorded for units where the rent was \$2,700 or more each month. On average, a one bedroom unit rented for \$2,833 and \$2,654 per month in these markets, respectively. One bedroom units were the most numerous among all unit types. The \$1,800 to \$2,399 rent range was the only category, particularly in Greater Vancouver-Fraser Valley, to show a significant decline in the vacancy rate during the past year.

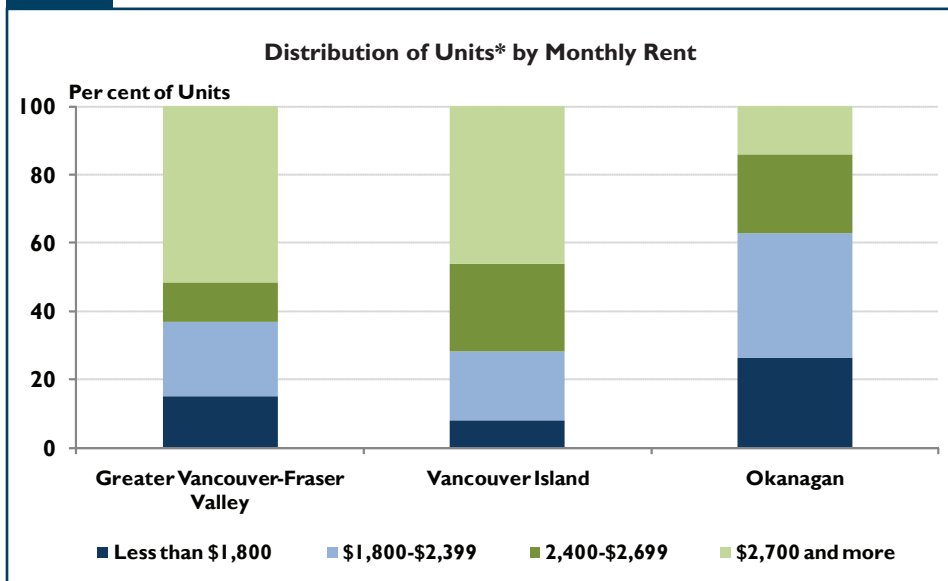
Figure 4



^a Includes both one-bedroom and den, and two-bedroom units.

Source: CMHC

Figure 5



* Independent living spaces

Source: CMHC

TABLES INCLUDED IN THE BRITISH COLUMBIA REGION SENIORS' HOUSING REPORT

Standard Tables

- 1.1 Vacancy Rate (%) of Independent Living Spaces by Zone and Unit Type
- 1.2 Vacancy Rate of Independent Living Spaces (%) by Zone and Rent Range (\$)
- 1.3 Vacancy Rate (%) and Average Rents (\$) of Heavy Care Spaces by Zone

- 2.1 Universe of Independent Living Spaces by Zone and Unit Type
- 2.2 Total Universe by Zone and Unit Type
- 2.3 Universe of Independent Living 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 Independent Living Spaces by Zone and Unit Type

Optional Tables

- O1 Assisted Living Unit Counts By Zone and Unit Type
- O2 Universe, Vacancy Rates (%) and Average Rents (\$) for Non-Urban Centres less than 10,000 population
- O3.1 Universe of Total Spaces By Zone and Unit Type
- O3.2 Vacancy Rates (%) of Standard Spaces by Date Residence Opened
- O3.3 Universe of Total Spaces by Size of Residence and Zone
- O3.4 Universe and Per Cent (%) of Total Spaces by Date Residence Opened
- O3.5 Universe of Total Spaces by Date Residence Opened
- O4 Average Rents (\$) of Independent Living Spaces by Unit Type and Date Residence Opened

I.1 Vacancy Rates (%) of Independent Living Spaces¹ by Unit Type British Columbia

| Centre | Bachelor | | One Bedroom | | One Bedroom and Den | | Two Bedroom | | Total | |
|-------------------------------------|---------------|---------------|--------------|--------------|---------------------|--------------|--------------|---------------|--------------|---------------|
| | 2009 | 2010 | 2009 | 2010 | 2009 | 2010 | 2009 | 2010 | 2009 | 2010 |
| Greater Vancouver/Fraser Valley | 11.7 a | 10.8 a | 7.1 a | 9.5 a | 7.6 a | 2.7 a | 5.5 a | 14.0 a | 8.0 a | 10.0 a |
| Fraser East | 9.8 a | 9.8 a | 9.4 a | 7.6 a | -- | -- | 10.4 a | 33.3 a | 9.6 a | 11.1 a |
| Abbotsford/Mission | ** | ** | 6.2 a | 5.0 a | -- | -- | 2.6 a | ** | 5.7 a | 8.6 a |
| Chilliwack/Hope/Agassiz | 10.9 a | 8.6 a | 13.9 a | 14.2 a | -- | -- | ** | 27.8 a | 13.1 a | 14.1 a |
| Fraser North | 15.9 a | 13.6 a | 7.4 a | 16.8 a | ** | ** | 0.0 a | 9.0 a | 9.7 a | 15.2 a |
| Burnaby | 14.6 a | 5.7 a | 7.3 a | 10.7 a | ** | -- | ** | ** | 10.4 a | 8.2 a |
| Coq/PtCoq/PtMoody | 22.9 a | 30.5 a | 3.7 a | 6.8 a | ** | ** | ** | ** | 7.3 a | 10.6 a |
| Maple Ridge/Pitt Meadows | ** | ** | ** | 40.7 a | -- | ** | ** | ** | 20.1 a | 38.9 a |
| New Westminster | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| Fraser South | 8.8 a | 12.1 a | 6.3 a | 9.4 a | 19.6 a | 1.9 a | 5.9 a | 12.8 a | 7.1 a | 9.9 a |
| Langley | ** | ** | 3.1 a | 4.4 a | ** | 0.0 a | 9.1 a | 6.8 a | 4.9 a | 4.0 a |
| Surrey/Delta | 9.4 a | 11.7 a | 3.6 a | 3.4 a | ** | ** | 1.0 a | 3.5 a | 4.7 a | 6.4 a |
| White Rock/S. Surrey | 14.1 a | 19.1 a | 11.6 a | 16.9 a | ** | 2.4 a | ** | 27.1 a | 12.0 a | 16.1 a |
| Vancouver Coastal | 10.7 a | 8.0 a | 6.0 a | 4.3 a | 2.8 a | 0.0 a | 3.6 a | 2.9 a | 6.9 a | 5.3 a |
| Vancouver | 13.1 a | 8.0 a | 7.2 a | 6.4 a | ** | 0.0 a | 6.0 a | 1.9 a | 9.1 a | 6.7 a |
| Richmond | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| North/West Vancouver | ** | ** | 5.1 a | 0.4 a | ** | -- | 1.6 a | 5.0 a | 3.2 a | 3.4 a |
| Vancouver Island | 10.1 a | 19.1 a | 7.0 a | 9.8 a | 1.7 b | 5.1 a | 4.9 a | 8.8 a | 7.1 a | 11.0 a |
| Metro Victoria & Gulf Islands | 10.5 a | 14.4 a | 5.7 a | 10.2 a | 2.2 b | 5.1 a | 2.8 a | 7.2 b | 6.1 a | 10.0 a |
| Saanich, Peninsula & Gulf Islands | 9.8 a | 14.1 c | 1.3 a | 10.7 a | 0.0 a | 5.7 d | 3.0 a | 10.6 c | 3.4 a | 11.2 a |
| Victoria / Esq. /Oak Bay / V. Royal | 12.0 a | 14.6 a | 8.8 a | 11.0 a | 3.3 b | 5.0 a | 2.6 b | 3.7 a | 8.2 a | 9.8 a |
| West Shore | ** | ** | ** | ** | ** | -- | -- | ** | ** | ** |
| Central Vancouver Island | 10.3 a | 29.9 a | 11.7 a | 9.1 a | ** | 6.2 a | 11.4 a | 13.8 a | 11.0 a | 13.4 a |
| Duncan/Cowichan | ** | ** | ** | 6.3 a | ** | ** | ** | ** | 14.7 a | 4.9 a |
| Parksville/Qualicum | ** | ** | ** | ** | -- | ** | ** | ** | ** | 1.8 a |
| Port Alberni | ** | -- | -- | ** | -- | -- | -- | -- | ** | ** |
| Nanaimo | 10.9 a | 35.7 a | 10.6 a | 10.7 a | ** | 12.5 a | 2.0 a | 19.8 a | 9.8 a | 17.3 a |
| Courtenay & North Island | ** | ** | ** | ** | ** | ** | ** | ** | ** | 8.7 a |
| Okanagan | 10.9 a | 12.1 a | 6.0 a | 9.8 a | 0.0 a | 14.3 a | 6.9 a | 18.7 a | 7.6 a | 11.7 a |
| Central Okanagan | 10.5 a | 14.4 a | 4.4 a | 8.0 a | ** | ** | 12.9 a | 33.9 a | 6.8 a | 12.3 a |
| North Okanagan | 2.6 a | 6.1 a | 3.0 a | 2.8 a | -- | ** | 0.0 a | 5.7 a | 2.3 a | 6.7 a |
| South Okanagan | 23.3 a | 16.7 a | 5.8 a | 17.0 a | ** | ** | 1.1 a | 9.8 a | 8.6 a | 15.7 a |
| Thompson Okanagan | 14.7 a | 13.7 a | 11.0 a | 10.8 a | ** | 4.2 a | 7.8 a | 9.6 a | 11.9 a | 11.5 a |
| Other BC | 10.5 a | 5.6 a | 3.0 a | 4.8 a | ** | ** | ** | ** | 4.6 a | 5.0 a |
| Kootenay | ** | 0.8 a | ** | ** | ** | ** | ** | ** | 2.0 a | 0.5 a |
| North-Central BC | ** | ** | ** | 19.6 a | -- | ** | ** | ** | 11.4 a | 20.1 a |
| British Columbia | 11.1 a | 12.6 a | 6.6 a | 9.4 a | 4.2 a | 5.2 a | 5.6 a | 13.5 a | 7.5 a | 10.4 a |

¹ Nationally these are referred to as Standard Spaces.

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

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

1.2 Vacancy Rates (%) of Independent Living Spaces¹ by Rent Range (\$)

British Columbia

| Centre | Less than \$1,800 | | \$1,800 - \$2,399 | | \$2,400 - \$2,699 | | \$2,700 and more | | Total where rents are known | |
|-------------------------------------|-------------------|---------------|-------------------|---------------|-------------------|--------------|------------------|---------------|-----------------------------|---------------|
| | 2009 | 2010 | 2009 | 2010 | 2009 | 2010 | 2009 | 2010 | 2009 | 2010 |
| Greater Vancouver/Fraser Valley | 15.9 a | 13.6 a | 13.8 a | 12.8 a | 7.8 b | 12.3 a | 6.3 a | 8.5 a | 10.5 a | 10.7 a |
| Fraser East | 8.3 c | 12.9 c | 20.0 d | 16.1 d | ** | ** | ** | ** | 15.7 d | 16.6 a |
| Abbotsford/Mission | ** | ** | ++ | ++ | ** | ** | ** | ** | ++ | 21.6 d |
| Chilliwack/Hope/Agassiz | 9.0 c | 12.8 a | ** | 7.6 a | -- | ** | -- | ** | 16.0 a | 14.2 a |
| Fraser North | 17.2 a | 14.2 a | 19.5 d | 16.9 a | 11.0 d | 14.6 a | 1.3 a | 15.4 a | 11.4 a | 15.2 a |
| Burnaby | 14.3 c | 4.5 a | ** | 13.3 a | ** | ** | ** | ** | 12.3 a | 8.2 a |
| Coq/PtCoq/PtMoody | ** | ** | ** | ** | ** | ** | ** | 5.8 a | 9.0 b | 10.6 a |
| Maple Ridge/Pitt Meadows | ** | ** | ** | ** | -- | ** | -- | ** | 23.8 d | 38.9 a |
| New Westminster | -- | -- | ** | ** | ** | ** | ** | ** | ** | ** |
| Fraser South | ++ | 15.6 a | 6.4 b | 12.6 a | 7.3 b | 4.2 a | 10.3 a | 9.0 a | 8.8 a | 9.9 a |
| Langley | ** | -- | ** | 4.9 a | ** | ** | ** | 4.1 a | 6.5 b | 4.0 a |
| Surrey/Delta | ** | 14.8 a | 5.7 c | 9.4 a | ++ | ** | 3.1 d | 2.7 a | 6.2 b | 6.4 a |
| White Rock/S. Surrey | -- | ** | 10.9 c | 20.0 a | ** | ** | 14.3 a | 15.6 a | 12.9 a | 16.1 a |
| Vancouver Coastal | 20.3 d | 11.2 a | 13.7 c | 5.5 a | ** | 1.7 a | 5.5 b | 4.6 a | 9.5 a | 5.3 a |
| Vancouver | 23.7 d | 11.6 a | 14.9 c | 5.7 a | ** | ** | 7.9 b | 6.2 a | 13.3 c | 6.7 a |
| Richmond | -- | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| North/West Vancouver | ** | -- | -- | ** | -- | -- | 5.2 c | 3.5 a | 4.6 c | 3.4 a |
| Vancouver Island | 7.4 c | 11.2 a | 14.1 c | 14.4 a | 11.9 c | 9.2 a | 11.5 c | 10.5 a | 11.9 a | 11.0 a |
| Metro Victoria & Gulf Islands | ** | ** | 9.0 c | 12.5 a | 14.9 d | 12.9 a | 9.8 b | 9.2 a | 10.0 c | 10.1 a |
| Saanich, Peninsula & Gulf Islands | -- | -- | 4.3 c | 3.1 c | 4.3 d | 17.3 d | 5.5 c | 12.4 a | 4.8 b | 11.3 a |
| Victoria / Esq. /Oak Bay / V. Royal | ** | ** | ++ | 31.3 a | ++ | 9.7 a | 14.2 d | 6.3 a | 15.2 d | 9.8 a |
| West Shore | -- | ** | ** | ** | -- | ** | -- | ** | ** | ** |
| Central Vancouver Island | 11.0 d | 18.3 a | 24.6 d | 17.2 a | 8.5 c | 7.2 a | 20.7 d | 20.1 a | 16.0 d | 13.4 a |
| Duncan/Cowichan | ** | ** | ** | ** | ** | ** | ** | ** | 17.9 d | 4.9 a |
| Parksville/Qualicum | -- | -- | ** | ** | ** | ** | ** | ** | ** | 1.8 a |
| Port Alberni | ** | -- | -- | ** | -- | -- | -- | -- | ** | ** |
| Nanaimo | ** | ** | 24.6 d | 25.0 a | ** | 9.3 a | ** | 25.8 a | 16.1 d | 17.3 a |
| Courtenay & North Island | ** | ** | ** | ** | -- | ** | -- | ** | ** | 8.7 a |
| Okanagan | 12.5 a | 17.4 a | 7.2 b | 7.2 a | 8.4 c | 8.5 a | 8.9 b | 18.1 a | 9.6 a | 11.7 a |
| Central Okanagan | 14.6 c | 13.2 a | 3.1 c | 9.6 a | ** | 7.4 a | 12.3 c | 27.3 a | 8.7 a | 12.3 a |
| North Okanagan | 5.1 b | 10.1 a | 0.0 a | 1.6 a | 0.0 a | 8.6 a | 0.0 a | 7.4 a | 2.5 a | 6.7 a |
| South Okanagan | 13.1 d | 20.9 a | 14.2 d | 11.2 a | ** | 8.7 a | ** | 13.8 a | 13.3 c | 15.7 a |
| Thompson Okanagan | 16.3 d | 24.5 a | 12.5 c | 3.6 a | ++ | 11.7 a | ++ | 7.8 a | 14.2 a | 11.5 a |
| Other BC | 8.5 c | 2.4 a | ** | 2.6 a | 5.7 d | 6.7 a | ** | 29.3 a | 5.1 b | 5.0 a |
| Kootenay | ** | 1.4 a | ** | ** | ** | ** | -- | -- | 2.1 a | 0.5 a |
| North-Central BC | ** | ** | ** | ** | ** | ** | ** | 29.3 a | 14.3 d | 20.1 a |
| British Columbia | 13.0 a | 14.0 a | 10.7 a | 10.2 a | 9.2 a | 9.6 a | 7.8 a | 10.2 a | 10.2 a | 10.7 a |

¹ Nationally these are referred to as Standard Spaces.

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

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

| Centre | Vacancy Rate | | Average Rent | |
|---------------------------------|---------------|---------------|----------------|----------------|
| | 2009 | 2010 | 2009 | 2010 |
| Greater Vancouver/Fraser Valley | 14.9 a | 10.2 a | 4,681 a | 5,304 a |
| Fraser East | ** | ** | ** | ** |
| Fraser North | ** | ** | ** | ** |
| Fraser South | 15.4 a | 9.2 a | 4,712 a | 5,180 a |
| Vancouver Coastal | ** | 4.5 a | ** | 5,598 a |
| Vancouver Island | 11.6 a | 17.3 a | 4,889 a | 5,281 a |
| Metro Victoria & Gulf Islands | 4.9 b | 12.5 a | 5,095 a | 5,497 a |
| Central Vancouver Island | ** | 23.8 a | ** | 5,115 a |
| Courtenay & North Island | ** | ** | ** | ** |
| Okanagan | 4.7 a | 15.6 a | 4,633 a | 4,661 a |
| Other BC | ** | ** | ** | ** |
| British Columbia | 11.8 a | 12.8 a | 4,718 a | 5,224 a |

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

2.1 Universe of Independent¹ Living Spaces by Unit Type British Columbia

| Centre | Bachelor | One Bedroom | Two Bedroom ² | Total |
|---------------------------------|----------------|----------------|--------------------------|-----------------|
| Greater Vancouver/Fraser Valley | 1,607 a | 3,740 a | 844 a | 6,191 a |
| Fraser East | 214 a | 720 a | 126 a | 1,060 a |
| Fraser North | 390 a | 897 a | 140 a | 1,427 a |
| Fraser South | 453 a | 1,160 a | 397 a | 2,010 a |
| Vancouver Coastal | 550 a | 963 a | 181 a | 1,694 a |
| Vancouver Island | ** | 2,010 a | ** | 3,561 a |
| Metro Victoria & Gulf Islands | 447 a | 1,199 a | 577 a | 2,223 a |
| Central Vancouver Island | ** | ** | ** | 1,108 a |
| Courtenay & North Island | ** | ** | ** | 230 a |
| Okanagan | 927 a | 1,963 a | 543 a | 3,433 a |
| Central Okanagan | 285 a | 997 a | 223 a | 1,505 a |
| North Okanagan | 262 a | 180 a | 127 a | 569 a |
| South Okanagan | 96 a | 370 a | 96 a | 562 a |
| Thompson Okanagan | 284 a | 416 a | 97 a | 797 a |
| Other BC | ** | 420 a | ** | 705 a |
| Kootenay | ** | ** | ** | 546 a |
| North-Central BC | ** | ** | ** | 159 a |
| British Columbia | 3,412 a | 8,133 a | 2,345 a | 13,890 a |

¹ Nationally these are referred to as Standard Spaces.

² Figures include both one-bedroom and den, and two-bedroom units.

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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

| 2.2 Total Universe¹ by Unit Type British Columbia | | | | |
|---|-----------------|--------------------|--------------------------------|-----------------|
| Centre | Bachelor | One Bedroom | Two Bedroom² | Total |
| Greater Vancouver/Fraser Valley | 4,895 a | 5,718 a | 912 a | 11,525 a |
| Independent Living Spaces ³ | 1,607 a | 3,740 a | 844 a | 6,191 a |
| Heavy Care | 2,404 a | ** | ** | 2,518 a |
| All other and Unknown | 884 a | ** | ** | 2,816 a |
| Vancouver Island | 2,637 a | 2,879 a | 895 a | 6,411 a |
| Independent Living Spaces ³ | ** | 2,010 a | ** | 3,561 a |
| Heavy Care | 1,478 a | ** | -- | ** |
| All other and Unknown | ** | ** | ** | ** |
| Okanagan | 2,208 a | 2,563 a | 549 a | 5,320 a |
| Independent Living Spaces ³ | 927 a | 1,963 a | 543 a | 3,433 a |
| Heavy Care | 980 a | ** | ** | 982 a |
| All other and Unknown | 301 a | ** | ** | 905 a |
| Other BC | 755 a | 690 a | 109 a | 1,554 a |
| Independent Living Spaces ³ | ** | 420 a | ** | 705 a |
| Heavy Care | ** | -- | -- | ** |
| All other and Unknown | ** | 270 a | ** | ** |
| British Columbia | 10,495 a | 11,850 a | 2,465 a | 24,810 a |
| Independent Living Spaces ³ | 3,412 a | 8,133 a | 2,345 a | 13,890 a |
| Heavy Care | 5,309 a | ** | ** | 5,490 a |
| All other and Unknown | 1,774 a | ** | ** | 5,430 a |

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

² Figures include both one-bedroom and den, and two-bedroom units.

³ Nationally these are referred to as Standard Spaces.

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

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

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

2.3 Universe of Independent Living Spaces¹ by Rent Range (\$) British Columbia

| Centre | Less than \$1,800 | \$1,800 - \$2,399 | \$2,400 - \$2,699 | \$2,700 and more | Total spaces where rents are known |
|---------------------------------|-------------------------|-------------------------|-------------------------|-------------------------|------------------------------------|
| | % of Total ² | % of Total ² | % of Total ² | % of Total ² | |
| Greater Vancouver/Fraser Valley | 15.0% a | 21.9% a | 11.5% a | 51.6% a | 5,834 |
| Fraser East | 31.5% a | 49.6% a | ** a | ** a | 712 |
| Fraser North | 21.7% a | 15.3% a | ** a | ** a | 1,427 |
| Fraser South | 8.9% a | 21.7% a | 10.6% a | 58.7% a | 2,001 |
| Vancouver Coastal | 9.5% a | 16.1% a | 3.5% a | 70.8% a | 1,694 |
| Vancouver Island | 7.9% a | 20.3% a | 25.8% a | 46.0% a | 3,536 |
| Okanagan | 26.3% a | 36.5% a | 23.2% a | 14.0% a | 3,427 |
| Central Okanagan | 16.1% a | 36.7% a | 31.3% a | 15.8% a | 1,505 |
| North Okanagan | 33.0% a | 32.3% a | 20.4% a | 14.2% a | 569 |
| South Okanagan | 45.0% a | 36.5% a | 8.2% a | 10.3% a | 562 |
| Thompson Okanagan | 27.3% a | 39.1% a | 20.6% a | 13.0% a | 791 |
| Other BC | 23.7% a | 49.4% a | 21.1% a | 5.8% a | 705 |
| British Columbia | 16.4% a | 26.6% a | 18.7% a | 38.2% a | 13,502 |

Figures exclude semi-private and ward units.

¹ Nationally these are referred to as Standard Spaces.

² % 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 British Columbia

| Centre | Meals | | | | | On-Site Medical Services | Registered Nurse onsite | 24-hour call bell |
|---------------------------------|----------|--------------------|--------|---------|--------|--------------------------|-------------------------|-------------------|
| | Optional | # included in rent | | | | | | |
| | | 1 | 2 | 3 | | | | |
| Greater Vancouver/Fraser Valley | 0.0 a | 6.9 a | 31.9 a | 61.2 a | 35.3 a | 22.4 a | 94.8 a | |
| 10 - 49 | 0.0 a | 6.5 a | 12.9 a | 80.6 a | 12.9 a | 12.9 a | 87.1 a | |
| 50 - 89 | 0.0 a | 0.0 a | 53.6 a | 46.4 a | 39.3 a | 14.3 a | 92.9 a | |
| 90 or more | 0.0 a | 10.5 a | 31.6 a | 57.9 a | 45.6 a | 31.6 a | 100.0 a | |
| Fraser East | 0.0 a | 16.7 a | 16.7 a | 66.7 a | 27.8 a | 22.2 a | 88.9 a | |
| 10 - 49 | 0.0 a | 0.0 a | 0.0 a | 100.0 a | 14.3 a | 28.6 a | 85.7 a | |
| 50 - 89 | ** | ** | ** | ** | ** | ** | ** | |
| 90 or more | 0.0 a | 50.0 a | 33.3 a | 16.7 a | 50.0 a | 16.7 a | 100.0 a | |
| Fraser North | 0.0 a | 4.0 a | 28.0 a | 68.0 a | 32.0 a | 16.0 a | 92.0 a | |
| 10 - 49 | 0.0 a | 12.5 a | 12.5 a | 75.0 a | 12.5 a | 0.0 a | 75.0 a | |
| 50 - 89 | 0.0 a | 0.0 a | 66.7 a | 33.3 a | 33.3 a | 16.7 a | 100.0 a | |
| 90 or more | 0.0 a | 0.0 a | 18.2 a | 81.8 a | 45.5 a | 27.3 a | 100.0 a | |
| Fraser South | 0.0 a | 0.0 a | 34.3 a | 65.7 a | 40.0 a | 28.6 a | 100.0 a | |
| 10 - 49 | 0.0 a | 0.0 a | 0.0 a | 100.0 a | 11.1 a | 22.2 a | 100.0 a | |
| 50 - 89 | 0.0 a | 0.0 a | 42.9 a | 57.1 a | 71.4 a | 28.6 a | 100.0 a | |
| 90 or more | 0.0 a | 0.0 a | 47.4 a | 52.6 a | 42.1 a | 31.6 a | 100.0 a | |
| Vancouver Coastal | 0.0 a | 10.5 a | 39.5 a | 50.0 a | 36.8 a | 21.1 a | 94.7 a | |
| 10 - 49 | 0.0 a | 14.3 a | 42.9 a | 42.9 a | 14.3 a | 0.0 a | 85.7 a | |
| 50 - 89 | 0.0 a | 0.0 a | 70.0 a | 30.0 a | 30.0 a | 0.0 a | 90.0 a | |
| 90 or more | 0.0 a | 14.3 a | 23.8 a | 61.9 a | 47.6 a | 38.1 a | 100.0 a | |
| Vancouver Island | 1.3 a | 7.9 a | 38.2 a | 52.6 a | 22.3 a | 20.0 a | 93.4 a | |
| 10 - 49 | 3.4 a | 13.8 c | 41.4 a | 41.4 a | 24.0 a | 17.2 a | 89.6 a | |
| 50 - 89 | 0.0 c | 5.5 a | 33.9 a | 60.6 a | 16.8 d | 11.3 d | 94.5 a | |
| 90 or more | 0.0 c | 3.4 a | 37.7 a | 58.9 a | 24.0 a | 28.6 a | 96.4 a | |
| Metro Victoria & Gulf Islands | 2.2 a | 6.8 b | 38.7 a | 52.3 a | 18.2 a | 18.7 d | 95.3 a | |
| 10 - 49 | 6.1 a | ++ | 43.7 a | 43.7 a | 24.7 d | 18.6 d | 93.5 a | |
| 50 - 89 | 0.0 c | 8.2 a | ++ | 49.5 a | ++ | ++ | 100.0 a | |
| 90 or more | 0.0 c | 6.1 a | 30.9 a | 62.9 a | 18.7 d | 26.8 d | 93.5 a | |
| Central Vancouver Island | 0.0 a | 11.5 a | 38.5 a | 50.0 a | 34.6 a | 23.1 a | 88.5 a | |
| 10 - 49 | 0.0 a | 30.0 a | 40.0 a | 30.0 a | 30.0 a | 10.0 a | 80.0 a | |
| 50 - 89 | 0.0 a | 0.0 a | 0.0 a | 100.0 a | 40.0 a | 20.0 a | 80.0 a | |
| 90 or more | 0.0 a | 0.0 a | 54.5 a | 45.5 a | 36.4 a | 36.4 a | 100.0 a | |
| Courtenay & North Island | 0.0 a | 0.0 a | 33.3 a | 66.7 a | 0.0 a | 16.7 a | 100.0 a | |
| 10 - 49 | ** | ** | ** | ** | ** | ** | ** | |
| 50 - 89 | ** | ** | ** | ** | ** | ** | ** | |
| 90 or more | ** | ** | ** | ** | ** | ** | ** | |
| Okanagan | 0.0 a | 11.4 a | 34.2 a | 54.4 a | 26.6 a | 20.8 a | 89.9 a | |
| 10 - 49 | 0.0 a | 7.9 a | 34.2 a | 57.9 a | 23.7 a | 25.0 a | 84.2 a | |
| 50 - 89 | 0.0 a | 18.8 a | 43.8 a | 37.5 a | 25.0 a | 12.5 a | 100.0 a | |
| 90 or more | 0.0 a | 12.0 a | 28.0 a | 60.0 a | 32.0 a | 20.0 a | 92.0 a | |

continued

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 British Columbia

| Centre | Meals | | | | On-Site Medical Services | Registered Nurse onsite | 24-hour call bell |
|-------------------------|--------------|--------------------|---------------|---------------|--------------------------|-------------------------|-------------------|
| | Optional | # included in rent | | | | | |
| | | 1 | 2 | 3 | | | |
| Other BC | 0.0 a | 32.3 a | 41.9 a | 25.8 a | 19.4 a | 6.5 a | 93.5 a |
| 10 - 49 | 0.0 a | 15.0 a | 50.0 a | 35.0 a | 25.0 a | 0.0 a | 90.0 a |
| 50 - 89 | ** | ** | ** | ** | ** | ** | ** |
| 90 or more | 0.0 a | 40.0 a | 40.0 a | 20.0 a | 0.0 a | 40.0 a | 100.0 a |
| Kootenay | 0.0 a | 66.7 a | 20.0 a | 13.3 a | 13.3 a | 6.7 a | 93.3 a |
| 10 - 49 | 0.0 a | 50.0 a | 16.7 a | 33.3 a | 16.7 a | 0.0 a | 83.3 a |
| 50 - 89 | ** | ** | ** | ** | ** | ** | ** |
| 90 or more | ** | ** | ** | ** | ** | ** | ** |
| North-Central BC | 0.0 a | 0.0 a | 62.5 a | 37.5 a | 25.0 a | 6.3 a | 93.8 a |
| 10 - 49 | 0.0 a | 0.0 a | 64.3 a | 35.7 a | 28.6 a | 0.0 a | 92.9 a |
| 50 - 89 | -- | -- | -- | -- | -- | -- | -- |
| 90 or more | ** | ** | ** | ** | ** | ** | ** |
| British Columbia | 0.3 a | 10.9 a | 35.1 a | 53.6 a | 28.1 a | 19.7 a | 93.0 a |
| 10 - 49 | 0.8 a | 10.2 a | 33.1 a | 55.9 a | 21.2 a | 15.5 a | 87.3 a |
| 50 - 89 | 0.0 b | 13.2 a | 42.8 a | 44.1 a | 27.9 a | 11.8 a | 95.6 a |
| 90 or more | 0.0 b | 10.3 a | 32.7 a | 57.0 a | 35.3 a | 28.7 a | 97.4 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

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

| Centre | Pharmacy | Transportation Services | Swimming Pool | Hot Tub - Spa | Movie Theatre | Exercise Facilities | Internet |
|---------------------------------|----------|-------------------------|---------------|---------------|---------------|---------------------|----------|
| Greater Vancouver/Fraser Valley | 7.0 a | 50.4 a | 5.2 a | 15.5 a | 28.3 a | 57.8 a | 71.6 a |
| 10 - 49 | 9.7 a | 19.4 a | 0.0 a | 9.7 a | 6.7 a | 29.0 a | 38.7 a |
| 50 - 89 | 0.0 a | 50.0 a | 0.0 a | 10.7 a | 21.4 a | 53.6 a | 67.9 a |
| 90 or more | 9.1 a | 67.9 a | 10.5 a | 21.1 a | 43.6 a | 75.4 a | 91.2 a |
| Fraser East | 11.1 a | 55.6 a | 0.0 a | 5.6 a | 29.4 a | 44.4 a | 72.2 a |
| 10 - 49 | 14.3 a | 28.6 a | 0.0 a | 14.3 a | 16.7 a | 14.3 a | 42.9 a |
| 50 - 89 | ** | ** | ** | ** | ** | ** | ** |
| 90 or more | 16.7 a | 50.0 a | 0.0 a | 0.0 a | 33.3 a | 66.7 a | 83.3 a |
| Fraser North | 8.3 a | 50.0 a | 12.0 a | 12.0 a | 12.5 a | 64.0 a | 64.0 a |
| 10 - 49 | 0.0 a | 12.5 a | 0.0 a | 0.0 a | 0.0 a | 50.0 a | 50.0 a |
| 50 - 89 | 0.0 a | 50.0 a | 0.0 a | 0.0 a | 33.3 a | 50.0 a | 33.3 a |
| 90 or more | 20.0 a | 80.0 a | 27.3 a | 27.3 a | 10.0 a | 81.8 a | 90.9 a |
| Fraser South | 11.4 a | 51.4 a | 5.7 a | 17.1 a | 42.9 a | 65.7 a | 85.7 a |
| 10 - 49 | 22.2 a | 33.3 a | 0.0 a | 11.1 a | 11.1 a | 44.4 a | 44.4 a |
| 50 - 89 | 0.0 a | 57.1 a | 0.0 a | 14.3 a | 28.6 a | 57.1 a | 100.0 a |
| 90 or more | 10.5 a | 57.9 a | 10.5 a | 21.1 a | 63.2 a | 78.9 a | 100.0 a |
| Vancouver Coastal | 0.0 a | 47.4 a | 2.6 a | 21.1 a | 24.3 a | 52.6 a | 63.2 a |
| 10 - 49 | 0.0 a | 0.0 a | 0.0 a | 14.3 a | 0.0 a | 0.0 a | 14.3 a |
| 50 - 89 | 0.0 a | 20.0 a | 0.0 a | 20.0 a | 0.0 a | 50.0 a | 50.0 a |
| 90 or more | 0.0 a | 76.2 a | 4.8 a | 23.8 a | 45.0 a | 71.4 a | 85.7 a |
| Vancouver Island | 5.3 a | 42.8 a | 2.6 a | 11.0 a | 18.3 a | 51.5 a | 76.4 a |
| 10 - 49 | 0.0 b | 24.0 a | 0.0 b | 3.4 a | 0.0 b | 20.8 d | 62.0 a |
| 50 - 89 | 5.5 a | 33.5 a | 0.0 c | 5.8 d | 11.0 a | 50.3 a | 83.5 a |
| 90 or more | 10.6 a | 68.3 a | 7.1 a | 23.0 a | 41.1 a | 83.0 a | 86.4 a |
| Metro Victoria & Gulf Islands | 0.0 b | 46.7 a | 2.3 a | 7.3 c | 17.9 a | 54.8 a | 77.4 a |
| 10 - 49 | 0.0 c | ++ | 0.0 c | 0.0 c | 0.0 c | 19.0 d | 62.4 a |
| 50 - 89 | 0.0 c | 25.5 d | 0.0 c | ++ | 16.3 a | 66.8 a | 83.7 a |
| 90 or more | 0.0 c | 80.5 a | 6.5 a | 14.3 d | 37.1 a | 81.7 a | 87.8 a |
| Central Vancouver Island | 15.4 a | 42.3 a | 3.8 a | 11.5 a | 19.2 a | 50.0 a | 73.1 a |
| 10 - 49 | 0.0 a | 20.0 a | 0.0 a | 0.0 a | 0.0 a | 20.0 a | 60.0 a |
| 50 - 89 | 20.0 a | 60.0 a | 0.0 a | 0.0 a | 0.0 a | 20.0 a | 80.0 a |
| 90 or more | 27.3 a | 54.5 a | 9.1 a | 27.3 a | 45.5 a | 90.9 a | 81.8 a |
| Courtenay & North Island | 0.0 a | 16.7 a | 0.0 a | 40.0 a | 16.7 a | 33.3 a | 83.3 a |
| 10 - 49 | ** | ** | ** | ** | ** | ** | ** |
| 50 - 89 | ** | ** | ** | ** | ** | ** | ** |
| 90 or more | ** | ** | ** | ** | ** | ** | ** |
| Okanagan | 1.3 a | 35.1 a | 3.9 a | 13.0 a | 14.1 a | 40.5 a | 57.0 a |
| 10 - 49 | 0.0 a | 19.4 a | 0.0 a | 5.6 a | 2.7 a | 18.4 a | 36.8 a |
| 50 - 89 | 0.0 a | 31.3 a | 6.3 a | 18.8 a | 18.8 a | 68.8 a | 68.8 a |
| 90 or more | 4.0 a | 60.0 a | 8.0 a | 20.0 a | 28.0 a | 56.0 a | 80.0 a |

continued

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

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

| Centre | Pharmacy | Transportation Services | Swimming Pool | Hot Tub - Spa | Movie Theatre | Exercise Facilities | Internet |
|-------------------------|--------------|-------------------------|---------------|---------------|---------------|---------------------|---------------|
| Other BC | 0.0 a | 29.0 a | 0.0 a | 25.8 a | 3.4 a | 45.2 a | 36.7 a |
| 10 - 49 | 0.0 a | 0.0 a | 0.0 a | 0.0 a | 0.0 a | 15.0 a | 40.0 a |
| 50 - 89 | ** | ** | ** | ** | ** | ** | ** |
| 90 or more | 0.0 a | 60.0 a | 0.0 a | 80.0 a | ** | 100.0 a | 40.0 a |
| Kootenay | 0.0 a | 53.3 a | 0.0 a | 46.7 a | 7.1 a | 73.3 a | 28.6 a |
| 10 - 49 | 0.0 a | 0.0 a | 0.0 a | 0.0 a | 0.0 a | 33.3 a | 50.0 a |
| 50 - 89 | ** | ** | ** | ** | ** | ** | ** |
| 90 or more | ** | ** | ** | ** | ** | ** | ** |
| North-Central BC | 0.0 a | 6.3 a | 0.0 a | 6.3 a | 0.0 a | 18.8 a | 43.8 a |
| 10 - 49 | 0.0 a | 0.0 a | 0.0 a | 0.0 a | 0.0 a | 7.1 a | 35.7 a |
| 50 - 89 | -- | -- | -- | -- | -- | -- | -- |
| 90 or more | ** | ** | ** | ** | ** | ** | ** |
| British Columbia | 4.4 a | 42.3 a | 3.7 a | 14.8 a | 19.5 a | 50.4 a | 65.5 a |
| 10 - 49 | 2.6 a | 17.2 a | 0.0 b | 5.2 a | 2.6 a | 21.2 a | 44.1 a |
| 50 - 89 | 1.5 a | 45.6 a | 1.5 a | 16.2 a | 17.8 a | 60.3 a | 68.8 a |
| 90 or more | 7.9 a | 65.9 a | 8.7 a | 23.9 a | 38.0 a | 74.2 a | 85.4 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 (%)

British Columbia

| Centre | Total Number of Spaces | Overall Vacancy Rate | | Number of Residences | Number of Residents | Estimated Population Aged 75+ ¹ | Capture Rate ² (%) |
|---------------------------------|------------------------|----------------------|--------------|----------------------|---------------------|--|-------------------------------|
| | | 2009 | 2010 | | | | |
| Greater Vancouver/Fraser Valley | 11,525 | 5.6 a | 6.4 a | 116 | 11,292 a | 166,272 | 6.8 |
| Fraser East | 1,820 | 6.8 a | 7.3 a | 18 | 1,765 a | 19,585 | 9.0 |
| Abbotsford/Mission | 1,060 | 5.6 a | 4.7 a | 7 | 1,042 a | | |
| Chilliwack/Hope/Agassiz | 760 | 8.8 a | 10.9 a | 11 | 723 a | | |
| Fraser North | 2,349 | 7.2 a | 11.2 a | 25 | 2,178 a | 34,000 | 6.4 |
| Fraser South | 3,595 | 5.5 a | 6.3 a | 35 | 3,556 a | 38,927 | 9.1 |
| Langley | 726 | 3.3 a | 3.0 a | 7 | 753 a | | |
| Surrey/Delta | 1,448 | 5.9 a | 3.6 a | 16 | 1,457 a | | |
| White Rock/S. Surrey | 1,421 | 6.4 a | 10.7 a | 12 | 1,346 a | | |
| Vancouver Coastal | 3,761 | 4.2 a | 3.0 a | 38 | 3,793 a | 73,760 | 5.1 |
| Vancouver Island | 6,411 | 5.1 a | 7.5 a | 77 | 6,338 a | 70,306 | 9.0 |
| Metro Victoria & Gulf Islands | 3,680 | 4.5 a | 6.8 a | 45 | 3,717 a | 34,257 | 10.9 |
| Central Vancouver Island | 2,362 | 7.2 a | 8.7 a | 26 | 2,243 a | 24,356 | 9.2 |
| Courtenay & North Island | 369 | 1.1 a | 6.0 a | 6 | 378 a | 11,693 | 3.2 |
| Okanagan | 5,320 | 6.0 a | 8.2 a | 79 | 5,236 a | 49,261 | 10.6 |
| Central Okanagan | 2,241 | 5.0 a | 8.6 a | 26 | 2,200 a | 16,213 | 13.6 |
| North Okanagan | 947 | 1.9 a | 4.0 a | 15 | 956 a | 7,505 | 12.7 |
| South Okanagan | 932 | 6.5 a | 10.1 a | 14 | 916 a | 11,223 | 8.2 |
| Thompson Okanagan | 1,200 | 10.0 a | 9.2 a | 24 | 1,164 a | 14,320 | 8.1 |
| Other BC | 1,554 | 2.0 a | 2.9 a | 31 | 1,599 a | 24,939 | 6.4 |
| Kootenay | 1,033 | 1.1 a | 1.2 a | 15 | 1,084 a | 12,031 | 9.0 |
| North-Central BC | 521 | 3.8 a | 6.3 a | 16 | 515 a | 12,908 | 4.0 |
| British Columbia | 24,810 | 5.4 a | 6.8 a | 303 | 24,465 a | 310,778 | 7.9 |

¹ Source: 2009 Population Estimates, P.E.O.P.L.E. 34, BC Statistics

² The capture rate is the proportion of the population aged 75 and over living in the survey universe.

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

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

3.1 Average Rent (\$) of Independent Living Spaces¹ by Unit Type British Columbia

| Centre | Bachelor | One Bedroom | One Bedroom and Den | Two Bedroom | Total |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Greater Vancouver/Fraser Valley | 2,221 ^a | 2,833 ^a | 3,318 ^a | 3,602 ^a | 2,764 ^a |
| Fraser East | 1,665 ^a | 2,089 ^a | -- | 2,597 ^a | 2,052 ^a |
| Abbotsford/Mission | ** | 2,115 ^a | -- | ** | 2,185 ^a |
| Chilliwack/Hope/Agassiz | 1,665 ^a | 2,068 ^a | -- | 2,589 ^a | 1,987 ^a |
| Fraser North | 1,813 ^a | 2,540 ^a | ** | 3,522 ^a | 2,430 ^a |
| Burnaby | 1,621 ^a | 2,438 ^a | -- | ** | 2,175 ^a |
| Coq/PtCoq/PtMoody | 1,740 ^a | 2,797 ^a | ** | ** | 2,733 ^a |
| Maple Ridge/Pitt Meadows | ** | 2,324 ^a | ** | ** | 2,398 ^a |
| New Westminster | ** | ** | ** | ** | ** |
| Fraser South | 2,312 ^a | 2,669 ^a | 3,249 ^a | 3,464 ^a | 2,726 ^a |
| Langley | ** | 2,693 ^a | 3,122 ^a | 3,313 ^a | 2,783 ^a |
| Surrey/Delta | 2,312 ^a | 2,542 ^a | ** | 3,296 ^a | 2,543 ^a |
| White Rock/S. Surrey | 2,201 ^a | 2,745 ^a | 3,316 ^a | 3,745 ^a | 2,847 ^a |
| Vancouver Coastal | 2,650 ^a | 3,592 ^a | 3,701 ^a | 4,798 ^a | 3,389 ^a |
| Vancouver | 2,265 ^a | 3,580 ^a | 3,804 ^a | 5,079 ^a | 3,168 ^a |
| Richmond | ** | ** | ** | ** | ** |
| North/West Vancouver | ** | 3,900 ^a | -- | 5,042 ^a | 4,289 ^a |
| Vancouver Island | 2,141 ^a | 2,654 ^a | 3,102 ^a | 3,689 ^a | 2,737 ^a |
| Metro Victoria & Gulf Islands | 2,114 ^a | 2,872 ^a | 3,201 ^a | 3,967 ^a | 2,905 ^a |
| Saanich, Peninsula & Gulf Islands | 2,488 ^a | 2,966 ^a | 4,002 ^a | 4,116 ^a | 3,109 ^a |
| Victoria / Esq. /Oak Bay / V. Royal | 1,819 ^a | 2,947 ^a | 3,074 ^a | 4,137 ^a | 2,838 ^a |
| West Shore | ** | ** | -- | ** | ** |
| Central Vancouver Island | 2,216 ^a | 2,295 ^a | 2,737 ^a | 3,155 ^a | 2,425 ^a |
| Duncan/Cowichan | ** | 1,771 ^a | ** | ** | 1,909 ^a |
| Parksville/Qualicum | ** | ** | ** | ** | 2,891 ^a |
| Port Alberni | -- | ** | -- | -- | ** |
| Nanaimo | 2,171 ^a | 2,436 ^a | 2,852 ^a | 3,201 ^a | 2,499 ^a |
| Courtenay & North Island | ** | ** | ** | ** | 2,636 ^a |
| Okanagan | 1,668 ^a | 2,198 ^a | 2,733 ^a | 3,149 ^a | 2,196 ^a |
| Central Okanagan | 1,724 ^a | 2,282 ^a | ** | 3,653 ^a | 2,366 ^a |
| North Okanagan | 1,560 ^a | 2,146 ^a | ** | 2,907 ^a | 2,029 ^a |
| South Okanagan | 1,711 ^a | 1,907 ^a | ** | 2,618 ^a | 1,995 ^a |
| Thompson Okanagan | 1,699 ^a | 2,278 ^a | 2,563 ^a | 2,859 ^a | 2,137 ^a |
| Other BC | 1,729 ^a | 2,071 ^a | ** | ** | 2,044 ^a |
| Kootenay | 1,612 ^a | ** | ** | ** | 1,936 ^a |
| North-Central BC | ** | 2,503 ^a | ** | ** | 2,416 ^a |
| North Coast-Nechako | -- | ** | -- | -- | ** |
| Cariboo-Northeast | ** | 2,507 ^a | ** | ** | 2,417 ^a |
| British Columbia | 2,029^a | 2,585^a | 3,101^a | 3,445^a | 2,575^a |

¹ Nationally these are referred to as Standard Spaces.

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

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

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

| O1 Assisted Living Unit Counts by Unit Type British Columbia | | | | |
|--|-------------------|--------------------------|--------------------------|--------------------------|
| Centre | Business Type | Funded | Private Pay | Total Assisted Living |
| Greater Vancouver/Fraser Valley | Non-Profit | 1,494 ^a | 532 ^a | 2,026 ^a |
| | Profit | 646 ^a | 627 ^a | 1,273 ^a |
| Fraser East | Non-Profit | 169 ^a | 34 ^a | 203 ^a |
| | Profit | 132 ^a | 93 ^a | 225 ^a |
| Fraser North | Non-Profit | 273 ^a | 179 ^a | 452 ^a |
| | Profit | 146 ^a | 192 ^a | 338 ^a |
| Fraser South | Non-Profit | 332 ^a | 122 ^a | 454 ^a |
| | Profit | 226 ^a | 250 ^a | 476 ^a |
| Vancouver Coastal | Non-Profit | 720 ^a | 197 ^a | 917 ^a |
| | Profit | 142 ^a | 92 ^a | 234 ^a |
| Vancouver Island | Non-Profit | 613 ^a | 100 ^a | 714 ^a |
| | Profit | 330 ^a | 303 ^a | 633 ^a |
| Metro Victoria & Gulf Islands | Non-Profit | 404 ^b | 41 ^b | 446 ^b |
| | Profit | 127 ^a | 100 ^b | 227 ^a |
| Central Vancouver Island | Non-Profit | 115 ^a | 49 ^a | 164 ^a |
| | Profit | 168 ^a | 203 ^a | 371 ^a |
| Courtenay & North Island | Non-Profit | ** | ** | ** |
| | Profit | ** | ** | ** |
| Okanagan | Non-Profit | 438 ^a | 28 ^a | 466 ^a |
| | Profit | 230 ^a | 576 ^a | 806 ^a |
| Central Okanagan | Non-Profit | 134 ^a | 10 ^a | 144 ^a |
| | Profit | 28 ^a | 111 ^a | 139 ^a |
| North Okanagan | Non-Profit | 57 ^a | 18 ^a | 75 ^a |
| | Profit | 67 ^a | 51 ^a | 118 ^a |
| South Okanagan | Non-Profit | ** | ** | ** |
| | Profit | 74 ^a | 115 ^a | 189 ^a |
| Thompson Okanagan | Non-Profit | 182 ^a | 0 | 182 ^a |
| | Profit | 61 ^a | 299 ^a | 360 ^a |
| Other BC | Non-Profit | 199 ^a | 8 ^a | 207 ^a |
| | Profit | 140 ^a | 42 ^a | 182 ^a |
| Kootenay | Non-Profit | 27 ^a | 7 ^a | 34 ^a |
| | Profit | ** | ** | ** |
| North-Central BC | Non-Profit | 172 ^a | 1 ^a | 173 ^a |
| | Profit | 57 ^a | 31 ^a | 88 ^a |
| British Columbia | Non-Profit | 2,744^a | 668^a | 3,413^a |
| | Profit | 1,346^a | 1,548^a | 2,894^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

**O2 Universe, Vacancy Rates (%) and Average Rents (\$)
for Non-Urban Centres less than 10,000 population
British Columbia**

| | Greater Vancouver/Fraser Valley | Vancouver Island | Okanagan | Other BC | Total |
|-------------------------------------|---------------------------------------|------------------|----------|----------|---------|
| Universe | | | | | |
| Independent Living Spaces | | | | | 709 a |
| Heavy Care Spaces | | | | | 334 a |
| Subsidized/Non-Market Spaces | | | | | 613 a |
| Total | 293 a | 143 a | 335 a | 885 a | 1,656 a |
| Universe of Spaces | | | | | |
| Bachelor | | | | | 735 a |
| One-Bedroom | | | | | 825 a |
| Two-Bedroom | | | | | 96 a |
| Total | 293 a | 143 a | 335 a | 885 a | 1,656 a |
| Total Vacancy Rate | | | | | |
| Bachelor | | | | | 3.3 a |
| One-Bedroom | | | | | 3.2 a |
| Two-Bedroom | | | | | 3.1 a |
| Total | 1.4 a | 2.1 a | 10.1 a | 1.4 a | 3.2 a |
| Universe: Independent Living Spaces | | | | | |
| Bachelor | | | | | 189 a |
| One-Bedroom | | | | | 427 a |
| Two-Bedroom | | | | | 93 a |
| Total | ** | ** | 175 a | 427 a | 709 a |
| Independent Living Vacancy Rate | | | | | |
| Bachelor | | | | | 7.4 a |
| One-Bedroom | | | | | 6.1 a |
| Two-Bedroom | | | | | 3.2 a |
| Total | ** | ** | 18.9 a | 0.7 a | 6.1 a |
| Independent Living Spaces Rent | | | | | |
| Bachelor | | | | | 1,470 a |
| One-Bedroom | | | | | 1,903 a |
| Two-Bedroom | | | | | 2,369 a |
| Total | ** | ** | 1,761 a | 1,913 a | 1,849 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

O3.1 Universe of Total Spaces by Unit Type British Columbia

| Centre | Bachelor | | One Bedroom | | Two Bedroom | | Total | |
|---------------------------------|--------------------------|---------------------------|---------------------------|---------------------------|--------------------------|--------------------------|---------------------------|---------------------------|
| | Number of Spaces | | Number of Spaces | | Number of Spaces | | Number of Spaces | |
| | 2009 | 2010 | 2009 | 2010 | 2009 | 2010 | 2009 | 2010 |
| Greater Vancouver/Fraser Valley | 4,568 ^a | 4,895 ^a | 4,972 ^a | 5,718 ^a | 881 ^a | 912 ^a | 10,421 ^a | 11,525 ^a |
| Fraser East | 879 ^a | 542 ^a | 900 ^a | 1,150 ^a | 135 ^a | 128 ^a | 1,914 ^a | 1,820 ^a |
| Fraser North | 740 ^a | 954 ^a | 928 ^a | 1,250 ^a | 123 ^a | 145 ^a | 1,791 ^a | 2,349 ^a |
| Fraser South | 1,565 ^a | 1,453 ^a | 1,629 ^a | 1,693 ^a | 308 ^a | 449 ^a | 3,502 ^a | 3,595 ^a |
| Vancouver Coastal | 1,384 ^a | 1,946 ^a | 1,515 ^a | 1,625 ^a | 315 ^a | 190 ^a | 3,214 ^a | 3,761 ^a |
| Vancouver Island | 1,796 ^a | 2,637 ^a | 2,630 ^a | 2,879 ^a | 649 ^a | 895 ^a | 5,075 ^a | 6,411 ^a |
| Okanagan | 2,214 ^a | 2,208 ^a | 2,326 ^a | 2,563 ^a | 501 ^a | 549 ^a | 5,041 ^a | 5,320 ^a |
| Central Okanagan | 845 ^a | 836 ^a | 1,049 ^a | 1,182 ^a | 220 ^a | 223 ^a | 2,114 ^a | 2,241 ^a |
| North Okanagan | 439 ^a | 517 ^a | 267 ^a | 303 ^a | 93 ^a | 127 ^a | 799 ^a | 947 ^a |
| South Okanagan | 384 ^a | 360 ^a | 460 ^a | 474 ^a | 99 ^a | 98 ^a | 943 ^a | 932 ^a |
| Thompson Okanagan | 546 ^a | 495 ^a | 550 ^a | 604 ^a | 89 ^a | 101 ^a | 1,185 ^a | 1,200 ^a |
| Other BC | 675 ^a | 755 ^a | 623 ^a | 690 ^a | 102 ^a | 109 ^a | 1,400 ^a | 1,554 ^a |
| British Columbia | 9,253^a | 10,495^a | 10,551^a | 11,850^a | 2,133^a | 2,465^a | 21,937^a | 24,810^a |

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

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

O3.2 Vacancy Rates (%) of Total Spaces by Unit Type British Columbia

| Centre | Bachelor | | One Bedroom | | Two Bedroom | | Total | |
|---------------------------------|--------------|--------------|--------------|--------------|--------------|---------------|--------------|--------------|
| | % Vacant | | % Vacant | | % Vacant | | % Vacant | |
| | 2009 | 2010 | 2009 | 2010 | 2009 | 2010 | 2009 | 2010 |
| Greater Vancouver/Fraser Valley | 6.4 a | 5.7 a | 4.8 a | 6.4 a | 6.0 a | 10.2 a | 5.6 a | 6.4 a |
| Fraser East | 6.3 a | 6.6 a | 6.9 a | 4.8 a | 10.4 a | 32.8 a | 6.8 a | 7.3 a |
| Fraser North | 9.6 a | 10.1 a | 5.8 a | 12.4 a | 3.3 a | 9.0 a | 7.2 a | 11.2 a |
| Fraser South | 5.9 a | 5.5 a | 4.5 a | 6.6 a | 8.1 a | 7.6 a | 5.5 a | 6.3 a |
| Vancouver Coastal | 5.4 a | 3.5 a | 3.4 a | 2.6 a | 3.2 a | 2.1 a | 4.2 a | 3.0 a |
| Vancouver Island | 5.8 a | 8.2 a | 5.1 a | 7.0 a | 3.4 a | 6.9 a | 5.1 a | 7.5 a |
| Metro Victoria & Gulf Islands | 6.2 a | 6.7 a | 4.1 a | 7.3 a | 2.4 a | 5.9 a | 4.5 a | 6.8 a |
| Central Vancouver Island | 5.5 a | 9.7 a | 9.2 a | 6.7 a | 7.1 a | 10.9 a | 7.2 a | 8.7 a |
| Courtenay & North Island | ** | 9.8 a | 0.0 a | 5.8 a | ** | ** | 1.1 a | 6.0 a |
| Okanagan | 6.5 a | 6.3 a | 5.5 a | 7.8 a | 6.0 a | 17.9 a | 6.0 a | 8.2 a |
| Central Okanagan | 3.9 a | 5.5 a | 4.7 a | 7.0 a | 10.9 a | 28.7 a | 5.0 a | 8.6 a |
| North Okanagan | 2.3 a | 3.1 a | 1.9 a | 1.7 a | 0.0 a | 13.4 a | 1.9 a | 4.0 a |
| South Okanagan | 9.1 a | 5.8 a | 5.4 a | 13.5 a | 1.0 a | 9.2 a | 6.5 a | 10.1 a |
| Thompson Okanagan | 11.9 a | 11.1 a | 8.9 a | 7.8 a | 5.6 a | 7.9 a | 10.0 a | 9.2 a |
| Other BC | 1.9 a | 2.5 a | 2.1 a | 3.0 a | 2.0 a | 4.6 a | 2.0 a | 2.9 a |
| Kootenay | 0.8 a | 1.8 a | 1.8 a | 0.5 a | ** | ** | 1.1 a | 1.2 a |
| North-Central BC | 4.9 a | 4.5 a | 2.5 a | 6.3 a | 11.8 a | ** | 3.8 a | 6.3 a |
| British Columbia | 6.0 a | 6.2 a | 4.9 a | 6.6 a | 5.0 a | 10.5 a | 5.4 a | 6.8 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

O3.3 Universe of Total Spaces by Size of Residence British Columbia

| Centre | < 31 | | 31 - 79 | | 80 + | | Median |
|---------------------------------|----------------------|--------------|----------------------|--------------|----------------------|---------------|----------------|
| | Number of Residences | Total Spaces | Number of Residences | Total Spaces | Number of Residences | Total Spaces | Residence Size |
| Greater Vancouver/Fraser Valley | 19 | 366 | 34 | 1,886 | 63 | 9,273 | 88 |
| Fraser East | 5 | 125 | 6 | 331 | 7 | 1,364 | 65 |
| Fraser North | 5 | 99 | 7 | 380 | 13 | 1,870 | 84 |
| Fraser South | ** | ** | ** | ** | 21 | 3,098 | 104 |
| Vancouver Coastal | ** | ** | ** | ** | 22 | 2,941 | 101 |
| Vancouver Island | 18 | 278 | 27 | 1,398 | 32 | 4,735 | 60 |
| Metro Victoria & Gulf Islands | 9 | 168 | 18 | 966 | 18 | 2,546 | 67 |
| Central Vancouver Island | ** | ** | ** | ** | ** | ** | 61 |
| Courtenay & North Island | ** | ** | ** | ** | ** | ** | 47 |
| Okanagan | 29 | 390 | 23 | 1,300 | 27 | 3,630 | 53 |
| Central Okanagan | ** | ** | ** | ** | ** | ** | 85 |
| North Okanagan | ** | ** | ** | ** | ** | ** | 66 |
| South Okanagan | 4 | 51 | 5 | 306 | 5 | 575 | 71 |
| Thompson Okanagan | 9 | 119 | 11 | 568 | 4 | 513 | 38 |
| Other BC | 16 | 262 | 8 | 400 | 7 | 892 | 30 |
| British Columbia | 82 | 1,296 | 92 | 4,984 | 129 | 18,530 | 67 |

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

O3.4 Vacancy Rate (%) of Total Spaces by Date Residence Opened British Columbia

| Centre | Before 1995 | 1995 -2004 | 2005 or later | Total |
|---------------------------------|--------------|--------------|---------------|--------------|
| Greater Vancouver/Fraser Valley | 7.4 a | 6.0 a | 6.1 a | 6.4 a |
| Fraser East | 9.5 a | 6.8 a | ** | 7.3 a |
| Fraser North | 9.0 a | 17.5 a | 9.6 a | 11.2 a |
| Fraser South | 8.9 a | 5.3 a | 5.4 a | 6.3 a |
| Vancouver Coastal | 4.1 a | 1.8 a | 3.8 a | 3.0 a |
| Vancouver Island | 5.2 a | 10.2 a | 7.0 a | 7.5 a |
| Metro Victoria & Gulf Islands | 3.2 a | 11.0 a | 8.0 a | 6.8 a |
| Central Vancouver Island | 16.4 a | 8.2 a | 7.3 a | 8.7 a |
| Courtenay & North Island | -- | ** | ** | 6.0 a |
| Okanagan | 10.3 a | 5.9 a | 10.1 a | 8.2 a |
| Central Okanagan | ** | 6.8 a | 10.9 a | 8.6 a |
| North Okanagan | 11.4 a | 0.0 a | ** | 4.0 a |
| South Okanagan | ** | 4.5 a | 15.4 a | 10.1 a |
| Thompson Okanagan | ** | 9.4 a | 9.9 a | 9.2 a |
| Other BC | ** | 4.9 a | 1.0 a | 2.9 a |
| Kootenay | ** | 0.6 a | 1.2 a | 1.2 a |
| North-Central BC | ** | 9.0 a | 0.6 a | 6.3 a |
| British Columbia | 7.2 a | 6.7 a | 6.7 a | 6.8 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

O3.5 Universe of Total Spaces by Date Residence Opened British Columbia

| Centre | Before 1995 | 1995-2004 | 2005 or later | Total |
|---------------------------------|--------------|--------------|---------------|---------------|
| Greater Vancouver/Fraser Valley | 3,220 | 4,688 | 3,617 | 11,525 |
| Fraser East | 243 | ** | ** | 1,820 |
| Fraser North | 962 | ** | ** | 2,349 |
| Fraser South | 971 | 1,350 | 1,274 | 3,595 |
| Vancouver Coastal | 1,044 | 1,579 | 1,138 | 3,761 |
| Vancouver Island | 1,903 | 1,924 | 2,584 | 6,411 |
| Metro Victoria & Gulf Islands | 1,623 | 1,025 | 1,032 | 3,680 |
| Central Vancouver Island | 280 | ** | ** | 2,362 |
| Courtenay & North Island | -- | ** | ** | 369 |
| Okanagan | 958 | 2,470 | 1,892 | 5,320 |
| Central Okanagan | ** | ** | 822 | 2,241 |
| North Okanagan | ** | ** | ** | 947 |
| South Okanagan | ** | ** | ** | 932 |
| Thompson Okanagan | ** | ** | 535 | 1,200 |
| Other BC | ** | ** | 864 | 1,554 |
| Kootenay | ** | ** | 694 | 1,033 |
| North-Central BC | ** | ** | 170 | 521 |
| British Columbia | 6,116 | 9,737 | 8,957 | 24,810 |

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 Average Rent (\$) of Independent Living Spaces
by Unit Type and Date Residence Opened
British Columbia**

| Centre | Before 1990 | 1990-1999 | 2000 or later | Total |
|---------------------------------|-------------|-----------|---------------|---------|
| Greater Vancouver/Fraser Valley | 2,793 a | 2,268 a | 2,883 a | 2,764 a |
| Bachelor | 2,197 a | 1,763 a | 2,392 a | 2,221 a |
| One Bedroom | 3,140 a | 2,339 a | 2,878 a | 2,833 a |
| Two Bedroom | 3,713 a | 3,174 a | 3,525 a | 3,525 a |
| Vancouver Island | 2,718 a | 2,584 a | 2,820 a | 2,737 a |
| Bachelor | 1,898 a | 1,922 a | 2,511 a | 2,141 a |
| One Bedroom | 2,848 a | 2,604 a | 2,591 a | 2,654 a |
| Two Bedroom | 3,267 a | 3,239 a | 3,595 a | 3,425 a |
| Okanagan | 1,705 a | 2,310 a | 2,251 a | 2,196 a |
| Bachelor | 1,271 a | 1,831 a | 1,746 a | 1,668 a |
| One Bedroom | 1,850 a | 2,279 a | 2,221 a | 2,198 a |
| Two Bedroom | 2,702 a | 2,913 a | 3,280 a | 3,084 a |
| Other BC | ** | ** | 2,068 a | 2,044 a |
| Bachelor | ** | ** | 1,785 a | 1,729 a |
| One Bedroom | ** | ** | 2,072 a | 2,071 a |
| Two Bedroom | -- | -- | ** | ** |
| British Columbia | 2,595 a | 2,375 a | 2,635 a | 2,575 a |
| Bachelor | 1,956 a | 1,823 a | 2,157 a | 2,029 a |
| One Bedroom | 2,842 a | 2,400 a | 2,576 a | 2,585 a |
| Two Bedroom | 3,359 a | 3,083 a | 3,417 a | 3,339 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

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 ensure that they are reflective of the universe. The level of statistical reliability is noted in the data tables. For more information on the reliability of the data please click [here](#).

All statistics published, excluding information on new market supply, include only those 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, 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 provide 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.

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