



THE

RETIREMENT HOME

MARKET STUDY



2000 Hull



HOME TO CANADIANS
Canada 

Hull

Metropolitan Area

More projects in sight

Retirement home construction will once again be active in the Hull metropolitan area. In addition to the developments currently under way, projects comprising more than 500 units are being planned in the Outaouais.

In Hull, construction has begun on Phase I of the Notre-Dame residence. The Sisters of Charity will move in as soon as the work is completed, leaving their former residence for an older client group. In all, 115 to 125 units will thereby be made available to seniors over the coming year.

Also in Hull, another new project is under discussion. It could give way to 80 apartment units.

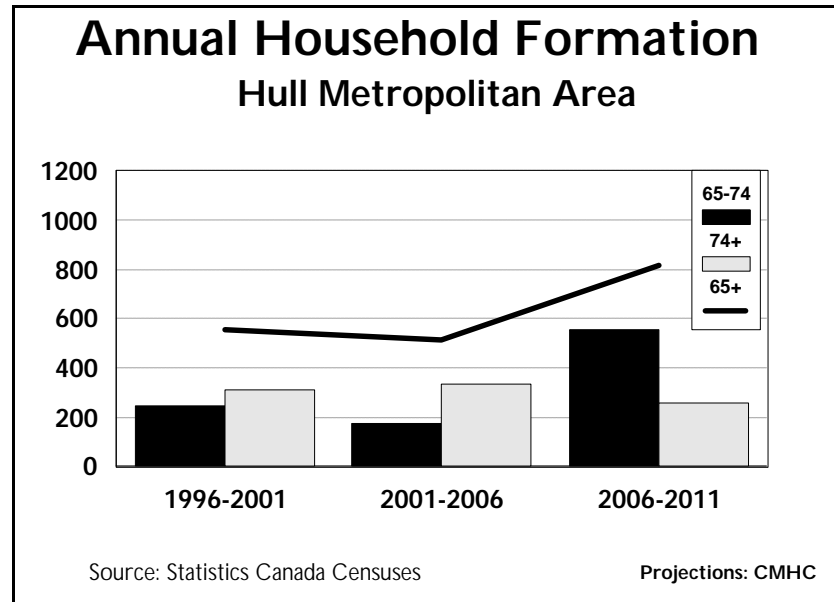
Finally, in Gatineau, a major 400-unit project was announced in mid-April and is still under review. This project would be located right downtown and accommodate just under 800 people.

Projections of the population aged 65 years or older

The population aged 65 years or older in the area will take on growing proportions in the years to come. While it represented 8% (19,440 persons) of the total population in 1996, this group will account for 12% (32,800 persons) of all people living in the Hull metropolitan area in 2011.

In terms of numbers of households, this age category will continue to grow at a sustained pace. Around 500 new households are forecast annually between 2001 and 2006 and, between 2006 and 2011, slightly over 800 every year (see graph on next page).

The need for housing units for independent seniors is therefore evident, although relatively modest for the moment, considering the projected changes in the number of households aged from 65 to 74 years. The demand will be felt to a greater degree after 2006.



Regional Overview

Dwellings offering more specialized care (room-and-board units) will also be necessary from now until 2011. However, it is only in 20 years that these needs will be more acute, that is, when the baby boomers will turn 75.

There are nine private residences in the area. The total number of units (rooms and apartments) stands at 597, or 101 more than last year.

CMHC enumerated 392 single rooms in the fall of 1999, 14 of which remained unoccupied (3.6%). The average rent for a single room, including meals, is \$1,298 per month. In addition, 33 double rooms were recorded, only one of which was unoccupied (3.0%).

In the apartment segment, the survey enumerated 57 studio apartments, two of which were vacant (3.5%). The average rent for a studio apartment (meals included) was \$1,369 per month. In the case of one-bedroom apartments, 79 units were registered, two of which were unoccupied (2.5%). Their average rent was \$1,819 per month (meals included). Lastly, just 36 two-bedroom apartments were enumerated, and none was empty.

Tables

Private «Room-and-Board» Residences				
Statistics		Single Room	Double Room	Total
Vacancy Rate	1998	3.3%	6.5%	3.9%
	1999	3.6%	3.0%	3.5%
Average Rent	1998	\$1,448	\$1,005	\$1,249
	1999	\$1,298	\$1,330	\$1,300
Number of Beds	1998	300	62	362
	1999	392	33	425

Private «Apartment» Residences					
Statistics		Studio	1-Bedroom	2-Bedroom	Total
Vacancy Rate	1998	0.0%	0.0%	0.0%	0.0%
	1999	3.5%	2.5%	0.0%	2.3%
Average Rent	1998	***	\$1,592	***	\$1,249
	1999	\$1,369	\$1,819	***	\$1,416
Number of Apartments	1998	28	70	36	134
	1999	57	79	36	172

*** *Samples too small to be disclosed.*

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