



T H E

RETIREMENT HOME

MARKET STUDY



2003 QUÉBEC



HOME TO CANADIANS
Canada

Québec

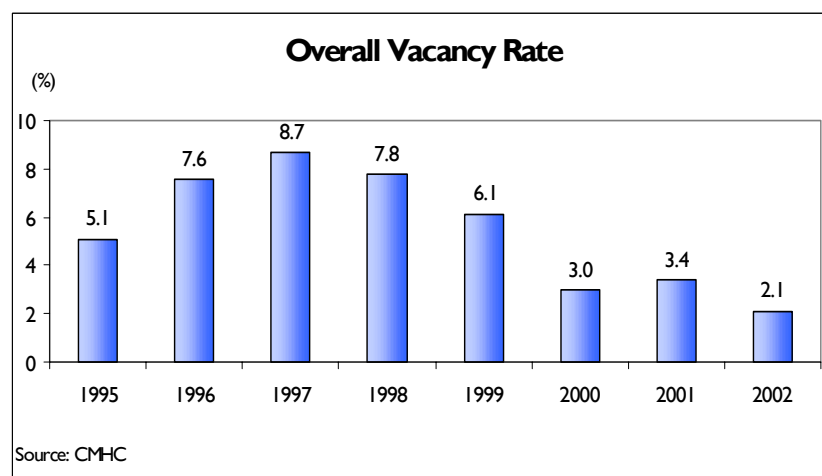
Census Metropolitan Area

Highlights

- The proportion of vacant retirement housing units fell in October 2002. For all retirement home types combined, it reached 2.1 per cent, compared to 3.4 per cent in October 2001.
- The apartment retirement home market was particularly tight. In fact, in 2002, the vacancy rate was just 1.0 per cent, in comparison with 1.6 per cent in 2001.
- The vacancy rate also decreased in room-and-board retirement homes, as the proportion of available units went down from 7.7 per cent in October 2001 to 4.6 per cent this past October.

Market conditions increasingly tighter

After rising slightly in 2001, the proportion of available units in retirement homes in the Québec census metropolitan area (CMA) resumed the downward course that it had started in 1998. The vacancy rate, which had peaked at 8.7 per cent in 1997, stood at only 2.1 per cent this past October, a level representing 174 vacant units out of a total stock of 8,262 units.



This decrease in the vacancy rate resulted from a steady demand, generated by the aging of the population, a favourable economic context and a more moderate increase in the stock in 2002.

Demand for retirement housing units is closely linked to the aging of the population. According to the latest census, 89,295 people aged 65 years or older lived in the Québec CMA in 2001, or 14.2 per cent more than at the time of the previous census in 1996. During the same period, the total population in the area rose by only 1.6 per cent, to 682,757 inhabitants. This growth in the seniors' population will continue over the coming years. In line with CMHC's projections, the population aged 65 years or older will grow by about 1,900 people per year from now until the middle of the current decade, and the pace will pick up after that. In the group aged 75 years or older, namely, the people who are most likely to live in retirement homes, the growth will be around 1,300 people per year. Consequently, demand for units in retirement homes should remain steady over the coming years. In addition, given that the economic context is favourable to the housing market in the Québec area, thanks, in particular, to a dynamic job market and low mortgage rates, there is a strong demand for traditional rental dwellings and properties. It is therefore easier for older people who wish to move into a retirement home to leave their rental dwelling or sell their property without penalty.

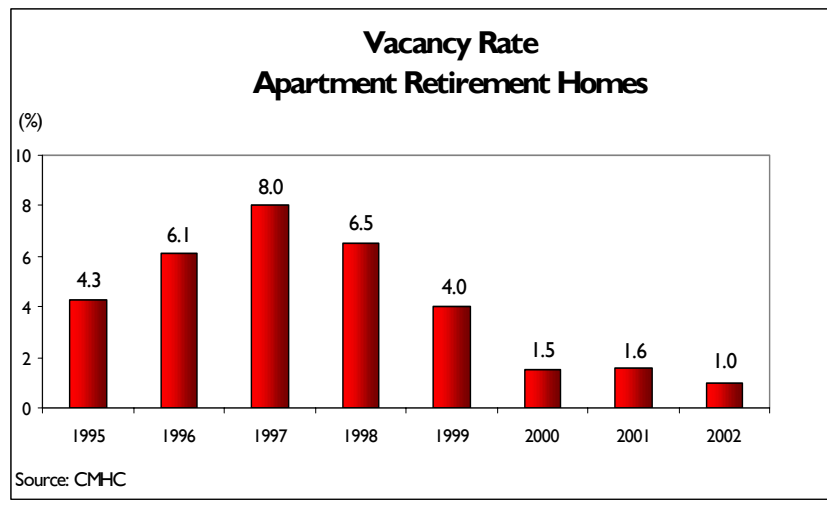
Conversely, on the supply side, the growth was more moderate in 2002. In fact, between the 2001 and 2002 surveys, the retirement housing stock enumerated went up by just 198 units, compared to an increase of 614 units between the 2000 and 2001 surveys. This small gain in supply, combined with a steady demand, therefore brought about the observed decrease in the vacancy rate.

APARTMENT RETIREMENT HOMES

Shortage getting worse

With just 1.0 per cent of their units available, apartment retirement homes, which account for close to 70 per cent of the total retirement housing stock, are well below the balanced level estimated at 4 per cent¹. It can therefore be said that this market segment is experiencing a shortage. After reaching a peak of 8.0 per cent in 1997, the vacancy rate for seniors' apartments decreased considerably. It has been following the same trend as the vacancy rate for traditional rental housing, which fell from 6.6 per cent in 1997 to a mere 0.3 per cent in 2002.

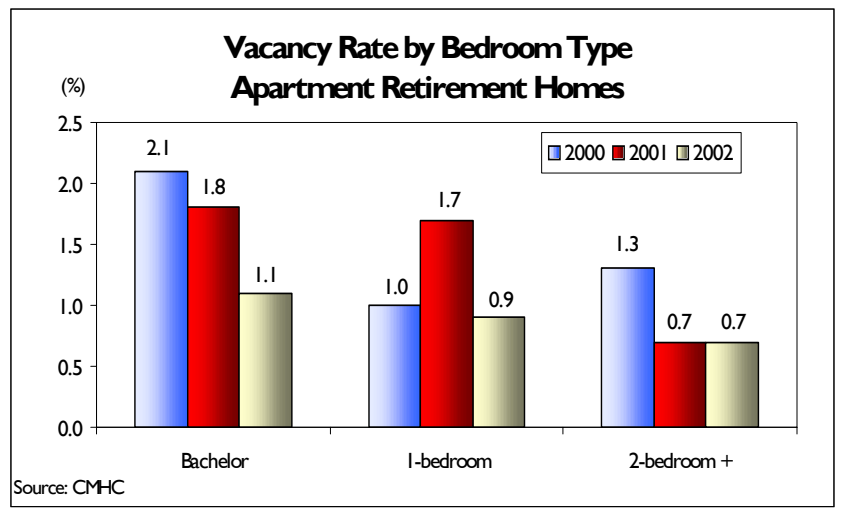
¹ The balanced level represents the vacancy rate observed in a situation where neither tenants nor landlords favoured. In the case of apartments, the balanced level is about 4 per cent while, for room-and-board units, it is around 6 per cent, given the higher occupant turnover rate.



The shortage affecting apartment retirement homes extends across the entire Québec area. Whether the results were reviewed by sector, bedroom type, building size or meal service formula (mandatory or optional), the vacancy rates were always clearly under the balanced level of 4 per cent. However, the results analysis did reveal certain trends.

Seniors seek space and independence

Among the different apartments offered on the market, demand seems to be directed toward roomier units. In fact, while the vacancy rates were very low for units of all sizes, two-bedroom apartments had 0.7 per cent of their units available, compared to 0.9 per cent for one-bedroom units and 1.1 per cent for bachelor units. Apartments with one or more bedrooms, which accounted for 60 per cent of the stock in 1999, now represent 67 per cent of the total. This phenomenon is not extraneous to the fact that, for the past few years, the market has seen the arrival of some retirement homes comprising buildings that do not offer a full range of services (meals, health care, etc.) on site, but that are paired up with other buildings that do provide such services. These new residences are intended for younger, more independent clients seeking spacious apartments. The tenants may have access to the services offered in the other building on an occasional basis. In the event that they lose their independence, they can then move into the building that provides the full range of services. These retirement homes adapt to the changing physical condition of the tenants, who can thereby stay in the same living environment.



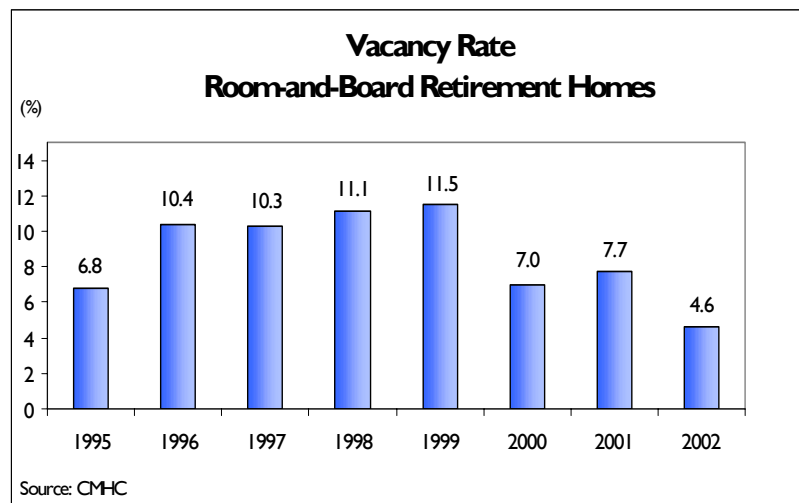
If seniors who want to be more independent tend to look for more spacious units, they also seek retirement homes where the services (notably the meals) are optional. In fact, while there used to be more apartments with mandatory meal services than with optional meal services, the opposite became the case in 2002. The vacancy rates are very similar for both building categories (1.1 per cent for residences with optional meal services and 0.9 per cent for those with mandatory meal services). The slightly higher rate for retirement homes with optional meal services is due to the fact that the latest projects to arrive on the market, which have therefore not yet been fully absorbed, are of this type.

The survey also revealed that most apartments, that is, nearly 7 in 10, are part of large projects with 100 or more units. The advantage of large buildings is that they can offer a wider range of services at competitive prices. In fact, it can be noted that the majority of the new apartments that have recently arrived, or will soon be arriving, on the market are effectively expansions of existing projects. The recent arrival of new units in the category of retirement homes with 100 or more units can probably account for the momentarily higher vacancy rate in this category (1.1 per cent, compared to 0.7 per cent in projects with 50 to 99 units and 0.3 per cent in those with 10 to 49 units).

ROOM-AND-BOARD RETIREMENT HOMES

Vacancy rate falls significantly

After having posted a vacancy rate above 7 per cent for several years, the room-and-board retirement home market segment tightened significantly at the time of the last survey. In fact, the proportion of available units went from 7.7 per cent in 2001 down to 4.6 per cent this past October. This market, which long suffered from an excess supply, now stands below the balanced level estimated at 6 per cent.



This decrease was partly attributable to the fact that a number of large units, once considered as bachelor apartments, are now classified as rooms since they do not have a full kitchen². Given that these rooms are more sought-after on account of their size and because they are equipped with a kitchenette, the transfer of these units to the “room-and-board” category contributed to reducing the vacancy rate.

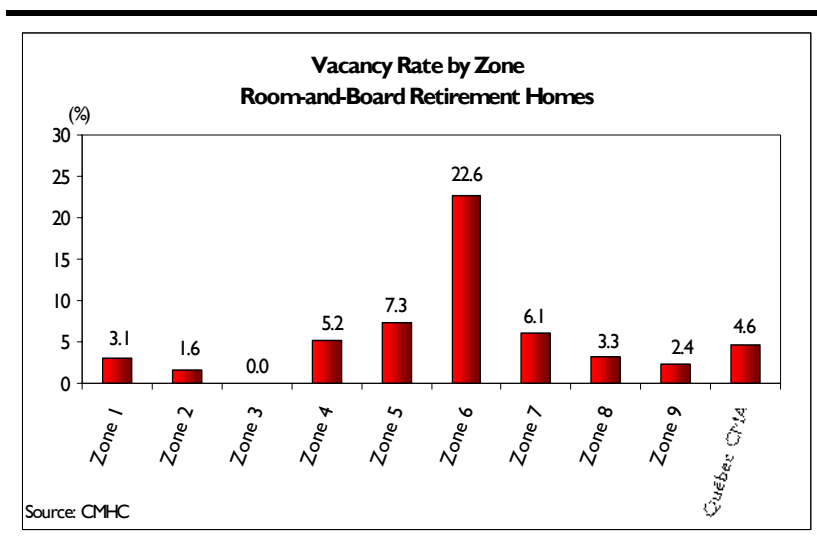
Contrary to the apartment market, where the vacancy rates are low everywhere, room-and-board residences present certain disparities among the different sectors and building sizes.

² The presence of a full kitchen allowing tenants to prepare three meals a day is a requirement for the unit to be included in the “apartment” category of our survey.

Vacancy rate lower in large retirement homes

An analysis of the room-and-board retirement home market by building size shows that larger structures have a smaller proportion of vacant units. In fact, the vacancy rate was only 2.1 per cent in residences with 50 or more units, while it rose to 6.3 per cent in retirement homes with 30 to 49 units and to 7.2 per cent in those with fewer than 30 units. This phenomenon is not new and seems common to several metropolitan areas across Quebec. The economies of scale realized in the larger buildings generally enable them to offer a wider range of services to their residents, at competitive prices.

The fact that the vacancy rates are higher in smaller buildings may explain why certain sectors of the Québec area posted greater percentages of unoccupied units. In fact, the two market zones in the Québec CMA with vacancy rates above the balanced level of 6 per cent (zone 5, with 7.3 per cent, and zone 6, with 22.6 per cent) have large proportions of smaller retirement homes. In these zones, 71 per cent (zone 5) and 100 per cent (zone 6) of the retirement housing units are contained in residences with fewer than 30 units while, for the CMA overall, this proportion stands at 30 per cent.



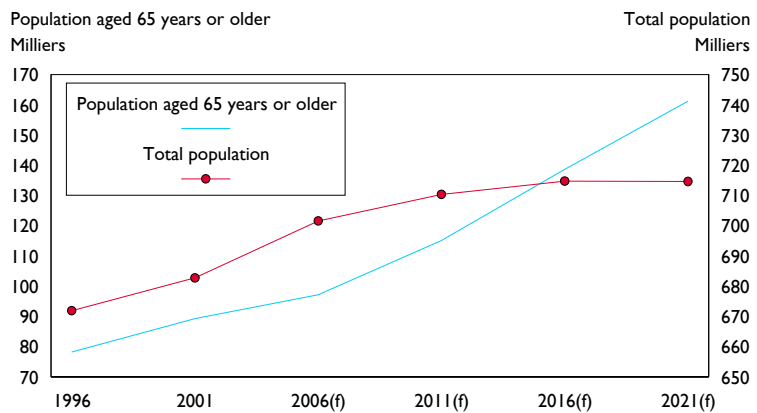
New units for 2003

The retirement home market will remain very active in 2003 in the Québec area. It is estimated that close to 400 new units for seniors will arrive on the market by the fall of 2003. All these units will be in the “apartment” category, and most will be part of expansions to existing projects. As well, a few projects with a total of over 400 units have been announced and could arrive on the market in 2004. The shortage observed, particularly in apartment residences, could therefore ease over the coming months.

Some thoughts on the aging baby boomer generation

It is known fact that the imposing aging baby boomer cohort will drive up the proportion of seniors in the population. In 2002, in the Québec CMA, some 89,295 people aged 65 years or older were enumerated, and they represented 13 per cent of the total population. However, this percentage will start to rise more rapidly as of 2011, when the oldest members of this generation (born between 1947 and 1966) will be turning 65. According to the latest CMHC forecasts, these people will make up 16 per cent, 19 per cent and 23 per cent of the CMA population in 2011, 2016 and 2021, respectively. By 2031, all the members of this generation will be seniors.

Québec CMA Population Getting Older



Source: Statistics Canada
Forecasts: CMHC

Given the imposing number of baby boomers, their housing-related decisions have always had a major impact on the residential market (strong demand for rental housing during the 1970s, record levels of single-family home starts in the 1980s). It is therefore to be expected that the next upheaval on the housing market will occur in the seniors' segment, when this imposing cohort will reach the age of retirement. A significant business opportunity for developers and builders, the challenge now consists in accurately targeting their future needs. The following are some thoughts that emerged from different surveys conducted among this population segment in Canada and the United States:

- Contrary to previous generations, baby boomers will live longer and be healthier. Better educated, financially better off and more experienced, they are intent on staying young and healthy, and they expect much more from their retirement than did their parents.
- They want to remain active in their community and see their retirement as an opportunity to start a second career or do some volunteer work.
- They see themselves acquiring new knowledge, within a continuing education process. They enjoy attending cultural activities, eating out and shopping.
- Convinced of the benefits of physical exercise and not wanting to do without the services of their computer, they will demand dwellings that that will provide them with sophisticated equipment (exercise room, swimming pool, office space to work at home).

Now there is some food for thought for developers who would like to be in favour with this welcome abundance of tenants to come...

HOUSING CONDITIONS OF SENIOR-LED HOUSEHOLDS¹ IN QUEBEC'S CENSUS METROPOLITAN AREAS (CMAs)

The following table was drawn from a study² conducted using the 1996 census data on seniors' housing conditions. According to these statistics for the province of Quebec, the only CMAs that had a majority of homeowners among senior-led households were the Saguenay area (57 per cent) and the Trois-Rivières area (53 per cent). But these proportions were lower than the average observed for all Canadian CMAs (63 per cent).

Senior-led Households* in Census Metropolitan Areas and their Housing Conditions, 1996

CMA	Homeowners **	Average Income (\$)	Shelter Cost-to- Income Ratio (%)	Households At or Above All Housing Standards**	Households Below Housing Standard	
					Could Afford to Meet All Standards **	In Core Housing Need **
Trois-Rivières	53%	27,735	23%	70%	8%	22%
Saguenay	57%	28,408	23%	68%	11%	21%
Québec	48%	45,980	23%	64%	11%	25%
Sherbrooke	47%	27,267	25%	63%	12%	25%
Montréal	47%	34,410	27%	60%	11%	29%
All Canadian CMAs	63%	38,785	23%	68%	8%	24%

(*) These include non-farm, non-Native, non-reserve senior-led households with incomes greater than zero and shelter cost-to-income ratios less than one.

(**) Percentage of all senior-led households.

Senior-led households were better housed in smaller CMAs, even though their average incomes were clearly below those of senior-led households in the larger CMAs of Montréal and Québec. In fact, Trois-Rivières (70 per cent) and Saguenay (68 per cent) had the highest proportions of senior-led households who could live in dwellings that met or exceeded all three standards³. However, while the average incomes of households in these two CMAs may have been among the lowest in Canada (\$27,735 and \$28,408, respectively), this did not affect their shelter cost-to-income ratio, which corresponded to the average level of 23 per cent calculated for all Canadian CMAs.

¹ Persons aged 65 years or older.

² "Seniors' Housing Conditions" (*Research Highlights*, Issue 55-8), CMHC. To get a copy, please visit CMHC's Web site (www.cmhc.ca/publications/en/rh-pr/index.html).

³ The three standards stipulate that a dwelling must be **adequate** in condition (does not require major repairs), **suitable** in size (has enough bedrooms) and **affordable** (shelter costs are less than 30 per cent of before-tax household income).

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It was also in these two areas that the proportion of senior-led households in core housing need⁴ was the lowest for the province, as just under one in five households stated that they lived in these conditions. Sherbrooke was the exception to this general finding as, in this small CMA, it was more difficult for senior-led households, mostly renters, to find adequate housing at an acceptable cost. With fewer of these households living in, or able to live in, dwellings that met all three standards (63 per cent), more of them were in core housing need (one in four households). In addition, these senior-led households were the least well-off in Canada (average income of \$27,267). Their shelter cost-to-income ratio (25 per cent) was higher there than the average for all Canadian CMAs.

While senior-led households in the Québec area lived in housing conditions that were quite similar to those of Sherbrooke area households, they did benefit from higher incomes. With an average income of \$45,980, these Québec area households ranked second among those from all Canadian CMAs, right behind Toronto area households. The Montréal area had the most households in core housing need, as close to one in three households stated that they lived in such conditions.

⁴ A household is said to be in **core housing need** if its housing falls below at least one of the standards mentioned in note 3 **and** it would have to spend 30 per cent or more of its income to pay the average rent of alternative housing that meets all three standards.

RETIREMENT HOME MARKET TIGHT IN SEVERAL CMAs ACROSS QUEBEC

Overall, the proportion of available retirement housing units is on the decline in the six census metropolitan areas (CMAs) across Quebec.

For the past four years, the vacancy rates in room-and-board retirement homes have been decreasing in Quebec's CMAs. According to the October 2002 survey, all CMAs posted vacancy rates below the 5-per-cent mark, with the exception of the Trois-Rivières CMA. Conditions tightened more significantly in the Québec CMA. In 1999, the proportion of unoccupied beds stood at 11.6 per cent, the highest among all CMAs. It has since fallen to 4.6 per cent. However, Gatineau was, once again this past year, the CMA that posted the lowest vacancy rate (2.1 per cent) in residences of this type.

In 2002, in retirement homes with apartments (offering full kitchen and bathroom), there was a shortage of available units in most CMAs. Only the Gatineau and Trois-Rivières CMAs escaped this situation. The high and very volatile vacancy rate in Gatineau is due to the greater impact of the changes that occur in a limited universe of apartments. In the Saguenay CMA, the shortage that has been lasting for years should ease in 2003, with the arrival on the market of over 200 new units.

Vacancy Rates in Private Retirement Homes with 10 or More

Room-and-board units

CMA	1999	2000	2001	2002
Trois-Rivières	9.5%	7.2%	7.0%	8.0%
Saguenay	6.2%	5.1%	4.4%	3.5%
Québec	11.6%	7.1%	7.7%	4.6%
Sherbrooke	4.4%	6.0%	5.4%	3.6%
Gatineau	3.5%	0.7%	1.0%	2.1%
Montréal*	7.2%	5.2%	5.6%	3.1%

Apartments

Trois-Rivières	3.1%	3.4%	2.5%	3.5%
Saguenay	0.6%	0.1%	0.2%	0.4%
Québec	4.1%	1.5%	1.6%	1.0%
Sherbrooke	5.9%	1.6%	3.0%	0.7%
Gatineau	2.3%	7.6%	26.6%	9.0%
Montréal*	2.0%	1.3%	1.5%	1.3%

(*) The Montréal universe is composed of retirement homes with 20 or more units.

Table 1.1

Universe of Apartments for Seniors by Building Size - In Number of Buildings and Units Private Retirement Homes with 10 or More units Québec CMA 1999 to 2002								
Year	10 to 49 units		50 to 99 units		100 or more units		Total	
	# Bldgs.	# Units	# Bldgs.	# Units	# Bldgs.	# Units	# Bldgs.	# Units
1999*	15	388	14	999	23	3,473	55	4,869
2000	16	381	22	1,496	23	3,551	61	5,428
2001	15	323	25	1,607	26	3,787	66	5,717
2002**	14	312	23	1,516	26	3,882	63	5,710

* For these years, the total included buildings with fewer than 10 units.
 ** In 2002, the universe of apartments decreased since certain units, previously considered as bachelor apartments, are now considered as rooms, since they do not have a full kitchen.
Source: CMHC

Table 1.2

Universe of Apartments for Seniors by Unit Size - In Number of Units Private Retirement Homes with 10 or More Units Québec CMA 1999 to 2002				
Year	Studio	1-bedroom	2-bedroom +	Total
1999*	1,929	2,429	511	4,869
2000	2,187	2,523	718	5,428
2001	2,044	2,865	808	5,717
2002**	1,900	2,981	829	5,710

* For these years, the total included buildings with fewer than 10 units.
 ** In 2002, the universe of apartments decreased since certain units, previously considered as bachelor apartments, are now considered as rooms, since they do not have a full kitchen.
Source: CMHC

Table 1.3

Universe of Apartments for Seniors by Meal Service Formula Private Retirement Homes with 10 or More Units Québec CMA 1999 to 2002								
Year	Unavailable		Optional		Mandatory		Total	
	# Bldgs.	# Units	# Bldgs.	# Units	# Bldgs.	# Units	# Bldgs.	# Units
1999*	--	--	18	2,365	37	2,504	55	4,869
2000	4	274	18	2,374	39	2,780	61	5,428
2001	5	346	19	2,429	42	2,942	66	5,717
2002**	1	101	23	2,885	39	2,724	63	5,710

--: Data not available, confidential or change of classification between surveys.
 * For these years, the total included buildings with fewer than 10 units.
 ** In 2002, the universe of apartments decreased since certain units, previously considered as bachelor apartments, are now considered as rooms, since they do not have a full kitchen.
Source: CMHC

Table 1.4

Universe of Room-and-Board for Seniors by Building Size - In Number of Buildings and Beds Private Retirement Homes with 10 or More Units Québec CMA 1999 to 2002								
Year	10 to 29 units		30 to 49 units		50 or more units		Total	
	# Bldgs.	# Beds	# Bldgs.	# Beds	# Bldgs.	# Beds	# Bldgs.	# Beds
1999*	49	832	15	510	12	600	114	2,228
2000	45	739	18	601	13	682	76	2,022
2001	45	751	18	600	20	1,034	83	2,385
2002**	45	775	18	589	21	1,188	84	2,552

* For these years, the total included buildings with fewer than 10 units.
 ** In 2002, the universe of room-and-board increased since certain units, previously considered as bachelor apartments, are now considered as rooms, since they do not have a full kitchen.
Source: CMHC

Table 1.5

Universe of Room-and-Board for Seniors by Occupation Type - In Number of Beds Private Retirement Homes with 10 or More Units Québec CMA 1999 to 2002			
Year	Single occupancy	Double occupancy +	Total
	# Beds	# Beds	# Beds
1999*	2,088	140	2,228
2000	1,924	98	2,022
2001	2,309	76	2,385
2002**	2,498	54	2,552

* For these years, the total included buildings with fewer than 10 units.
 ** In 2002, the universe of room-and-board increased since certain units, previously considered as bachelor apartments, are now considered as rooms, since they do not have a full kitchen.
 Source: CMHC

Table 1.6

Universe of Retirement homes for Seniors by Market Zone - In Number of Buildings Private Retirement Homes with 10 or More Units Québec CMA 2002				
Zone	Apartments	Room-and-Board	Mixed*	Total
1-Québec Basse-Ville, Vanier	6	9	3	18
2- Québec Haute-Ville	6	6	2	14
3-Québec-des-Rivières, Anc.-Loret.	4	3	2	9
4-Ste-Foy, Sillery, Cap-Rouge, St-Aug	7	7	4	18
5-Val-Bélair, St-Émile, Loretteville, etc.	2	5	0	7
6-Charlesbourg, Stoneham, etc.	12	4	1	17
7-Beauport, Boischatel, Île d'Orléans, etc.	3	19	2	24
8-Charny, St-Romuald, St-Jean-Chrys., etc.	2	9	1	12
9-Lévis, Pintendre, etc.	4	5	2	11
Québec CMA	46	67	17	130

* Buildings including apartments and rooms.
 Source: CMHC

Table 1.7

Universe of Retirement homes for Seniors by Market Zone - In Number of Units Private Retirement Homes with 10 or More Units Québec CMA 2002			
Zone	Apartments*	Room-and-Board* # Beds	Total
1-Québec Basse-Ville, Vanier	659	416	1,075
2- Québec Haute-Ville	1,228	311	1,539
3-Québec-des-Rivières, Anc.-Loret.	563	126	689
4-Ste-Foy, Sillery, Cap-Rouge, St-Aug	1,151	345	1,496
5-Val-Bélair, St-Émile, Loretteville, etc.	146	109	255
6-Charlesbourg, Stoneham, etc.	917	84	1,001
7-Beauport, Boischatel, Île d'Orléans, etc.	443	642	1,085
8-Charny, St-Romuald, St-Jean-Chrys., etc.	109	272	381
9-Lévis, Pintendre, etc.	494	247	741
Québec CMA	5,710	2,552	8,262
* Including units in mixed retirement homes. Source: CMHC			

Table 2.1

Vacancy Rates of Apartments for Seniors by Building Size Private Retirement Homes with 10 or More Units Québec CMA 1999 to 2002				
Year	10 to 49 units	50 to 99 units	100 or more units	Total
1999*	--	2.7%	4.8%	4.1%
2000	2.9%	0.6%	1.7%	1.5%
2001	7.1%	1.2%	1.3%	1.6%
2002	0.3%	0.7%	1.1%	1.0%

* For these years, the total included buildings with fewer than 10 units.
 -- Data not available, confidential or change of classification between surveys.
Source: CMHC

Table 2.2

Vacancy Rates of Apartments for Seniors by Unit Size Private Retirement Homes with 10 or More Units Québec CMA 1999 to 2002				
Year	Studio	1-bedroom	2-bedroom +	Total
1999*	5.0%	3.3%	4.5%	4.1%
2000	2.1%	1.0%	1.3%	1.5%
2001	1.8%	1.7%	0.7%	1.6%
2002	1.1%	0.9%	0.7%	1.0%

* For these years, the total included buildings with fewer than 10 units.
Source: CMHC

Table 2.3

Vacancy Rates of Apartments for Seniors by Meal Service Formula Private Retirement Homes with 10 or More Units Québec CMA 1999 to 2002				
Year	Unavailable	Optional	Mandatory	Total
1999*	--	4.4%	3.8%	4.1%
2000	--	1.6%	1.4%	1.5%
2001	--	0.7%	2.4%	1.6%
2002	--	1.1%	0.9%	1.0%

* For these years, the total included buildings with fewer than 10 units.
 --: Data not available, confidential or change of classification between surveys.
 Source: CMHC

Table 2.4

Vacancy Rates of Apartments for Seniors by Market Zone and Unit Size Private Retirement Homes with 10 or More Units Québec CMA 2002								
Zone	Studio	No. of units	1-bed-room	No. of units	2-bed-room +	No. of units	Total	No. of units
1-Québec Basse-Ville, Vanier	1.7%	287	1.4%	282	1.1%	90	1.5%	659
2- Québec Haute-Ville	1.0%	502	0.5%	584	0.0%	142	0.7%	1,228
3-Québec-des-Rivières, Anc.-Loret.	1.4%	207	3.6%	307	0.0%	49	2.5%	563
4-Ste-Foy, Sillery, Cap-Rouge, St-Aug	1.3%	238	0.0%	746	0.0%	167	0.3%	1,151
5-Val-Bélair, St-Émile, Loretteville, etc.	--	35	--	102	--	9	--	146
6-Charlesbourg, Stoneham, etc.	0.4%	233	1.6%	385	1.7%	299	1.3%	917
7-Beauport, Boischatel, Île d'Orléans, etc.	2.6%	151	0.8%	253	0.0%	39	1.4%	443
8-Charny, St-Romuald, St-Jean-Chrys., etc.	0.0%	40	1.5%	66	--	3	0.9%	109
9-Lévis, Pintendre, etc.	0.0%	207	0.0%	256	0.0%	31	0.0%	494
Québec CMA	1.1%	1,900	0.9%	2,981	0.7%	829	1.0%	5,710

--: Data not available, confidential or change of classification between surveys.
 Source: CMHC

Table 2.5

Vacancy Rates of Room-and-Board for Seniors by Building Size Private Retirement Homes with 10 or More Units Québec CMA 1999 to 2002				
Year	10 to 29 beds	30 to 49 beds	50 or more beds	Total
1999*	--	--	--	11.6%
2000	5.4%	10.6%	5.7%	7.1%
2001	9.1%	10.9%	5.0%	7.7%
2002	7.2%	6.3%	2.1%	4.6%

* For these years, the total included buildings with fewer than 10 units.
 --: Data not available, confidential or change of classification between surveys.
 Source: CMHC

Table 2.6

Vacancy Rates of Room-and-Board for Seniors by Occupancy Type Private Retirement Homes with 10 or More Units Québec CMA 1999 to 2002		
Year	Single occupancy	Double occupancy +
1999*	12.2%	5.7%
2000	6.8%	13.3%
2001	7.9%	3.9%
2002	4.6%	3.7%

* For these years, the total included buildings with fewer than 10 units.
 Source: CMHC

Table 2.7

Vacancy Rates of Room-and-Board for Seniors by Market Zone and Occupancy Type Private Retirement Homes with 10 or More Units Québec CMA 2002						
Zone	Single occupancy	No. of beds	Double occupancy +	No. of beds	Total	No. of beds
1-Québec Basse-Ville, Vanier	2.7%	402	14.3%	14	3.1%	416
2- Québec Haute-Ville	1.6%	311	--	0	1.6%	311
3-Québec-des-Rivières, Anc.-Loret.	0.0%	124	--	2	0.0%	126
4-Ste-Foy, Sillery, Cap-Rouge, St-Aug	5.3%	341	--	4	5.2%	345
5-Val-Bélair, St-Émile, Loretteville, etc.	7.5%	107	--	2	7.3%	109
6-Charlesbourg, Stoneham, etc.	23.2%	82	--	2	22.6%	84
7-Beauport, Boischâtel, Île d'Orléans, etc.	6.2%	630	0.0%	12	6.1%	642
8-Charny, St-Romuald, St-Jean-Chrys., etc.	3.5%	256	--	16	3.3%	272
9-Lévis, Pintendre, etc.	2.4%	245	--	2	2.4%	247
Québec CMA	4.6%	2,498	3.7%	54	4.6%	2,552
--: Data not available, confidential or change of classification between surveys. Source: CMHC						

Table 3.1

Average Apartment Rents for Seniors by Unit Size and Meal Service Formula Private Retirement Homes with 10 or More Units Québec CMA 2002			
Type	Unavailable	Optional	Mandatory
Studio	--	\$662	\$1,107
1-bedroom	--	\$975	\$1,457
2-bedroom +	--	\$1,171	\$1,702
Total	--	\$942	\$1,316
--: Data not available, confidential or change of classification between surveys.			
Source: CMHC			

Table 3.2

Average Apartment Rents* for Seniors by Market Zone and Unit Size Private Retirement Homes with 10 or More Units Québec CMA 2002						
Zone	Studio	No. of units	1-bed-room	No. of units	2-bed-room+	No. of units
1-Québec Basse-Ville, Vanier	\$991	287	\$1,102	282	\$1,299	90
2- Québec Haute-Ville	\$902	502	\$1,320	584	\$1,580	142
3-Québec-des-Rivières, Anc.-Loret.	\$900	207	\$1,299	307	\$1,514	49
4-Ste-Foy, Sillery, Cap-Rouge, St-Aug	\$861	238	\$1,071	746	\$1,189	167
5-Val-Bélair, St-Émile, Loretteville, etc.	--	35	--	102	--	9
6-Charlesbourg, Stoneham, etc.	\$1,102	233	\$1,189	385	\$1,042	299
7-Beauport, Boischatel, Île d'Orléans, etc.	\$925	151	\$1,076	253	\$1,218	39
8-Charny, St-Romuald, St-Jean-Chrys., etc.	\$947	40	\$1,240	66	--	3
9-Lévis, Pintendre, etc.	\$965	207	\$1,324	256	\$1,373	31
Québec CMA	\$945	1,900	\$1,188	2,981	\$1,245	829
--: Data not available, confidential or change of classification between surveys.						
* All services combined						
Source: CMHC						

Table 3.3

Average Room-and-Board Rents for Seniors by Market Zone and Occupancy Type Private Retirement Homes with 10 or More Units Québec CMA 2002				
Zone	Single occupancy	# beds	Double occupancy +	# beds
1-Québec Basse-Ville, Vanier	\$1,019	402	\$864	14
2- Québec Haute-Ville	\$1,583	311	--	0
3-Québec-des-Rivières, Anc.-Loret.	\$938	124	--	2
4-Ste-Foy, Sillery, Cap-Rouge, St-Aug	\$2,045	341	--	4
5-Val-Bélair, St-Émile, Loretteville, etc.	\$975	107	--	2
6-Charlesbourg, Stoneham, etc.	\$997	82	--	2
7-Beauport, Boischatel, Île d'Orléans, etc.	\$1,180	630	\$1,107	12
8-Charny, St-Romuald, St-Jean-Chrys., etc.	\$933	256	--	16
9-Lévis, Pintendre, etc.	\$973	245	--	2
Québec CMA	\$1,239	2,498	\$925	54
<i>---: Data not available, confidential or change of classification between surveys.</i>				
<i>Source: CMHC</i>				

Table 4.1

Features Percentage of Residences Offering a Specific Service Private Retirement Homes with 10 or More Units Québec CMA 2002		
Service	Apartment	Room-and-board
Cable television	97%	100%
Worship service	100%	96%
Banking counter	73%	24%
Hairdresser	83%	80%
Convenience store	32%	7%
Swimming Pool	17%	4%
Footpath	62%	57%
Bedding	41%	83%
Clothes cleaning	56%	94%
24-hour on-site medical care	59%	60%
Limited medical care (visits)	35%	39%
Housekeeping	84%	100%
Furniture	37%	74%
Indoor parking	37%	6%
Outdoor parking	95%	95%
Supervision	94%	100%
Intercom system	92%	96%
Transportation system	59%	43%
Other services	19%	11%
Source: CMHC		

Methodology

The **survey universe** includes all privately initiated retirement homes with 10 or more units, enumerated in the Québec census metropolitan area. The survey is conducted in October every year, and the retirement homes covered must have been in operation for at least three months.

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

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

Apartment retirement homes are divided into three categories, according to the type of meal service offered. As a result, in certain residences, the rental rates include meal service charges. When the meal service is optional, tenants can purchase a pass that entitles them to a certain number of meals or they can pay for their meals individually. The amount so paid is not included in the monthly rent. Finally, there may also be no meal service available.

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

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

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

Market Zone

Zone 1 : Basse-Ville de Québec (Limoilou, Saint-Roch, Saint-Sauveur), Vanier

Zone 2 : Haute-Ville de Québec (Saint-Jean-Baptiste, Champlain, Montcalm)

Zone 3 : Québec des Rivières (Neufchâtel, Duberger, Les Saules, Lebourgneuf), Ancienne-Lorette

Zone 4 : Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin

Zone 5 : Val-Bélair, Saint-Émile, Loretteville, Lac-Saint-Charles, Lac-Delage, Valcartier, Shannon, Lac-Saint-Joseph, Sainte-Catherine-de-la-J.C., Fossambault

Zone 6 : Charlesbourg, Lac Beauport, Stoneham-Tewkesbury

Zone 7 : Beauport, Sainte-Brigitte-de-Laval, Boischâtel, L'Ange-Gardien, Château-Richer, Île d'Orléans

Zone 8 : Charny, Saint-Romuald, Saint-Jean-Chrysostôme, Saint-Nicolas, Saint-Rédempteur, Breakeyville, Saint-Lambert, Saint-Étienne

Zone 9 : Lévis, Pintendre, Saint-Joseph-de-Lévy, Saint-Étienne-de-Beaumont

Definitions

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

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

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

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

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

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

Acknowledgment

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

Confidentiality

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

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

This CMHC report gives the results of the annual survey conducted in the fall of 2002 on the privately initiated retirement home market in the Quebec metropolitan area. This annual report presents vacancy rates, rents and an analysis of the main results derived from the information provided by the people in charge questioned at the time of the survey.

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

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