



T H E

RETIREMENT HOME

MARKET STUDY



2005 QUEBEC

Retirement Home Market Study

2005 Québec

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Québec

Census Metropolitan Area

Highlights

Retirement home market conditions eased in the fall of 2004 in the Québec area. For all retirement home types combined, the vacancy rate rose to 3.5 per cent, from 1.9 per cent one year earlier.

In apartment retirement homes, the proportion of unoccupied units went from 1.2 per cent in 2003 up to 2.1 per cent in 2004. While this may be the highest percentage since 1999, this market can still be qualified as tight.

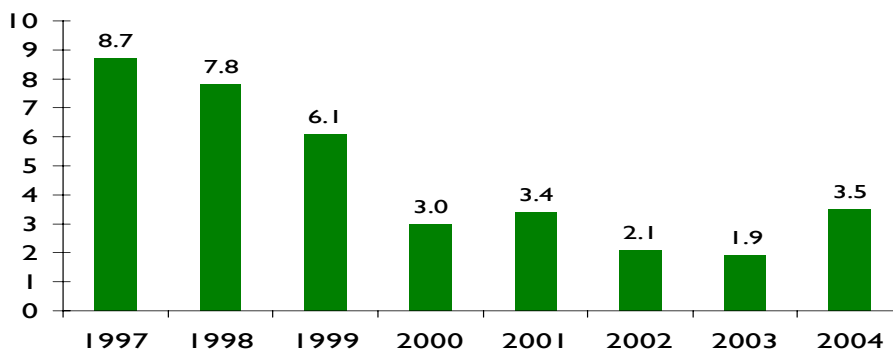
As for room-and-board retirement homes, 5.9 per cent of their units were vacant in 2004, representing a significant increase over the rate of 3.4 per cent registered one year before.

Market conditions easing

After having been particularly tight in 2002 and 2003, with the vacancy rate hovering around 2 per cent, retirement home market conditions eased in 2004 in the Québec census metropolitan area (CMA). The overall rate of 3.5 per cent is therefore moving closer to the level that we had observed in 2001 (3.4 per cent). In concrete terms, this means that 304 units were available out of a total stock of 8,805.

Market Conditions Easing

Vacancy Rate (%) - All Retirement Homes



Source: CMHC

This new rise in the vacancy rate in the Québec area was not unique. In fact, with the exception of Saguenay, which registered a decrease in its vacancy rate after a temporary hike in 2003, and Gatineau, where the rate remained very low, similar increases were noted in the Montréal, Sherbrooke and Trois-Rivières CMAs (see the box on the results in the six CMAs across Quebec). The vigorous construction in this market niche in recent years bolstered the supply of units, and it is taking some time for the new projects to be absorbed by the market. This increase in the vacancy rate is therefore not a source of concern for the moment, since demand for this type of housing is rising significantly thanks to the aging of the population.

Constantly changing stock

According to the results of the last two CMHC surveys, the number of retirement housing units went from 8,586 units in 2003 to 8,805 units in 2004, for an increase of 216 units (365 more beds and 146 fewer apartments). This gain is relatively small and does not fully account for the increase in the proportion of vacant units. In fact, this change conceals many movements within the stock.

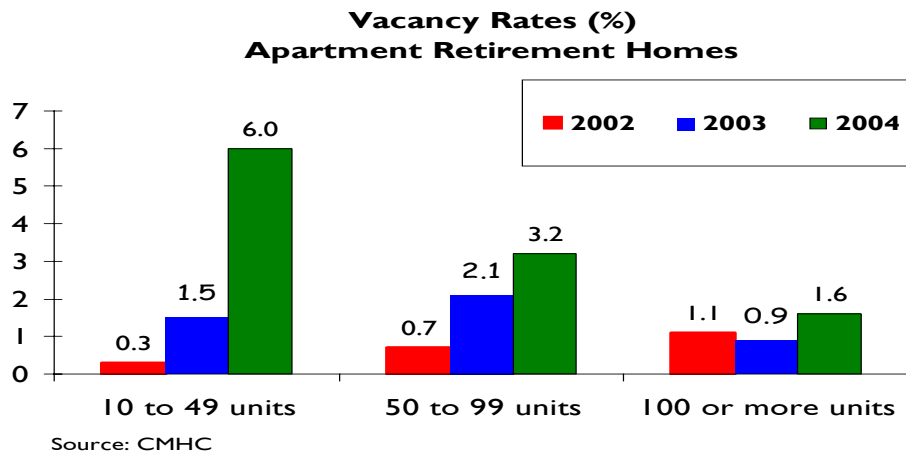
In effect, every year, new retirement homes arrive on the market, others are expanded or downsized, and some are withdrawn from our survey universe because they close down, no longer target seniors exclusively, are not accessible to everyone or start receiving government subsidies. Also, it is not rare that units once considered as bachelor apartments are transferred into the room-and-board category, because they do not have a full kitchen. In fact, this is why the number of apartments went down in 2004.

Apartment retirement homes

Tenants prefer larger buildings...

Overall, just like in other CMAs, it emerged that our seniors prefer larger buildings. For apartment retirement homes, buildings with 10 to 49 units had the highest vacancy rate, at 6 per cent. In complexes with 50 to 99 units, the rate was 3.2 per cent. Lastly, buildings with 100 or more units posted the best performance, with a vacancy rate of 1.6 per cent. These imposing structures generally offer a broader range of services and enhanced security. Since these features are very important to seniors, it can be seen why these buildings are popular.

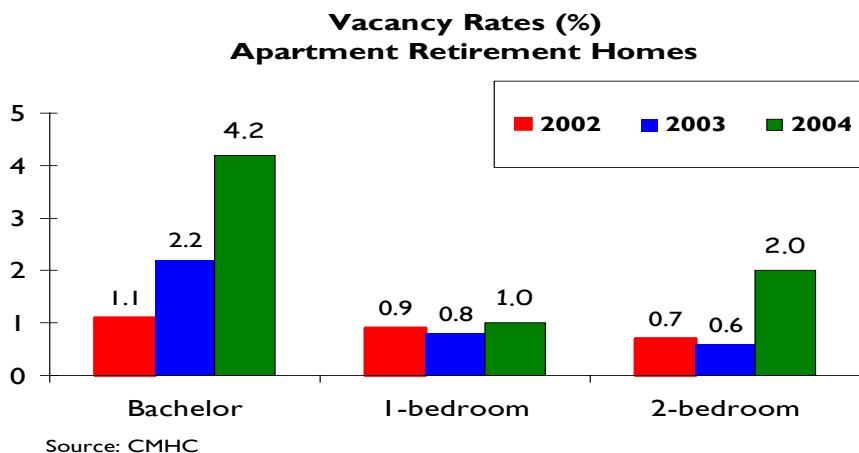
Tenants Prefer Larger Buildings



... and spacious units

For many years now, it has been noted that bachelor apartments are the type of unit with the highest proportion of vacancies. The year 2004 was no exception, as 4.2 per cent of the bachelor units were available for rent. In the case of one-bedroom apartments, this rate was 1.0 per cent and, for units with two or more bedrooms, this proportion reached 2.0 per cent. In general, to the extent where they can afford them, tenants will prefer more spacious apartments.

Large Apartments Easier to Rent



Freedom of choice influences decisions

In retirement homes in the Québec CMA, the apartment vacancy rates vary with the meal service options. Retirement homes where the meal service is mandatory have slightly more available units, with a vacancy rate of 3.5 per cent. Conversely, retirement homes that offer an optional meal service are clearly more popular, as only 1.1 per cent of their units are unoccupied. Seniors tend to seek retirement homes that can adapt to their needs. They therefore seem to better appreciate being able to count on a meal service, as needed.

In the Québec area, the scarcity prevailing in the apartment retirement home segment has resulted in rent increases at or above inflation. Bachelor units registered the greatest rent hike, at 4.6 per cent (to \$1,021). For one-bedroom apartments, the rise was closer to inflation, as the rents for units in this category went up by 2.1 per cent (to \$1,265). Finally, apartments with two or more bedrooms saw their rents rise by 2.6 per cent over 2003 (to \$1,429). The rent increases are provided only as an indication, as they may vary depending on whether the meal service is mandatory or not and also in relation to the services that are included in the rents at the time of the survey. It may therefore be difficult to get an accurate picture of the situation.

Seniors appreciate nearby services

The retirement home situation varies from one sector to another, and the residences are not evenly represented across the territory. The sectors that have the most apartments are zone 2 (Québec Haute-Ville) and zone 4 (Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin). These two zones each have close to one quarter (21 per cent) of the apartments in the Québec CMA. Obviously, the population density is relatively high in these sectors, but these same zones also have the largest concentration of services. Shopping centres, churches, hospital centres, a multitude of restaurants and varied activities are grouped together in these zones. The apartments located in these sectors therefore have greater appeal and lower vacancy rates than the average for the overall area. In zone 2, the proportion of vacant units reached 1.3 per cent while, in zone 4, this rate attained just 0.9 per cent.

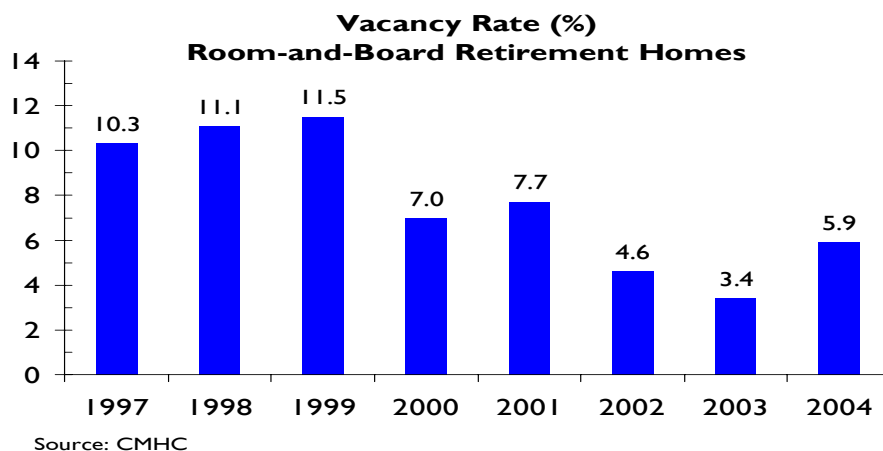
However, it should be kept in mind that people like to age in the neighbourhood where they went grey over the years. This is why retirement homes are necessary across the entire territory and none of the zones are in a particularly difficult situation in this market segment.

The highest vacancy rate (4.5 per cent) was observed in zone I (Québec Basse-Ville), but this proportion remains near the balanced level¹. Finally, seniors in zone 9 (Lévis, Pintendre, etc.) need to wait before they can find a dwelling of their choice, as no units were available there at the time of the survey.

Room-and-board retirement homes

After having registered substantial decreases two years in a row, the vacancy rate for room-and-board units for seniors jumped up by 2.5 percentage points to 5.9 per cent this past October. The situation is not alarming for this type of retirement home either, as the rate simply moved closer to the balanced level, which is estimated at about 6 per cent. As well, the observed increase was partly due to the arrival of two new retirement homes that are taking more time to be absorbed by the market. These new residences charge higher rents than the market rates and are therefore targeted to a more limited client group.

Vacancy Rate Rising for Rooms



¹ The balanced level represents the vacancy rate observed in a situation where neither tenants nor landlords are favoured. For 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.

No double-occupancy rooms are vacant in the Québec CMA

In 2004, just like in the previous three years, a smaller proportion of double-occupancy rooms than single-occupancy rooms were unoccupied. This past year, there were even no vacancies at all for double-occupancy rooms, while the vacancy rate for single-occupancy rooms reached 6.1 per cent. It should be noted, however, that rooms with two or more places represent only 3.5 per cent of the universe of rooms intended for senior clients. Given that there are few units of this type on the market and that they have a lower average rent than single-occupancy rooms, it would seem that this housing type is meeting a certain demand in the area.

Conditions by zone differ for room-and-board and apartment retirement homes

It is interesting to note that the situation for room-and-board units is practically the opposite of the conditions prevailing in the apartment segment. Zones 2 and 4 stand out, but for a totally different reason than what was mentioned in the section on apartments. Here, these zones have the greatest proportions of available units, with vacancy rates of 9.4 per cent and 13.3 per cent, respectively. This phenomenon results from the fact that these are the two zones that offer the most expensive rooms on the market. With average rents of \$1,642 in zone 2 and \$2,096 in zone 4, these units are financially accessible to a more limited client group and, also, many of these rooms are intended for seniors with greater health care needs.

Once again, a lack of vacant units was observed on the south shore, more specifically in zone 9, as only 1.6 per cent of the units were available there. Market conditions were also tight in zones 6 (Charlesbourg, Stoneham, etc.) and 7 (Beauport, Boischatel, l'Île-d'Orléans, etc.), where the vacancy rates reached 2.0 per cent and 2.7 per cent, respectively. It should be noted here that zone 7 has the largest number of room-and-board units on the market (710 units).

Vacancy rate to keep rising

The rise in the vacancy rate that began in 2004 should continue in 2005. It is anticipated that nearly 350 units, mainly apartments, will be added to our survey universe in 2005. Since demand resulting from the aging of the population is around 320 units per year, it can be expected that these new units should be absorbed relatively well. However, it must be taken into account that, in addition to these 350 units or so, nearly 500 more have recently been started or will be getting under way by the end of spring 2005. Even though these units will not be included in our 2005 survey², they will still contribute to raising the vacancy rate, as some seniors will have already reserved their place in these future retirement homes. The overall vacancy rate could move closer to 4 per cent in 2005 and will most likely continue to rise in 2006.

The retirement home market could therefore become balanced again by the end of 2006. The risk of returning to a surplus situation consequently remains relatively low in the short and medium terms in the overall Québec CMA. However, caution should be exercised when considering certain sectors in the short term. This is the case for zone 4 (Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin). This zone has now reached an overall vacancy rate of 4.7 per cent, and at least 460 units (currently under construction or about to be started) will arrive on the market by 2006. With these new units, the penetration rate³ will attain 26 per cent, while the regional average is around 21 per cent. Zone 6 (Charlesbourg, Lac Beauport, Stoneham-Tewkesbury) should also be watched as, even with its relatively low vacancy rate of 3.2 per cent, the upcoming arrival of 156 units will raise the penetration rate to 27 per cent. Elsewhere in the Québec CMA, the risk is lower. Still, it should not be forgotten that the retirement housing stock is already well distributed in line with the senior population in each zone. The potential arrival of major projects could therefore result in a temporary imbalance.

² Buildings must be completed no later than June to be included in our survey, which is conducted in October.

³ The penetration rate is the ratio between the total number of privately initiated retirement housing units located in a given market zone and the total number of people aged 75 years or older living in that zone.

Provincial Results

At the time of the October 2003 survey, the retirement home markets in Quebec's six census metropolitan areas (CMAs) had been qualified as tight, almost everywhere. After the latest survey (October 2004), we would now describe the market as easing, almost everywhere. In fact, with the exception of the Gatineau CMA, where the vacancy rate reached 0.6 per cent, the other five CMAs attained vacancy rates ranging from 2.9 per cent to 4.5 per cent, in 2004, for all retirement home types combined.

It should be recalled that, in October 2003, the apartment retirement home market was tight everywhere except in Saguenay, where the vacancy rate stood at 10.9 per cent. This situation, qualified as temporary, was resolved in 2004, as the surplus of units is now a thing of the past, with a vacancy rate of 2.9 per cent.

The rate of 0.6 per cent observed in Gatineau was exactly the same as one year earlier. The expected arrival of over a hundred units in 2005 will reduce the pressure on this market, which undoubtedly needs new units.

In closing, it should be noted that, for the Montréal, Québec, Sherbrooke and Trois-Rivières CMAs, apartment vacancy rates vary between 2 per cent and 3 per cent. As for the room-and-board market, the Québec and Trois-Rivières CMAs reached respective vacancy rates of 5.9 per cent and 6.3 per cent, well above the levels observed in the Sherbrooke and Montréal CMAs, where the rates attained 3.0 per cent and 3.6 per cent, respectively.

Markets Easing Almost Everywhere

Vacancy Rates in 2004 (%)

CMA	Rooms		Apartments		Total	
	2003	2004	2003	2004	2003	2004
Gatineau	0.5	0.8	0.8	0.3	0.6	0.6
Montréal	3.2	3.0	1.1	2.8	1.7	2.9
Saguenay	5.3	3.2	10.9	2.6	7.7	2.9
Sherbrooke	2.0	3.6	1.0	2.2	1.5	2.9
Québec	3.4	5.9	1.2	2.1	1.9	3.5
Trois-Rivières	4.7	6.3	1.8	2.5	3.3	4.5

Source: CMHC 2004 Retirement Home Market Survey

Pilot study on private residential care homes in the Estrie area: how many and for whom?

Research conducted by Pauline Gervais, doctoral candidate in gerontology, under the direction of Dr. Réjean Hébert and Dr. Michel Tousignant, from the Research Centre on Aging of the Sherbrooke Geriatric University Institute.

In Quebec, around 80,000 people live in collective dwellings that provide different assistance services. Unless these resources hold the permit issued by the Minister of Health and Social Services (R.S.Q., c. S-4.2, s. 437), they cannot accommodate frail persons.

Until now, no Quebec studies had surveyed and established the functional autonomy profile of seniors living in private residential care homes (PRCHs) on a territory, other than in low-rent housing and housing cooperatives. Our study surveyed 28 PRCHs and drew up a picture of their 479 residents. The data was collected in November 2003 from the managers of 25 residences housing seniors in the regional county municipalities (MRCs) of Coaticook and du Granit, located in the Estrie area. The level of functional autonomy and needs of the clients were measured using a Functional Autonomy Measuring System (SMAF), an instrument included in the Multiclientele Assessment Tool adopted by Quebec's Ministère de la Santé et des Services sociaux to assess the needs of frail persons and determine the institutional or home care services that they require. The SMAF assesses 29 functions involved in daily living activities, mobility, communication, mental functions and household tasks. A classification method is used to group individuals assessed according to common and mutually exclusive functional autonomy characteristics. The results are expressed in the form of 14 profiles (ISO-SMAF profiles), each corresponding to a group of comparable subjects with similar levels of autonomy and needs.

In all, the PRCHs in the two MRCs have 628 places, 541 of which were occupied at the time the data was collected. The average age of the residents was 83 years, and nine in ten people were over 75 years. Most of the tenants lived alone (77 per cent), and three in four lived in rooms, with no bathroom, or in one-and-a-half room units, with a bathroom. The average length of stay in the PRCH was two years, and the majority of the residents (80 per cent) previously lived in the MRC. According to our data, nearly half of the clients were substantially frail (profiles 4 and over). More than half of the residents needed help to perform household tasks (profiles 1, 2 and 3), 26 per cent had predominant motor impairments (profiles 4, 6 and 9), 16 per cent had predominant mental impairments (profiles 5, 7, 8 and 10) and 2 per cent had mixed impairments (profiles 11, 12, 13 and 14), representing a very high level of need (Figure 1).

Figure 3: Distribution of Available Places by PRCH Size

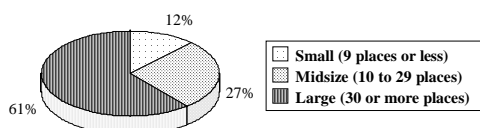
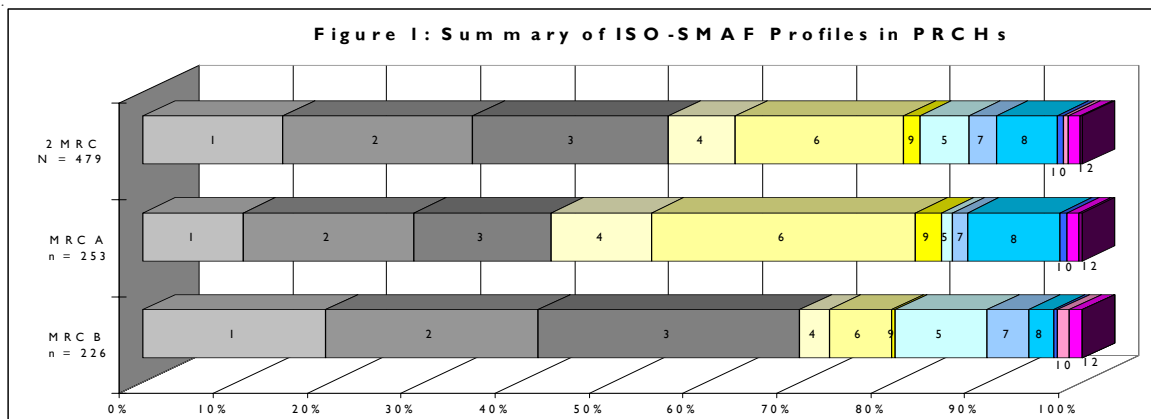


Figure 1: Summary of ISO-SMAF Profiles in PRCHs



Private residential care homes: services offered and housing costs

This study, conducted in the MRCs of Coaticook and du Granit, tested a survey methodology to assess to functional autonomy and needs of people living in PRCHs. Information on the services offered and the rental rates charged was also collected (Table 1). This exercise also revealed that rents rose with PRCH size and that costs were higher for 1 1/2-room and 2 1/2-room units. Some of our analyses raised a hypothesis to the effect that the overall rental rate is subject to the tenant's level of functional autonomy. A research project that we intend to conduct over the coming months will therefore comprise two parts, one concerning the autonomy and needs of PRCH clients and the second concerning the costs related to this type of home. The region targeted for this project is the Estrie area, as the age structure there is comparable to that of Quebec overall, with the exception of the major metropolitan areas. It is estimated that some 5,000 people live in 130 PRCHs in the Estrie area, or nearly 11 per cent of people aged 65 years or older. The study will aim to answer these two questions: 1) What is the functional autonomy profile (ISO-SMAF profile) of seniors living in PRCHs in the Estrie area? and 2) With equal functional autonomy profiles, what portions of the costs related to the disabilities are assumed by the private system and by public system?

Table 1: Average Housing Costs in PRCHs

By PRCH size	Rent	Standard Deviation
9 places or less	\$822.97	(306.60)
10 to 29 places	\$845.27	(157.41)
30 or more places	\$966.49	(192.62)
By unit type		
Room	\$798.80	(81.72)
	1.5	\$964.53 (150.56)
	2.5	\$1,102.22 (268.65)
	3.5	\$868.39 (424.48)
	4.5	\$770.62 (63.00)

The first part of the survey will consist in drawing up an inventory of the homes that are eligible for the study and securing the cooperation of the owners. The methodology that served for the pilot project will be used to assess the clients and gather information on the PRCH characteristics, the range of services offered and the prices of the services and housing units. The collection of data on the costs and funding of the services will require the cooperation of the owners, a sample of residents, local community service centres (CLSCs) and other public system partners. The anticipated results are summarized in Table 3. They will also be compared with the data from public home care resources from each MRC and the overall area studied.

Table 3: Anticipated Results

PRCH characteristics
Socio-demographic characteristics of residents
Relative distribution of ISO-SMAF profiles
o PRCH size
o Length of stay
o Age group
Client weight index (LIC)
Distribution of daily hours of care and services required
List of services provided by the PRCHs
o Weekly frequency
o Cost of services
Average cost of housing units
1. PRCH size
2. Unit size
3. ISO-SMAF profile
List of services provided by the CLSCs
1. Types of services – resources involved
2. Frequency and length of interventions
Public funding (tax credit)

The results obtained will provide a regional picture of the clients living in collective dwellings and identify the costs associated with housing and services in PRCHs. For the owners of the homes, as well as for managers and health care workers, this study provides a first opportunity to know about the autonomy profile and needs of people living in PRCHs.

To order the report *Profils d'autonomie fonctionnelle des personnes âgées vivant dans les résidences privées d'hébergement en Estrie*, contact Lucie Duquette at (819) 829-7131 or go to www.cdrv.ca. You may also download this document from www.prisma-qc.ca.

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
2000 to 2004

Year	10 to 49 units		50 to 99 units		100 or more units		Total	
	# Bldgs.	# Units	# Bldgs.	# Units	# Bldgs.	# Units	# Bldgs.	# Units
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
2003	11	267	25	1,594	27	4,032	63	5,893
2004	10	233	21	1,251	27	4,263	58	5,747

* The universe of retirement homes may vary from one year to the next on account of the change of purpose of certain projects, the conversion of room-and-board units into bachelor apartments or vice versa, etc.

Source: CMHC

Table 1.2

Universe of Apartments for Seniors*
By Bedroom Type - In Number of Units
Private Retirement Homes with 10 or More Units
Québec CMA
2000 to 2004

Year	Studio	1-bedroom	2-bedroom +	Total
2000	2,187	2,523	718	5,428
2001	2,044	2,865	808	5,717
2002	1,900	2,981	829	5,710
2003	1,898	3,097	898	5,893
2004	1,709	3,144	894	5,747

* The universe of retirement homes may vary from one year to the next on account of the change of purpose of certain projects, the conversion of room-and-board units into bachelor apartments or vice versa, etc.

Source: CMHC

Table 1.3

Universe of Apartments for Seniors*
By Meal Service Formula
Private Retirement Homes with 10 or More Units
Québec CMA
2000 to 2004

Year	Unavailable		Optional		Mandatory		Total	
	# Bldgs.	# Units	# Bldgs.	# Units	# Bldgs.	# Units	# Bldgs.	# Units
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
2003	1	101	24	2,951	38	2,841	63	5,893
2004	1	101	21	3,013	35	2,633	57	5,747

* The universe of retirement homes may vary from one year to the next on account of the change of purpose of certain projects, the conversion of room-and-board units into bachelor apartments or vice versa, etc.

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
2000 to 2004

Year	10 to 29 units		30 to 49 units		50 or more units		Total	
	# Bldgs.	# Beds	# Bldgs.	# Beds	# Bldgs.	# Beds	# Bldgs.	# Beds
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
2003	48	873	16	516	23	1,304	87	2,693
2004	49	899	17	562	28	1,597	94	3,058

** 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
2000 to 2004**

Year	Single occupancy	Double occupancy +	Total
	# Beds	# Beds	# Beds
2000	1,924	98	2,022
2001	2,309	76	2,385
2002**	2,498	54	2,552
2003	2,631	62	2,693
2004	2,950	108	3,058

** 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 Detailed Zone - In Number of Buildings
Private Retirement Homes with 10 or More Units
Québec CMA
2004**

Zone	Apartment	Room-and-Board	Mixed *	Total
1 - Québec Basse-Ville, Vanier	7	10	2	19
2 - Québec Haute-Ville	4	7	3	14
3 - Québec-des-Rivières, Anc.-Loret.	2	4	4	10
4 - Ste-Foy, Sillery, Cap-Rouge, St-Aug.	7	8	5	20
5 - Val-Bélair, St-Émile, Loretteville, etc.	1	6	1	8
6 - Charlesbourg, Stoneham, etc.	7	4	1	12
7 - Beauport, Boischatel, Île d'Orléans, etc.	2	19	3	24
8 - Charny, St-Romuald, St-Jean-Chrys., etc.	2	9	1	12
9 - Lévis, Pintendre, etc.	4	5	2	11
QUÉBEC CMA	36	72	22	130

*Buildings including apartments and rooms.

Source : CMHC

Table 1.7

**Universe of Retirement Homes for Seniors
By Detailed Zone - In Number of Units
Private Retirement Homes with 10 or More Units
Québec CMA
2004**

Zone	Apartment*	Room-and-Board*	Total
1 - Québec Basse-Ville, Vanier	715	427	1,142
2 - Québec Haute-Ville	1,197	362	1,559
3 - Québec-des-Rivières, Anc.-Loret.	634	198	832
4 - Ste-Foy, Sillery, Cap-Rouge, St-Aug.	1,184	511	1,695
5 - Val-Bélair, St-Émile, Loretteville, etc.	117	146	263
6 - Charlesbourg, Stoneham, etc.	925	100	1,025
7 - Beauport, Boischatel, Île d'Orléans, etc.	432	710	1,142
8 - Charny, St-Romuald, St-Jean-Chrys., etc.	111	283	394
9 - Lévis, Pintendre, etc.	432	321	753
QUÉBEC CMA	5,747	3,058	8,805

* 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
2000 to 2004

Year	10 to 49 units	50 to 99 units	100 or more units	Total
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
2003	1.5	2.1	0.9	1.2
2004	6.0	3.2	1.6	2.1

Source: CMHC

Table 2.2

Vacancy Rates of Apartments for Seniors (%)
By Bedroom Type
Private Retirement Homes with 10 or More Units
Québec CMA
2000 to 2004

Year	Studio	1-bedroom	2-bedroom +	Total
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
2003	2.2	0.8	0.6	1.2
2004	4.2	1.0	2.0	2.1

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
2000 to 2004

Year	Unavailable	Optional	Mandatory	Total
2000	--	1.6	1.4	1.5
2001	--	0.7	2.4	1.6
2002	--	0.9	1.1	1.0
2003	--	1.0	1.4	1.2
2004	--	1.1	3.3	2.1

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

Source: CMHC

Table 2.4

Vacancy Rates of Apartments for Seniors (%)
By Detailed Zone and Bedroom Type
Private Retirement Homes with 10 or More Units
Québec CMA
2004

Zone	Studio	# of units	1-bedroom	# of units	2-bedroom +	# of units	Total	# of units
1 - Québec Basse-Ville, Vanier	9.9	282	0.5	369	3.1	64	4.5	715
2 - Québec Haute-Ville	2.6	455	0.7	586	0.0	156	1.3	1,197
3 - Québec-des-Rivières, Anc.-Loret.	1.6	182	2.2	357	0.0	95	1.7	634
4 - Ste-Foy, Sillery, Cap-Rouge, St-Aug.	2.2	268	0.1	736	2.2	180	0.9	1,184
5 - Val-Bélair, St-Émile, Loretteville, etc.	--	7	--	101	--	9	--	117
6 - Charlesbourg, Stoneham, etc.	3.5	202	3.0	405	3.8	318	3.4	925
7 - Beauport, Boischatel, Île d'Orléans, etc.	10.2	127	1.9	268	0.0	37	4.2	432
8 - Charny, St-Romuald, St-Jean-Chrys., etc.	4.9	41	1.5	66	0.0	4	2.7	111
9 - Lévis, Pintendre, etc.	0.0	145	0.0	256	0.0	31	0.0	432
QUÉBEC CMA	4.2	1,709	1.0	3,144	2.0	894	2.1	5,747

--: 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
2000 to 2004**

Year	10 to 29 beds	30 to 49 beds	50 or more beds	Total
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
2003	4.5	3.7	2.5	3.4
2004	7.0	6.4	5.1	5.9

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
2000 to 2004**

Year	Single occupancy	Double occupancy +
2000	6.8	13.3
2001	7.9	3.9
2002	4.6	3.7
2003	3.4	3.2
2004	6.1	0.0

Source: CMHC

Table 2.7

Vacancy Rates of Room-and-Board for Seniors (%)
By Detailed Zone and Occupancy Type
Private Retirement Homes with 10 or More Units
Québec CMA
2004

Zone	Single occupancy	# of units	Double occupancy +	# of units	Total	# of units
1 - Québec Basse-Ville, Vanier	4.6	411	0.0	16	4.4	427
2 - Québec Haute-Ville	9.4	360	--	2	9.4	362
3 - Québec-des-Rivières, Anc.-Loret.	8.5	188	--	10	8.1	198
4 - Ste-Foy, Sillery, Cap-Rouge, St-Aug.	13.8	493	--	18	13.3	511
5 - Val-Bélair, St-Émile, Loretteville, etc.	5.6	144	--	2	5.5	146
6 - Charlesbourg, Stoneham, etc.	2.1	96	--	4	2.0	100
7 - Beauport, Boischatel, Île d'Orléans, etc.	2.7	698	0.0	12	2.7	710
8 - Charny, St-Romuald, St-Jean-Chrys., etc.	3.8	261	--	22	3.5	283
9 - Lévis, Pintendre, etc.	1.7	299	--	22	1.6	321
QUÉBEC CMA	6.1	2,950	0.0	108	5.9	3,058

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

Source: CMHC

Table 3.1

**Average Apartment Rents* for Seniors
By Meal Service Formula
Private Retirement Homes with 10 or More Units
Québec CMA
2004**

Type	Unavailable	Optional	Mandatory
Studio	--	\$690	\$1,231
1-bedroom	--	\$1,059	\$1,538
2-bedroom +	--	\$1,346	\$1,920
Total	--	\$1,040	\$1,444

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

Source: CMHC

Table 3.2

**Average Apartment Rents* for Seniors
By Detailed Zone and Bedroom Type
Private Retirement Homes with 10 or More Units
Québec CMA
2004**

Zone	Studio	# of units	1-bedroom	# of units	2-bedroom +	# of units
1 - Québec Basse-Ville, Vanier	\$1,036	282	\$1,208	369	\$1,449	64
2 - Québec Haute-Ville	\$910	455	\$1,392	586	\$1,736	156
3 - Québec-des-Rivières, Anc.-Loret.	\$994	182	\$1,372	357	\$1,766	95
4 - Ste-Foy, Sillery, Cap-Rouge, St-Aug.	\$1,091	268	\$1,134	736	\$1,317	180
5 - Val-Bélair, St-Émile, Loretteville, etc.	--	7	--	101	--	9
6 - Charlesbourg, Stoneham, etc.	\$1,116	202	\$1,250	405	\$1,238	318
7 - Beauport, Boischatel, Île d'Orléans, etc.	\$1,070	127	\$1,189	268	\$1,302	37
8 - Charny, St-Romuald, St-Jean-Chrys., etc.	\$976	41	\$1,264	66	--	4
9 - Lévis, Pintendre, etc.	\$1,072	145	\$1,452	256	\$1,539	31
QUÉBEC CMA	\$1,021	1,709	\$1,265	3,144	\$1,427	894

*: All services combined.

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

Source: CMHC

Table 3.3

**Average Room-and-Board Rents* for Seniors
By Detailed Zone and Occupancy Type
Private Retirement Homes with 10 or More Units
Québec CMA
2004**

Zone	Single occupancy	# of beds	Double occupancy +	# of beds
1 - Québec Basse-Ville, Vanier	\$1,065	411	\$898	16
2 - Québec Haute-Ville	\$1,642	360	--	2
3 - Québec-des-Rivières, Anc.-Loret.	\$1,055	188	--	10
4 - Ste-Foy, Sillery, Cap-Rouge, St-Aug.	\$2,096	493	--	18
5 - Val-Bélair, St-Émile, Loretteville, etc.	\$1,109	144	--	2
6 - Charlesbourg, Stoneham, etc.	\$1,229	96	--	4
7 - Beauport, Boischatel, Île d'Orléans, etc.	\$1,259	698	\$1,123	12
8 - Charny, St-Romuald, St-Jean-Chrys., etc.	\$1,039	261	--	22
9 - Lévis, Pintendre, etc.	\$1,122	299	--	22
QUÉBEC CMA	\$1,364	2,950	\$1,093	108

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

Source: CMHC

Table 4.1

Features
Percentage of Residences Offering a Specific Service (%)
Private Retirement Homes with 10 or More Units
Québec CMA
2004

Services	Apartment (%)	Room-and-board (%)
Cable television	100	98
Worship service	98	96
Banking counter	31	10
Hairdresser	84	80
Convenience store	29	10
Swimming Pool	12	4
Footpath	78	63
Bedding	43	81
Clothes cleaning	59	91
24-hour on-site medical care	66	62
Limited medical care (visits)	28	38
Housekeeping	91	100
Furniture	31	69
Indoor parking	29	6
Outdoor parking	93	95
Supervision	97	100
Intercom system	97	98
Transportation system	41	45
Other services	45	39

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 Zones

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 : Chamy, 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 2004 on the privately initiated retirement home market in the Québec 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 Québec 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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