



T H E

RETIREMENT HOME

MARKET STUDY



2006 QUEBEC

Retirement Home Market Study

2006 Québec

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Québec

Census Metropolitan Area

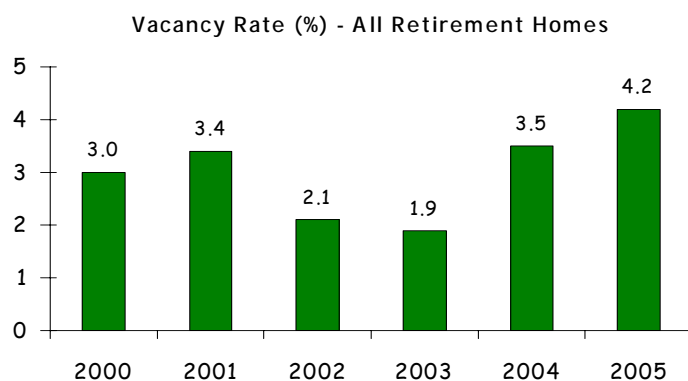
Highlights

The latest retirement home market survey conducted across the province of Quebec in the fall of 2005 revealed that this market continued the easing trend that began in 2004, in the Québec census metropolitan area (CMA). This brought the overall vacancy rate, for all retirement home types combined, to 4.2 per cent, compared to 3.5 per cent one year earlier.

A review of the results by residence type shows that this second vacancy rate increase in as many years was mainly due to the rise in the proportion of vacant units in apartment retirement homes. The vacancy rate for these residences effectively went up by one percentage point, from 2.1 per cent in 2004 to 3.1 per cent in the fall of 2005. This market therefore moved closer to the balanced level¹.

In the room-and-board retirement home segment, conditions remained relatively stable in 2005. In fact, the proportion of unoccupied units rose slightly, reaching 6.2 per cent in the fall of 2005, in relation to 5.9 per cent one year before. The market can be qualified as balanced.

Market Continues to Ease



Source: CMHC

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.

Market Eases Further

In the Québec CMA, the easing of the retirement home market that began in 2004 continued in 2005. The overall vacancy rate went up again in 2005, reaching 4.2 per cent, in comparison with 3.5 per cent one year earlier. The proportion of vacant units therefore attained its highest level in the last five years. In absolute terms, 383 units were unoccupied out of a total stock of 9,153 units.

The easing of the retirement home market observed in the Québec CMA did not reflect the conditions noted in all the other areas across the province. In fact, during 2005, this easing trend significantly affected only one other CMA, namely, Montréal. In the Saguenay and Trois-Rivières CMAs, the market tightened in 2005, compared to the conditions that prevailed in 2004. As for Sherbrooke and Gatineau, the retirement home market in these CMAs remained relatively stable².

In the Québec CMA, the rise in the vacancy rate over the last two years was largely attributable to an increase in the supply. This market is most active, and retirement housing construction was vigorous in 2004 and 2005. On the other hand, demand for this type of housing remained steady, on account of the continued strong growth in the group aged 75 years or older, who are the usual clients on this market. However, the demographic growth of this age group will be more modest, although still positive, over the coming years. A close watch should therefore be kept on the matching of supply and demand on the retirement home market in the Québec CMA over the years to come.

Housing Stock

More specifically, the results of the latest CMHC survey indicate that 348 units were added to the universe in 2005. In the Québec CMA, the total number of housing units intended for seniors therefore went up from 8,805 in 2004 to 9,153 in 2005. This increase was greater than the gain registered in 2004, when only 216 units had been added to the retirement home market survey universe. Out of the 348 new units, 297 were apartments, while 51 were rooms.

This change in the number of new units effectively conceals many movements in the housing stock. In fact, every year, new retirement homes arrive on the market, others are expanded or downsized, and some are withdrawn from the 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.

² See the provincial section on page 10.

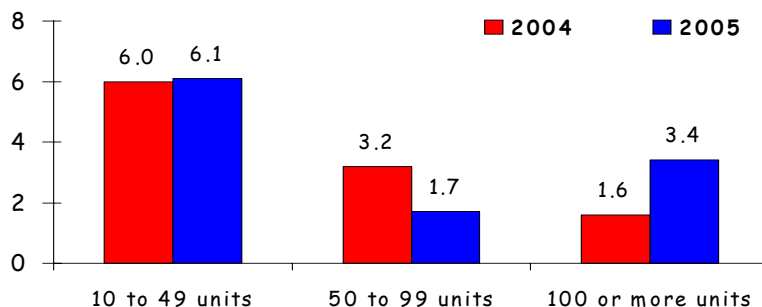
Apartment Retirement Homes

Tenants Would Prefer Larger Buildings

Based on the results of the latest surveys, the existing supply suggests that tenants seem to have a preference for units contained in larger buildings. In fact, structures with 50 to 99 units and projects comprising 100 or more units usually posted vacancy rates well below the rate for buildings with 10 to 49 units. These larger structures usually offer a wider range of services, which is greatly appreciated and often requested by older clients. In 2005, the vacancy rate for buildings with 50 to 99 units fell to 1.7 per cent, compared to 3.2 per cent in 2004. Few units were added to this building size category in 2005, which explains why conditions tightened as they did. For structures with 100 or more units, the vacancy rate more than doubled, rising from 1.6 per cent in 2004 to 3.4 per cent in 2005. The arrival of more than 266 new units therefore allowed this market to ease in 2005. Lastly, for smaller structures (10 to 49 units), the situation remained stable in 2005. The proportion of unoccupied units hardly moved, edging up from 6.0 per cent in 2004 to 6.1 per cent in 2005. The latest survey results therefore confirmed the trend of recent years.

Tenants Would Prefer Larger Buildings

Vacancy Rates (%)
Apartment Retirement Homes

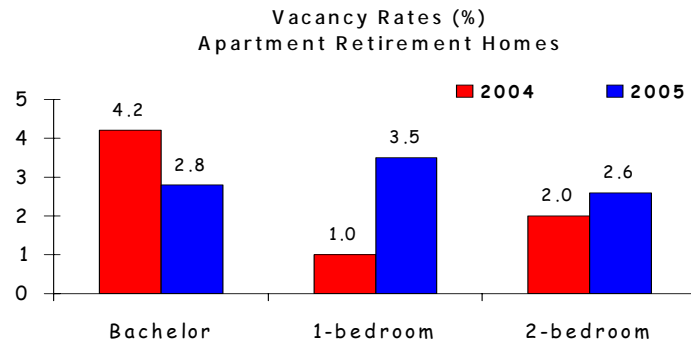


Source: CMHC

Vacancy Rate Rises More Significantly for One-Bedroom Apartments

In the past, bachelor apartments have often had higher proportions of vacant units than apartments with one or two bedrooms. In the fall of 2005, however, the vacancy rate for bachelor units fell to 2.8 per cent, in relation to 4.2 per cent one earlier. Bachelor apartments were the only type of unit for which the vacancy rate went down. Two-bedroom apartments recorded an increase of a few tenths of a percentage point, as their vacancy rate reached 2.6 per cent, up from 2.0 per cent in 2004. One-bedroom apartments registered the highest proportion of unoccupied units and also the most significant increase (2.5 percentage points) in this rate, which reached 3.5 per cent in 2005. Once again, it was the increase in the supply of one-bedroom apartments in 2005 that accounted for this easing.

Market Conditions Ease Significantly for One-Bedroom Apartments



Source: CMHC

Choice Matters to Seniors

Again according to the survey results, retirement home clients seem to prefer the latitude of being able to live in a unit for which the meal service is optional. The low vacancy rates observed in recent years for apartments with an optional meal service confirms this preference. These low rates encouraged developers to offer meals on an optional basis, such that, in 2005, the universe of apartments with an optional meal service increased by 200 units, compared to a gain of about 100 units in the case of apartments with a mandatory meal service. However, this increase in the supply drove up the proportion of available units of this type, which more than tripled in 2005, rising from 1.1 per cent to 3.7 per cent. As for apartments with a mandatory meal service, their vacancy rate decreased to 2.5 per cent in 2005, from 3.3 per cent one year earlier. For the first time in the last nine years, apartments with an optional meal service posted a higher vacancy rate than those for which this service is mandatory.

Market Conditions Vary Depending on the Sectors

In the Québec CMA, the increase in the apartment retirement home vacancy rate observed in 2005 was mainly due to the rental market conditions prevailing in one particular geographic sector. While, in 2004, the market was qualified as tight in the sector comprising Sainte-Foy, Sillery, Cap-Rouge and Saint-Augustin (zone 4), with a vacancy rate of 0.9 per cent, conditions there eased significantly in 2005. In fact, the proportion of unoccupied units soared to 6.3 per cent this past fall. The arrival of a new retirement home in this sector in 2005 was responsible for this increase.

The easing observed in zone 4 also affected two other sectors, but to a much lesser extent. Zones 9 (Lévis and Pintendre) and 6 (Charlesbourg and Stoneham) effectively saw their vacancy rates rise in 2005. Rental market conditions in zones 3 (Québec-des-Rivières and L'Ancienne-Lorette) and 7 (Beauport, Boischatel and Île-d'Orléans), for their part, remained unchanged in 2005. Lastly, seniors in zones 1 (Basse-Ville and Vanier), 2 (Haute-Ville) and 8 (Charny, Saint-Romuald, Saint-Jean-Chrysostôme, etc.) had slightly more difficulty in finding a dwelling in 2005, as these markets had tightened. Zones 2 and 8 posted the lowest vacancy rates (0.9 per cent) in the fall of 2005.

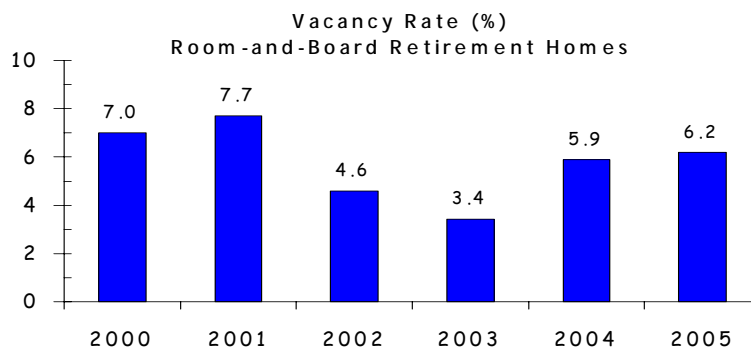
Apart from zone 4, no other zones faced difficult conditions in 2005 in the Québec CMA. Obviously, the Haute-Ville sector, given the wider range of services nearby (hospital centres, shopping malls, places of worship, etc.), had a slightly lower proportion of vacant units than the other sectors. However, the outlying sectors are equally popular among seniors. Older people are often so attached to the neighbourhood where they grew up that they want to stay and spend their golden years there, such that retirement homes must be spread out over the entire CMA territory.

Room-and-Board Retirement Homes

In the room-and-board retirement home segment, the situation remained relatively stable in 2005. The proportion of vacant units went up slightly over 2004, rising from 5.9 per cent to 6.2 per cent. This market is therefore at the balanced level, which is around 6 per cent. Few new units arrived on the market in 2005, which explains this small increase in the vacancy rate. In 2005, only 51 units were added to the survey universe while, in 2004, there had been over 365 new units.

As in the case of apartments, and for the same reasons, renters prefer rooms contained in larger buildings. Structures with 50 or more units therefore posted the lowest vacancy rate in 2005, at 4.4 per cent, followed by buildings with 30 to 49 units, for which the proportion of available units reached 5.3 per cent in 2005. Lastly, the smallest structures (10 to 29 units) came in well behind, with a vacancy rate of 10.4 per cent.

Vacancy Rate Remains Stable for Rooms



Source: CMHC

On the room-and-board retirement home market, conditions eased or remained stable in almost all geographic sectors of the CMA, with the exception of two zones. Zones 2 (Haute-Ville) and 4 (Sainte-Foy, Sillery, Cap-Rouge and Saint-Augustin) saw their market conditions tighten in 2005. Despite this tightening, zone 4 still remained above the balanced level and posted the highest vacancy rate (9.2 per cent) this past fall. Conversely, zone 6 (Charlesbourg, Stoneham, etc.) had the tightest market in 2005. The proportion of vacant units there was just 2.9 per cent, well below the balanced level.

Market to Keep Easing in 2006

In 2006, the retirement home market should continue to ease in the Québec CMA. The year 2006 will be much like 2005, that is, a most active year marked by the arrival of many apartments for seniors. It is anticipated that some 650 units will be added to the survey universe in 2006. Considering that the demand resulting from the aging of the population stands at around 320 units per year, the vacancy rate should be expected to rise again. By the fall of 2006, the overall vacancy rate could reach a level between 5 per cent and 6 per cent.

Over the coming years, if the pace at which new units arrive on the market does not slow down, the risks of a surplus, which are now starting to loom over this market, will become a reality. In a few sectors, the situation is already more critical. This is notably the case in zone 4 (Sainte-Foy, Sillery, Cap-Rouge and Saint-Augustin), where the vacancy rate stands above the balanced level. In 2006, over 250 units should be added in this zone, which will raise the penetration rate³ to 23.4 per cent, up from 21.4 per cent in 2005. A close watch should also be kept on zone 6 (Charlesbourg, Stoneham-Tewkesbury and Lac Beauport), even though its vacancy rate has not yet reached the balanced level. The arrival of close to 240 apartments during 2006 will drive up the penetration rate there from 20.1 per cent to 23.6 per cent.

Among the sectors that offer potential for the addition of new units, zone 2 (Haute-Ville) stands out with its low vacancy rate, its power of attraction and the absence of any projects currently under construction or officially announced there. Zones 5 and 8 also present some potential for the addition of apartments, as the vacancy rates are low, no projects are under construction, and none have been announced at this time. The potential is limited, however, given that the senior population is less numerous in these sectors. The expansion of existing retirement homes could be considered, as a way to increase the housing stock.

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.

Regional results

The results of the latest retirement home market survey conducted across the province of Quebec revealed different situations, depending on the CMAs. First of all, the retirement home penetration rates¹ are more than twice as high in some CMAs as in others, and the vacancy rates also vary from one area to another. Before reviewing these results, it is important to mention that, for smaller CMAs, both the penetration and vacancy rates are more sensitive to marginal increases in supply (that is, in construction). The results must therefore be analyzed in a specific context.

The Sherbrooke area had the highest penetration rate (24.2 per cent). Developers have been at the forefront of the retirement home construction sector, offering innovative products sometimes targeted to a broader client group. In 2005, the vacancy rates reached 2.2 per cent for apartments and 3.6 per cent for room-and-board units. According to the 2005 survey, rooms still accounted for 45 per cent of the retirement housing units in this area.

The Trois-Rivières area followed with a penetration rate of 22.5 per cent.

The vacancy rate for apartment retirement homes went down by close to six tenths of a percentage point to 1.9 per cent, from 2.5 per cent in the fall of 2004. In the room-and-board retirement home segment, the proportion of vacant units fell to 5.6 per cent in 2005, from 6.3 per cent one year earlier.

In the Québec area, the penetration rate attained 20.0 per cent, with a significant proportion of apartment retirement homes. The recent increase in the number of vacant units in apartment residences caused the vacancy rate to climb to 3.1 per cent in the fall of 2005. In the room-and-board retirement home segment, the proportion of unoccupied units rose slightly, reaching 6.2 per cent in the fall of 2005.

The Saguenay area posted a penetration rate of 18.3 per cent. The overall vacancy rate was 1.5 per cent in October 2005, down from 2.9 per cent one year earlier. It was the status quo in supply that accounted for the tighter market conditions, as no new units were added to the universe between the October 2004 and 2005 surveys. Stable supply and a higher demand resulting from the increase in

the senior population therefore led to a decrease in the vacancy rate.

In Montréal, the penetration rate was estimated at 14.3 per cent. In 2005, for a third straight year, construction got under way on several new retirement homes in Greater Montréal. In all, over 2,600 new units were added to the retirement housing stock, which drove up the vacancy rates in both apartment residences (to 4.0 per cent) and room-and-board homes (to 4.5 per cent).

The Gatineau area, which has a younger population, had a penetration rate of 11.1 per cent. The overall vacancy rate of 0.9 per cent was not very different from the level observed the year before (0.6 per cent). The vacancy rate for apartment retirement homes went from 9.0 per cent in 2002 to 0.8 per cent in 2003 and then fell to 0.3 per cent in 2004. In 2005, there were no vacancies in residences of this type.

¹ The penetration rate is the ratio between the supply of retirement housing units and the population aged 75 years or older.

	Sherbrooke	Trois-Rivières	Québec	Saguenay	Montréal	Gatineau
Population in 2005						
75 years or older	11,198	10,907	45,725	9,274	218,094	11,162
Housing stock						
Apartments	1,477	1,230	6,044	794	22,334	506
Rooms	1,232	1,219	3,109	900	8,935	729
Total	2,709	2,449	9,153	1,694	31,269	1,235
Vacancy rates (%)						
Apartments	2.2	1.9	3.1	2.6	4.0	0.0
Rooms	3.6	5.6	6.2	0.3	4.5	1.5
Total	3.1	3.7	4.2	1.5	4.1	0.9
Penetration rate (%)						
	24.2	22.5	20.0	18.3	14.3	11.1

Source: CMHC, Statistics Canada

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 2005

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
2005	9	212	22	1,303	29	4,529	60	6,044

* 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 2005

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
2005	1,809	3,312	923	6,044

* 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 2005

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	--	--	23	2,885	39	2,724	63	5,710
2003	--	--	24	2,951	38	2,841	63	5,893
2004	--	--	21	3,013	35	2,633	57	5,747
2005	--	--	22	3,216	37	2,727	60	6,044

* 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.

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

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 2005

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
2005	48	858	18	589	30	1,662	96	3,109

** 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 2005**

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
2005	2,997	112	3,109

** 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
2005**

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.	8	8	5	21
5 - Val-Bélair, St-Émile, Loretteville, etc.	1	6	2	9
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	6	2	12
QUÉBEC CMA	37	73	23	133

*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
2005**

Zone	Apartment*	Room-and-Board*	Total
1 - Québec Basse-Ville, Vanier	715	430	1,145
2 - Québec Haute-Ville	1,197	362	1,559
3 - Québec-des-Rivières, Anc.-Loret.	635	201	836
4 - Ste-Foy, Sillery, Cap-Rouge, St-Aug.	1,387	511	1,898
5 - Val-Bélair, St-Émile, Loretteville, etc.	169	170	339
6 - Charlesbourg, Stoneham, etc.	924	102	1,026
7 - Beauport, Boischâtel, Île d'Orléans, etc.	432	708	1,140
8 - Charny, St-Romuald, St-Jean-Chrys., etc.	111	277	388
9 - Lévis, Pintendre, etc.	474	348	822
QUÉBEC CMA	6,044	3,109	9,153

* 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 2005**

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
2005	6.1	1.7	3.4	3.1

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 2005**

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
2005	2.8	3.5	2.6	3.1

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 2005

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
2005	--	3.7	2.5	3.1

--: 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
2005

Zone	Studio	# of units	1-bedroom	# of units	2-bedroom +	# of units	Total	# of units
1 - Québec Basse-Ville, Vanier	3.2	282	3.0	369	0.0	64	2.8	715
2 - Québec Haute-Ville	0.9	454	1.2	587	0.0	156	0.9	1,197
3 - Québec-des-Rivières, Anc.-Loret.	1.6	184	2.0	356	1.1	95	1.7	635
4 - Ste-Foy, Sillery, Cap-Rouge, St-Aug.	5.9	305	7.4	880	2.5	202	6.3	1,387
5 - Val-Bélair, St-Émile, Loretteville, etc.	--	--	0.7	145	--	--	1.2	169
6 - Charlesbourg, Stoneham, etc.	3.5	202	3.2	405	4.4	317	3.7	924
7 - Beauport, Boischatel, Île d'Orléans, etc.	3.9	127	4.1	268	--	--	4.2	432
8 - Charny, St-Romuald, St-Jean-Chrys., etc.	0.0	41	0.0	66	--	--	0.9	111
9 - Lévis, Pintendre, etc.	2.4	207	0.0	236	0.0	31	1.1	474
QUÉBEC CMA	2.8	1,809	3.5	3,312	2.6	923	3.1	6,044

--: 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 2005**

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
2005	10.4	5.3	4.4	6.2

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 2005**

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
2005	6.4	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
2005

Zone	Single occupancy	# of units	Double occupancy +	# of units	Total	# of units
1 - Québec Basse-Ville, Vanier	4.7	408	0.0	22	4.4	430
2 - Québec Haute-Ville	3.6	362	--	0	3.6	362
3 - Québec-des-Rivières, Anc.-Loret.	8.6	185	0.0	16	8.0	201
4 - Ste-Foy, Sillery, Cap-Rouge, St-Aug.	9.5	493	--	--	9.2	511
5 - Val-Bélair, St-Émile, Loretteville, etc.	6.0	166	--	--	5.9	170
6 - Charlesbourg, Stoneham, etc.	3.1	98	--	--	2.9	102
7 - Beauport, Boischâtel, Île d'Orléans, etc.	6.9	700	--	--	6.8	708
8 - Charny, St-Romuald, St-Jean-Chrys., etc.	7.9	265	0.0	12	7.6	277
9 - Lévis, Pintendre, etc.	5.0	320	0.0	28	4.6	348
QUÉBEC CMA	6.4	2,997	0.0	112	6.2	3,109

--: 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
2005**

Type	Unavailable	Optional	Mandatory
Studio	--	\$720	\$1,265
1-bedroom	--	\$1,105	\$1,575
2-bedroom +	--	\$1,387	\$1,965
Total	--	\$1,080	\$1,478

--: 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
2005**

Zone	Studio	# of units	1-bedroom	# of units	2-bedroom +	# of units
1 - Québec Basse-Ville, Vanier	\$1,075	282	\$1,230	369	\$1,463	64
2 - Québec Haute-Ville	\$923	454	\$1,414	587	\$1,768	156
3 - Québec-des-Rivières, Anc.-Loret.	\$1,016	184	\$1,400	356	\$1,810	95
4 - Ste-Foy, Sillery, Cap-Rouge, St-Aug.	\$1,094	305	\$1,190	880	\$1,397	202
5 - Val-Bélair, St-Émile, Loretteville, etc.	--	--	\$1,256	145	--	--
6 - Charlesbourg, Stoneham, etc.	\$1,138	202	\$1,284	405	\$1,270	317
7 - Beauport, Boischatel, Île d'Orléans, etc.	\$1,090	127	\$1,284	268	--	--
8 - Charny, St-Romuald, St-Jean-Chrys., etc.	\$994	41	\$1,284	66	--	--
9 - Lévis, Pintendre, etc.	\$1,186	207	\$1,469	236	\$1,553	31
QUÉBEC CMA	\$1,053	1,809	\$1,301	3,312	\$1,471	923

*: 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
2005**

Zone	Single occupancy	# of beds	Double occupancy +	# of beds
1 - Québec Basse-Ville, Vanier	\$1,098	408	\$865	22
2 - Québec Haute-Ville	\$1,658	362	--	0
3 - Québec-des-Rivières, Anc.-Loret.	\$1,079	185	\$768	16
4 - Ste-Foy, Sillery, Cap-Rouge, St-Aug.	\$2,139	493	--	--
5 - Val-Bélair, St-Émile, Loretteville, etc.	\$1,126	166	--	--
6 - Charlesbourg, Stoneham, etc.	\$1,253	98	--	--
7 - Beauport, Boischâtel, Île d'Orléans, etc.	\$1,282	708	--	--
8 - Charny, St-Romuald, St-Jean-Chrys., etc.	\$1,052	265	\$817	12
9 - Lévis, Pintendre, etc.	\$1,215	320	\$1,055	28
QUÉBEC CMA	\$1,394	2,997	\$1,155	112

--: 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
2005

Services	Apartment (%)	Room-and-board (%)
Cable television	100	98
Worship service	98	96
Banking counter	27	8
Hairdresser	85	80
Convenience store	30	9
Swimming Pool	13	4
Footpath	82	63
Bedding	40	79
Clothes cleaning	58	91
24-hour on-site medical care	67	63
Limited medical care (visits)	27	38
Housekeeping	92	100
Furniture	32	69
Indoor parking	33	8
Outdoor parking	92	94
Supervision	97	100
Intercom system	97	98
Transportation system	43	43
Other services	45	40

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 2005 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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