

# SENIORS' HOUSING REPORT

## Alberta



CANADA MORTGAGE AND HOUSING CORPORATION

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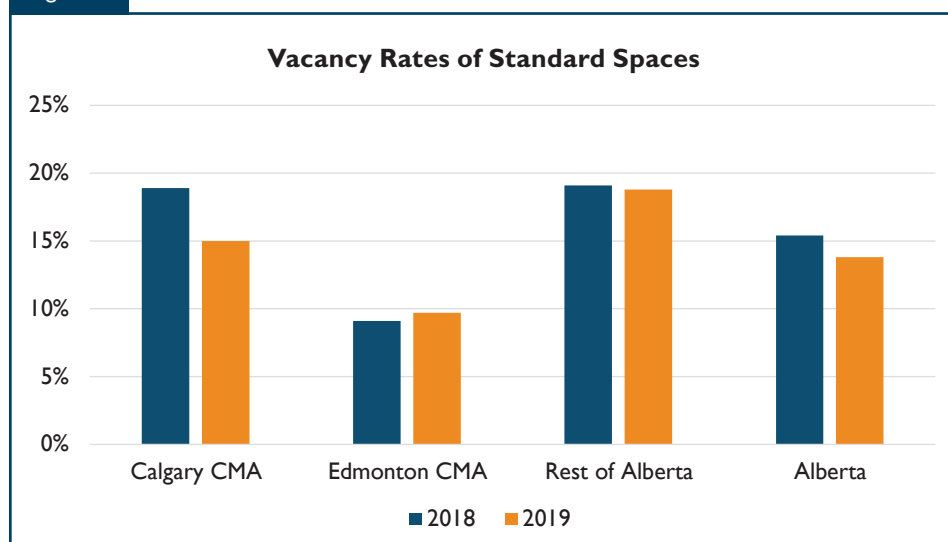
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## Highlights

- The overall vacancy rate for a standard space in retirement homes in Alberta decreased from 15.4% in 2018 to 13.8% in 2019. The standard vacancy rate in Calgary decreased from 18.9% to 15.0%, while Edmonton increased from 9.1% to 9.7%.
- The vacancy rate for heavy care spaces in Alberta increased from 4.0% in 2018 to 7.4% in 2019. Calgary, Edmonton, and the Rest of Alberta all experienced an increase in vacancy rates for these types of units.
- The total number of spaces in the universe increased by 4.3% from 13,655 in 2018 to 14,248 in 2019. Approximately 38% of spaces were located in Edmonton, 34% in Calgary, and the remaining 27% in the Rest of Alberta.
- Overall demand for units in Alberta increased by 4.0% as the number of residents living in seniors' housing increased from 13,030 in 2018 to 13,553 in 2019.
- The average monthly rent for a standard space in Alberta decreased from \$3,296 in 2018 to \$3,258 in 2019. The average rent for heavy care spaces in Alberta increased in 2019, driven by higher rents in Edmonton.

Figure 1

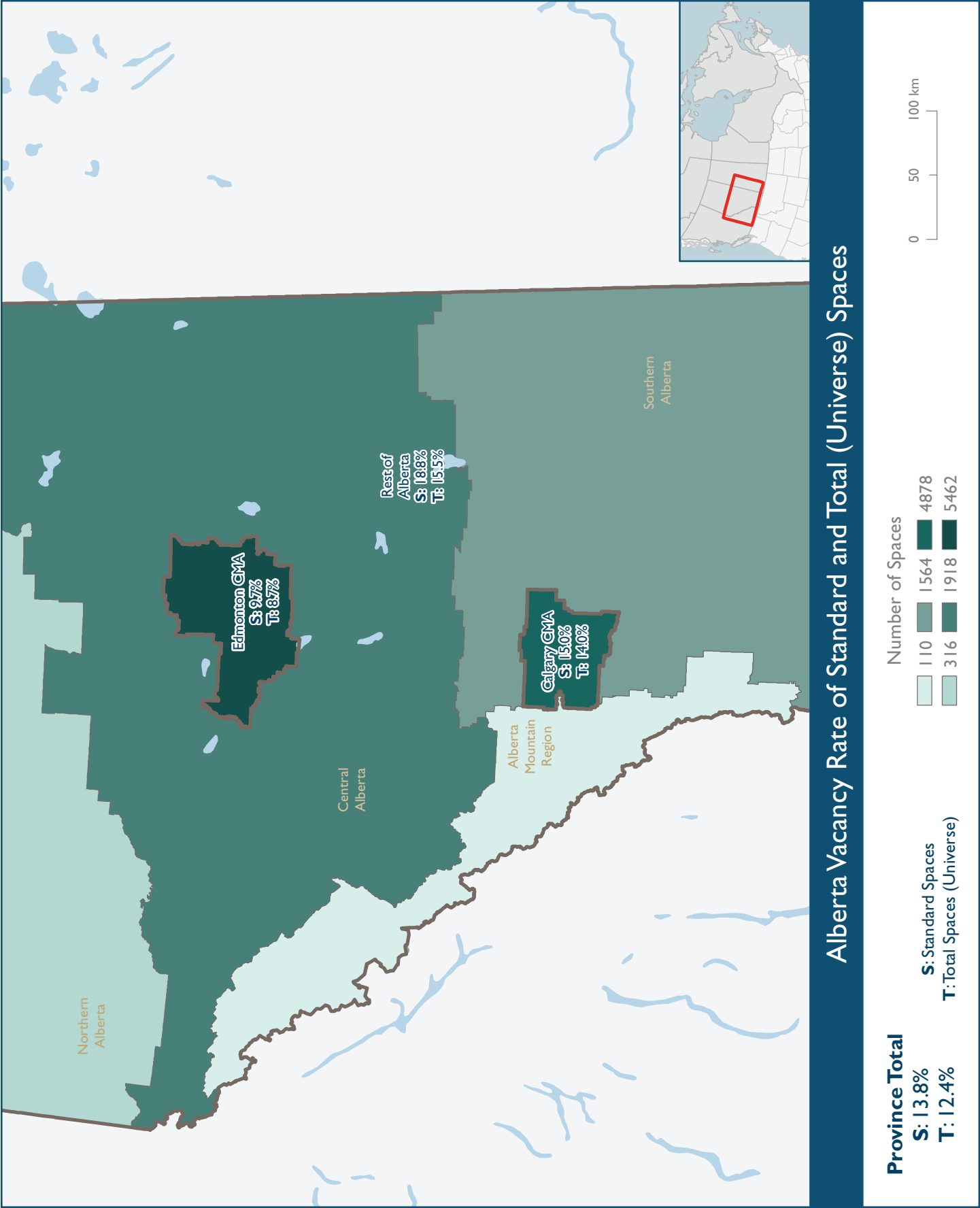


Source: CMHC Seniors' Housing Survey

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### 1.1 Vacancy Rates (%) of Standard Spaces by Unit Type Alberta

Centre	Semi Private		Bachelor		One Bedroom		Two Bedroom +		Total	
	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019
Calgary CMA	**	**	21.1 <sup>a</sup>	15.9 <sup>a</sup>	18.7 <sup>a</sup>	14.0 <sup>a</sup>	13.8 <sup>a</sup>	16.9 <sup>a</sup>	18.9 <sup>a</sup>	15.0 <sup>a</sup>
Edmonton CMA	**	**	11.5 <sup>c</sup>	10.6 <sup>a</sup>	8.7 <sup>a</sup>	9.9 <sup>a</sup>	8.3 <sup>b</sup>	8.2 <sup>b</sup>	9.1 <sup>a</sup>	9.7 <sup>a</sup>
Rest of Alberta	**	**	24.1 <sup>a</sup>	23.3 <sup>a</sup>	17.5 <sup>a</sup>	18.2 <sup>a</sup>	20.3 <sup>a</sup>	16.0 <sup>a</sup>	19.1 <sup>a</sup>	18.8 <sup>a</sup>
<b>Alberta</b>	<b>**</b>	<b>**</b>	<b>19.3<sup>a</sup></b>	<b>15.7<sup>a</sup></b>	<b>14.4<sup>a</sup></b>	<b>13.3<sup>a</sup></b>	<b>13.3<sup>a</sup></b>	<b>12.8<sup>a</sup></b>	<b>15.4<sup>a</sup></b>	<b>13.8<sup>a</sup></b>

The following units are excluded from the table above: non-market/subsidy units, respite units, and units where an extra charge is paid for Heavy-care (1½ hours or more of care).

### 1.2 Vacancy Rates (%) of Standard Spaces by Rent Range (\$) Alberta

Centre	Less than \$2,000		\$2,000 - \$2,499		\$2,500 - \$2,999		\$3,000 - \$3,499		\$3,500 and More		Total Where Rents are Known	
	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019
Calgary CMA	2.9 <sup>c</sup>	**	12.4 <sup>c</sup>	13.2 <sup>c</sup>	18.6 <sup>a</sup>	8.0 <sup>b</sup>	21.7 <sup>a</sup>	21.8 <sup>a</sup>	19.7 <sup>a</sup>	14.1 <sup>a</sup>	18.9 <sup>a</sup>	15.0 <sup>a</sup>
Edmonton CMA	8.6 <sup>b</sup>	3.4 <sup>b</sup>	6.2 <sup>b</sup>	5.3 <sup>b</sup>	5.8 <sup>c</sup>	10.1 <sup>a</sup>	12.4 <sup>c</sup>	22.6 <sup>a</sup>	10.2 <sup>a</sup>	8.5 <sup>a</sup>	9.1 <sup>a</sup>	9.7 <sup>a</sup>
Rest of Alberta	19.7 <sup>a</sup>	14.5 <sup>a</sup>	15.8 <sup>a</sup>	25.1 <sup>a</sup>	16.6 <sup>a</sup>	18.4 <sup>a</sup>	24.3 <sup>a</sup>	16.1 <sup>a</sup>	23.8 <sup>a</sup>	15.2 <sup>a</sup>	19.1 <sup>a</sup>	18.8 <sup>a</sup>
<b>Alberta</b>	<b>11.9<sup>a</sup></b>	<b>7.5<sup>a</sup></b>	<b>11.0<sup>a</sup></b>	<b>15.0<sup>a</sup></b>	<b>14.8<sup>a</sup></b>	<b>12.5<sup>a</sup></b>	<b>18.1<sup>a</sup></b>	<b>20.9<sup>a</sup></b>	<b>17.4<sup>a</sup></b>	<b>12.8<sup>a</sup></b>	<b>15.4<sup>a</sup></b>	<b>13.8<sup>a</sup></b>

The following units are excluded from the table above: non-market/subsidy units, respite units, and units where an extra charge is paid for Heavy-care (1½ hours or more of care). Second person extra charge is also excluded from the calculation.

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

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

\*\* : Suppressed for confidentiality/statistical reliability      - : A zero count or no Universe

### 1.3 Vacancy Rates (%) and Average Rents (\$) of Heavy Care Spaces<sup>1</sup>

#### Alberta

Centre	Vacancy Rate		Average Rent	
	2018	2019	2018	2019
Calgary CMA	5.0 <sup>a</sup>	7.7 <sup>b</sup>	5,595 <sup>a</sup>	4,878 <sup>a</sup>
Edmonton CMA	0.9 <sup>a</sup>	4.9 <sup>b</sup>	4,588 <sup>a</sup>	5,854 <sup>a</sup>
Rest of Alberta	6.7 <sup>a</sup>	9.4 <sup>a</sup>	3,833 <sup>a</sup>	3,582 <sup>a</sup>
<b>Alberta</b>	<b>4.0 <sup>a</sup></b>	<b>7.4 <sup>a</sup></b>	<b>4,796 <sup>a</sup></b>	<b>5,029 <sup>a</sup></b>

<sup>1</sup> Non-market heavy care units are excluded from Average Rents, but are included in Vacancy Rate.

### 1.4 Universe, Number of Residents Living in Universe and Capture Rate (%)

#### Alberta

Centre	Total Number of Spaces	Overall Vacancy Rate (%)		Number of Residences	Number of Residents	Estimated Population Aged 75+ <sup>1</sup>	Capture Rate <sup>2</sup> (%)
		2018	2019				
Calgary CMA	4,878	16.1 <sup>a</sup>	14.0 <sup>a</sup>	37	4,580 <sup>a</sup>		
Edmonton CMA	5,462	6.4 <sup>a</sup>	8.7 <sup>a</sup>	41	5,414 <sup>b</sup>		
Rest of Alberta	3,908	14.2 <sup>a</sup>	15.5 <sup>a</sup>	49	3,559 <sup>a</sup>		
<b>Alberta</b>	<b>14,248</b>	<b>11.9 <sup>a</sup></b>	<b>12.4 <sup>a</sup></b>	<b>127</b>	<b>13,553 <sup>a</sup></b>	<b>236,900</b>	<b>5.7</b>

<sup>1</sup> Source: Statistics Canada. Table 052-0005 - Projected population, by projection scenario, age and sex, as of July 1, Canada, provinces and territories, annual (persons), CANSIM

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

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## 2.1 Universe of Total Spaces by Unit Type

### Alberta

Centre	Semi Private/ Bachelor	One Bedroom	Two Bedroom +	Total
Calgary CMA	2,083	2,235	560	4,878
Edmonton CMA	1,615	3,076	771	5,462
Rest of Alberta	1,648	1,790	470	3,908
<b>Alberta</b>	<b>5,346</b>	<b>7,101</b>	<b>1,801</b>	<b>14,248</b>

## 2.2 Universe by Unit Type

### Alberta

Centre	Semi Private/ Bachelor	One Bedroom	Two Bedroom +	Total
Calgary CMA	2,083	2,235	560	4,878
Standard Spaces	1,139	1,924	510	3,573
Non-Standard Spaces	644	30	4	678
Unknown Spaces	300	281	46	627
Edmonton CMA	1,615	3,076	771	5,462
Standard Spaces	613	2,340	709	3,662
Non-Standard Spaces	839	90	-	929
Unknown Spaces	163	646	62	871
Rest of Alberta	1,648	1,790	470	3,908
Standard Spaces	473	1,593	461	2,527
Non-Standard Spaces	1,165	197	9	1,371
Unknown Spaces	10	-	-	10
<b>Alberta</b>	<b>5,346</b>	<b>7,101</b>	<b>1,801</b>	<b>14,248</b>
Standard Spaces	2,225	5,857	1,680	9,762
Non-Standard Spaces	2,648	317	13	2,978
Unknown Spaces	473	927	108	1,508

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## 2.3 Universe of Standard Spaces by Rent Range (\$)

## Alberta

Centre	Less than \$2,000	\$2,000 - \$2,499	\$2,500 - \$2,999	\$3,000 - \$3,499	\$3,500 and More
	% of Total <sup>1</sup>	% of Total <sup>1</sup>	% of Total <sup>1</sup>	% of Total <sup>1</sup>	% of Total <sup>1</sup>
Calgary CMA	1.5 <sup>a</sup>	6.4 <sup>a</sup>	10.5 <sup>a</sup>	16.3 <sup>a</sup>	65.2 <sup>a</sup>
Edmonton CMA	23.5 <sup>a</sup>	15.1 <sup>a</sup>	18.7 <sup>a</sup>	18.4 <sup>a</sup>	24.4 <sup>a</sup>
Rest of Alberta	12.5 <sup>a</sup>	27.3 <sup>a</sup>	25.5 <sup>a</sup>	15.5 <sup>a</sup>	19.2 <sup>a</sup>
<b>Alberta</b>	<b>12.8<sup>a</sup></b>	<b>14.6<sup>a</sup></b>	<b>17.2<sup>a</sup></b>	<b>17.0<sup>a</sup></b>	<b>38.4<sup>a</sup></b>

<sup>1</sup> % is based on those spaces where the rent is known.

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care). Second person extra charge is also excluded from the calculation.

2.4 Proportion (%) of Structures where Select Services are Available<sup>1</sup>

## by Structure Size

## Alberta

Centre	Meals					On-Site Medical Services	On-Site Nursing Services <sup>2</sup>	24-Hour Call Bell	Pharmacy
	Optional	# of Meals Included in Rent							
		1	2	3					
Calgary CMA	0.0 <sup>b</sup>	12.1 <sup>d</sup>	**	81.8 <sup>a</sup>	**	**	84.8 <sup>a</sup>	**	
10 - 49	**	**	**	**	**	**	**	**	
50 - 89	**	**	**	**	**	**	**	**	
90 or more	0.0 <sup>c</sup>	**	**	81.5 <sup>a</sup>	**	**	88.9 <sup>a</sup>	14.8 <sup>d</sup>	
Edmonton CMA	**	**	**	**	63.9 <sup>a</sup>	**	94.4 <sup>a</sup>	**	
10 - 49	**	**	**	**	**	**	**	**	
50 - 89	**	**	**	**	**	**	100.0 <sup>a</sup>	**	
90 or more	**	**	**	**	**	**	92.9 <sup>a</sup>	**	
Rest of Alberta	2.0 <sup>a</sup>	16.7 <sup>d</sup>	6.1 <sup>a</sup>	75.1 <sup>a</sup>	66.5 <sup>a</sup>	62.4 <sup>a</sup>	87.8 <sup>a</sup>	33.5 <sup>a</sup>	
10 - 49	**	21.7 <sup>d</sup>	10.9 <sup>c</sup>	67.4 <sup>a</sup>	**	56.5 <sup>a</sup>	67.4 <sup>a</sup>	**	
50 - 89	4.9 <sup>a</sup>	**	4.9 <sup>a</sup>	69.9 <sup>a</sup>	68.9 <sup>a</sup>	54.4 <sup>a</sup>	90.3 <sup>a</sup>	29.1 <sup>a</sup>	
90 or more	**	10.4 <sup>a</sup>	5.2 <sup>a</sup>	84.4 <sup>a</sup>	74.0 <sup>a</sup>	74.0 <sup>a</sup>	94.8 <sup>a</sup>	**	
Alberta	3.5 <sup>c</sup>	20.7 <sup>d</sup>	10.4 <sup>c</sup>	65.4 <sup>a</sup>	58.7 <sup>a</sup>	57.9 <sup>a</sup>	89.1 <sup>a</sup>	24.5 <sup>a</sup>	
10 - 49	0.0 <sup>c</sup>	**	7.9 <sup>b</sup>	67.2 <sup>a</sup>	60.4 <sup>a</sup>	**	76.2 <sup>a</sup>	**	
50 - 89	3.0 <sup>a</sup>	26.5 <sup>d</sup>	**	64.0 <sup>a</sup>	63.5 <sup>a</sup>	47.6 <sup>a</sup>	87.2 <sup>a</sup>	25.0 <sup>d</sup>	
90 or more	4.2 <sup>d</sup>	17.8 <sup>d</sup>	12.4 <sup>d</sup>	65.6 <sup>a</sup>	56.4 <sup>a</sup>	61.9 <sup>a</sup>	91.8 <sup>a</sup>	22.9 <sup>d</sup>	

<sup>1</sup> Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.<sup>2</sup> On-site nursing services include RN, RPN or LPN.

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### 2.5 Proportion (%) of Structures with Access to Selected Amenities<sup>1</sup> by Structure Size Alberta

Centre	Transportation Services	Swimming Pool	Hot Tub - Spa	Movie Theatre	Exercise Facilities	Internet
Calgary CMA	93.9 <sup>a</sup>	12.1 <sup>d</sup>	**	66.7 <sup>a</sup>	87.9 <sup>a</sup>	93.9 <sup>a</sup>
10 - 49	**	**	**	**	**	**
50 - 89	**	**	**	**	**	100.0 <sup>a</sup>
90 or more	96.3 <sup>a</sup>	14.8 <sup>d</sup>	29.6 <sup>d</sup>	74.1 <sup>a</sup>	88.9 <sup>a</sup>	92.6 <sup>a</sup>
Edmonton CMA	**	**	**	**	58.3 <sup>a</sup>	75.0 <sup>a</sup>
10 - 49	**	**	**	**	**	**
50 - 89	**	**	**	**	**	**
90 or more	**	**	14.3 <sup>d</sup>	**	67.9 <sup>a</sup>	75.0 <sup>a</sup>
Rest of Alberta	55.1 <sup>a</sup>	4.1 <sup>a</sup>	6.1 <sup>a</sup>	26.9 <sup>a</sup>	53.9 <sup>a</sup>	85.3 <sup>a</sup>
10 - 49	**	**	**	10.9 <sup>c</sup>	**	78.3 <sup>a</sup>
50 - 89	56.3 <sup>a</sup>	0.0 <sup>c</sup>	0.0 <sup>c</sup>	**	45.6 <sup>a</sup>	95.1 <sup>a</sup>
90 or more	63.5 <sup>a</sup>	10.4 <sup>a</sup>	15.6 <sup>a</sup>	41.7 <sup>a</sup>	62.5 <sup>a</sup>	78.1 <sup>a</sup>
<b>Alberta</b>	<b>61.2<sup>a</sup></b>	<b>6.0<sup>c</sup></b>	<b>13.0<sup>c</sup></b>	<b>39.7<sup>a</sup></b>	<b>65.2<sup>a</sup></b>	<b>84.5<sup>a</sup></b>
10 - 49	**	0.0 <sup>c</sup>	0.0 <sup>c</sup>	7.9 <sup>b</sup>	**	84.1 <sup>a</sup>
50 - 89	55.6 <sup>a</sup>	0.0 <sup>c</sup>	0.0 <sup>c</sup>	**	52.3 <sup>a</sup>	90.1 <sup>a</sup>
90 or more	69.0 <sup>a</sup>	9.4 <sup>c</sup>	20.3 <sup>d</sup>	52.8 <sup>a</sup>	74.4 <sup>a</sup>	82.3 <sup>a</sup>

<sup>1</sup> Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

### 3.1 Average Rent (\$) of Standard Spaces by Unit Type Alberta

Centre	Semi Private		Bachelor		One Bedroom		Two Bedroom +		Total	
	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019
Calgary CMA	**	**	3,121 <sup>a</sup>	3,164 <sup>a</sup>	4,242 <sup>a</sup>	4,169 <sup>a</sup>	5,154 <sup>a</sup>	5,345 <sup>a</sup>	3,982 <sup>a</sup>	4,016 <sup>a</sup>
Edmonton CMA	**	**	1,877 <sup>a</sup>	2,247 <sup>a</sup>	2,965 <sup>a</sup>	2,717 <sup>a</sup>	3,634 <sup>a</sup>	3,523 <sup>a</sup>	2,911 <sup>a</sup>	2,794 <sup>a</sup>
Rest of Alberta	**	**	2,122 <sup>a</sup>	2,145 <sup>a</sup>	2,655 <sup>a</sup>	2,784 <sup>a</sup>	3,408 <sup>a</sup>	3,681 <sup>a</sup>	2,697 <sup>a</sup>	2,828 <sup>a</sup>
<b>Alberta</b>	<b>**</b>	<b>**</b>	<b>2,644<sup>a</sup></b>	<b>2,705<sup>a</sup></b>	<b>3,347<sup>a</sup></b>	<b>3,220<sup>a</sup></b>	<b>4,072<sup>a</sup></b>	<b>4,126<sup>a</sup></b>	<b>3,296<sup>a</sup></b>	<b>3,258<sup>a</sup></b>

The following units are excluded from the table above: non-market/subsidy units, respite units, and units where an extra charge is paid for Heavy-care (1½ hours or more of care).

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<b>O1 Building Structure Makeup (%)</b>		
<b>Alberta</b>		
<b>Centre</b>	<b>Concrete Frame</b>	<b>Wood Frame</b>
<i>Calgary CMA</i>	40.5	59.5
<i>Edmonton CMA</i>	58.5	41.5
<i>Rest of Alberta</i>	20.4	79.6
<b>Total</b>	<b>38.6</b>	<b>61.4</b>

<b>O2 Ancillary Services, Cable and Telephone and Optional Costs (% of residences)</b>					
<b>Alberta</b>					
<b>Centre</b>	<b>Services</b>	<b>Included in Rent (%)</b>	<b>Tenant Arrange (%)</b>	<b>Optional (%)</b>	<b>Average Cost if Optional (\$)</b>
<i>Calgary CMA</i>	<i>Cable</i>	56.8	32.4	10.8	**
	<i>Telephone</i>	32.4	54.1	13.5	**
<i>Edmonton CMA</i>	<i>Cable</i>	43.9	48.8	7.3	**
	<i>Telephone</i>	4.9	87.8	7.3	**
<i>Rest of Alberta</i>	<i>Cable</i>	44.9	30.6	24.5	**
	<i>Telephone</i>	20.4	61.2	18.4	**
<b>Total</b>	<b>Cable</b>	<b>48.0</b>	<b>37.0</b>	<b>15.0</b>	<b>46.61</b>
	<b>Telephone</b>	<b>18.9</b>	<b>67.7</b>	<b>13.4</b>	<b>36.31</b>

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O3 Vacancy Rates (%) of Standard Spaces by Date Residence Opened Alberta							
Centre	Before 1990		1990 - 1999		2000 or Later		Total
Calgary CMA	**		11.1 a		15.7 a		15.0 a
Edmonton CMA	8.4 a		5.4 b		11.8 a		9.7 a
Rest of Alberta	**		12.1 a		19.7 a		18.8 a
Alberta	10.6 a		8.8 a		15.7 a		13.8 a

O3.2 Vacancy Rates (%) of Total Spaces <sup>1</sup> by Unit Type Alberta										
Centre	Semi Private		Bachelor		One Bedroom		Two Bedroom +		Total	
	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019
Calgary CMA	**	**	15.4 <sup>a</sup>	13.5 <sup>a</sup>	17.9 <sup>a</sup>	14.1 <sup>a</sup>	13.7 <sup>a</sup>	17.1 <sup>a</sup>	16.1 <sup>a</sup>	14.0 <sup>a</sup>
Edmonton CMA	**	**	4.4 <sup>b</sup>	7.3 <sup>a</sup>	7.1 <sup>a</sup>	9.7 <sup>a</sup>	7.9 <sup>b</sup>	8.2 <sup>b</sup>	6.4 <sup>a</sup>	8.7 <sup>a</sup>
Rest of Alberta	**	**	10.6 <sup>a</sup>	13.9 <sup>a</sup>	16.3 <sup>a</sup>	16.8 <sup>a</sup>	20.4 <sup>a</sup>	16.0 <sup>a</sup>	14.2 <sup>a</sup>	15.5 <sup>a</sup>
Alberta	**	**	10.6 <sup>a</sup>	11.7 <sup>a</sup>	12.8 <sup>a</sup>	13.0 <sup>a</sup>	12.9 <sup>a</sup>	12.9 <sup>a</sup>	11.9 <sup>a</sup>	12.4 <sup>a</sup>

<sup>1</sup> Information above includes all heavy care units - both those heavy care units located within seniors' complexes with independent living suites and also those located in residences which offer heavy care to 100% of units (such as nursing homes, long term care homes, extended care homes and multi-level care homes)

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

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### O3.3 Universe of Total Spaces<sup>1</sup> by Size of Residence Alberta

Centre	< 50 Spaces		50 - 99 Spaces		100 + Spaces		Median
	Number of Residences	Total Spaces	Number of Residences	Total Spaces	Number of Residences	Total Spaces	Residence Size
Calgary CMA	-	-	7	531	30	4,347	131
Edmonton CMA	3	68	9	728	29	4,666	127
Rest of Alberta	10	274	23	1,602	16	2,032	77
<b>Alberta</b>	<b>13</b>	<b>342</b>	<b>39</b>	<b>2,861</b>	<b>75</b>	<b>11,045</b>	<b>107</b>

<sup>1</sup> Information above includes all heavy care units - both those heavy care units located within seniors' complexes with independent living suites and also those located in residences which offer heavy care to 100% of units (such as nursing homes, long term care homes, extended care homes and multi-level care homes)

### O3.4 Vacancy Rate (%) and Universe of Total Spaces<sup>1</sup> by Date Residence Opened Alberta

Centre	Before 2001		2001 or Later		Total	
	Vacancy Rate	Universe	Vacancy Rate	Universe	Vacancy Rate	Universe
Calgary CMA	12.7	1,113	12.5	3,765	12.6	4,878
Edmonton CMA	8.4	2,097	6.6	3,365	7.3	5,462
Rest of Alberta	13.0	579	15.9	3,329	15.5	3,908
<b>Alberta</b>	<b>10.4</b> <sup>a</sup>	<b>3,789</b>	<b>11.7</b> <sup>a</sup>	<b>10,459</b>	<b>11.3</b> <sup>a</sup>	<b>14,248</b>

<sup>1</sup> Information above includes all heavy care units - both those heavy care units located within seniors' complexes with independent living suites and also those located in residences which offer heavy care to 100% of units (such as nursing homes, long term care homes, extended care homes and multi-level care homes)

### O3.5 Universe of Standard Spaces by Rent Range (\$) Alberta

Centre	Less than \$3,500	\$3,500 - \$3,999	\$4,000 - \$4,499	\$4,500 - \$4,999	\$5,000 - \$5,499	\$5,500 and More
	% of Total <sup>1</sup>	% of Total <sup>1</sup>	% of Total <sup>1</sup>	% of Total <sup>1</sup>	% of Total <sup>1</sup>	% of Total <sup>1</sup>
Calgary CMA	34.8 <sup>a</sup>	18.2 <sup>a</sup>	16.1 <sup>a</sup>	11.9 <sup>a</sup>	9.9 <sup>a</sup>	9.2 <sup>a</sup>
<b>Alberta</b>	<b>61.6</b> <sup>a</sup>	<b>14.6</b> <sup>a</sup>	<b>9.4</b> <sup>a</sup>	<b>5.7</b> <sup>a</sup>	<b>4.2</b> <sup>a</sup>	<b>4.5</b> <sup>a</sup>

<sup>1</sup> % is based on those spaces where the rent is known.

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care). Second person extra charge is also excluded from the calculation.

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### O4 Average Rents (\$) of Standard Spaces by Date Residence Opened Alberta

Centre		Before 1990	1990 - 1999	2000 or Later	Total
Calgary CMA	Semi-Private	**	**	**	**
	Bachelor	**	3,171 <sup>a</sup>	3,196 <sup>a</sup>	3,164 <sup>a</sup>
	One Bedroom	**	4,248 <sup>a</sup>	4,140 <sup>a</sup>	4,169 <sup>a</sup>
	Two Bedroom +	**	5,733 <sup>a</sup>	5,246 <sup>a</sup>	5,345 <sup>a</sup>
	Total	**	3,913 <sup>a</sup>	4,083 <sup>a</sup>	4,016 <sup>a</sup>
Edmonton CMA	Semi-Private	**	**	**	**
	Bachelor	2,031 <sup>a</sup>	2,696 <sup>a</sup>	2,164 <sup>a</sup>	2,247 <sup>a</sup>
	One Bedroom	1,987 <sup>a</sup>	2,832 <sup>a</sup>	3,018 <sup>a</sup>	2,717 <sup>a</sup>
	Two Bedroom +	2,175 <sup>a</sup>	3,591 <sup>a</sup>	3,745 <sup>a</sup>	3,523 <sup>a</sup>
	Total	2,017 <sup>a</sup>	2,902 <sup>a</sup>	3,133 <sup>a</sup>	2,794 <sup>a</sup>
Rest of Alberta	Semi-Private	**	**	**	**
	Bachelor	**	2,182 <sup>a</sup>	2,128 <sup>a</sup>	2,145 <sup>a</sup>
	One Bedroom	**	**	2,770 <sup>a</sup>	2,784 <sup>a</sup>
	Two Bedroom +	**	**	3,665 <sup>a</sup>	3,681 <sup>a</sup>
	Total	**	2,640 <sup>a</sup>	2,854 <sup>a</sup>	2,828 <sup>a</sup>
Total	Semi-Private	**	**	**	**
	Bachelor	2,449 <sup>a</sup>	2,821 <sup>a</sup>	2,754 <sup>a</sup>	2,705 <sup>a</sup>
	One Bedroom	2,359 <sup>a</sup>	3,353 <sup>a</sup>	3,347 <sup>a</sup>	3,220 <sup>a</sup>
	Two Bedroom +	3,036 <sup>a</sup>	4,378 <sup>a</sup>	4,192 <sup>a</sup>	4,126 <sup>a</sup>
	Total	2,452 <sup>a</sup>	3,270 <sup>a</sup>	3,420 <sup>a</sup>	3,258 <sup>a</sup>

### O5 Number of Residents, Number of Residents Living Alone and Number of Residents in Heavy Care Units Alberta

Centre	2018	2019
<b>Calgary CMA</b>		
Total number of residents	4,362 <sup>a</sup>	4,580 <sup>a</sup>
Number of residents living alone	3,583 <sup>b</sup>	3,806 <sup>b</sup>
Total number of couples	389 <sup>b</sup>	387 <sup>c</sup>
Number of residents in heavy care units	878 <sup>c</sup>	**
<b>Edmonton CMA</b>		
Total number of residents	5,272 <sup>b</sup>	5,414 <sup>b</sup>
Number of residents living alone	4,397 <sup>b</sup>	4,563 <sup>b</sup>
Total number of couples	390 <sup>c</sup>	426 <sup>b</sup>
Number of residents in heavy care units	1,361 <sup>d</sup>	985 <sup>d</sup>
<b>Rest of Alberta</b>		
Total number of residents	3,396 <sup>a</sup>	3,559 <sup>a</sup>
Number of residents living alone	2,866 <sup>a</sup>	3,046 <sup>a</sup>
Total number of couples	265 <sup>c</sup>	257 <sup>a</sup>
Number of residents in heavy care units	1,223 <sup>b</sup>	1,138 <sup>a</sup>
<b>Alberta</b>		
Total number of residents	13,030 <sup>a</sup>	13,553 <sup>a</sup>
Number of residents living alone	10,847 <sup>a</sup>	11,414 <sup>a</sup>
Total number of couples	1,044 <sup>b</sup>	1,069 <sup>b</sup>
Number of residents in heavy care units	3,463 <sup>b</sup>	2,730 <sup>b</sup>

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

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\*\* : Suppressed for confidentiality/statistical reliability

- : A zero count or no Universe

## Methodology

Canada Mortgage and Housing Corporation conducts the Seniors' Housing Survey in February and March. This annual survey became national in scope in 2009, covering all centres in each of the ten provinces. Both private and non-profit residences are included in the survey universe.

To be eligible for inclusion in the survey results, a residence must:

- ✓ have at least one unit that is not subsidized (in the Atlantic provinces, Quebec and Ontario);
- ✓ have been in operation for at least one year (for example, it must have started operation before January 2015 to be included in the 2016 survey);
- ✓ have at least 10 rental units (in Quebec, Ontario and the Prairies) or 5 rental units (in the Atlantic provinces and B.C.);
- ✓ offer an on-site meal plan;
- ✓ not mandate high levels of health care (defined as 1.5 hours or more of care per day) to all of its residents; nursing homes and long-term care homes are examples of residences that were not included in the survey (Exception: British Columbia for select Optional Tables only);
- ✓ offer rental units; life lease units and owner-occupied units are excluded from this survey; and
- ✓ have at least 50 per cent of its residents who are 65 years of age or older.

The Seniors' Housing Survey is a census and not a sample survey; therefore, all seniors' residences in Canada meeting these criteria are to be part of this survey. The survey universe in Quebec may include private residences that do not meet the conditions for obtaining a certificate of compliance.

Survey data were obtained through a combination of telephone interviews and fax and e-mail responses. Information was obtained from the residence owner, manager or administrator. Survey results reflect market conditions at the time of the survey. Survey results have been weighted to adjust for non-responses, in order to ensure that they are reflective of the universe. The level of statistical reliability is noted in the data tables. For more information on the reliability of the data, please click [here](#).

## Definitions

**Space:** A space is a residential area that is rented out. Examples of spaces include one half of a semi-private unit, a private or bachelor unit, a one-bedroom unit and a two-bedroom unit. In most cases, a space is the same as a unit. The exception is the case where a unit has been divided to rent to multiple residents. Semi-private and ward units are an example of this. Unless otherwise indicated, data for spaces are for all unit types.

**Standard space:** A space where the resident does not receive high-level care (that is, the resident receives less than 1.5 hours of care per day) or is not required to pay an extra amount to receive high-level care. Regional terms for this type of space may vary across the country.

**Heavy care space:** A space where the resident is paying an extra amount to receive high-level care (1.5 hours or more of care per day). Examples of conditions that could require high-level care include Alzheimer's, dementia and reduced mobility.

**Respite space:** A space used to provide temporary accommodation for a senior who normally lives in another place and not at the residence.

**Non-market or subsidy space:** A space where the rent received for the space is less than market rent or where the resident occupying the space is subsidized.

**Rent:** The actual amount a resident pays per month for his or her accommodation space and all mandatory services. For vacant spaces, the rent is the amount the owner is asking for the space.

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

**Capture rate:** The main age group living in seniors' residences are persons aged 75 years and older. Capture rate in a centre is the ratio of the total number of residents living in the survey universe divided by its estimated 75+ population, expressed as a percentage.

### Acknowledgement

The Seniors' Housing Survey could not have been conducted without the co-operation of the residence owners and their staff. CMHC acknowledges their time and assistance in providing accurate information. As a result of their contribution, CMHC is able to provide data and analysis that benefits the entire industry.

### Confidentiality

All information provided through this survey is kept strictly confidential and only used by CMHC to generate statistics and data sets that do not allow for the identification of individuals, households, businesses or buildings.

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