

SENIORS' HOUSING MARKET SURVEY

British Columbia



Canada Mortgage and Housing Corporation

Release Date: 2008

Independent Living and Complex Care

The number of Independent Living residences (living units with laundry, housekeeping and common meal facilities that have been in the development phase, either through new construction or services) in British Columbia jumped by close to thirty per cent in 2007. New conversion, have entered the market, providing seniors with more house choice.

Canada Mortgage and Housing Corporation (CMHC) surveyed 225 independent living facilities across the province. Year over year, the

number of facilities managed for profit grew by 24 per cent while the number of non-profit facilities grew by 38 per cent, reflecting increased demand for independent living at all price points. Greater Vancouver/Fraser Valley still accounts for most of the facilities in the province at 44 per cent. However, Vancouver Island and the Okanagan experienced slightly more growth in the number of facilities completed between last year and this year, with the number of homes increasing by 25 per cent and 33 per cent respectively.

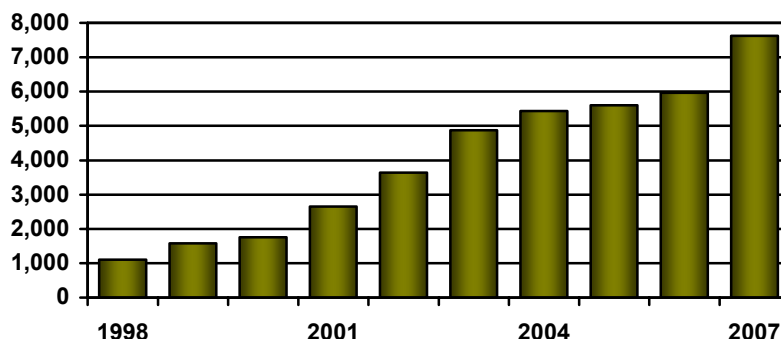
The number of care facilities surveyed across the province for the 2007 Senior's Housing Market Survey was 256, a drop of 19

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Greater Vancouver / Fraser Valley Independent Living Residences



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facilities from last year's survey. While the number of facilities was nearly the same in the Greater Vancouver / Fraser Valley region, decreases occurred in the Okanagan and Vancouver Island. Facilities that operated strictly on a private basis made up just ten per cent of the total stock, while 32 per cent of for profit facilities had both private and publicly funded beds. Funded facilities provide most of the care for seniors in the province.

The provincial government continues to monitor the need for long term care in regions across the province and adjust the stock accordingly. This has come in the form of removing older style units, updating facilities through conversions and the construction of new homes. The Province has been working with private industry to make sure the needs of seniors requiring more intensive care are met. Expect more changes and fluctuations to occur as the demand for long term, complex care continues to grow across the regions. ❖

Greater Vancouver/ Fraser Valley

Between 2006 and 2007, the number of independent living facilities increased by 25 per cent in the Greater Vancouver / Fraser Valley area, resulting in 1,656 more units onto the market. Almost all centres saw an increase in supply through completion of new developments or conversion and upgrades of existing facilities. The largest percentage increase in units between last year and this year was on the North Shore at 80 per cent, while the largest gain in units during this time period was in Vancouver City at 471. In total, over one-third of the

independent living units in Greater Vancouver / Fraser Valley are located in Vancouver City and Burnaby.

The increase in the number of units raised competition, both from the private and funded side, which helped fuel the rise in vacancy rates from 1.3 per cent in 2006 to 3.8 per cent in 2007. Almost all centres experienced higher vacancy, with Abbotsford/Mission recording the highest rate at 10.2 per cent followed by Langley at 7.2 per cent. The lowest vacancy rate was recorded in Richmond at 1.2 per cent. A low number of new units on the market, plus strong demand of seniors

wanting to live in Richmond have contributed to this low rate in the city.

Despite the increase in the vacancy rate, demand for independent living units remains solid in the Greater Vancouver / Fraser Valley region. The vacancy rate is still low as the senior's market has been able to absorb the large influx of new units in the region. As senior's housing continues to change and grow, the growing senior's population will be able to absorb these units. Slow downs may occur due to inter - provincial migration of retirees from the region to other centres in the

WHAT'S NEW IN SENIOR'S HOUSING

The delivery of seniors' health and housing services has been going through major changes in the province since the passage of the Community Care and Assisted Living Act in 2002. New developments have come on stream in centres across the province, while some facilities have been removed and others renovated to meet the demand of a growing seniors' population.

One type of development that has been on the rise in British Columbia is the "campus of care": a site that offers different care options so seniors can move from one part of the development to another as their health needs change. While this is not a new concept in retirement living, CMHC's Seniors Housing Market Survey tracked 37 facilities in major centres across the province, an increase of one-third in comparison to 2006.

A campus of care supports the idea of aging in place; growing older without having to move. Many senior couples may find that one spouse will need a different level of care than the other, resulting in separation, which can be detrimental, especially to the weaker partner. Many in the industry believe that these facilities can change the health of a person for the better if their spouse is close by and is a vital part of their well-being.

Despite the easy transition within a facility that offers a varying range of health and housing options, the main concept that a campus of care provides is community. Mobility among the elderly population is limited and is done mostly for specialized medical services or to socialize within a peer group. Campuses of care provide not only the medical demands, but allow patrons a better opportunity to integrate and support one another.

As the proportion of older age adults continues to grow, expect more campus of care facilities to come onto the market to meet the housing demands of seniors in British Columbia.

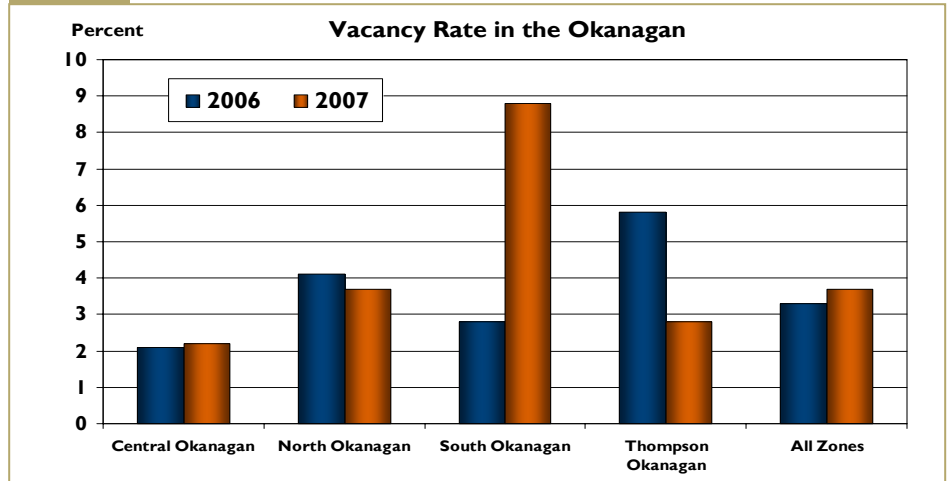
province. If people are not moving, they are staying in their homes, living independently as long as possible.

The average rent for independent living units rose seven per cent in 2007 to \$2,667 in Greater Vancouver / Fraser Valley. Smaller bachelor units recorded the lowest increase at 3.4 per cent while the larger two bedrooms saw rents jump by 16.1 per cent. On average, the highest rents were recorded in North/West Vancouver at \$3,499 and the lowest average rent was recorded in the Chilliwack/Hope/Agassiz region at \$1,860. Higher demand and operational costs, especially in labour and maintenance, are the main factors contributing to the rise in average rent.

The vacancy rate for private pay complex care facilities increased two full points from last year to 5.4 per cent. Abbotsford/Mission recorded the highest vacancy rate in the region, while beds were hard to come by in various centres in Greater Vancouver. The increases in the number of beds in the Fraser Valley have helped to contribute to the higher vacancies in the area in 2007.

The average rent for care facilities rose by five per cent between last year and this year in the Greater Vancouver / Fraser Valley market. The cost of care, from labour costs to various services, continues to rise for operators and as such is passed on to occupants. Economies of scale realized by larger facilities, as well as breakthroughs in health care may provide some fee relief for seniors in the future. ❖

Fig 2



Okanagan

The vacancy rate among Independent Living residences in the Thompson/Okanagan edged up slightly in 2007. The vacancy rate rose to 3.7 per cent from 3.3 per cent last year.

The Central Okanagan Zone saw vacancy rates remain at near record lows despite additions to the stock of Independent Living rental units. Strong population growth in combination with an aging population has led to rising demand for all types of senior's housing. Four projects totalling 143 private, non-funded, Independent Living units and 102 funded Assisted Living units came on stream during the past year.

The Thompson-Okanagan (Kamloops, Merritt and Salmon Arm) Zone vacancy rate dropped in half this year. Increased demand and no new supply pushed vacancy rates down. The North Okanagan Zone recorded a smaller decline. Like the Thompson-Okanagan Zone, the North Okanagan saw few additions to the stock of Independent Living units

The vacancy rate for Independent Living units was up sharply in the South Okanagan Zone. The increase does not reflect a change in market conditions as vacancies was not widespread. There were a small number of projects that accounted for most of the increase.

Bachelor units recorded the highest vacancy rates, especially among older projects and projects offering smaller unit sizes and more basic level of services and amenities. Two bedroom units remain the strongest performers.

Average rents were up in private, non-funded Independent Living Facilities across the Okanagan and Thompson-Okanagan Zones. Low vacancy rates have enabled owners to achieve higher rents. In some zones, new higher priced projects have contributed to much of the increase.

Looking forward, growth in demand will keep vacancy rates near current levels. Few new private, non-funded Independent Living projects are slated to begin construction in 2008. Funded Assisted Living units account for the lion's share of projects

currently under construction or renting up. Funded units typically experience low or zero vacancy.

Vacancy rates in private pay care homes saw little change from last year. The Thompson-Okanagan Zone vacancy rate, though up slightly from 2006, represents a very small number of units. The Province continues to roll out its Assisted Living and Care programs. Expect all three Okanagan zones and the Thompson Okanagan to see new projects come on stream in 2008. ❖

Vancouver Island

Vancouver Island's independent living seniors' residences saw low vacancy rates in 2007, similar to trends noted in 2005 and 2006. The overall vacancy rate levelled off at 0.9%, with Parksville-Qualicum reporting the highest rate (2.9%) and all other centres reporting rates at or below 1.0%. Courtenay/Comox and Duncan/Cowichan both reported no vacancies this year. Rising demand is keeping pace with the growing number of units available for seniors' independent living.

As the population ages, more people reach a stage where they may opt to live in an independent living residence. Vancouver Island, with its mild climate and expanding amenities, is a magnet for retirees from other areas of the province and other areas of Canada. Although many retirees initially live in homes that are not geared to seniors, some eventually choose to move to an independent living residence. Thus, the Vancouver Island outlook indicates growth in the number of independent living units and continued low vacancies.

The Metro Victoria independent living vacancy rate rose to 1.0% in 2007, but last year's 0.3% vacancy was the lowest recorded in 10 years. The small increase in rates is attributed to new units entering the market, as 254 more independent living units were recorded in 2007 compared with last year.

Bachelor units recorded the highest vacancy rates on Vancouver Island as small, less well-appointed units faced growing competition from newer projects, as well as from funded assisted living units. One bedroom suites reported the lowest vacancies.

Average independent living rents rose from 2006 levels in all Vancouver Island markets. Sustained low vacancy rates, higher land costs for new projects, and rising operating costs are pushing rents up. In some markets, new, higher priced projects coming on stream have also contributed to the increase.

Vacancy rates in Vancouver Island private pay care homes are low this year, and have reduced from

2006 levels. Funded care facilities throughout Vancouver Island have generally reported zero or near zero vacancy.

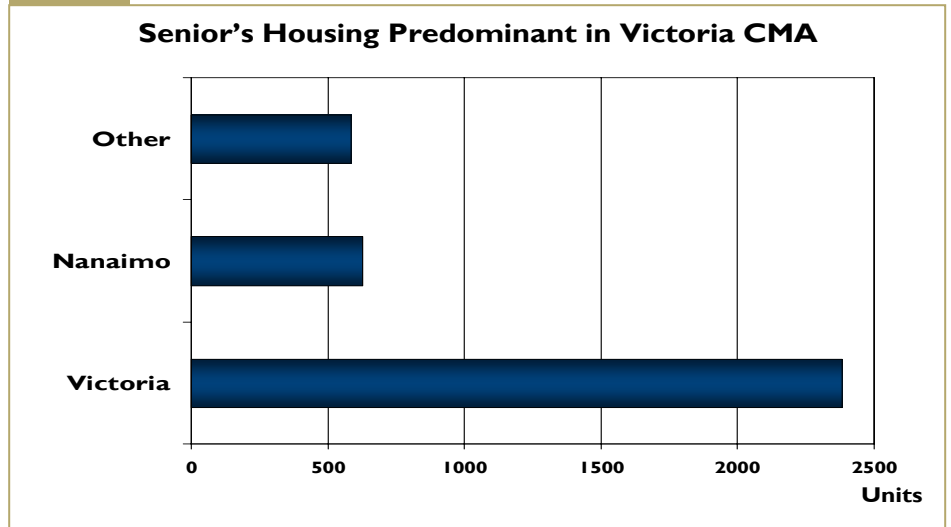
Fees for private pay care beds are generally on the upswing, although averages for Metro Victoria slipped slightly from last year. ❖

ACKNOWLEDGEMENTS

CMHC wishes to thank all the retirement facilities that participated in our survey. Their co-operation is our key to accessing information on the seniors' housing market. We know that operators' time is at a premium and we greatly appreciate the time they give us every year to answer our questions. We sincerely hope that the results of this work will in turn benefit those involved in the industry.

CMHC would also like to thank municipal planning departments and health authorities for their assistance in the initial phases of the survey.

Fig 3



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TABLE 1: NUMBER OF FACILITIES SURVEYED

	Independent Living			Care		
	Profit	Non-Profit	Total	GF	PP	Total
Cariboo	2	1	3	5	0	5
Kootenay	8	0	8	5	1	5
North Coast	0	1	1	4	0	4
North East	0	0	0	2	0	2
Central Okanagan	21	1	22	12	4	13
North Okanagan	10	1	11	6	0	6
South Okanagan	8	3	11	10	1	10
Thompson Okanagan	7	2	9	5	3	7
Okanagan	46	7	53	33	8	36
Abbotsford/Mission	6	3	9	14	5	14
Burnaby	3	10	13	12	0	12
Chilliwack/Hope/Agassiz	10	0	10	7	3	7
Coq./Pt. Coq./Pt. Moody	4	4	8	9	2	9
Langley	4	0	4	5	3	6
Maple Ridge/Pitt Meadows	4	1	5	3	2	4
New Westminster	1	0	1	4	1	4
North/West Vancouver	5	1	6	7	2	8
Richmond	3	1	4	5	1	6
Squamish	0	0	0	1	0	1
Surrey/Delta	4	9	13	17	11	20
Vancouver	7	13	20	35	9	37
White Rock/S. Surrey	5	2	7	5	5	6
GV/FV	56	44	100	124	44	134
Courtenay/Comox	2	1	3	5	0	5
Duncan/Cowichan	2	2	4	5	1	5
Gulf Islands	0	0	0	2	0	2
Metro Victoria	20	18	38	23	10	32
Nanaimo	6	1	7	7	7	10
North Island	0	1	1	5	0	5
Parksville/Qualicum	3	1	4	4	1	4
Port Alberni	0	1	1	4	0	4
Sunshine Coast	0	2	2	3	0	3
Vancouver Island	33	27	60	58	19	70
All Regions	145	80	225	231	72	256

TABLE 2: INDEPENDENT LIVING - SUITE COUNTS						
	Zone	Bach	1 Bdrm	1 Bdrm + Den	2 Bdrm	All Units
GREATER VANCOUVER/FRASER VALLEY	Abbotsford/Mission	61	536	0	48	645
	Burnaby	534	593	21	54	1,202
	Chilliwack/Hope/Agassiz	194	278	0	83	555
	Coq./Pt. Coq./Pt. Moody	286	341	6	23	656
	Langley	55	285	18	73	431
	Maple Ridge/Pitt Meadows	106	98	1	8	213
	New Westminster	42	76	4	22	144
	North/West Vancouver	132	236	0	89	457
	Richmond	50	211	31	15	307
	Squamish	0	0	0	0	0
	Surrey/Delta	305	504	82	87	978
	Vancouver	689	701	17	65	1,472
	White Rock/S. Surrey	74	414	38	42	568
	All Zones - GV/FV	2,528	4,273	218	609	7,628
VANCOUVER ISLAND	Courtenay/Comox	76	59	3	3	141
	Duncan/Cowichan	59	88	6	22	175
	Gulf Islands	0	0	0	0	0
	Metro Victoria	581	1,446	102	256	2,385
	Nanaimo	155	418	5	51	629
	North Island	0	10	0	0	10
	Parksville/Qualicum	31	66	23	14	134
	Port Alberni	0	26	0	0	26
	Sunshine Coast	0	100	0	0	100
	All Zones - VI	902	2,213	139	346	3,600
OKANAGAN	Central Okanagan	370	841	1	226	1,438
	North Okanagan	333	214	0	79	626
	South Okanagan	152	392	5	91	640
	Thompson Okanagan	195	229	8	30	462
	All Zones - OK	1,050	1,676	14	426	3,166
KOOTENAY	Central Kootenay	25	141	0	25	191
	East Kootenay	83	136	0	76	295
	Kootenay Boundary	14	24	0	2	40
	North Coast	0	20	0	2	22
	All Zones - KO	108	277	0	101	486
CARIBOO	Prince George	43	77	0	26	146
	Quesnel	10	0	0	0	10
	Williams Lake	0	0	0	0	0
	All Zones - CA	53	77	0	26	156
N. COAST	Kitimat	0	0	0	0	0
	Prince Rupert	0	20	0	2	22
	Terrace	0	0	0	0	0
	All Zones - NC	0	20	0	2	22
N. E.	Fort St. John	0	0	0	0	0
	Dawson Creek	0	0	0	0	0
	All Zones - NE	0	0	0	0	0

TABLE 3: INDEPENDENT LIVING - VACANCY RATES

Zone	Bach		1 Bdrm		1 Bdrm + Den		2 Bdrm		All Units	
	2006	2007	2006	2007	2006	2007	2006	2007	2006	2007
	GREATER VANCOUVER/FRASER VALLEY									
Abbotsford/Mission	7.4%	12.2%	1.4%	11.5%			6.9%	0.0%	3.0%	10.2%
Burnaby	0.0%	8.7%	5.9%	3.2%	***	***	0.0%	0.0%	2.5%	3.8%
Chilliwack/Hope/Agassiz	0.0%	4.1%	0.0%	2.7%			0.0%	0.0%	0.0%	3.1%
Coq./Pt. Coq./Pt. Moody	0.0%	6.9%	0.0%	2.2%			***	***	0.0%	2.7%
Langley	0.0%	3.6%	0.0%	3.9%	***	***	0.0%	17.8%	0.0%	7.2%
Maple Ridge/Pitt Meadows	0.0%	5.7%	0.0%	3.8%	***	***	***	***	0.0%	4.6%
New Westminster										
North/West Vancouver	***	0.0%	0.0%	0.0%			0.0%	0.0%	0.0%	0.0%
Richmond	8.0%	6.0%	0.0%	0.0%	0.0%	0.0%	***	***	1.6%	1.2%
Squamish										
Surrey/Delta	4.9%	6.2%	2.9%	4.8%	***	0.0%	0.0%	0.0%	2.8%	4.1%
Vancouver	2.8%	3.6%	0.6%	3.5%	***	***	0.0%	2.4%	1.3%	3.5%
White Rock/S. Surrey	10.3%	0.0%	1.5%	2.7%	0.0%	0.0%	***	***	2.0%	2.6%
All Zones - GV/FV	2.1%	4.8%	1.2%	3.4%	0.0%	2.7%	0.8%	4.2%	1.3%	3.8%
VANCOUVER ISLAND										
Courtenay/Comox	0.0%	0.0%	0.0%	0.0%	***	***	***	***	0.0%	0.0%
Duncan/Cowichan			***	***	***	***	***	***	4.8%	0.0%
Gulf Islands										
Metro Victoria	0.0%	2.1%	0.5%	0.5%	0.0%	1.1%	0.0%	1.3%	0.3%	1.0%
Nanaimo	4.5%	1.6%	1.2%	0.2%	***	***	0.0%	0.0%	1.6%	0.5%
North Island										
Parksville/Qualicum	***	9.7%	***	0.0%		***	***	***	***	2.9%
Port Alberni										
Sunshine Coast										
All Zones - VI	1.5%	2.2%	0.8%	0.4%	0.0%	0.8%	0.0%	0.9%	0.8%	0.9%
OKANAGAN										
Central Okanagan	3.2%	5.1%	1.9%	1.2%	***	***	0.0%	0.9%	2.1%	2.2%
North Okanagan	6.8%	5.6%	1.8%	2.3%			0.0%	0.0%	4.1%	3.7%
South Okanagan	5.7%	11.2%	3.2%	9.6%	***	***	0.0%	1.4%	2.8%	8.8%
Thompson Okanagan	12.6%	7.2%	1.3%	0.0%	***	***	5.1%	0.0%	5.8%	2.8%
All Zones - OK	6.6%	6.5%	2.0%	2.7%	0.0%	***	0.7%	0.7%	3.3%	3.7%

TABLE 4: INDEPENDENT LIVING - AVERAGE RENTS

Zone	Bach		1 Bdrm		1 Bdrm + Den		2 Bdrm		All Units		
	2006	2007	2006	2007	2006	2007	2006	2007	2006	2007	
GREATER VANCOUVER/FRASER VALLEY	Abbotsford/Mission	\$2,258	\$1,634	\$2,249	\$2,340			\$2,678	\$3,157	\$2,313	\$2,294
	Burnaby	\$1,597	\$1,697	\$2,092	\$2,251	***	***	\$2,021	\$3,066	\$1,950	\$2,226
	Chilliwack/Hope/Agassiz	\$1,604	\$1,653	\$1,901	\$1,975			\$2,258	\$2,385	\$1,852	\$1,860
	Coq./Pt. Coq./Pt. Moody	\$2,047	\$2,154	\$2,620	\$2,666			***	\$3,209	\$2,596	\$2,626
	Langley	\$2,244	\$2,186	\$2,411	\$2,502	***	***	\$2,771	\$3,062	\$2,413	\$2,568
	Maple Ridge/Pitt Meadows	\$1,292	\$1,447	\$2,079	\$2,106	***	***	***	***	\$1,749	\$1,774
	New Westminster										
	North/West Vancouver	***	\$3,054	\$3,005	\$3,303			\$4,190	\$4,534	\$3,224	\$3,499
	Richmond	\$1,972	\$2,022	\$2,873	\$2,928	\$3,377	\$3,570	***	***	\$2,778	\$2,849
	Squamish										
	Surrey/Delta	\$1,901	\$1,845	\$2,576	\$2,511	***	\$3,449	\$2,990	\$2,943	\$2,508	\$2,471
	Vancouver	\$2,473	\$2,791	\$3,264	\$3,881	***	***	\$3,941	\$5,537	\$3,018	\$3,587
	White Rock/S. Surrey	\$1,878	\$1,938	\$1,563	\$2,478	\$3,136	\$2,821	***	***	\$2,126	\$2,449
	All Zones - GV/FV	\$2,036	\$2,105	\$2,521	\$2,759	\$2,988	\$3,151	\$3,067	\$3,561	\$2,482	\$2,667
VANCOUVER ISLAND	Courtenay/Comox	\$1,875	\$1,950	\$2,300	\$2,300	***	***	***	***	\$2,108	\$2,140
	Duncan/Cowichan			***	***	***	***	***	***	\$2,814	\$2,871
	Gulf Islands										
	Metro Victoria	\$1,727	\$2,019	\$2,350	\$2,507	\$2,764	\$2,943	\$3,014	\$3,400	\$2,346	\$2,551
	Nanaimo	\$1,410	\$1,539	\$2,053	\$2,147	***	***	\$2,198	\$2,671	\$1,969	\$2,068
	North Island										
	Parksville/Qualicum	***	\$3,006	***	\$2,361		***	***	***	***	\$2,664
	Port Alberni										
	Sunshine Coast		\$1,957								
	All Zones - VI	\$1,767		\$2,277	\$2,397	\$2,735	\$2,684	\$2,784	\$3,231	\$2,262	\$2,419
OKANAGAN	Central Okanagan	\$1,589	\$1,595	\$1,944	\$2,031	***	***	\$2,803	\$2,383	\$1,918	\$1,971
	North Okanagan	\$1,366	\$1,445	\$1,795	\$2,066			\$2,213	\$2,449	\$1,641	\$1,821
	South Okanagan	\$1,543	\$2,039	\$1,831	\$1,844	***	***	\$2,264	\$2,516	\$1,884	\$2,007
	Thompson Okanagan	\$1,457	\$1,474	\$1,956	\$2,044	***	***	\$2,231	\$2,224	\$1,797	\$1,833
	All Zones - OK	\$1,487	\$1,608	\$1,912	\$2,003	\$1,946	***	\$2,239	\$2,408	\$1,834	\$1,931

TABLE 5: INDEPENDENT LIVING - CAPTURE RATES										
Zone	2007 Total Pop.	2007 75+ Pop.	2007 % of Pop. 75+	2007 Cong. Units	2007 Capture Rate	2012 Total Pop.	2012 75+ Pop.	2012 % of Pop. 75+	2012 Projected Demand Cong. Units	
GREATER VANCOUVER/FRASER VALLEY	Abbotsford/Mission	177,441	11,231	6.3%	645	5.7%	198,830	11,954	6.0%	687
	Burnaby	207,668	13,947	6.7%	1,202	8.6%	218,294	14,747	6.8%	1,271
	Chill/Hope/Agassiz	97,872	7,844	8.0%	555	7.1%	105,114	8,747	8.3%	619
	Coq./P.Coq./P. Mdy	215,823	9,075	4.2%	656	7.2%	234,283	10,908	4.7%	789
	Langley	124,583	9,056	7.3%	431	4.8%	134,413	10,391	7.7%	495
	M. Ridge/Pitt Mead.	91,380	4,778	5.2%	213	4.5%	100,714	5,625	5.6%	251
	New Westminster	60,269	4,189	7.0%	144	3.4%	64,469	3,932	6.1%	135
	North/West Van	188,880	14,466	7.7%	457	3.2%	193,041	14,793	7.7%	467
	Richmond	177,112	10,836	6.1%	307	2.8%	188,883	12,216	6.5%	346
	Squamish	14,949	N/A		0		N/A	N/A		
	Surrey/Delta	529,408	35,315	6.7%	978	2.8%	578,389	43,340	7.5%	1,200
	Vancouver	606,975	38,212	6.3%	1,472	3.9%	630,116	38,730	6.1%	1,492
	White Rock/S. Surr	81,934	11,695	14.3%	568	4.9%	89,786	13,386	14.9%	650
All Zones - GV/FV	2,574,294	170,644	6.6%	7,628	4.5%	2,736,332	188,769	6.9%	8,438	
VANCOUVER ISLAND	Courtenay/Comox	62055	4747	7.6%	141	3.0%	65625	5420	8.3%	161
	Duncan/Cowichan	55604	4585	8.2%	175	3.8%	58772	5085	8.7%	194
	Gulf Islands	15051	1785	11.9%	0	0.0%	16185	1844	11.4%	0
	Metro Victoria	337013	31935	9.5%	2,385	7.5%	346776	31225	9.0%	2,332
	Nanaimo	116,978	10,154	8.7%	629	6.2%	125329	10856	8.7%	672
	North Island	55124	2664	4.8%	10	0.4%	57134	3138	5.5%	12
	Parksville/Qualicum	44014	5886	13.4%	134	2.3%	48420	6975	14.4%	159
	Port Alberni	32143	2237	7.0%	26	1.2%	32211	2486	7.7%	29
	Sunshine Coast	28845	2696	9.3%	100	3.7%	31213	3020	9.7%	112
All Zones - VI	746,827	66,689	8.9%	3,600	5.4%	750,452	67,029	8.9%	3,618	
OKANAGAN	Central Okanagan	170,749	16,017	9.4%	1,438	9.0%	186,095	17,829	9.6%	1,601
	North Okanagan	80,986	7,192	8.9%	626	8.7%	85,934	7,733	9.0%	673
	South Okanagan	83,719	11,250	13.4%	640	5.7%	87,825	12,006	13.7%	683
	Thompson Okanagan	153,404	11,103	7.2%	462	4.2%	160,309	12,950	8.1%	539
	All Zones - OK	488,858	45,562	9.3%	3,166	6.9%	520,163	50,518	9.7%	3,510

Source: BC Stats, CMHC

TABLE 6: ASSISTED LIVING UNIT COUNTS					
Zone	Business Type	Assisted Living		All Units	
		Funded	Private Pay		
GREATER VANCOUVER/FRASER VALLEY	Abbotsford/Mission	Non-Profit	41	0	41
		Profit	89	42	131
	Burnaby	Non-Profit	147	17	164
		Profit	0	0	0
	Chilliwack/Hope/Agassiz	Non-Profit	0	0	0
		Profit	107	40	147
	Coq./Pt. Coq./Pt. Moody	Non-Profit	0	0	0
		Profit	75	54	129
	Langley	Non-Profit	0	0	0
		Profit	0	53	53
	Maple Ridge/Pitt Meadows	Non-Profit	0	0	0
		Profit	46	0	46
	New Westminster	Non-Profit	0	0	0
		Profit	0	6	6
	North/West Vancouver	Non-Profit	14	0	14
		Profit	37	78	115
	Richmond	Non-Profit	50	0	50
		Profit	40	20	60
	Squamish	Non-Profit	0	0	0
		Profit	0	0	0
Surrey/Delta	Non-Profit	181	127	308	
	Profit	60	20	80	
Vancouver	Non-Profit	247	115	362	
	Profit	79	101	180	
White Rock/S. Surrey	Non-Profit	84	36	120	
	Profit	0	0	0	
All Zones - GV/FV		1,297	709	2,006	
VANCOUVER ISLAND	Courtenay/Comox	Non-Profit	0	0	0
		Profit	35	0	35
	Duncan/Cowichan	Non-Profit	24	0	24
		Profit	0	16	16
	Gulf Islands	Non-Profit	0	0	0
		Profit	0	0	0
	Metro Victoria	Non-Profit	222	0	222
		Profit	181	0	181
	Nanaimo	Non-Profit	45	0	45
		Profit	111	0	111
	North Island	Non-Profit	4	0	4
		Profit	0	0	0
	Parksville/Qualicum	Non-Profit	30	0	30
		Profit	30	0	30
	Port Alberni	Non-Profit	26	0	26
		Profit	0	0	0
Sunshine Coast	Non-Profit	100	0	100	
	Profit	0	0	0	
All Zones - VI		808	16	824	

TABLE 6 CONT D: ASSISTED LIVING UNIT COUNTS

Zone		Business Type	Assisted Living		All Units
			Funded	Private Pay	
OKANAGAN	Central Okanagan	Non-Profit	40	0	40
		Profit	137	44	181
	North Okanagan	Non-Profit	24	0	24
		Profit	103	54	157
	South Okanagan	Non-Profit	0	35	35
		Profit	75	38	113
Thompson Okanagan	Non-Profit	0	0	0	
	Profit	84	69	153	
All Zones - OK			463	240	703
KOOTENAY	Central Kootenay	Non-Profit	0	0	0
		Profit	67	0	67
	East Kootenay	Non-Profit	0	0	0
		Profit	65	0	65
	Kootenay Boundary	Non-Profit	0	0	0
		Profit	26	0	26
All Zones - KO			132	0	132
CARIBOO	Prince George	Non-Profit	32	0	32
		Profit	0	0	0
	Quesnel	Non-Profit	0	0	0
		Profit	10	0	10
	Williams Lake	Non-Profit	0	0	0
		Profit	0	0	0
All Zones - CA			42	0	42
NORTH COAST	Kitimat	Non-Profit	0	0	0
		Profit	0	0	0
	Prince Rupert	Non-Profit	0	0	0
		Profit	0	0	0
	Terrace	Non-Profit	0	0	0
		Profit	0	0	0
All Zones - NC			0	0	0
NORTH EAST	Dawson Creek	Non-Profit	0	0	0
		Profit	0	0	0
	Fort St. John	Non-Profit	0	0	0
		Profit	0	0	0
All Zones - NE			0	0	0

** Assisted Living Units are registered with the Provincial Government and are tracked within Independent Living Facilities.

TABLE 7: CARE HOMES - BED COUNTS					
Zone	Business Type	Complex Care		All Units	
		Funded	Private Pay		
GREATER VANCOUVER/FRASER VALLEY	Abbotsford/Mission	Non-Profit	872	6	878
		Profit	359	195	554
	Burnaby	Non-Profit	989	0	989
		Profit	445	1	446
	Chilliwack/Hope/Agassiz	Non-Profit	193	0	193
		Profit	192	50	242
	Coq./Pt. Coq./Pt. Moody	Non-Profit	327	0	327
		Profit	403	49	452
	Langley	Non-Profit	233	5	238
		Profit	205	33	238
	Maple Ridge/Pitt Meadows	Non-Profit	323	2	325
		Profit	0	35	35
	New Westminster	Non-Profit	339	0	339
		Profit	50	111	161
	North/West Vancouver	Non-Profit	860	0	860
		Profit	306	39	345
	Richmond	Non-Profit	714	0	714
		Profit	0	31	31
	Squamish	Non-Profit	61	0	61
		Profit	0	0	0
Surrey/Delta	Non-Profit	794	74	868	
	Profit	677	322	999	
Vancouver	Non-Profit	2824	21	2,845	
	Profit	1118	208	1,326	
White Rock/S. Surrey	Non-Profit	160	30	190	
	Profit	140	115	255	
All Zones - GV/FV		12,584	1,327	13,911	
VANCOUVER ISLAND	Courtenay/Comox	Non-Profit	320	0	320
		Profit	6	0	6
	Duncan/Cowichan	Non-Profit	269	0	269
		Profit	87	4	91
	Gulf Islands	Non-Profit	81	0	81
		Profit	0	0	0
	Metro Victoria	Non-Profit	1742	0	1,742
		Profit	635	379	1,014
	Nanaimo	Non-Profit	315	0	315
		Profit	295	125	420
	North Island	Non-Profit	169	0	169
		Profit	14	0	14
	Parksville/Qualicum	Non-Profit	255	0	255
		Profit	85	11	96
	Port Alberni	Non-Profit	198	0	198
		Profit	0	0	0
	Sunshine Coast	Non-Profit	206	0	206
		Profit	0	0	0
All Zones - VI		4,677	519	5,196	

TABLE 7 CONT D: CARE HOMES - BED COUNTS					
Zone	Business Type	Complex Care		All Units	
		Funded	Private Pay		
OKANAGAN	Central Okanagan	Non-Profit	511	0	511
		Profit	610	107	717
	North Okanagan	Non-Profit	295	0	295
		Profit	50	0	50
	South Okanagan	Non-Profit	512	0	512
		Profit	158	5	163
	Thompson Okanagan	Non-Profit	365	0	365
		Profit	175	56	231
	All Zones - OK		2,676	168	2,844
	KOOTENAY	Central Kootenay	Non-Profit	39	0
Profit			85	7	92
East Kootenay		Non-Profit	60	0	60
		Profit	51	0	51
Kootenay Boundary		Non-Profit	0	0	0
		Profit	31	0	31
All Zones - KO		235	7	242	
CARIBOO		Prince George	Non-Profit	190	0
	Profit		0	0	0
	Quesnel	Non-Profit	112	0	112
		Profit	0	0	0
	Williams Lake	Non-Profit	0	0	0
		Profit	111	0	111
All Zones - CA		413	0	413	
NORTH COAST	Kitimat	Non-Profit	36	0	36
		Profit	0	0	0
	Prince Rupert	Non-Profit	62	0	62
		Profit	0	0	0
	Terrace	Non-Profit	76	0	76
		Profit	0	0	0
All Zones - NC		174	0	174	
NORTH EAST	Dawson Creek	Non-Profit	44	0	44
		Profit	0	0	0
	Fort St. John	Non-Profit	87	0	87
		Profit	0	0	0
	All Zones - NE		131	0	131

TABLE 8: CARE HOMES: VACANCY AND RENTAL RATES					
Zone		VACANCY		RENTS	
		2006	2007	2006	2007
GREATER VANCOUVER/FRASER VALLEY	Abbotsford/Mission	11.7%	16.4%	\$3,298	\$3,051
	Burnaby				
	Chilliwack/Hope/Agassiz	***	2.0%	***	\$4,097
	Coq./Pt. Coq./Pt. Moody	***	0.0%	***	\$4,778
	Langley	***	9.1%	***	\$4,439
	Maple Ridge/Pitt Meadows	***	0.0%	***	\$4,200
	New Westminster	11.8%	0.0%	\$4,250	\$4,250
	North/West Vancouver	0.0%	0.0%	\$3,895	\$4,529
	Richmond	***	0.0%	***	\$4,800
	Squamish				
	Surrey/Delta	0.6%	5.0%	\$3,653	\$3,613
	Vancouver	1.3%	2.9%	\$4,677	\$5,199
	White Rock/S. Surrey	0.7%	4.3%	\$4,252	\$4,663
	All Zones - GV/FV	3.4%	5.4%	\$3,948	\$4,130
VANCOUVER ISLAND	Courtenay/Comox				
	Duncan/Cowichan	***	***	***	****
	Gulf Islands				
	Metro Victoria	1.6%	0.8%	\$4,481	\$4,240
	Nanaimo	2.1%	1.6%	\$3,778	\$4,022
	North Island				
	Parksville/Qualicum		***		***
	Port Alberni				
	Sunshine Coast				
		All Zones - VI	1.8%	1.0%	\$4,275
OKANAGAN	Central Okanagan	1.0%	0.0%	\$3,845	\$4,930
	North Okanagan				
	South Okanagan		***		***
	Thompson Okanagan	0.0%	5.4%	\$3,451	\$3,575
		All Zones - OK	0.6%	1.8%	\$3,686

TABLE 9: CARE HOMES - CAPTURE RATES

Zone	2007 Total Pop.	2007 75+ Pop.	2007 % of Pop. 75+	2007 Care Beds	2007 Capture Rate	2012 Total Pop.	2012 75+ Pop.	2012 % of Pop. 75+	2012 Projected Demand Care Beds	
GREATER VANCOUVER/FRASER VALLEY	Abbotsford/Mission	177,441	11,231	6.3%	1,432	12.8%	198,830	11,954	6.0%	1,524
	Burnaby	207,668	13,947	6.7%	1,435	10.3%	218,294	14,747	6.8%	1,517
	Chill/Hope/Agassiz	97,872	7,844	8.0%	435	5.5%	105,114	8,747	8.3%	485
	Coq./P.Coq./P. Mdy	215,823	9,075	4.2%	779	8.6%	234,283	10,908	4.7%	936
	Langley	124,583	9,056	7.3%	476	5.3%	134,413	10,391	7.7%	546
	M. Ridge/Pitt Mead.	91,380	4,778	5.2%	360	7.5%	100,714	5,625	5.6%	424
	New Westminster	60,269	4,189	7.0%	500	11.9%	64,469	3,932	6.1%	469
	North/West Van	188,880	14,466	7.7%	1,205	8.3%	193,041	14,793	7.7%	1,232
	Richmond	177,112	10,836	6.1%	745	6.9%	188,883	12,216	6.5%	840
	Squamish	14,949	N/A		61		N/A	N/A		
	Surrey/Delta	529,408	35,315	6.7%	1,867	5.3%	578,389	43,340	7.5%	2,291
	Vancouver	606,975	38,212	6.3%	4,171	10.9%	630,116	38,730	6.1%	4,228
	White Rock/S. Surr	81,934	11,695	14.3%	445	3.8%	89,786	13,386	14.9%	509
	All Zones - GV/FV	2,574,294	170,644	6.6%	13,911	8.2%	2,736,332	188,769	6.9%	15,389
VANCOUVER ISLAND	Courtenay/Comox	62055	4747	7.6%	326	6.9%	65625	5420	8.3%	372
	Duncan/Cowichan	55604	4585	8.2%	360	7.9%	58772	5085	8.7%	399
	Gulf Islands	15051	1785	11.9%	81	4.5%	16185	1844	11.4%	84
	Metro Victoria	337013	31935	9.5%	2,756	8.6%	346776	31225	9.0%	2,695
	Nanaimo	116,978	10,154	8.7%	735	7.2%	125329	10856	8.7%	786
	North Island	55124	2664	4.8%	183	6.9%	57134	3138	5.5%	216
	Parksville/Qualicum	44014	5886	13.4%	351	6.0%	48420	6975	14.4%	416
	Port Alberni	32143	2237	7.0%	198	8.9%	32211	2486	7.7%	220
	Sunshine Coast	28845	2696	9.3%	206	7.6%	31213	3020	9.7%	231
	All Zones - VI	746,827	66,689	8.9%	5,196	7.8%	750,452	67,029	8.9%	5,222
OKANAGAN	Central Okanagan	170,749	16,017	9.4%	1,228	7.7%	186,095	17,829	9.6%	1,367
	North Okanagan	80,986	7,192	8.9%	345	4.8%	85,934	7,733	9.0%	371
	South Okanagan	83,719	11,250	13.4%	675	6.0%	87,825	12,006	13.7%	720
	Thompson Okanagan	153,404	11,103	7.2%	596	5.4%	160,309	12,950	8.1%	695
	All Zones - OK	488,858	45,562	9.3%	2,844	6.2%	520,163	50,518	9.7%	3,153

Source: BC Stats, CMHC

TABLE 10: NEW DEVELOPMENTS					
Zone		Independent and Assisted Living		Complex Care	
		Pending	Under Construction	Pending	Under Construction
GREATER VANCOUVER/FRASER VALLEY	Abbotsford/Mission	0	0	0	0
	Burnaby	70	27	0	0
	Chilliwack/Hope/Agassiz	0	0	170	0
	Coq./Pt. Coq./Pt. Moody	0	0	107	0
	Langley	129	0	0	24
	Maple Ridge/Pitt Meadows	190	0	0	0
	New Westminster	0	57	0	0
	North/West Vancouver	0	15	0	0
	Richmond	0	0	0	0
	Squamish	0	0	0	0
	Surrey/Delta	0	0	0	0
	Vancouver	89	145	0	0
	White Rock/S. Surrey	0	0	0	0
	All Zones - GV/FV	478	244	277	24
VANCOUVER ISLAND	Courtenay/Comox	0	96	0	136
	Duncan/Cowichan	0	50	0	160
	Gulf Islands	0	0	0	0
	Metro Victoria	0	46	0	180
	Nanaimo	0	107	0	185
	North Island	0	0	0	80
	Parksville/Qualicum	0	30	0	140
	Port Alberni	0	10	0	0
	Sunshine Coast	0	0	0	0
	All Zones - VI	0	339	0	881
OKANAGAN	Central Okanagan	0	0	0	0
	North Okanagan	0	38	0	70
	South Okanagan	0	152	0	80
	Thompson Okanagan	0	0	0	24
	All Zones - OK	0	190	0	174

METHODOLOGY FOR SENIOR'S HOUSING MARKET SURVEY

CMHC has conducted the Seniors' Housing Market Survey on an annual basis for Metropolitan Vancouver, Vancouver Island and the Okanagan since 1998. In 2005, the survey was expanded to include all centres in B.C. with a population of 10,000+ residents. The survey includes data collected from private/non-profit and government funded independent living residences and care homes. Data for the survey is collected from seniors' facilities via telephone, fax, and mail. All facility-specific data collected for this survey is held strictly confidential. CMHC welcomes any comments or suggestions regarding the survey form, content or methodology.

DEFINITIONS

Independent Living (IL)

Individual independent living suites, usually with small kitchens and communal areas for dining and socializing. Independent Living offers services such as housekeeping and laundry and a wide range of amenities.

Assisted Living (AL)

Assisted living residences provide housing and a range of supportive services, including personalized assistance, for seniors who can live independently but require regular help with day-to-day activities. Facility must be registered with the Provincial Government.

Complex Care (CC)

Facilities that provide progressively higher degrees of care including 24-hour care services for seniors with chronic illnesses or disabilities. Includes beds previously categorized as Intermediate Care II & III, and Extended Care.

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