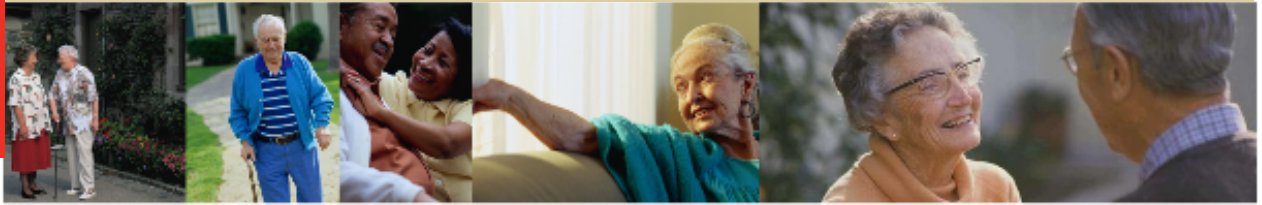


SENIORS' HOUSING MARKET SURVEY

British Columbia 2006



Canada Mortgage and Housing Corporation

Date Released: 2006

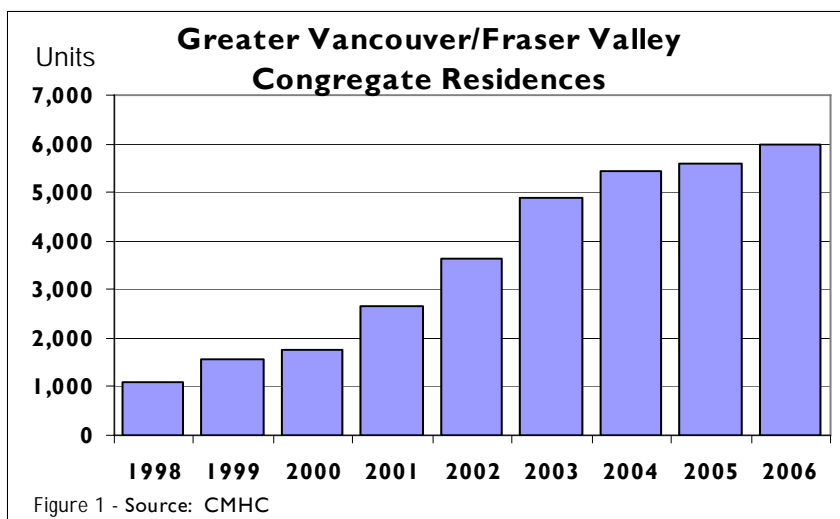
2006 Congregate Market

Congregate housing in British Columbia (independent living units with laundry, housekeeping and common meal services) continues to grow in 2006. More units are being built through new developments and conversions of older facilities continue.

Canada Mortgage and Housing Corporation (CMHC) surveyed 175 congregate facilities across the province. Approximately 67% of the facilities surveyed are managed for-profit enterprises. The majority of the facilities (46%) are located in the Greater Vancouver/Fraser Valley followed by Vancouver Island (27%) and the Okanagan (23%).

Greater Vancouver/ Fraser Valley

The overall vacancy rate for congregate residences in the Greater Vancouver/Fraser Valley area continues to edge down from 1.9% in 2005 to 1.3% in 2006. Demand remains strong for congregate housing as over 90% of the 1,100 new units that were completed in 2005 are rented. Of the areas that experienced a decline in the overall vacancy rate, Abbotsford/Mission and Maple Ridge/Pitt Meadows saw the largest drop of 5.4% in 2005 to 2.4% in 2006 and 4.5% in 2005 to zero in 2006 respectively.



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All bedroom types saw the vacancy rate drop with the exception of two bedroom units, which increased from 0.2% in 2005 to 0.8% in 2006. Higher rents and a limited market for two bedrooms are the main reasons for the increase in the vacancy rate. As well, Surrey/Delta and White Rock/South Surrey experienced a rise in vacancy due to competition from new facilities recently completed in the area.

In conjunction with the lower vacancy rate, the average rent for congregate units in Greater Vancouver/Fraser Valley increased this year by 3.3% to \$2,482. Smaller units experienced increases as rents for bachelor units went up 6.0% to \$2,036 and one bedroom units up 6.7% to \$2,521. Rents declined in larger one bedroom plus den and two bedroom units due mainly to higher turnover and limited market demand.

The stock of congregate residences increased this year in the Greater Vancouver/Fraser Valley area by 6.6% to 5,969 units. Provincial programs, such as Independent Living BC continues to help increase supply with new facilities being created, while older projects are being closed or renovated and converted. There are currently over 1,000 units either under review or under construction in the Greater Vancouver/Fraser Valley area, which represents approximately 16% of the total stock.

The capture rate remained almost the same, increasing just 0.2% between 2005 and 2006 to 3.9%. Funded assisted living projects that have come on stream in the past

year have not curtailed demand for congregate residences. In fact, the stable capture rate is a strong indication that the supply of new units is keeping pace with population growth. ❖

Vancouver Island

Vancouver Island's 2006 congregate housing market saw minimal change from conditions seen in the previous year. The vacancy rate edged down to 0.8% from 2005's 1.0%. Lower vacancy rates in the Metro Victoria area were partly offset by an increased rate in Nanaimo. Strong demand has kept vacancy rates low despite additions to the number of seniors housing units classified as congregate housing.

Demographic trends (most notably the aging population), together with growing economies in both BC and Alberta, drive ongoing strong demand for housing geared to both retirees and lifestyle buyers/renters. The area's mild climate and active, relaxed lifestyle, accessibility and regional amenities - a wide range of housing options as well as health care and other services - act as a magnet for

retirees to south and eastern Vancouver Island.

The Metro Victoria congregate housing vacancy rate fell to 0.3% in 2006, the lowest level since CMHC began surveying Vancouver Island seniors housing in 1997. Although Metro Victoria's population growth is below the BC average growth rate, the Capital Region's seniors housing is well-utilized and continues to expand. Strong employment growth is reflected in rising net migration over the past four years. Metro Victoria's seniors housing market has a significant history and the market has responded to changes over the past several years. Recent expansion has focussed on segmentation by product type, tenure, price and neighbourhood location. In many newer projects, units offering complex care are also available, to assist those seniors who do not wish to move to another location when their need for assistance increases. As well, many congregate housing facilities are now offering, on a private pay basis, assisted living services - a higher level of care and support as defined and regulated by the province of BC.

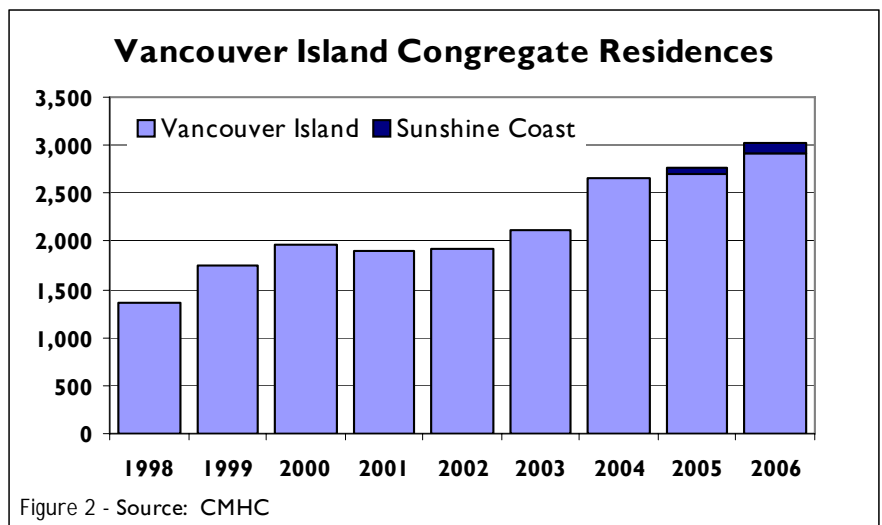


Figure 2 - Source: CMHC

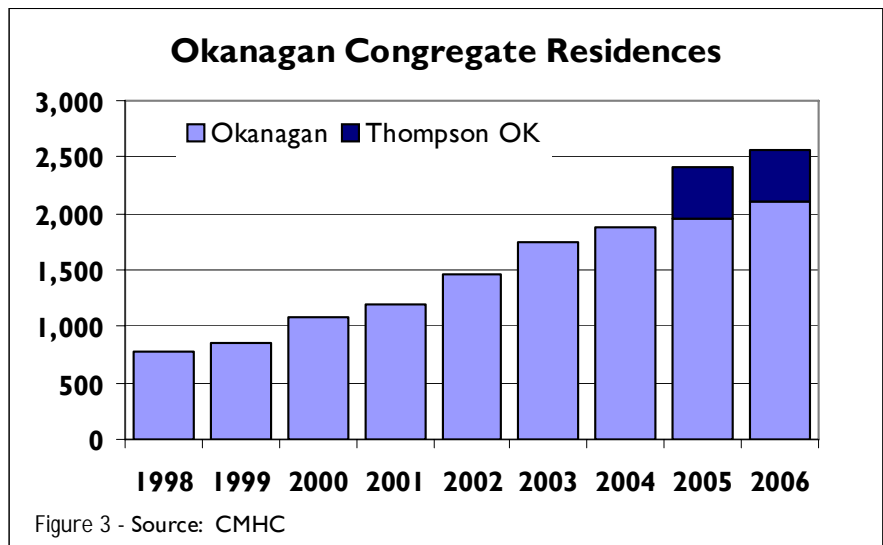
Focussing on other Vancouver Island markets, there were no vacant congregate suites available during the 2006 survey in the Courtenay-Comox area. However, subsequent to the survey responses being received in spring 2006, a new facility was opened which will help to meet strong demand in future years. Nanaimo recorded a congregate vacancy rate of 1.6% in 2006. Parksville-Qualicum has a high proportion of seniors aged 75+ but few congregate housing units - many area residents look to Nanaimo to fulfil their demand for congregate suites. Significant additions to the stock of both congregate housing and assisted living units are in process for the Parksville-Qualicum and Nanaimo areas over the coming 18 -24 month period.

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. Larger one bedroom plus den or two bedroom units reported the lowest vacancies.

Average congregate housing rents rose from 2005 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. ❖

Okanagan

The Thompson/Okanagan congregate housing vacancy rate saw little change in 2006. The vacancy rate edged up to 3.3% from 3.1% last year. Slightly lower vacancy rates in the South and



Central Okanagan were offset by small increases in the North Okanagan and Thompson regions. Strong demand has kept vacancy rates low despite additions to the stock of congregate housing.

The Kelowna area congregate housing vacancy rate dipped to only 2.1%, the lowest level since CMHC began surveying Okanagan facilities in 1999. The vacancy rate has dropped for six straight years. The Central Okanagan remains among BC's fastest growing regions. The Kelowna area economy continues to expand. Strong employment growth has, in turn, spurred immigration. An aging population and hot BC and Alberta economies have led to sustained demand for both retiree and lifestyle oriented housing. Desirable climate and lifestyle, accessibility and regional amenities - housing options and broad range of health care and other services - have become a huge draw for retirees. Kelowna's congregate housing market has evolved quickly with segmentation by product type, tenure, income group/price and location being keys to expansion.

Low vacancy rates have triggered more construction activity. Two Kelowna area projects totaling 152 units (phase I) - including Westbank's first congregate housing project, have come on stream over the past year. Both projects will see construction begin on phase II - 84 and 58 unit buildings - this year. Another 103 units project is currently renting up.

Okanagan congregate housing markets continue to move in new directions. Projects offering ownership congregate housing units - the first since the mid 1990s - are currently under construction or being marketed in the South, Central and North Okanagan.

Once again, the South Okanagan recorded few vacancies. Unlike the North Okanagan or Salmon Arm areas, the South has seen few additions to the stock of congregate housing in recent years, contributing to sustained low vacancy rates. Also, the South Okanagan is a long established retirement destination. The population is older than in the North Okanagan and Thompson regions. Vacancy rates in the

North Okanagan and Thompson regions increased slightly with both Vernon and Salmon Arm seeing significant additions to the stock of both congregate housing and assisted living units over the past 18-24 month period.

Bachelor units recorded the highest vacancy rates, especially among group homes and older congregate housing facilities. Small, more basic unit types are facing increased competition from newer projects and funded assisted living units. In the Okanagan, two bedroom units remain the strongest performers. Many congregate housing facilities are now offering, on a private pay basis, assisted living services - a higher level of care and support as defined and regulated by the province of BC.

Average congregate housing rents are up across the Thompson-Okanagan region. Sustained low vacancy rates have led to higher rents. In some regions, new, higher priced projects coming on stream have contributed to much of the increase. ❖

coming on stream or currently under construction. Most new facilities are now designed to deliver all levels of care, incorporating both assisted living and complex care components. Many are built in partnership with private sector operators. Private developers cover the capital costs of construction and own the project. The provincial government provides an annual operating subsidy per bed. The facility is run as a "for profit" operation. Other projects are being built utilizing a similar partnership arrangement with private non profit organizations.

The survey counted 275 Care facilities across BC for 2006. Similar to last year, the majority of the homes, approximately 234 facilities, contained government funded beds, while 47 facilities contained beds that were both private pay and government funded. Also, the survey counted 108 privately operated facilities, of which, 75 received government funding.

Relatively high vacancy rates were recorded in Abbotsford/Mission and New Westminster due to the impact of newly funded units coming on stream. Overall, vacancy rates for private assisted living units bumped up this year from zero vacancy in 2005 to 3.5%.

Average rents for private complex care beds went up this year to \$3,948, a 2.7% increase from \$3,843 in 2005. Increase in demand as well as rising operating costs are the main contributors to the rental increase.

The total number of care beds counted in the Greater Vancouver/Fraser Valley area in 2006 was 13,538, an increase of 2.6%. A combination of renovation and conversions, plus the completion of new facilities have contributed to the rise in the number of beds. With funding from the provincial government, the number of privately operated beds have significantly increased in the Greater Vancouver and Fraser Valley area.

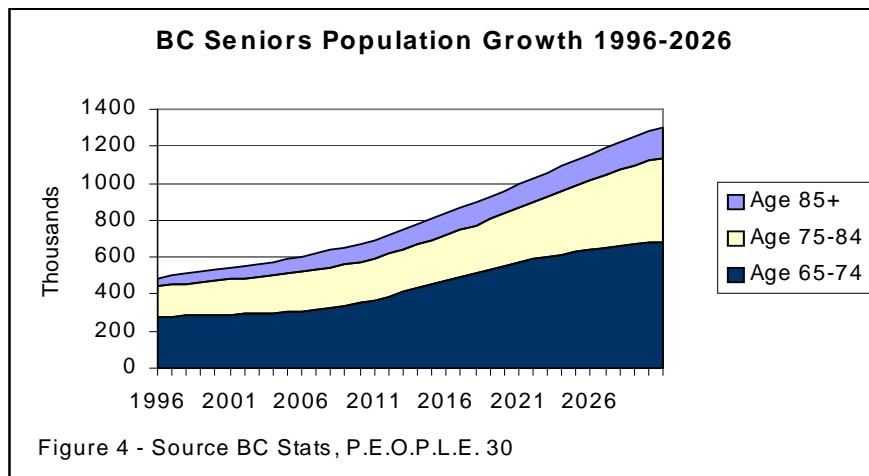
Despite the increase in care beds, the capture rate remained the same at 8.8% in 2006. Over the same time span, the projected population of people over the age of 75 increased by approximately 4,100, or 2.7%. Close to 1,700 care beds are under review or under construction in the Greater Vancouver/Fraser Valley area. ❖

Care Facilities

The Province is continuing roll out of its Assisted Living and Care programs, with new projects

Greater Vancouver / Fraser Valley

Demand for private pay complex care facilities increased with the vacancy rate dropping a full point from 4.4% in 2005 to 3.4% in 2006.



Vancouver Island

Vacancy rates in Vancouver Island private pay care homes are lower than last year, although Metro Victoria homes saw a slight increase in rates. The minor changes from 2005 levels represent a very small number of units, as the bulk of care homes receive government funding.

As in the congregate housing sector, newly completed, funded assisted living and complex care projects are providing increased competition for private pay care facilities. Private pay care projects usually experience higher vacancy rates and greater turnover than in funded care facilities. Higher fees are the main reason for higher vacancies: rental rates for the most intensive levels of care range up to \$5000 per month. Private pay care beds are frequently used for short term stays until a lower cost, funded bed is available. 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. Averages for Metro Victoria slipped slightly from last year while results for Nanaimo show a significant jump. Some of the change shown in Table 8 for Vancouver Island can be attributed to facilities reporting in the “complex care” section one year and in the “assisted living” section another year. ❖

Okanagan

Vacancy rates in private pay assisted living and care homes are up from last year. The increase represents a very small number of units. Like the congregate housing sector, private pay care facilities

have seen some competition from newly completed, funded assisted living and complex care projects. Private pay care beds typically see higher vacancy rates and turnover than in funded care facilities. Price is the key issue. Rental rates for the highest levels of care range up to \$4500 per month. Private pay care beds are often used as “swing beds”, short term stays until a lower cost, funded bed is available. Funded care facilities throughout the Thompson-Okanagan region have, almost without exception, recorded zero or near zero vacancy. ❖

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.

What's New in Senior's Housing

Research done by Canada Mortgage and Housing Corporation reveals that older Canadians want to live independently as long as possible. People are living longer, healthier and more active lives than before, and are looking for choice as part of their housing demand..

New facilities that are being developed are trying to meet this demand through public and private partnerships. Programs, such as Independent Living BC, have completed over 1,000 new units, with an additional 2,000 units currently under construction or in the development phase.

New developments are looking less institutional and promoting homelike surroundings, a safe and non-threatening environment and convenient access to community based services. Attractive common areas, both indoor and outdoor, are built to encourage active living, social interaction and mutual support. Individual units are being designed for safety and accessibility such as larger windows for more light or lazy susans in lower corner cupboards

A community model that has been used in areas of the province is the Campus of Care; sites that offer different care options so seniors can move from one part of the development to another as their health needs change.

On the private side, there are many independent living facilities, or congregate care, promoting “resort style retirement living” with amenities such as concierge services and built in spas and entertainment centres. Also, people have the choice of homeownership by purchasing a unit in the facility.

METHODOLOGY

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

Congregate Residences

Individual independent living suites, usually with small kitchens and communal areas for dining and socializing. Congregates also offer services such as housekeeping and laundry and a wide range of amenities. Some units funded under Assisted Living Program.

Assisted Living (AL)

Least intensive level of care for seniors who need assistance with some daily tasks. Long term care for seniors who require nursing and assistance with daily activities. Includes beds formerly categorized as Personal Care and Intermediate Care I).

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.

DATA TABLES - FACILITIES

TABLE 1: NUMBER OF FACILITIES SURVEYED

	Congregate			Care		
	Profit	Non-Profit	Total	*GF	*PP	Total
Cariboo	3	1	4	5	1	5
Kootenay	0	2	2	5	1	5
North Coast	0	1	1	4	0	4
North East	0	0	0	2	0	2
Central Okanagan	18	1	19	15	8	17
North Okanagan	5	1	6	7	3	9
South Okanagan	5	2	7	10	4	12
Thompson Okanagan	7	1	8	6	3	8
Okanagan	35	5	40	38	18	46
Abbotsford/Mission	3	3	6	11	5	12
Burnaby	4	9	13	12	0	12
Chilliwack/Hope/Agassiz	8	0	8	8	4	8
Coq./Pt. Coq./Pt. Moody	2	4	6	8	2	8
Langley	3	1	4	5	4	6
Maple Ridge/Pitt Meadows	3	2	5	4	2	5
New Westminister	0	0	0	3	2	4
North/West Vancouver	3	0	3	7	3	9
Richmond	3	0	3	5	1	6
Squamish	0	0	0	1	0	1
Surrey/Delta	2	9	11	14	11	20
Vancouver	9	5	14	32	12	39
White Rock/S. Surrey	6	1	7	3	4	5
GV/FV	46	34	80	113	50	135
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	22	10	32	30	10	38
Nanaimo	5	0	5	9	7	12
North Island	0	0	0	4	0	4
Parksville/Qualicum	2	0	2	4	0	4
Port Alberni	0	0	0	4	0	4
Sunshine Coast	0	2	2	4	0	4
Vancouver Island	33	15	48	67	18	78
All Regions	117	58	175	234	88	275

*GF: Government Funded

*PP: Private Pay

DATA TABLES - CONGREGATE

TABLE 2: CONGREGATE RESIDENCES - SUITE COUNTS

	Zone	Bach	1 Bdrm	1 Bdrm + Den	2 Bdrm	All Units
GREATER VANCOUVER/FRASER VALLEY	Abbotsford/Mission	31	350	0	46	427
	Burnaby	552	443	21	54	1,070
	Chilliwack/Hope/Agassiz	177	237	0	47	461
	Coq./Pt. Coq./Pt. Moody	162	241	0	11	414
	Langley	66	259	6	37	368
	Maple Ridge/Pitt Meadows	110	98	1	8	217
	New Westminster	0	0	0	0	0
	North/West Vancouver	29	157	0	68	254
	Richmond	50	161	31	15	257
	Squamish	0	0	0	0	0
	Surrey/Delta	281	496	6	101	884
	Vancouver	424	534	7	58	1,023
	White Rock/S. Surrey	98	344	111	41	594
		All Zones - GV/FV	1,980	3,320	183	486
VANCOUVER ISLAND	Courtenay/Comox	64	71	3	3	141
	Duncan/Cowichan	99	49	6	21	175
	Gulf Islands	0	0	0	0	0
	Metro Victoria	440	1,332	116	243	2,131
	Nanaimo	88	321	5	81	495
	North Island	0	0	0	0	0
	Parksville/Qualicum	22	14	0	6	42
	Port Alberni	0	0	0	0	0
	Sunshine Coast	32	70	0	0	102
		All Zones - VI	745	1,857	130	354
OKANAGAN	Central Okanagan	287	756	1	124	1,168
	North Okanagan	268	114	0	76	458
	South Okanagan	53	325	4	91	473
	Thompson Okanagan	192	232	2	39	465
		All Zones - OK	800	1,427	7	330
KOOT-ENAY	Cranbrook	30	70	0	20	120
	Nelson	0	40	0	0	40
		All Zones - KO	30	110	0	20
CARIBOO	Prince George	43	77	0	26	146
	Quesnel	10	0	0	0	10
	Williams Lake	15	18	0	0	33
		All Zones - CA	68	95	0	26
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
N. E.	Fort St. John	0	0	0	0	0
	Dawson Creek	0	0	0	0	0
		All Zones - NE	0	0	0	0

DATA TABLES - CONGREGATE

TABLE 3: CONGREGATE RESIDENCES - VACANCY RATES

Zone		Bach		1 Bdrm		1 Bdrm + Den		2 Bdrm		All Units	
		2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
GREATER VANCOUVER/FRASER VALLEY	Abbotsford/Mission	13.0%	7.4%	4.8%	1.4%			0.0%	6.9%	5.4%	3.0%
	Burnaby	3.8%	0.0%	2.4%	5.9%	***	***	***	0.0%	2.8%	2.5%
	Chilliwack/Hope/Agassiz	3.9%	0.0%	0.0%	0.0%	***		0.0%	0.0%	1.0%	0.0%
	Coq./Pt. Coq./Pt. Moody	3.6%	0.0%	0.0%	0.0%	***		***	***	0.9%	0.0%
	Langley	***	0.0%	0.0%	0.0%	***	***	0.0%	0.0%	0.0%	0.0%
	Maple Ridge/Pitt Meadows	6.0%	0.0%	3.1%	0.0%	***	***	***	***	4.5%	0.0%
	New Westminster										
	North/West Vancouver	0.0%	***	1.8%	0.0%	***		0.0%	0.0%	1.0%	0.0%
	Richmond	***	8.0%	***	0.0%	***	0.0%	***	***	2.4%	1.6%
	Squamish										
	Surrey/Delta	4.5%	4.9%	3.0%	2.9%	***	***	0.0%	0.0%	2.5%	2.8%
Vancouver	1.5%	2.8%	3.2%	0.6%	***	***	0.8%	0.0%	2.3%	1.3%	
White Rock/S. Surrey	0.0%	10.3%	0.3%	1.5%	***	0.0%	0.0%	***	0.1%	2.0%	
	All Zones - GV/FV	2.4%	2.1%	2.0%	1.2%	1.0%	0.0%	0.2%	0.8%	1.9%	1.3%
VANCOUVER ISLAND	Courtenay/Comox	***	0.0%	***	0.0%		***	***	***	***	0.0%
	Duncan/Cowichan	***		***	***	***	***	***	***	***	4.8%
	Gulf Islands										
	Metro Victoria	0.5%	0.0%	0.7%	0.5%	14.9%	0.0%	0.5%	0.0%	1.3%	0.3%
	Nanaimo	0.0%	4.5%	0.0%	1.2%	***	***	0.0%	0.0%	0.0%	1.6%
	North Island										
	Parksville/Qualicum		***	***	***			***	***	***	***
	Port Alberni										
	Sunshine Coast	***		***						***	
	All Zones - VI	1.1%	1.5%	0.5%	0.8%	11.1%	0.0%	0.3%	0.0%	1.0%	0.8%
OKANAGAN	Central Okanagan	4.3%	3.2%	1.8%	1.9%	***	***	0.0%	0.0%	2.7%	2.1%
	North Okanagan	3.5%	6.8%	1.3%	1.8%			0.0%	0.0%	2.3%	4.1%
	South Okanagan	7.3%	5.7%	2.5%	3.2%	***	***	5.1%	0.0%	4.0%	2.8%
	Thompson Okanagan	7.1%	12.6%	1.5%	1.3%	***	***	0.0%	5.1%	3.6%	5.8%
		All Zones - OK	5.1%	6.6%	1.9%	2.0%	0.0%	0.0%	1.8%	0.7%	3.1%

***: Data suppressed to protect confidentiality or because data is not statistically reliable

DATA TABLES - CONGREGATE

TABLE 4: CONGREGATE RESIDENCES - AVERAGE RENTS

Zone		Bach		1 Bdrm		1 Bdrm + Den		2 Bdrm		All Units	
		2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
GREATER VANCOUVER/FRASER VALLEY	Abbotsford/Mission	\$1,460	\$2,258	\$1,385	\$2,249			\$1,972	\$2,678	\$1,461	\$2,313
	Burnaby	\$1,339	\$1,597	\$1,683	\$2,092	***	***	***	\$2,021	\$1,594	\$1,950
	Chilliwack/Hope/Agassiz	\$1,506	\$1,604	\$1,897	\$1,901	***		\$2,184	\$2,258	\$1,803	\$1,852
	Coq./Pt. Coq./Pt. Moody	\$1,736	\$2,047	\$2,568	\$2,620	***		***	***	\$2,339	\$2,596
	Langley	***	\$2,244	\$2,307	\$2,411	***	***	\$3,048	\$2,771	\$2,499	\$2,413
	Maple Ridge/Pitt Meadows	\$1,381	\$1,292	\$2,009	\$2,079	***	***	***	***	\$1,702	\$1,749
	New Westminister										
	North/West Vancouver	\$2,894	***	\$3,562	\$3,005	***		\$4,417	\$4,190	\$3,479	\$3,224
	Richmond	***	\$1,972	***	\$2,873	***	\$3,377	***	***	\$2,694	\$2,778
	Squamish										
	Surrey/Delta	\$1,583	\$1,901	\$2,362	\$2,576	***	***	\$2,872	\$2,990	\$2,236	\$2,508
	Vancouver	\$2,055	\$2,473	\$2,840	\$3,264	***	***	\$4,760	\$3,941	\$2,936	\$3,018
White Rock/S. Surrey	\$2,315	\$1,878	\$2,505	\$1,563	***	\$3,136	\$3,452	***	\$2,514	\$2,126	
All Zones - GV/FV		\$1,920	\$2,036	\$2,363	\$2,521	\$3,350	\$2,988	\$3,599	\$3,067	\$2,403	\$2,482
VANCOUVER ISLAND	Courtenay/Comox	***	\$1,875	***	\$2,300		***	***	***	***	\$2,108
	Duncan/Cowichan	***		***	***	***	***	***	***	***	\$2,814
	Gulf Islands										
	Metro Victoria	\$1,860	\$1,727	\$2,289	\$2,350	\$2,755	\$2,764	\$2,925	\$3,014	\$2,301	\$2,346
	Nanaimo	\$1,425	\$1,410	\$1,964	\$2,053	***	***	\$2,467	\$2,198	\$1,914	\$1,969
	North Island										
	Parksville/Qualicum		***	***	***			***	***	***	***
	Port Alberni										
Sunshine Coast	***		***						***		
All Zones - VI		\$1,740	\$1,767	\$2,180	\$2,277	\$2,626	\$2,735	\$2,630	\$2,784	\$2,165	\$2,262
OKANAGAN	Central Okanagan	\$1,626	\$1,589	\$1,771	\$1,944	***	***	\$2,347	\$2,803	\$1,763	\$1,918
	North Okanagan	\$1,343	\$1,366	\$1,732	\$1,795			\$2,060	\$2,213	\$1,552	\$1,641
	South Okanagan	\$1,578	\$1,543	\$1,666	\$1,831	***	***	\$2,190	\$2,264	\$1,729	\$1,884
	Thompson Okanagan	\$1,295	\$1,457	\$1,931	\$1,956	***	***	\$2,311	\$2,231	\$1,708	\$1,797
	All Zones - OK		\$1,493	\$1,487	\$1,768	\$1,912	\$2,184	\$1,946	\$2,239	\$2,411	\$1,709

***: Data suppressed to protect confidentiality or because data is not statistically reliable

DATA TABLES - CONGREGATE

TABLE 5: CONGREGATE RESIDENCES - CAPTURE RATES

Zone		2006 Total Pop.	2006 75+ Pop.	2006 % of Pop. 75+	2006 Cong. Units	2006 Capture Rate	2011 Total Pop.	2011 75+ Pop.	2011 % of Pop. 75+	2011 Projected Demand Cong. Units
GREATER VANCOUVER/FRASER VALLEY	Abbotsford/Mission	173,389	11,016	6.4%	427	3.9%	194,304	11,810	6.1%	458
	Burnaby	205,963	13,795	6.7%	1,070	7.8%	216,017	14,617	6.8%	1,134
	Chill/Hope/Agassiz	96,574	7,605	7.9%	461	6.1%	103,547	8,585	8.3%	520
	Coq./P.Coq./P. Mdy	212,670	8,655	4.1%	414	4.8%	230,447	10,530	4.6%	504
	Langley	123,034	8,696	7.1%	368	4.2%	132,047	10,092	7.6%	427
	M. Ridge/Pitt Mead.	89,766	4,574	5.1%	217	4.7%	98,728	5,460	5.5%	259
	New Westminster	59,577	4,193	7.0%	0	0.0%	63,591	3,988	6.3%	0
	North/West Van	188,020	14,258	7.6%	254	1.8%	192,135	14,724	7.7%	262
	Richmond	175,367	10,559	6.0%	257	2.4%	186,242	11,920	6.4%	290
	Squamish	15,943	N/A		0		N/A	N/A		
	Surrey/Delta	440,192	22,152	5.0%	884	4.0%	480,094	28,585	6.0%	1,141
	Vancouver	602,231	37,651	6.3%	1,023	2.7%	625,594	38,768	6.2%	1,053
White Rock/S. Surr	80,406	11,215	13.9%	594	5.3%	88,142	13,086	14.8%	693	
All Zones - GV/FV		2,463,132	154,369	6.3%	5,969	3.9%	2,610,888	172,165	6.6%	6,657
VANCOUVER ISLAND	Courtenay/Comox	61385	4615	7.5%	141	3.1%	64788	5339	8.2%	163
	Duncan/Cowichan	52800	4513	8.5%	175	3.9%	58054	4988	8.6%	193
	Gulf Islands	14894	1728	11.6%	0	0.0%	15893	1793	11.3%	0
	Metro Victoria	335333	31962	9.5%	2,131	6.7%	344568	31363	9.1%	2,091
	Nanaimo	115,583	9,941	8.6%	495	5.0%	123499	10755	8.7%	536
	North Island	54349	2463	4.5%	0	0.0%	55707	2768	5.0%	0
	Parksville/Qualicum	43204	5647	13.1%	42	0.7%	47541	6725	14.1%	50
	Port Alberni	32126	2192	6.8%	0	0.0%	32205	2438	7.6%	0
	Sunshine Coast	28432	2610	9.2%	102	3.9%	30753	2963	9.6%	116
	All Zones - VI		738,106	65,671	8.9%	3,086	4.7%	742,255	66,169	8.9%
OKANAGAN	Central Okanagan	167,921	15,415	9.2%	1,168	7.6%	182,877	17,515	9.6%	1,327
	North Okanagan	80,246	7,062	8.8%	458	6.5%	84,875	7,626	9.0%	495
	South Okanagan	83,086	10,991	13.2%	473	4.3%	86,718	11,803	13.6%	508
	Thompson Okanagan	152,010	10,676	7.0%	465	4.4%	158,795	12,663	8.0%	552
	All Zones - OK		483,263	44,144	9.1%	2,564	5.8%	513,265	49,607	9.7%

Source: BC Stats, CMHC

DATA TABLES – CARE FACILITIES

TABLE 6: CARE HOMES - BED COUNTS

Zone	Business Type	Assisted Living		Complex Care		All Units	
		Funded	Private Pay	Funded	Private Pay		
GREATER VANCOUVER/FRASER VALLEY	Abbotsford/Mission	Non-Profit	0	0	724	5	729
	Profit	5	25	92	235	357	
	Burnaby	Non-Profit	28	0	1,141	0	1,169
		Profit	0	0	210	0	210
	Chilliwack/Hope/Agassiz	Non-Profit	0	0	211	0	211
		Profit	0	0	217	39	256
	Coq./Pt. Coq./Pt. Moody	Non-Profit	0	0	327	0	327
		Profit	0	0	337	49	386
	Langley	Non-Profit	0	0	240	15	255
		Profit	0	0	192	20	212
	Maple Ridge/Pitt Meadows	Non-Profit	0	0	273	2	275
		Profit	0	0	35	1	36
	New Westminster	Non-Profit	0	0	306	112	418
		Profit	0	0	50	110	160
	North/West Vancouver	Non-Profit	0	0	655	0	655
		Profit	0	0	521	131	652
	Richmond	Non-Profit	0	0	686	0	686
		Profit	0	0	0	31	31
	Squamish	Non-Profit	0	0	61	0	61
		Profit	0	0	0	0	0
Surrey/Delta	Non-Profit	0	0	595	39	634	
	Profit	0	0	742	319	1,061	
Vancouver	Non-Profit	72	0	2,656	331	3,059	
	Profit	0	115	873	288	1,276	
White Rock/S. Surrey	Non-Profit	0	0	157	0	157	
	Profit	0	0	113	152	265	
All Zones - GV/FV		105	140	11,414	1,879	13,538	
VANCOUVER ISLAND	Courtenay/Comox	Non-Profit	0	0	328	0	328
		Profit	0	0	0	0	0
	Duncan/Cowichan	Non-Profit	0	0	259	0	259
		Profit	0	0	91	4	95
	Gulf Islands	Non-Profit	0	0	101	0	101
		Profit	0	0	0	0	0
	Metro Victoria	Non-Profit	92	0	2,226	71	2,389
		Profit	14	39	341	310	704
	Nanaimo	Non-Profit	45	0	341	0	386
		Profit	30	55	275	140	500
	North Island	Non-Profit	0	0	169	0	169
		Profit	0	0	0	0	0
	Parksville/Qualicum	Non-Profit	0	0	255	0	255
		Profit	0	0	85	0	85
	Port Alberni	Non-Profit	0	0	198	0	198
		Profit	0	0	0	0	0
Sunshine Coast	Non-Profit	18	0	236	0	254	
	Profit	0	0	0	0	0	
All Zones - VI		199	94	4,905	525	5,723	

DATA TABLES – CARE FACILITIES

TABLE 6: CARE HOMES - BED COUNT (CONTINUED)

Zone	Business Type	Assisted Living		Complex Care		All Units		
		Funded	Private Pay	Funded	Private Pay			
OKANAGAN	Central Okanagan	Non-Profit	77	0	496	0	573	
		Profit	38	32	596	100	766	
	North Okanagan	Non-Profit	0	0	328	0	328	
		Profit	44	77	50	0	171	
	South Okanagan	Non-Profit	0	0	510	0	510	
		Profit	33	56	158	5	252	
Thompson Okanagan	Non-Profit	0	0	491	0	491		
	Profit	0	0	100	56	156		
All Zones - OK			192	165	2,729	161	3,247	
KOOTENAY	Cranbrook	Non-Profit	0	0	123	0	123	
		Profit	0	0	0	0	0	
	Nelson	Non-Profit	0	0	124	7	131	
		Profit	0	0	0	0	0	
All Zones - KO			0	0	247	7	254	
CARIBOO	Prince George	Non-Profit	0	0	181	0	181	
		Profit	0	0	0	0	0	
	Quesnel	Non-Profit	0	0	112	0	112	
		Profit	0	0	0	0	0	
	Williams Lake	Non-Profit	0	0	0	0	0	
		Profit	0	0	67	2	69	
All Zones - CA			0	0	360	2	362	
NORTH COAST	Kitimat	Non-Profit	0	0	0	36	36	
		Profit	0	0	0	0	0	
	Prince Rupert	Non-Profit	0	0	0	62	62	
		Profit	0	0	0	0	0	
	Terrace	Non-Profit	0	0	0	76	76	
		Profit	0	0	0	0	0	
All Zones - NC			0	0	0	174	174	
NORTH EAST	Dawson Creek	Non-Profit	0	0	0	44	44	
		Profit	0	0	0	0	0	
	Fort St. John	Non-Profit	0	0	0	83	83	
		Profit	0	0	0	0	0	
	All Zones - NE			0	0	0	127	127

DATA TABLES – CARE FACILITIES

TABLE 7: CARE HOMES - VACANCY RATES (PRIVATE PAY)

Zone	AL		CC		
	2005	2006	2005	2006	
GREATER VANCOUVER/FRASER VALLEY	Abbotsford/Mission	***	***	11.7%	
	Burnaby		***		
	Chilliwack/Hope/Agassiz		***	***	
	Coq./Pt. Coq./Pt. Moody		***	***	
	Langley		***	***	
	Maple Ridge/Pitt Meadows		***	***	
	New Westminister		***	11.8%	
	North/West Vancouver		***	0.0%	
	Richmond		***	***	
	Squamish				
	Surrey/Delta			0.0%	0.6%
	Vancouver	***	3.5%	1.4%	1.3%
	White Rock/S. Surrey			***	0.7%
All Zones - GV/FV	0.0%	3.5%	4.4%	3.4%	
VANCOUVER ISLAND	Courtenay/Comox	***			
	Duncan/Cowichan	***		***	
	Gulf Islands				
	Metro Victoria	***	***	0.5%	1.6%
	Nanaimo		***	8.9%	2.1%
	North Island				
	Parksville/Qualicum				
	Port Alberni			***	
	Sunshine Coast				
	All Zones - VI	8.8%	***	3.0%	1.8%
OKANAGAN	Central Okanagan		21.9%	0.0%	1.0%
	North Okanagan		8.0%		
	South Okanagan		7.1%		
	Thompson Okanagan			0.0%	0.0%
	All Zones - OK		10.4%	0.0%	0.6%

***: Data suppressed to protect confidentiality or because data is not statistically reliable

DATA TABLES – CARE FACILITIES

TABLE 8: CARE HOMES - AVERAGE RENTS (PRIVATE PAY)

Zone		AL		CC	
		2005	2006	2005	2006
GREATER VANCOUVER/ FRASER VALLEY	Abbotsford/Mission	***	***	***	\$3,298
	Burnaby			***	
	Chilliwack/Hope/Agassiz			***	***
	Coq./Pt. Coq./Pt. Moody			***	***
	Langley			***	***
	Maple Ridge/Pitt Meadows			***	***
	New Westminster			***	\$4,250
	North/West Vancouver			***	\$3,895
	Richmond			***	***
	Squamish				
	Surrey/Delta			\$3,334	\$3,653
	Vancouver	***	\$1,495	\$4,342	\$4,677
	White Rock/S. Surrey			***	\$4,252
	All Zones - GV/FV	\$3,059	\$1,567	\$3,843	\$3,948
VANCOUVER ISLAND	Courtenay/Comox	***			
	Duncan/Cowichan	***		***	***
	Gulf Islands				
	Metro Victoria	***	***	\$4,562	\$4,481
	Nanaimo		***	\$2,837	\$3,778
	North Island				
	Parksville/Qualicum				
	Port Alberni			***	
	Sunshine Coast				
		All Zones - VI	\$3,927	***	\$4,113
OKANAGAN	Central Okanagan		\$1,644	\$4,049	\$3,845
	North Okanagan		\$1,695		
	South Okanagan		\$1,675		
	Thompson Okanagan			\$3,279	\$3,451
		All Zones - OK		\$1,678	\$3,841

***: Data suppressed to protect confidentiality or because data is not statistically reliable

DATA TABLES – CARE FACILITIES

TABLE 9: CARE HOMES - CAPTURE RATES

	Zone	2006 Total Pop.	2006 75+ Pop.	2006 % of Pop. 75+	2006 Care Beds	2006 Capture Rate	2011 Total Pop.	2011 75+ Pop.	2011 % of Pop. 75+	2011 Projected Demand Care Beds
GREATER VANCOUVER/FRASER VALLEY	Abbotsford/Mission	173,389	11,016	6.4%	1,086	9.9%	194,304	11,810	6.1%	1,164
	Burnaby	205,963	13,795	6.7%	1,379	10.0%	216,017	14,617	6.8%	1,461
	Chill/Hope/Agassiz	96,574	7,605	7.9%	467	6.1%	103,547	8,585	8.3%	527
	Coq./P.Coq./P. Mdy	212,670	8,655	4.1%	713	8.2%	230,447	10,530	4.6%	867
	Langley	123,034	8,696	7.1%	467	5.4%	132,047	10,092	7.6%	542
	M. Ridge/Pitt Mead.	89,766	4,574	5.1%	311	6.8%	98,728	5,460	5.5%	371
	New Westminster	59,577	4,193	7.0%	578	13.8%	63,591	3,988	6.3%	550
	North/West Van	188,020	14,258	7.6%	1,307	9.2%	192,135	14,724	7.7%	1,350
	Richmond	175,367	10,559	6.0%	717	6.8%	186,242	11,920	6.4%	809
	Squamish	15,943	N/A		61		N/A	N/A		
	Surrey/Delta	440,192	22,152	5.0%	1,695	7.7%	480,094	28,585	6.0%	2,187
	Vancouver	602,231	37,651	6.3%	4,335	11.5%	625,594	38,768	6.2%	4,464
White Rock/S. Surr	80,406	11,215	13.9%	422	3.8%	88,142	13,086	14.8%	492	
	All Zones - GV/FV	2,463,132	154,369	6.3%	13,538	8.8%	2,610,888	172,165	6.6%	15,099
VANCOUVER ISLAND	Courtenay/Comox	61385	4615	7.5%	328	7.1%	64788	5339	8.2%	379
	Duncan/Cowichan	52800	4513	8.5%	354	7.8%	58054	4988	8.6%	391
	Gulf Islands	14894	1728	11.6%	101	5.8%	15893	1793	11.3%	105
	Metro Victoria	335333	31962	9.5%	3,093	9.7%	344568	31363	9.1%	3,035
	Nanaimo	115,583	9,941	8.6%	886	8.9%	123499	10755	8.7%	959
	North Island	54349	2463	4.5%	169	6.9%	55707	2768	5.0%	190
	Parksville/Qualicum	43204	5647	13.1%	340	6.0%	47541	6725	14.1%	405
	Port Alberni	32126	2192	6.8%	198	9.0%	32205	2438	7.6%	220
	Sunshine Coast	28432	2610	9.2%	254	9.7%	30753	2963	9.6%	288
		All Zones - VI	738,106	65,671	8.9%	5,723	8.7%	773,008	69,132	8.9%
OKANAGAN	Central Okanagan	167,921	15,415	9.2%	1,339	8.7%	182,877	17,515	9.6%	1,521
	North Okanagan	80,246	7,062	8.8%	499	7.1%	84,875	7,626	9.0%	539
	South Okanagan	83,086	10,991	13.2%	762	6.9%	86,718	11,803	13.6%	818
	Thompson Okanagan	152,010	10,676	7.0%	647	6.1%	158,795	12,663	8.0%	767
		All Zones - OK	483,263	44,144	9.1%	3,247	7.4%	513,265	49,607	9.7%

Source: BC Stats, CMHC

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