

# SENIORS' HOUSING REPORT

## British Columbia



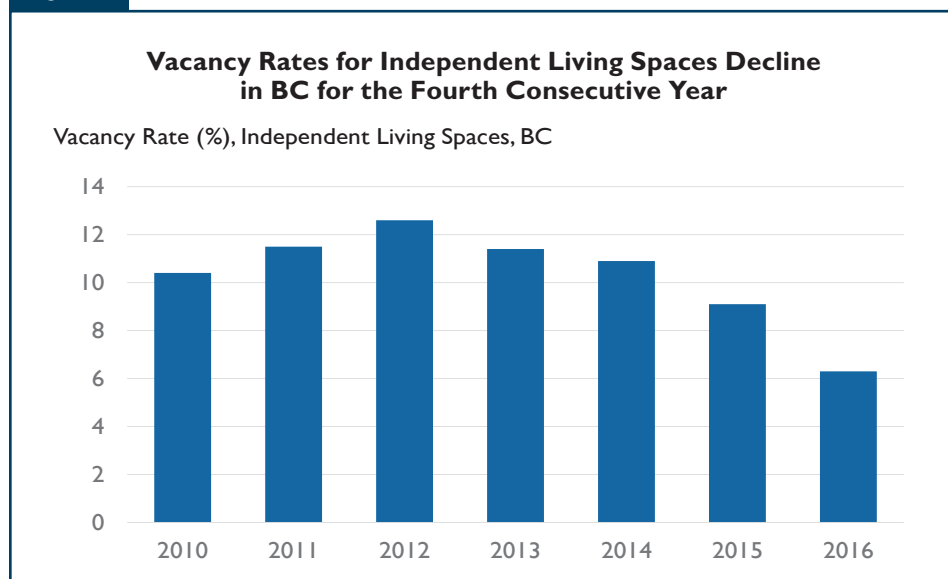
CANADA MORTGAGE AND HOUSING CORPORATION

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## Highlights

- The overall vacancy rate for a standard space<sup>1</sup> in senior's residences homes across British Columbia was 6.3 per cent in 2016, compared to 9.1 per cent in 2015.
- Demand for seniors' housing was mainly supported by an increase in the seniors' population, and in some areas, a strong resale market which made it easier for seniors to sell their homes and move into independent living facilities.
- Rising demand and operating costs increased the monthly rents for an independent living space in the province by 3.1 per cent.

Figure 1



Source: CMHC Seniors' Housing Survey

<sup>1</sup> Independent living space or unit.

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## Vacancy Rates

### Higher Demand for Independent Living Suites

According to the results from Canada Mortgage and Housing Corporation's (CMHC) 2016 Seniors' Housing Survey, the vacancy rate for independent living spaces in British Columbia decreased from 9.1 per cent in 2015 to 6.3 per cent in 2016.<sup>2</sup> This year's survey marks the fourth consecutive year that vacancy rates have moved lower in the province (see Figure 1). An increase in overall demand, driven by a growing seniors' population (age 75+), outpaced the increase of new independent living facilities in the province. Further in some areas, a strong resale market has made it easier for seniors to sell and move out of their homes and into independent living residences.

The 2016 vacancy rate for each bedroom type (bachelor, one-bedroom and two-bedroom) was identical, at 6.3 per cent. In the previous survey, the vacancy rate was highest for one-bedroom spaces and lowest for two-bedroom spaces. The smoothing of vacancy rates across bedroom types in 2016 suggests that demand for each bedroom type was evenly shared with residents. Vacancy rates declined from the previous year for all bedroom types, with one-bedroom spaces recording the largest decline at 3.1 per cent, followed by bachelor spaces which declined 2.6 per cent.

The vacancy rate for independent living spaces declined for all rent ranges. Compared to last year's survey, overall vacancy rates declined

more for spaces that charged at least \$2,400 per month. The largest vacancy rate decline was for spaces that rented for \$5,000 and more, dropping from 14.2 per cent in 2015 to 3.1 per cent in 2016. One reason for the decline could be that higher home prices were realized by owners in centres in the Vancouver Coastal area and near Vancouver City in 2015.<sup>3</sup> Sellers' market conditions and rising resale home prices may have provided more opportunity for seniors to sell at high prices. Retirees may be taking equity gains from the sale of their homes and applying those gains into seniors housing.

Within the province's four regions, the Lower Mainland recorded the largest year-over-year total vacancy rate decline for independent living spaces, from 9.8 per cent in 2015 to 5.7 per cent in 2016. Almost all centres in the Lower Mainland recorded a decline in vacancy rates for independent living spaces, with the Tri-Cities (Coquitlam, Port Coquitlam and Port Moody) recording the largest year-over-year difference at 10.4 per cent, followed by Surrey/Delta at 9.4 per cent. The decline in the vacancy rate for these centres can be attributed to a small increase in supply of new or renovated independent living spaces relative to demand. Also, residents may have been attracted to the rent levels in these two centres, which are in the low to middle range compared to other centres in the Lower Mainland.

Demand picked up for independent living spaces in the Vancouver Island/Central Coast, with the vacancy rate moving down to 4.2 per cent from 7.5 per cent a year earlier.

Central Vancouver Island had the lowest vacancy rate of the three major centres that make-up the region as more seniors moved to centres such as Duncan/Cowichan and Nanaimo, driven partly by lower rents compared to other parts of the island. Central and Southern Vancouver Island has traditionally been considered a retirement destination, as reflected in the higher proportion of seniors in the population compared to other areas in the province.<sup>4</sup>

The vacancy rate in 2016 declined modestly compared to 2015 in the Okanagan/Thompson/Shuswap region. Despite the modest decline, the region recorded the highest vacancy rate among the province's four regions at 9.8 per cent. The modest decline in the vacancy rate can be attributed to an 11 per cent growth (462 units) of independent living spaces in the region, which outpaced an increase in demand. South Okanagan and Thompson/Shuswap were the only two centres in the province that recorded a vacancy rate higher than ten per cent in 2016.

The Other BC region recorded the lowest vacancy rate of the four regions in the province, at 3.6 per cent. This region covers mostly the northern and Kootenay regions in British Columbia. Demographically, the Kootenays have some of the highest proportions of seniors in the province due to out-migration of people in the younger age cohorts. Total population from the centres in Other BC declined by one per cent between last year and this year.

<sup>2</sup> The Seniors' Survey was conducted in February and March in 2016.

<sup>3</sup> Based on rent levels from Table 3.1, facilities with the highest rents are located in centres in Vancouver Coastal.

<sup>4</sup> BC Stats P.E.O.P.L.E. 2015 by health service delivery area. Central and South Vancouver Island rank 2 (10.3 per cent) and 3 (9.3 per cent) respectively in the proportion of population over the age of 75.

## Increased Demand for Heavy Care Spaces

The vacancy rate for heavy care spaces in the province lowered in 2016, moving from 1.8 per cent in 2015 to 1.3 per cent (see Table 1.3). Vacancy rates for market heavy care spaces moved down from 8.4 per cent in 2015 to 7.2 per cent in 2016, while the vacancy rate for non-market heavy care spaces went to zero (see Figure 2). The demand for non-market heavy care spaces remains high due to the high costs associated of living in these spaces, which cater to seniors with health challenges and require more complex types of care than provided in an independent living residence. However, demand for market units in heavy care spaces increased as some seniors were more able or willing to pay higher costs on a temporary basis to live in a facility, while being on a waitlist to have a publicly-funded unit in the same facility.

Rents for heavy care spaces increased in the province from \$6,011 in 2015 to \$6,214 in 2016, with rents moving up in three of the four regions. Although operating expenses can fluctuate over time due to inflation and economies of scale, the major factor that contributes to heavy care rents is the type of care being provided to seniors.<sup>5</sup> For this reason, overall rents for heavy care spaces are higher on average than rents for independent living spaces.

**Figure 2. Vacancy Rates (%) of Heavy Care Spaces, Market and Non-Market**

|                           | Market |      | Non-Market |      |
|---------------------------|--------|------|------------|------|
|                           | 2015   | 2016 | 2015       | 2016 |
| Lower Mainland            | 5.9    | 7.4  | 0.4        | 0.0  |
| Vancouver Island          | 12.9   | 6.2  | 0.1        | **   |
| Okanagan/Thompson/Shuswap | 12.8   | 7.8  | **         | 0.0  |
| Other BC                  | **     | **   | **         | **   |
| British Columbia          | 8.4    | 7.2  | 0.2        | 0.0  |

\*\* Suppressed for confidentiality/statistical reliability

## Seniors Pay Higher Rents to Live in Independent Living Spaces

In Figure 3, the same-sample rent per cent change for independent living spaces was 3.1 per cent in the province.<sup>6</sup> All four regions recorded an increase in the same-sample rent per cent change, but the results varied across the province, with the highest increase recorded in the Okanagan/Thompson/Shuswap region at 4.2 per cent and the lowest increase in Other BC at 0.4 per cent. Total average rent for independent

living spaces for the province was \$2,965 in 2016, compared to \$2,868 in 2015.

The Lower Mainland recorded the highest rent level in the province due partly to higher capital costs (land values) as well as higher operating costs (labour) than other regions.<sup>7</sup> Demand based on location has also contributed to higher rents. Many residents wish to live in certain locations for a variety of reasons, such as remaining in or near their previous residence, or being near family and friends (peer groups),

**Figure 3. Same-Sample Rent Per Cent Change by Bedroom Type For Independent Living Spaces**

|                           | Bachelor/<br>Studio | One<br>Bedroom | Two<br>Bedroom | Total |
|---------------------------|---------------------|----------------|----------------|-------|
| Lower Mainland            | 5.0                 | 4.4            | 2.7            | 3.9   |
| Vancouver Island          | -0.4                | 2.5            | -0.8           | 1.1   |
| Okanagan/Thompson/Shuswap | 2.4                 | 4.3            | 5.4            | 4.2   |
| Other BC                  | 4.9                 | -0.2           | -1.6           | 0.4   |
| British Columbia          | 3.2                 | 3.7            | 2.4            | 3.1   |

<sup>5</sup> Examples of inflation can be labour or material costs over time. Economies of scale can lower costs, especially if the facility is fairly large and providing the same services to a number of seniors.

<sup>6</sup> The same-sample rent per cent change is a result of the same residences surveyed during two consecutive years. This method is a preferred measure instead of comparing the current average rent against the previous year's average rent because the current rent will include new structures and newly renovated spaces, which can skew rent results.

<sup>7</sup> Weekly earnings are higher on average in the Vancouver CMA compared to other CMA's in the BC.

medical facilities or local amenities, if they are mobile. Overall, total average rents between the four regions varied by more than \$1,000.

Many residents wish to live in certain locations for a variety of reasons, such as remaining in or near their previous residence, or being near family and friends (peer groups), medical facilities or local amenities, if they are mobile. Overall, total average rents between the four regions varied by more than \$1,000.

Another factor that impacts rent levels are the types of services and amenities that residents pay for, or that are available in different residences. In Table 2.4, a higher proportion of residents in the Lower Mainland have onsite medical services and a registered nurse. In the Lower Mainland and in the Okanagan/Thompson/Shuswap region, over 50 per cent are paying for three meals a day. In Table 2.5, a higher percentage of facilities in the Lower Mainland offer in-house amenities such as a movie theatre, exercise room and a hot tub. All these extra amenities represent additional operating expenses for the residence owner and can be a factor contributing to higher rent levels.

### **Independent Living Spaces Grow Modestly over 2015 Levels.**

The survey universe for total spaces in British Columbia grew modestly to 30,605 spaces in 2016 compared to 30,194 spaces in 2015. These spaces include non-market units and residences that have both independent living spaces and heavy care spaces.<sup>8</sup> The overall mix of units has fluctuated as over one thousand spaces that were classified as unknown last year have moved mostly into independent living spaces.<sup>9</sup>

The number of heavy care spaces in independent living residences declined by 431 units between last year and this year, to 6,623 units.

Each of the four regions recorded marginal differences in the total number of spaces compared to last year. The Okanagan/Thompson/Shuswap regions recorded the highest increase in total spaces at four per cent (267 spaces), while Vancouver Island/ Central Coast recorded a one per cent decline (43 spaces). The Okanagan/Thompson/Shuswap and Vancouver Island/Central Coast added the most independent living spaces in the region at 462 spaces and

460 spaces, respectively.

Included in the independent living spaces are units that are registered with the province as assisted living (see Table O4). Assisted living spaces allow owners of facilities flexibility in providing additional care to those residents that need some assistance but do not need heavy care. The number of assisted living spaces in non-profit residences grew from 3,367 spaces in 2015 to 3,475 spaces in 2016, while these spaces in residences for profit grew from 3,257 to 3,481 in the same period.

The total number of spaces, which include facilities that have 100 per cent heavy care, increased by 3.1 per cent to 52,669 spaces in 2016. The increase is mostly due to new facilities that are 100 per cent heavy care.<sup>10</sup> All four regions recorded an increase in the number of heavy care spaces with Vancouver Island/Central Coast having the largest percentage increase of 10.7 per cent. The increase in heavy care spaces on Vancouver Island is mainly in response to increased demand, particularly since the region recorded a decline in these spaces between 2014 and 2015.

<sup>8</sup> Residences that have both independent living spaces and heavy care spaces are called "campus of care".

<sup>9</sup> Survey response could not identify last year the bedroom type and thus classified as unknown.

<sup>10</sup> Calculated by taking the difference from the total in Table O3.1 and Table 2.1

## Spotlight on...

### Future Demand for Senior's Housing Using the Capture Rate

The demand for seniors' housing has been on the rise, with 2016 marking the fourth consecutive year that the vacancy rate has moved lower. A growing seniors' population has contributed to this demand, which is expected to increase as the baby boomers<sup>11</sup> age. This spotlight looks at the expected demand for senior's housing in the future based on population trends and projections.

One tool that can be used to forecast demand for seniors' facilities is the capture rate (see Table 1.4). The capture rate is the proportion of people over the age of 75 living in residences that are included in CMHC's seniors' housing survey compared to the general population in the same age group. Applying the capture rate to forecasts of population generates one estimate of potential demand for seniors' residences<sup>12</sup>. Figure 4 gives ranges for the projected number of potential residents over the next 10 and 20 years for the four major areas covered in the Seniors report, and for British Columbia overall. These ranges are based on the low and high capture rates observed in these areas during the last five years and applied to the projected 75+ population.<sup>13</sup>

**Figure 4. Potential Senior Residents (Over the Age of 75)**

|                           | Residents | Potential Residents |        |        |        |
|---------------------------|-----------|---------------------|--------|--------|--------|
|                           | 2016      | 2026                |        | 2036   |        |
|                           |           | Low                 | High   | Low    | High   |
| Lower Mainland            | 14,763    | 20,600              | 23,300 | 30,100 | 34,200 |
| Vancouver Island          | 7,339     | 11,200              | 12,400 | 15,200 | 16,900 |
| Okanagan/Thompson/Shuswap | 6,787     | 8,500               | 9,700  | 11,200 | 12,800 |
| Other BC                  | 2,340     | 3,700               | 3,900  | 5,200  | 5,600  |
| British Columbia          | 31,228    | 45,700              | 49,000 | 64,800 | 69,500 |

\* Population estimates and projects are from BC Stats P.E.O.P.L.E. 2015 while the capture rate and projections are CMHC calculations.

The potential number of residents who will live in seniors' housing is expected to more than double in the province by 2036 based on growth in the 75+ population, and a constant capture rate.<sup>14</sup> Within the local health areas and regional districts, the potential increase in the number of residents is mixed, with some areas forecast to have significant increases while others are not. With the increase in the population over the age of 75, more senior housing facilities will likely be needed. However, predicting demand for the various types of seniors' units, such as two-bedroom independent living units or units with heavy care services, is difficult. Some insights can be gained from Table O5,

which shows that the majority of people living in seniors residences live alone and one-quarter require heavy care.

There are a number of caveats to forecasting the number of potential senior residents. Factors which could influence the capture rate includes lifestyle changes, longer life spans or advances in homecare services which may help people to age in place. However, based on the demographics and the high birthrates between 1946 and 1964, the population above the age 75 is expected to grow significantly, impacting the senior's housing industry.

<sup>11</sup> Baby boomers are people born during the post-World War II baby boom, between the years 1946 and 1964.

<sup>12</sup> This approach assumes that the capture rate remains relatively constant over time.

<sup>13</sup> The overall capture rate for the province has been consistent for the last five years, with the spread between high and low estimated at 0.6 per cent. The spreads become greater when the geography moves into smaller regional districts and local health areas.

<sup>14</sup> Comparison of the current year against the low end of the range in 2036.

| Primary Geography               | Intermediate Geography                   | Regional Districts  | CAs/CMAAs   |
|---------------------------------|--|---|---|
| Lower Mainland                  | Fraser East                              | Fraser Valley Regional District   | Abbotsford CMA<br>Chilliwack CA   |
|                                 | Fraser North                             | part of Greater Vancouver Regional District   | part of Vancouver CMA, including Burnaby, New Westminster, Coquitlam, Port Moody, Maple Ridge, Pitt Meadows   |
|                                 | Fraser South                             | part of Greater Vancouver Regional District   | part of Vancouver CMA, including Langley, Surrey, White Rock, Delta   |
|                                 | Vancouver Coastal                        | part of Greater Vancouver Regional District<br><br>Sunshine Coast Regional District<br>Squamish Lillooet Regional District  | part of Vancouver CMA, including Vancouver City, Richmond, North Vancouver, West Vancouver, Bowen Island, Lion's Bay, Belcarra, Anmore, GRVD RDA "A"<br><br>Squamish CA |
| Vancouver Island/ Central Coast | Metro Victoria & Gulf Islands            | Capital Regional District   | Victoria CMA  |
|                                 | Central Vancouver island                 | Nanaimo Regional District<br><br>Alberni-Clayoquot Regional District<br>Cowichan Valley Regional District   | Nanaimo CA<br>Parksville CA<br>Port Alberni CA<br>Duncan CA   |
|                                 | Courtenay / North Island & Central Coast | Comox Valley Regional District<br>Strathcona Regional District<br>Mount Waddington Regional District  | Courtenay CA<br>Campbell River CA   |
|                                 |  | Powell River Regional District<br>Central Coast Regional District   | Powell River CA   |
| Okanagan/Thompson / Shuswap     | Central Okanagan                         | Central Okanagan Regional District  | Kelowna CMA   |
|                                 | North Okanagan                           | North Okanagan Regional District  | Vernon CA   |
|                                 | South Okanagan                           | Okanagan-Similkameen Regional District  | Penticton CA  |
|                                 | Thompson/Shuswap                         | Columbia-Shuswap Regional District<br>Thompson-Nicola Regional District   | Salmon Arm<br>Kamloops CA   |
| Other BC                        | Kootenay                                 | East Kootenay Regional District<br>Central Kootenay Regional District<br>Kootenay Boundary Regional District  | Cranbrook CA  |
|                                 | North-Central BC                         | Peace River Regional District<br><br>Northern Rockies Regional District<br>Bulkley-Nechako Regional District<br>Stikine Regional District<br>Kitimat-Stikine Regional District<br><br>Skeena-Queen Charlotte Regional District<br>Cariboo Regional District<br><br>Fraser-Fort George Regional District | Dawson Creek CA<br>Fort St John CA<br><br>Terrace CA<br>Kitimat CA<br>Prince Rupert CA<br><br>Williams Lake CA<br>Quesnel CA<br>Prince George CA                        |

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## I.1 Vacancy Rates (%) of Independent Living Spaces<sup>1</sup> by Unit Type British Columbia

| Centre                                 | Bachelor               |                        | One Bedroom            |                        | Two Bedroom            |                        | Total                  |                        |
|--|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
|  | 2015                   | 2016                   | 2015                   | 2016                   | 2015                   | 2016                   | 2015                   | 2016                   |
| Lower Mainland                         | 10.3 <sup>a</sup>      | 4.7 <sup>a</sup>       | 9.9 <sup>a</sup>       | 6.1 <sup>a</sup>       | 8.5 <sup>a</sup>       | 5.1 <sup>a</sup>       | 9.8 <sup>a</sup>       | 5.7 <sup>a</sup>       |
| Fraser East                            | 9.6 <sup>a</sup>       | 9.6 <sup>a</sup>       | 8.5 <sup>a</sup>       | 3.6 <sup>a</sup>       | 9.5 <sup>a</sup>       | 8.6 <sup>a</sup>       | 8.9 <sup>a</sup>       | 5.5 <sup>a</sup>       |
| Abbotsford/Mission                     | **                     | **                     | 6.6 <sup>a</sup>       | 2.7 <sup>a</sup>       | 5.8 <sup>a</sup>       | 5.0 <sup>a</sup>       | 7.4 <sup>a</sup>       | 5.2 <sup>a</sup>       |
| Chilliwack/Hope/Agassiz                | 6.5 <sup>a</sup>       | 2.9 <sup>a</sup>       | 11.9 <sup>a</sup>      | 5.3 <sup>a</sup>       | 13.4 <sup>a</sup>      | 12.5 <sup>a</sup>      | 10.6 <sup>a</sup>      | 6.0 <sup>a</sup>       |
| Fraser North                           | 6.6 <sup>a</sup>       | 4.4 <sup>a</sup>       | 8.4 <sup>a</sup>       | 4.4 <sup>a</sup>       | 7.2 <sup>a</sup>       | 2.6 <sup>a</sup>       | 7.9 <sup>a</sup>       | 4.2 <sup>a</sup>       |
| Burnaby                                | 5.6 <sup>a</sup>       | 9.4 <sup>a</sup>       | 7.7 <sup>a</sup>       | 9.1 <sup>a</sup>       | **                     | **                     | 7.2 <sup>a</sup>       | 9.1 <sup>a</sup>       |
| Coq/PtCoq/PtMoody                      | 4.3 <sup>a</sup>       | 0.0 <sup>a</sup>       | 15.1 <sup>a</sup>      | 2.2 <sup>a</sup>       | 10.7 <sup>a</sup>      | 3.6 <sup>a</sup>       | 12.2 <sup>a</sup>      | 1.8 <sup>a</sup>       |
| Maple Ridge/Pitt Meadows               | **                     | 1.1 <sup>a</sup>       | 3.5 <sup>a</sup>       | 1.9 <sup>a</sup>       | 4.3 <sup>c</sup>       | 0.0 <sup>a</sup>       | 5.7 <sup>a</sup>       | 1.6 <sup>a</sup>       |
| New Westminster                        | **                     | **                     | **                     | **                     | **                     | **                     | **                     | **                     |
| Fraser South                           | 17.5 <sup>a</sup>      | 4.7 <sup>a</sup>       | 10.4 <sup>a</sup>      | 7.1 <sup>a</sup>       | 9.3 <sup>a</sup>       | 4.0 <sup>a</sup>       | 11.7 <sup>a</sup>      | 6.2 <sup>a</sup>       |
| Langley                                | 5.7 <sup>a</sup>       | 2.9 <sup>a</sup>       | 12.8 <sup>a</sup>      | 9.1 <sup>a</sup>       | 7.9 <sup>a</sup>       | 8.5 <sup>a</sup>       | 11.2 <sup>a</sup>      | 8.3 <sup>a</sup>       |
| Surrey/Delta                           | 21.5 <sup>a</sup>      | 5.3 <sup>a</sup>       | 10.0 <sup>a</sup>      | 4.8 <sup>a</sup>       | 7.1 <sup>b</sup>       | 0.0 <sup>a</sup>       | 13.7 <sup>a</sup>      | 4.3 <sup>a</sup>       |
| White Rock/S. Surrey                   | 16.8 <sup>d</sup>      | 4.5 <sup>a</sup>       | 8.4 <sup>a</sup>       | 6.9 <sup>a</sup>       | 13.4 <sup>c</sup>      | 3.0 <sup>a</sup>       | 10.1 <sup>a</sup>      | 6.0 <sup>a</sup>       |
| Vancouver Coastal                      | 6.3 <sup>a</sup>       | 3.2 <sup>a</sup>       | 11.4 <sup>a</sup>      | 7.9 <sup>a</sup>       | 7.4 <sup>a</sup>       | 4.8 <sup>a</sup>       | 9.7 <sup>a</sup>       | 6.4 <sup>a</sup>       |
| Vancouver                              | 7.0 <sup>a</sup>       | 3.8 <sup>a</sup>       | 15.3 <sup>a</sup>      | 11.7 <sup>a</sup>      | 10.3 <sup>c</sup>      | 10.3 <sup>a</sup>      | 12.1 <sup>a</sup>      | 9.1 <sup>a</sup>       |
| Richmond                               | **                     | **                     | **                     | **                     | **                     | **                     | 0.0 <sup>a</sup>       | 0.0 <sup>a</sup>       |
| North/West Vancouver                   | 5.2 <sup>a</sup>       | 3.1 <sup>a</sup>       | 9.2 <sup>a</sup>       | 3.6 <sup>a</sup>       | 7.5 <sup>a</sup>       | 1.4 <sup>a</sup>       | 8.4 <sup>a</sup>       | 3.0 <sup>a</sup>       |
| Coastal Vancouver                      | **                     | **                     | **                     | **                     | **                     | **                     | **                     | **                     |
| Vancouver Island/ Central Coast        | 10.3 <sup>a</sup>      | 5.1 <sup>a</sup>       | 6.7 <sup>a</sup>       | 3.6 <sup>a</sup>       | 7.4 <sup>a</sup>       | 5.6 <sup>a</sup>       | 7.5 <sup>a</sup>       | 4.2 <sup>a</sup>       |
| Metro Victoria & Gulf Islands          | 11.5 <sup>a</sup>      | 4.0 <sup>a</sup>       | 6.7 <sup>a</sup>       | 3.9 <sup>a</sup>       | 7.6 <sup>b</sup>       | 4.6 <sup>a</sup>       | 7.6 <sup>a</sup>       | 4.0 <sup>a</sup>       |
| Saanich, Peninsula & Gulf Islands      | 12.4 <sup>c</sup>      | 4.6 <sup>a</sup>       | 8.2 <sup>a</sup>       | 3.8 <sup>a</sup>       | 9.4 <sup>b</sup>       | 2.9 <sup>a</sup>       | 9.1 <sup>a</sup>       | 3.8 <sup>a</sup>       |
| Victoria / Esq. /Oak Bay / V. Royal    | 12.1 <sup>c</sup>      | 3.4 <sup>b</sup>       | 6.5 <sup>b</sup>       | 4.3 <sup>a</sup>       | 6.1 <sup>c</sup>       | 7.0 <sup>b</sup>       | 7.7 <sup>a</sup>       | 4.5 <sup>a</sup>       |
| West Shore                             | **                     | **                     | **                     | **                     | **                     | **                     | **                     | **                     |
| Central Vancouver Island               | 5.7 <sup>a</sup>       | 5.3 <sup>a</sup>       | 7.6 <sup>a</sup>       | 3.0 <sup>a</sup>       | 6.6 <sup>a</sup>       | 1.8 <sup>a</sup>       | 7.1 <sup>a</sup>       | 3.4 <sup>a</sup>       |
| Duncan/Cowichan                        | 4.1 <sup>a</sup>       | 2.5 <sup>a</sup>       | 13.5 <sup>a</sup>      | 6.9 <sup>a</sup>       | **                     | **                     | 9.0 <sup>a</sup>       | 5.4 <sup>a</sup>       |
| Parksville/Qualicum                    | **                     | **                     | **                     | **                     | **                     | **                     | **                     | **                     |
| Port Alberni                           | **                     | **                     | **                     | **                     | **                     | **                     | **                     | **                     |
| Nanaimo                                | 7.7 <sup>a</sup>       | 7.9 <sup>a</sup>       | 7.2 <sup>a</sup>       | 1.7 <sup>a</sup>       | 9.3 <sup>a</sup>       | 0.9 <sup>a</sup>       | 7.5 <sup>a</sup>       | 2.8 <sup>a</sup>       |
| Courtenay/ North Island/ Central Coast | 25.4 <sup>a</sup>      | 10.0 <sup>a</sup>      | **                     | **                     | **                     | **                     | 8.9 <sup>a</sup>       | 7.6 <sup>a</sup>       |
| Okanagan/ Thompson/ Shuswap            | 5.7 <sup>a</sup>       | 9.5 <sup>a</sup>       | 12.0 <sup>a</sup>      | 10.0 <sup>a</sup>      | 9.0 <sup>a</sup>       | 9.6 <sup>a</sup>       | 10.1 <sup>a</sup>      | 9.8 <sup>a</sup>       |
| Central Okanagan                       | 9.1 <sup>a</sup>       | 8.4 <sup>a</sup>       | 7.4 <sup>a</sup>       | 7.5 <sup>a</sup>       | 6.0 <sup>a</sup>       | 10.4 <sup>a</sup>      | 7.5 <sup>a</sup>       | 8.0 <sup>a</sup>       |
| North Okanagan                         | 1.0 <sup>a</sup>       | 5.4 <sup>a</sup>       | 10.7 <sup>a</sup>      | 7.7 <sup>a</sup>       | 2.4 <sup>a</sup>       | 2.4 <sup>a</sup>       | 5.5 <sup>a</sup>       | 5.9 <sup>a</sup>       |
| South Okanagan                         | 12.8 <sup>c</sup>      | 14.3 <sup>a</sup>      | 15.6 <sup>a</sup>      | 17.9 <sup>a</sup>      | 5.7 <sup>c</sup>       | 10.7 <sup>a</sup>      | 13.9 <sup>a</sup>      | 16.3 <sup>a</sup>      |
| Thompson/ Shuswap                      | 4.2 <sup>b</sup>       | 12.9 <sup>a</sup>      | 18.7 <sup>a</sup>      | 9.4 <sup>a</sup>       | 17.9 <sup>a</sup>      | 12.1 <sup>a</sup>      | 14.9 <sup>a</sup>      | 10.7 <sup>a</sup>      |
| Other BC                               | 6.0 <sup>a</sup>       | 9.2 <sup>a</sup>       | 5.2 <sup>a</sup>       | 2.7 <sup>a</sup>       | 2.1 <sup>a</sup>       | 2.0 <sup>a</sup>       | 4.8 <sup>a</sup>       | 3.8 <sup>a</sup>       |
| <b>British Columbia</b>                | <b>8.9<sup>a</sup></b> | <b>6.3<sup>a</sup></b> | <b>9.4<sup>a</sup></b> | <b>6.3<sup>a</sup></b> | <b>8.0<sup>a</sup></b> | <b>6.3<sup>a</sup></b> | <b>9.1<sup>a</sup></b> | <b>6.3<sup>a</sup></b> |

<sup>1</sup> Nationally these are referred to as Standard Spaces.

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).

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

## 1.2 Vacancy Rates (%) of Independent Living Spaces<sup>1</sup> by Rent Range (\$) British Columbia

| Centre                                 | Less than \$1,900      |                        | \$1,900 - \$2,399      |                        | \$2,400 - \$2,899       |                        | \$2,900 - \$4,999      |                        | \$5,000 and more        |                        | Total when rents are known |                        |
|--|------------------------|------------------------|------------------------|------------------------|-------------------------|------------------------|------------------------|------------------------|-------------------------|------------------------|----------------------------|------------------------|
|  | 2015                   | 2016                   | 2015                   | 2016                   | 2015                    | 2016                   | 2015                   | 2016                   | 2015                    | 2016                   | 2015                       | 2016                   |
| Lower Mainland                         | 7.5 <sup>a</sup>       | 3.5 <sup>a</sup>       | 10.4 <sup>a</sup>      | 4.5 <sup>a</sup>       | 11.8 <sup>a</sup>       | 8.6 <sup>a</sup>       | 7.9 <sup>a</sup>       | 4.0 <sup>a</sup>       | 15.6 <sup>a</sup>       | 10.5 <sup>a</sup>      | 9.8 <sup>a</sup>           | 5.7 <sup>a</sup>       |
| Fraser East                            | 1.5 <sup>a</sup>       | 1.3 <sup>a</sup>       | 9.3 <sup>a</sup>       | 2.4 <sup>a</sup>       | 16.3 <sup>a</sup>       | 10.9 <sup>a</sup>      | 7.5 <sup>a</sup>       | 5.6 <sup>a</sup>       | **                      | **                     | 8.9 <sup>a</sup>           | 5.5 <sup>a</sup>       |
| Abbotsford/Mission                     | 0.5 <sup>a</sup>       | **                     | 6.6 <sup>a</sup>       | **                     | 16.9 <sup>a</sup>       | 12.2 <sup>a</sup>      | 7.1 <sup>a</sup>       | 2.6 <sup>a</sup>       | **                      | **                     | 7.4 <sup>a</sup>           | 5.2 <sup>a</sup>       |
| Chilliwack/Hope/Agassiz                | 2.7 <sup>a</sup>       | 2.4 <sup>a</sup>       | 11.9 <sup>a</sup>      | 3.8 <sup>a</sup>       | **                      | **                     | **                     | **                     | **                      | **                     | 10.6 <sup>a</sup>          | 6.0 <sup>a</sup>       |
| Fraser North                           | 6.1 <sup>a</sup>       | 5.2 <sup>a</sup>       | 12.8 <sup>a</sup>      | 8.7 <sup>a</sup>       | 3.6 <sup>a</sup>        | 1.6 <sup>a</sup>       | 8.5 <sup>a</sup>       | 3.3 <sup>a</sup>       | **                      | **                     | 7.9 <sup>a</sup>           | 4.2 <sup>a</sup>       |
| Burnaby                                | **                     | 9.1 <sup>a</sup>       | 11.0 <sup>a</sup>      | **                     | **                      | 4.8 <sup>a</sup>       | **                     | **                     | **                      | **                     | 7.2 <sup>a</sup>           | 9.1 <sup>a</sup>       |
| Coq/PtCoq/PtMoody                      | **                     | **                     | **                     | **                     | **                      | 0.0 <sup>a</sup>       | 14.5 <sup>a</sup>      | 2.3 <sup>a</sup>       | **                      | **                     | 12.2 <sup>a</sup>          | 1.8 <sup>a</sup>       |
| Maple Ridge/Pitt Meadows               | **                     | **                     | **                     | 1.6 <sup>a</sup>       | 4.3 <sup>b</sup>        | 0.7 <sup>a</sup>       | 2.8 <sup>a</sup>       | 2.2 <sup>a</sup>       | **                      | **                     | 5.7 <sup>a</sup>           | 1.6 <sup>a</sup>       |
| New Westminster                        | **                     | **                     | **                     | **                     | **                      | **                     | **                     | **                     | **                      | **                     | **                         | **                     |
| Fraser South                           | 16.4 <sup>a</sup>      | 2.2 <sup>a</sup>       | 17.5 <sup>a</sup>      | 5.5 <sup>a</sup>       | 13.3 <sup>a</sup>       | 10.2 <sup>a</sup>      | 8.7 <sup>a</sup>       | 4.7 <sup>a</sup>       | **                      | 5.3 <sup>a</sup>       | 11.7 <sup>a</sup>          | 6.2 <sup>a</sup>       |
| Langley                                | **                     | **                     | 7.4 <sup>a</sup>       | 0.0 <sup>a</sup>       | 10.1 <sup>a</sup>       | 10.0 <sup>a</sup>      | 13.6 <sup>a</sup>      | 7.8 <sup>a</sup>       | **                      | **                     | 11.2 <sup>a</sup>          | 8.3 <sup>a</sup>       |
| Surrey/Delta                           | 16.0 <sup>a</sup>      | 2.4 <sup>a</sup>       | 25.7 <sup>a</sup>      | 6.2 <sup>a</sup>       | 24.1 <sup>a</sup>       | 11.3 <sup>a</sup>      | 3.2 <sup>b</sup>       | 0.0 <sup>a</sup>       | **                      | **                     | 13.7 <sup>a</sup>          | 4.3 <sup>a</sup>       |
| White Rock/S. Surrey                   | **                     | **                     | 11.8 <sup>d</sup>      | **                     | 14.9 <sup>c</sup>       | 7.8 <sup>a</sup>       | 9.5 <sup>a</sup>       | 5.5 <sup>a</sup>       | **                      | **                     | 10.1 <sup>a</sup>          | 6.0 <sup>a</sup>       |
| Vancouver Coastal                      | **                     | 5.5 <sup>a</sup>       | 2.3 <sup>a</sup>       | 2.3 <sup>a</sup>       | 17.0 <sup>a</sup>       | 6.8 <sup>a</sup>       | 6.0 <sup>a</sup>       | 3.3 <sup>a</sup>       | 15.8 <sup>a</sup>       | 10.7 <sup>a</sup>      | 9.7 <sup>a</sup>           | 6.4 <sup>a</sup>       |
| Vancouver                              | **                     | **                     | 2.7 <sup>a</sup>       | **                     | **                      | **                     | 8.4 <sup>a</sup>       | 5.3 <sup>a</sup>       | 21.4 <sup>a</sup>       | 17.0 <sup>a</sup>      | 12.1 <sup>a</sup>          | 9.1 <sup>a</sup>       |
| Richmond                               | **                     | **                     | **                     | **                     | **                      | **                     | **                     | **                     | **                      | **                     | 0.0 <sup>a</sup>           | 0.0 <sup>a</sup>       |
| North/West Vancouver                   | **                     | **                     | **                     | **                     | **                      | **                     | 8.0 <sup>a</sup>       | 1.1 <sup>a</sup>       | 8.7 <sup>a</sup>        | 3.8 <sup>a</sup>       | 8.4 <sup>a</sup>           | 3.0 <sup>a</sup>       |
| Vancouver Coastal                      | **                     | **                     | **                     | **                     | **                      | **                     | **                     | **                     | **                      | **                     | **                         | **                     |
| Vancouver Island/ Central Coast        | 7.5 <sup>a</sup>       | 5.5 <sup>a</sup>       | 4.2 <sup>a</sup>       | 3.8 <sup>a</sup>       | 9.7 <sup>a</sup>        | 3.7 <sup>a</sup>       | 7.0 <sup>a</sup>       | 4.2 <sup>a</sup>       | 14.2 <sup>c</sup>       | 3.1 <sup>b</sup>       | 7.5 <sup>a</sup>           | 4.2 <sup>a</sup>       |
| Metro Victoria & Gulf Islands          | 5.0 <sup>c</sup>       | 2.3 <sup>a</sup>       | 2.0 <sup>b</sup>       | 4.9 <sup>a</sup>       | 15.2 <sup>a</sup>       | 3.0 <sup>a</sup>       | 6.7 <sup>a</sup>       | 4.2 <sup>a</sup>       | 14.2 <sup>c</sup>       | 3.1 <sup>b</sup>       | 7.6 <sup>a</sup>           | 4.0 <sup>a</sup>       |
| Saanich, Peninsula & Gulf Islands      | **                     | **                     | 1.6 <sup>c</sup>       | **                     | 14.1 <sup>c</sup>       | 1.7 <sup>a</sup>       | 8.7 <sup>a</sup>       | 4.3 <sup>a</sup>       | **                      | **                     | 9.1 <sup>a</sup>           | 3.8 <sup>a</sup>       |
| Victoria / Esq. /Oak Bay / V. Royal    | 5.3 <sup>c</sup>       | 2.4 <sup>b</sup>       | **                     | 10.7 <sup>c</sup>      | 18.3 <sup>d</sup>       | 2.4 <sup>b</sup>       | 4.2 <sup>b</sup>       | 4.2 <sup>a</sup>       | **                      | 7.7 <sup>c</sup>       | 7.7 <sup>a</sup>           | 4.5 <sup>a</sup>       |
| West Shore                             | **                     | **                     | **                     | **                     | **                      | **                     | **                     | **                     | **                      | **                     | **                         | **                     |
| Central Vancouver Island               | 9.4 <sup>a</sup>       | 6.8 <sup>a</sup>       | 0.5 <sup>a</sup>       | 0.6 <sup>a</sup>       | 6.9 <sup>a</sup>        | 4.0 <sup>a</sup>       | 8.6 <sup>a</sup>       | 1.7 <sup>a</sup>       | **                      | **                     | 7.1 <sup>a</sup>           | 3.4 <sup>a</sup>       |
| Duncan/Cowichan                        | **                     | 7.7 <sup>a</sup>       | **                     | **                     | **                      | **                     | 16.0 <sup>a</sup>      | 4.7 <sup>a</sup>       | **                      | **                     | 9.0 <sup>a</sup>           | 5.4 <sup>a</sup>       |
| Parksville/Qualicum                    | **                     | **                     | **                     | **                     | **                      | **                     | **                     | **                     | **                      | **                     | **                         | **                     |
| Port Alberni                           | **                     | **                     | **                     | **                     | **                      | **                     | **                     | **                     | **                      | **                     | **                         | **                     |
| Nanaimo                                | 11.2 <sup>a</sup>      | 7.0 <sup>a</sup>       | 0.7 <sup>a</sup>       | 0.0 <sup>a</sup>       | 6.4 <sup>a</sup>        | 1.7 <sup>a</sup>       | 9.3 <sup>a</sup>       | 1.7 <sup>a</sup>       | **                      | **                     | 7.5 <sup>a</sup>           | 2.8 <sup>a</sup>       |
| Courtenay/ North Island/ Central Coast | **                     | **                     | **                     | **                     | **                      | **                     | 5.1 <sup>a</sup>       | 9.3 <sup>a</sup>       | **                      | **                     | 8.9 <sup>a</sup>           | 7.6 <sup>a</sup>       |
| Okanagan/ Thompson/ Shuswap            | 9.6 <sup>a</sup>       | 9.2 <sup>a</sup>       | 11.9 <sup>a</sup>      | 16.2 <sup>a</sup>      | 9.9 <sup>a</sup>        | 7.6 <sup>a</sup>       | 8.0 <sup>a</sup>       | 6.0 <sup>a</sup>       | **                      | **                     | 10.1 <sup>a</sup>          | 9.8 <sup>a</sup>       |
| Central Okanagan                       | 10.2 <sup>a</sup>      | 11.7 <sup>a</sup>      | 6.7 <sup>a</sup>       | 13.3 <sup>a</sup>      | 7.8 <sup>a</sup>        | 4.1 <sup>a</sup>       | 5.8 <sup>a</sup>       | 7.3 <sup>a</sup>       | **                      | **                     | 7.5 <sup>a</sup>           | 8.0 <sup>a</sup>       |
| North Okanagan                         | 3.2 <sup>a</sup>       | 5.4 <sup>a</sup>       | 3.3 <sup>a</sup>       | 6.5 <sup>a</sup>       | 11.2 <sup>a</sup>       | 18.9 <sup>a</sup>      | 2.9 <sup>a</sup>       | 1.8 <sup>a</sup>       | **                      | **                     | 5.5 <sup>a</sup>           | 5.9 <sup>a</sup>       |
| South Okanagan                         | 12.7 <sup>c</sup>      | 10.8 <sup>a</sup>      | 24.6 <sup>a</sup>      | 36.0 <sup>a</sup>      | 4.4 <sup>c</sup>        | 5.5 <sup>a</sup>       | 4.4 <sup>d</sup>       | 3.5 <sup>a</sup>       | **                      | **                     | 13.9 <sup>a</sup>          | 16.3 <sup>a</sup>      |
| Thompson/ Shuswap                      | 15.3 <sup>a</sup>      | 8.9 <sup>a</sup>       | 12.6 <sup>a</sup>      | 9.3 <sup>a</sup>       | 16.6 <sup>a</sup>       | 14.7 <sup>a</sup>      | 15.3 <sup>a</sup>      | 8.9 <sup>a</sup>       | **                      | **                     | 14.9 <sup>a</sup>          | 10.7 <sup>a</sup>      |
| Other BC                               | 9.1 <sup>a</sup>       | 5.9 <sup>a</sup>       | 1.4 <sup>a</sup>       | 0.7 <sup>a</sup>       | 5.9 <sup>a</sup>        | 3.9 <sup>a</sup>       | 1.3 <sup>a</sup>       | 6.7 <sup>b</sup>       | **                      | **                     | 4.8 <sup>a</sup>           | 3.8 <sup>a</sup>       |
| <b>British Columbia</b>                | <b>8.4<sup>a</sup></b> | <b>5.8<sup>a</sup></b> | <b>9.2<sup>a</sup></b> | <b>8.5<sup>a</sup></b> | <b>10.2<sup>a</sup></b> | <b>7.0<sup>a</sup></b> | <b>7.6<sup>a</sup></b> | <b>4.4<sup>a</sup></b> | <b>15.4<sup>a</sup></b> | <b>9.7<sup>a</sup></b> | <b>9.1<sup>a</sup></b>     | <b>6.3<sup>a</sup></b> |

<sup>1</sup> Nationally these are referred to as Standard Spaces.

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> British Columbia

| Centre                                 | Vacancy Rate |              | Average Rent   |                |
|--|--------------|--------------|----------------|----------------|
|  | 2015         | 2016         | 2015           | 2016           |
| Lower Mainland                         | 1.9 a        | 1.6 a        | 6,051 a        | 6,194 a        |
| Fraser East                            | 2.8          | 2.8          | **             | 5,022 a        |
| Fraser North                           | 1.6          | 1.7          | **             | **             |
| Fraser South                           | 1.0 a        | 0.4 a        | 5,821 a        | 6,094 a        |
| Vancouver Coastal                      | 2.3 a        | 1.8 a        | **             | **             |
| Vancouver Island/ Central Coast        | 2.4 a        | 1.3 a        | 6,372 a        | 6,430 a        |
| Metro Victoria & Gulf Islands          | 2.5 a        | 3.9 a        | 6,766 a        | 6,816 a        |
| Central Vancouver Island               | 2.7 a        | 0.4 a        | 5,644 a        | **             |
| Courtenay/ North Island/ Central Coast | **           | **           | **             | **             |
| Okanagan/ Thompson/ Shuswap            | 1.8 a        | 1.1 a        | 5,165 a        | 5,982 a        |
| Other BC                               | **           | 0.3 a        | **             | **             |
| <b>British Columbia</b>                | <b>1.8 a</b> | <b>1.3 a</b> | <b>6,011 a</b> | <b>6,214 a</b> |

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

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

### I.4 Universe, Number of Residents Living in Universe and Capture Rate (%) British Columbia

| 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> (%) |
|--|------------------------|----------------------|--------------|----------------------|---------------------|--|-------------------------------|
|  |                        | 2015                 | 2016         |                      |                     |  |                               |
| Lower Mainland                         | 14,439                 | 6.5 a                | 3.8 a        | 137                  | 14,763 a            | 199,295                                    | 7.4                           |
| Fraser East                            | 2,424                  | 5.7 a                | 4.0 a        | 23                   | 2,506 a             | 22,257                                     | 11.3                          |
| Abbotsford/Mission                     | 1,487                  | 5.1 a                | 3.9 a        | 8                    | 1,537 a             | 12,735                                     | 12.1                          |
| Chilliwack/Hope/Agassiz                | 937                    | 6.7 a                | 4.2 a        | 15                   | 969 a               | 9,522                                      | 10.2                          |
| Fraser North                           | 3,039                  | 5.8 a                | 3.3 a        | 27                   | 3,115 a             | 39,797                                     | 7.8                           |
| Fraser South                           | 4,609                  | 7.3 a                | 3.8 a        | 42                   | 4,711 a             | 49,120                                     | 9.6                           |
| Langley                                | 1,173                  | 9.1 a                | 6.4 a        | 11                   | 1,202 a             | 9,782                                      | 12.3                          |
| Surrey/Delta                           | 1,771                  | 7.4 a                | 2.5 a        | 18                   | 1,808 a             | 28,424                                     | 6.4                           |
| White Rock/S. Surrey                   | 1,665                  | 5.9 a                | 3.2 a        | 13                   | 1,701 a             | 10,914                                     | 15.6                          |
| Vancouver Coastal                      | 4,367                  | 6.5 a                | 4.1 a        | 45                   | 4,431 a             | 88,121                                     | 5.0                           |
| Vancouver Island/ Central Coast        | 7,105                  | 5.2 a                | 3.0 a        | 86                   | 7,339 a             | 76,540                                     | 9.6                           |
| Metro Victoria & Gulf Islands          | 3,504                  | 5.3 a                | 3.4 a        | 45                   | 3,664 a             | 35,298                                     | 10.4                          |
| Central Vancouver Island               | 2,855                  | 4.7 a                | 2.1 a        | 32                   | 2,897 a             | 28,161                                     | 10.3                          |
| Courtenay/ North Island/ Central Coast | 746                    | 6.5 a                | 4.4 a        | 9                    | 778 a               | 13,081                                     | 5.9                           |
| Okanagan/ Thompson/ Shuswap            | 6,717                  | 7.3 a                | 7.0 a        | 88                   | 6,787 a             | 55,433                                     | 12.2                          |
| Central Okanagan                       | 2,602                  | 5.2 a                | 5.7 a        | 27                   | 2,717 a             | 18,500                                     | 14.7                          |
| North Okanagan                         | 1,077                  | 4.1 a                | 4.3 a        | 15                   | 1,131 a             | 9,007                                      | 12.6                          |
| South Okanagan                         | 1,511                  | 8.1 a                | 9.1 a        | 19                   | 1,439 a             | 11,992                                     | 12.0                          |
| Thompson/ Shuswap                      | 1,527                  | 12.0 a               | 9.0 a        | 27                   | 1,500 a             | 15,934                                     | 9.4                           |
| Other BC                               | 2,344                  | 2.7 a                | 2.0 a        | 46                   | 2,340 a             | 30,410                                     | 7.7                           |
| <b>British Columbia</b>                | <b>30,605</b>          | <b>6.1 a</b>         | <b>4.2 a</b> | <b>357</b>           | <b>31,228 a</b>     | <b>361,678</b>                             | <b>8.6</b>                    |

<sup>1</sup> Source: Current Population Estimates, P.E.O.P.L.E. 2015, BC Statistics.

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

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

## 2.1 Universe of Total Spaces by Unit Type British Columbia

| Centre                                 | Bachelor      | One Bedroom   | Two Bedroom  | Total         |
|--|---------------|---------------|--------------|---------------|
| Lower Mainland                         | 6,053         | 7,314         | 1,072        | 14,439        |
| Fraser East                            | 1,075         | 1,117         | 232          | 2,424         |
| Fraser North                           | 1,279         | 1,605         | 155          | 3,039         |
| Fraser South                           | 2,005         | 2,252         | 352          | 4,609         |
| Vancouver Coastal                      | 1,694         | 2,340         | 333          | 4,367         |
| Vancouver Island/ Central Coast        | 2,853         | 3,677         | 575          | 7,105         |
| Metro Victoria & Gulf Islands          | 1,097         | 2,084         | 323          | 3,504         |
| Central Vancouver Island               | 1,469         | 1,219         | 167          | 2,855         |
| Courtenay/ North Island/ Central Coast | 287           | 374           | 85           | 746           |
| Okanagan/ Thompson/ Shuswap            | 2,506         | 3,501         | 710          | 6,717         |
| Central Okanagan                       | 835           | 1,508         | 259          | 2,602         |
| North Okanagan                         | 497           | 455           | 125          | 1,077         |
| South Okanagan                         | 666           | 725           | 120          | 1,511         |
| Thompson/ Shuswap                      | 508           | 813           | 206          | 1,527         |
| Other BC                               | 1,202         | 982           | 160          | 2,344         |
| <b>British Columbia</b>                | <b>12,614</b> | <b>15,474</b> | <b>2,517</b> | <b>30,605</b> |

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

## 2.2 Universe by Unit Type British Columbia

| Centre                                 | Bachelor | One Bedroom | Two Bedroom | Total  |
|--|----------|-------------|-------------|--------|
| Lower Mainland                         | 6,053    | 7,314       | 1,072       | 14,439 |
| Independent Living Spaces <sup>1</sup> | 1,878    | 5,453       | 1,069       | 8,400  |
| Non-Market Spaces(Independent Living)  | 934      | 1,842       | 3           | 2,779  |
| Heavy Care Spaces                      | 3,226    | 19          | -           | 3,245  |
| All Other Spaces                       | 15       | -           | -           | 15     |
| Unknown Spaces                         | -        | -           | -           | -      |
| Fraser East                            | 1,075    | 1,117       | 232         | 2,424  |
| Independent Living Spaces <sup>1</sup> | 229      | 861         | 232         | 1,322  |
| Non-Market Spaces(Independent Living)  | 36       | 256         | -           | 292    |
| Heavy Care Spaces                      | 810      | -           | -           | 810    |
| All Other Spaces                       | -        | -           | -           | -      |
| Unknown Spaces                         | -        | -           | -           | -      |
| Fraser North                           | 1,279    | 1,605       | 155         | 3,039  |
| Independent Living Spaces <sup>1</sup> | 502      | 1,327       | 155         | 1,984  |
| Non-Market Spaces(Independent Living)  | 188      | 278         | -           | 466    |
| Heavy Care Spaces                      | 583      | -           | -           | 583    |
| All Other Spaces                       | 6        | -           | -           | 6      |
| Unknown Spaces                         | -        | -           | -           | -      |
| Fraser South                           | 2,005    | 2,252       | 352         | 4,609  |
| Independent Living Spaces <sup>1</sup> | 577      | 1,717       | 349         | 2,643  |
| Non-Market Spaces(Independent Living)  | 410      | 516         | 3           | 929    |
| Heavy Care Spaces                      | 1,018    | 19          | -           | 1,037  |
| All Other Spaces                       | -        | -           | -           | -      |
| Unknown Spaces                         | -        | -           | -           | -      |
| Vancouver Coastal                      | 1,694    | 2,340       | 333         | 4,367  |
| Independent Living Spaces <sup>1</sup> | 570      | 1,548       | 333         | 2,451  |
| Non-Market Spaces(Independent Living)  | 300      | 792         | -           | 1,092  |
| Heavy Care Spaces                      | 815      | -           | -           | 815    |
| All Other Spaces                       | 9        | -           | -           | 9      |
| Unknown Spaces                         | -        | -           | -           | -      |
| Vancouver Island/ Central Coast        | 2,853    | 3,677       | 575         | 7,105  |
| Independent Living Spaces <sup>1</sup> | 795      | 2,777       | 554         | 4,126  |
| Non-Market Spaces(Independent Living)  | 481      | 841         | 11          | 1,333  |
| Heavy Care Spaces                      | 1,572    | 14          | -           | 1,586  |
| All Other Spaces                       | 1        | -           | -           | 1      |
| Unknown Spaces                         | 4        | 45          | 10          | 59     |
| Metro Victoria & Gulf Islands          | 1,097    | 2,084       | 323         | 3,504  |
| Independent Living Spaces <sup>1</sup> | 396      | 1,551       | 308         | 2,255  |
| Non-Market Spaces(Independent Living)  | 271      | 484         | 5           | 760    |
| Heavy Care Spaces                      | 426      | 4           | -           | 430    |
| All Other Spaces                       | -        | -           | -           | -      |
| Unknown Spaces                         | 4        | 45          | 10          | 59     |
| Central Vancouver Island               | 1,469    | 1,219       | 167         | 2,855  |
| Independent Living Spaces <sup>1</sup> | 319      | 957         | 163         | 1,439  |
| Non-Market Spaces(Independent Living)  | 139      | 252         | 4           | 395    |
| Heavy Care Spaces                      | 1,010    | 10          | -           | 1,020  |
| All Other Spaces                       | 1        | -           | -           | 1      |
| Unknown Spaces                         | -        | -           | -           | -      |

continued

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

| <b>2.2 Universe by Unit Type<br/>British Columbia</b> |                 |                    |                    |               |
|---|-----------------|--------------------|--------------------|---------------|
| <b>Centre</b>   | <b>Bachelor</b> | <b>One Bedroom</b> | <b>Two Bedroom</b> | <b>Total</b>  |
| Courtenay/ North Island/ Central Coast                | 287             | 374                | 85                 | 746           |
| Independent Living Spaces <sup>1</sup>                | 80              | 269                | 83                 | 432           |
| Non-Market Spaces(Independent Living)                 | 71              | 105                | 2                  | 178           |
| Heavy Care Spaces                                     | 136             | -                  | -                  | 136           |
| All Other Spaces                                      | -               | -                  | -                  | -             |
| Unknown Spaces  | -               | -                  | -                  | -             |
| <b>Okanagan/ Thompson/ Shuswap</b>                    | <b>2,506</b>    | <b>3,501</b>       | <b>710</b>         | <b>6,717</b>  |
| Independent Living Spaces <sup>1</sup>                | 991             | 2,794              | 700                | 4,485         |
| Non-Market Spaces(Independent Living)                 | 430             | 707                | 10                 | 1,147         |
| Heavy Care Spaces                                     | 1,085           | -                  | -                  | 1,085         |
| All Other Spaces                                      | -               | -                  | -                  | -             |
| Unknown Spaces  | -               | -                  | -                  | -             |
| <b>Central Okanagan</b>                               | <b>835</b>      | <b>1,508</b>       | <b>259</b>         | <b>2,602</b>  |
| Independent Living Spaces <sup>1</sup>                | 298             | 1,294              | 259                | 1,851         |
| Non-Market Spaces(Independent Living)                 | 116             | 214                | -                  | 330           |
| Heavy Care Spaces                                     | 421             | -                  | -                  | 421           |
| All Other Spaces                                      | -               | -                  | -                  | -             |
| Unknown Spaces  | -               | -                  | -                  | -             |
| <b>North Okanagan</b>                                 | <b>497</b>      | <b>455</b>         | <b>125</b>         | <b>1,077</b>  |
| Independent Living Spaces <sup>1</sup>                | 297             | 339                | 123                | 759           |
| Non-Market Spaces(Independent Living)                 | 80              | 116                | 2                  | 198           |
| Heavy Care Spaces                                     | 120             | -                  | -                  | 120           |
| All Other Spaces                                      | -               | -                  | -                  | -             |
| Unknown Spaces  | -               | -                  | -                  | -             |
| <b>South Okanagan</b>                                 | <b>666</b>      | <b>725</b>         | <b>120</b>         | <b>1,511</b>  |
| Independent Living Spaces <sup>1</sup>                | 147             | 563                | 112                | 822           |
| Non-Market Spaces(Independent Living)                 | 139             | 162                | 8                  | 309           |
| Heavy Care Spaces                                     | 380             | -                  | -                  | 380           |
| All Other Spaces                                      | -               | -                  | -                  | -             |
| Unknown Spaces  | -               | -                  | -                  | -             |
| <b>Thompson/ Shuswap</b>                              | <b>508</b>      | <b>813</b>         | <b>206</b>         | <b>1,527</b>  |
| Independent Living Spaces <sup>1</sup>                | 249             | 598                | 206                | 1,053         |
| Non-Market Spaces(Independent Living)                 | 95              | 215                | -                  | 310           |
| Heavy Care Spaces                                     | 164             | -                  | -                  | 164           |
| All Other Spaces                                      | -               | -                  | -                  | -             |
| Unknown Spaces  | -               | -                  | -                  | -             |
| <b>Other BC</b>                                       | <b>1,202</b>    | <b>982</b>         | <b>160</b>         | <b>2,344</b>  |
| Independent Living Spaces <sup>1</sup>                | 185             | 638                | 151                | 974           |
| Non-Market Spaces(Independent Living)                 | 302             | 325                | 9                  | 636           |
| Heavy Care Spaces                                     | 692             | 15                 | -                  | 707           |
| All Other Spaces                                      | -               | -                  | -                  | -             |
| Unknown Spaces  | 23              | 4                  | -                  | 27            |
| <b>British Columbia</b>                               | <b>12,614</b>   | <b>15,474</b>      | <b>2,517</b>       | <b>30,605</b> |
| Independent Living Spaces <sup>1</sup>                | 3,849           | 11,662             | 2,474              | 17,985        |
| Non-Market Spaces(Independent Living)                 | 2,147           | 3,715              | 33                 | 5,895         |
| Heavy Care Spaces                                     | 6,575           | 48                 | -                  | 6,623         |
| All Other Spaces                                      | 16              | -                  | -                  | 16            |
| Unknown Spaces  | 27              | 49                 | 10                 | 86            |

<sup>1</sup> Nationally these are referred to as Standard Spaces.

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

### 2.3 Universe of Independent Living Spaces<sup>1</sup> by Rent Range (\$) British Columbia

| Centre                                 | Less than \$1,900       | \$1,900 - \$2,399       | \$2,400 - \$2,899       | \$2,900 - \$4,999       | \$5,000 and more        |
|--|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
|  | % of Total <sup>2</sup> | % of Total <sup>2</sup> | % of Total <sup>2</sup> | % of Total <sup>2</sup> | % of Total <sup>2</sup> |
| Lower Mainland                         | 13.0 a                  | 14.2 a                  | 19.7 a                  | 41.8 a                  | 11.3 a                  |
| Fraser East                            | 23.4 a                  | 21.9 a                  | 30.5 a                  | 24.2 a                  | **                      |
| Fraser North                           | 22.4 a                  | 13.9 a                  | 12.6 a                  | 50.8 a                  | 0.3 a                   |
| Fraser South                           | 8.7 a                   | 10.3 a                  | 28.9 a                  | 51.3 a                  | 0.7 a                   |
| Vancouver Coastal                      | 4.5 a                   | 14.3 a                  | 9.7 a                   | 33.7 a                  | 37.8 a                  |
| Vancouver Island/ Central Coast        | 12.7 a                  | 12.3 a                  | 17.0 a                  | 54.9 a                  | 3.2 a                   |
| Metro Victoria & Gulf Islands          | 5.9 a                   | 13.6 a                  | 12.0 a                  | 62.8 a                  | 5.7 a                   |
| Central Vancouver Island               | 26.8 a                  | 11.9 a                  | 20.6 a                  | 40.7 a                  | **                      |
| Courtenay/ North Island/ Central Coast | 2.3 a                   | 6.7 a                   | 31.0 a                  | 59.7 a                  | 0.2 a                   |
| Okanagan/ Thompson/ Shuswap            | 18.4 a                  | 26.7 a                  | 30.6 a                  | 24.2 a                  | 0.0 a                   |
| Central Okanagan                       | 13.0 a                  | 24.0 a                  | 39.4 a                  | 23.6 a                  | **                      |
| North Okanagan                         | 31.9 a                  | 18.2 a                  | 12.5 a                  | 37.4 a                  | **                      |
| South Okanagan                         | 27.0 a                  | 31.4 a                  | 31.1 a                  | 10.5 a                  | **                      |
| Thompson/ Shuswap                      | 11.7 a                  | 33.8 a                  | 27.8 a                  | 26.6 a                  | 0.1 a                   |
| Other BC                               | 25.9 a                  | 28.3 a                  | 36.5 a                  | 9.3 a                   | **                      |
| <b>British Columbia</b>                | <b>15.0 a</b>           | <b>17.6 a</b>           | <b>22.7 a</b>           | <b>38.7 a</b>           | <b>6.0 a</b>            |

Figures exclude semi-private and ward units.

<sup>1</sup> Nationally these are referred to as Standard Spaces.

<sup>2</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).**

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



## 2.4 Proportion (%) of Structures where Select Services are Available<sup>1</sup> by Structure Size British Columbia

| Centre                                 | Meals        |                    |               |               |               | On-Site<br>Medical<br>Services | On-Site<br>Nursing<br>Services <sup>2</sup> | 24-hour call<br>bell | Pharmacy |
|--|--------------|--------------------|---------------|---------------|---------------|--------------------------------|---|----------------------|----------|
|  | Optional     | # included in rent |               |               |               |                                |   |                      |          |
|  |              | 1                  | 2             | 3             |               |                                |   |                      |          |
| Lower Mainland                         | 0.0 a        | 10.2 a             | 38.7 a        | 51.1 a        | 38.7 a        | 30.7 a                         | 94.2 a                                      | 5.1 a                |          |
| 10 - 49                                | 0.0 a        | 10.0 a             | 23.3 a        | 66.7 a        | 20.0 a        | 16.7 a                         | 86.7 a                                      | 0.0 a                |          |
| 50 - 89                                | 0.0 a        | 5.9 a              | 67.6 a        | 26.5 a        | 26.5 a        | 20.6 a                         | 88.2 a                                      | 2.9 a                |          |
| 90 or more                             | 0.0 a        | 12.3 a             | 31.5 a        | 56.2 a        | 52.1 a        | 41.1 a                         | 100.0 a                                     | 8.2 a                |          |
| Fraser East                            | 0.0 a        | 13.0 a             | 26.1 a        | 60.9 a        | 60.9 a        | 30.4 a                         | 87.0 a                                      | 13.0 a               |          |
| 10 - 49                                | 0.0 a        | 0.0 a              | 11.1 a        | 88.9 a        | 33.3 a        | 11.1 a                         | 77.8 a                                      | 0.0 a                |          |
| 50 - 89                                | **           | **                 | **            | **            | **            | **                             | **  | **                   |          |
| 90 or more                             | 0.0 a        | 30.0 a             | 20.0 a        | 50.0 a        | 90.0 a        | 40.0 a                         | 100.0 a                                     | 30.0 a               |          |
| Fraser North                           | 0.0 a        | 3.7 a              | 51.9 a        | 44.4 a        | 29.6 a        | 22.2 a                         | 96.3 a                                      | 3.7 a                |          |
| 10 - 49                                | 0.0 a        | 0.0 a              | 75.0 a        | 25.0 a        | 25.0 a        | 0.0 a                          | 100.0 a                                     | 0.0 a                |          |
| 50 - 89                                | 0.0 a        | 0.0 a              | 77.8 a        | 22.2 a        | 22.2 a        | 11.1 a                         | 88.9 a                                      | 0.0 a                |          |
| 90 or more                             | 0.0 a        | 7.1 a              | 28.6 a        | 64.3 a        | 35.7 a        | 35.7 a                         | 100.0 a                                     | 7.1 a                |          |
| Fraser South                           | 0.0 a        | 4.8 a              | 33.3 a        | 61.9 a        | 47.6 a        | 31.0 a                         | 97.6 a                                      | 4.8 a                |          |
| 10 - 49                                | 0.0 a        | 10.0 a             | 0.0 a         | 90.0 a        | 20.0 a        | 20.0 a                         | 90.0 a                                      | 0.0 a                |          |
| 50 - 89                                | 0.0 a        | 14.3 a             | 57.1 a        | 28.6 a        | 42.9 a        | 28.6 a                         | 100.0 a                                     | 0.0 a                |          |
| 90 or more                             | 0.0 a        | 0.0 a              | 40.0 a        | 60.0 a        | 60.0 a        | 36.0 a                         | 100.0 a                                     | 8.0 a                |          |
| Vancouver Coastal                      | 0.0 a        | 17.8 a             | 42.2 a        | 40.0 a        | 24.4 a        | 35.6 a                         | 93.3 a                                      | 2.2 a                |          |
| 10 - 49                                | 0.0 a        | 28.6 a             | 42.9 a        | 28.6 a        | 0.0 a         | 28.6 a                         | 85.7 a                                      | 0.0 a                |          |
| 50 - 89                                | 0.0 a        | 7.1 a              | 64.3 a        | 28.6 a        | 14.3 a        | 14.3 a                         | 85.7 a                                      | 7.1 a                |          |
| 90 or more                             | 0.0 a        | 20.8 a             | 29.2 a        | 50.0 a        | 37.5 a        | 50.0 a                         | 100.0 a                                     | 0.0 a                |          |
| Vancouver Island/ Central Coast        | 2.3 a        | 14.2 a             | 41.2 a        | 42.3 a        | 22.3 a        | 22.3 a                         | 94.1 a                                      | 3.5 b                |          |
| 10 - 49                                | 2.9 a        | 23.5 a             | 38.5 a        | 35.0 a        | 11.8 c        | 5.8 a                          | 88.2 a                                      | 0.0 b                |          |
| 50 - 89                                | 5.5 a        | 0.0 c              | 38.7 a        | 55.8 a        | 16.5 a        | 16.8 d                         | 94.5 a                                      | 0.0 c                |          |
| 90 or more                             | 0.0 c        | 12.3 c             | 45.4 a        | 42.4 a        | 36.2 a        | 42.4 a                         | 100.0 a                                     | 9.1 b                |          |
| Metro Victoria & Gulf Islands          | 0.0 b        | 16.0 d             | 47.7 a        | 36.3 a        | 20.3 a        | 20.4 a                         | 93.2 a                                      | 2.3 c                |          |
| 10 - 49                                | 0.0 c        | 23.6 d             | 58.9 a        | 17.5 d        | 11.8 d        | 0.0 c                          | 82.5 a                                      | 0.0 c                |          |
| 50 - 89                                | 0.0 c        | 0.0 c              | 45.1 a        | 54.9 a        | 17.9 a        | **                             | 100.0 a                                     | 0.0 c                |          |
| 90 or more                             | **           | 18.9 d             | **            | 43.6 a        | **            | 43.6 a                         | 100.0 a                                     | **                   |          |
| Central Vancouver Island               | 6.3 a        | 12.5 a             | 31.3 a        | 50.0 a        | 28.1 a        | 25.0 a                         | 93.8 a                                      | 6.3 a                |          |
| 10 - 49                                | 7.7 a        | 23.1 a             | 15.4 a        | 53.8 a        | 15.4 a        | 7.7 a                          | 92.3 a                                      | 0.0 a                |          |
| 50 - 89                                | 16.7 a       | 0.0 a              | 16.7 a        | 66.7 a        | 16.7 a        | 16.7 a                         | 83.3 a                                      | 0.0 a                |          |
| 90 or more                             | 0.0 a        | 7.7 a              | 53.8 a        | 38.5 a        | 46.2 a        | 46.2 a                         | 100.0 a                                     | 15.4 a               |          |
| Courtenay/ North Island/ Central Coast | 0.0 a        | 11.1 a             | 44.4 a        | 44.4 a        | 11.1 a        | 22.2 a                         | 100.0 a                                     | 0.0 a                |          |
| 10 - 49                                | 0.0 a        | 25.0 a             | 25.0 a        | 50.0 a        | 0.0 a         | 25.0 a                         | 100.0 a                                     | 0.0 a                |          |
| 50 - 89                                | **           | **                 | **            | **            | **            | **                             | **  | **                   |          |
| 90 or more                             | **           | **                 | **            | **            | **            | **                             | **  | **                   |          |
| Okanagan/ Thompson/ Shuswap            | 1.1 a        | 11.4 a             | 34.1 a        | 53.4 a        | 23.9 a        | 19.3 a                         | 93.2 a                                      | 1.1 a                |          |
| 10 - 49                                | 0.0 a        | 5.9 a              | 35.3 a        | 58.8 a        | 20.6 a        | 5.9 a                          | 88.2 a                                      | 2.9 a                |          |
| 50 - 89                                | 4.8 a        | 14.3 a             | 38.1 a        | 42.9 a        | 19.0 a        | 14.3 a                         | 90.5 a                                      | 0.0 a                |          |
| 90 or more                             | 0.0 a        | 15.2 a             | 30.3 a        | 54.5 a        | 30.3 a        | 36.4 a                         | 100.0 a                                     | 0.0 a                |          |
| Other BC                               | 0.0 b        | 27.0 a             | 56.7 a        | 16.4 d        | 17.7 a        | 15.7 d                         | 93.2 a                                      | 2.2 a                |          |
| 10 - 49                                | 0.0 b        | 13.5 c             | 65.1 a        | 21.3 d        | 20.3 d        | 10.1 c                         | 89.6 a                                      | 3.3 a                |          |
| 50 - 89                                | **           | **                 | **            | **            | **            | **                             | **  | **                   |          |
| 90 or more                             | **           | **                 | **            | **            | **            | **                             | 100.0 a                                     | **                   |          |
| <b>British Columbia</b>                | <b>0.8 a</b> | <b>13.6 a</b>      | <b>40.5 a</b> | <b>45.1 a</b> | <b>28.4 a</b> | <b>23.9 a</b>                  | <b>93.8 a</b>                               | <b>3.4 a</b>         |          |
| 10 - 49                                | 0.8 a        | 13.4 a             | 40.4 a        | 45.5 a        | 18.0 a        | 9.4 a                          | 88.2 a                                      | 1.6 a                |          |
| 50 - 89                                | 2.6 a        | 10.5 a             | 51.1 a        | 35.9 a        | 23.0 a        | 16.6 a                         | 91.1 a                                      | 1.3 a                |          |
| 90 or more                             | 0.0 b        | 15.5 a             | 35.0 a        | 49.5 a        | 40.1 a        | 40.2 a                         | 100.0 a                                     | 6.0 a                |          |

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

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

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

| Centre                                 | Transportation Services | Swimming Pool | Hot Tub - Spa | Movie Theatre | Exercise Facilities | Internet      |
|--|-------------------------|---------------|---------------|---------------|---------------------|---------------|
| Lower Mainland                         | 43.1 a                  | 4.4 a         | 21.2 a        | 35.0 a        | 62.8 a              | 75.9 a        |
| 10 - 49                                | 20.0 a                  | 0.0 a         | 10.0 a        | 6.7 a         | 30.0 a              | 53.3 a        |
| 50 - 89                                | 32.4 a                  | 0.0 a         | 14.7 a        | 29.4 a        | 58.8 a              | 73.5 a        |
| 90 or more                             | 57.5 a                  | 8.2 a         | 28.8 a        | 49.3 a        | 78.1 a              | 86.3 a        |
| Fraser East                            | 47.8 a                  | 4.3 a         | 8.7 a         | 30.4 a        | 47.8 a              | 69.6 a        |
| 10 - 49                                | 11.1 a                  | 0.0 a         | 11.1 a        | 11.1 a        | 33.3 a              | 55.6 a        |
| 50 - 89                                | **                      | **            | **            | **            | **                  | **            |
| 90 or more                             | 70.0 a                  | 10.0 a        | 10.0 a        | 40.0 a        | 60.0 a              | 80.0 a        |
| Fraser North                           | 33.3 a                  | 7.4 a         | 18.5 a        | 37.0 a        | 70.4 a              | 74.1 a        |
| 10 - 49                                | 0.0 a                   | 0.0 a         | 0.0 a         | 0.0 a         | 50.0 a              | 50.0 a        |
| 50 - 89                                | 22.2 a                  | 0.0 a         | 0.0 a         | 44.4 a        | 77.8 a              | 66.7 a        |
| 90 or more                             | 50.0 a                  | 14.3 a        | 35.7 a        | 42.9 a        | 71.4 a              | 85.7 a        |
| Fraser South                           | 52.4 a                  | 4.8 a         | 23.8 a        | 35.7 a        | 64.3 a              | 83.3 a        |
| 10 - 49                                | 50.0 a                  | 0.0 a         | 10.0 a        | 10.0 a        | 30.0 a              | 70.0 a        |
| 50 - 89                                | 57.1 a                  | 0.0 a         | 14.3 a        | 14.3 a        | 57.1 a              | 85.7 a        |
| 90 or more                             | 52.0 a                  | 8.0 a         | 32.0 a        | 52.0 a        | 80.0 a              | 88.0 a        |
| Vancouver Coastal                      | 37.8 a                  | 2.2 a         | 26.7 a        | 35.6 a        | 64.4 a              | 73.3 a        |
| 10 - 49                                | 0.0 a                   | 0.0 a         | 14.3 a        | 0.0 a         | 14.3 a              | 28.6 a        |
| 50 - 89                                | 14.3 a                  | 0.0 a         | 28.6 a        | 21.4 a        | 50.0 a              | 71.4 a        |
| 90 or more                             | 62.5 a                  | 4.2 a         | 29.2 a        | 54.2 a        | 87.5 a              | 87.5 a        |
| Vancouver Island/ Central Coast        | 37.7 a                  | 2.4 b         | 16.6 a        | 29.5 a        | 51.8 a              | 86.9 a        |
| 10 - 49                                | 11.8 c                  | 0.0 b         | 2.9 a         | 2.9 a         | 17.4 a              | 79.1 a        |
| 50 - 89                                | 39.3 a                  | 0.0 c         | 11.0 a        | 22.5 d        | 61.3 a              | 83.2 a        |
| 90 or more                             | 63.6 a                  | 6.1 c         | 33.7 a        | 60.8 a        | 82.0 a              | 97.0 a        |
| Metro Victoria & Gulf Islands          | 41.0 a                  | 2.3 c         | 22.8 a        | 32.0 a        | 59.0 a              | 86.1 a        |
| 10 - 49                                | 11.8 d                  | 0.0 c         | 0.0 c         | 0.0 c         | 11.5 a              | 70.1 a        |
| 50 - 89                                | 46.0 a                  | 0.0 c         | 17.9 a        | 27.7 d        | 72.8 a              | 90.6 a        |
| 90 or more                             | 68.6 a                  | **            | 50.3 a        | 68.9 a        | 100.0 a             | 100.0 a       |
| Central Vancouver Island               | 28.1 a                  | 3.1 a         | 6.3 a         | 25.0 a        | 40.6 a              | 84.4 a        |
| 10 - 49                                | 7.7 a                   | 0.0 a         | 0.0 a         | 7.7 a         | 15.4 a              | 84.6 a        |
| 50 - 89                                | 33.3 a                  | 0.0 a         | 0.0 a         | 16.7 a        | 50.0 a              | 66.7 a        |
| 90 or more                             | 46.2 a                  | 7.7 a         | 15.4 a        | 46.2 a        | 61.5 a              | 92.3 a        |
| Courtenay/ North Island/ Central Coast | 55.6 a                  | 0.0 a         | 22.2 a        | 33.3 a        | 55.6 a              | 100.0 a       |
| 10 - 49                                | 25.0 a                  | 0.0 a         | 25.0 a        | 0.0 a         | 50.0 a              | 100.0 a       |
| 50 - 89                                | **                      | **            | **            | **            | **                  | **            |
| 90 or more                             | **                      | **            | **            | **            | **                  | **            |
| Okanagan/ Thompson/ Shuswap            | 46.6 a                  | 4.5 a         | 19.3 a        | 29.5 a        | 51.1 a              | 73.9 a        |
| 10 - 49                                | 23.5 a                  | 0.0 a         | 8.8 a         | 5.9 a         | 17.6 a              | 61.8 a        |
| 50 - 89                                | 52.4 a                  | 4.8 a         | 4.8 a         | 38.1 a        | 66.7 a              | 81.0 a        |
| 90 or more                             | 66.7 a                  | 9.1 a         | 39.4 a        | 48.5 a        | 75.8 a              | 81.8 a        |
| Other BC                               | 31.6 a                  | 0.0 b         | 15.8 d        | 6.8 c         | 43.2 a              | 52.8 a        |
| 10 - 49                                | 13.4 c                  | 0.0 b         | 0.0 b         | 0.0 b         | **                  | 62.5 a        |
| 50 - 89                                | **                      | **            | **            | **            | **                  | **            |
| 90 or more                             | **                      | **            | **            | **            | **                  | **            |
| <b>British Columbia</b>                | <b>41.2 a</b>           | <b>3.4 a</b>  | <b>18.9 a</b> | <b>28.7 a</b> | <b>54.7 a</b>       | <b>75.1 a</b> |
| 10 - 49                                | 17.2 a                  | 0.0 b         | 5.4 a         | 3.9 a         | 23.6 a              | 64.6 a        |
| 50 - 89                                | 42.5 a                  | 1.3 a         | 12.9 a        | 29.5 a        | 62.9 a              | 74.2 a        |
| 90 or more                             | 61.0 a                  | 7.4 a         | 33.6 a        | 49.7 a        | 77.2 a              | 84.5 a        |

<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.

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

### 3.1 Average Rent (\$) of Independent Living Spaces<sup>1</sup> by Unit Type British Columbia

| Centre                                 | Bachelor                 |                          | One Bedroom              |                          | Two Bedroom              |                          | Total                    |                          |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
|  | 2015                     | 2016                     | 2015                     | 2016                     | 2015                     | 2016                     | 2015                     | 2016                     |
| Lower Mainland                         | 2,194 <sup>a</sup>       | 2,220 <sup>a</sup>       | 3,227 <sup>a</sup>       | 3,340 <sup>a</sup>       | 4,341 <sup>a</sup>       | 4,512 <sup>a</sup>       | 3,143 <sup>a</sup>       | 3,239 <sup>a</sup>       |
| Fraser East                            | 1,815 <sup>a</sup>       | 1,857 <sup>a</sup>       | 2,331 <sup>a</sup>       | 2,415 <sup>a</sup>       | 3,123 <sup>a</sup>       | 3,215 <sup>a</sup>       | 2,382 <sup>a</sup>       | 2,459 <sup>a</sup>       |
| Abbotsford/Mission                     | **                       | **                       | 2,305 <sup>a</sup>       | 2,417 <sup>a</sup>       | 3,285 <sup>a</sup>       | 3,423 <sup>a</sup>       | 2,447 <sup>a</sup>       | 2,573 <sup>a</sup>       |
| Chilliwack/Hope/Agassiz                | 1,743 <sup>a</sup>       | 1,694 <sup>a</sup>       | 2,376 <sup>a</sup>       | 2,411 <sup>a</sup>       | 2,950 <sup>a</sup>       | 2,993 <sup>a</sup>       | 2,302 <sup>a</sup>       | 2,314 <sup>a</sup>       |
| Fraser North                           | 1,795 <sup>a</sup>       | 1,917 <sup>a</sup>       | 2,772 <sup>a</sup>       | 2,970 <sup>a</sup>       | 3,959 <sup>a</sup>       | 4,084 <sup>a</sup>       | 2,622 <sup>a</sup>       | 2,791 <sup>a</sup>       |
| Burnaby                                | 1,655 <sup>a</sup>       | 1,760 <sup>a</sup>       | 2,635 <sup>a</sup>       | 2,808 <sup>a</sup>       | **                       | **                       | 2,402 <sup>a</sup>       | 2,558 <sup>a</sup>       |
| Coq/PtCoq/PtMoody                      | 1,387 <sup>a</sup>       | 1,652 <sup>a</sup>       | 3,094 <sup>a</sup>       | 3,290 <sup>a</sup>       | 4,083 <sup>a</sup>       | 4,209 <sup>a</sup>       | 2,792 <sup>a</sup>       | 2,984 <sup>a</sup>       |
| Maple Ridge/Pitt Meadows               | **                       | 2,217 <sup>a</sup>       | 2,422 <sup>a</sup>       | 2,622 <sup>a</sup>       | 3,500 <sup>a</sup>       | 3,478 <sup>a</sup>       | 2,483 <sup>a</sup>       | 2,626 <sup>a</sup>       |
| New Westminster                        | **                       | **                       | **                       | **                       | **                       | **                       | **                       | **                       |
| Fraser South                           | 2,122 <sup>a</sup>       | 2,159 <sup>a</sup>       | 3,153 <sup>a</sup>       | 3,091 <sup>a</sup>       | 3,854 <sup>a</sup>       | 3,946 <sup>a</sup>       | 3,033 <sup>a</sup>       | 3,001 <sup>a</sup>       |
| Langley                                | 2,188 <sup>a</sup>       | 2,275 <sup>a</sup>       | 2,779 <sup>a</sup>       | 2,816 <sup>a</sup>       | 3,449 <sup>a</sup>       | 3,570 <sup>a</sup>       | 2,804 <sup>a</sup>       | 2,862 <sup>a</sup>       |
| Surrey/Delta                           | 1,959 <sup>a</sup>       | 1,945 <sup>a</sup>       | 3,068 <sup>a</sup>       | 2,939 <sup>a</sup>       | 3,816 <sup>a</sup>       | 3,885 <sup>a</sup>       | 2,775 <sup>a</sup>       | 2,702 <sup>a</sup>       |
| White Rock/S. Surrey                   | 2,518 <sup>a</sup>       | 2,613 <sup>a</sup>       | 3,583 <sup>a</sup>       | 3,525 <sup>a</sup>       | 4,373 <sup>a</sup>       | 4,505 <sup>a</sup>       | 3,536 <sup>a</sup>       | 3,496 <sup>a</sup>       |
| Vancouver Coastal                      | 2,832 <sup>a</sup>       | 2,693 <sup>a</sup>       | 4,277 <sup>a</sup>       | 4,449 <sup>a</sup>       | 6,107 <sup>a</sup>       | 6,209 <sup>a</sup>       | 4,187 <sup>a</sup>       | 4,280 <sup>a</sup>       |
| Vancouver                              | 2,566 <sup>a</sup>       | 2,495 <sup>a</sup>       | 4,539 <sup>a</sup>       | 4,623 <sup>a</sup>       | 6,287 <sup>a</sup>       | 6,512 <sup>a</sup>       | 4,019 <sup>a</sup>       | 4,142 <sup>a</sup>       |
| Richmond                               | **                       | **                       | **                       | **                       | **                       | **                       | 2,966 <sup>a</sup>       | 3,040 <sup>a</sup>       |
| North/West Vancouver                   | 5,169 <sup>a</sup>       | 5,356 <sup>a</sup>       | 4,992 <sup>a</sup>       | 5,417 <sup>a</sup>       | 6,626 <sup>a</sup>       | 6,652 <sup>a</sup>       | 5,396 <sup>a</sup>       | 5,699 <sup>a</sup>       |
| Coastal Vancouver                      | **                       | **                       | **                       | **                       | **                       | **                       | **                       | **                       |
| Vancouver Island/ Central Coast        | 1,969 <sup>a</sup>       | 1,982 <sup>a</sup>       | 3,067 <sup>a</sup>       | 3,088 <sup>a</sup>       | 4,121 <sup>a</sup>       | 4,039 <sup>a</sup>       | 2,987 <sup>a</sup>       | 3,002 <sup>a</sup>       |
| Metro Victoria & Gulf Islands          | 2,277 <sup>a</sup>       | 2,370 <sup>a</sup>       | 3,311 <sup>a</sup>       | 3,385 <sup>a</sup>       | 4,584 <sup>a</sup>       | 4,557 <sup>a</sup>       | 3,301 <sup>a</sup>       | 3,366 <sup>a</sup>       |
| Saanich, Peninsula & Gulf Islands      | 2,702 <sup>a</sup>       | 2,718 <sup>a</sup>       | 3,493 <sup>a</sup>       | 3,539 <sup>a</sup>       | 4,682 <sup>a</sup>       | 4,775 <sup>a</sup>       | 3,582 <sup>a</sup>       | 3,609 <sup>a</sup>       |
| Victoria / Esq. /Oak Bay / V. Royal    | 2,055 <sup>a</sup>       | 2,149 <sup>a</sup>       | 3,331 <sup>a</sup>       | 3,439 <sup>a</sup>       | 4,729 <sup>a</sup>       | 4,549 <sup>a</sup>       | 3,202 <sup>a</sup>       | 3,308 <sup>a</sup>       |
| West Shore                             | **                       | **                       | **                       | **                       | **                       | **                       | **                       | **                       |
| Central Vancouver Island               | 1,507 <sup>a</sup>       | 1,389 <sup>a</sup>       | 2,683 <sup>a</sup>       | 2,611 <sup>a</sup>       | 3,409 <sup>a</sup>       | 3,203 <sup>a</sup>       | 2,492 <sup>a</sup>       | 2,407 <sup>a</sup>       |
| Duncan/Cowichan                        | 1,604 <sup>a</sup>       | 1,192 <sup>a</sup>       | 2,727 <sup>a</sup>       | 2,307 <sup>a</sup>       | **                       | **                       | 2,387 <sup>a</sup>       | 2,027 <sup>a</sup>       |
| Parksville/Qualicum                    | **                       | **                       | **                       | **                       | **                       | **                       | **                       | **                       |
| Port Alberni                           | **                       | **                       | **                       | **                       | **                       | **                       | **                       | **                       |
| Nanaimo                                | 1,379 <sup>a</sup>       | 1,338 <sup>a</sup>       | 2,635 <sup>a</sup>       | 2,644 <sup>a</sup>       | 3,452 <sup>a</sup>       | 3,422 <sup>a</sup>       | 2,478 <sup>a</sup>       | 2,477 <sup>a</sup>       |
| Courtenay/ North Island/ Central Coast | 2,309 <sup>a</sup>       | 2,391 <sup>a</sup>       | **                       | **                       | **                       | **                       | 2,902 <sup>a</sup>       | 3,057 <sup>a</sup>       |
| Okanagan/ Thompson/ Shuswap            | 1,769 <sup>a</sup>       | 1,831 <sup>a</sup>       | 2,386 <sup>a</sup>       | 2,489 <sup>a</sup>       | 3,133 <sup>a</sup>       | 3,305 <sup>a</sup>       | 2,362 <sup>a</sup>       | 2,471 <sup>a</sup>       |
| Central Okanagan                       | 1,836 <sup>a</sup>       | 1,922 <sup>a</sup>       | 2,462 <sup>a</sup>       | 2,537 <sup>a</sup>       | 3,528 <sup>a</sup>       | 3,674 <sup>a</sup>       | 2,492 <sup>a</sup>       | 2,597 <sup>a</sup>       |
| North Okanagan                         | 1,553 <sup>a</sup>       | 1,556 <sup>a</sup>       | 2,420 <sup>a</sup>       | 2,640 <sup>a</sup>       | 3,202 <sup>a</sup>       | 3,611 <sup>a</sup>       | 2,212 <sup>a</sup>       | 2,373 <sup>a</sup>       |
| South Okanagan                         | 1,771 <sup>a</sup>       | 1,912 <sup>a</sup>       | 2,129 <sup>a</sup>       | 2,199 <sup>a</sup>       | 2,993 <sup>a</sup>       | 2,969 <sup>a</sup>       | 2,192 <sup>a</sup>       | 2,253 <sup>a</sup>       |
| Thompson/ Shuswap                      | 1,944 <sup>a</sup>       | 2,002 <sup>a</sup>       | 2,471 <sup>a</sup>       | 2,575 <sup>a</sup>       | 2,744 <sup>a</sup>       | 2,840 <sup>a</sup>       | 2,394 <sup>a</sup>       | 2,491 <sup>a</sup>       |
| Other BC                               | 1,698 <sup>a</sup>       | 1,611 <sup>a</sup>       | 2,255 <sup>a</sup>       | 2,220 <sup>a</sup>       | 2,793 <sup>a</sup>       | 2,698 <sup>a</sup>       | 2,237 <sup>a</sup>       | 2,178 <sup>a</sup>       |
| <b>British Columbia</b>                | <b>2,014<sup>a</sup></b> | <b>2,041<sup>a</sup></b> | <b>2,941<sup>a</sup></b> | <b>3,015<sup>a</sup></b> | <b>3,863<sup>a</sup></b> | <b>3,953<sup>a</sup></b> | <b>2,868<sup>a</sup></b> | <b>2,935<sup>a</sup></b> |

<sup>1</sup> Nationally these are referred to as Standard Spaces.

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

**OI Average Rent (\$) of Independent Living Spaces<sup>1</sup>**  
**by Unit Type and Date Residence Opened**  
**British Columbia**

| Centre                          | Before 1990 | 1990-1999 | 2000 or later | Total   |
|---------------------------------|-------------|-----------|---------------|---------|
| Lower Mainland                  | 3,046 a     | 2,676 a   | 3,417 a       | 3,239 a |
| Bachelor                        | 2,129 a     | 1,903 a   | 2,376 a       | 2,220 a |
| One Bedroom                     | 3,656 a     | 2,770 a   | 3,411 a       | 3,340 a |
| Two Bedroom                     | 4,958 a     | 3,909 a   | 4,534 a       | 4,512 a |
| Vancouver Island/ Central Coast | 2,803 a     | 3,040 a   | 3,077 a       | 3,002 a |
| Bachelor                        | 1,479 a     | 2,510 a   | 2,096 a       | 1,982 a |
| One Bedroom                     | 3,206 a     | 3,053 a   | 3,056 a       | 3,088 a |
| Two Bedroom                     | 4,480 a     | 3,773 a   | 4,038 a       | 4,039 a |
| Okanagan/ Thompson/ Shuswap     | 1,778 a     | 2,617 a   | 2,529 a       | 2,471 a |
| Bachelor                        | 1,243 a     | 1,987 a   | 1,978 a       | 1,831 a |
| One Bedroom                     | 2,085 a     | 2,611 a   | 2,503 a       | 2,489 a |
| Two Bedroom                     | **          | 3,443 a   | 3,260 a       | 3,305 a |
| Other BC                        | **          | **        | 2,186 a       | 2,178 a |
| Bachelor                        | **          | **        | 1,631 a       | 1,611 a |
| One Bedroom                     | **          | **        | 2,220 a       | 2,220 a |
| Two Bedroom                     | **          | **        | 2,698 a       | 2,698 a |
| <b>British Columbia</b>         | 2,771 a     | 2,773 a   | 3,019 a       | 2,935 a |
| Bachelor                        | 1,810 a     | 2,129 a   | 2,151 a       | 2,041 a |
| One Bedroom                     | 3,267 a     | 2,812 a   | 3,015 a       | 3,015 a |
| Two Bedroom                     | 4,531 a     | 3,673 a   | 3,952 a       | 3,953 a |

<sup>1</sup> Nationally these are referred to as Standard Spaces.

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**O2 Universe, Vacancy Rates (%) and Average Rents (\$)  
for Non-Urban Centres less than 50,000 population  
British Columbia**

|  | Lower Mainland | Vancouver Island/<br>Central Coast | Okanagan/<br>Thompson/<br>Shuswap | Other BC | Total   |
|--|----------------|------------------------------------|-----------------------------------|----------|---------|
| Universe                                     |                |                                    |                                   |          |         |
| Independent Living Spaces <sup>1</sup>       |                |                                    |                                   |          | 2,874   |
| Other  |                |                                    |                                   |          | 3,295   |
| Total  | 370            | 1,681                              | 2,125                             | 1,993    | 6,169   |
| Universe of Spaces                           |                |                                    |                                   |          |         |
| Bachelor                                     |                |                                    |                                   |          | 2,868   |
| One-Bedroom                                  |                |                                    |                                   |          | 2,881   |
| Two-Bedroom                                  |                |                                    |                                   |          | 420     |
| Total  | 370            | 1,681                              | 2,125                             | 1,993    | 6,169   |
| Total Vacancy Rate                           |                |                                    |                                   |          |         |
| Bachelor                                     |                |                                    |                                   |          | 2.8 a   |
| One-Bedroom                                  |                |                                    |                                   |          | 7.5 a   |
| Two-Bedroom                                  |                |                                    |                                   |          | 7.1 a   |
| Total  | 6.2 a          | 3.5 a                              | 10.0 a                            | 1.6 a    | 5.3 a   |
| Independent Living <sup>1</sup> Vacancy Rate |                |                                    |                                   |          |         |
| Bachelor                                     |                |                                    |                                   |          | 8.8 a   |
| One-Bedroom                                  |                |                                    |                                   |          | 10.7 a  |
| Two-Bedroom                                  |                |                                    |                                   |          | 7.5 a   |
| Total  | 16.3 a         | 7.0 a                              | 15.2 a                            | 2.7 a    | 9.8 a   |
| Independent Living <sup>1</sup> Spaces Rent  |                |                                    |                                   |          |         |
| Bachelor                                     |                |                                    |                                   |          | 1,646 a |
| One-Bedroom                                  |                |                                    |                                   |          | 2,302 a |
| Two-Bedroom                                  |                |                                    |                                   |          | 2,936 a |
| Total  | 1,765 a        | 2,498 a                            | 2,237 a                           | 2,142 a  | 2,246 a |

<sup>1</sup> Nationally these are referred to as Standard Spaces.

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### O3.1 Universe of Total Spaces<sup>1</sup> by Unit Type British Columbia

| Centre                                   | Bachelor      | One Bedroom   | Two Bedroom  | Total         |
|--|---------------|---------------|--------------|---------------|
| Lower Mainland                           | 18,566        | 7,314         | 1,072        | 26,952        |
| Fraser East                              | 2,075         | 1,117         | 232          | 3,424         |
| Fraser North                             | 3,964         | 1,605         | 155          | 5,724         |
| Fraser South                             | 4,796         | 2,252         | 352          | 7,400         |
| Vancouver Coastal                        | 7,731         | 2,340         | 333          | 10,404        |
| Vancouver Island/ Central Coast          | 7,498         | 3,677         | 575          | 11,750        |
| Metro Victoria & Gulf Islands            | 3,962         | 2,084         | 323          | 6,369         |
| Central Vancouver Island                 | 2,599         | 1,219         | 167          | 3,985         |
| Courtenay / North Island / Central Coast | 937           | 374           | 85           | 1,396         |
| Okanagan/ Thompson/ Shuswap              | 5,680         | 3,501         | 710          | 9,891         |
| Central Okanagan                         | 1,831         | 1,508         | 259          | 3,598         |
| North Okanagan                           | 929           | 455           | 125          | 1,509         |
| South Okanagan                           | 1,285         | 725           | 120          | 2,130         |
| Thompson/ Shuswap                        | 1,635         | 813           | 206          | 2,654         |
| Other BC                                 | 2,934         | 982           | 160          | 4,076         |
| <b>British Columbia</b>                  | <b>34,678</b> | <b>15,474</b> | <b>2,517</b> | <b>52,669</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)

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### O3.2 Vacancy Rates (%) of Total Spaces<sup>1</sup> by Unit Type British Columbia

| Centre                                 | Bachelor     | One Bedroom  | Two Bedroom  | Total        |
|--|--------------|--------------|--------------|--------------|
| Lower Mainland                         | 1.2 a        | 4.7 a        | 5.0 a        | 2.3 a        |
| Fraser East                            | 2.2 a        | 2.9 a        | 8.6 a        | 2.9 a        |
| Fraser North                           | 1.1 a        | 3.8 a        | 2.6 a        | 1.9 a        |
| Fraser South                           | 1.3 a        | 5.6 a        | 4.0 a        | 2.7 a        |
| Vancouver Coastal                      | 0.9 a        | 5.5 a        | 4.8 a        | 2.1 a        |
| Vancouver Island/ Central Coast        | 2.0 a        | 2.9 a        | 5.4 a        | 2.4 a        |
| Metro Victoria & Gulf Islands          | 2.1 a        | 3.2 a        | 4.3 a        | 2.5 a        |
| Central Vancouver Island               | 2.2 a        | 2.4 a        | 1.8 a        | 2.2 a        |
| Courtenay/ North Island/ Central Coast | 0.9 a        | 2.9 a        | 16.5 a       | 2.4 a        |
| Okanagan/ Thompson/ Shuswap            | 2.3 a        | 8.2 a        | 9.4 a        | 4.9 a        |
| Central Okanagan                       | 1.4 a        | 6.4 a        | 10.4 a       | 4.2 a        |
| North Okanagan                         | 1.7 a        | 5.9 a        | 2.4 a        | 3.0 a        |
| South Okanagan                         | 1.9 a        | 14.3 a       | 10.0 a       | 6.6 a        |
| Thompson/ Shuswap                      | 4.0 a        | 7.3 a        | 12.1 a       | 5.6 a        |
| Other BC                               | 1.3 a        | 2.2 a        | 1.9 a        | 1.5 a        |
| <b>British Columbia</b>                | <b>1.6 a</b> | <b>4.9 a</b> | <b>6.2 a</b> | <b>2.8 a</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)

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

| 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 |
| Lower Mainland                         | 36                   | 997          | 81                   | 6,092         | 127                  | 19,863        | 101            |
| Fraser East                            | 12                   | 338          | 11                   | 850           | 12                   | 2,236         | 80             |
| Fraser North                           | 4                    | 141          | 17                   | 1,183         | 28                   | 4,400         | 112            |
| Fraser South                           | 11                   | 222          | 20                   | 1,629         | 35                   | 5,549         | 107            |
| Vancouver Coastal                      | 9                    | 296          | 33                   | 2,430         | 52                   | 7,678         | 103            |
| Vancouver Island/ Central Coast        | 64                   | 1,287        | 42                   | 2,946         | 48                   | 7,517         | 61             |
| Metro Victoria & Gulf Islands          | 29                   | 680          | 22                   | 1,486         | 27                   | 4,203         | 66             |
| Central Vancouver Island               | 24                   | 440          | 15                   | 1,075         | 15                   | 2,470         | 60             |
| Courtenay/ North Island/ Central Coast | 11                   | 167          | 5                    | 385           | 6                    | 844           | 47             |
| Okanagan/ Thompson/ Shuswap            | 45                   | 958          | 43                   | 3,162         | 40                   | 5,771         | 75             |
| Central Okanagan                       | 9                    | 118          | 7                    | 482           | 20                   | 2,998         | 104            |
| North Okanagan                         | 9                    | 235          | 8                    | 629           | 5                    | 645           | 71             |
| South Okanagan                         | 10                   | 212          | 12                   | 879           | 7                    | 1,039         | 75             |
| Thompson/ Shuswap                      | 17                   | 393          | 16                   | 1,172         | 8                    | 1,089         | 66             |
| Other BC                               | 48                   | 995          | 21                   | 1,542         | 11                   | 1,539         | 36             |
| <b>British Columbia</b>                | <b>193</b>           | <b>4,237</b> | <b>187</b>           | <b>13,742</b> | <b>226</b>           | <b>34,690</b> | <b>76</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)

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

| Centre                                 | Before 2001  |               | 2001 or later |               | Total        |               |
|--|--------------|---------------|---------------|---------------|--------------|---------------|
|  | Vacancy Rate | Universe      | Vacancy Rate  | Universe      | Vacancy Rate | Universe      |
| Lower Mainland                         | 1.9 a        | 14,647        | 2.8 a         | 12,305        | 2.3 a        | 26,952        |
| Fraser East                            | 2.9 a        | 1,986         | 2.9 a         | 1,438         | 2.9 a        | 3,424         |
| Fraser North                           | 2.0 a        | 3,353         | 1.8 a         | 2,371         | 1.9 a        | 5,724         |
| Fraser South                           | 2.7 a        | 2,751         | 2.8 a         | 4,649         | 2.7 a        | 7,400         |
| Vancouver Coastal                      | 1.3 a        | 6,557         | 3.4 a         | 3,847         | 2.1 a        | 10,404        |
| Vancouver Island/ Central Coast        | 2.7 a        | 6,113         | 2.1 a         | 5,637         | 2.4 a        | 11,750        |
| Metro Victoria & Gulf Islands          | 2.7 a        | 3,790         | 2.3 a         | 2,579         | 2.5 a        | 6,369         |
| Central Vancouver Island               | 3.2 a        | 1,770         | 1.4 a         | 2,215         | 2.2 a        | 3,985         |
| Courtenay/ North Island/ Central Coast | 0.9 a        | 553           | 3.3 a         | 843           | 2.4 a        | 1,396         |
| Okanagan/ Thompson/ Shuswap            | 2.6 a        | 4,324         | 6.7 a         | 5,567         | 4.9 a        | 9,891         |
| Central Okanagan                       | 3.0 a        | 2,006         | 5.6 a         | 1,592         | 4.2 a        | 3,598         |
| North Okanagan                         | 1.9 a        | 852           | 4.6 a         | 657           | 3.0 a        | 1,509         |
| South Okanagan                         | 3.1 a        | 827           | 8.7 a         | 1,303         | 6.6 a        | 2,130         |
| Thompson/ Shuswap                      | 1.6 a        | 639           | 6.9 a         | 2,015         | 5.6 a        | 2,654         |
| Other BC                               | 1.3 a        | 1,276         | 1.7 a         | 2,800         | 1.5 a        | 4,076         |
| <b>British Columbia</b>                | <b>2.2 a</b> | <b>26,360</b> | <b>3.4 a</b>  | <b>26,309</b> | <b>2.8 a</b> | <b>52,669</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)

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| <b>O4 Assisted Living<sup>1</sup> Unit Counts<br/>by Unit Type<br/>British Columbia</b> |                      |                |                    |  |
|---|----------------------|----------------|--------------------|--|
| <b>Centre</b>   | <b>Business Type</b> | <b>Funded</b>  | <b>Private Pay</b> | <b>Total Assisted Living<sup>1</sup></b> |
| Lower Mainland  | Non-Profit           | 1,506 a        | 354 a              | 1,860 a                                  |
|   | Profit               | 679 a          | 721 a              | 1,400 a                                  |
| Fraser East   | Non-Profit           | 184 a          | 34 a               | 218 a                                    |
|   | Profit               | 130 a          | 135 a              | 265 a                                    |
| Fraser North  | Non-Profit           | 300 a          | 21 a               | 321 a                                    |
|   | Profit               | 149 a          | 163 a              | 312 a                                    |
| Fraser South  | Non-Profit           | 332 a          | 166 a              | 498 a                                    |
|   | Profit               | 260 a          | 219 a              | 479 a                                    |
| Vancouver Coastal   | Non-Profit           | 690 a          | 133 a              | 823 a                                    |
|   | Profit               | 140 a          | 204 a              | 344 a                                    |
| Vancouver Island/ Central Coast   | Non-Profit           | 685 a          | 129 c              | 814 b                                    |
|   | Profit               | 313 b          | 591 a              | 904 a                                    |
| Metro Victoria & Gulf Islands   | Non-Profit           | 377 b          | **                 | 460 b                                    |
|   | Profit               | **             | 207 b              | 327 c                                    |
| Central Vancouver Island  | Non-Profit           | 209 a          | 46 a               | 255 a                                    |
|   | Profit               | 167 a          | 228 a              | 395 a                                    |
| Courtenay/ North Island/ Central Coast  | Non-Profit           | 99 a           | **                 | 99 a                                     |
|   | Profit               | 26 a           | 156 a              | 182 a                                    |
| Okanagan/ Thompson/ Shuswap   | Non-Profit           | 488 a          | 13 a               | 501 a                                    |
|   | Profit               | 217 a          | 622 a              | 839 a                                    |
| Central Okanagan  | Non-Profit           | 172 a          | **                 | 172 a                                    |
|   | Profit               | 62 a           | 82 a               | 144 a                                    |
| North Okanagan  | Non-Profit           | 58 a           | 12 a               | 70 a                                     |
|   | Profit               | 45 a           | 18 a               | 63 a                                     |
| South Okanagan  | Non-Profit           | 95 a           | 1 a                | 96 a                                     |
|   | Profit               | 67 a           | 119 a              | 186 a                                    |
| Thompson/ Shuswap   | Non-Profit           | 163 a          | **                 | 163 a                                    |
|   | Profit               | 43 a           | 403 a              | 446 a                                    |
| Other BC  | Non-Profit           | 292 c          | **                 | 300 c                                    |
|   | Profit               | 216 d          | **                 | 338 d                                    |
| <b>British Columbia</b>   | <b>Non-Profit</b>    | <b>2,971 a</b> | <b>504 a</b>       | <b>3,475 a</b>                           |
|   | <b>Profit</b>        | <b>1,425 a</b> | <b>2,055 a</b>     | <b>3,481 a</b>                           |

<sup>1</sup> Assisted Living Units as defined under BC's Community Care and Assisted Living Act; generally Assisted Living includes services such as meals, housekeeping, laundry and some assistance with personal care such as grooming, mobility and medications. These units are usually also designated as Independent Living.

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## O5 Number of Residents, Number of Residents Living Alone and Number of Residents In heavy care units British Columbia

| Centre  | 2015     | 2016     |
|---|----------|----------|
| <b>Lower Mainland</b>                                   |          |          |
| Total number of residents                               | 14,192 a | 14,763 a |
| Number of residents living alone                        | 12,552 a | 13,019 a |
| Total number of couples                                 | 820 a    | 872 a    |
| Number of residents in heavy care units                 | 3,348 b  | 3,193 a  |
| Average age of residents                                | 83 a     | 83 a     |
| Total of all residents in heavy care units <sup>1</sup> | 15,081 a | 15,629 a |
| <b>Vancouver Island/ Central Coast</b>                  |          |          |
| Total number of residents                               | 7,252 a  | 7,339 a  |
| Number of residents living alone                        | 6,304 a  | 6,241 a  |
| Total number of couples                                 | 474 b    | 444 a    |
| Number of residents in heavy care units                 | 1,916 c  | 1,576 b  |
| Average age of residents                                | 84 a     | 84 a     |
| Total of all residents in heavy care units <sup>1</sup> | 6,057 a  | 6,145 a  |
| <b>Okanagan/ Thompson/ Shuswap</b>                      |          |          |
| Total number of residents                               | 6,473 a  | 6,787 a  |
| Number of residents living alone                        | 5,488 a  | 5,705 a  |
| Total number of couples                                 | 493 a    | 541 a    |
| Number of residents in heavy care units                 | 1,219 c  | 1,073 a  |
| Average age of residents                                | 83 a     | 82 a     |
| Total of all residents in heavy care units <sup>1</sup> | 4,321 a  | 4,233 a  |
| <b>Other BC</b>   |          |          |
| Total number of residents                               | 2,281 a  | 2,340 a  |
| Number of residents living alone                        | 2,181 a  | 2,253 a  |
| Total number of couples                                 | 50 a     | 43 a     |
| Number of residents in heavy care units                 | 695 a    | 712 a    |
| Average age of residents                                | 83 a     | 83 a     |
| Total of all residents in heavy care units <sup>1</sup> | 2,393 a  | 2,428 a  |
| <b>British Columbia</b>                                 |          |          |
| Total number of residents                               | 30,198 a | 31,228 a |
| Number of residents living alone                        | 26,524 a | 27,218 a |
| Total number of couples                                 | 1,837 a  | 1,900 a  |
| Number of residents in heavy care units                 | 7,177 b  | 6,554 a  |
| Average age of residents                                | 83 a     | 83 a     |
| Total of all residents in heavy care units <sup>1</sup> | 27,851 a | 28,435 a |

<sup>1</sup> Includes residents in Seniors Housing with heavy care units, plus residents in 100% heavy care facilities such as extended care, multi-level care.

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## 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;
- ✓ 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](#).

All statistics published, excluding information on new market supply, include only those residences that have been in operation for at least one year.

## 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 unit is less than market rent or where the resident occupying the unit 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 provide 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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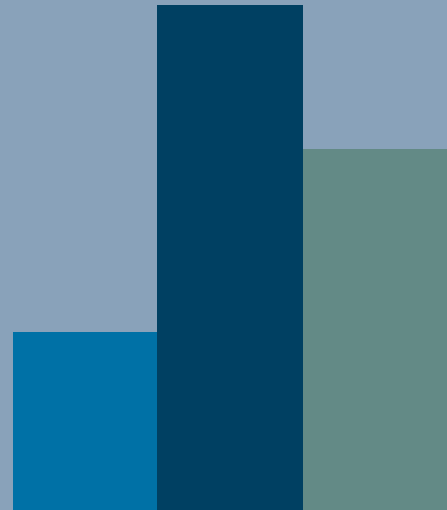
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