

SENIORS' HOUSING REPORT

British Columbia



CANADA MORTGAGE AND HOUSING CORPORATION

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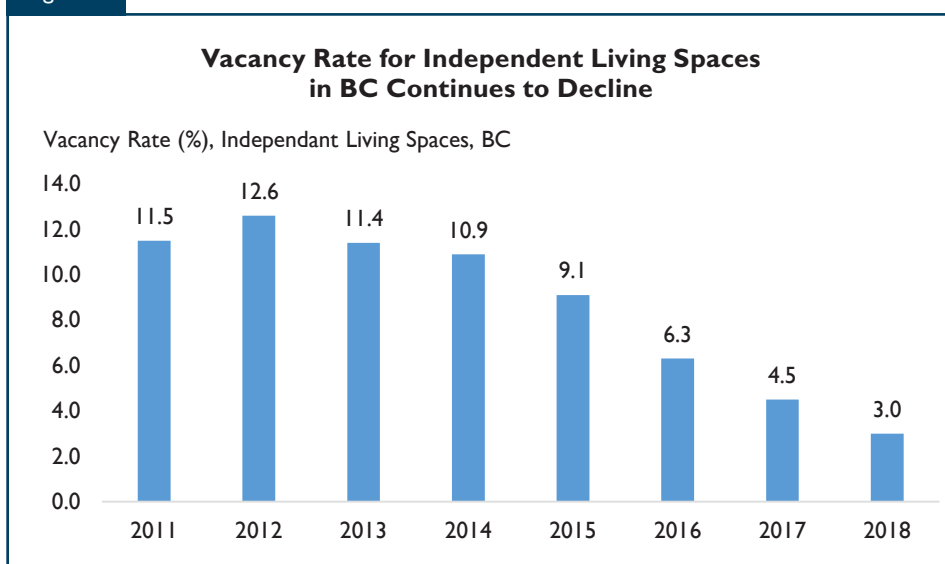
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Date Released: 2018

Highlights

- The overall vacancy rate for independent living¹ in seniors' residences across British Columbia was 3.0% in 2018, compared with 4.5% in 2017.
- The number of total spaces increased a modest 340 units across the province over the previous year. Approximately half of the new spaces are located in the South Fraser area.
- An aging population, leading to a growing seniors' population, supports increasing demand for seniors' housing. In addition, large price increases in the resale market over the past few years in many regions of BC has supported some seniors' ability to move into independent and heavy care spaces.
- Rising demand and operating costs increased the monthly rents for independent living spaces in the province by 3.3% compared with the previous year.

Figure 1

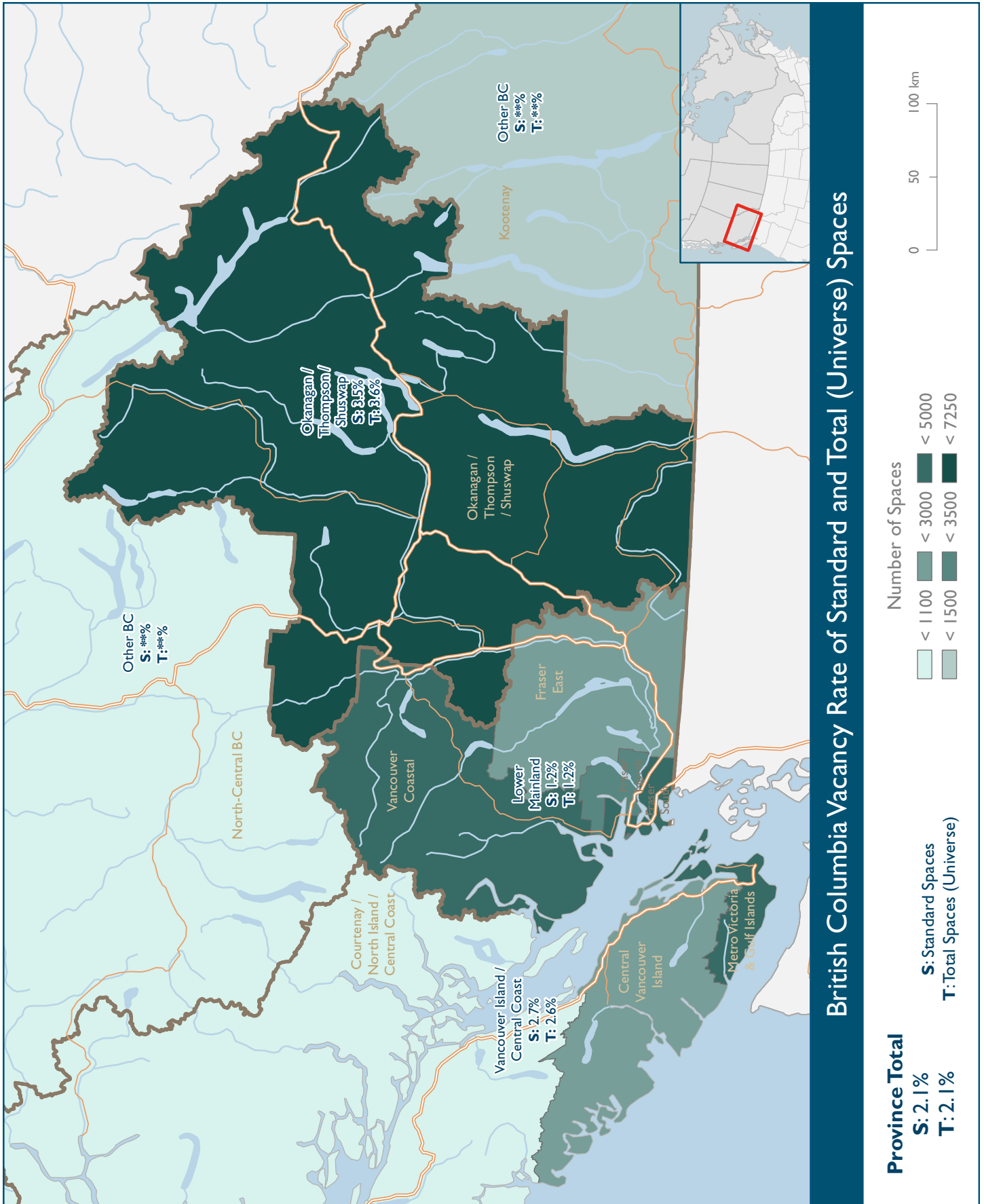


Source: CMHC Senior' Housing Survey

¹ Independent living spaces or units relate to standard spaces nationally.

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Primary Geography	Intermediate Geography	Regional Districts	CAs/CMA's
Lower Mainland	Fraser East	Fraser Valley Regional District	Abbotsford-Mission CMA 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 Sunshine Coast Regional District 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" Squamish CA
Vancouver Island / Central Coast	Metro Victoria & Gulf Islands	Capital Regional District	Victoria CMA
	Central Vancouver island	Nanaimo Regional District Alberni-Clayoquot Regional District Cowichan Valley Regional District	Nanaimo CA Parksville CA Port Alberni CA Duncan CA
	Courtenay / North Island / Central Coast	Comox Valley Regional District Strathcona Regional District Mount Waddington Regional District	Courtenay CA Campbell River CA
		Powell River Regional District 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 Thompson-Nicola Regional District	Salmon Arm Kamloops CA
Other BC	Kootenay	East Kootenay Regional District Central Kootenay Regional District Kootenay Boundary Regional District	Cranbrook CA
	North-Central BC	Peace River Regional District Northern Rockies Regional District Bulkley-Nechako Regional District Stikine Regional District Kitimat-Stikine Regional District Skeena-Queen Charlotte Regional District Cariboo Regional District Fraser-Fort George Regional District	Dawson Creek CA Fort St John CA Terrace CA Prince Rupert CA Williams Lake CA Quesnel CA Prince George CA

I.1 Vacancy Rates (%) of Independent Living Spaces¹ by Unit Type British Columbia

Centre	Bachelor		One Bedroom		Two Bedroom +		Total	
	2017	2018	2017	2018	2017	2018	2017	2018
Lower Mainland	2.7 a	2.4 a	3.3 a	1.8 a	2.5 a	1.2 a	3.1 a	1.8 a
Fraser East	4.3 a	0.4 a	1.9 a	0.7 a	2.6 a	0.0 a	2.4 a	0.5 a
Abbotsford/Mission	**	**	1.3 a	1.0 a	4.2 a	0.0 a	2.4 a	0.8 a
Chilliwack/Hope/Agassiz	3.0 a	0.6 a	2.9 a	0.0 a	0.9 a	0.0 a	2.6 a	0.2 a
Fraser North	2.1 b	0.9 a	3.5 b	1.5 a	4.1 b	1.5 a	3.3 a	1.3 a
Burnaby	5.7 d	0.9 a	7.4 b	2.8 a	**	**	6.8 b	2.2 a
Coquitlam/Port Coquitlam/Port Moody	0.7 a	**	1.7 a	0.3 b	6.4 a	**	1.8 a	0.2 b
Maple Ridge/Pitt Meadows	0.0 a	1.6 a	0.8 a	2.1 a	4.5 a	3.0 a	1.0 a	2.0 a
New Westminster	**	**	**	**	**	**	**	**
Fraser South	3.0 a	2.8 a	3.2 a	1.7 a	2.2 a	1.8 a	3.0 a	1.9 a
Langley	2.9 a	0.0 a	5.4 a	0.9 a	3.1 a	1.5 a	4.8 a	0.9 a
Surrey/Delta	2.8 a	3.4 a	2.2 a	1.8 a	**	0.0 a	2.1 a	2.1 a
White Rock/South Surrey	3.8 a	3.1 a	1.6 a	2.4 a	3.6 a	4.3 a	2.1 a	2.8 a
Vancouver Coastal	2.0 b	4.1 a	4.0 b	2.7 a	2.0 c	1.2 a	3.3 a	2.9 a
Vancouver	1.7 b	5.1 a	6.6 b	3.8 a	3.8 d	0.8 a	4.6 b	3.9 a
Richmond	**	**	**	**	**	**	2.1 a	0.5 a
North/West Vancouver	**	3.4 a	1.4 a	2.4 a	**	1.3 a	1.8 c	2.5 a
Coastal Vancouver	**	**	**	**	**	**	**	**
Vancouver Island / Central Coast	4.1 a	3.4 a	3.9 a	3.4 a	2.8 b	2.7 a	3.8 a	3.3 a
Metro Victoria & Gulf Islands	4.3 b	0.8 a	3.8 a	4.4 a	3.2 c	1.9 a	3.8 a	3.5 a
Saanich, Peninsula & Gulf Islands	4.1 d	0.7 a	2.3 b	3.7 b	3.8 c	2.3 b	2.8 a	3.0 a
Victoria/Esquimalt/Oak Bay/View Royal	4.7 b	1.0 a	5.9 a	6.0 a	2.7 b	1.7 b	5.3 a	4.5 a
West Shore	**	**	**	0.6 a	**	**	**	0.5 a
Central Vancouver Island	1.7 a	4.4 a	4.2 b	2.2 a	2.8 c	4.5 b	3.7 b	2.8 a
Duncan/Cowichan	2.3 a	**	7.6 a	1.8 a	**	**	6.6 a	3.4 a
Parksville/Qualicum	**	**	5.0 d	**	**	**	4.9 d	**
Port Alberni	**	**	**	**	**	**	**	**
Nanaimo	2.1 a	2.2 b	1.9 a	2.6 a	0.0 a	6.9 b	1.7 a	3.0 a
Courtenay / North Island / Central Coast	8.9 a	**	3.6 a	2.4 a	**	**	4.1 a	4.1 a
Okanagan / Thompson / Shuswap	5.3 a	5.4 a	8.8 a	5.3 a	5.9 a	3.5 a	7.6 a	5.1 a
Central Okanagan	7.3 b	4.7 a	3.3 a	3.2 a	4.3 b	4.2 a	4.1 a	3.6 a
North Okanagan	3.7 a	5.9 a	3.7 a	7.6 a	3.9 a	2.2 a	3.7 a	6.0 a
South Okanagan	6.8 a	5.1 a	10.6 a	5.3 a	3.8 a	1.9 a	8.9 a	4.7 a
Thompson/Shuswap	4.1 a	5.7 a	20.8 a	8.4 a	10.2 a	4.9 a	14.4 a	7.1 a
Other BC	12.8 a	7.9 a	2.8 a	1.2 a	1.8 a	**	4.5 a	2.9 a
British Columbia	4.3 a	3.7 a	4.8 a	3.0 a	3.5 a	2.1 a	4.5 a	3.0 a

¹ 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 Spaces¹ 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 Where Rents are Known	
	2017	2018	2017	2018	2017	2018	2017	2018	2017	2018	2017	2018
Lower Mainland	2.1 a	1.7 a	1.9 a	0.5 a	3.6 a	2.0 a	2.8 a	1.6 a	5.4 b	3.8 a	3.1 a	1.8 a
Fraser East	1.8 a	0.3 a	2.1 a	0.3 a	2.5 a	1.5 a	3.2 a	0.4 a	**	**	2.4 a	0.5 a
Abbotsford/Mission	0.0 a	0.0 a	0.0 a	0.7 a	3.7 a	**	3.9 a	0.6 a	**	**	2.4 a	0.8 a
Chilliwack/Hope/Agassiz	3.8 a	0.7 a	3.7 a	0.0 a	1.5 a	0.0 a	**	**	**	**	2.6 a	0.2 a
Fraser North	0.5 a	1.2 a	2.1 c	0.7 a	6.0 b	1.6 a	3.3 b	1.2 a	**	**	3.3 a	1.2 a
Burnaby	**	**	**	**	9.6 c	**	5.1 c	2.4 a	**	**	6.8 b	2.2 a
Coquitlam/Port Coquitlam/Port Moody	**	**	**	**	3.0 a	**	**	**	**	**	1.8 a	0.2 b
Maple Ridge/Pitt Meadows	**	**	0.0 a	0.0 a	**	0.8 a	1.8 a	1.5 c	**	**	1.0 a	1.6 b
New Westminster	**	**	**	**	**	**	**	**	**	**	**	**
Fraser South	5.4 a	4.1 a	3.2 a	0.5 a	3.1 a	1.4 a	2.7 a	1.8 a	1.5 a	6.8 a	3.0 a	1.9 a
Langley	**	**	1.4 a	**	3.1 a	0.0 a	6.2 a	0.8 a	**	**	4.8 a	0.9 a
Surrey/Delta	4.2 a	6.0 a	2.3 a	0.3 a	2.8 a	3.0 a	0.6 a	2.0 a	**	**	2.1 a	2.1 a
White Rock/South Surrey	**	**	**	**	3.8 a	1.4 a	1.2 a	2.7 a	**	9.0 a	2.1 a	2.8 a
Vancouver Coastal	**	**	0.7 a	0.7 a	3.1 d	4.1 a	2.3 a	2.6 a	5.8 b	3.6 a	3.3 a	3.0 a
Vancouver	**	**	0.9 a	0.6 a	**	**	2.7 b	4.3 a	12.8 c	3.7 a	4.6 b	3.9 a
Richmond	**	**	**	**	**	**	**	**	**	**	2.1 a	0.5 a
North/West Vancouver	**	**	**	**	**	**	**	**	2.1 c	3.5 b	1.8 c	2.9 a
Coastal Vancouver	**	**	**	**	**	**	**	**	**	**	**	**
Vancouver Island / Central Coast	1.8 c	0.8 a	7.7 a	2.7 c	3.9 b	2.7 a	3.7 a	4.4 a	3.2 c	1.3 a	3.8 a	3.5 a
Metro Victoria & Gulf Islands	2.8 b	0.7 a	2.8 a	1.1 a	2.5 a	2.0 a	4.4 a	4.7 a	3.2 c	1.4 a	3.8 a	3.5 a
Saanich, Peninsula & Gulf Islands	**	**	**	**	2.3 c	0.7 a	3.0 a	4.4 a	4.0 d	0.7 a	2.8 a	3.0 a
Victoria/Esquimalt/Oak Bay/View Royal	3.2 c	**	5.4 b	**	4.9 b	5.0 b	6.0 a	5.2 a	1.7 c	2.6 b	5.3 a	4.5 a
West Shore	**	**	**	**	**	**	**	**	**	**	**	0.5 a
Central Vancouver Island	1.4 d	0.9 d	15.7 a	**	4.9 b	1.8 b	2.3 a	4.6 b	**	**	3.7 b	3.2 b
Duncan/Cowichan	**	**	**	**	**	**	12.2 a	**	**	**	6.6 a	**
Parksville/Qualicum	**	**	**	**	**	**	**	**	**	**	4.9 d	**
Port Alberni	**	**	**	**	**	**	**	**	**	**	**	**
Nanaimo	**	**	**	**	4.0 a	1.8 a	0.8 a	4.7 a	**	**	1.7 a	3.0 a
Courtenay / North Island / Central Coast	**	**	**	**	**	**	3.2 a	2.8 a	**	**	4.1 a	4.1 a
Okanagan / Thompson / Shuswap	8.4 a	4.8 a	10.9 a	10.4 a	7.6 a	5.1 a	4.1 a	2.9 a	**	**	7.6 a	5.1 a
Central Okanagan	7.0 b	8.6 a	5.7 a	4.6 a	3.6 b	0.3 a	2.3 a	3.1 a	**	**	4.1 a	3.6 a
North Okanagan	3.7 b	3.7 a	7.3 b	10.9 a	2.6 c	12.9 a	2.0 a	2.1 a	**	**	3.9 a	6.0 a
South Okanagan	5.2 a	1.1 a	18.9 a	14.1 a	4.2 a	3.4 a	7.6 a	3.6 a	**	**	8.9 a	4.7 a
Thompson/Shuswap	16.9 a	5.8 a	15.7 a	15.3 a	16.3 a	6.4 a	7.5 a	2.0 a	**	**	14.4 a	7.0 a
Other BC	10.5 a	10.9 c	2.2 a	**	2.1 a	**	7.5 b	5.5 a	**	**	4.6 a	3.3 b
British Columbia	5.4 a	3.7 a	6.0 a	3.9 a	4.8 a	2.9 a	3.4 a	2.7 a	5.0 b	3.4 a	4.5 a	3.1 a

¹ 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.

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1.3 Vacancy Rates (%) and Average Rents (\$) of Heavy Care Spaces¹ British Columbia

Centre	Vacancy Rate		Average Rent	
	2017	2018	2017	2018
Lower Mainland	1.9 a	1.5 a	6,852 a	7,419 a
Fraser East	2.3	3.6	5,541 a	**
Fraser North	5.5	1.3	**	**
Fraser South	1.0 a	0.9 a	6,508 a	6,693 a
Vancouver Coastal	0.1 b	0.4 a	**	8,808 a
Vancouver Island / Central Coast	0.9 a	3.2 a	6,875 a	6,864 a
Metro Victoria & Gulf Islands	2.4 a	6.3 a	7,264 a	7,348 a
Central Vancouver Island	0.3 a	2.0 a	**	6,062 a
Coast	**	**	**	**
Okanagan / Thompson / Shuswap	0.9 a	3.2 a	5,761 a	5,790 a
Other BC	**	**	**	**
British Columbia	1.3 a	2.1 a	6,692 a	6,867 a

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

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

Centre	Total Number of Spaces	Overall Vacancy Rate (%)		Number of Residences	Number of Residents	Estimated Population Aged 75+ ¹	Capture Rate ² (%)
		2017	2018				
Lower Mainland	14,758	2.3 a	1.6 a	141	15,421 a	210,765	7.3
Fraser East	2,466	2.1 a	1.5 a	26	2,620 a	24,271	10.8
Abbotsford/Mission	1,497	2.4 a	2.3 a	10	1,574 a	13,656	11.5
Chilliwack/Hope/Agassiz	969	1.6 a	0.3 a	16	1,046 a	10,615	9.9
Fraser North	3,039	3.5 a	1.6 a	27	3,158 b	44,007	7.2
Fraser South	4,894	2.0 a	1.4 a	43	5,118 a	56,912	9.0
Langley	1,189	4.1 a	0.8 a	11	1,282 a	11,358	11.3
Surrey/Delta	1,933	1.1 a	1.3 a	19	2,007 a	33,490	6.0
White Rock/South Surrey	1,772	1.5 a	2.0 a	13	1,829 a	12,064	15.2
Vancouver Coastal	4,359	1.9 a	1.9 a	45	4,524 a	85,575	5.3
Vancouver Island / Central Coast	7,109	2.5 a	2.8 a	84	7,238 a	84,240	8.6
Metro Victoria & Gulf Islands	3,519	3.0 a	3.5 a	44	3,613 b	38,092	9.5
Central Vancouver Island	2,810	1.9 a	2.2 a	31	2,856 a	31,081	9.2
Courtenay / North Island / Central Coast	780	2.6 a	2.4 a	9	768 a	15,067	5.1
Okanagan / Thompson / Shuswap	7,210	5.5 a	4.4 a	91	7,417 a	59,436	12.5
Central Okanagan	2,700	2.9 a	2.7 a	28	2,844 a	19,548	14.5
North Okanagan	1,233	2.8 a	4.5 a	16	1,248 a	9,871	12.6
South Okanagan	1,674	5.3 a	5.1 a	20	1,721 a	12,457	13.8
Thompson/Shuswap	1,603	11.7 a	6.4 a	27	1,604 b	17,560	9.1
Other BC	2,378	2.8 a	1.6 a	47	2,409 a	38,219	6.3
British Columbia	31,455	3.1 a	2.5 a	363	32,485 a	392,660	8.3

¹ Source: Current Population Estimates, P.E.O.P.L.E. 2017, BC Statistics.

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

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- : 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	6,248	7,414	1,096	14,758
Fraser East	1,074	1,150	242	2,466
Fraser North	1,344	1,561	134	3,039
Fraser South	2,127	2,378	389	4,894
Vancouver Coastal	1,703	2,325	331	4,359
Vancouver Island / Central Coast	2,620	3,896	593	7,109
Metro Victoria & Gulf Islands	1,079	2,106	334	3,519
Central Vancouver Island	1,253	1,393	164	2,810
Coast	288	397	95	780
Okanagan / Thompson / Shuswap	2,725	3,743	738	7,210
Central Okanagan	841	1,585	270	2,700
North Okanagan	575	516	142	1,233
South Okanagan	727	785	162	1,674
Thompson/Shuswap	582	857	164	1,603
Other BC	1,140	1,077	161	2,378
British Columbia	12,733	16,130	2,588	31,455

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** : 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	6,248	7,414	1,096	14,758
Independent Living Spaces ¹	2,152	5,602	1,064	8,818
Non-Market Spaces(Independent Living)	834	1,538	-	2,372
Heavy Care Spaces	3,017	132	-	3,149
All Other Spaces	70	-	12	82
Unknown Spaces	175	142	20	337
Fraser East	1,074	1,150	242	2,466
Independent Living Spaces ¹	259	910	230	1,399
Non-Market Spaces(Independent Living)	36	240	-	276
Heavy Care Spaces	779	-	-	779
All Other Spaces	-	-	12	12
Unknown Spaces	-	-	-	-
Fraser North	1,344	1,561	134	3,039
Independent Living Spaces ¹	602	1,221	121	1,944
Non-Market Spaces(Independent Living)	147	245	-	392
Heavy Care Spaces	435	-	-	435
All Other Spaces	6	-	-	6
Unknown Spaces	154	95	13	262
Fraser South	2,127	2,378	389	4,894
Independent Living Spaces ¹	613	1,909	389	2,911
Non-Market Spaces(Independent Living)	417	459	-	876
Heavy Care Spaces	1,033	10	-	1,043
All Other Spaces	64	-	-	64
Unknown Spaces	-	-	-	-
Vancouver Coastal	1,703	2,325	331	4,359
Independent Living Spaces ¹	678	1,562	324	2,564
Non-Market Spaces(Independent Living)	234	594	-	828
Heavy Care Spaces	770	122	-	892
All Other Spaces	-	-	-	-
Unknown Spaces	21	47	7	75
Vancouver Island/ Central Coast	2,620	3,896	593	7,109
Independent Living Spaces ¹	668	2,913	560	4,141
Non-Market Spaces(Independent Living)	467	794	10	1,271
Heavy Care Spaces	1,410	56	2	1,468
All Other Spaces	3	1	-	4
Unknown Spaces	72	132	21	225
Metro Victoria & Gulf Islands	1,079	2,106	334	3,519
Independent Living Spaces ¹	364	1,549	310	2,223
Non-Market Spaces(Independent Living)	172	463	6	641
Heavy Care Spaces	484	4	-	488
All Other Spaces	2	1	-	3
Unknown Spaces	57	89	18	164
Central Vancouver Island	1,253	1,393	164	2,810
Independent Living Spaces ¹	223	1,072	157	1,452
Non-Market Spaces(Independent Living)	224	278	4	506
Heavy Care Spaces	790	-	-	790
All Other Spaces	1	-	-	1
Unknown Spaces	15	43	3	61

continue

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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

2.2 Universe by Unit Type

British Columbia

Centre	Bachelor	One Bedroom	Two Bedroom +	Total
Courtenay/ North Island/ Central Coast	288	397	95	780
Independent Living Spaces ¹	81	292	93	466
Non-Market Spaces(Independent Living)	71	53	-	124
Heavy Care Spaces	136	52	2	190
All Other Spaces	-	-	-	-
Unknown Spaces	-	-	-	-
Okanagan/ Thompson/ Shuswap	2,725	3,743	738	7,206
Independent Living Spaces ¹	1,087	3,028	714	4,829
Non-Market Spaces(Independent Living)	250	652	6	908
Heavy Care Spaces	1,376	10	-	1,386
All Other Spaces	-	-	11	11
Unknown Spaces	12	53	7	72
Central Okanagan	841	1,585	270	2,696
Independent Living Spaces ¹	295	1,359	259	1,913
Non-Market Spaces(Independent Living)	20	214	-	234
Heavy Care Spaces	517	-	-	517
All Other Spaces	-	-	11	11
Unknown Spaces	9	12	-	21
North Okanagan	575	516	142	1,233
Independent Living Spaces ¹	290	342	137	769
Non-Market Spaces(Independent Living)	4	163	-	167
Heavy Care Spaces	278	-	-	278
All Other Spaces	-	-	-	-
Unknown Spaces	3	11	5	19
South Okanagan	727	785	162	1,674
Independent Living Spaces ¹	118	676	156	950
Non-Market Spaces(Independent Living)	192	109	6	307
Heavy Care Spaces	417	-	-	417
All Other Spaces	-	-	-	-
Unknown Spaces	-	-	-	-
Thompson/ Shuswap	582	857	164	1,603
Independent Living Spaces ¹	384	651	162	1,197
Non-Market Spaces(Independent Living)	34	166	-	200
Heavy Care Spaces	164	10	-	174
All Other Spaces	-	-	-	-
Unknown Spaces	-	30	2	32
Other BC	1,140	1,077	161	2,378
Independent Living Spaces ¹	318	712	156	1,186
Non-Market Spaces(Independent Living)	181	334	3	518
Heavy Care Spaces	631	7	-	638
All Other Spaces	-	-	-	-
Unknown Spaces	10	24	2	36
British Columbia	12,733	16,130	2,588	31,451
Independent Living Spaces ¹	4,225	12,255	2,494	18,974
Non-Market Spaces(Independent Living)	1,732	3,318	19	5,069
Heavy Care Spaces	6,434	205	2	6,641
All Other Spaces	73	1	23	97
Unknown Spaces	269	351	50	670

¹ Nationally these are referred to as Standard Spaces.

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

2.3 Universe of Independent Living Spaces¹ 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 ²	% of Total ²	% of Total ²	% of Total ²	% of Total ²
Lower Mainland	12.1 a	13.0 a	17.4 a	43.7 a	13.9 a
Fraser East	24.2 a	21.9 a	14.2 a	39.7 a	**
Fraser North	19.8 a	6.6 a	21.0 a	50.1 a	2.5 a
Fraser South	8.4 a	13.8 a	20.1 a	54.1 a	3.5 a
Vancouver Coastal	3.0 a	12.2 a	12.9 a	28.2 a	43.8 a
Vancouver Island / Central Coast	8.8 a	3.7 a	23.4 a	58.2 a	5.9 a
Metro Victoria & Gulf Islands	5.8 a	4.0 a	20.4 a	60.0 a	9.9 a
Central Vancouver Island	17.6 a	3.8 b	27.7 a	50.9 a	**
Courtenay / North Island / Central Coast	**	2.1 a	26.6 a	69.3 a	1.9 a
Okanagan / Thompson / Shuswap	20.0 a	17.5 a	22.2 a	40.3 a	**
Central Okanagan	13.4 a	17.0 a	17.3 a	52.3 a	**
North Okanagan	28.2 a	14.3 a	20.2 a	37.3 a	**
South Okanagan	28.3 a	17.9 a	15.4 a	38.4 a	**
Thompson/Shuswap	18.8 a	19.8 a	36.7 a	24.7 a	**
Other BC	26.9 a	37.6 a	28.5 a	6.9 a	**
British Columbia	14.3 a	13.5 a	20.6 a	43.9 a	7.8 a

Figures exclude semi-private and ward units.

¹ Nationally these are referred to as Standard Spaces.

² % 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).

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2.4 Proportion (%) of Structures where Select Services are Available¹ by Structure Size British Columbia

Centre	Meals					On-Site Medical Services	On-Site Nursing Services ²	24-Hour Call Bell	Pharmacy
	Optional	# of Meals Included in Rent							
		1	2	3					
Lower Mainland	0.0 b	10.0 a	35.6 a	54.4 a	37.3 a	30.6 a	94.2 a	5.7 a	
10 - 49	0.0 b	9.2 a	23.1 d	67.7 a	18.5 a	**	87.7 a	3.1 a	
50 - 89	0.0 b	5.8 a	55.2 a	39.0 a	23.2 a	14.5 a	88.0 a	2.9 a	
90 or more	0.0 b	12.3 a	31.9 a	55.7 a	52.2 a	44.1 a	100.0 a	8.1 a	
Fraser East	0.0 a	11.5 a	23.1 a	65.4 a	53.8 a	26.9 a	88.5 a	15.4 a	
10 - 49	0.0 a	0.0 a	9.1 a	90.9 a	27.3 a	9.1 a	81.8 a	9.1 a	
50 - 89	0.0 a	0.0 a	60.0 a	40.0 a	40.0 a	40.0 a	80.0 a	0.0 a	
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 c	**	45.0 a	50.8 a	26.5 d	22.8 d	95.8 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	**	**	**	**	10.6 c	**	87.9 a	**	
90 or more	0.0 c	**	**	**	**	**	100.0 a	7.4 a	
Fraser South	0.0 a	4.7 a	32.6 a	62.8 a	46.5 a	30.2 a	97.7 a	4.7 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	12.5 a	50.0 a	37.5 a	37.5 a	25.0 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 b	17.8 a	40.0 a	42.2 a	25.6 d	37.8 a	93.3 a	2.2 a	
10 - 49	**	**	**	**	**	**	86.7 a	**	
50 - 89	0.0 a	8.3 a	58.3 a	33.3 a	16.7 a	8.3 a	83.3 a	8.3 a	
90 or more	0.0 c	19.6 a	29.4 d	51.0 a	**	52.9 a	100.0 a	0.0 c	
Vancouver Island/ Central Coast	2.5 c	17.6 d	42.5 a	37.4 a	22.6 a	22.6 a	92.7 a	3.7 c	
10 - 49	3.0 a	27.9 d	38.3 a	30.8 a	9.5 c	6.0 a	84.8 a	0.0 a	
50 - 89	**	0.0 c	**	**	18.2 d	12.6 d	93.4 a	0.0 c	
90 or more	0.0 c	**	46.1 a	**	**	**	100.0 a	9.2 c	
Metro Victoria & Gulf Islands	0.0 b	17.2 d	48.7 a	**	21.8 d	22.0 d	95.3 a	2.5 c	
10 - 49	0.0 c	**	**	13.1 d	**	0.0 c	87.2 a	0.0 c	
50 - 89	0.0 c	0.0 c	**	**	**	**	100.0 a	0.0 c	
90 or more	**	**	**	**	**	**	100.0 a	**	
Central Vancouver Island	**	20.1 d	33.0 a	40.1 a	26.9 d	23.7 d	86.7 a	6.5 a	
10 - 49	7.6 a	30.5 a	15.3 a	46.6 a	7.6 a	7.6 a	77.1 a	0.0 c	
50 - 89	**	**	24.3 d	**	24.3 d	**	**	**	
90 or more	0.0 c	**	**	**	**	**	100.0 a	14.5 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	0.0 b	10.5 c	35.5 a	54.0 a	27.7 a	21.8 a	93.0 a	2.3 b	
10 - 49	0.0 b	9.7 c	38.3 a	52.0 a	19.2 d	6.4 c	86.9 a	3.2 d	
50 - 89	0.0 c	10.0 d	**	49.8 a	20.0 d	**	90.0 a	0.0 c	
90 or more	0.0 b	11.4 d	**	58.1 a	39.1 a	38.8 a	100.0 a	2.8 c	
Other BC	0.0 b	29.0 a	55.9 a	15.1 a	15.6 d	13.2 c	89.4 a	2.4 c	
10 - 49	0.0 b	13.4 d	67.2 a	19.4 d	16.6 d	**	84.1 a	3.5 d	
50 - 89	**	**	**	**	**	**	**	**	
90 or more	**	60.2 a	**	9.7 a	**	38.8 a	100.0 a	**	
British Columbia	0.6 a	14.3 a	39.8 a	45.3 a	28.7 a	24.3 a	92.9 a	3.9 a	
10 - 49	0.8 a	15.2 a	41.5 a	42.6 a	15.9 a	9.1 b	85.9 a	2.4 b	
50 - 89	1.4 a	9.4 b	47.5 a	41.6 a	22.4 a	13.2 a	90.5 a	1.3 a	
90 or more	0.0 b	16.1 a	34.5 a	49.4 a	42.3 a	42.4 a	100.0 a	6.5 a	

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

² On-site nursing services include RN, RPN or LPN.

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2.5 Proportion (%) of Structures with Access to Selected Amenities¹

by Structure Size

British Columbia

Centre	Transportation Services	Swimming Pool	Hot Tub/Spa	Movie Theatre	Exercise Facilities	Internet
Lower Mainland	42.8 a	4.4 b	20.3 a	33.7 a	63.4 a	78.3 a
10 - 49	18.5 a	0.0 b	**	6.2 a	30.8 a	63.1 a
50 - 89	32.0 a	0.0 b	11.6 a	20.7 d	65.1 a	73.9 a
90 or more	58.4 a	8.3 b	27.2 a	51.9 a	76.9 a	87.0 a
Fraser East	46.2 a	3.8 a	7.7 a	23.1 a	46.2 a	76.9 a
10 - 49	9.1 a	0.0 a	9.1 a	9.1 a	36.4 a	63.6 a
50 - 89	80.0 a	0.0 a	0.0 a	20.0 a	40.0 a	100.0 a
90 or more	70.0 a	10.0 a	10.0 a	40.0 a	60.0 a	80.0 a
Fraser North	**	**	19.0 d	42.9 a	77.2 a	84.7 a
10 - 49	0.0 a	0.0 a	0.0 a	0.0 a	50.0 a	75.0 a
50 - 89	21.2 d	**	**	**	100.0 a	78.8 a
90 or more	**	**	**	**	69.5 a	91.6 a
Fraser South	48.8 a	4.7 a	20.9 a	34.9 a	62.8 a	86.0 a
10 - 49	40.0 a	0.0 a	10.0 a	10.0 a	30.0 a	80.0 a
50 - 89	50.0 a	0.0 a	12.5 a	12.5 a	50.0 a	75.0 a
90 or more	52.0 a	8.0 a	28.0 a	52.0 a	80.0 a	92.0 a
Vancouver Coastal	40.0 a	2.2 a	27.8 d	33.3 a	65.6 a	67.8 a
10 - 49	13.3 d	**	**	**	13.3 d	**
50 - 89	8.3 a	0.0 a	25.0 a	8.3 a	58.3 a	58.3 a
90 or more	62.7 a	3.9 a	27.5 a	54.9 a	84.3 a	82.4 a
Vancouver Island/ Central Coast	32.9 a	3.8 c	18.8 d	31.5 a	52.9 a	84.9 a
10 - 49	6.0 a	3.0 a	6.0 a	6.0 a	18.7 d	71.4 a
50 - 89	**	0.0 c	**	25.2 d	57.0 a	87.4 a
90 or more	56.4 a	**	**	59.6 a	84.3 a	96.9 a
Metro Victoria & Gulf Islands	**	2.5 c	24.4 d	**	61.1 a	87.6 a
10 - 49	0.0 c	0.0 c	0.0 c	0.0 c	13.1 d	72.8 a
50 - 89	**	0.0 c	**	**	73.3 a	100.0 a
90 or more	**	**	**	**	100.0 a	93.5 a
Central Vancouver Island	27.6 d	3.6 d	**	27.2 d	37.3 a	76.7 a
10 - 49	7.6 a	0.0 c	0.0 c	7.6 a	**	61.0 a
50 - 89	24.3 d	**	**	24.3 d	24.3 d	**
90 or more	**	**	**	**	**	100.0 a
Courtenay/ North Island/ Central Coast	55.6 a	11.1 a	33.3 a	44.4 a	66.7 a	100.0 a
10 - 49	25.0 a	25.0 a	50.0 a	25.0 a	50.0 a	100.0 a
50 - 89	**	**	**	**	**	**
90 or more	**	**	**	**	**	**
Okanagan/ Thompson/ Shuswap	45.1 a	4.7 c	22.1 a	28.7 a	54.0 a	72.6 a
10 - 49	16.0 d	0.0 b	6.5 c	6.3 b	16.3 d	58.4 a
50 - 89	50.9 a	5.0 d	10.0 d	30.0 d	64.5 a	75.0 a
90 or more	67.0 a	8.5 c	42.0 a	47.3 a	80.6 a	83.4 a
Other BC	33.2 a	0.0 b	15.3 d	6.4 a	41.9 a	53.1 a
10 - 49	16.6 d	0.0 b	0.0 b	0.0 b	29.7 d	62.9 a
50 - 89	**	**	**	**	**	**
90 or more	60.2 a	**	**	19.4 a	60.2 a	**
British Columbia	39.8 a	3.8 b	19.8 a	28.4 a	55.8 a	75.1 a
10 - 49	14.2 a	0.8 a	6.7 c	4.7 a	23.8 a	64.0 a
50 - 89	41.7 a	1.3 a	14.6 a	24.1 a	64.1 a	73.3 a
90 or more	60.2 a	7.4 b	33.2 a	50.3 a	78.3 a	85.2 a

¹ 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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3.1 Average Rent (\$) of Independent Living Spaces¹ by Unit Type British Columbia

Centre	Bachelor		One Bedroom		Two Bedroom +		Total	
	2017	2018	2017	2018	2017	2018	2017	2018
Lower Mainland	2,189 ^a	2,393 ^a	3,375 ^a	3,500 ^a	4,705 ^a	4,840 ^a	3,314 ^a	3,403 ^a
Fraser East	1,885 ^a	1,844 ^a	2,454 ^a	2,509 ^a	3,297 ^a	3,341 ^a	2,502 ^a	2,522 ^a
Abbotsford/Mission	**	**	2,442 ^a	2,455 ^a	3,477 ^a	3,647 ^a	2,597 ^a	2,591 ^a
Chilliwack/Hope/Agassiz	1,736 ^a	1,775 ^a	2,475 ^a	2,610 ^a	3,103 ^a	3,007 ^a	2,386 ^a	2,433 ^a
Fraser North	2,143 ^a	2,048 ^a	3,145 ^a	3,257 ^a	4,422 ^a	4,469 ^a	3,041 ^a	2,980 ^a
Burnaby	2,277 ^a	1,816 ^a	3,205 ^a	3,108 ^a	**	**	3,158 ^a	2,772 ^a
Coquitlam/Port Coquitlam/Port Moody	1,689 ^a	**	3,559 ^a	3,662 ^a	4,841 ^a	**	3,195 ^a	3,206 ^a
Maple Ridge/Pitt Meadows	2,272 ^a	2,530 ^a	2,428 ^a	2,624 ^a	3,425 ^a	3,603 ^a	2,487 ^a	2,660 ^a
New Westminster	**	**	**	**	**	**	**	**
Fraser South	2,225 ^a	2,254 ^a	3,176 ^a	3,206 ^a	4,165 ^a	4,260 ^a	3,131 ^a	3,146 ^a
Langley	2,283 ^a	2,372 ^a	2,968 ^a	2,982 ^a	3,638 ^a	3,746 ^a	2,985 ^a	3,022 ^a
Surrey/Delta	2,010 ^a	2,202 ^a	2,897 ^a	2,953 ^a	4,143 ^a	4,299 ^a	2,785 ^a	2,889 ^a
White Rock/South Surrey	2,765 ^a	2,292 ^a	3,682 ^a	3,685 ^a	4,801 ^a	4,790 ^a	3,718 ^a	3,581 ^a
Vancouver Coastal	2,338 ^a	3,135 ^a	4,395 ^a	4,667 ^a	6,537 ^a	6,753 ^a	4,251 ^a	4,574 ^a
Vancouver	2,220 ^a	2,735 ^a	4,149 ^a	4,903 ^a	6,253 ^a	6,770 ^a	3,627 ^a	4,405 ^a
Richmond	**	**	**	**	**	**	3,087 ^a	3,130 ^a
North/West Vancouver	4,270 ^b	4,938 ^a	5,452 ^a	5,362 ^a	7,256 ^a	7,430 ^a	5,859 ^a	5,758 ^a
Coastal Vancouver	**	**	**	**	**	**	**	**
Vancouver Island / Central Coast	2,363 ^a	2,286 ^a	3,207 ^a	3,299 ^a	4,087 ^a	4,280 ^a	3,200 ^a	3,267 ^a
Metro Victoria & Gulf Islands	2,447 ^a	2,495 ^a	3,490 ^a	3,559 ^a	4,718 ^a	4,753 ^a	3,482 ^a	3,552 ^a
Saanich, Peninsula & Gulf Islands	2,864 ^a	2,837 ^a	3,741 ^a	3,848 ^a	4,894 ^a	4,949 ^a	3,828 ^a	3,893 ^a
Victoria/Esquimalt/Oak Bay/View Royal	2,266 ^a	2,305 ^a	3,438 ^a	3,622 ^a	4,739 ^a	4,754 ^a	3,318 ^a	3,497 ^a
West Shore	**	**	**	2,159 ^a	**	**	**	2,203 ^a
Central Vancouver Island	2,087 ^a	1,833 ^a	2,747 ^a	2,828 ^a	3,173 ^a	3,383 ^a	2,721 ^a	2,720 ^a
Duncan/Cowichan	2,121 ^a	**	2,325 ^a	2,780 ^a	**	**	2,346 ^a	2,756 ^a
Parksville/Qualicum	**	**	2,921 ^b	**	2,780 ^b	**	2,881 ^a	**
Port Alberni	**	**	**	**	**	**	**	**
Nanaimo	2,089 ^a	1,588 ^a	2,818 ^a	2,815 ^a	3,443 ^a	3,564 ^a	2,816 ^a	2,710 ^a
Courtenay / North Island / Central Coast	2,541 ^a	**	3,136 ^a	3,286 ^a	**	**	3,137 ^a	3,341 ^a
Okanagan / Thompson / Shuswap	1,838 ^a	1,870 ^a	2,512 ^a	2,662 ^a	3,354 ^a	3,748 ^a	2,495 ^a	2,644 ^a
Central Okanagan	1,984 ^a	2,107 ^a	2,605 ^a	2,793 ^a	3,734 ^a	4,210 ^a	2,658 ^a	2,880 ^a
North Okanagan	1,617 ^a	1,699 ^a	2,563 ^a	2,723 ^a	3,445 ^a	3,589 ^a	2,347 ^a	2,491 ^a
South Okanagan	1,902 ^a	1,941 ^a	2,262 ^a	2,404 ^a	3,264 ^a	3,514 ^a	2,371 ^a	2,529 ^a
Thompson/Shuswap	1,881 ^a	1,803 ^a	2,554 ^a	2,622 ^a	2,933 ^a	3,371 ^a	2,443 ^a	2,460 ^a
Other BC	1,656 ^a	1,646 ^a	2,254 ^a	2,169 ^a	2,733 ^a	2,741 ^a	2,218 ^a	2,140 ^a
British Columbia	2,086^a	2,193^a	3,059^a	3,172^a	4,039^a	4,272^a	3,009^a	3,107^a

¹ 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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OI Average Rent (\$) of Independent Living Spaces¹
by Unit Type and Date Residence Opened
British Columbia

Centre	Before 1990	1990-1999	2000 or Later	Total
Lower Mainland	3,183 a	2,665 a	3,631 a	3,403 a
Bachelor	**	**	**	**
One Bedroom	2,177 a	1,874 a	2,717 a	2,393 a
Two Bedroom	3,929 a	2,761 a	3,580 a	3,500 a
	5,232 b	4,062 a	4,897 a	4,840 a
Bachelor	3,231 a	3,273 a	3,277 a	3,267 a
One Bedroom	**	**	**	**
Two Bedroom	1,707 b	2,595 a	2,400 a	2,286 a
	3,483 a	3,315 a	3,230 a	3,299 a
Bachelor	4,695 a	4,090 a	4,263 a	4,280 a
One Bedroom	1,951 a	2,823 a	2,688 a	2,644 a
Two Bedroom	**	**	**	**
	1,403 a	2,191 a	1,917 a	1,870 a
Bachelor	2,273 a	2,786 a	2,672 a	2,662 a
One Bedroom	3,444 a	3,644 a	3,798 a	3,748 a
Two Bedroom	**	**	2,148 a	2,140 a
	**	**	**	**
Bachelor	**	**	1,655 a	1,646 a
One Bedroom	**	**	2,169 a	2,169 a
Two Bedroom	**	**	2,741 a	2,741 a

¹ 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/ Central Coast	Okanagan/ Thompson/ Shuswap	Other BC	Total
Universe					
Independent Living Spaces ¹					3,304
Other					2,952
Total	214	1,686	2,351	2,005	6,256
Universe of Spaces					
Bachelor					2,665
One-Bedroom					3,123
Two-Bedroom					468
Total	214	1,686	2,351	2,005	6,256
Total Vacancy Rate					
Bachelor					3.1 a
One-Bedroom					4.1 a
Two-Bedroom					1.9 a
Total	0.5 b	1.7 a	7.4 a	1.0 a	3.5 a
Independent Living ¹ Vacancy Rate					
Bachelor					4.6 a
One-Bedroom					5.2 a
Two-Bedroom					2.0 a
Total	**	2.0 a	8.3 a	1.5 a	4.6 a
Independent Living ¹ Spaces Rent					
Bachelor					1,895 a
One-Bedroom					2,419 a
Two-Bedroom					3,220 a
Total	**	2,909 a	2,468 a	2,163 a	2,444 a

¹ Nationally these are referred to as Standard Spaces.

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

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O3.1 Universe of Total Spaces¹ by Unit Type British Columbia

Centre	Bachelor	One Bedroom	Two Bedroom +	Total
Lower Mainland	19,003	7,414	1,096	27,513
Fraser East	2,072	1,150	242	3,464
Fraser North	4,412	1,561	134	6,107
Fraser South	5,022	2,378	389	7,789
Vancouver Coastal	7,497	2,325	331	10,153
Vancouver Island / Central Coast	7,403	3,896	593	11,892
Metro Victoria & Gulf Islands	3,909	2,106	334	6,349
Central Vancouver Island	2,449	1,393	164	4,006
Courtenay / North Island / Central Coast	1,045	397	95	1,537
Okanagan / Thompson / Shuswap	5,750	3,743	738	10,235
Central Okanagan	1,782	1,585	270	3,641
North Okanagan	1,006	516	142	1,664
South Okanagan	1,346	785	162	2,293
Thompson/Shuswap	1,616	857	164	2,637
Other BC	2,860	1,077	161	4,098
British Columbia	35,016	16,130	2,588	53,738

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

O3.2 Vacancy Rates (%) of Total Spaces¹ by Unit Type British Columbia

Centre	Bachelor	One Bedroom	Two Bedroom +	Total
Lower Mainland	1.8 a	1.5 a	1.2 a	1.6 a
Fraser East	2.7 a	0.7 a	0.0 a	1.5 a
Fraser North	1.8 a	1.3 a	1.5 a	1.6 a
Fraser South	1.2 a	1.6 a	1.8 a	1.4 a
Vancouver Coastal	2.0 a	2.0 a	1.2 a	1.9 a
Vancouver Island/ Central Coast	2.9 a	2.8 a	2.6 a	2.8 a
Metro Victoria & Gulf Islands	3.5 a	3.7 a	1.9 a	3.5 a
Central Vancouver Island	2.2 a	1.8 a	4.4 b	2.2 a
Courtenay/ North Island/ Central Coas	**	1.8 a	2.1 a	2.4 a
Okanagan/ Thompson/ Shuswap	4.1 a	4.8 a	3.6 a	4.4 a
Central Okanagan	2.0 a	2.8 a	4.4 a	2.7 a
North Okanagan	3.5 a	6.3 a	2.2 a	4.5 a
South Okanagan	5.8 a	5.2 a	1.9 a	5.1 a
Thompson/ Shuswap	5.7 a	7.3 a	4.9 a	6.4 a
Other BC	2.3 a	1.2 a	**	1.6 a
British Columbia	2.6 a	2.6 a	2.1 a	2.5 a

¹Information 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 Spaces¹ 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	32	797	41	2,913	68	11,048	97
Fraser East	11	245	6	416	9	1,805	60
Fraser North	4	141	9	601	14	2,297	114
Fraser South	10	208	9	668	24	4,018	120
Vancouver Coastal	7	203	17	1,228	21	2,928	97
Vancouver Island / Central Coast	33	729	21	1,428	30	4,952	62
Metro Victoria & Gulf Islands	16	391	14	966	14	2,162	65
Central Vancouver Island	13	266	6	408	12	2,136	61
Courtenay / North Island / Central Coa	4	72	1	54	4	654	54
Okanagan / Thompson / Shuswap	35	643	25	1,894	31	4,673	75
Central Okanagan	10	131	4	273	14	2,296	97
North Okanagan	6	142	4	302	6	789	72
South Okanagan	6	100	8	629	6	945	81
Thompson/Shuswap	13	270	9	690	5	643	62
Other BC	32	665	8	652	7	1,061	26
British Columbia	132	2,834	95	6,887	136	21,734	72

¹Information 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 Spaces¹ by Date Residence Opened British Columbia

Centre	Before 2001		2001 or Later		Total	
	Vacancy Rate	Universe	Vacancy Rate	Universe	Vacancy Rate	Universe
Lower Mainland	2.5 a	5,194	1.1 a	9,564	1.6 a	14,758
Fraser East	2.2 a	1,362	0.6 a	1,104	1.5 a	2,466
Fraser North	2.2 a	1,142	1.1 a	1,897	1.5 a	3,039
Fraser South	1.7 a	1,336	1.3 a	3,558	1.4 a	4,894
Vancouver Coastal	3.7 a	1,354	1.1 a	3,005	1.9 a	4,359
Vancouver Island / Central Coast	4.0 a	2,720	2.0 a	4,389	2.7 a	7,109
Metro Victoria & Gulf Islands	3.9 a	1,628	2.7 a	1,891	3.3 a	3,519
Central Vancouver Island	4.0 a	946	1.1 a	1,864	2.1 a	2,810
Courtenay / North Island / Central Coast	**	146	2.1 a	634	2.4 a	780
Okanagan / Thompson / Shuswap	3.3 a	2,312	4.9 a	4,898	4.4 a	7,210
Central Okanagan	3.7 a	1,234	1.8 a	1,466	2.7 a	2,700
North Okanagan	2.9 a	483	5.5 a	750	4.5 a	1,233
South Okanagan	2.9 a	486	6.1 a	1,188	5.1 a	1,674
Thompson/Shuswap	1.8 a	109	6.6 a	1,494	6.3 a	1,603
Other BC	6.6 a	76	1.4 a	2,302	1.6 a	2,378
British Columbia	3.1 a	10,302	2.2 a	21,153	2.5 a	31,455

¹Information 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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O4 Assisted Living ¹ Unit Counts by Unit Type British Columbia					
Centre	Business Type	Funded	Private Pay	Total Assisted Living ¹	
Lower Mainland	Non-Profit	1,623 b	365 a	1,988 b	
	Profit	655 a	870 a	1,525 a	
Fraser East	Non-Profit	196 a	34 a	230 a	
	Profit	130 a	148 a	278 a	
Fraser North	Non-Profit	310 d	21 a	331 d	
	Profit	120 a	205 d	325 c	
Fraser South	Non-Profit	332 a	181 a	513 a	
	Profit	237 a	289 a	526 a	
Vancouver Coastal	Non-Profit	785 c	129 a	914 c	
	Profit	168 a	228 a	396 a	
Vancouver Island / Central Coast	Non-Profit	798 c	**	845 c	
	Profit	266 c	545 d	811 c	
Metro Victoria & Gulf Islands	Non-Profit	428 c	**	475 d	
	Profit	**	219 d	300 d	
Central Vancouver Island	Non-Profit	**	**	**	
	Profit	159 b	**	**	
Courtenay / North Island / Central Coast	Non-Profit	**	**	**	
	Profit	26 a	67 a	93 a	
Okanagan / Thompson / Shuswap	Non-Profit	513 c	**	527 c	
	Profit	291 d	693 b	984 b	
Central Okanagan	Non-Profit	**	**	**	
	Profit	**	**	**	
North Okanagan	Non-Profit	**	**	**	
	Profit	**	**	**	
South Okanagan	Non-Profit	97 a	1 a	98 a	
	Profit	84 a	141 a	225 a	
Thompson/Shuswap	Non-Profit	169 d	**	169 d	
	Profit	**	421 c	465 c	
Other BC	Non-Profit	306 b	**	314 b	
	Profit	211 c	127 b	338 b	
British Columbia	Non-Profit	3,240 a	434 b	3,674 a	
	Profit	1,424 a	2,234 b	3,658 a	

¹ 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	2017	2018
Lower Mainland		
Total number of residents	15,110 ^a	15,421 ^a
Number of residents living alone	13,340 ^a	13,568 ^a
Total number of couples	885 ^a	901 ^a
Number of residents in heavy care units	3,506 ^b	3,182 ^b
Average age of residents	82 ^a	83 ^a
Total of all residents in heavy care units ¹	15,062 ^a	15,582 ^a
Vancouver Island/ Central Coast		
Total number of residents	7,430 ^b	7,238 ^a
Number of residents living alone	6,405 ^b	6,562 ^a
Total number of couples	513 ^b	330 ^b
Number of residents in heavy care units	1,485 ^d	1,460 ^b
Average age of residents	83 ^a	83 ^a
Total of all residents in heavy care units ¹	5,757 ^a	6,211 ^a
Okanagan/ Thompson/ Shuswap		
Total number of residents	7,146 ^a	7,417 ^a
Number of residents living alone	6,024 ^a	6,366 ^a
Total number of couples	561 ^b	526 ^a
Number of residents in heavy care units	1,292 ^b	1,353 ^a
Average age of residents	83 ^a	83 ^a
Total of all residents in heavy care units ¹	4,322 ^a	4,336 ^a
Other BC		
Total number of residents	2,473 ^b	2,409 ^a
Number of residents living alone	2,247 ^b	2,269 ^a
Total number of couples	55 ^c	70 ^a
Number of residents in heavy care units	562 ^c	643 ^a
Average age of residents	82 ^a	83 ^a
Total of all residents in heavy care units ¹	2,322 ^a	2,359 ^a
British Columbia		
Total number of residents	32,159 ^a	32,485 ^a
Number of residents living alone	28,015 ^a	28,764 ^a
Total number of couples	2,014 ^a	1,826 ^a
Number of residents in heavy care units	6,844 ^b	6,637 ^a
Average age of residents	83 ^a	83 ^a
Total of all residents in heavy care units ¹	27,462 ^a	28,487 ^a

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

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

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

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