

SENIORS' HOUSING REPORT

Atlantic¹



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2019

Highlights

Newfoundland

Newfoundland's vacancy rate was the lowest in Atlantic Canada having dropped 13 percentage points to 7.3%. The proportion of standard spaces offering rents higher than \$2,500 was 59% compared to 49% in 2018 as the number of more affordable Ward/Semi-private standard spaces dropped by 70%. Overall average rent for standard spaces increased 8% to \$3,003.

New Brunswick

There were 3,740 total spaces in New Brunswick. The number of standard spaces decreased 14% whereas the number of residents decreased 6%. With supply decreasing faster than demand, the vacancy rate for standard spaces decreased 1 percentage point to 8.3%. The province had a 19% increase in the average rent of standard spaces. However, rent is still the cheapest in Atlantic Canada.

Nova Scotia

Nova Scotia had 1,586 spaces, the second lowest number of spaces in Atlantic Canada but does have the highest proportion of standard spaces at 92%. The vacancy rate for standard spaces increased 4.1 percentage points to 10.3% and was the highest rate in the region. Supply of standard spaces increased by 20% while the number of residents decreased by 9%. One-bedroom units remained the most popular, constituting 59% of total spaces. Overall, average rents declined 1.3% to \$3,141.

Prince Edward Island

The overall average rent for standard spaces increased 2% and is the highest in Atlantic Canada at \$3,335. The vacancy rate for the more affordable Ward/Semi-private standard spaces dropped significantly from 23.3% to 2.7% despite the number of these units increasing by 106% and rents increasing by 34%. The total number of spaces was unchanged but there were more standard and less non-standard spaces compared to 2018. The overall vacancy rate dropped from 8.4% to 7.5%.

Table of Contents

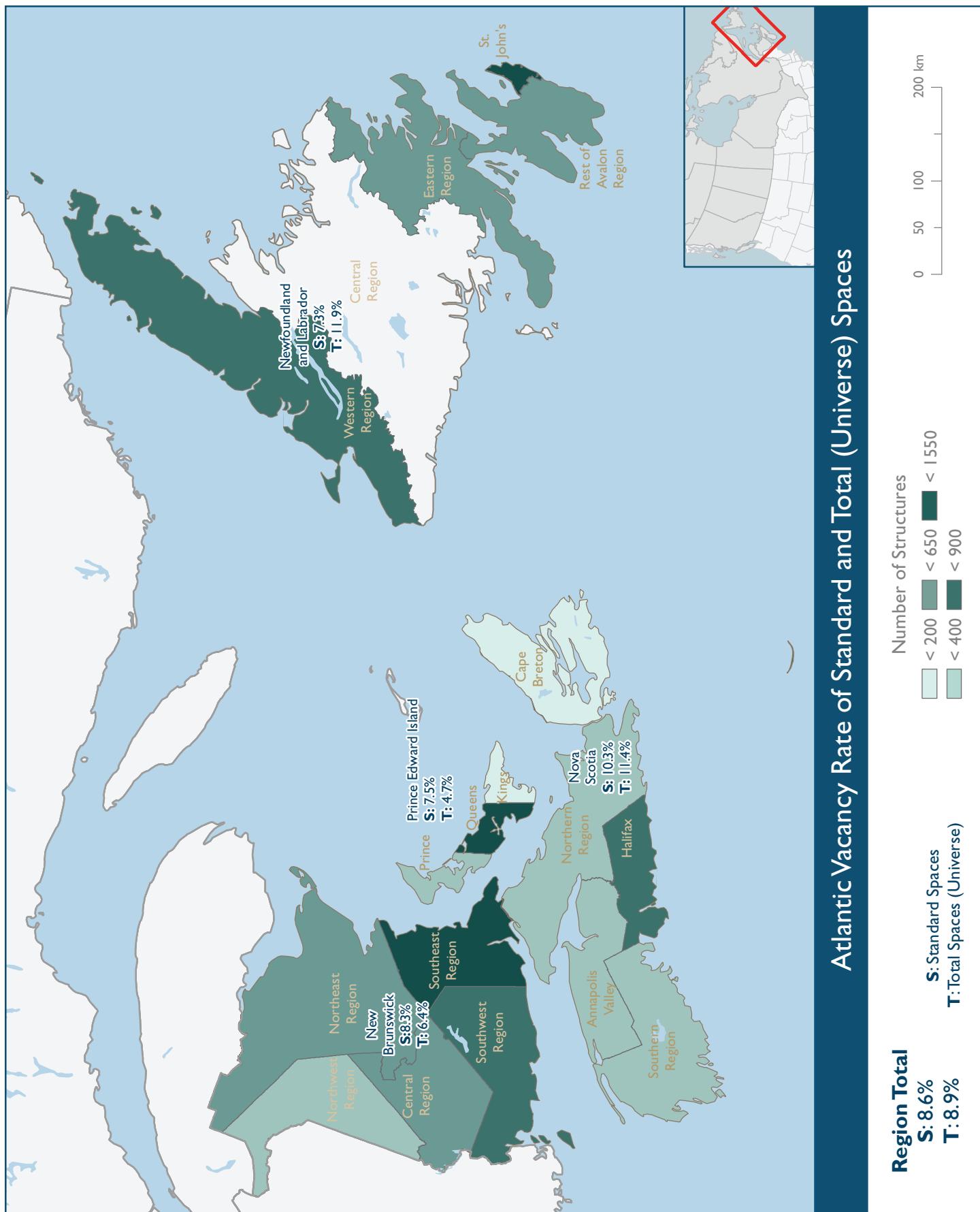
- 1 Highlights
- 4 Data Tables
- 9 Methodology
- 10 Definitions

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¹ Senior Housing stats might be influenced by the varying programs, subsidies and incentives offered in each of the Atlantic Provinces.



TABLES INCLUDED IN THE ATLANTIC REGION SENIORS' HOUSING REPORT

Standard Tables	Page
1.1 Vacancy Rates (%) of Standard Spaces by Unit Type	4
1.2 Vacancy Rates of Standard Spaces (%) by Rent Range (\$)	4
1.4 Universe, Number of Residents Living in Universe and Capture Rate (%)	5
2.1 Universe of Total Spaces by Unit Type	5
2.2 Universe by Unit Type	6
2.3 Universe of Standard Spaces by Rent Range (\$)	6
2.4 Proportion (%) of Structures where Select Services are Available by Structure Size	7
2.5 Proportion (%) of Structures with Access to Selected Amenities by Structure Size	8
3.1 Average Rent (\$) of Standard Spaces by Unit Type	8

1.1 Vacancy Rates (%) of Standard Spaces by Unit Type Atlantic Region

Province	Ward/Semi-Private		Bachelor		One Bedroom		Two Bedroom +		Total	
	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019
Newfoundland and Labrador	36.7 ^a	19.6 ^a	9.0 ^b	4.7 ^a	7.4 ^a	4.0 ^a	**	**	20.0 ^a	7.3 ^a
Prince Edward Island	23.3 ^a	2.7 ^a	5.4 ^a	9.5 ^a	5.2 ^a	11.3 ^a	**	**	8.4 ^a	7.5 ^a
Nova Scotia	42.9 ^a	**	6.0 ^b	15.3 ^a	6.1 ^b	8.4 ^a	5.0 ^a	10.0 ^a	6.2 ^a	10.3 ^a
New Brunswick	9.1 ^c	**	14.9 ^c	11.9 ^a	4.9 ^b	5.4 ^b	2.1 ^a	2.9 ^c	9.3 ^a	8.3 ^a
Atlantic Region	29.7 ^a	14.1 ^a	11.4 ^a	11.2 ^a	5.9 ^a	6.5 ^a	4.0 ^a	6.2 ^b	11.4 ^a	8.6 ^a

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

1.2 Vacancy Rates (%) of Standard Spaces by Rent Range (\$) Atlantic Region

Province	Less than \$2,000		\$2,000 - \$2,499		\$2,500 - \$2,999		\$3,000 - \$3,499		\$3,500 and More		Total Where Rents are Known	
	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019
Newfoundland and Labrador	**	**	34.7 ^a	11.5 ^a	8.6 ^b	3.6 ^a	1.1 ^a	0.0 ^a	**	6.7 ^a	20.2 ^a	7.3 ^a
Prince Edward Island	**	**	10.9 ^a	8.9 ^a	12.3 ^a	**	2.7 ^a	9.2 ^a	5.6 ^a	4.9 ^b	8.4 ^a	7.5 ^a
Nova Scotia	5.8 ^a	7.4 ^a	4.5 ^b	4.9 ^a	10.6 ^a	16.4 ^a	9.3 ^c	15.5 ^a	2.9 ^a	6.1 ^a	6.2 ^a	10.3 ^a
New Brunswick	2.3 ^a	4.2 ^b	15.1 ^d	14.4 ^a	9.8 ^b	4.1 ^d	14.5 ^d	25.1 ^d	28.5 ^d	**	9.6 ^a	8.5 ^a
Atlantic Region	3.0 ^a	4.8 ^b	22.9 ^a	11.3 ^a	9.9 ^a	9.9 ^a	8.3 ^b	14.8 ^a	7.7 ^b	6.3 ^a	11.6 ^a	8.6 ^a

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

Atlantic Region

Province	Total Number of Spaces	Overall Vacancy Rate (%)		Number of Residences	Number of Residents	Estimated Population Aged 75+ ¹	Capture Rate ² (%)
		2018	2019				
Newfoundland and Labrador	3,801	9.1 ^a	11.9 ^a	69	3,402 ^a	39,801	8.5
Avalon Region	1,678	7.9 ^a	9.0 ^a	32	1,565 ^a		
Central & Eastern Region	1,424	9.6 ^a	13.9 ^a	25	1,239 ^a		
Labrador & Western Region	699	10.9 ^a	14.7 ^a	12	598 ^a		
Prince Edward Island	1,305	3.8 ^a	4.7 ^a	31	1,251 ^b	11,931	10.5
Kings & Prince County	398	4.6 ^a	4.8 ^a	11	381 ^a		
Queens	907	3.3 ^a	4.7 ^a	20	870 ^b		
Nova Scotia	1,586	6.2 ^a	11.4 ^a	38	1,502 ^b	79,671	1.9
Halifax	693	3.7 ^c	8.2 ^a	10	685 ^a		
Northern Region & Cape Breton	397	4.5 ^b	12.9 ^a	10		**	
Southern Region and Annapolis	496	10.8 ^a	14.5 ^a	18	452 ^a		
New Brunswick	3,740	6.4 ^a	6.4 ^a	63	3,617 ^d	64,617	5.6
Northwest, Northeast and Centr	1,486	7.1 ^b	10.3 ^a	29	1,380 ^b		
Southwest & Southeast Region	2,254	5.9 ^a	3.8 ^b	34		**	
Atlantic Region	10,432	7.0 ^a	8.9 ^a	201	9,772 ^b	196,020	5.0

¹ Source: Statistics Canada. Table 051-0001 - Estimates of population, by age group and sex for July 1, Canada, provinces and territories, annual (persons unless otherwise noted) (accessed: March 2019).

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

2.1 Universe of Total Spaces by Unit Type

Atlantic Region

Province	Ward/Semi Private	Bachelor/Studio	One Bedroom	Two Bedroom +	Total
Newfoundland and Labrador	1,816	573	1,376	36	3,801
Prince Edward Island	431	472	371	31	1,305
Nova Scotia	44	402	931	209	1,586
New Brunswick	135	1,686	1,718	201	3,740
Atlantic Region	2,426	3,133	4,396	477	10,432

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

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2.2 Universe by Unit Type Atlantic Region					
Province	Ward/Semi Private	Bachelor/ Studio	One Bedroom	Two Bedroom +	Total
Newfoundland and Labrador	1,816	573	1,376	36	3,801
Standard Spaces	192	256	519	30	997
Non-Standard Spaces	1,574	293	849	6	2,722
Unknown Spaces	50	24	8	-	82
Prince Edward Island	431	472	371	31	1,305
Standard Spaces	220	242	204	25	691
Non-Standard Spaces	191	215	167	6	579
Unknown Spaces	20	15	-	-	35
Nova Scotia	44	402	931	209	1,586
Standard Spaces	12	375	866	208	1,461
Non-Standard Spaces	32	18	42	-	92
Unknown Spaces	-	9	23	1	33
New Brunswick	135	1,686	1,718	201	3,740
Standard Spaces	42	615	922	135	1,714
Non-Standard Spaces	66	631	394	7	1,098
Unknown Spaces	27	440	402	59	928
Atlantic Region	2,426	3,133	4,396	477	10,432
Standard Spaces	466	1,488	2,511	398	4,863
Non-Standard Spaces	1,863	1,157	1,452	19	4,491
Unknown Spaces	97	488	433	60	1,078

2.3 Universe of Standard Spaces and Rent Range (\$) Atlantic Region					
Province	Less than \$2,000	\$2,000 - \$2,499	\$2,500 - \$2,999	\$3,000 - \$3,499	\$3,500 +
	% of Total ¹				
Newfoundland and Labrador	0.7 a	40.5 a	14.2 a	13.0 a	31.6 a
Prince Edward Island	**	17.3 a	18.8 a	22.3 a	41.5 a
Nova Scotia	14.5 a	8.1 a	17.7 a	24.6 a	35.0 a
New Brunswick	46.4 a	13.6 a	6.6 b	10.7 a	22.6 a
Atlantic Region	23.4 a	17.5 a	12.6 a	16.4 a	30.1 a

¹ % 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
Atlantic Region**

Province	Optional	Meals			On-Site Medical Services	On-Site Nursing Services ²	24-Hour Call Bell	Pharmacy								
		# of Meals Included in Rent														
		1	2	3												
Newfoundland and Labrador	0.0	b	1.4	a	0.0	b	98.6	a	47.0	a	16.6	a	82.6	a	4.5	c
10 - 49	0.0	b	0.0	b	0.0	b	100.0	a	43.5	a	13.0	d	66.1	a	6.2	a
50 - 89	0.0	b	0.0	b	0.0	b	100.0	a	48.6	a	18.1	d	100.0	a	4.8	d
90 or more	0.0	c	7.6	a	0.0	c	92.4	a	52.9	a	22.7	a	92.4	a	0.0	c
Prince Edward Island	0.0	b	0.0	b	3.4	d	96.6	a	20.2	d	37.2	a	63.7	a	0.0	b
10 - 49	0.0	c	0.0	c	4.6	d	95.4	a	13.7	d	27.5	d	54.9	a	0.0	c
50 - 89	**		**		**		100.0	d	**		**		80.4	a	**	
90 or more	**		**		**		**		**		**		**		**	
Nova Scotia	0.0	b	10.5	a	27.6	d	61.8	a	21.1	a	13.2	a	73.7	a	5.3	a
10 - 49	0.0	b	8.2	a	**		69.4	a	20.4	a	12.2	a	67.3	a	8.2	a
50 - 89	0.0	a	25.0	a	37.5	a	37.5	a	12.5	a	0.0	a	87.5	a	0.0	a
90 or more	**		**		**		**		**		**		81.8	a	**	
New Brunswick	**		3.7	d	**		77.8	a	79.0	a	**		80.0	a	**	
10 - 49	0.0	c	0.0	c	0.0	c	100.0	a	**		**		**		**	
50 - 89	**		**		**		**		**		**		**		**	
90 or more	**		**		**		**		**		**		**		**	
Atlantic Region	2.4	c	3.6	b	9.1	b	84.8	a	48.0	a	24.9	a	77.2	a	10.1	d
10 - 49	0.0	b	1.8	a	6.0	c	92.2	a	41.3	a	18.6	d	67.1	a	8.9	c
50 - 89	**		5.2	c	11.1	d	78.4	a	56.9	a	26.6	d	91.4	a	**	
90 or more	**		**		**		**		**		**		84.9	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
Atlantic Region**

Province	Transportation Services	Swimming Pool	Hot Tub/Spa	Movie Theatre	Exercise Facilities	Internet
Newfoundland and Labrador	88.2 ^a	1.4 ^a	7.2 ^a	10.3 ^a	30.6 ^a	95.5 ^a
10 - 49	93.8 ^a	3.1 ^a	6.2 ^a	9.6 ^c	21.9 ^a	93.5 ^a
50 - 89	91.4 ^a	0.0 ^b	8.6 ^a	4.3 ^a	34.3 ^a	100.0 ^a
90 or more	68.9 ^a	0.0 ^c	7.6 ^a	22.7 ^a	45.4 ^a	92.4 ^a
Prince Edward Island	80.3 ^a	3.4 ^d	3.4 ^d	0.0 ^b	6.8 ^c	53.3 ^a
10 - 49	77.5 ^a	4.6 ^d	4.6 ^d	0.0 ^c	4.6 ^d	41.0 ^a
50 - 89	80.4 ^a	**	**	**	**	100.0 ^a
90 or more	**	**	**	**	**	**
Nova Scotia	65.8 ^a	0.0 ^b	2.6 ^a	**	**	94.7 ^a
10 - 49	67.3 ^a	0.0 ^b	4.1 ^a	12.2 ^a	24.5 ^a	91.8 ^a
50 - 89	50.0 ^a	0.0 ^a	0.0 ^a	50.0 ^a	50.0 ^a	100.0 ^a
90 or more	81.8 ^a	**	**	81.8 ^a	100.0 ^a	100.0 ^a
New Brunswick	77.5 ^a	5.3 ^d	**	**	**	85.6 ^a
10 - 49	**	**	**	**	**	83.2 ^a
50 - 89	89.3 ^a	**	**	**	93.4 ^a	95.9 ^a
90 or more	**	**	**	**	**	**
Atlantic Region	79.4 ^a	2.7 ^b	7.1 ^c	22.7 ^d	35.9 ^a	85.7 ^a
10 - 49	78.1 ^a	2.9 ^b	5.2 ^d	11.5 ^d	16.3 ^d	79.4 ^a
50 - 89	84.2 ^a	**	**	**	59.0 ^a	98.4 ^a
90 or more	74.6 ^a	3.3 ^b	**	**	**	83.1 ^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.

**3.1 Average Rent (\$) of Standard Spaces by Unit Type
Atlantic Region**

Province	Ward/Semi-Private		Bachelor		One Bedroom		Two Bedroom +		Total	
	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019
Newfoundland and Labrador	2,394 ^a	2,380 ^a	2,772 ^a	2,758 ^a	3,069 ^a	3,228 ^a	**	**	2,781 ^a	3,003 ^a
Prince Edward Island	2,409 ^a	3,224 ^a	3,339 ^a	3,523 ^a	3,210 ^a	3,138 ^a	**	**	3,270 ^a	3,335 ^a
Nova Scotia	2,837 ^a	**	2,946 ^a	3,058 ^a	3,265 ^a	3,244 ^a	3,078 ^a	2,886 ^a	3,181 ^a	3,141 ^a
New Brunswick	1,951 ^a	3,155 ^a	2,274 ^a	2,293 ^a	1,613 ^a	2,163 ^a	1,400 ^b	**	1,901 ^a	2,262 ^a
Atlantic Region	2,327 ^a	2,875 ^a	2,617 ^a	2,724 ^a	2,583 ^a	2,761 ^a	3,022 ^a	2,937 ^a	2,579 ^a	2,774 ^a

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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Methodology

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

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

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

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

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

Definitions

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

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

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

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

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

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

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

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

Acknowledgement

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

Confidentiality

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

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