

SENIORS' HOUSING REPORT

Saskatchewan



Canada Mortgage and Housing Corporation

Date Released: 2009

Highlights

- The overall average vacancy rate for standard rental units in retirement homes across Saskatchewan stood at 3.4 per cent in 2009.
- The overall average rent for a standard retirement home unit was \$2,131 in Saskatchewan in 2009.
- In Saskatchewan in 2009, there were 111 facilities surveyed containing a total of 4,561 units and housing 4,784 residents.

Figure 1

Saskatchewan Vacancy Rates of Standard Spaces by Unit Type

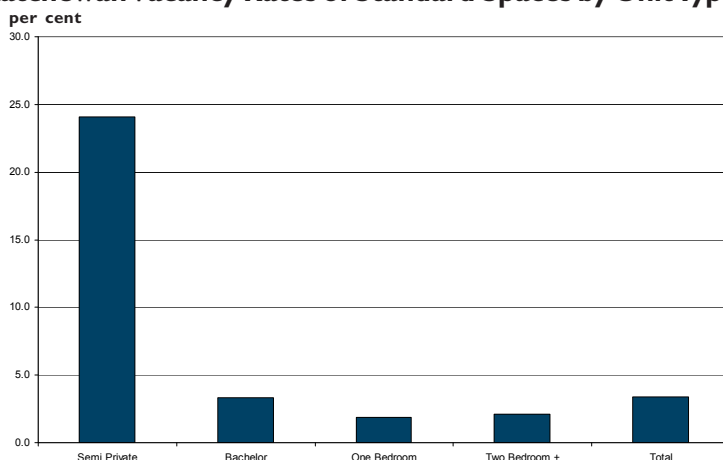


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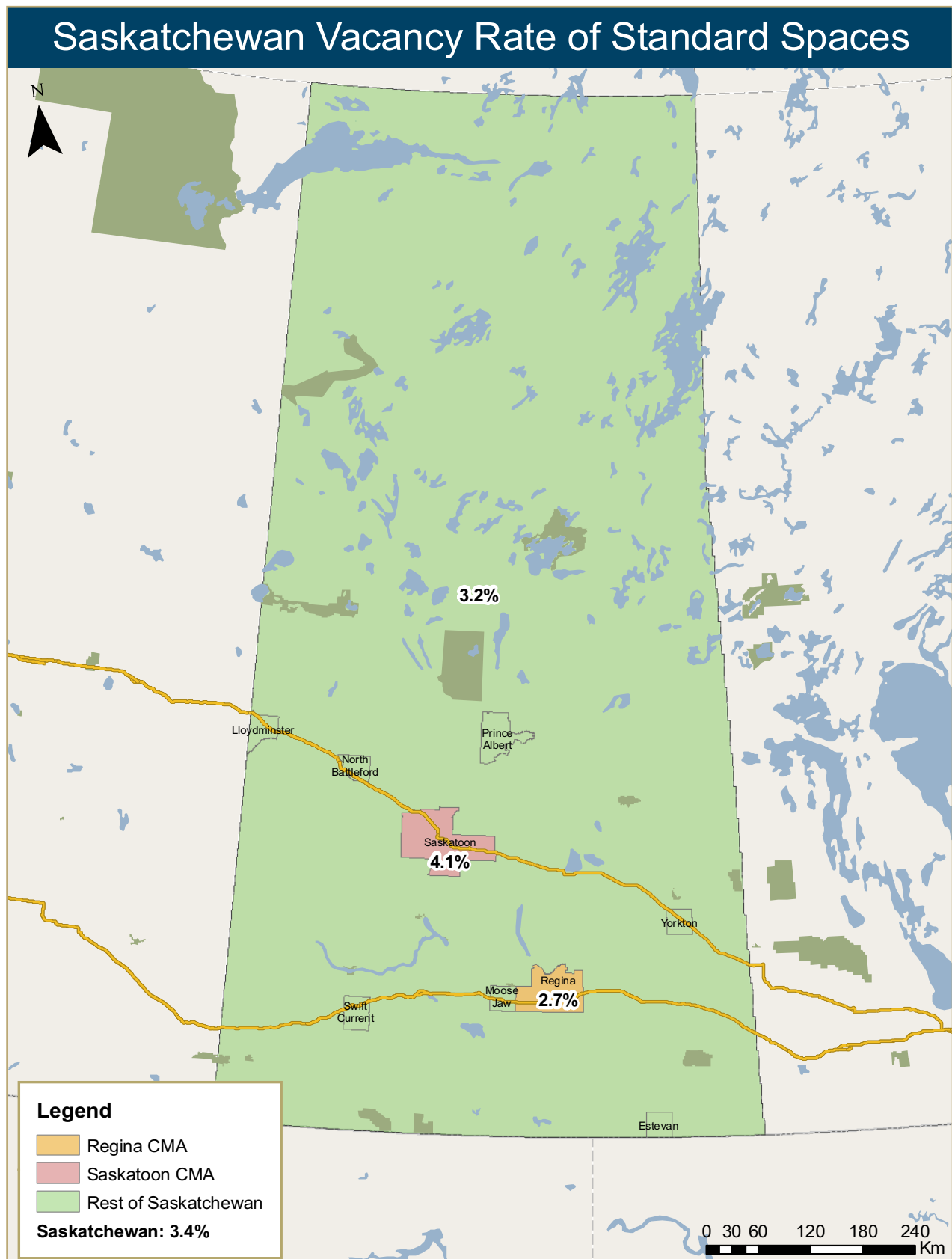
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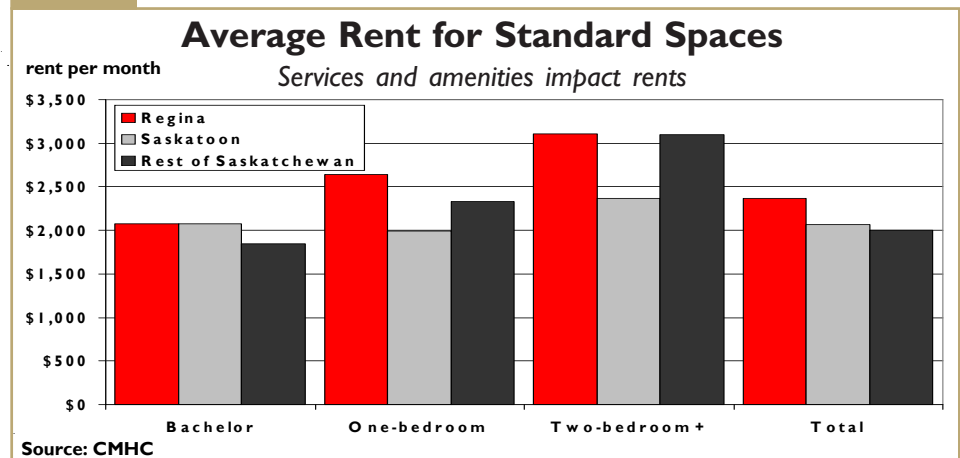
Saskatchewan Senior's Housing Survey – 2009

Canada Mortgage and Housing Corporation (CMHC) conducted a senior's housing survey in March and April of 2009 and found that the average vacancy rate in senior's rental residences in Saskatchewan stood at 3.4 per cent. The survey considered all types of private and non-profit rental facilities where the majority of residents are 65 years of age or older and have access to additional services not offered in traditional rental structures such as meal service, housekeeping and laundry.

In the Regina Census Metropolitan Area (CMA), the average vacancy rate for standard rental spaces was 2.7 per cent while the Saskatoon CMA recorded an average vacancy rate of 4.1 per cent. The average vacancy rate for standard spaces outside of Regina and Saskatoon was 3.2 per cent. The vacancy rate in heavy care spaces (Table 1.3) was 4.2 per cent across all areas covered within the province.

The survey also considered the average vacancy rate by unit type. Considering all areas of the province, whether within the two CMAs or in other areas, the highest average vacancy rate occurred in semi-private suites at 24.1 per cent while the lowest average vacancy rate of 1.9 per cent was found in one-bedroom suites. In Regina, the lowest average vacancy rate occurred in two-bedroom plus suites (1.1 per cent) but Saskatoon followed the provincial norm and recorded its lowest vacancy rate in one-bedroom suites (2.7 per cent).

Figure 2



Highest monthly rent found in Regina seniors' suites

The survey determined the average rent for various suite types in the province's major centres. Considering all of rural and urban Saskatchewan and all unit types, the average rent for standard spaces was \$2,131 monthly (see Table 3.1). The highest average rent for all unit types combined was in Regina at \$2,368 monthly. Saskatoon's average monthly rent was below the overall provincial average at \$2,063. The lowest average rent, at \$2,002 per month, was found in the areas outside the two metros.

Considering all areas of the province, the average rent for one-bedroom suites was calculated to be \$2,260 per month. Regina had the highest average rent for this type of suite at \$2,640 while Saskatoon was found to have an average one-bedroom rent of \$1,989. In the rest of the province, the survey determined the average rent for a one-bedroom suite was \$2,333 monthly.

Looking at standard spaces by location, Regina's average monthly rents ranged from \$2,072 for a bachelor suite and \$3,111 for a unit with two-or-more bedrooms. Saskatoon's average monthly rents ranged from \$1,989 for a one-bedroom to \$2,370 for a two-bedroom+ suite. In other parts of the province, the survey found the average rents ranged from \$1,593 for a semi-private space to \$3,097 for a two-bedroom+ suite.

2009 Vacancy Rates (%)		
	Standard spaces	Total
British Columbia	7.5	5.4
Alberta	5.9	5.4
Saskatchewan	3.4	2.8
Manitoba	7.8	6.4
Ontario	13.3	13.2
Quebec	7.9	7.9
Nova Scotia	7.3	8.3
New Brunswick	6.4	6.6
Prince Edward Island	9.3	8.8
Newfoundland & Labrador	18.9	14.2
Canada	9.2	8.7

Figure 3

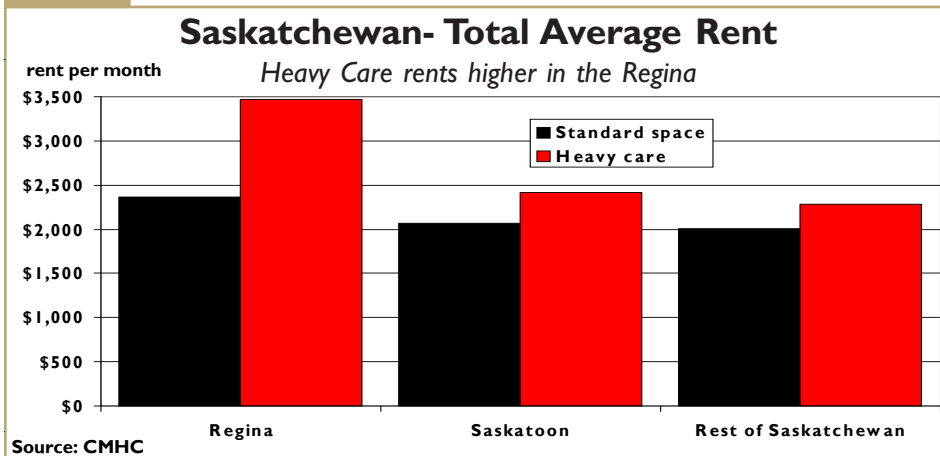


Table 2.3 provides details on the survey universe of standard spaces by rent range. Considering all centres and all unit types, 56 per cent of the total survey universe had an average monthly rent in excess of \$2,000 per month. Almost 30 per cent had average monthly rents over \$2,500. More than 45 per cent of Regina's surveyed suites had monthly rents of \$2,500 while 29 per cent of surveyed Saskatoon suites had an average rent in excess of this amount.

Rental rate averages for heavy-care spaces are shown in Table 1.3. Typical rents were highest in Regina (\$3,470 per month) and lowest outside the CMAs at \$2,282 per month.

Highest vacancy rate in lower-priced suites

Saskatchewan seniors' rental units experienced the highest average vacancy rate of 7.3 per cent in the \$1,000 to \$1,499 rent range (see Table 1.2). This may be due to the fact that smaller, and therefore, less desirable, studio suites are in this

group. Older suites would also be in the lower rent ranges and would also be less attractive to seniors and their families. Research indicates that the senior's adult children play a major role in the decision to move into a rental unit as well as selecting the appropriate project.

Regina's highest average vacancy rate, at 3.6 per cent, occurred in units within the \$1,500 to \$1,999 rent range. The lowest average vacancy rate in Regina seniors' standard spaces (1.5 per cent) was determined to be in the \$2,500-and-more

average rent range. In Saskatoon, the situation was opposite in that the highest vacancy rate was found in the \$2,500+ average rent range (8.1 per cent) while the lowest vacancy rate (1.7 per cent) was found in the \$1,500-\$1,999 rent range.

Outside the two CMAs, the highest average vacancy rate was recorded in the \$1,000 to \$1,499 rent range (9.7 per cent) while the lowest vacancy was in the over \$2,500 average rent range (0.5 per cent), similar to the Regina situation.

Services and amenities vary

As shown in Table 2.4, the services available within seniors' facilities vary across the province. On-site medical services are offered in 37 per cent of all projects surveyed across Saskatchewan. In Regina, over half the facilities offer this service while just over one-quarter of the projects covered in Saskatoon provided on-site medical.

Figure 4

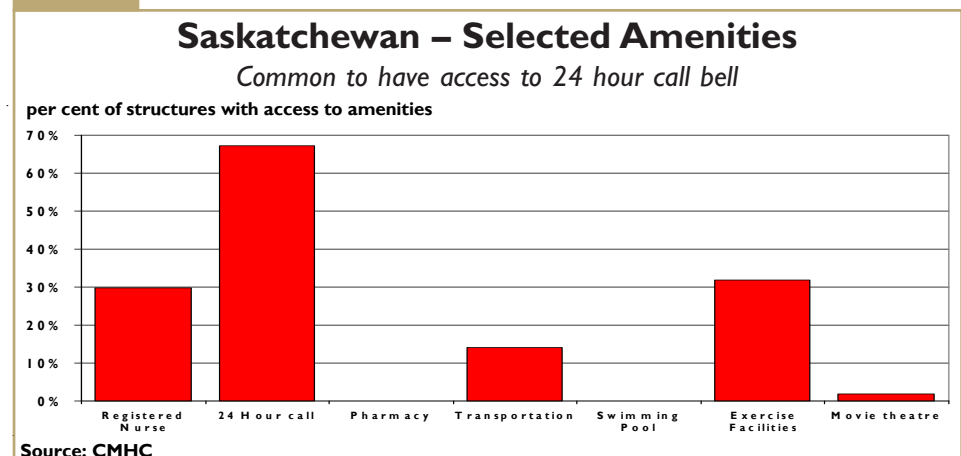


Figure 5

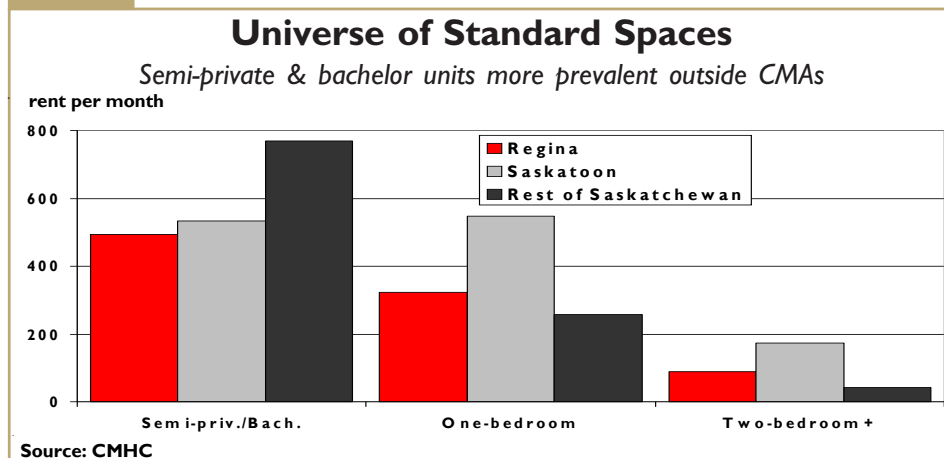


Table 2.5 provides information on the proportion of structures with access to selected amenities. The most-frequently reported amenity was a 24-hour call bell, with over two-thirds of facilities across the province providing this service. Exercise facilities were available in 32 per cent of all projects in the survey while 30 per cent offered a registered nurse on-site.

Survey coverage (universe)

As shown in Table 2.1, over 3,200 standard retirement senior's spaces were surveyed by CMHC. In the province as a whole, over 55 per cent of the units were semi-private or bachelor suites. More than half the units surveyed in Regina were the smaller bachelor or semi-private units. The survey universe in areas outside of Saskatoon and Regina was comprised of 72 per cent bachelor or semi-private units. More than 57 per cent of the Saskatoon survey universe was comprised of one- and two-bedroom suites.

TABLES INCLUDED IN THE SASKATCHEWAN SENIORS' HOUSING REPORT

- 1.1 Vacancy Rate (%) of Standard Spaces by Zone and Unit Type
- 1.2 Vacancy Rate of Standard Spaces (%) by Zone and Rent Range (\$)
- 1.3 Vacancy Rates (%) and Average Rents (\$) of Heavy Care Spaces by Zone

- 2.1 Universe of Standard Spaces by Zone and Unit Type
- 2.2 Total Universe by Zone and Unit Type
- 2.3 Universe of Standard Spaces by Zone and Rent Range (\$)
- 2.4 Proportion (%) of Structures where Select Services are Available By Structure Size and Zone
- 2.5 Proportion (%) of Structures with Access to Selected Amenities
- 2.6 Universe, Number of Residents Living in Universe and Capture Rate (%) by Zone

- 3.1 Average Rent (\$) of Standard Spaces by Zone and Unit Type

[To access Supplementary Tables click here](#)

I.1 – Vacancy Rates (%) of Standard Spaces by Zone and Unit Type**Saskatchewan**

Centre	Semi Private	Bachelor	One Bedroom	Two Bedroom +	Total
Regina CMA	**	3.4 a	1.9 a	1.1 a	2.7 a
Saskatoon CMA	27.9 d	3.9 b	2.7 a	3.1 c	4.1 a
Rest of Saskatchewan	26.7 a	2.9 a	0.4 a	0.0 a	3.2 a
Saskatchewan	24.1 a	3.3 a	1.9 a	2.1 a	3.4 a

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

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

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

I.2 – Vacancy Rates of Standard Spaces (%) by Zone and Rent Range (\$)**Saskatchewan**

Centre	Less than \$1,000	\$1,000 - \$1,499	\$1,500 - \$1,999	\$2,000 - \$2,499	\$2,500 and more	Total where rents are known
Regina CMA	n/u	**	3.6 a	2.3 a	1.5 a	2.7 a
Saskatoon CMA	**	4.7 c	1.7 c	4.6 c	8.1 b	4.5 b
Rest of Saskatchewan	**	9.7 a	3.1 a	1.7 a	0.5 a	3.2 a
Saskatchewan	**	7.3 a	2.8 a	2.9 a	3.6 b	3.5 a

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I.3 - Vacancy Rates (%) and Average Rents (\$) of Heavy Care Spaces by Zone

Saskatchewan				
Centre	Vacancy Rate		Average Rent	
Regina CMA	3.4	a	3,470	a
Saskatoon CMA	**		2,413	a
Rest of Saskatchewan	9.7	a	2,282	a
Saskatchewan	4.2	a	2,686	a

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2.1 – Universe of Standard Spaces by Zone and Unit Type

Saskatchewan

Centre	Semi Private / Bachelor	One Bedroom	Two Bedroom +	Total
Regina CMA	493 ^a	323 ^a	89 ^a	905 ^a
Saskatoon CMA	533 ^a	548 ^a	173 ^a	1,255 ^a
Rest of Saskatchewan	769 ^a	257 ^a	41 ^a	1,067 ^a
Saskatchewan	1,795^a	1,128^a	303^a	3,227^a

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)

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

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

2.2 – Total Universe* by Zone and Unit Type

Saskatchewan

Centre	Semi Private / Bachelor	One Bedroom	Two Bedroom +	Total
Regina CMA	**	**	89 ^a	999 ^a
Standard Spaces	493 ^a	323 ^a	89 ^a	905 ^a
Non-Standard Spaces	**	**	n/u	94 ^a
Saskatoon CMA	**	1,192 ^a	**	2,278 ^a
Standard Spaces	533 ^a	548 ^a	173 ^a	1,255 ^a
Non-Standard Spaces	**	644 ^a	**	1,023 ^a
Rest of Saskatchewan	905 ^a	**	**	1,284 ^a
Standard Spaces	769 ^a	257 ^a	41 ^a	1,067 ^a
Non-Standard Spaces	136 ^a	**	**	217 ^a
Saskatchewan	2,245^a	1,860^a	456^a	4,561^a
Standard Spaces	1,795 ^a	1,128 ^a	303 ^a	3,227 ^a
Non-Standard Spaces	450 ^a	732 ^a	153 ^a	1,334 ^a

* Total universe is the number of all spaces including both occupied and unoccupied spaces.

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

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n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

2.3 – Universe of Standard Spaces By Zone and Rent Range

Saskatchewan

Centre	Less than \$1,000		\$1,000 - \$1,499		\$1,500 - \$1,999		\$2,000 - \$2,499		\$2,500 and more		Total where rents are known
	Number of Spaces	% of Total*	Number of Spaces	% of Total*	Number of Spaces	% of Total*	Number of Spaces	% of Total*	Number of Spaces	% of Total*	Number of Spaces
Regina CMA	n/u	**	**		**		221 a	24.6	412 a	45.9	897
Saskatoon CMA	**	**	**		**		301 a	26.7	327 a	29.0	1,126
Rest of Saskatchewan	**	**	**		450 a	42.2	286 a	26.8	186 a	17.4	1,067
Saskatchewan	**		**		875 a	28.3	808 a	26.1	925 a	29.9	3,090

* % is based on those units where the rent is known.

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

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2.4 - Proportion (%) of Structures where Select Services are Available*

By Structure Size and Zone

Saskatchewan

Centre	Meals						On-Site Medical Services
	Not offered	Optional	# included in rent				
			1	2	3		
Regina CMA	0.0 b	0.0 b	0.0 b	3.4 a	96.6 a	51.7 a	
10 - 49	0.0 b	0.0 b	0.0 b	0.0 b	100.0 a	45.5 a	
50 - 99	**	**	**	**	**	**	
100 or more	**	**	**	20.0 a	80.0 a	60.0 a	
Saskatoon CMA	0.0 b	23.3 a	11.6 c	0.0 b	65.1 a	25.6 a	
10 - 49	0.0 b	4.0 c	4.0 c	0.0 b	92.0 a	24.0 d	
50 - 99	**	60.0 a	20.0 d	**	20.0 d	20.0 d	
100 or more	**	**	25.0 d	**	**	**	
Rest of Saskatchewan	0.0 b	7.9 a	0.0 b	0.0 b	92.1 a	39.5 a	
10 - 49	0.0 b	6.5 a	0.0 b	0.0 b	93.5 a	35.5 a	
50 - 99	**	20.0 a	**	**	80.0 a	60.0 a	
100 or more	**	**	**	**	**	**	
Saskatchewan	0.0 b	11.9 a	4.6 b	0.9 a	82.6 a	37.2 a	
10 - 49	0.0 b	3.8 b	1.3 a	0.0 b	94.9 a	34.5 a	
50 - 99	0.0 c	41.4 a	11.9 c	0.0 c	46.7 a	40.9 a	
100 or more	0.0 c	20.2 d	13.5 c	6.6 a	59.7 a	46.6 a	

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

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

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n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

2.5 - Proportion (%) of Structures with Access to Selected Amenities by Structure Size and Zone Saskatchewan

Centre	Registered Nurse onsite	24-hour call bell	Pharmacy	Transportation Services	Swimming Pool	Movie Theatre	Exercise Facilities
Regina CMA	51.7 a	86.2 a	0.0 b	27.6 a	0.0 b	3.4 a	27.6 a
10 - 49	54.5 a	81.8 a	0.0 b	13.6 a	0.0 b	0.0 b	9.1 a
50 - 99	**	**	**	**	**	**	**
100 or more	20.0 a	100.0 a	**	80.0 a	**	20.0 a	100.0 a
Saskatoon CMA	23.8 a	59.5 a	0.0 b	9.5 b	0.0 b	2.4 b	35.7 a
10 - 49	29.2 a	75.0 a	0.0 b	0.0 b	0.0 b	0.0 b	12.5 c
50 - 99	**	30.0 d	**	10.0 c	**	10.0 c	60.0 a
100 or more	**	**	**	**	**	**	75.0 a
Rest of Saskatchewan	19.4 a	61.1 a	0.0 b	8.3 a	0.0 b	0.0 b	30.6 a
10 - 49	20.0 a	56.7 a	0.0 b	6.7 a	0.0 b	0.0 b	23.3 a
50 - 99	25.0 a	75.0 a	**	**	**	**	50.0 a
100 or more	**	**	**	**	**	**	**
Saskatchewan	29.9 a	67.2 a	0.0 b	14.0 a	0.0 b	1.9 a	31.8 a
10 - 49	32.9 a	69.8 a	0.0 b	6.5 a	0.0 b	0.0 b	15.8 a
50 - 99	18.5 a	49.7 a	0.0 c	12.5 c	0.0 c	6.3 c	56.3 a
100 or more	26.8 d	73.0 a	0.0 c	53.1 a	0.0 c	6.6 a	86.5 a

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2.6 - Universe, Number of Residents Living in Universe and Capture Rate by Zone Saskatchewan

Centre	Total Number of Spaces	Overall Vacancy Rate (%)	Number of Residences	Number of Residents	Estimated Population Aged 75+*	Capture Rate** (%)
Regina CMA	999	2.7 a	29	1,055 a		
Saskatoon CMA	2,278	2.6 a	44	2,415 a		
Rest of Saskatchewan	1,284	3.2 a	38	1,314 a		
Saskatchewan	4,561	2.8 a	111	4,784 a	77,500	6.2

* Source: Statistics Canada, Population Projections for Canada, Provinces and Territories, 2005-2031, Scenario 3.

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

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3.1 – Average Rent (\$) of Standard Spaces by Zone and Unit Type

Saskatchewan

Centre	Semi Private	Bachelor	One Bedroom	Two Bedroom +	Total
Regina CMA	**	2,072 a	2,640 a	3,111 a	2,368 a
Saskatoon CMA	2,225 b	2,072 a	1,989 a	2,370 a	2,063 a
Rest of Saskatchewan	1,593 a	1,848 a	2,333 a	3,097 a	2,002 a
Saskatchewan	1,815 a	1,974 a	2,260 a	2,797 a	2,131 a

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Methodology

Canada Mortgage and Housing Corporation conducted the first National Seniors' Housing Survey in February and March. The survey was conducted in all centres in all ten provinces.

The survey targeted private or non-profit residences where the majority of residents are 65 years of age or older and have access to additional services not offered in traditional rental structures. Examples of such services include meal service, housekeeping and laundry. To be eligible for the survey, a residence must provide an on-site meal plan or on-site medical services. However, the survey excluded seniors' residences which provide high levels of healthcare (defined as 1.5 hours or more of care per day) to all of their residents. Nursing homes and long-term care facilities are examples of facilities that were not included in the survey. Only residences with at least 10 units were included in the survey.

Survey data was obtained through a combination of telephone interviews and fax and email responses. Information was obtained from the owner, manager, or residence administrator. Survey results reflect market conditions at the time of the survey. Survey results have been weighted 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 facilities 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.

Standard Space: A space occupied by a resident who does not receive high levels of care (i.e. the resident receives less than 1.5 hours of care per day.) Regional terms for this type of space vary across the country.

Heavy Care Space: A space where the residence provides 1.5 hours or more of healthcare per day to the resident. Examples include Alzheimer, Dementia and mobility support residents.

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 rent refers to the actual amount residents pay for their space and all mandatory services. Charges for additional non-mandatory services are excluded from the rent. 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.

Acknowledgement

The Seniors' Housing Survey could not have been conducted without the cooperation of the property owners, managers, and facility administrators. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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