

SENIORS' HOUSING REPORT

Saskatchewan



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2010

Highlights

- The overall vacancy rate for a standard unit in retirement homes across Saskatchewan was 6.2 per cent in 2010.
- Regina and Saskatoon, the two largest urban centres, reported standard unit vacancy rates of 3.4 and 3.7 per cent, respectively.
- The overall average rent for a standard retirement home unit was \$2,179 in Saskatchewan as of April 2010.
- The 2010 survey covered a universe of 4,685 standard and non-standard spaces housing 4,900 residents.

Figure 1

Saskatchewan Vacancy Rates of Standard Spaces by Unit Type

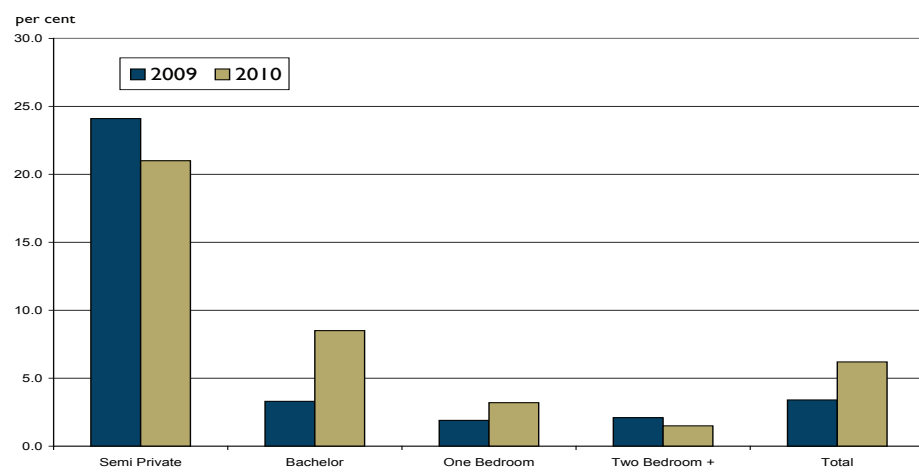
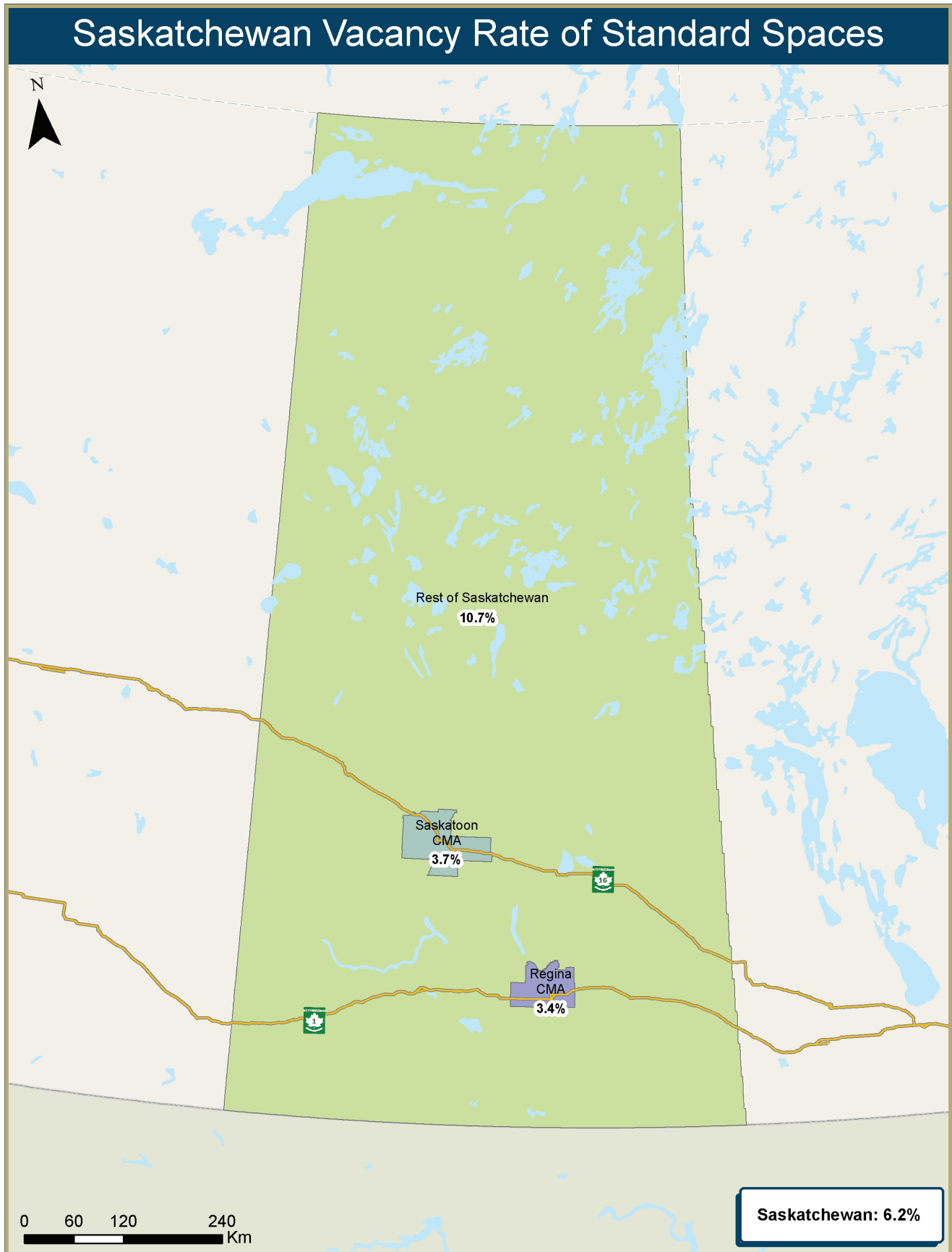


Table of Contents

3	Vacancy Rates
4	Rents
5	Universe
6	Data Tables
15	Methodology
15	Definitions

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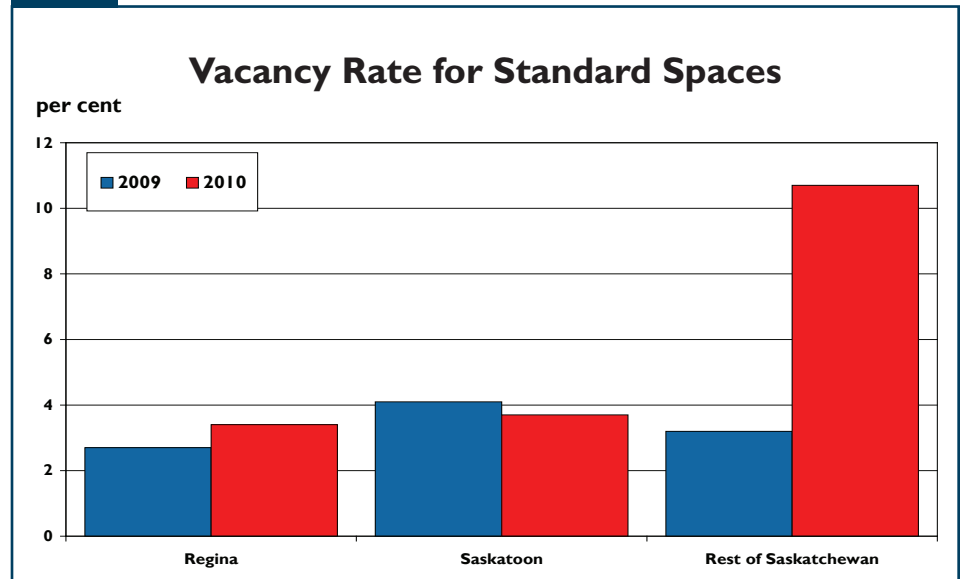
Vacancy Rates

Vacancy rates higher for standard care units

According to Canada Mortgage and Housing Corporation's (CMHC) Seniors' Housing Survey, the average vacancy rate for standard retirement home units in Saskatchewan increased from 3.4 per cent in April 2009 to 6.2 per cent in April 2010. The survey targeted only private and non-profit facilities where the majority of residents are 65 years of age or over and have access to additional services not offered in traditional rental structures such as meal service, housekeeping and laundry services.

In the Regina Census Metropolitan Area (CMA), the average vacancy rate for standard spaces was 3.4 per cent, up from 2.7 per cent in April 2009. Meanwhile in Saskatoon, the average vacancy rate declined 0.4 percentage points, going from 4.1 per cent in April 2009 to 3.7 per cent this year. The highest vacancy rates in the province were observed in the areas outside of the two major centres, where the average vacancy rate for standard

Figure 2



Source: CMHC

spaces advanced 7.5 percentage points, rising from 3.2 per cent in April 2009 to 10.7 per cent in April 2010. The rise in vacancies outside of the two CMAs can, in part, be attributed to an increase in supply, as the universe of standard spaces increased since 2009.

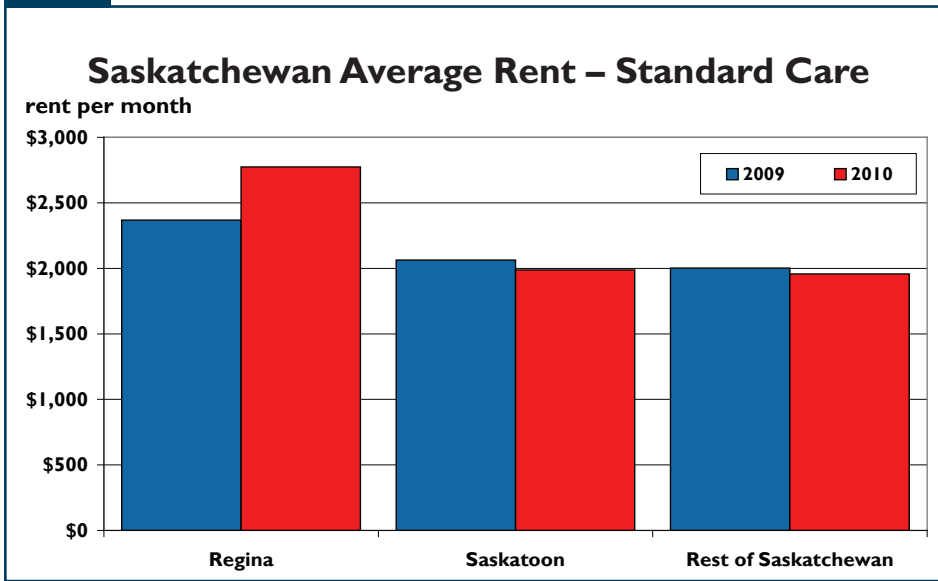
Within each centre, there was significant variation in vacancy rate depending on bedroom type. In Regina, the vacancy rate was lowest at 1.1 per cent for

two-bedroom+ units and highest at 4.8 per cent for bachelor units. Meanwhile, Saskatoon's vacancy rates ranged from a low of 1.7 per cent for two-bedroom+ units to a high of 5.5 per cent for bachelor suites. Outside the two CMAs, the highest vacancy rate was determined to be 19.4 per cent for semi-private suites, while at two per cent, two-bedroom+ units recorded the lowest vacancy rates.

Within the subset of units renting for \$1,000 to \$1,500 monthly, the average vacancy rate across Saskatchewan was 3.5 per cent, down from 7.3 per cent in April 2009. Meanwhile, for units in the \$1,500 - \$1,999 rent range, the vacancy rate advanced 3.8 percentage points, rising from 2.8 per cent in April 2009 to 6.6 per cent in April 2010. Similarly, for units renting at \$2,500 and more monthly, the vacancy rate advanced 0.8 percentage points from April 2009 to 4.4 per cent this year. However, the largest increase in average vacancy rate was observed in the \$2,000 to \$2,499 rent range where the vacancy rate advanced 6.6 percentage points from 2.9 per cent in the prior year to 9.5 per cent in April 2010.

Vacancy Rates (%) of Standard Spaces				
	2009		2010	
Newfoundland and Labrador	18.9	a	18.1	a
Prince Edward Island	9.3	a	7.1	a
Nova Scotia	7.3	b	15.0	a
New Brunswick	6.4	c	6.2	b
Quebec	7.9	a	8.4	a
Ontario	13.3	a	16.4	a
Manitoba	7.8	a	7.9	a
Saskatchewan	3.4	a	6.2	a
Alberta	5.9	a	12.2	a
British Columbia	7.5	a	10.4	a
Canada	9.2	a	10.8	a

Figure 3



Source: CMHC

Vacancy rates lower for heavy care units

The vacancy rate for heavy care spaces in Saskatchewan declined from 4.2 per cent in April 2009 to two per cent in April of the current year. In addition, a marginal increase in average rents was observed, with monthly rents advancing \$2 from the prior year to \$2,688 in 2010. The difference between a standard care unit and a heavy care unit is determined by the amount of health care provided to residents. A space where the resident receives 1.5 hours per day or more of health care is classified as a heavy care unit. Typically, the additional health care service provided to residents of heavy care facilities significantly increases the rent over standard spaces.

Rents

Average rent for standard spaces edges higher in Regina

For standard spaces, the overall average monthly rent was determined to be

\$2,179, up from \$2,131 in April 2009. At \$2,774 monthly, the highest average rent for standard spaces was recorded in the Regina CMA, up from \$2,368 in the previous year. Meanwhile, Saskatoon's average monthly rent declined by \$75, going from \$2,063 in April 2009 to \$1,988 in April 2010. Rather than a shift in market conditions, the reduction in Saskatoon's average rent was largely due to the composition of units, as fewer two-bedroom+ units were surveyed this year than in 2009. In areas outside the two metros, a \$44 reduction in average rents was observed, as average monthly rents moderated from \$2,002 in April 2009, down to \$1,958 this year.

In Regina, average monthly rents ranged from a low of \$2,600 for a bachelor suite, to a high of \$3,364 for a unit with two-or-more bedrooms. Meanwhile, average rents in Saskatoon ranged from a low of \$1,782 monthly for one-bedroom suites to a high of \$2,222 per month for two-bedroom+ suites. In other parts of the province, the survey determined the average monthly rent varied from a low of \$1,675 for semi-private suites to a high of \$3,122 for two-or-more bedrooms unit types.

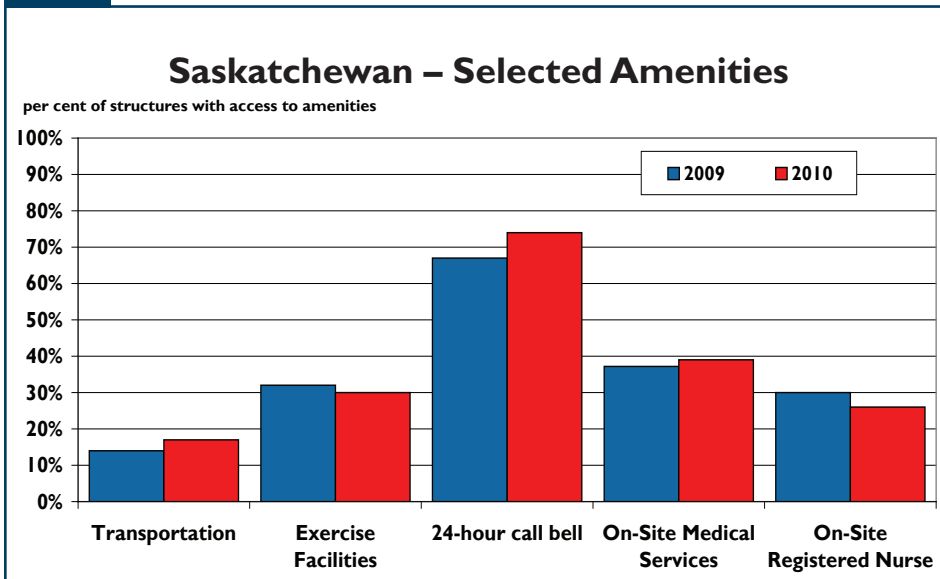
Considering all types of standard spaces across the province, a little over 57 per cent of the total survey universe had average monthly rents in excess of \$2,000. Meanwhile, 33.5 per cent of the survey universe had average monthly rents of \$2,500 or more. Within the Regina CMA, a little over 66 per cent of all spaces had average monthly rents in excess of \$2,500 while 30.5 per cent of surveyed spaces in Saskatoon had average monthly rents in excess of this amount.

Wide variation in services and amenities available to residents

Our survey revealed a wide variation in the range of services available within senior's facilities across the province. On-site medical services were offered in 39 per cent of all facilities surveyed across Saskatchewan. This was higher in Regina, where 47 per cent of the facilities surveyed offer this service, while 30 per cent of the facilities surveyed in Saskatoon provided medical services on site.

Beyond medical services, residents were offered a variety of different amenities depending on the facility. The most-frequently reported amenity in Saskatchewan was 24-hour bell service, with 74 per cent of facilities across the province providing this service. Transportation services were available in 17 per cent of facilities, while 30 per cent of structures provided exercise facilities. In addition, 26 per cent of all facilities surveyed offered the services of a registered nurse on-site.

Figure 4



Source: CMHC

Universe

Majority of Standard units are semi-private/bachelor unit

CMHC's survey found a total universe of 4,685 retirement spaces, of which 3,447 units or 74 per cent were standard spaces. This compares with a total universe of 4,561 units in the 2009 survey, of which 3,227 units were identified as standard spaces. The vast majority of retirement spaces in Saskatchewan were found in the two largest centres. The Regina CMA had 1,043 retirement spaces, of which 878 units were identified as standard spaces. Meanwhile, the Saskatoon CMA had 2,273 retirement spaces with 1,313 units identified as standard spaces. Together, both centres account for 71 per cent of this year's universe of retirement spaces and 64 per cent of all standard spaces surveyed within the province.

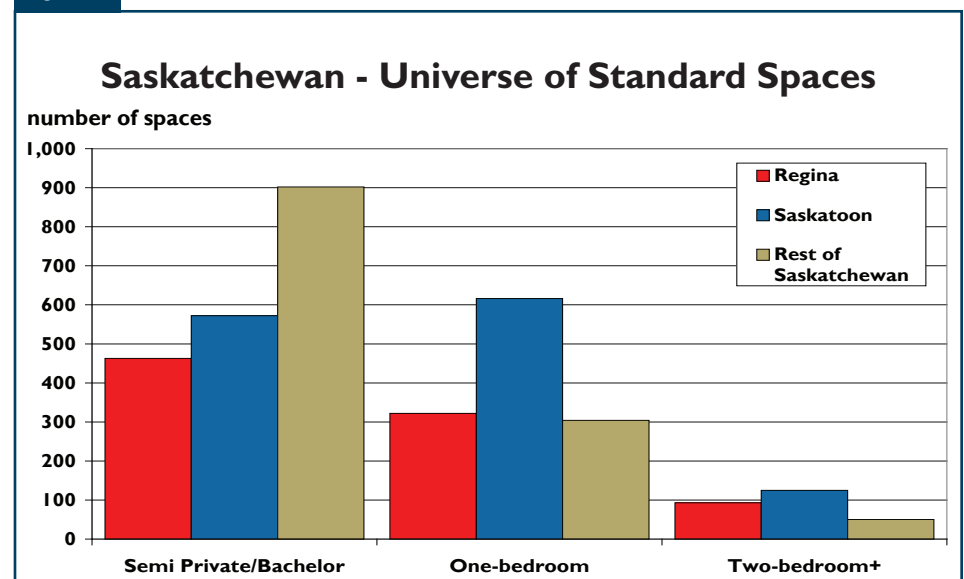
Among standard spaces, semi-private/bachelor units remained the most common residence type, totalling 1,937

units and representing 56 per cent of all standard units in the current survey. This proportion was unchanged from the 2009 survey when semi-private/bachelor units comprised 56 per cent of all standard units. Meanwhile, one-bedroom units accounted for a little over 36 per cent of all standard units surveyed, up from 35 per cent in the 2009 survey. Two-bedroom+ units

accounted for the remaining eight per cent of the total universe for the current year, down from nine per cent in the 2009 survey.

There were some notable differences in the composition of spaces between the various centres in the province. In the Saskatoon CMA, one-bedroom units accounted for 47 per cent of all standard spaces, up from 44 per cent in the 2009 survey. In the Regina CMA, one-bedroom spaces represented 37 per cent of the standard universe, a marginal increase of one per cent from the previous year. In the areas outside the two CMAs, semi-private/bachelor units accounted for 72 per cent of all standard spaces. Meanwhile, semi-private/bachelor units represented 53 per cent of all standard spaces in Regina, and only 44 per cent in Saskatoon. The proportion of two-bedroom+ spaces was highest in the Regina CMA at 11 per cent, up from 9.8 per cent in 2009. In addition, at 9.5 per cent, the proportion of two-bedroom+ spaces in the Saskatoon CMA was 4.5 percentage points lower than in the 2009 survey.

Figure 5



Source: CMHC

TABLES INCLUDED IN THE SASKATCHEWAN SENIORS' HOUSING REPORT

Standard Tables

- 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 By Structure Size and Zone
- 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

Optional Tables

- O1 Number of People On Wait List and Time on Waitlist
- O2 Building Structure Makeup (%)
- O3 Ancillary Services, Cable and Telephone and Optional Costs
- O4 Vacancy Rate of Standard Spaces by Date Residence Opened (%)
- O5 Average Rents (\$) of Standard Spaces by Date Residence Opened
- O6.1 Vacancy Rates (%) of Standard Spaces by Unit Size (square feet)
- O6.2 Average Rents (\$) of Standard Spaces by Unit Size (square feet)

I.1 Vacancy Rates (%) of Standard Spaces by Unit Type Saskatchewan

Centre	Semi Private		Bachelor		One Bedroom		Two Bedroom +		Total	
	2009	2010	2009	2010	2009	2010	2009	2010	2009	2010
Regina CMA	**	--	3.4 a	4.8 a	1.9 a	2.2 a	1.1 a	1.1 a	2.7 a	3.4 a
Saskatoon CMA	27.9 d	**	3.9 b	5.5 a	2.7 a	2.1 a	3.1 c	1.7 c	4.1 a	3.7 a
Rest of Saskatchewan	26.7 a	19.4 a	2.9 a	12.4 a	0.4 a	6.6 a	**	2.0 a	3.2 a	10.7 a
Saskatchewan	24.1 a	21.0 a	3.3 a	8.5 a	1.9 a	3.2 a	2.1 a	1.5 a	3.4 a	6.2 a

I.2 Vacancy Rates of Standard Spaces (%) by 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	
	2009	2010	2009	2010	2009	2010	2009	2010	2009	2010	2009	2010
Regina CMA	--	--	**	**	3.6 a	3.0 b	2.3 a	3.3 a	1.5 a	3.6 a	2.7 a	3.4 a
Saskatoon CMA	**	**	4.7 c	++	1.7 c	3.0 b	4.6 c	8.1 b	8.1 b	4.2 b	4.5 b	3.7 a
Rest of Saskatchewan	**	**	9.7 a	7.7 a	3.1 a	9.4 a	1.7 a	13.8 a	0.5 a	7.5 a	3.2 a	11.1 a
Saskatchewan	**	**	7.3 a	3.5 a	2.8 a	6.6 a	2.9 a	9.5 a	3.6 b	4.4 a	3.5 a	6.3 a

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

Centre	Vacancy Rate		Average Rent	
	2009	2010	2009	2010
Regina CMA	3.4 a	0.0 a	3,470 a	3,386 a
Saskatoon CMA	++	--	2,413 a	--
Rest of Saskatchewan	9.7 a	**	2,282 a	**
Saskatchewan	4.2 a	2.0 a	2,686 a	2,688 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)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

2.1 Universe of Standard Spaces by Unit Type Saskatchewan

Centre	Semi Private / Bachelor	One Bedroom	Two Bedroom +	Total
Regina CMA	463 a	322 a	93 a	878 a
Saskatoon CMA	572 a	616 a	125 a	1,313 a
Rest of Saskatchewan	902 a	304 a	50 a	1,256 a
Saskatchewan	1,937 a	1,242 a	268 a	3,447 a

2.2 Total Universe¹ by Unit Type Saskatchewan

Centre	Semi Private / Bachelor	One Bedroom	Two Bedroom +	Total
Saskatchewan	2,331 a	1,957 a	396 a	4,685 a
Standard Spaces	1,937 a	1,242 a	268 a	3,447 a
Non-Standard Spaces	395 a	715 a	128 a	1,238 a

¹ Total universe is the number of all spaces including both occupied and unoccupied spaces.

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2.3 Universe of Standard Spaces by Rent Range (\$)

Saskatchewan

Centre	Less than \$1,500	\$1,500 - \$1,999	\$2,000 - \$2,499	\$2,500 and more	Total spaces where rents are known
	% of Total ¹	% of Total ¹	% of Total ¹	% of Total ¹	
Regina CMA	**	**	21.1% a	66.2% a	870
Saskatoon CMA	24.5% a	24.1% a	20.9% a	30.5% a	1,313
Rest of Saskatchewan	**	**	30.0% a	13.3% a	1,209
Saskatchewan	15.0% a	27.2% a	24.2% a	33.5% a	3,392

¹ % is based on those spaces where the rent is known.

2.4 Proportion (%) of Structures where Select Services are Available¹

by Structure Size

Saskatchewan

Centre	Meals				On-Site Medical Services	Registered Nurse onsite	24-hour call bell
	Optional	# included in rent					
		1	2	3			
Regina CMA	0.0 a	0.0 a	3.3 a	96.7 a	46.7 a	36.7 a	93.3 a
10 - 49	0.0 a	0.0 a	0.0 a	100.0 a	31.8 a	36.4 a	90.9 a
50 - 89	**	**	**	**	**	**	**
90 or more	0.0 a	0.0 a	20.0 a	80.0 a	80.0 a	20.0 a	100.0 a
Saskatoon CMA	26.1 a	8.7 b	0.0 b	65.2 a	30.4 a	23.9 a	63.0 a
10 - 49	10.7 c	0.0 c	0.0 c	89.3 a	28.6 a	28.6 a	71.4 a
50 - 89	50.0 a	20.0 d	++	30.0 d	++	10.0 c	60.0 a
90 or more	++	25.0 d	++	25.0 d	25.0 d	25.0 d	++
Rest of Saskatchewan	2.5 a	2.5 a	2.5 a	92.5 a	42.5 a	20.0 a	72.5 a
10 - 49	3.1 a	0.0 a	3.1 a	93.8 a	37.5 a	21.9 a	71.9 a
50 - 89	0.0 a	20.0 a	0.0 a	80.0 a	60.0 a	0.0 a	60.0 a
90 or more	**	**	**	**	**	**	**
Saskatchewan	11.3 a	4.3 b	1.7 a	82.6 a	38.7 a	25.8 a	74.0 a
10 - 49	4.9 b	0.0 b	1.2 a	93.9 a	32.9 a	28.1 a	76.8 a
50 - 89	28.0 d	16.7 d	0.0 c	55.3 a	55.4 a	16.6 a	66.6 a
90 or more	25.3 d	12.6 c	6.2 a	55.9 a	49.7 a	25.0 a	68.4 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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2.5 Proportion (%) of Structures with Access to Selected Amenities¹ by Structure Size Saskatchewan

Centre	Pharmacy	Transportation Services	Swimming Pool	Hot Tub - Spa	Movie Theatre	Exercise Facilities	Internet
Regina CMA	0.0 a	26.7 a	3.3 a	10.0 a	10.0 a	26.7 a	30.0 a
10 - 49	0.0 a	13.6 a	0.0 a	0.0 a	0.0 a	9.1 a	13.6 a
50 - 89	**	**	**	**	**	**	**
90 or more	0.0 a	80.0 a	0.0 a	40.0 a	40.0 a	100.0 a	100.0 a
Saskatoon CMA	0.0 b	15.2 d	0.0 b	2.2 b	4.4 c	32.6 a	23.9 a
10 - 49	0.0 c	10.7 c	0.0 c	0.0 c	0.0 c	10.7 c	10.7 c
50 - 89	++	10.0 c	++	++	11.1 d	++	++
90 or more	++	++	++	12.5 d	12.5 d	100.0 a	++
Rest of Saskatchewan	0.0 a	12.5 a	0.0 a	5.0 a	0.0 a	30.0 a	22.5 a
10 - 49	0.0 a	9.4 a	0.0 a	6.3 a	0.0 a	25.0 a	15.6 a
50 - 89	0.0 a	20.0 a	0.0 a	0.0 a	0.0 a	40.0 a	40.0 a
90 or more	**	**	**	**	**	**	**
Saskatchewan	0.0 b	17.2 a	0.9 a	5.1 a	4.3 a	30.2 a	25.0 a
10 - 49	0.0 b	11.0 a	0.0 b	2.4 a	0.0 b	15.8 a	13.4 a
50 - 89	0.0 c	16.6 a	5.5 a	5.5 a	11.8 c	38.9 a	38.9 a
90 or more	0.0 c	49.9 a	0.0 c	18.7 a	18.7 a	93.8 a	68.5 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.

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

Centre	Total Number of Spaces	Overall Vacancy Rate (%)		Number of Residences	Number of Residents	Estimated Population Aged 75+ ¹	Capture Rate ² (%)
		2009	2010				
Regina CMA	1,043	2.7 a	2.9 a	30	1,103 a		
Saskatoon CMA	2,273	2.6 a	2.1 a	47	2,478 b		
Rest of Saskatchewan	1,369	3.2 a	10.0 a	40	1,319 a		
Saskatchewan	4,685	2.8 a	4.6 a	117	4,900 a	77,200	6.3

¹ Source: Statistics Canada, Population Projections for Canada, Provinces and Territories, 2005-2031, Scenario 3.

² 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:

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** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

3.1 Average Rent (\$) of Standard Spaces by Unit Type Saskatchewan

Centre	Semi Private	Bachelor	One Bedroom	Two Bedroom +	Total
Regina CMA	--	2,600 ^a	2,850 ^a	3,364 ^a	2,774 ^a
Saskatoon CMA	**	2,171 ^a	1,782 ^a	2,222 ^a	1,988 ^a
Rest of Saskatchewan	1,675 ^a	1,799 ^a	2,224 ^a	3,122 ^a	1,958 ^a
Saskatchewan	1,678^a	2,108^a	2,167^a	2,786^a	2,179^a

O1 Number of People On Wait List and Time on Waitlist Saskatchewan

Centre	Average Number of People on Waitlist	Time on Waitlist in Months				
		0	1~2	3~5	6~11	12+
Regina CMA	16 ^d	10.0 ^d	++	**	**	**
Saskatoon CMA	41 ^c	18.6 ^c	++	++	**	19.7 ^c
Rest of Saskatchewan	13 ^c	11.4 ^b	4.0 ^a	11.4 ^b	8.1 ^b	5.1 ^c
Saskatchewan	25^b	40.0^b	7.3^d	20.3^c	19.1^c	30.3^b

O2 Building Structure Makeup (%) Saskatchewan

Centre	Concrete Frame	Wood Frame
Saskatchewan	16.2%	83.8%

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

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** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

O3 Ancillary Services, Cable and Telephone and Optional Costs (% of residences) Saskatchewan

Centre	Services	Included in Rent (%)	Tenant Arrange (%)	Optional (%)	Average Cost if Optional (\$)
Regina CMA	Cable	13.3%	86.7%	--	--
	Telephone	--	100.0%	--	--
Saskatoon CMA	Cable	19.1%	72.3%	8.5%	**
	Telephone	--	100.0%	--	--
Rest of Saskatchewan	Cable	17.5%	77.5%	5.0%	**
	Telephone	2.5%	97.5%	--	--
Saskatchewan	Cable	17.1%	77.8%	5.1%	24.67
	Telephone	0.9%	99.1%	--	--

O4 Vacancy Rates (%) of Standard Spaces by Date Residence Opened Saskatchewan

Centre	Before 1990	1990 - 1999	2000 or later	Total
Regina CMA	**	1.3 a	4.4 a	3.4 a
Saskatoon CMA	1.8 a	5.4 b	4.0 a	3.7 a
Rest of Saskatchewan	8.7 a	9.7 a	11.9 a	10.7 a
Saskatchewan	4.9 a	5.4 a	7.0 a	6.2 a

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** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

O5 Average Rents (\$) of Standard Spaces by Date Residence Opened Saskatchewan

Centre		Before 1990	1990 - 1999	2000 or later	Total
Regina CMA	Semi Private	--	--	--	--
	Bachelor	**	2,329 a	2,759 a	2,600 a
	One Bedroom	--	**	2,882 a	2,850 a
	Two Bedroom +	--	**	3,214 a	3,364 a
	All	**	2,643 a	2,851 a	2,774 a
Saskatoon CMA	Semi Private	**	**	--	**
	Bachelor	1,794 a	2,100 a	2,335 a	2,171 a
	One Bedroom	**	**	**	1,782 a
	Two Bedroom +	**	**	**	2,222 a
	All	1,202 a	2,041 a	2,369 a	1,988 a
Rest of Saskatchewan	Semi Private	**	**	**	1,675 a
	Bachelor	1,802 a	1,680 a	1,877 a	1,799 a
	One Bedroom	1,384 a	**	2,397 a	2,224 a
	Two Bedroom +	--	--	3,122 a	3,122 a
	All	1,697 a	1,695 a	2,138 a	1,958 a
Saskatchewan	Semi Private	1,742 a	**	**	1,678 a
	Bachelor	1,830 a	1,961 a	2,263 a	2,108 a
	One Bedroom	978 a	2,354 a	2,514 a	2,167 a
	Two Bedroom +	**	2,843 a	2,957 a	2,786 a
	All	1,401 a	2,135 a	2,420 a	2,179 a

O6.I Vacancy Rates (%) of Standard Spaces by Unit Size (square feet)¹ Saskatchewan

Centre	up to 375	376 - 500	501 - 625	over 625	Total
Regina CMA	7.1 c	6.9 c	0.5 b	1.7 c	4.3 b
Saskatoon CMA	7.5 b	2.8 c	2.2 b	2.5 c	4.0 b
Rest of Saskatchewan	14.3 a	8.4 b	1.7 c	1.5 d	11.2 a
Saskatchewan	11.2 a	5.9 b	1.6 b	2.1 b	6.7 a

¹Data is for units where the square footage was provided.

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O6.2 Average Rents (\$) of Standard Spaces by Unit Size (square feet)¹ Saskatchewan

Centre		up to 375	376 - 500	501 - 625	over 625	Total
Regina CMA	Semi Private	--	--	--	--	--
	Bachelor	2,310 a	2,709 a	2,658 a	**	2,459 a
	One Bedroom	--	**	2,923 a	3,610 a	2,891 a
	Two Bedroom +	--	--	--	3,394 a	3,394 a
	All	2,310 a	2,621 a	2,895 a	3,430 a	2,745 a
Saskatoon CMA	Semi Private	**	--	--	--	**
	Bachelor	2,324 a	1,723 a	**	--	2,165 a
	One Bedroom	**	**	1,501 a	2,531 a	1,816 a
	Two Bedroom +	--	--	**	2,436 a	2,403 a
	All	2,300 a	1,942 a	1,526 a	2,488 a	2,013 a
Rest of Saskatchewan	Semi Private	**	--	--	--	**
	Bachelor	1,806 a	1,802 a	**	--	1,806 a
	One Bedroom	2,372 a	1,874 a	2,448 a	2,773 a	2,236 a
	Two Bedroom +	--	--	**	3,164 a	3,122 a
	All	1,828 a	1,856 a	2,467 a	3,018 a	1,985 a
Saskatchewan	Semi Private	1,688 a	--	--	--	1,688 a
	Bachelor	2,040 a	2,108 a	2,501 a	**	2,065 a
	One Bedroom	2,253 a	2,186 a	2,040 a	2,766 a	2,192 a
	Two Bedroom +	--	--	**	2,936 a	2,911 a
	All	2,041 a	2,146 a	2,070 a	2,859 a	2,180 a

¹Data is for units where the square footage was provided.

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 to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

Methodology

Canada Mortgage and Housing Corporation conducted the National Seniors' Housing Survey in February and March. This annual survey began in 2009. 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. (This eligibility requirement differs from the previous year's survey, which required either 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 homes are examples of residences that were not included in the survey. As well, residences with less than 10 units were excluded in Québec, Ontario and the Prairies, and with less than 5 units were excluded in Atlantic and British Columbia Regions.

Survey data were 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 adjust for non-responses, to ensure that they are reflective of the universe. 2009 data in this publication may differ from what was published last year, due to survey zone changes in 2010. 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 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, and, in cases where there is no additional charge for additional care, it is possible that the standard space estimate includes some units with additional care.

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 residence 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.

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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