

SENIORS' HOUSING REPORT

Saskatchewan



CANADA MORTGAGE AND HOUSING CORPORATION

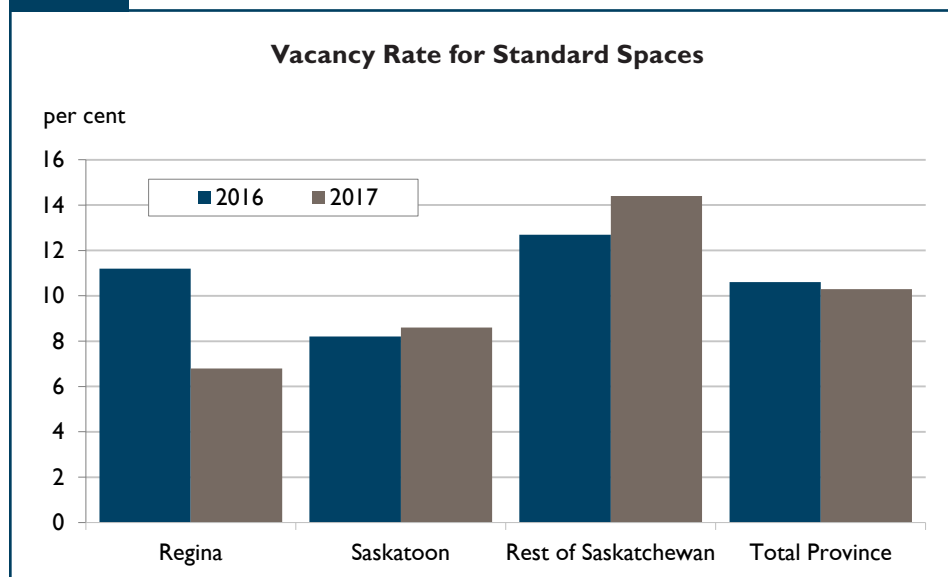
Date Released: 2017

Highlights

- The overall vacancy rate for a standard space in retirement homes in Saskatchewan declined from 10.6% in 2016 to 10.3% in 2017.
- The decline can be attributed to a sharp reduction in vacancies for standard spaces in the Regina Census Metropolitan Area (CMA), from 11.2% in 2016 to 6.8% in 2017. Meanwhile, the Saskatoon CMA and the rest of Saskatchewan both saw their vacancy rates increase in 2017 from the previous year.

Continued on page 3

Figure 1



Source: CMHC

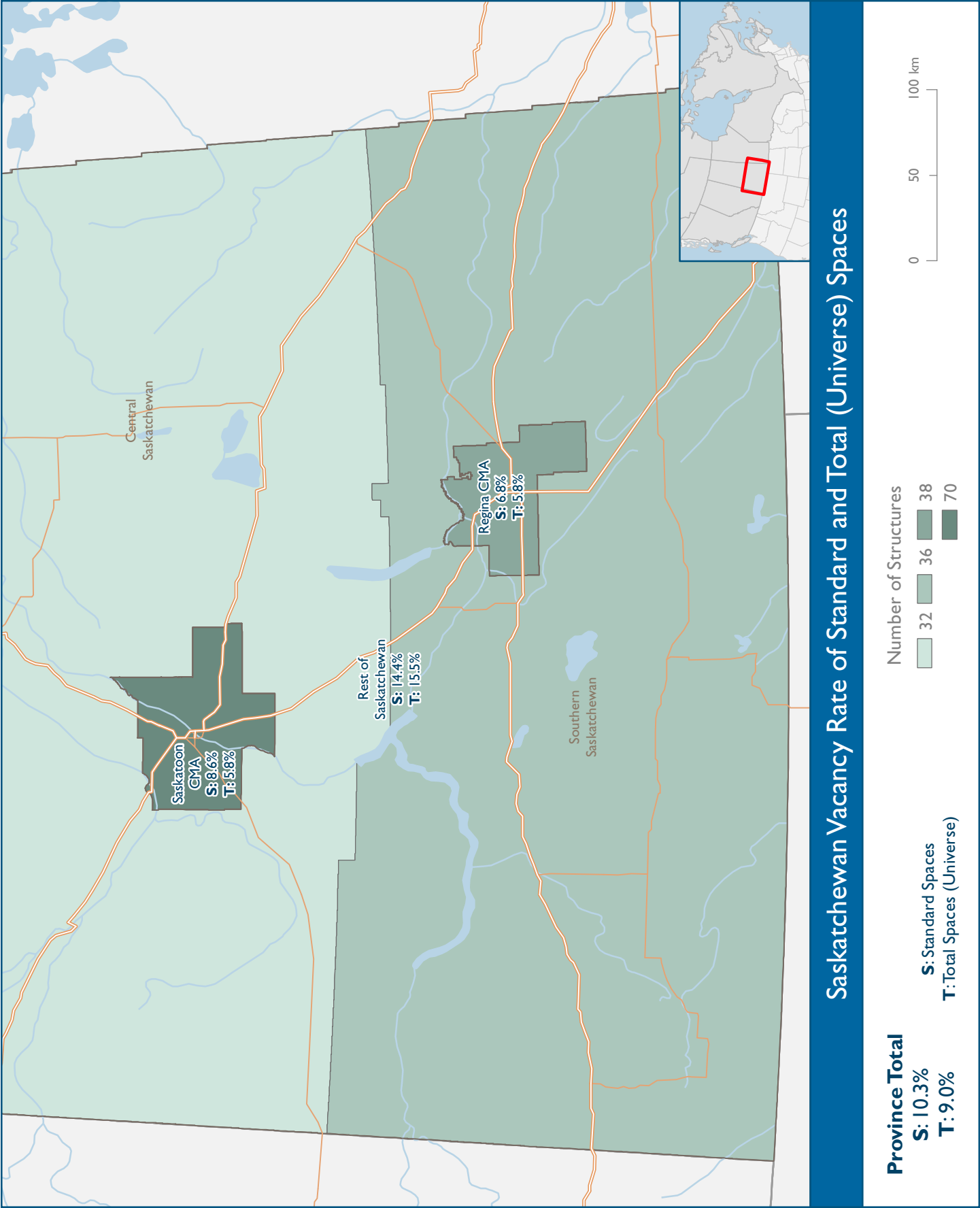
Table of Contents

- I Highlights
- 4 Data Tables
- 14 Methodology
- 15 Definitions

Previous Seniors' Housing Reports were mainly descriptive. In an effort to produce a more meaningful report, the text in the report has been shortened to focus only on key highlights while continuing to give you the data tables you have always received. An optional spotlight section focusing on topics related to the Seniors' Housing Market is included in some reports.

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.



- A total of 176 seniors' residences were included in the 2017 survey, compared to 177 in 2016. Nonetheless, the number of residents increased 1.7% to 6,866 seniors in 2017 from 6,751 in 2016. Correspondingly, the capture rate rose to 8.6% in 2017 from 8.5% in the previous year.
- The overall monthly rent in Saskatchewan for a standard space increased to \$2,880 in 2017 from \$2,768 in 2016. The additional amenities and services provided in seniors' residences typically push rents above those in the purpose-built rental market. As well, residences opened in 2000 or later attracted the highest average monthly rent for a standard space in the province.

TABLES INCLUDED IN THE SASKATCHEWAN SENIORS' HOUSING REPORT

Standard Tables		Page
1.1	Vacancy Rate (%) of Standard Spaces by Unit Type	5
1.2	Vacancy Rate of Standard Spaces (%) by Rent Range (\$)	5
1.3	Vacancy Rates (%) and Average Rents (\$) of Heavy Care Spaces	6
1.4	Universe, Number of Residents Living in Universe and Capture Rate (%)	6
2.1	Universe of Total Spaces by Unit Type	7
2.2	Universe by Unit Type	7
2.3	Universe of Standard Spaces by Rent Range (\$)	8
2.4	Proportion (%) of Structures where Select Services are Available By Structure Size	8
2.5	Proportion (%) of Structures with Access to Selected Amenities By Structure Size	9
3.1	Average Rent (\$) of Standard Spaces by Unit Type	9
Optional Tables		
O1	Building Structure Makeup (%)	10
O2	Ancillary Services, Cable and Telephone and Optional Costs (% of residences)	10
O3	Vacancy Rate (%) of Standard Spaces by Date Residence Opened	11
O3.2	Vacancy Rates (%) of Total Spaces by Unit Type	11
O3.3	Universe of Total Spaces by Size of Residence	12
O3.4	Vacancy Rate (%) and Universe of Total Spaces by Date Residence Opened	12
O4	Average Rents (\$) of Standard Spaces by Date Residence Opened	13
O5	Number of Residents, Number of Residents Living Alone and Number of Residents in Heavy Care	13

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

Centre	Semi Private		Bachelor		One Bedroom		Two Bedroom +		Total	
	2016	2017	2016	2017	2016	2017	2016	2017	2016	2017
Regina CMA	**	**	9.8 a	6.2 a	12.3 a	7.7 a	11.6 a	5.1 b	11.2 a	6.8 a
Saskatoon CMA	**	**	9.7 a	11.0 a	6.5 a	7.8 a	7.3 b	2.3 c	8.2 a	8.6 a
Rest of Saskatchewan	**	**	12.5 a	13.5 a	11.6 c	16.3 a	**	11.5 c	12.7 a	14.4 a
Saskatchewan	**	**	11.2 a	11.3 a	9.2 a	9.6 a	9.8 b	5.1 b	10.6 a	10.3 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).

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

Centre	Less than \$1,500		\$1,500 - \$1,999		\$2,000 - \$2,499		\$2,500 - \$2,999		\$3,000 and More	
	2016	2017	2016	2017	2016	2017	2016	2017	2016	2017
Regina CMA	**	**	**	**	6.3 b	2.7 a	9.3 a	3.5 b	10.9 a	7.6 a
Saskatoon CMA	1.3 a	4.0 c	4.2 c	13.6 c	12.9 c	6.2 b	11.5 c	14.8 c	8.6 a	7.2 a
Rest of Saskatchewan	**	**	13.1 c	15.5 a	15.9 a	18.5 a	11.4 c	11.6 a	7.1 b	9.5 a
Saskatchewan	5.9 c	7.9 b	11.0 c	14.9 a	13.9 a	13.0 a	11.0 a	11.3 a	9.3 a	7.8 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.

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

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

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

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

Centre	Vacancy Rate		Average Rent	
	2016	2017	2016	2017
Regina CMA	0.8 a	0.0 c	4,615 a	4,745 a
Saskatoon CMA	65.5 a	**	**	**
Rest of Saskatchewan	8.3 c	16.8 a	**	**
Saskatchewan	11.5 c	7.8 a	4,464 a	4,624 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 (%) Saskatchewan

Centre	Total Number of Spaces	Overall Vacancy Rate (%)		Number of Residences	Number of Residents	Estimated Population Aged 75+ ¹	Capture Rate ² (%)
		2016	2017				
Regina CMA	1,510	9.6 a	5.8 a	38	1,541 b		
Saskatoon CMA	3,139	6.6 a	5.8 a	70	3,292 c		
Rest of Saskatchewan	2,300	12.5 a	15.5 a	68	2,034 a		
Saskatchewan	6,949	9.2 a	9.0 a	176	6,866 b	79,700	8.6

¹ Source: Statistics Canada. Table 052-0005 - Projected population, by projection scenario, age and sex, as of July 1, Canada, provinces and territories, annual (persons), CANSIM

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:

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

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

2.1 Universe of Total Spaces by Unit Type

Saskatchewan

Centre	Semi Private / Bachelor	One Bedroom	Two Bedroom +	Total
Regina CMA	713	676	121	1,510
Saskatoon CMA	1,089	1,714	336	3,139
Rest of Saskatchewan	1,603	570	127	2,300
Saskatchewan	3,405	2,960	584	6,949

2.2 Universe by Unit Type

Saskatchewan

Centre	Semi Private / Bachelor	One Bedroom	Two Bedroom +	Total
Regina CMA	713	676	121	1,510
Standard Spaces	500	626	118	1,244
Non-Standard Spaces	188	50	3	241
Unknown Spaces	25	-	-	25
Saskatoon CMA	1,089	1,714	336	3,139
Standard Spaces	719	873	171	1,763
Non-Standard Spaces	180	679	145	1,004
Unknown Spaces	190	162	20	372
Rest of Saskatchewan	1,603	570	127	2,300
Standard Spaces	1,248	435	79	1,762
Non-Standard Spaces	327	24	4	355
Unknown Spaces	28	111	44	183
Saskatchewan	3,405	2,960	584	6,949
Standard Spaces	2,467	1,934	368	4,769
Non-Standard Spaces	695	753	152	1,600
Unknown Spaces	243	273	64	580

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

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

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

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

Saskatchewan

Centre	Less than \$1,500	\$1,500 - \$1,999	\$2,000 - \$2,499	\$2,500 - \$2,999	\$3,000 and More
	% of Total ¹	% of Total ¹	% of Total ¹	% of Total ¹	% of Total ¹
Regina CMA	**	0.7 a	8.9 a	11.4 a	78.9 a
Saskatoon CMA	11.3 a	12.1 a	16.4 a	14.6 a	45.6 a
Rest of Saskatchewan	2.5 a	20.0 a	32.1 a	20.0 a	25.4 a
Saskatchewan	5.3 a	12.2 a	20.4 a	15.8 a	46.4 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).

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

by Structure Size

Saskatchewan

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				
Regina CMA	2.8 c	0.0 b	5.6 c	91.7 a	50.0 a	52.8 a	91.7 a	5.6 c
10 - 49	3.7 d	0.0 c	0.0 c	96.3 a	**	55.6 a	88.9 a	0.0 c
50 - 89	**	**	**	**	**	**	**	**
90 or more	**	**	**	**	**	**	100.0 a	**
Saskatoon CMA	13.6 c	10.6 c	0.0 b	75.8 a	37.9 a	34.8 a	78.8 a	3.0 d
10 - 49	2.2 c	4.3 d	0.0 b	93.5 a	39.1 a	41.3 a	87.0 a	0.0 b
50 - 89	**	**	**	**	**	**	88.9 a	**
90 or more	**	**	**	**	**	**	**	**
Rest of Saskatchewan	1.6 c	0.0 b	3.1 c	95.3 a	31.5 a	31.4 a	85.7 a	0.0 b
10 - 49	2.1 c	0.0 b	2.0 c	95.9 a	28.3 d	28.3 d	85.6 a	0.0 b
50 - 89	**	**	8.6 b	91.4 a	**	**	82.3 a	**
90 or more	**	**	**	**	**	**	**	**
Saskatchewan	6.7 b	4.2 b	2.4 b	86.7 a	38.0 a	37.4 a	84.2 a	2.4 b
10 - 49	2.5 b	1.6 c	0.8 a	95.1 a	35.9 a	39.1 a	86.8 a	0.0 b
50 - 89	13.6 d	9.1 c	4.3 a	73.0 a	**	**	86.6 a	0.0 c
90 or more	23.8 d	14.3 d	9.5 c	52.4 a	**	23.8 d	66.6 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.

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

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

** : Suppressed for confidentiality/statistical reliability

- : A zero count or no Universe

2.5 Proportion (%) of Structures with Access to Selected Amenities¹ by Structure Size Saskatchewan

Centre	Transportation Services	Swimming Pool	Hot Tub - Spa	Movie Theatre	Exercise Facilities	Internet
Regina CMA	**	8.3 c	22.2 d	25.0 d	**	47.2 a
10 - 49	14.8 d	0.0 c	7.4 c	7.4 c	14.8 d	**
50 - 89	**	**	**	**	**	**
90 or more	100.0 a	**	**	85.7 a	100.0 a	100.0 a
Saskatoon CMA	18.2 d	4.5 c	7.6 c	7.6 c	28.8 a	27.3 a
10 - 49	10.9 d	0.0 b	0.0 b	2.2 c	10.9 d	17.4 d
50 - 89	**	**	**	**	**	**
90 or more	**	**	**	**	81.8 a	**
Rest of Saskatchewan	24.8 d	0.0 b	9.3 b	4.8 c	27.8 a	35.9 a
10 - 49	15.8 d	0.0 b	5.9 c	4.1 d	15.7 d	30.0 d
50 - 89	**	**	**	**	72.4 a	**
90 or more	**	**	**	**	**	**
Saskatchewan	24.0 a	3.6 b	11.4 a	10.3 c	30.0 a	34.9 a
10 - 49	13.7 c	0.0 b	4.0 b	4.1 c	13.7 c	26.0 a
50 - 89	**	9.1 c	22.8 d	9.1 c	68.0 a	**
90 or more	61.8 a	**	**	**	85.7 a	71.4 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.

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

Centre	Semi Private		Bachelor		One Bedroom		Two Bedroom +		Total	
	2016	2017	2016	2017	2016	2017	2016	2017	2016	2017
Regina CMA	**	**	3,098 a	3,233 a	3,468 a	3,657 a	4,170 a	4,316 a	3,388 a	3,549 a
Saskatoon CMA	**	**	2,658 a	2,677 a	2,541 a	2,725 a	3,016 a	3,146 a	2,628 a	2,746 a
Rest of Saskatchewan	**	**	2,413 a	2,383 a	2,776 a	2,937 a	**	3,746 a	2,494 a	2,575 a
Saskatchewan	1,867 a	**	2,605 a	2,636 a	2,889 a	3,056 a	3,519 a	3,625 a	2,768 a	2,880 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).

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

O I Building Structure Makeup (%)		
Saskatchewan		
Centre	Concrete Frame	Wood Frame
Saskatchewan	24.4	75.6

O2 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	23.7	71.1	5.3	**
	Telephone	**	97.4	2.6	**
Saskatoon CMA	Cable	30.0	58.6	2.9	**
	Telephone	4.3	85.7	**	**
Rest of Saskatchewan	Cable	17.6	60.3	17.6	34.20
	Telephone	4.4	86.8	1.5	**
Total	Cable	23.9	61.9	9.1	40.00
	Telephone	3.4	88.6	1.1	**

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

O3 Vacancy Rates (%) of Standard Spaces by Date Residence Opened Saskatchewan								
Centre	Before 1990		1990 - 1999		2000 or Later		Total	
Regina CMA	**		9.2 a		6.0 a		6.8 a	
Saskatoon CMA	2.5 b		15.4 a		8.3 a		8.6 a	
Rest of Saskatchewan	13.4 c		21.1 a		13.7 a		14.4 a	
Saskatchewan	5.7 b		14.2 a		10.0 a		10.3 a	

O3.2 Vacancy Rates (%) of Total Spaces ¹ by Unit Type Saskatchewan											
Centre	Semi Private		Bachelor		One Bedroom		Two Bedroom +		Total		
	2016	2017	2016	2017	2016	2017	2016	2017	2016	2017	
Regina CMA	**	**	7.5 a	4.7 a	11.5 a	7.1 a	11.6 a	5.0 b	9.6 a	5.8 a	
Saskatoon CMA	**	**	8.3 a	9.0 a	5.7 a	4.9 a	4.3 b	1.3 a	6.6 a	5.8 a	
Rest of Saskatchewan	**	**	12.4 a	14.6 a	11.4 c	17.4 a	**	16.7 d	12.5 a	15.5 a	
Saskatchewan	**	**	10.3 a	10.9 a	7.8 a	7.5 a	7.0 b	4.4 b	9.2 a	9.0 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)

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

O3.3 Universe of Total Spaces¹ by Size of Residence Saskatchewan

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
Regina CMA	29	393	2	131	7	986	11
Saskatoon CMA	47	714	13	1,006	10	1,419	15
Rest of Saskatchewan	51	1,101	15	976	2	223	23
Saskatchewan	127	2,208	30	2,113	19	2,628	20

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)

O3.4 Vacancy Rate (%) and Universe of Total Spaces¹ by Date Residence Opened Saskatchewan

Centre	Before 2001		2001 or Later		Total	
	Vacancy Rate	Universe	Vacancy Rate	Universe	Vacancy Rate	Universe
Regina CMA	8.2	402	4.9	1,108	5.8	1,510
Saskatoon CMA	4.7	1,844	5.7	1,295	5.1	3,139
Rest of Saskatchewan	19.4	691	12.1	1,609	14.3	2,300
Saskatchewan	8.6 ^a	2,937	8.0 ^a	4,012	8.3 ^a	6,949

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)

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

O4 Average Rents (\$) of Standard Spaces by Date Residence Opened Saskatchewan					
Centre		Before 1990	1990 - 1999	2000 or Later	Total
Regina CMA	Semi-Private	**	**	**	**
	Bachelor	**	2,928 a	3,458 a	3,233 a
	One Bedroom	**	**	3,724 a	3,657 a
	Two Bedroom +	**	**	**	4,316 a
	Total	**	3,173 a	3,701 a	3,549 a
Saskatoon CMA	Semi-Private	**	**	**	**
	Bachelor	2,073 a	2,416 a	2,902 a	2,677 a
	One Bedroom	1,273 a	**	3,331 a	2,725 a
	Two Bedroom +	**	**	3,954 a	3,146 a
	Total	1,608 a	2,272 a	3,201 a	2,746 a
Rest of Saskatchewan	Semi-Private	**	**	**	**
	Bachelor	2,112 a	2,267 a	2,435 a	2,383 a
	One Bedroom	**	**	3,028 a	2,937 a
	Two Bedroom +	**	**	3,786 a	3,746 a
	Total	2,011 a	2,291 a	2,669 a	2,575 a
Total	Semi-Private	**	**	**	**
	Bachelor	2,126 a	2,576 a	2,729 a	2,636 a
	One Bedroom	1,314 a	2,550 a	3,381 a	3,056 a
	Two Bedroom +	**	**	4,035 a	3,625 a
	Total	1,755 a	2,623 a	3,102 a	2,880 a

O5 Number of Residents, Number of Residents Living Alone and Number of Residents in Heavy Care Units Saskatchewan				
Centre	2016		2017	
Regina CMA				
Total number of residents	1,459	a	1,541	b
Number of residents living alone	1,275	a	1,274	b
Total number of couples	92	a	118	c
Number of residents in heavy care units	119	a	133	d
Saskatoon CMA				
Total number of residents	3,199	b	3,292	c
Number of residents living alone	2,560	b	2,609	b
Total number of couples	320	c	336	d
Number of residents in heavy care units	**		**	
Rest of Saskatchewan				
Total number of residents	2,093	b	2,034	a
Number of residents living alone	1,939	b	1,831	a
Total number of couples	**		91	c
Number of residents in heavy care units	**		**	
Saskatchewan				
Total number of residents	6,751	b	6,866	b
Number of residents living alone	5,774	a	5,714	a
Total number of couples	488	c	545	b
Number of residents in heavy care units	**		286	d

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

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.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for almost 70 years.

CMHC helps Canadians meet their housing needs. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer objective housing research and information to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on [Twitter](#), [LinkedIn](#), [Facebook](#) and [YouTube](#).

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2017 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the [CMHC Copyright request form](#) and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on

FREE REPORTS AVAILABLE ON-LINE

Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis** – Future-oriented information about local, regional and national housing trends.
- **Statistics and Data** – Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL!

The housing data you want, the way you want it.

- Information in one central location
- Quick and easy access
- Neighbourhood level data

cmhc.ca/hmiportal

Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends & much more!

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!
www.cmhc.ca/observer

