

SENIORS' HOUSING REPORT

Saskatchewan



CANADA MORTGAGE AND HOUSING CORPORATION

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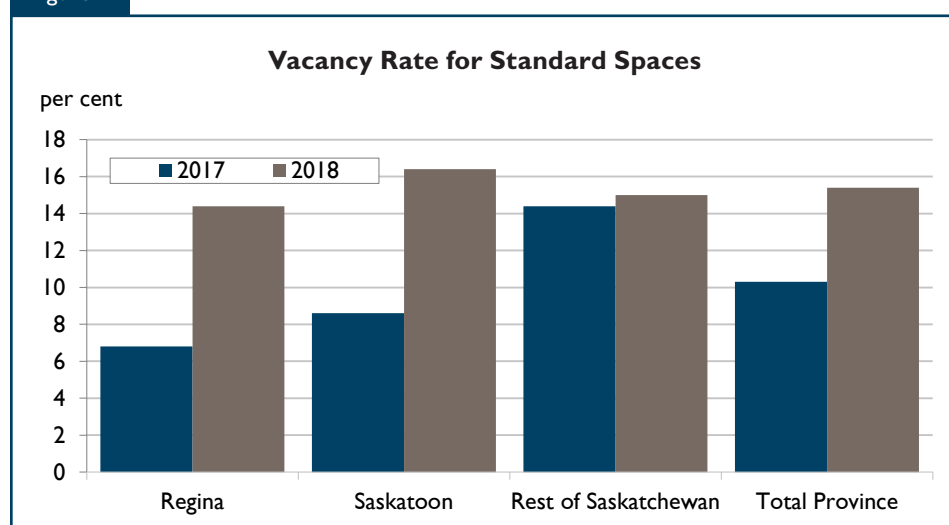
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Date Released: 2018

Highlights

- The vacancy rate for standard spaces in seniors' residences across Saskatchewan increased to 15.4% in 2018 from 10.3% in 2017. The overall vacancy rate for total spaces in the province also increased to 13.3% from 9.0% in the previous year.
- The number of seniors' residences included in the survey rose to 185 in 2018 from 176 a year earlier. Correspondingly, the capture rate¹ rose to 8.8% from 8.6% in 2017 after the number of seniors in residences increased to 7,136 in 2018 from 6,866 in the year prior.
- Across the province, the vacancy rate for standard spaces was highest in residences that opened in 2000 or later. These also charged a higher average monthly rent for standard spaces.
- The overall monthly rent in Saskatchewan for a standard space increased from \$2,880 in 2017 to \$3,026 in 2018.

Figure 1

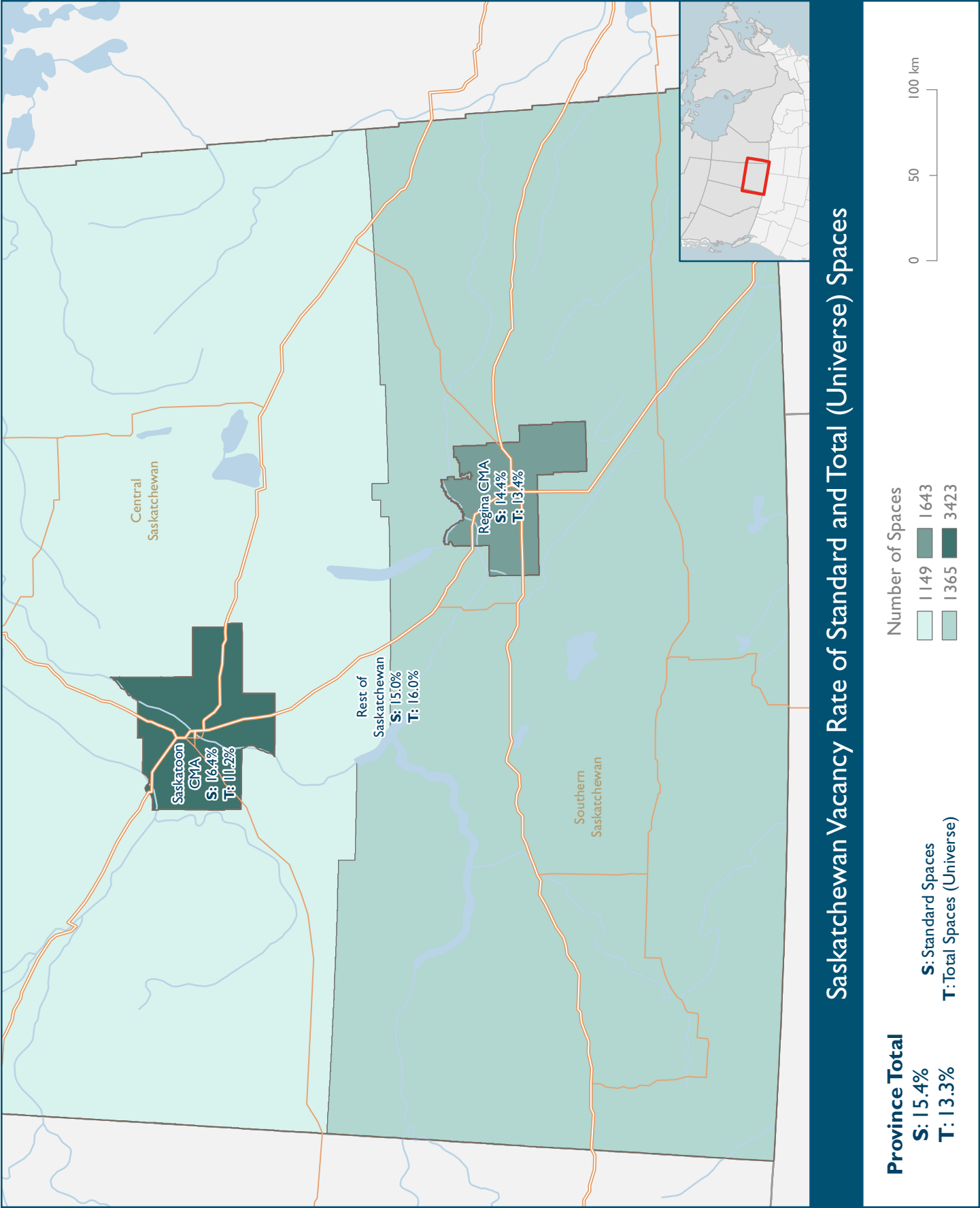


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¹ The capture rate is the proportion of the population aged 75 and over living in the survey universe.



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

| Centre | Semi Private | | Bachelor | | One Bedroom | | Two Bedroom + | | Total | |
|----------------------|--------------|-----------|---------------|---------------|--------------|---------------|---------------|---------------|---------------|---------------|
| | 2017 | 2018 | 2017 | 2018 | 2017 | 2018 | 2017 | 2018 | 2017 | 2018 |
| Regina CMA | ** | ** | 6.2 a | 15.0 a | 7.7 a | 14.2 a | 5.1 b | 13.5 a | 6.8 a | 14.4 a |
| Saskatoon CMA | ** | ** | 11.0 a | 16.2 a | 7.8 a | 14.4 a | 2.3 c | 25.2 a | 8.6 a | 16.4 a |
| Rest of Saskatchewan | ** | ** | 13.5 a | 13.9 a | 16.3 a | 18.5 a | 11.5 c | 20.6 d | 14.4 a | 15.0 a |
| Saskatchewan | ** | ** | 11.3 a | 14.8 a | 9.6 a | 15.2 a | 5.1 b | 20.9 a | 10.3 a | 15.4 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 | | Total Where Rents are Known | |
|----------------------|-------------------|--------------|-------------------|---------------|-------------------|---------------|-------------------|---------------|------------------|---------------|-----------------------------|---------------|
| | 2017 | 2018 | 2017 | 2018 | 2017 | 2018 | 2017 | 2018 | 2017 | 2018 | 2017 | 2018 |
| Regina CMA | ** | ** | ** | ** | 2.7 a | ** | 3.5 b | 11.9 a | 7.6 a | 15.6 a | 6.8 a | 14.4 a |
| Saskatoon CMA | 4.0 c | 2.3 c | 13.6 c | 9.4 b | 6.2 b | 9.1 b | 14.8 c | 13.4 a | 7.2 a | 22.1 a | 8.6 a | 16.4 a |
| Rest of Saskatchewan | ** | ** | 15.5 a | 13.2 c | 18.5 a | 17.3 a | 11.6 a | 13.0 c | 9.5 a | 14.9 a | 14.4 a | 15.0 a |
| Saskatchewan | 7.9 b | 2.1 c | 14.9 a | 11.5 c | 13.0 a | 14.2 a | 11.3 a | 13.0 a | 7.8 a | 18.0 a | 10.3 a | 15.4 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 | |
|----------------------|--------------|---------------|----------------|----------------|
| | 2017 | 2018 | 2017 | 2018 |
| Regina CMA | 0.0 c | 12.5 a | 4,745 a | 4,816 a |
| Saskatoon CMA | ** | ** | ** | ** |
| Rest of Saskatchewan | 16.8 a | 24.5 a | ** | ** |
| Saskatchewan | 7.8 a | 16.1 a | 4,624 a | 4,782 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 (%) |
|----------------------|------------------------|--------------------------|---------------|----------------------|---------------------|--------------------------------------------|-------------------------------|
| | | 2017 | 2018 | | | | |
| Regina CMA | 1,643 | 5.8 a | 13.4 a | 41 | 1,533 b | | |
| Saskatoon CMA | 3,423 | 5.8 a | 11.2 a | 75 | 3,387 b | | |
| Rest of Saskatchewan | 2,514 | 15.5 a | 16.0 a | 69 | 2,216 b | | |
| Saskatchewan | 7,580 | 9.0 a | 13.3 a | 185 | 7,136 a | 80,700 | 8.8 |

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.

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2.1 Universe of Total Spaces by Unit Type Saskatchewan

| Centre | Semi Private / Bachelor | One Bedroom | Two Bedroom + | Total |
|----------------------|-------------------------|--------------|---------------|--------------|
| Regina CMA | 765 | 751 | 127 | 1,643 |
| Saskatoon CMA | 1,226 | 1,796 | 401 | 3,423 |
| Rest of Saskatchewan | 1,716 | 665 | 133 | 2,514 |
| Saskatchewan | 3,707 | 3,212 | 661 | 7,580 |

2.2 Universe by Unit Type Saskatchewan

| Centre | Semi Private / Bachelor | One Bedroom | Two Bedroom + | Total |
|----------------------|-------------------------|--------------|---------------|--------------|
| Regina CMA | 765 | 751 | 127 | 1,643 |
| Standard Spaces | 541 | 731 | 126 | 1,398 |
| Non-Standard Spaces | 199 | 20 | 1 | 220 |
| Unknown Spaces | 25 | - | - | 25 |
| Saskatoon CMA | 1,226 | 1,796 | 401 | 3,423 |
| Standard Spaces | 826 | 935 | 202 | 1,963 |
| Non-Standard Spaces | 223 | 697 | 172 | 1,092 |
| Unknown Spaces | 177 | 164 | 27 | 368 |
| Rest of Saskatchewan | 1,716 | 665 | 133 | 2,514 |
| Standard Spaces | 1,304 | 387 | 47 | 1,738 |
| Non-Standard Spaces | 340 | 34 | 2 | 376 |
| Unknown Spaces | 72 | 244 | 84 | 400 |
| Saskatchewan | 3,707 | 3,212 | 661 | 7,580 |
| Standard Spaces | 2,671 | 2,053 | 375 | 5,099 |
| Non-Standard Spaces | 762 | 751 | 175 | 1,688 |
| Unknown Spaces | 274 | 408 | 111 | 793 |

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 - \$3,499 | \$3,500 and More |
|----------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| | % of Total ¹ | % of Total ¹ | % of Total ¹ | % of Total ¹ | % of Total ¹ | % of Total ¹ |
| Regina CMA | ** | 0.5 ^a | 6.1 ^a | 10.8 ^a | 20.4 ^a | 62.2 ^a |
| Saskatoon CMA | 6.7 ^a | 10.3 ^a | 13.4 ^a | 15.5 ^a | 29.8 ^a | 24.3 ^a |
| Rest of Saskatchewan | 0.6 ^a | 16.8 ^a | 35.3 ^a | 17.0 ^a | 12.4 ^a | 17.9 ^a |
| Saskatchewan | 2.8^a | 10.2^a | 19.5^a | 14.9^a | 21.1^a | 31.5^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 | 2.6 ^c | 0.0 ^b | 5.1 ^c | 92.3 ^a | 41.0 ^a | 43.6 ^a | 94.9 ^a | 2.6 ^c |
| 10 - 49 | 3.4 ^d | 0.0 ^b | 0.0 ^b | 96.6 ^a | ** | 41.4 ^a | 93.1 ^a | 0.0 ^b |
| 50 - 89 | ** | ** | ** | ** | ** | ** | ** | ** |
| 90 or more | ** | ** | ** | 75.0 ^a | ** | ** | 100.0 ^a | ** |
| Saskatoon CMA | 17.4 ^d | 10.1 ^d | 0.0 ^b | 72.5 ^a | 33.3 ^a | 34.8 ^a | 78.3 ^a | 0.0 ^b |
| 10 - 49 | 4.3 ^d | 4.3 ^d | 0.0 ^b | 91.5 ^a | ** | ** | 87.2 ^a | 0.0 ^b |
| 50 - 89 | ** | ** | ** | ** | ** | ** | 87.5 ^a | ** |
| 90 or more | ** | ** | 0.0 ^c | ** | ** | ** | ** | 0.0 ^c |
| Rest of Saskatchewan | ** | 0.0 ^b | ** | 96.6 ^a | ** | ** | 88.3 ^a | 0.0 ^b |
| 10 - 49 | ** | 0.0 ^b | ** | 95.5 ^a | ** | ** | 86.6 ^a | 0.0 ^b |
| 50 - 89 | ** | ** | ** | 100.0 ^a | ** | ** | 91.7 ^a | ** |
| 90 or more | ** | ** | ** | ** | ** | ** | ** | ** |
| Saskatchewan | 8.3 ^b | 4.1 ^c | 1.8 ^b | 85.9 ^a | 36.2 ^a | 39.1 ^a | 85.7 ^a | 0.6 ^a |
| 10 - 49 | 3.3 ^c | 1.6 ^c | 0.9 ^d | 94.2 ^a | 33.7 ^a | 37.7 ^a | 88.3 ^a | 0.0 ^b |
| 50 - 89 | ** | ** | 0.0 ^c | 73.4 ^a | ** | ** | 90.9 ^a | 0.0 ^c |
| 90 or more | 24.1 ^d | 12.1 ^d | 7.8 ^c | 56.1 ^a | ** | ** | 67.9 ^a | 3.9 ^d |

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 Saskatchewan

| Centre | Transportation Services | Swimming Pool | Hot Tub/Spa | Movie Theatre | Exercise Facilities | Internet |
|----------------------|-------------------------|---------------|---------------|---------------|---------------------|---------------|
| Regina CMA | ** | 7.7 c | 23.1 d | 23.1 d | 35.9 a | 51.3 a |
| 10 - 49 | 10.3 d | 0.0 b | 10.3 d | 6.9 c | 13.8 d | ** |
| 50 - 89 | ** | ** | ** | ** | ** | ** |
| 90 or more | 100.0 a | ** | ** | 75.0 a | 100.0 a | 100.0 a |
| Saskatoon CMA | 20.3 d | 2.9 c | 5.8 c | 8.7 c | 27.5 d | ** |
| 10 - 49 | 12.8 d | 0.0 b | 0.0 b | 2.1 c | 8.5 c | 19.1 d |
| 50 - 89 | ** | ** | ** | ** | ** | ** |
| 90 or more | ** | ** | ** | ** | 78.6 a | ** |
| Rest of Saskatchewan | 23.1 d | 0.0 b | 9.8 c | 3.3 d | 26.1 d | ** |
| 10 - 49 | ** | 0.0 b | 4.2 d | 0.0 b | 12.8 d | ** |
| 50 - 89 | ** | ** | ** | ** | ** | ** |
| 90 or more | ** | ** | ** | ** | ** | ** |
| Saskatchewan | 23.6 a | 2.9 b | 11.1 c | 9.9 b | 28.9 a | 38.4 a |
| 10 - 49 | 13.2 c | 0.0 b | 4.0 c | 2.4 b | 11.4 c | 27.9 a |
| 50 - 89 | ** | 4.3 d | ** | ** | ** | ** |
| 90 or more | 63.6 a | ** | ** | ** | 83.7 a | 71.7 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 | |
|----------------------|--------------|-----------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| | 2017 | 2018 | 2017 | 2018 | 2017 | 2018 | 2017 | 2018 | 2017 | 2018 |
| Regina CMA | ** | ** | 3,233 a | 3,334 a | 3,657 a | 3,676 a | 4,316 a | 4,424 a | 3,549 a | 3,611 a |
| Saskatoon CMA | ** | ** | 2,677 a | 2,866 a | 2,725 a | 2,941 a | 3,146 a | 3,701 a | 2,746 a | 2,987 a |
| Rest of Saskatchewan | ** | ** | 2,383 a | 2,462 a | 2,937 a | 3,226 a | 3,746 a | 3,961 a | 2,575 a | 2,664 a |
| Saskatchewan | ** | ** | 2,636 a | 2,743 a | 3,056 a | 3,242 a | 3,625 a | 3,961 a | 2,880 a | 3,026 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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- : A zero count or no Universe

| O I Building Structure Makeup (%) | | |
|------------------------------------------|-----------------------|-------------------|
| Saskatchewan | | |
| Centre | Concrete Frame | Wood Frame |
| Saskatchewan | 24.0 | 76.0 |

| 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 | 19.5 | 68.3 | 4.9 | ** |
| | Telephone | ** | 92.7 | 2.4 | ** |
| Saskatoon CMA | Cable | 30.7 | 57.3 | 2.7 | ** |
| | Telephone | 4.0 | 85.3 | ** | ** |
| Rest of Saskatchewan | Cable | 17.4 | 58.0 | 18.8 | 39.50 |
| | Telephone | 4.3 | 88.4 | 1.4 | ** |
| Total | Cable | 23.2 | 60.0 | 9.2 | 43.88 |
| | Telephone | 3.2 | 88.1 | 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)

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O3 Vacancy Rates (%) of Standard Spaces by Date Residence Opened Saskatchewan

| Centre | Before 1990 | 1990 - 1999 | 2000 or Later | Total |
|----------------------|--------------|---------------|---------------|---------------|
| Regina CMA | ** | 15.9 a | 14.1 a | 14.4 a |
| Saskatoon CMA | 5.4 b | 14.9 a | 18.1 a | 16.4 a |
| Rest of Saskatchewan | 6.4 b | 14.4 c | 15.9 a | 15.0 a |
| Saskatchewan | 5.7 b | 15.2 a | 16.3 a | 15.4 a |

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

| Centre | Semi Private | | Bachelor | | One Bedroom | | Two Bedroom + | | Total | |
|----------------------|--------------|-----------|---------------|---------------|--------------|---------------|---------------|---------------|--------------|---------------|
| | 2017 | 2018 | 2017 | 2018 | 2017 | 2018 | 2017 | 2018 | 2017 | 2018 |
| Regina CMA | ** | ** | 4.7 a | 12.6 a | 7.1 a | 14.2 a | 5.0 b | 13.4 a | 5.8 a | 13.4 a |
| Saskatoon CMA | ** | ** | 9.0 a | 14.0 a | 4.9 a | 8.8 a | 1.3 a | 13.6 a | 5.8 a | 11.2 a |
| Rest of Saskatchewan | ** | ** | 14.6 a | 15.3 a | 17.4 a | 18.8 a | 16.7 d | 19.5 d | 15.5 a | 16.0 a |
| Saskatchewan | ** | ** | 10.9 a | 14.4 a | 7.5 a | 11.7 a | 4.4 b | 14.1 a | 9.0 a | 13.3 a |

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

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O3.3 Universe of Total Spaces¹ by Size of Residence 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 | 31 | 417 | 2 | 133 | 8 | 1,093 | 12 |
| Saskatoon CMA | 50 | 758 | 13 | 1,005 | 12 | 1,660 | 15 |
| Rest of Saskatchewan | 48 | 1,040 | 19 | 1,251 | 2 | 223 | 23 |
| Saskatchewan | 129 | 2,215 | 34 | 2,389 | 22 | 2,976 | 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 | 14.5 | 394 | 12.8 | 1,249 | 13.2 | 1,643 |
| Saskatoon CMA | 5.6 | 1,785 | 15.2 | 1,638 | 10.2 | 3,423 |
| Rest of Saskatchewan | 17.5 | 681 | 12.2 | 1,833 | 13.6 | 2,514 |
| Saskatchewan | 9.7 ^a | 2,860 | 13.4 ^a | 4,720 | 12.0 ^a | 7,580 |

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:

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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 | ** | 3,009 a | 3,543 a | 3,334 a |
| | One Bedroom | ** | ** | 3,713 a | 3,676 a |
| | Two Bedroom + | ** | ** | 4,482 a | 4,424 a |
| | Total | ** | 3,268 a | 3,729 a | 3,611 a |
| Saskatoon CMA | Semi-Private | ** | ** | ** | ** |
| | Bachelor | 2,174 a | 2,474 a | 3,027 a | 2,866 a |
| | One Bedroom | ** | ** | 3,364 a | 2,941 a |
| | Two Bedroom + | ** | ** | 4,049 a | 3,701 a |
| | Total | 1,701 a | 2,351 a | 3,288 a | 2,987 a |
| Rest of Saskatchewan | Semi-Private | ** | ** | ** | ** |
| | Bachelor | 2,184 a | 2,341 a | 2,517 a | 2,462 a |
| | One Bedroom | ** | ** | 3,290 a | 3,226 a |
| | Two Bedroom + | ** | ** | 3,961 a | 3,961 a |
| | Total | 2,181 a | 2,365 a | 2,751 a | 2,664 a |
| Total | Semi-Private | ** | ** | ** | ** |
| | Bachelor | 2,218 a | 2,628 a | 2,830 a | 2,743 a |
| | One Bedroom | 1,378 a | 2,691 a | 3,470 a | 3,242 a |
| | Two Bedroom + | ** | ** | 4,164 a | 3,961 a |
| | Total | 1,927 a | 2,708 a | 3,191 a | 3,026 a |

O5 Number of Residents, Number of Residents Living Alone and Number of Residents in Heavy Care Units Saskatchewan

| Centre | 2017 | 2018 |
|-----------------------------------------|---------|---------|
| Regina CMA | | |
| Total number of residents | 1,541 b | 1,533 b |
| Number of residents living alone | 1,274 b | 1,302 b |
| Total number of couples | 118 c | 111 c |
| Number of residents in heavy care units | 133 d | 85 d |
| Saskatoon CMA | | |
| Total number of residents | 3,292 c | 3,387 b |
| Number of residents living alone | 2,609 b | 2,692 b |
| Total number of couples | 336 d | 347 c |
| Number of residents in heavy care units | ** | ** |
| Rest of Saskatchewan | | |
| Total number of residents | 2,034 a | 2,216 b |
| Number of residents living alone | 1,831 a | 2,006 b |
| Total number of couples | 91 c | ** |
| Number of residents in heavy care units | ** | ** |
| Saskatchewan | | |
| Total number of residents | 6,866 b | 7,136 a |
| Number of residents living alone | 5,714 a | 6,000 a |
| Total number of couples | 545 b | 563 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.

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