

SENIORS' HOUSING REPORT

Saskatchewan



CANADA MORTGAGE AND HOUSING CORPORATION

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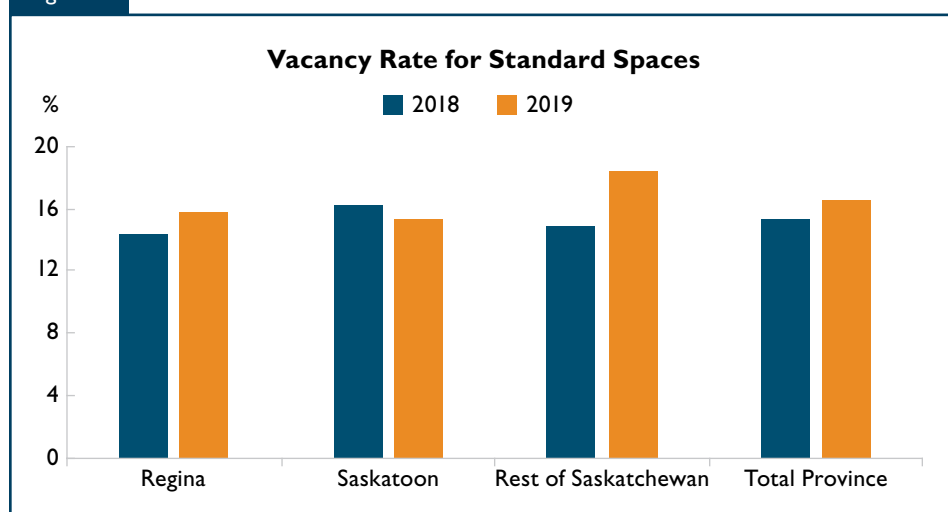
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Date Released: 2019

Highlights

- The vacancy rate for a standard space¹ in retirement homes in Saskatchewan increased for second consecutive year to 16.7% in 2019 from 15.4% in 2018. Likewise, the overall vacancy rate for total spaces in the province edged up to 13.9% from 13.3% in the previous year.
- The number of seniors' residences included in the survey declined slightly to 183 in 2019 from 185 in 2018. Correspondingly, the capture rate² edged lower to 8.7% from 8.8% in 2018 after the number of seniors in residences decreased to 7,068 in 2019 from 7,136 a year earlier.
- 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 to \$3,034 in 2019 from \$3,026 in 2018.

Figure 1



Source: CMHC

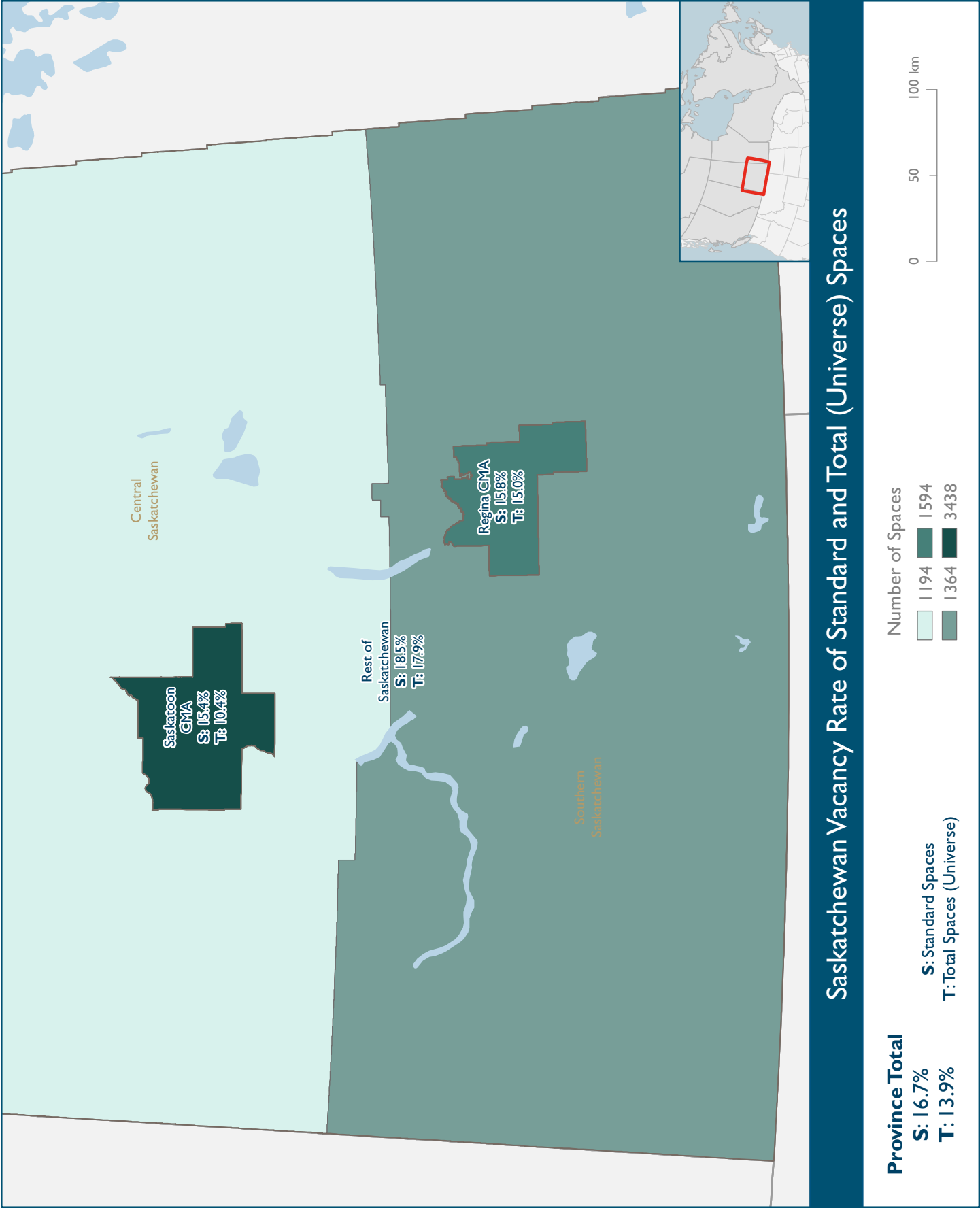
¹ A space where the resident does not receive high-level care (that is, the resident receives less than 1.5 hours of care per day) or is not required to pay an extra amount to receive high-level care. Regional terms for this type of space may vary across the country.

² 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	
	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019
Regina CMA	**	**	15.0 ^a	13.9 ^c	14.2 ^a	18.0 ^d	13.5 ^a	**	14.4 ^a	15.8 ^a
Saskatoon CMA	**	**	16.2 ^a	12.9 ^a	14.4 ^a	16.0 ^a	25.2 ^a	24.0 ^a	16.4 ^a	15.4 ^a
Rest of Saskatchewan	**	**	13.9 ^a	19.0 ^a	18.5 ^a	16.3 ^a	20.6 ^d	23.4 ^d	15.0 ^a	18.5 ^a
Saskatchewan	**	**	14.8^a	16.1^a	15.2^a	16.6^a	20.9^a	21.8^a	15.4^a	16.7^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	
	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019
Regina CMA	**	**	**	**	**	14.5 ^d	11.9 ^a	20.9 ^d	15.6 ^a	14.0 ^a	14.4 ^a	15.8 ^a
Saskatoon CMA	2.3 ^c	1.1 ^a	9.4 ^b	10.7 ^c	9.1 ^b	8.7 ^b	13.4 ^a	16.8 ^a	22.1 ^a	20.8 ^a	16.4 ^a	15.5 ^a
Rest of Saskatchewan	**	66.3 ^a	13.2 ^c	16.1 ^d	17.3 ^a	17.8 ^a	13.0 ^c	28.2 ^a	14.9 ^a	12.7 ^a	15.0 ^a	18.5 ^a
Saskatchewan	2.1^c	7.6^b	11.5^c	16.3^a	14.2^a	15.2^a	13.0^a	22.2^a	18.0^a	16.3^a	15.4^a	16.7^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:

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

Centre	Vacancy Rate		Average Rent	
	2018	2019	2018	2019
Regina CMA	12.5 ^a	3.3 ^d	4,816 ^a	4,988 ^a
Saskatoon CMA	**	**	**	4,740 ^a
Rest of Saskatchewan	24.5 ^a	17.3 ^d	**	4,135 ^a
Saskatchewan	16.1 ^a	8.2 ^b	4,782 ^a	4,673 ^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 (%)
		2018	2019				
Regina CMA	1,594	13.4 ^a	15.0 ^a	38	**		
Saskatoon CMA	3,438	11.2 ^a	10.4 ^a	76	3,394 ^b		
Rest of Saskatchewan	2,558	16.0 ^a	17.9 ^a	69	2,223 ^a		
Saskatchewan	7,590	13.3 ^a	13.9 ^a	183	7,068 ^b	81,160	8.7

¹ Source: Statistics Canada. Table 17-10-0057-01 - 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	735	732	127	1,594
Saskatoon CMA	1,231	1,805	402	3,438
Rest of Saskatchewan	1,716	738	104	2,558
Saskatchewan	3,682	3,275	633	7,590

2.2 Universe by Unit Type Saskatchewan

Centre	Semi Private / Bachelor	One Bedroom	Two Bedroom +	Total
Regina CMA	735	732	127	1,594
Standard Spaces	514	405	104	1,023
Non-Standard Spaces	164	21	2	187
Unknown Spaces	57	306	21	384
Saskatoon CMA	1,231	1,805	402	3,438
Standard Spaces	862	808	196	1,866
Non-Standard Spaces	273	669	144	1,086
Unknown Spaces	96	328	62	486
Rest of Saskatchewan	1,716	738	104	2,558
Standard Spaces	1,422	495	54	1,971
Non-Standard Spaces	246	31	2	279
Unknown Spaces	48	212	48	308
Saskatchewan	3,682	3,275	633	7,590
Standard Spaces	2,798	1,708	354	4,860
Non-Standard Spaces	683	721	148	1,552
Unknown Spaces	201	846	131	1,178

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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 - \$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	**	1.9 ^b	5.4 ^b	12.6 ^a	21.5 ^a	58.7 ^a
Saskatoon CMA	9.6 ^a	9.1 ^a	14.8 ^a	18.6 ^a	17.0 ^a	30.9 ^a
Rest of Saskatchewan	1.0 ^a	15.5 ^a	35.4 ^a	18.5 ^a	11.2 ^a	18.4 ^a
Saskatchewan	4.0^a	9.9^a	20.5^a	17.1^a	15.8^a	32.6^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	**	0.0 <i>b</i>	**	90.9 <i>a</i>	**	**	90.9 <i>a</i>	**	
10 - 49	**	0.0 <i>b</i>	0.0 <i>b</i>	96.0 <i>a</i>	**	**	88.0 <i>a</i>	0.0 <i>b</i>	
50 - 89	**	**	**	**	**	**	**	**	
90 or more	**	**	**	**	**	**	100.0 <i>a</i>	**	
Saskatoon CMA	15.9 <i>d</i>	10.1 <i>d</i>	0.0 <i>b</i>	73.9 <i>a</i>	8.7 <i>c</i>	**	65.2 <i>a</i>	4.3 <i>d</i>	
10 - 49	2.1 <i>c</i>	4.3 <i>d</i>	0.0 <i>b</i>	93.6 <i>a</i>	4.3 <i>d</i>	**	70.2 <i>a</i>	4.3 <i>d</i>	
50 - 89	**	**	**	**	**	**	**	**	
90 or more	**	**	0.0 <i>c</i>	**	**	**	**	**	
Rest of Saskatchewan	**	0.0 <i>b</i>	1.5 <i>c</i>	96.7 <i>a</i>	10.8 <i>c</i>	37.8 <i>a</i>	86.6 <i>a</i>	0.0 <i>b</i>	
10 - 49	**	0.0 <i>b</i>	2.1 <i>c</i>	95.5 <i>a</i>	8.4 <i>c</i>	27.9 <i>d</i>	81.7 <i>a</i>	0.0 <i>b</i>	
50 - 89	0.0 <i>c</i>	0.0 <i>c</i>	0.0 <i>c</i>	100.0 <i>a</i>	13.6 <i>d</i>	71.8 <i>a</i>	100.0 <i>a</i>	0.0 <i>c</i>	
90 or more	**	**	**	**	**	**	**	**	
Saskatchewan	7.9 <i>b</i>	4.2 <i>c</i>	1.8 <i>c</i>	86.0 <i>a</i>	14.6 <i>c</i>	37.6 <i>a</i>	78.6 <i>a</i>	2.4 <i>b</i>	
10 - 49	2.6 <i>c</i>	1.7 <i>c</i>	0.8 <i>a</i>	94.9 <i>a</i>	11.1 <i>c</i>	34.7 <i>a</i>	78.5 <i>a</i>	1.7 <i>c</i>	
50 - 89	**	**	0.0 <i>c</i>	74.9 <i>a</i>	12.2 <i>d</i>	**	83.2 <i>a</i>	**	
90 or more	**	**	**	**	**	**	74.3 <i>a</i>	4.3 <i>d</i>	

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
<i>Regina CMA</i>	**	0.0 <i>b</i>	**	**	**	81.8 <i>a</i>
10 - 49	**	0.0 <i>b</i>	**	0.0 <i>b</i>	**	80.0 <i>a</i>
50 - 89	**	**	**	**	**	**
90 or more	**	**	**	**	100.0 <i>a</i>	**
<i>Saskatoon CMA</i>	**	1.4 <i>a</i>	7.2 <i>c</i>	5.8 <i>c</i>	21.7 <i>d</i>	84.1 <i>a</i>
10 - 49	25.5 <i>d</i>	0.0 <i>b</i>	4.3 <i>d</i>	2.1 <i>c</i>	**	80.9 <i>a</i>
50 - 89	**	**	**	**	**	87.5 <i>a</i>
90 or more	**	**	**	**	**	92.9 <i>a</i>
<i>Rest of Saskatchewan</i>	39.7 <i>a</i>	0.0 <i>b</i>	4.9 <i>d</i>	**	22.7 <i>d</i>	79.5 <i>a</i>
10 - 49	**	0.0 <i>b</i>	0.0 <i>b</i>	0.0 <i>b</i>	**	78.3 <i>a</i>
50 - 89	**	0.0 <i>c</i>	**	0.0 <i>c</i>	**	86.4 <i>a</i>
90 or more	**	**	**	**	**	**
Saskatchewan	36.4 <i>a</i>	0.6 <i>a</i>	6.7 <i>b</i>	4.9 <i>c</i>	25.1 <i>a</i>	81.9 <i>a</i>
10 - 49	27.0 <i>a</i>	0.0 <i>b</i>	2.6 <i>c</i>	0.8 <i>a</i>	9.6 <i>b</i>	79.7 <i>a</i>
50 - 89	**	0.0 <i>c</i>	**	4.2 <i>d</i>	58.9 <i>a</i>	88.0 <i>a</i>
90 or more	**	4.3 <i>d</i>	**	**	69.9 <i>a</i>	86.8 <i>a</i>

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	
	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019
<i>Regina CMA</i>	**	**	3,334 <i>a</i>	3,465 <i>a</i>	3,676 <i>a</i>	3,823 <i>a</i>	4,424 <i>a</i>	4,767 <i>a</i>	3,611 <i>a</i>	3,738 <i>a</i>
<i>Saskatoon CMA</i>	**	**	2,866 <i>a</i>	2,917 <i>a</i>	2,941 <i>a</i>	2,838 <i>a</i>	3,701 <i>a</i>	3,545 <i>a</i>	2,987 <i>a</i>	2,945 <i>a</i>
<i>Rest of Saskatchewan</i>	**	**	2,462 <i>a</i>	2,530 <i>a</i>	3,226 <i>a</i>	3,016 <i>a</i>	3,961 <i>a</i>	4,113 <i>a</i>	2,664 <i>a</i>	2,691 <i>a</i>
Saskatchewan	**	**	2,743 <i>a</i>	2,839 <i>a</i>	3,242 <i>a</i>	3,147 <i>a</i>	3,961 <i>a</i>	4,032 <i>a</i>	3,026 <i>a</i>	3,034 <i>a</i>

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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O1 Building Structure Makeup (%)		
Saskatchewan		
Centre	Concrete Frame	Wood Frame
Saskatchewan	25.1	74.9

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	28.9	65.8	5.3	**
	Telephone	**	97.4	2.6	**
Saskatoon CMA	Cable	44.7	32.9	22.4	33.81
	Telephone	2.6	96.1	**	**
Rest of Saskatchewan	Cable	23.2	52.2	21.7	33.33
	Telephone	**	95.7	1.4	**
Total	Cable	33.3	47.0	18.6	34.73
	Telephone	1.1	96.2	1.1	**

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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	**		10.5	c	18.5	a	15.8	a	
Saskatoon CMA	3.4	c	15.5	a	18.0	a	15.4	a	
Rest of Saskatchewan	8.3	b	21.5	a	18.8	a	18.5	a	
Saskatchewan	5.5	b	15.1	a	18.5	a	16.7	a	

O3.2 Vacancy Rates (%) of Total Spaces ¹ by Unit Type Saskatchewan																				
Centre	Semi Private			Bachelor		One Bedroom		Two Bedroom +		Total										
	2018		2019	2018	2019	2018	2019	2018	2019	2018		2019								
Regina CMA	**		**	12.6	a	13.0	a	14.2	a	13.4		a	15.0	a						
Saskatoon CMA	**		**	14.0	a	10.5	a	8.8	a	9.4		a	13.6	a	14.1	c	11.2	a	10.4	a
Rest of Saskatchewan	**		**	15.3	a	18.6	a	18.8	a	15.1	a		19.5	d	22.3	d	16.0	a	17.9	a
Saskatchewan	**		**	14.4	a	14.8	a	11.7	a	12.2	a		14.1	a	15.7	a	13.3	a	13.9	a

¹ Information 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	28	382	3	226	7	986	11
Saskatoon CMA	51	785	13	1,018	12	1,635	15
Rest of Saskatchewan	48	1,051	19	1,283	2	224	24
Saskatchewan	127	2,218	35	2,527	21	2,845	20

¹ Information 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	10.5	392	12.0	1,202	11.6	1,594
Saskatoon CMA	6.2	1,788	13.9	1,650	9.9	3,438
Rest of Saskatchewan	18.5	680	15.2	1,878	16.1	2,558
Saskatchewan	9.7 ^a	2,860	13.9 ^a	4,730	12.3 ^a	7,590

¹ Information 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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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	**	3,063 ^a	3,745 ^a	3,465 ^a
	One Bedroom	**	**	3,694 ^a	3,823 ^a
	Two Bedroom +	**	**	4,617 ^a	4,767 ^a
	Total	**	3,600 ^a	3,818 ^a	3,738 ^a
Saskatoon CMA	Semi-Private	**	**	**	**
	Bachelor	2,203 ^a	2,454 ^a	3,153 ^a	2,917 ^a
	One Bedroom	**	2,581 ^a	3,424 ^a	2,838 ^a
	Two Bedroom +	**	**	4,093 ^a	3,545 ^a
	Total	1,625 ^a	2,607 ^a	3,349 ^a	2,945 ^a
Rest of Saskatchewan	Semi-Private	**	**	**	**
	Bachelor	2,223 ^a	2,321 ^a	2,613 ^a	2,530 ^a
	One Bedroom	**	**	3,050 ^a	3,016 ^a
	Two Bedroom +	**	**	4,113 ^a	4,113 ^a
	Total	2,223 ^a	2,341 ^a	2,790 ^a	2,691 ^a
Total	Semi-Private	**	**	**	**
	Bachelor	2,260 ^a	2,625 ^a	2,973 ^a	2,839 ^a
	One Bedroom	1,316 ^a	3,163 ^a	3,367 ^a	3,147 ^a
	Two Bedroom +	**	**	4,274 ^a	4,032 ^a
	Total	1,867 ^a	2,906 ^a	3,206 ^a	3,034 ^a

O5 Number of Residents, Number of Residents Living Alone and Number of Residents in Heavy Care Units Saskatchewan				
Centre	2018		2019	
Regina CMA				
Total number of residents	1,533	b		**
Number of residents living alone	1,302	b	1,257	d
Total number of couples	111	c		**
Number of residents in heavy care units	85	d		**
Saskatoon CMA				
Total number of residents	3,387	b	3,394	b
Number of residents living alone	2,692	b	2,767	b
Total number of couples	347	c	313	d
Number of residents in heavy care units	**		**	
Rest of Saskatchewan				
Total number of residents	2,216	b	2,223	c
Number of residents living alone	2,006	b	1,976	a
Total number of couples	**		123	c
Number of residents in heavy care units	**		**	
Saskatchewan				
Total number of residents	7,136	a	7,068	b
Number of residents living alone	6,000	a	6,000	b
Total number of couples	563	b	534	c
Number of residents in heavy care units	**		**	

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

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Methodology

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

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

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

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

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

Definitions

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

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

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

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

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

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

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

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

Acknowledgement

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

Confidentiality

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

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