



# City of Yorkton & Yorkton Housing Committee

## Yorkton Area Demographic Market Segments Supplement Report *Yorkton Community Housing Plan Project*

October 5, 2015

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This Yorkton Area Demographic Market Segments Supplement Report has been prepared by Preferred Choice (DJ Leier Enterprises Ltd.) with support from the City of Yorkton (Yorkton) and Yorkton Housing Committee (YHC) for the exclusive use of the Yorkton Housing Committee and its partners.

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## Executive Summary

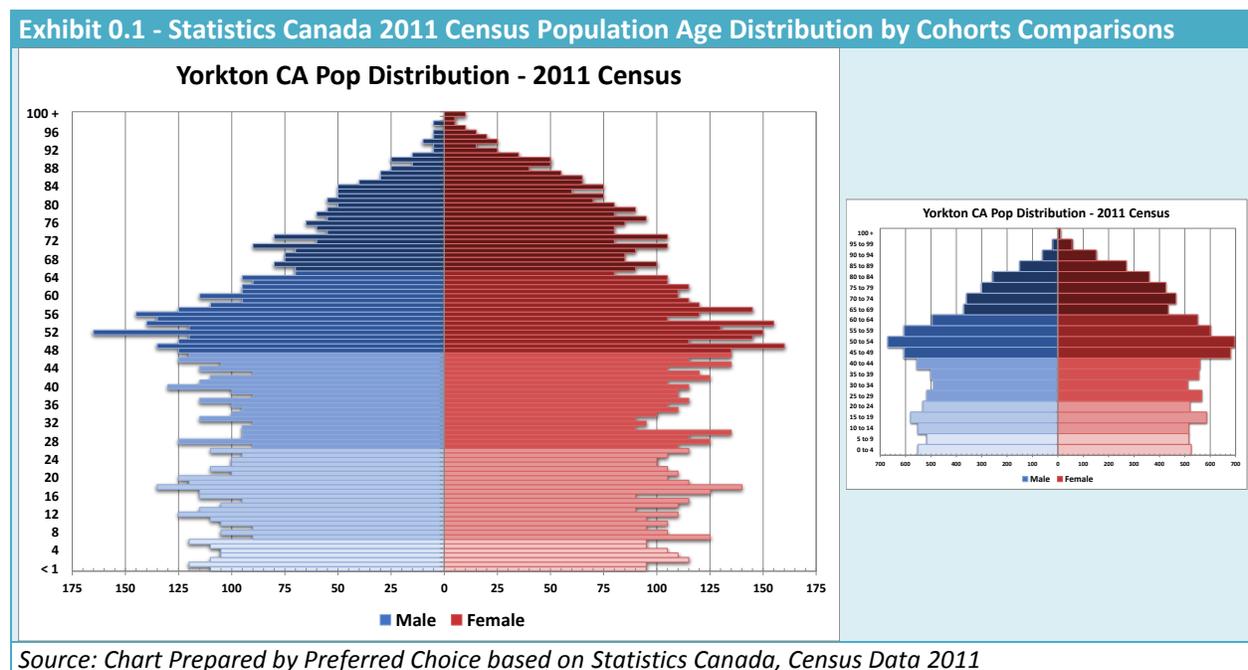
### Yorkton Area Demographic Market Segments

The Yorkton Area Demographic Market Segments Supplement Report compiled population demographic information for the community and areas, population growth information, Aboriginal demographic and growth information, Immigration information, student training information, and Seniors' Housing Information from a number of sources. Various demographic features, models, and composition for the Yorkton Census Agglomeration (CA) were applied to the 2015 Housing Development Need and Demand Assessment forecasts for this supplemental demographic analysis.

### Current Yorkton CA Demographics by Age

The 45 to 64 year old cohort is the largest cohort for the Yorkton CA. The significance of the Baby Boomers will grow the seniors segment in the community over the next several years.

The following exhibit highlights age distribution by age cohorts.



The Yorkton CA has a higher concentration of seniors at 20.3% 65 years old and over compared to the provincial 14.9% 65+ and national 14.8% age 65+ levels according to 2011 Census data.

*The key fact here is that the Yorkton CA has a higher concentration of seniors 65 or older compared to the provincial level and national level.*

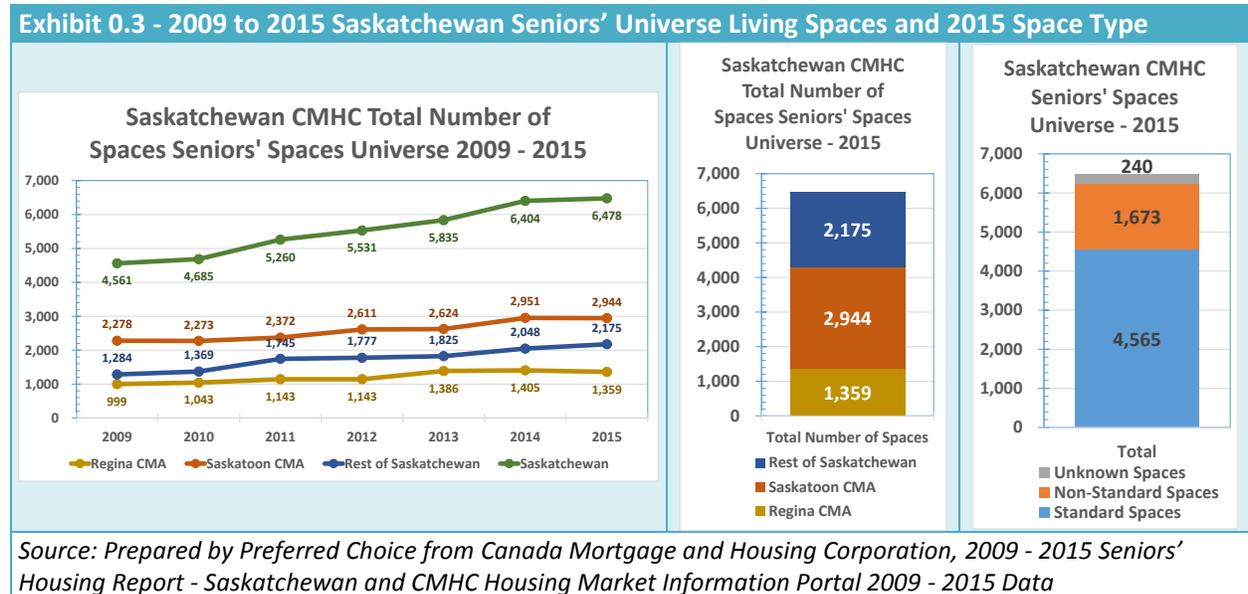
**Seniors Housing Information**

The Canada Mortgage and Housing Corporation (CMHC) conducts annual Seniors' Housing market surveys in February and March in all centres in each province.

A summary of the types of seniors residences included in the CMHC Seniors' Housing Survey is presented in the following exhibit.

Exhibit 0.2 - CMHC Seniors' Housing Survey Definitions of Residences		
Standard Spaces		Heavy Care
Congregate Residences		
Care Facilities		
Independent Housing with Support	Assisted Living	Residential Care
<ul style="list-style-type: none"> <li>Independent housing</li> <li>Some combination of:                             <ul style="list-style-type: none"> <li>Meals</li> <li>Housekeeping</li> <li>24-hour response</li> <li>Social Activities</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Independent housing</li> <li>Registered</li> <li>Typically includes:                             <ul style="list-style-type: none"> <li>Meals</li> <li>Housekeeping</li> <li>24-hour response</li> <li>Social activities</li> <li>Personal care services</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Full-time professional care</li> <li>Licensed</li> </ul>

*Source: adapted from "An Overview of Congregate Housing (Assisted Living) in Canada: Findings from CMHC's Annual Seniors Housing Survey", Sarena Teakles, Market Analyst, BC Market Analysis Centre, Canada Mortgage and Housing Corporation, May 2014 based on the CMHC Seniors' Housing Survey*



The total number of spaces matching the CMHC Seniors’ Housing Survey criteria in Saskatchewan has increased from 4,561 units in 2009 to 6,478 seniors’ spaces surveyed in 2015. In 2015, the Saskatoon Census Metropolitan Area (CMA) contained 2,944 seniors’ spaces for 45.4% of the spaces surveyed, with the Rest of Saskatchewan containing 2,175 seniors’ spaces for 33.6% of the spaces surveyed, and the Regina CMA with 1,359 seniors’ spaces for 21.0% of the spaces surveyed. The majority of surveyed spaces in Saskatchewan were part of the 4,565 standard spaces for 70.5% of seniors’ spaces and 25.8% or 1,673 were non-standard spaces, with the remaining 3.7% or 240 spaces type unknown.

All of the Yorkton Community Based Organizations (CBOs) housing providers offer 599 units and 26 emergency and transition units with 348 regular units for seniors provided by the Yorkton Housing Authority and Yorkton Housing Corporation.

**Exhibit 0.4 - Yorkton CBO Housing Providers - Seniors Housing Summary**

Organization	Project	Number of Buildings	Unit Type	Number of Units	1 Bedroom	2 Bedroom	Total Beds
Yorkton Housing Authority	Senior Housing	6	Senior Housing	256	196	60	316
Yorkton Housing Corporation	Low Income Seniors	22	Low Income Seniors	92	82	10	102
<b>YHA, YHC</b>	<b>Senior Housing</b>	<b>28</b>	<b>Senior Housing</b>	<b>348</b>	<b>278</b>	<b>70</b>	<b>418</b>

Source: Yorkton Housing Authority and Yorkton Housing Corporation

Select private housing providers offer a further 563 units with 157 units noted as geared to seniors provided at The Bentley (85 units) and Gladstone Senior’s Residence (72 units).

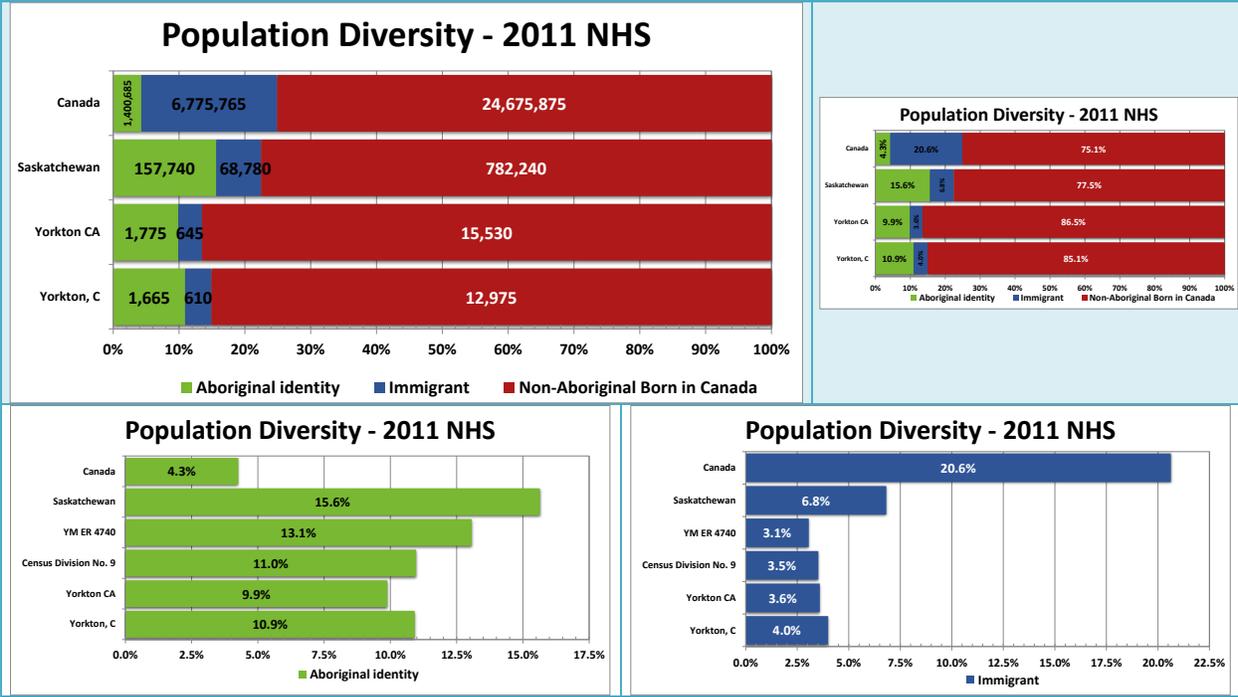
The Sunrise Health Region offers 211 Long Term beds at the Yorkton and District Nursing Home. In total Sunrise Health Region offers 786 Long Term beds in 13 communities including Yorkton.

**Yorkton Area Population Diversity**

The Yorkton Census Agglomeration (CA) consisted of the following population composition according to 2011 National Household Survey (NHS) data:

- 9.9% Aboriginal Identity and 3.6% Immigrant population in the Yorkton CA in 2011
- The Yorkton CA has a higher concentration of Aboriginal People compared to the national level and a lower concentration compared to the provincial level
  - The Yorkton CA had the 3<sup>rd</sup> highest concentration of Aboriginal Identity Population for Saskatchewan larger centres with the highest level in the Prince Albert CA, followed by North Battleford CA, and then Yorkton CA
- The Yorkton CA has a lower concentration of Immigrants compared to the national level, provincial level, and City of Yorkton
  - The Yorkton CA had the lowest level of Immigrants for Saskatchewan larger centres

**Exhibit 0.5 - Statistics Canada 2011 NHS Aboriginal Identity and Immigrant Population Level Comparisons**



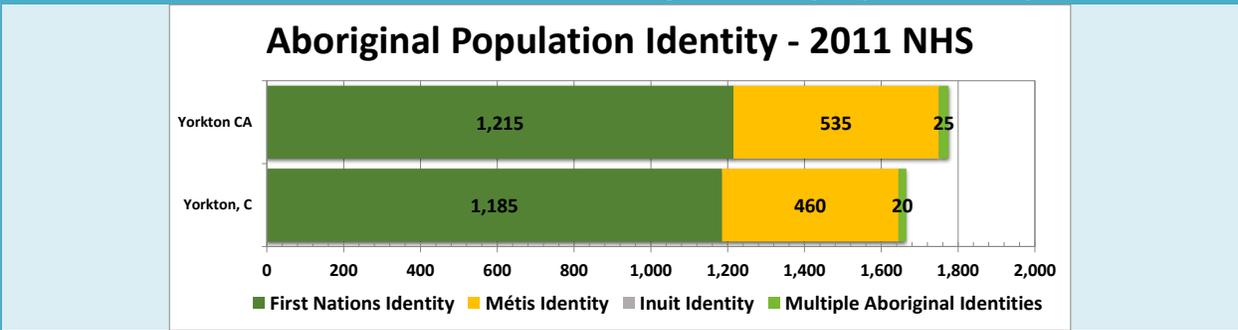
Source: Chart Prepared by Preferred Choice based on Statistics Canada, National Household Survey Data 2011

**Yorkton Area Aboriginal Identity Population Composition**

The Aboriginal Identity population covered in the 2011 National Household Survey also notes the composition of Aboriginal Identity people in the following exhibit:

- The Yorkton CA Aboriginal Identity population is made up with 68.5% or 1,215 First Nations Identity people, 30.1% or 535 Métis Identity people, and 1.4% or 25 Multiple Aboriginal Identity people
- The City of Yorkton Aboriginal Identity population is made up with 71.2% First Nations Identity people, 27.6% Métis Identity people, and 1.2% Multiple Aboriginal Identity people

**Exhibit 0.6 - Statistics Canada 2011 NHS Yorkton Aboriginal Identity Population Composition**



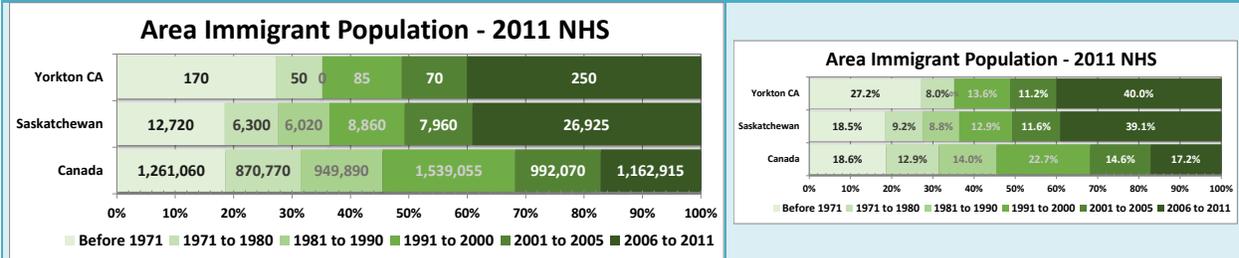
Source: Chart Prepared by Preferred Choice based on Statistics Canada, National Household Survey Data 2011

Yorkton Area Period of Immigration

The majority of provincial and Yorkton CA Immigrants came to the community over the past 10 years according to 2011 NHS data in the following exhibit with the following attributes:

- 51.2% of Immigrants representing 320 newcomers in the Yorkton CA arrived between 2001 and 2011 with the largest segment of Immigration occurring between 2006 to 2011 with 40.0% or 250 Immigrants in the last 5 years according to 2011 NHS Immigration Period data

**Exhibit 0.7 - Statistics Canada 2011 NHS Immigrant Population by Immigration Period Comparisons**

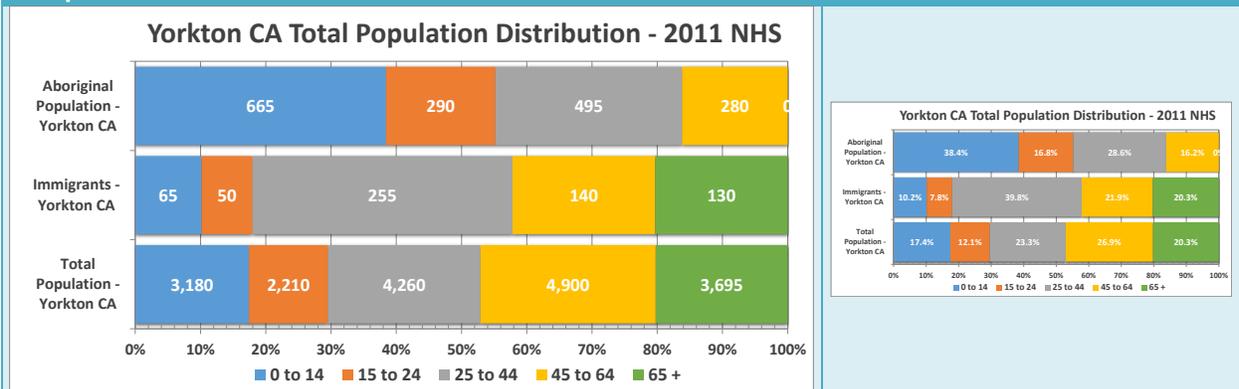


Source: Charts Prepared by Preferred Choice based on Statistics Canada, NHS Catalogue No.: 99-010-X2011026

The key fact here is that over ½ of Yorkton CA Immigrants arrived between 2001 to 2011 according to 2011 NHS data.

Yorkton Area Population Diversity by Age Groups

**Exhibit 0.8 - Statistics Canada 2011 NHS Yorkton CA Population Age Group Distribution Segment Comparisons**



Source: Charts Prepared by Preferred Choice based on Statistics Canada, National Household Survey Data 2011, Census Data, and National Household Survey Catalogue Numbers: 99-011-X2011007 and 99-010-X2011026

The composition of Yorkton Census Agglomeration (CA) population by age group is noted in the previous exhibit according to 2011 NHS data for all population origin backgrounds:

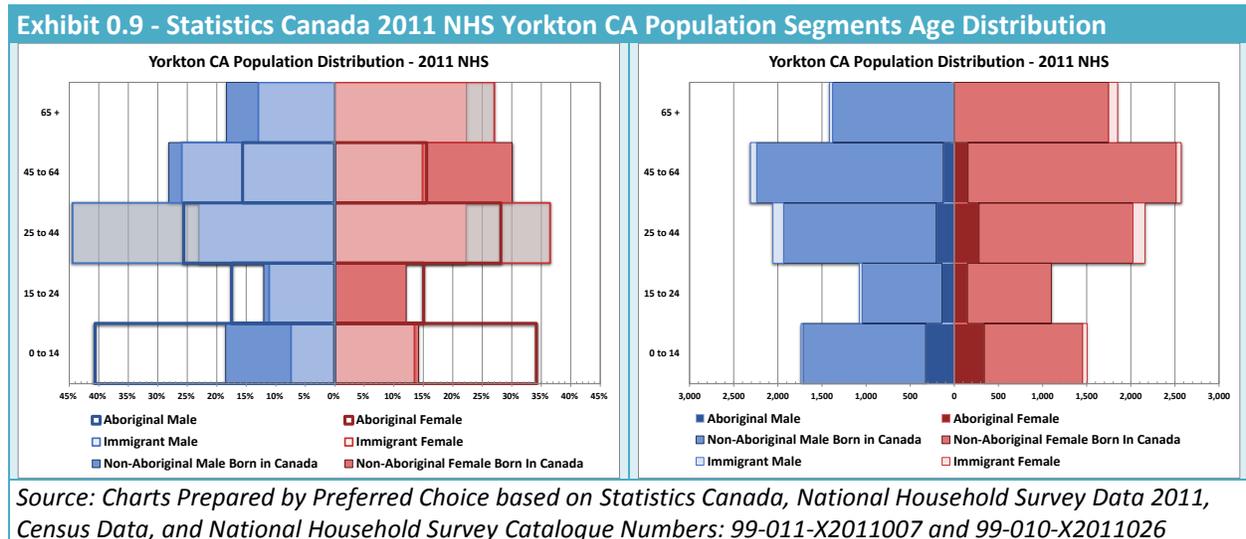
- The largest population age group of 45 to 64 year olds contained 26.9% of the population
- The 2<sup>nd</sup> largest age group of 25 to 44 year olds contained 23.3% of the Yorkton CA population

- The 25 to 44 year old group has the largest segment of Immigrants with 39.8% of Immigrants or 255 Immigrants 25 to 44 years old in the Yorkton CA
- The 65 years and older age is the 3<sup>rd</sup> largest group containing 20.3% of the population
- The 0 to 14 year olds age group contained 17.4% of the Yorkton CA population
  - The 0 to 14 year old group has the largest segment of Aboriginal Identity population with 37.0% of Aboriginals or 665 Aboriginal people under 15 years old in the Yorkton CA
- The 15 to 24 year olds are the smallest age group with 12.1% of the Yorkton CA population

*The key fact here is that the majority or over ½ the First Nations and Aboriginal Identity population in the Yorkton CA are less than 25 years old according to 2014 Saskatchewan Health Population data and 2011 NHS data respectively.*

*Another key fact here is that the majority or over 60% of the Immigrant population in the Yorkton CA are working age between 25 to 64 years old with the largest segment representing 39.8% of Immigrants between 25 and 44 years old according to 2011 NHS data.*

Overlaying the percentage of population age distribution by segment and stacking the population age distribution by segment illustrates the segments composition in the following exhibit.



Overall an aging seniors’ segment, emerging young Aboriginal segment, and Immigrants supplementing the workforce are notable demographic segments impacting the Yorkton CA over the next several years.

**Yorkton Area Housing Need and Demand Growth Forecasts**

The Yorkton Area Housing Need and Demand Market Assessment forecast a number of key growth indicators as noted in the following exhibit:

- Employment is forecast to grow by 1,701 jobs over the 14 year period from 2011 to 2025
  - Average annual employment growth is forecast at about 121.5 positions per annum
- Population is forecast to grow by 3,425 people over the 14 year period from 2011 to 2025
  - Average annual population growth is forecast at about 244.6 people per annum
- Dwelling units is forecast to grow by 1,816 dwelling units over the 14 year period from 2011 to 2025 for the Yorkton CA
  - Average annual dwelling units growth is forecast at about 129.7 dwelling units per annum

**Exhibit 0.10 - Yorkton CA Growth Forecast Components by 2016, 2021, and 2025**

Yorkton CA	2011	2014	2015 Estimate	5 YR 2016-2011	5 YR 2021-2016	4 YR 2025-2021	14 YR 2025-2011 Total	Annual Average Growth 2011-2025
<i>Employment Forecast Change</i>				575	611	516	1,701	121.5
Employed Trend Modelling	9,200			9,775	10,385	10,901		121.5
<i>Population Forecast Change</i>				1,309	1,151	965	3,425	244.6
Population Base Modelling	20,023	20,888		21,332	22,483	23,448		244.6
<i>Dwelling Units Forecast Change</i>				610	628	578	1,816	129.7
Base Housing Estimate	7,755		8,173	8,365	8,993	9,571	1,816	129.7
Base Owner Housing Estimate	5,545			6,023	6,520	6,987	1,442	103.0
Base Renter Housing Estimate	2,210			2,342	2,473	2,584	374	26.7

Source: Preferred Choice analysis and modelling of information from Statistics Canada: 2001, 2006, and 2011 Census data, 2011 National Household Survey data Catalogue Number 99-014-X2011015, and Saskatchewan Ministry of Health 2001-2014 Covered Population Data from the City of Yorkton & Yorkton Housing Committee, Yorkton Area Housing Need and Demand Market Assessment Report, September 2015

**Yorkton Area Population Growth Forecast by Segments**

The September 2015 Yorkton Area Housing Need and Demand Market Assessment Report utilized the 2004 to 2014 10 year Saskatchewan Health population average annual growth rate of 1.06% per annum for the baseline population growth forecast. Statistics Canada Population Projections for Canada (2013 to 2063), Provinces and Territories (2013 to 2038) released in May 2015 forecasts with a number of growth rate scenarios for Canada and the Provinces.

Based on this information the 2.8 × Saskatchewan Aboriginal Growth multiple from Statistics Canada was applied to the Yorkton Population Forecast Model for the Aboriginal Identity population segment. The Yorkton broader region has a growing Aboriginal population with ties to the City of Yorkton through employment, services, and investment of Aboriginal organizations and business enterprises in the community.

Statistics Canada Immigrant settlement data for the Yorkton CA by Immigration Time Period noted over ½ of Immigrants newcomers in the Yorkton CA arrived between 2001 and 2011 with

the largest segment of Immigration with 40.0% or occurring in the 5 years from 2006 to 2011. Recent Immigrant Growth rate patterns were applied to the Yorkton Population Forecast model.

The Yorkton Area Population Growth Forecast Model with Growth by Population Origin Segment is presented in the following exhibit. The forecast presents rough estimates of what may occur and should be used with caution for illustration purposes of potential growth by segments only.

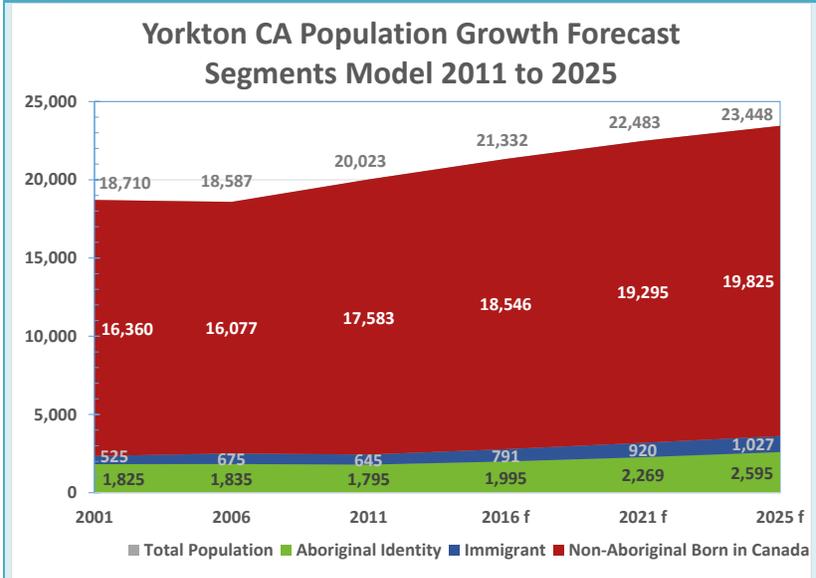
The Total Population growth for the Yorkton CA from 2011 to 2025 by population segment may have the following composition as noted in the next exhibit:

- Aboriginal Identity proportion of the Total Population reaching a potential 2,595 Aboriginal Identity people representing 11.1% of the population in the Yorkton CA by 2025

- This projection was based on an Aboriginal Growth Rate 2.81 × the base Yorkton CA rate
- The projection estimates an increase of 800 additional Aboriginal people from 2011 to 2025 or on average 57.2 net additional Aboriginal people per year in the Yorkton CA

- Immigrant proportion of the Total Population reaching a potential 1,027 Immigrant people representing 4.4% of the population in the Yorkton CA by 2025
  - This projection was based on an Immigrant Growth Rate 3.73 × the base Yorkton CA rate
  - The projection estimates an increase of 382 additional Immigrant people from 2011 to 2025 or on average 27.3 net additional Immigrant people per year in the Yorkton CA
- The balance of the population growth would be Non-Aboriginal Born in Canada reaching a potential 19,825 people representing 84.6% of the population in the Yorkton CA by 2025

**Exhibit 0.11 - Yorkton CA Population Growth Projections by Segments to 2025**



*\* Note: Demographic Segments modelling is based on a number of growth factors applied to the Yorkton CA. The forecast presents rough estimates of what may occur and should be used with caution for illustration purposes of potential growth by segments only.*

*Source: Preferred Choice analysis and modelling of information from Statistics Canada: 2001, 2006, and 2011 Census data, 2011 National Household Survey data Catalogue Numbers 99-014-X2011015, 99-011-X2011007, and 99-010-X2011026, and Saskatchewan Ministry of Health 2001-2014 Covered Population Data*

**Conclusion #1: The Yorkton CA area is anticipated to see the Aboriginal Identity Population grow at 2.8 times the overall population growth rate based on provincial Aboriginal Growth Rates which is estimated to grow the Aboriginal Population by on average 57.2 net additional Aboriginal people per year to 2,595 people or 11.1% of the Overall Population by 2025 should forecast employment and population growth occur.**

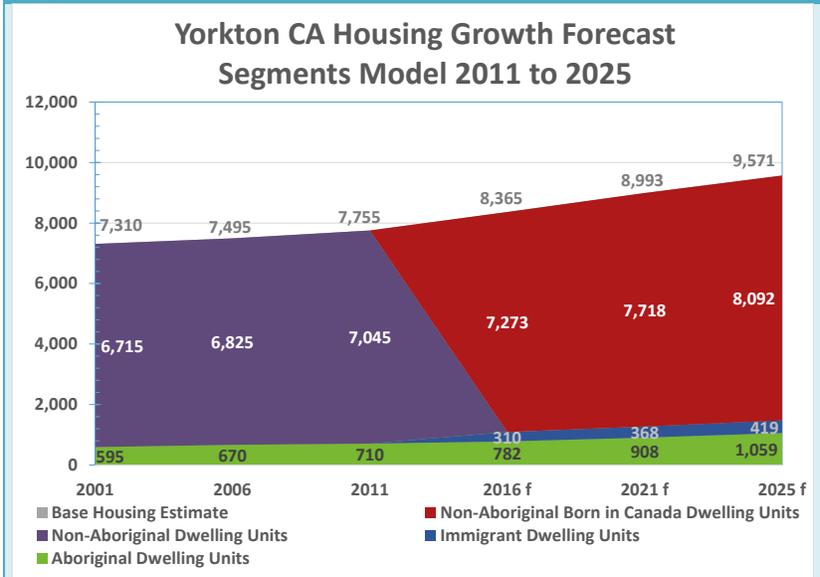
**Conclusion #2: Should forecast employment and population growth occur, the Yorkton CA area is anticipated to see the Immigrant Population grow at 3.7 times the overall population growth rate based on recent community Immigrant Growth Rates which is estimated to grow the Immigrant Population by on average 27.3 net additional Immigrant people per year to 1,027 people or 4.4% of the Overall Population by 2025.**

**Yorkton Area Housing Need and Demand Growth Forecast by Segments**

The Total Housing Dwelling Units growth for the Yorkton CA from 2011 to 2025 by population segment may have the following composition as noted in the next exhibit:

- Aboriginal Identity dwellings in the community reaching a potential 1,059 Aboriginal Identity dwelling units representing 11.1% of the dwelling units in the Yorkton CA by 2025
  - The projection estimates an increase of 321 additional Aboriginal dwelling units from 2011 to 2025 or on average 22.9 net additional Aboriginal dwellings per year in the Yorkton CA

**Exhibit 0.12 - Yorkton CA Housing Growth Projections by Segments to 2025**



*\* Note: Demographic Segments modelling is based on a number of growth factors applied to the Yorkton CA. The forecast presents rough estimates of what may occur and should be used with caution for illustration purposes of potential growth by segments only.*

*Source: Preferred Choice analysis and modelling of information from Statistics Canada: 2001, 2006, and 2011 Census data, 2011 National Household Survey data Catalogue Numbers 99-014-X2011015, 99-011-X2011007, and 99-010-X2011026, and Saskatchewan Ministry of Health 2001-2014 Covered Population Data*

- Immigrant dwellings in the community reaching a potential 419 Immigrant dwelling units representing 4.4% of the Dwelling Units in the Yorkton CA by 2025

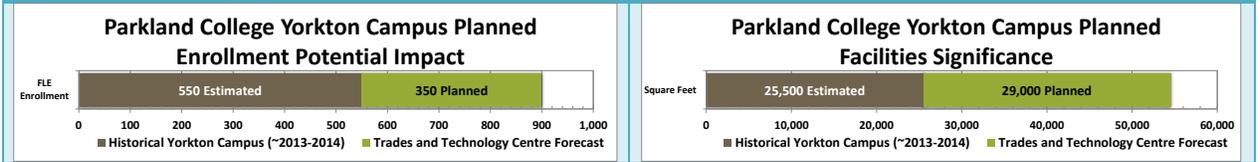
- The projection estimates an increase of 153 additional Immigrant dwellings from 2011 to 2025 or on average 10.9 net additional Immigrant dwellings per year in the Yorkton CA
- The balance of the housing dwellings growth would be Non-Aboriginal Born in Canada reaching a potential 8,092 dwellings for 84.6% of the dwellings in the Yorkton CA by 2025

**Conclusion #3: The Yorkton CA area is anticipated to need on average 22.9 net additional Aboriginal dwelling units per year or 321 additional Aboriginal dwelling units from 2011 to 2025 should forecast Aboriginal population and overall area employment and population growth occur.**

**Conclusion #4: The Yorkton CA area is anticipated to need on average 10.9 net additional Immigrant dwelling units per year or 153 additional dwelling units for Immigrants from 2011 to 2025 should forecast overall area employment, population, and Immigration growth occur.**

The Parkland College opened a new 29,000 square foot Trades and Technology Centre in Yorkton to support training for an estimated 350 more Full-Load-Equivalent Students (FLEs). The Parkland College anticipates an estimated 75 student housing units will be required to provide 142 student beds to support the additional new Trades and Technology Centre programs. The significance of the new Trades and Technology Centre is highlighted in the following exhibit.

**Exhibit 0.13 - Parkland College Trades and Technology Centre Facility in Yorkton Enrollment and Expanded Training Space Potential Impact**



\* Note: Facility Potential Enrollment Growth in Yorkton of Approximately 55% to 65% based on 2012-13 and 2013-14 Enrollment and Forecast Trades and Technology Centre Enrollment

\* Note: Facility Potential Enrollment Growth in Yorkton of Approximately 75% to 115% based on 2013-14 Space, Retained Program Space, and Forecast Trades and Technology Centre Facility Size

Source: Charts Prepared by Preferred Choice based on information in the Parkland College Annual Report 2013-2014 and the Parkland College Business Plan 2014-2015

The need for at least 75 more units of student housing will serve a broad mixture of the population including single students, family students, Immigrant students, and Aboriginal Identity Students. According to the Parkland College Annual Report 2013-2014 36% of Full-Time and Part-Time students were Aboriginal in 2013-2014 for all campuses in the entire Parkland College region. The Yorkton Campus had 3.2% of the FLEs enrolled in English Language Training.

**Conclusion #5: The Parkland College has expanded its facilities and programming in Yorkton with the new Trades and Technology Centre and requires at least 75 new dwelling units as soon**

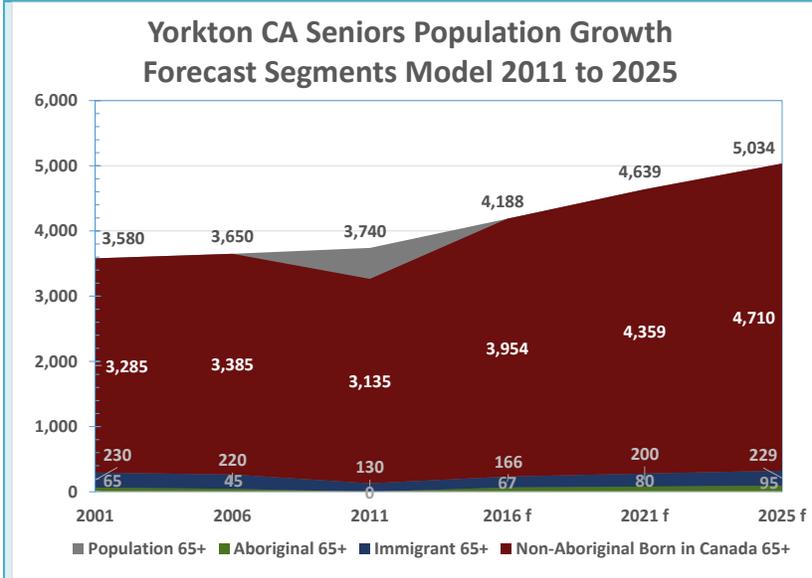
**as possible to support programming for a range of market segments including Aboriginal students, International Students, and general students to meet future workforce needs.**

**Yorkton Area Seniors’ Population Growth Forecast by Segments**

The Total Seniors Population 65 years and older growth for the Yorkton CA from 2011 to 2025 by population segment may have the following composition as noted in the next exhibit:

- Total Seniors 65+ years old Population growing to 5,034 seniors by 2025 representing 21.5% of the population in the Yorkton CA with on average 92.5 seniors per annum growth
- Aboriginal Identity proportion of the Total Seniors 65+ years old Population reaching a potential 95 Aboriginal Identity Seniors representing 3.7% of the Aboriginal population in the Yorkton CA by 2025 with on average 6.8 Aboriginal seniors per annum growth
- Immigrant proportion of the Total Seniors 65+ years old Population reaching a potential 229 Immigrant Seniors representing 22.3% of the Immigrant population in the Yorkton CA by 2025 with on average 7.1 Immigrant seniors per annum growth
- The balance of the Total Seniors 65+ years old would be Non-Aboriginal Born in Canada reaching a potential 4,710 Seniors representing 23.8% of the Non-Aboriginal Born in Canada population in the Yorkton CA by 2025 with on average 78.6 Non-Aboriginal Born in Canada seniors per annum growth

**Exhibit 0.14 - Yorkton CA Seniors’ Population 65 and Older Growth Projections by Segments to 2025**



\* Note: Overall Base Population Modelling is done from Saskatchewan Health Covered Population data and Aboriginal Population data + Immigrant Population data is from 2011 Statistics Canada National Household Survey Data which leads to variations in totals for 2011 and prior year composition estimates.

\*\* Note: Demographic Segments modelling by age is based on a number of growth factors applied to the Yorkton CA. The forecast presents rough estimates of what may occur and should be used with caution for illustration purposes of potential growth by segments only.

Source: Preferred Choice analysis and modelling of information from Statistics Canada: 2001, 2006, and 2011 Census data, 2011 National Household Survey data Catalogue Numbers 99-014-X2011015, 99-011-X2011007, and 99-010-X2011026, and Saskatchewan Ministry of Health 2001-2014 Covered Population Data

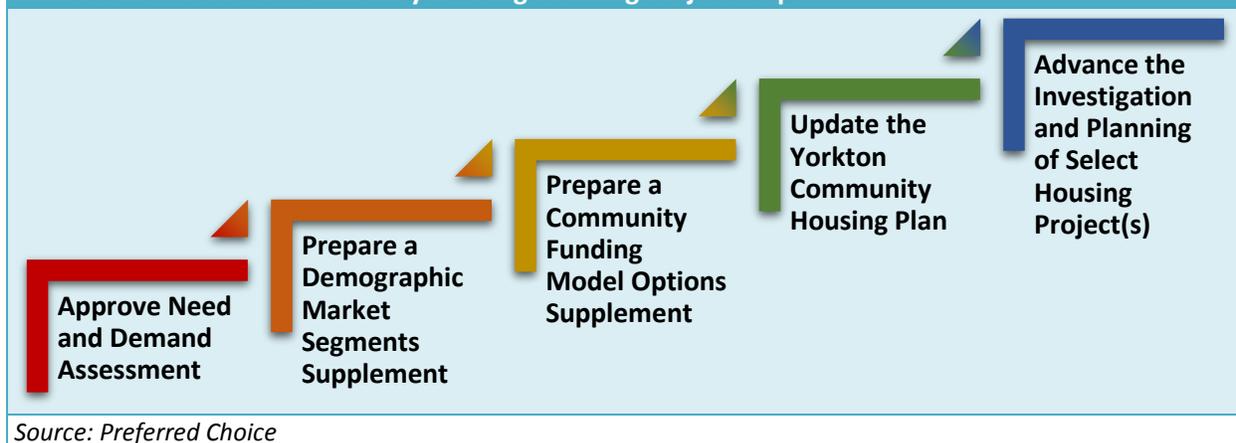
**Conclusion #6: The Yorkton CA area is anticipated to see the Seniors' Population Levels grow at 2.4 times the overall population growth rate based on provincial Seniors' Growth Rates which is expected to grow the 65 Years and Older Population by on average 92.5 net additional Seniors per year to 5,034 Seniors or 21.5% of the Overall Population by 2025 should forecast employment, population, and seniors growth occur.**

**Steps in the Yorkton Community Housing Plan**

The Yorkton area Housing Development Project has completed the following steps:

- Preferred Choice prepared the 2015 Yorkton Area Housing Need and Demand Assessment
- Preferred Choice prepared this Demographic Market Segments Supplement

**Exhibit 0.15 - Yorkton Community Housing Planning Project Steps**



The next steps in the Yorkton area Housing Development Project are:

- Preferred Choice will Prepare a Community Funding Model Options Supplement
- Develop an Updated Yorkton Community Housing Plan based on the Need and Demand Assessment, Market Segments Review, Funding Models Review, & Stakeholder Engagement
- Finalize and Submit the Updated Yorkton Community Housing Plan to Yorkton City Council
- Select partners for a target housing project(s) to investigate and advance, based on access to available approved funding including CMHC Seed Funding

The last housing plan stage to develop target project(s) with partners are optional. The intent is to generate action to advance the goals of the updated Yorkton Community Housing Plan.

**Conclusion #7: The Yorkton CA population and housing growth will be driven by a combination of demographic segments with a range of housing needs across the housing continuum. Housing will need to be developed for Aboriginal Identity people, Immigrants, and Non-Aboriginal Born Canadians through a range of housing projects for families, single persons, students, and seniors.**

## 1.0 Project Objective

### 1.1. Yorkton Area

The City of Yorkton is situated on along the Trans-Canada Yellowhead Highway #16 in east-central Saskatchewan, 325 kilometres south east of Saskatoon and 451 kilometres north west of Winnipeg. Yorkton is 190 kilometres north east of Regina via Highway #10.

**Exhibit 1.1 - Saskatchewan and Yorkton Maps**



Yorkton is a vibrant economic centre of nearly 20,000 people and serves Saskatchewan's third largest trading area. The City of Yorkton and R.M. of Orkney No. 244 are situated in a strong resources area with a vibrant agricultural region, potash mining, and manufacturing and processing, and healthy resource sector.

### 1.2. Yorkton Area Development and Growth

Employment grew by 6.1% or 555 positions between 2006 and 2011 according to Statistics Canada Census & National Household Survey data for the Yorkton Census Agglomeration (CA).

Population grew by 800 people or 0.90% average annual growth rate between 2006 and 2011 Statistics Canada Census data for the Yorkton CA. The 2009 to 2014 5 year Saskatchewan Health population average annual growth rate was 1.60% or 1,436 people over the past 5 years.

Core demographic information for the area population is contained in Appendix A.

### 1.3. The Yorkton Housing Committee

The Yorkton Housing Committee (YHC) was established to assist the City of Yorkton in establishing a plan to address the current and future housing needs in the community. The Mission adopted in the initial housing plan was: *"The City of Yorkton will actively work with all sectors of the community including builders and developers, community organizations, businesses, and all governments to support a housing market which will provide adequate, accessible and affordable housing for all Yorkton residents, through planning and collaboration."*

**1.4. Yorkton Community Housing Plan Update Project**

The Yorkton Housing Committee (YHC) intends to update the Community Housing Plan for the period 2016 - 2020 which includes determining if new strategies are required to assist the City of Yorkton to address gaps in the community housing continuum. Consideration for seniors' housing need and funding models suitable for Yorkton are part of the envisioned project scope of work as summarized in the following exhibit.

Exhibit 1.2 - Yorkton Community Housing Plan Update Requested Scope of Work		
<b>Update Housing Plan</b>	<b>Seniors Housing</b>	<b>Funding Models</b>
<ul style="list-style-type: none"> <li>• Interviews and Liaison with Housing Contacts</li> <li>• Research Recent Housing Data</li> <li>• Consider Housing Needs Across the Continuum</li> <li>• Priorities and Targets</li> <li>• Strategies</li> <li>• Progress Reporting</li> <li>• Progress Evaluation</li> </ul>	<ul style="list-style-type: none"> <li>• In-depth assessment of current seniors' housing needs and demand</li> <li>• Looking at options to fulfill seniors' segment including life lease</li> </ul>	<ul style="list-style-type: none"> <li>• Researching Housing Funding Models</li> <li>• Examples of Different Funding Models</li> <li>• Tax Credit / Grant Models in other Jurisdictions</li> <li>• Private Donation and / or Mortgage funding</li> <li>• Recommending Funding Models Ideal for Yorkton</li> </ul>
<p><i>Source: Preferred Choice adapted from City of Yorkton &amp; Yorkton Housing Committee 'RFP for Housing Plan Update'</i></p>		

The updated plan will be in a format that the YHC can submit for adoption by Yorkton City Council.

**1.5. The Preferred Choice Approach**

The Preferred Choice response to the Yorkton Community Housing Plan Update Project will include the following parts:

- I. Regular Client Meetings from Project Initiation through to Project Finalization
- II. Conducting an updated Housing Development Need and Demand Assessment
- III. Preparing a Supplemental Yorkton Area Demographic Market Segments Assessment
- IV. Examining Community Housing Development Funding Models
- V. Updating the Yorkton Housing Plan

This phase of the project investigates the significance of seniors' population, students, Aboriginal Population, and Immigrants on the Need and Demand for Housing in the City of Yorkton, R.M. of Orkney No. 244, Town of Springside, and Village of Ebenezer making up the Yorkton Census Agglomeration (CA).

This will be followed up by a Community Housing Development Funding Models Overview and the updated Yorkton Housing Plan. Additional options include a Preliminary Analysis of Project

Financial Viability Phase and a subsequent Business Planning Phase for a potential target housing project.

#### **1.6. The Yorkton Community Housing Plan Update Project Demographic Market Segments**

As part of the Housing Plan Update Project, Preferred Choice recommended accessing Canada Mortgage and Housing Corporation (CMHC) Seed Funding to add an updated Need and Demand Assessment for the project. CMHC Seed Funding has been approved for the Need and Demand Assessment along with potential funds to develop a Preliminary Analysis of Project Financial Viability Phase and a subsequent Business Planning Phase for a potential target housing project.

The City of Yorkton on behalf of the Yorkton Housing Committee retained Preferred Choice for the assignment including the Housing Need and Demand Assessment portion to compile information, provide analysis, and documentation for unmet housing need and demand. This is being further supplemented by the Yorkton Area Demographic Market Segments Assessment.

Preferred Choice's Development Specialists consulted with the City of Yorkton by:

- I. Client Project Engagement
- II. Utilizing Information from the updated Yorkton Area Housing Need & Demand Assessment
- III. Assessing Yorkton Area's Market Segments Housing Supply and Demand Need
- IV. Forecasting Yorkton Area's Market Segments Housing Development Opportunity
- V. Providing the Supplemental Yorkton Area Demographic Market Segments Assessment

Due to limited statistical information available for the Village of Ebenezer in the most recent 2011 National Household Survey (NHS), data for the Yorkton CA and City of Yorkton is used for select assessment purposes. Statistics Canada offers additional data for Census Agglomerations which is used for the demographic market segments housing need and demand market assessment. The combined Yorkton CA grouping was utilized for the assessment of the housing need for the community in most instances.

Due to the number of variables and the nature of factors impacting potential future growth, projections based on demographic characteristics and age groups should be used with caution for illustration purposes of potential growth by segments only.

## 2.0 Project Input

### 2.1. The City of Yorkton and Yorkton Housing Committee Project Representatives

In May 2015, past Director of Planning & Engineering Gord Shaw interacted with Preferred Choice regarding proceeding with the Housing Plan Update and accessing funding through the CMHC Seed Funding Program. On June 26, 2015, Preferred Choice met with Gord Shaw and Economic Development Officer Samuel Twumasi in Yorkton. A community overview, information on the envisioned housing project components, and the project input and need and demand assessment plan was reviewed with the client. A meeting to engage the Yorkton Housing Committee was held on June 26<sup>th</sup>. A series of housing community based organizations interviews was conducted in person on June 26<sup>th</sup> with additional phone interviews in July and August 2015 with 11 stakeholder groups. On September 17, 2015, highlights of the Need and Demand Assessment findings were presented through a conference call with members of the Yorkton Housing Committee. From May through to October 2015, representatives for the City of Yorkton and Yorkton Housing Committee discussed with Preferred Choice and provided information for the development of the Housing Development Need and Demand Assessment and supplemental analysis. Discussion took place regarding the steps in the project, progress to date, and additional actions to advance the initiative.

A range of secondary information has been compiled through Yorkton Planning & Development and Economic Development officials for development of the 2015 Housing Development Need and Demand Assessment and supplemental demographic analysis.

### 2.2. Project Resources and Knowledgeable Contacts

Preferred Choice has had contact with a number of knowledgeable representatives regarding factors for housing development assessment and strategies. Contact has been made with a number of organizations including:

- Canada Mortgage and Housing Corporation
- Saskatchewan Housing Corporation
- Westcap Mgt Ltd. various representatives
- City of Yorkton
- Yorkton Housing Authority
- Yorkton Housing Corporation
- Yorkton Parkland Housing Society
- Sunrise Health Region
- Shelwyn House
- SIGN (Society for the Involvement of Good Neighbours)

- Parkland Housing - Proposed Student Housing Need
- Avenue Living
- Integrated Life Care Corporation
- Revera (The Bentley Yorkton)
- Yorkton Real Estate Association
- Other development contacts

The project also utilized a range of information for the need and demand assessment including:

- Secondary data from national and provincial statistical agencies
- Secondary information and reports from the City of Yorkton and community agencies

A range of support from the City of Yorkton enabled the collection of relevant project information, secondary information, and overall guidance and direction throughout the project need and demand assessment.

Sources of information utilized for this project provided by various sources and the Yorkton area are noted in Appendix J of this report.

## 3.0 Yorkton Area Seniors Population

### 3.1. Yorkton Area Age Demographics

Looking at population by the generation has the following groups:

- The Greatest Generation - People Born Before 1946
- Baby Boomers - Born 1946 to 1964
- Generation X - the Baby Bust - Born 1965 to 1984
- Generation Y - the Millennials - Born 1985 to 2004
- Generation Z - Born After 2004

The age range of the generations are not necessarily consistent depending on the source for Generations X, Y, and Z.

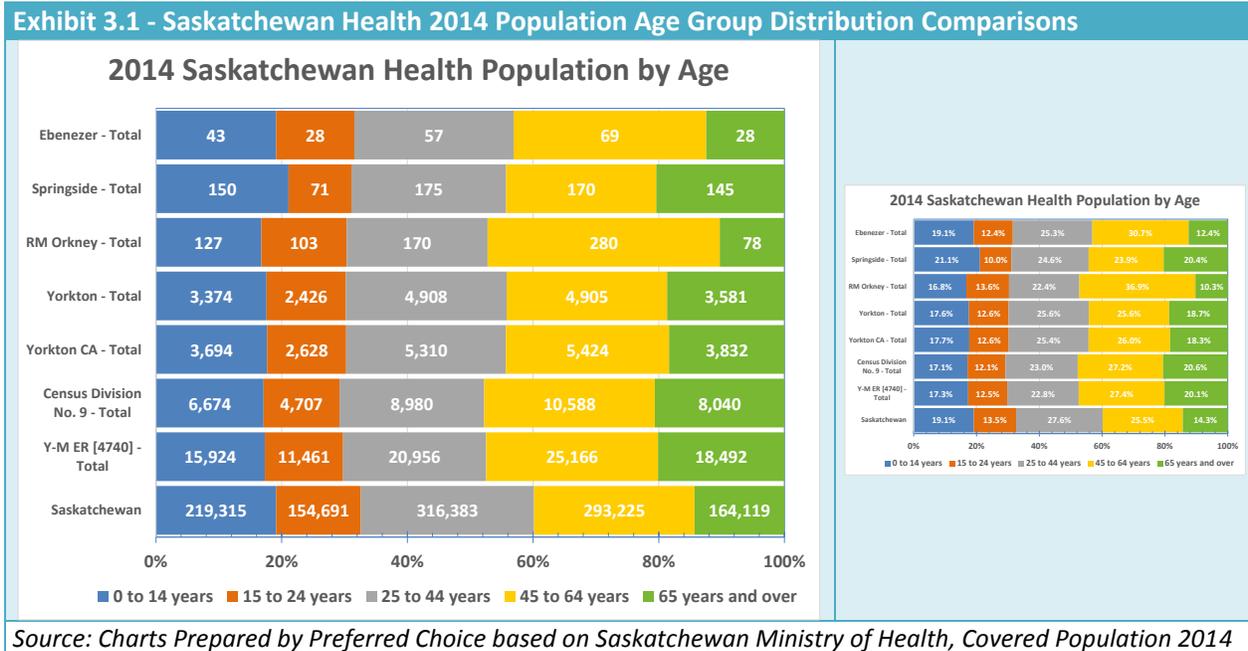
Looking at the population by generation, segments can be thought of in these age cohorts:

- Population under 15 years old - this cohort is not typically in the workforce, includes school age members, pre-schoolers, and infants - mostly represented by Generation Z and some Generation Y
- The population ages 15 to 24 years old - this cohort may be active in the workforce while also receiving education or training by finishing secondary school or in a post-secondary program - this group consists of members of Generation Y
- The population ages 25 to 44 years old - this cohort is primarily working age and active in the labour force - this group consists of members from Generation X and part of Generation Y
- The population ages 45 to 64 years old - this cohort contains experienced members of the workforce - this group consists primarily of Baby Boomers and part of Generation X
- The population aged 65 years and older - this cohort is retired or entering retirement - this group consists primarily of the Greatest Generation and is starting to have Baby Boomers reach age 65

Looking at the segment of the population 65 years and over:

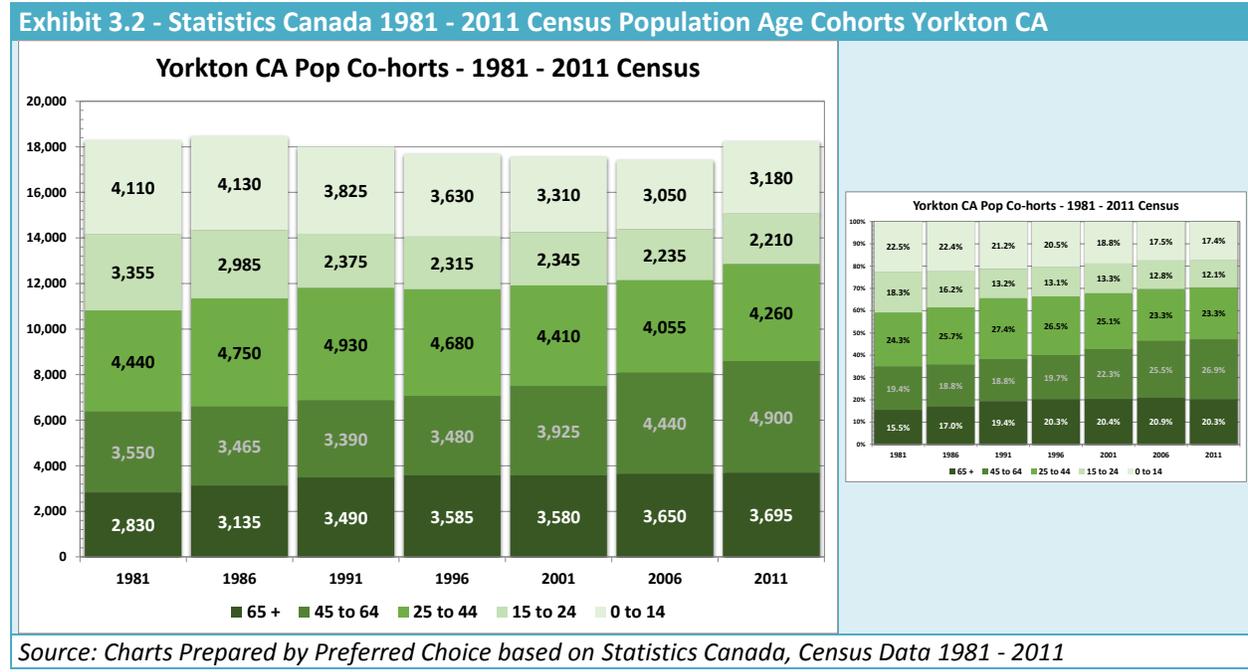
- The Yorkton Census Agglomeration (CA) has 3,832 people age 65 or older representing 18.3% of the population, the 3<sup>rd</sup> largest population age group for the Yorkton CA
- The City of Yorkton has 3,581 people age 65 or older representing 18.7% of the population
- Yorkton has a higher concentration of seniors compared to the province with 14.3% over 65, Village of Ebenezer with 12.4%, and R.M. of Orkney with 10.3% of the population over 65
- Census Division No. 9 has the highest concentration of people over 65 years old at 20.6%, followed by the Town of Springside with 20.4%, the Yorkton - Melville Economic Region with 20.1%, the City of Yorkton at 18.7%, and the Yorkton CA at 18.3% age 65 years and older

Comparisons of area age group cohorts is contained in the following exhibit.



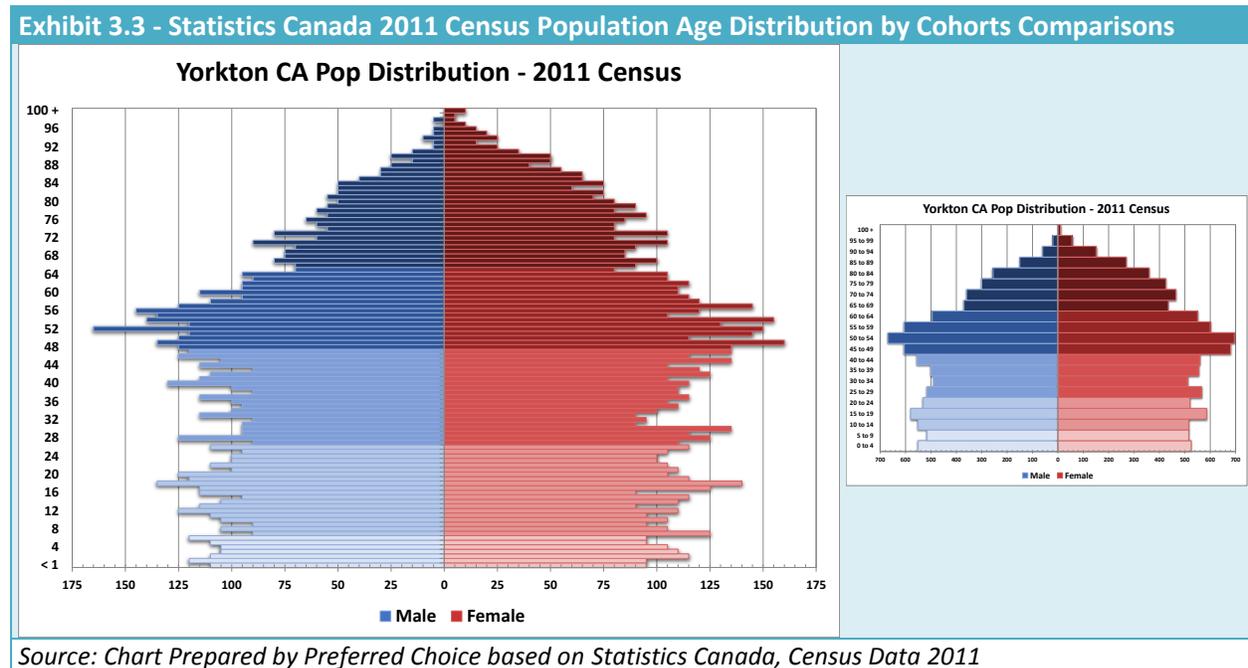
The key fact here is that the Yorkton CA has a higher concentration of seniors 65 or older representing 18.3% of the population compared to the provincial level of 14.3% over 65 in 2014.

The Yorkton CA's level of seniors' population has been growing over the past few decades. The number of people over 65 has grown consistently from 1981 to 2011 according to census data.



The level of people aged 45 to 64 years old increased from 1981 to 2011 as the Baby Boomers transitioned into this age group over the past three decades as shown in the previous exhibit. The 45 to 64 year old cohort is the largest cohort for the Yorkton CA. The significance of the Baby Boomers will grow the seniors segment in the community over the next several years.

The following exhibit highlights age distribution by age cohorts.



*The key fact here is that the 45 to 64 year old age cohort is the largest group in Yorkton at 26.0% according to 2014 Saskatchewan Health Covered Population data with a higher concentration than the 25.5% provincial level, which will lead to an increase in the number of people over 65 over the next several years.*

Additional information on Seniors Population Demographics is contained in Appendix B.

### 3.2. Seniors Population Growth and Outlook

On September 29, 2015, Statistics Canada released the recent national and provincial population estimates for July 1, 2015. The national estimate was 35,851,774 people on July 1, 2015 up 0.9% since July 2014. The estimate noted for the first time ever the number of persons aged 65 years and older at 16.1% exceeded the number of children aged 0 to 14 years at 16.0% nationally.

Saskatchewan’s population grew 1.0% from 2014 to 1,133,637 people as of July 1, 2015. The Saskatchewan Median Age was 37.0 years old and the national median age was 40.5 in July 2015.

Saskatchewan had 14.6% of the population aged 65 years and older and 19.0% of the population aged 0 to 14 years according to July 2015 estimates.

Based on Statistics Canada most recent population projections the share of people aged 65 years and older in Canada will continue to increase to represent 20.1% of the population in nine years by July 1, 2024 with the share of 0 to 14 year olds anticipated to grow to 16.3% by 2024.

Statistics Canada Population Projections for Canada (2013 to 2063), Provinces and Territories (2013 to 2038) released in May 2015 forecasts Canada's population growing to 39.4 million people by 2025, 43.5 million people by 2038, 46.9 million people by 2050, and 50.9 million people by 2063 according to the M1 medium growth scenario with a 0.85% average annual growth rate. The Statistics Canada growth forecast presents a range of scenarios from 0.45% to 1.24% annual growth for Canada. By 2038 the national median age is expected to increase to 43.9 years old with 24.0% of the population in Canada 65 years and older according to the M1 medium growth forecast. In 2014 / 2015 the growth rate of the population 65 years and older was 3.5% or approximately four times the total national population growth rate.

The Statistics Canada population projections for Saskatchewan forecast over 1.2 million people by 2024 and 1.31 million people by July 1, 2038 according to the M1 medium growth forecast of 0.69% average annual growth rate. The Statistics Canada growth forecast presents a range of scenarios from 0.23% to 1.29% annual growth for Saskatchewan. Saskatchewan's population growth is 'particularly sensitive to interprovincial migration patterns' and net international migration is 'the main driver of population growth in Saskatchewan in all projection scenarios' according to Statistics Canada. By 2038 the provincial median age is expected to increase to 41.1 years old with 21.4% of the population in Saskatchewan 65 years and older according to the M1 medium growth forecast.

*The key fact here is the population age 65 and older is growing faster than the rest of the population nationally and in Saskatchewan which impacts the future growth of the Yorkton CA seniors' population.*

### **3.3. Seniors Housing Information**

Information on Seniors Housing Market is contained in Appendix C. Information on Yorkton Community Based Organization Housing Providers Market, Seniors Housing, and Long Term Care facilities is contained in Appendix D.

The Canada Mortgage and Housing Corporation (CMHC) conducts annual Seniors' Housing market surveys in February and March in all centres in each province. The survey is a census of all seniors' residences in Canada meeting an established criteria. The fax, e-mail, or phone survey is of private and non-profit residences in operation for over one year with at least one unit that

is not subsidized. Residences must have at least 10 rental units (in Quebec, Ontario and the Prairies) or 5 rental units (in the Atlantic Provinces and B.C.). Facilities in the survey must have at least 50 percent of its residents who are 65 years of age or older. Facilities surveyed must offer an on-site meal plan. Residences included do not mandate high levels of health care (with less than 1.5 hours or more of care per day), thus nursing homes and long-care homes are not included in the survey. Offer rental units; life lease units, and owner-occupied units are excluded from the survey.

A summary of the types of seniors residences included in the CMHC Seniors’ Housing Survey is presented in the following exhibit.

Exhibit 3.4 - CMHC Seniors’ Housing Survey Definitions of Residences		
Standard Spaces		Heavy Care
Congregate Residences		
	Care Facilities	
Independent Housing with Support	Assisted Living	Residential Care
<ul style="list-style-type: none"> <li>• Independent housing</li> <li>• Some combination of:                             <ul style="list-style-type: none"> <li>› Meals</li> <li>› Housekeeping</li> <li>› 24-hour response</li> <li>› Social Activities</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Independent housing</li> <li>• Registered</li> <li>• Typically includes:                             <ul style="list-style-type: none"> <li>› Meals</li> <li>› Housekeeping</li> <li>› 24-hour response</li> <li>› Social activities</li> <li>› Personal care services</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Full-time professional care</li> <li>• Licensed</li> </ul>

*Source: adapted from “An Overview of Congregate Housing (Assisted Living) in Canada: Findings from CMHC’s Annual Seniors Housing Survey”, Sarena Teakles, Market Analyst, BC Market Analysis Centre, Canada Mortgage and Housing Corporation, May 2014 based on the CMHC Seniors’ Housing Survey*

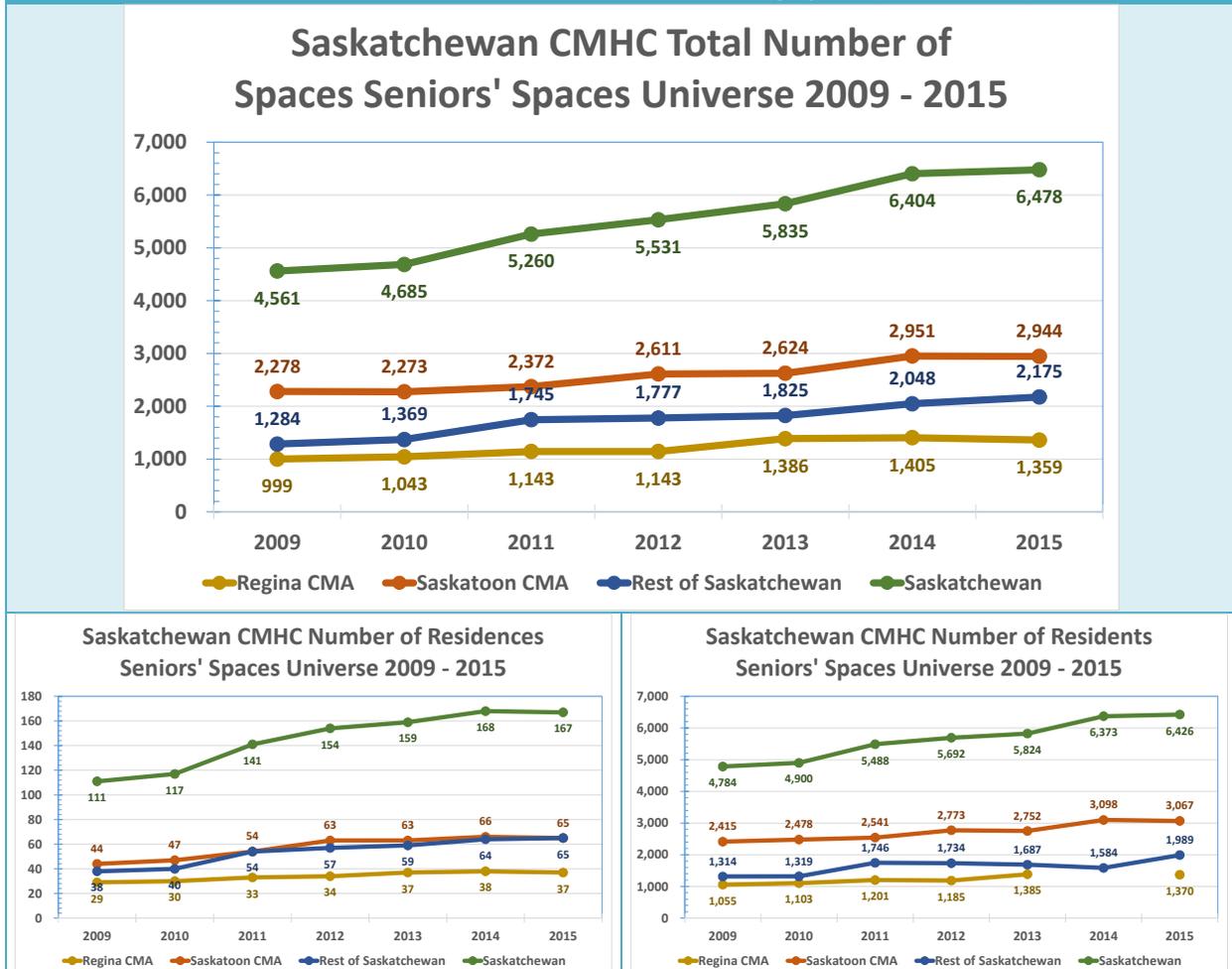
The total number of spaces in the CMHC Seniors’ Housing Survey in Saskatchewan has increased from 2009 to 2015. The Seniors’ Survey Universe facilities matching the survey criteria is composed of:

- 167 Seniors Residences facilities in Saskatchewan featuring
  - 6,478 Seniors’ Spaces / Units in Saskatchewan for
  - 6,426 Seniors’ occupying facilities in Saskatchewan during the 2015 survey
- 37 Seniors Residences facilities in the Regina Census Metropolitan Area (CMA) featuring
  - 1,359 Seniors’ Spaces / Units in the Regina CMA for
  - 1,370 Seniors’ occupying facilities in the Regina CMA during the 2015 survey
- 65 Seniors Residences facilities in the Saskatoon Census Metropolitan Area (CMA) featuring

- 2,944 Seniors' Spaces / Units in the Saskatoon CMA for
- 3,067 Seniors' occupying facilities in the Saskatoon CMA during the 2015 survey
- 65 Seniors Residences facilities in the Rest of Saskatchewan featuring
  - 2,175 Seniors' Spaces / Units in the Rest of Saskatchewan for
  - 1,989 Seniors' occupying facilities in the Rest of Saskatchewan during the 2015 survey

*The key fact here is that the number of Seniors' Housing Spaces in Saskatchewan has been growing over the past several years.*

**Exhibit 3.5 - 2009 to 2015 Saskatchewan Seniors' Universe Living Spaces, Residences, and Residents**



Source: Prepared by Preferred Choice from Canada Mortgage and Housing Corporation, 2009 - 2015 Seniors' Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data

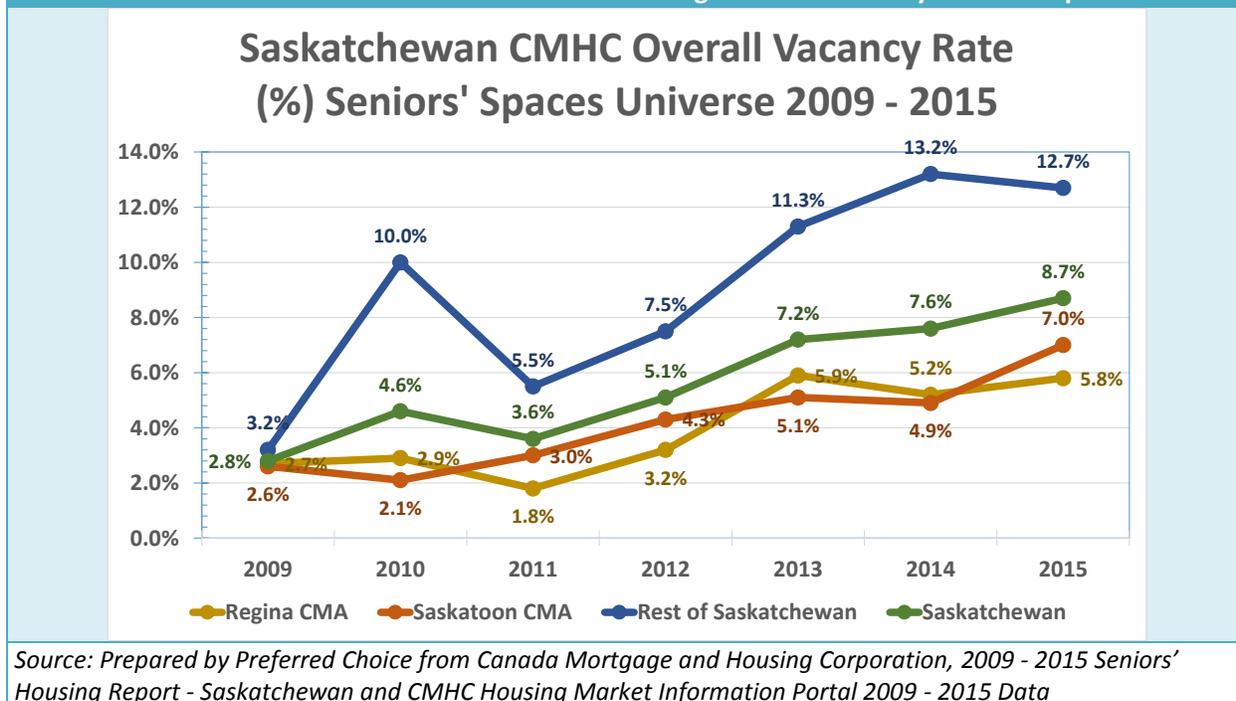
The overall vacancy rate for Seniors' Spaces in the 2015 survey is noted as follows:

- The Saskatchewan Seniors' Universe Vacancy rate was 8.7% for 2015
- The Regina CMA Seniors' Universe Vacancy rate was 5.8% for 2015
- The Saskatoon CMA Seniors' Universe Vacancy rate was 7.0% for 2015

- The Rest of Saskatchewan Seniors' Universe Vacancy rate was 12.7% for 2015

As the number of seniors' spaces grows, fluctuations in vacancy rates should be expected.

Exhibit 3.6 - 2009 to 2015 Saskatchewan Seniors' Housing Universe Vacancy Rates Comparisons



*The key fact here is that the overall vacancy rates for the Rest of Saskatchewan is higher than the provincial level with lower vacancy rates in Saskatoon and Regina CMAs in the Saskatchewan Seniors' Housing Spaces surveyed.*

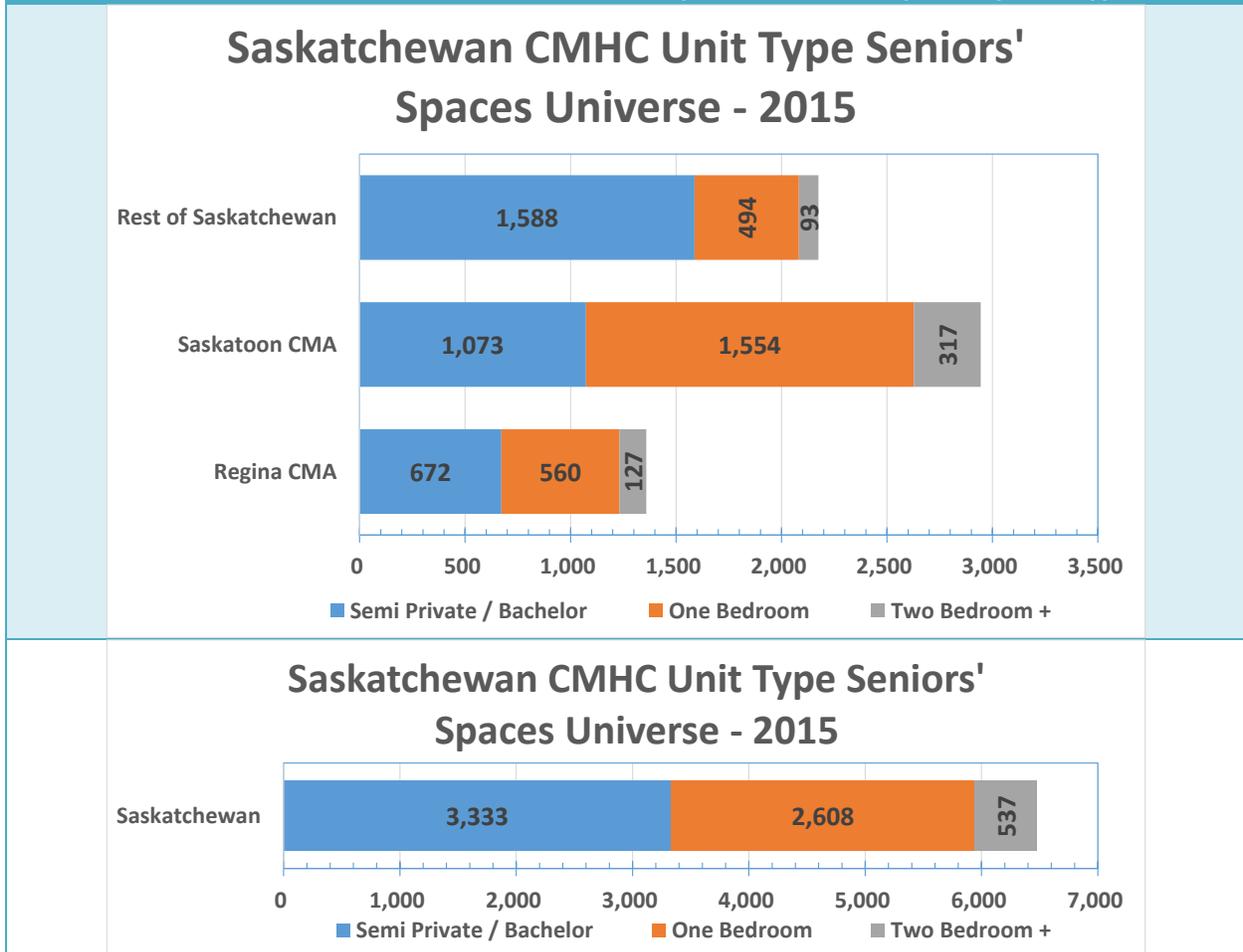
The 2015 Saskatchewan Seniors' Universe spaces by unit type was as follows:

- The Saskatchewan Seniors' Universe 6,478 spaces included
  - 3,333 Semi Private / Bachelor units in Saskatchewan
  - 2,608 One Bedroom units in Saskatchewan
  - 537 Two Bedroom units in Saskatchewan
- The Regina CMA Seniors' Universe 1,359 spaces included
  - 672 Semi Private / Bachelor units in the Regina CMA
  - 560 One Bedroom units in the Regina CMA
  - 127 Two Bedroom units in the Regina CMA
- The Saskatoon CMA Seniors' Universe 2,944 spaces included
  - 1,073 Semi Private / Bachelor units in the Saskatoon CMA
  - 1,554 One Bedroom units in the Saskatoon CMA
  - 317 Two Bedroom units in the Saskatoon CMA

- The Rest of Saskatchewan Seniors’ 2,175 spaces included
  - 1,588 Semi Private / Bachelor units in the Rest of Saskatchewan
  - 494 One Bedroom units in the Rest of Saskatchewan
  - 93 Two Bedroom units in the Rest of Saskatchewan

*The key fact here is that 51.5% Semi-Private / Bachelor Spaces, followed by 40.2% One Bedroom Units, and 8.3% two bedroom units make up Seniors’ Housing Spaces surveyed in Saskatchewan.*

**Exhibit 3.7 - 2015 Saskatchewan Seniors’ Universe Comparisons of Total Spaces by Unit Type**



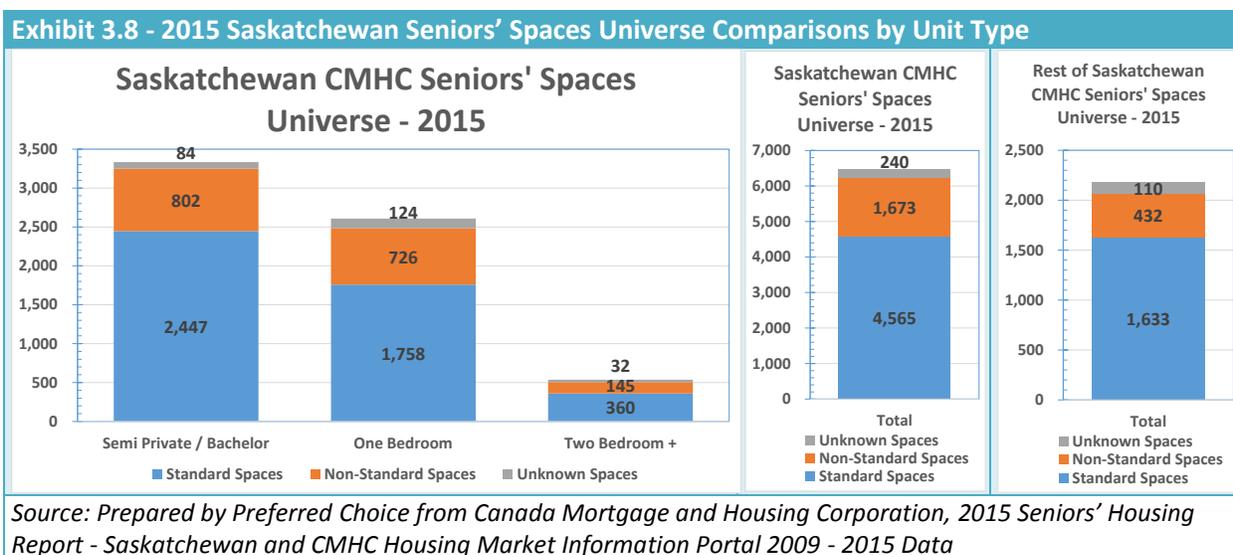
*Source: Prepared by Preferred Choice from Canada Mortgage and Housing Corporation, 2015 Seniors’ Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data*

The 2015 Saskatchewan Seniors’ Universe spaces by unit type was as follows:

- The Saskatchewan Seniors’ Universe 6,478 spaces included
  - 4,565 Standard Spaces in Saskatchewan
    - 2,447 Semi Private / Bachelor Standard Spaces units in Saskatchewan
    - 1,758 One Bedroom Standard Spaces units in Saskatchewan
    - 360 Two Bedroom Standard Spaces units in Saskatchewan

- 1,673 Non-Standard Spaces in Saskatchewan
  - 802 Semi Private / Bachelor Non-Standard Spaces units in Saskatchewan
  - 726 One Bedroom Non-Standard Spaces units in Saskatchewan
  - 145 Two Bedroom Non-Standard Spaces units in Saskatchewan
- 240 Unknown Spaces in Saskatchewan
  - 84 Semi Private / Bachelor Unknown Spaces units in Saskatchewan
  - 124 One Bedroom Unknown Spaces units in Saskatchewan
  - 32 Two Bedroom Unknown Spaces units in Saskatchewan
- The Rest of Saskatchewan Seniors’ 2,175 spaces included
  - 1,633 Standard Spaces in the Rest of Saskatchewan
  - 432 Non-Standard Spaces in the Rest of Saskatchewan
  - 110 Unknown Spaces in the Rest of Saskatchewan

*The key fact here is that 70.5% Standard Spaces, followed by 25.8% Non-Standard Spaces, and 3.7% Unknown Spaces make up Seniors’ Housing Spaces surveyed in Saskatchewan.*



### 3.4. Seniors Standard Spaces Housing Information

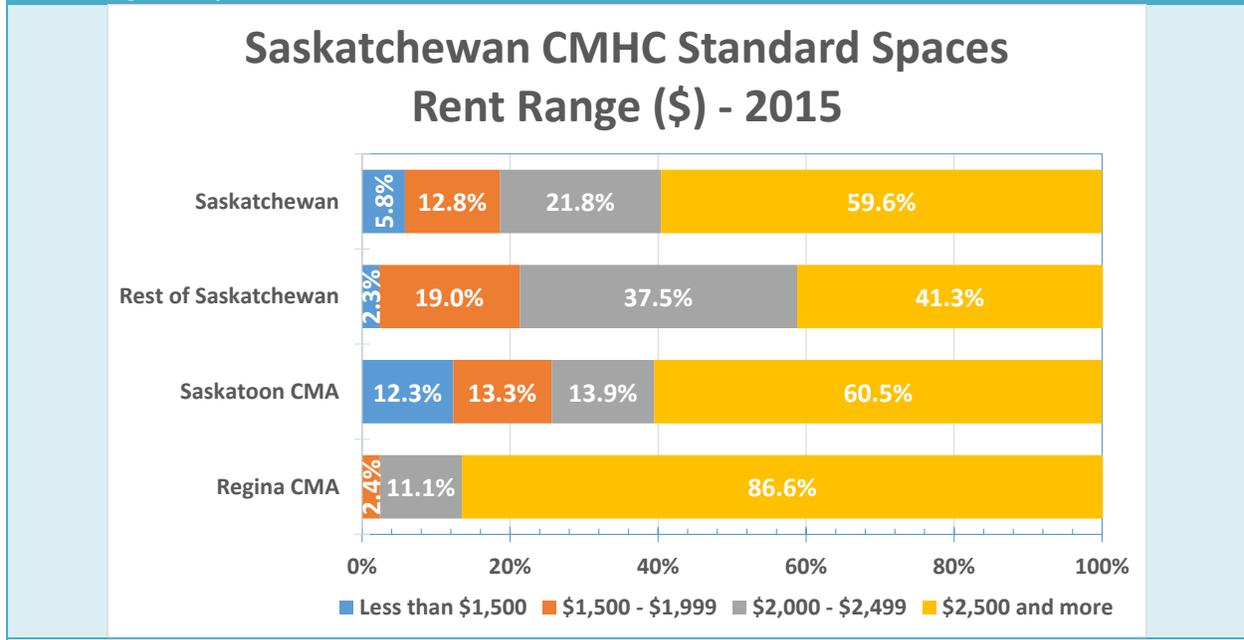
The 2015 Saskatchewan Seniors’ Universe spaces by unit type was as follows:

- The Saskatchewan Seniors’ 4,565 Standard Spaces rent was distributed as follows:
  - 5.8% Standard Spaces have Rent less than \$1,500 + per month in Saskatchewan
  - 12.8% Standard Spaces have Rent between \$1,500 - \$1,999 per month in Saskatchewan
  - 21.8% Standard Spaces have Rent between \$2,000 - \$2,499 per month in Saskatchewan
  - 59.6% Standard Spaces have Rent \$2,500 + per month in Saskatchewan

- The Regina CMA Seniors’ 1,104 Standard Spaces rent was distributed as follows:
  - 2.4% Standard Spaces have Rent between \$1,500 - \$1,999 per month in the Regina CMA
  - 11.1% Standard Spaces have Rent between \$2,000 - \$2,499 per month in the Regina CMA
  - 86.6% Standard Spaces have Rent \$2,500 + per month in the Regina CMA
- The Saskatoon CMA Seniors’ 1,828 Standard Spaces rent was distributed as follows:
  - 12.3% Standard Spaces have Rent less than \$1,500 + per month in the Saskatoon CMA
  - 13.3% Standard Spaces have Rent between \$1,500 - \$1,999 per month in Saskatoon
  - 13.9% Standard Spaces have Rent between \$2,000 - \$2,499 per month in Saskatoon
  - 60.5% Standard Spaces have Rent \$2,500 + per month in the Saskatoon CMA
- The Rest of Saskatchewan Seniors’ 1,633 Standard Spaces rent was distributed as follows:
  - 2.3% Standard Spaces have Rent less than \$1,500 + per month in the Rest of SK
  - 19.0% Standard Spaces have Rent between \$1,500 - \$1,999 per month in the Rest of SK
  - 37.5% Standard Spaces have Rent between \$2,000 - \$2,499 per month in the Rest of SK
  - 41.3% Standard Spaces have Rent \$2,500 + per month in the Rest of Saskatchewan

*The key fact here is that the majority or 59.6% of Standard Seniors’ Housing Spaces surveyed in Saskatchewan have rent levels above \$2,500 per month.*

**Exhibit 3.9 - 2015 Saskatchewan Seniors’ Housing Universe of Standard Spaces Vacancy Rates by Rent Range Comparisons**

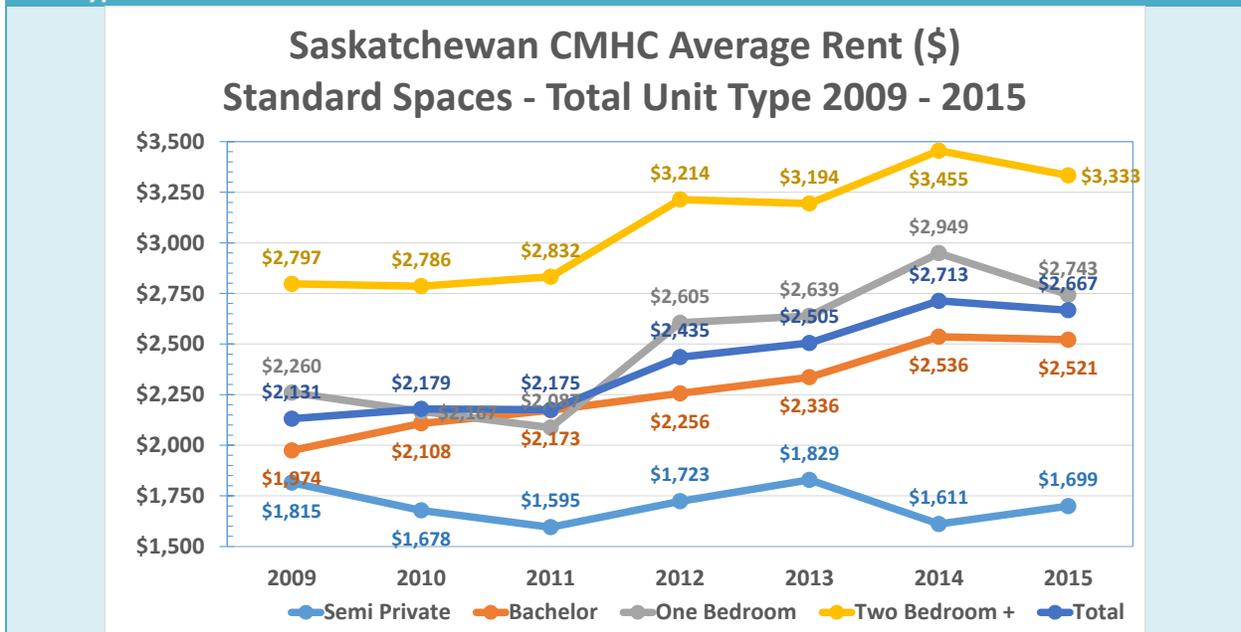


Source: Prepared by Preferred Choice from Canada Mortgage and Housing Corporation, 2015 Seniors’ Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data

The Saskatchewan Seniors' Average Rent for Standard Spaces was as follows in 2015:

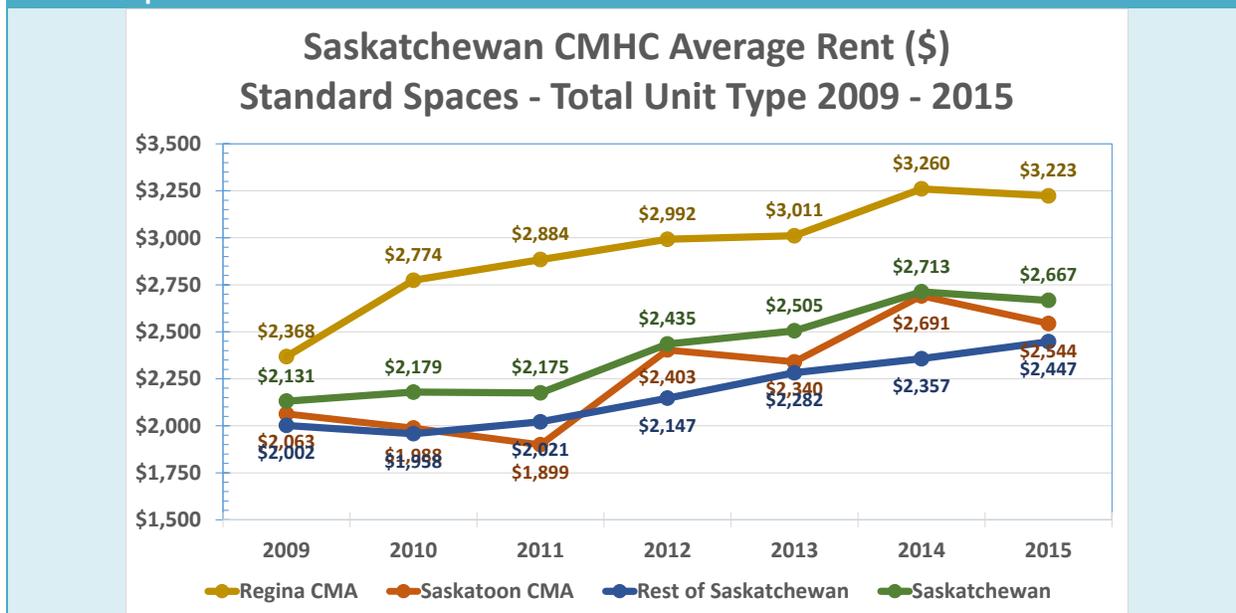
- \$2,667 per month average rent for all Standard Spaces in Saskatchewan for 2015
  - \$1,699 per month average rent for Semi-Private Standard Spaces in Saskatchewan
  - \$2,521 per month average rent for Bachelor Standard Spaces in Saskatchewan
  - \$2,743 per month average rent for One Bedroom Standard Spaces in Saskatchewan
  - \$3,333 per month average rent for Two Bedroom Standard Spaces in Saskatchewan
- \$2,544 per month average rent for all Standard Spaces in the Regina CMA for 2015
  - The Regina CMA Standard Spaces average was **-4.6%** below the Saskatchewan level
- \$3,223 per month average rent for all Standard Spaces in the Saskatoon CMA for 2015
  - The Saskatoon CMA average monthly rent for Standard Spaces was 20.8% above the Saskatchewan 2015 monthly average rent level
- \$2,447 per month average rent for all Standard Spaces in the Rest of Saskatchewan for 2015
  - The Rest of Saskatchewan average monthly rent for Standard Spaces was **-8.2%** below the Saskatchewan 2015 monthly average rent level

**Exhibit 3.10 - 2009 to 2015 Saskatchewan Seniors' Housing Average Rent (\$) of Standard Spaces by Unit Type**



Source: Prepared by Preferred Choice from Canada Mortgage and Housing Corporation, 2009 - 2015 Seniors' Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data

**Exhibit 3.11 - 2009 to 2015 Saskatchewan Seniors' Housing Average Rent (\$) Comparisons of Standard Spaces**



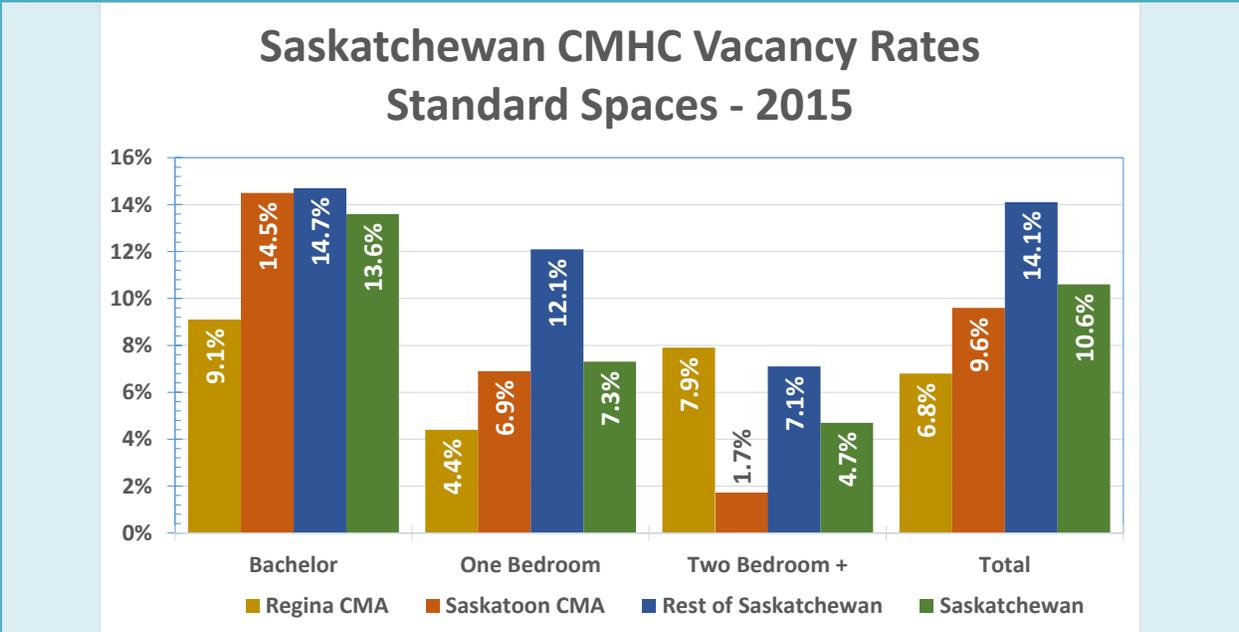
Source: Prepared by Preferred Choice from Canada Mortgage and Housing Corporation, 2009 - 2015 Seniors' Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data

*The key fact here is that the Rest of Saskatchewan's Standard Seniors' Housing Spaces surveyed have average rent levels below the provincial average and Saskatoon and Regina CMAs.*

The vacancy rate for Seniors' Standard Spaces in the 2015 survey is noted as follows:

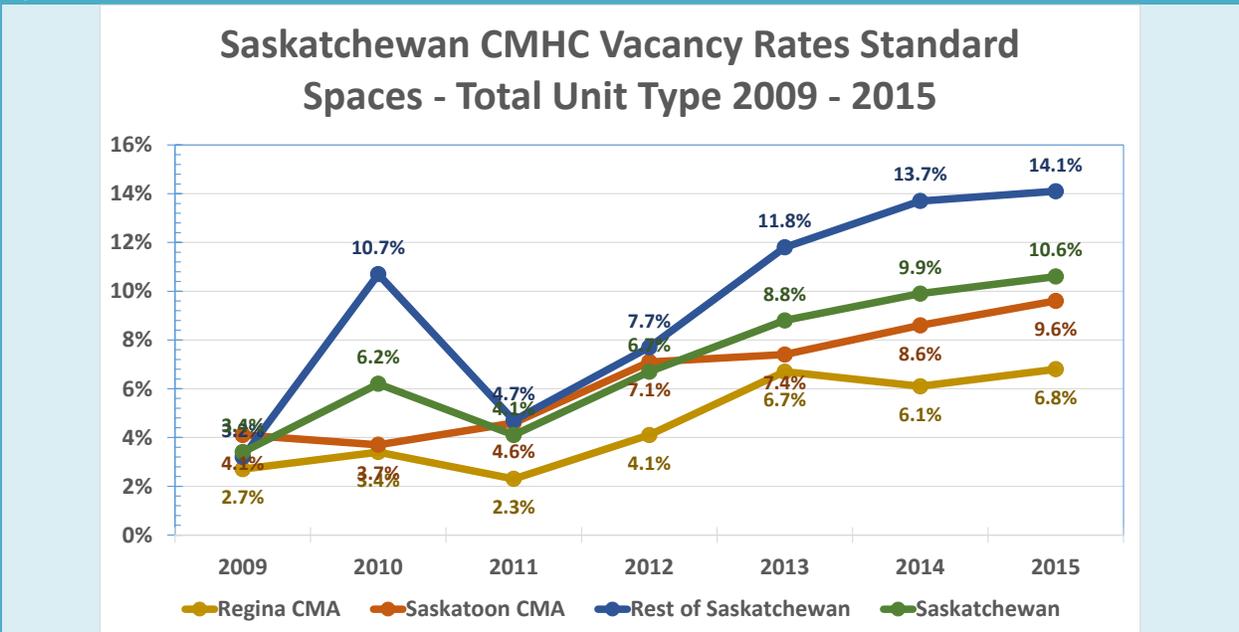
- The Saskatchewan Seniors' Standard Spaces Vacancy rate was 10.6% for 2015 with
  - 13.6% Bachelor Standard Spaces Vacancy Rate for Saskatchewan in 2015
  - 7.3% One Bedroom Standard Spaces Vacancy Rate for Saskatchewan in 2015
  - 4.7% Two Bedroom Standard Spaces Vacancy Rate for Saskatchewan in 2015
- The Regina CMA Seniors' Standard Spaces Vacancy rate was 6.8% for 2015 with
  - 9.1% Bachelor Standard Spaces Vacancy Rate for the Regina CMA in 2015
  - 4.4% One Bedroom Standard Spaces Vacancy Rate for the Regina CMA in 2015
  - 7.9% Two Bedroom Standard Spaces Vacancy Rate for the Regina CMA in 2015
- The Saskatoon CMA Seniors' Standard Spaces Vacancy rate was 9.6% for 2015 with
  - 14.5% Bachelor Standard Spaces Vacancy Rate for the Saskatoon CMA in 2015
  - 6.9% One Bedroom Standard Spaces Vacancy Rate for the Saskatoon CMA in 2015
  - 1.7% Two Bedroom Standard Spaces Vacancy Rate for the Saskatoon CMA in 2015
- The Rest of Saskatchewan Seniors' Standard Spaces Vacancy rate was 14.1% for 2015 with
  - 14.7% Bachelor Standard Spaces Vacancy Rate for the Rest of Saskatchewan in 2015
  - 12.1% One Bedroom Standard Spaces Vacancy Rate for the Rest of Saskatchewan in 2015
  - 7.1% Two Bedroom Standard Spaces Vacancy Rate for the Rest of Saskatchewan in 2015

**Exhibit 3.12 - 2015 Saskatchewan Seniors' Housing Vacancy Rates Comparisons of Standard Spaces by Unit Type**



Source: Prepared by Preferred Choice from Canada Mortgage and Housing Corporation, 2015 Seniors' Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data

**Exhibit 3.13 - 2009 to 2015 Saskatchewan Seniors' Housing Vacancy Rates Comparisons of Standard Spaces**



Source: Prepared by Preferred Choice from Canada Mortgage and Housing Corporation, 2009 - 2015 Seniors' Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data

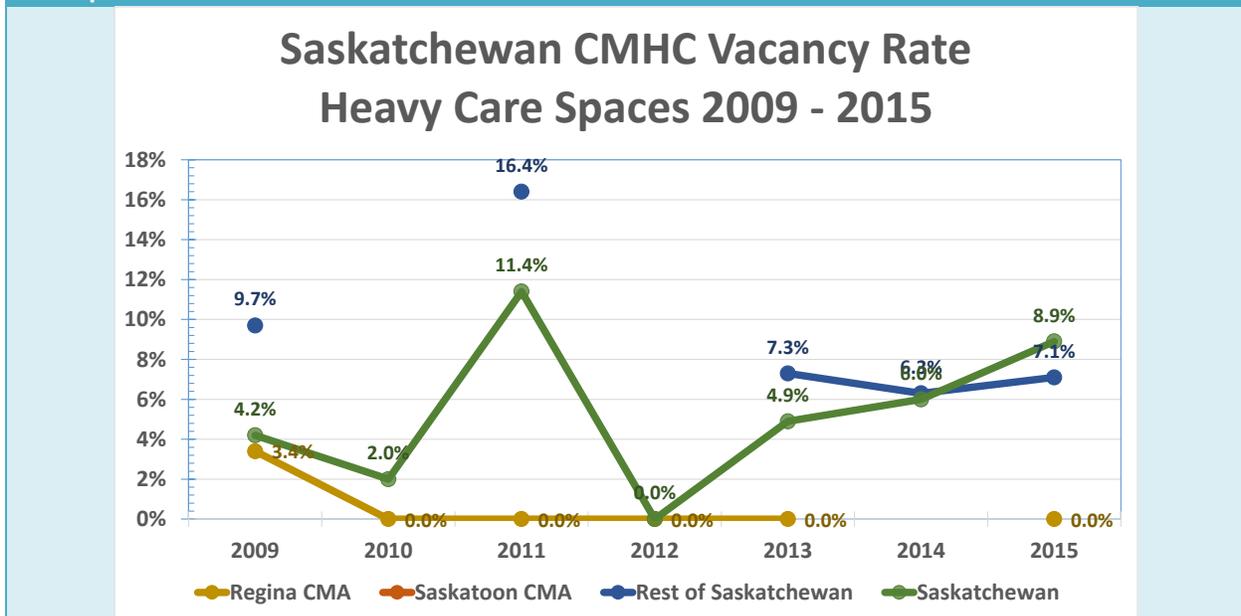
*The key fact here is that Standard Spaces vacancy rates for the Rest of Saskatchewan is higher in all bedroom unit types than the provincial level with lower vacancy rates in Saskatoon and Regina CMAs in the Saskatchewan Seniors' Housing Standard Spaces surveyed.*

**3.5. Seniors Heavy Care Spaces Housing Information**

The vacancy rate for Seniors' Heavy Care Spaces in the 2015 survey is noted as follows:

- The Saskatchewan Seniors' Heavy Care Spaces Vacancy rate was 8.9% for 2015
- The Regina CMA Seniors' Heavy Care Spaces Vacancy rate was 0.0% for 2015
- The Rest of Saskatchewan Seniors' Heavy Care Spaces Vacancy rate was 7.1% for 2015

**Exhibit 3.14 - 2009 to 2015 Saskatchewan Seniors' Housing Vacancy Rates Comparisons of Heavy Care Spaces**



Source: Prepared by Preferred Choice from Canada Mortgage and Housing Corporation, 2009 - 2015 Seniors' Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data

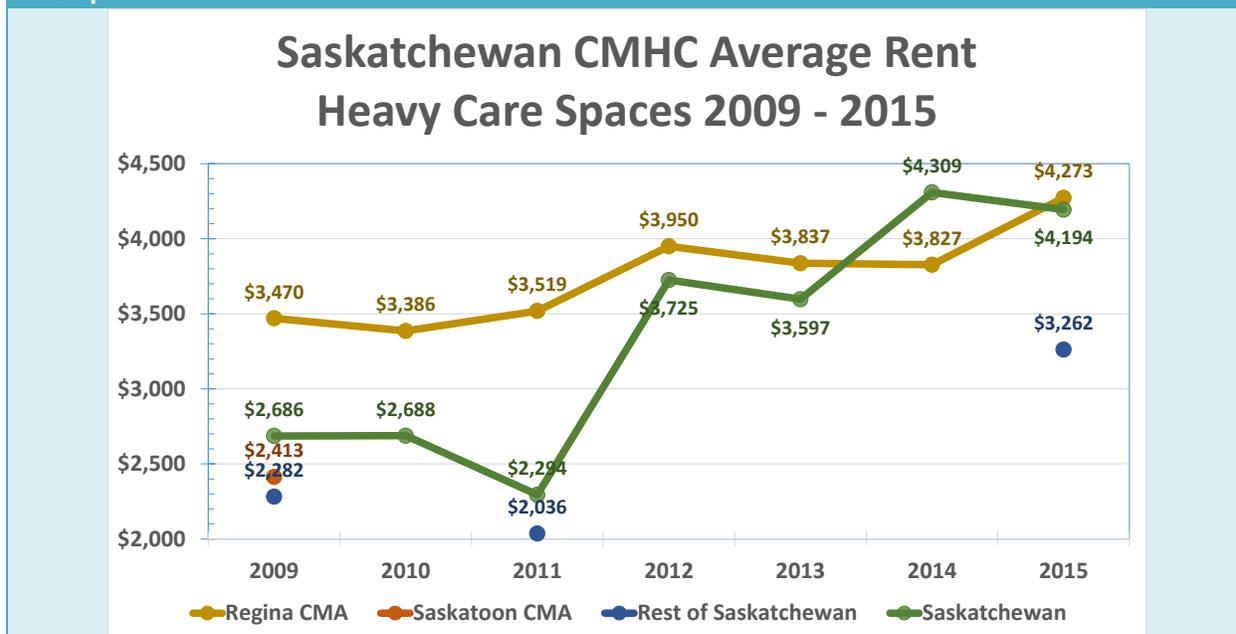
*The key fact here is that the Heavy Care vacancy rates for the Rest of Saskatchewan is lower than the provincial level for the Saskatchewan Seniors' Housing Heavy Care Spaces surveyed.*

The Saskatchewan Seniors' Average Rent for Heavy Care Spaces was as follows in 2015:

- \$4,194 per month average rent for all Heavy Care Spaces in Saskatchewan for 2015
- \$4,273 per month average rent for all Heavy Care Spaces in the Regina CMA for 2015
- \$3,262 per month average rent for all Heavy Care Spaces in the Rest of Saskatchewan for 2015

*The key fact here is that the Heavy Care average monthly rents for the Rest of Saskatchewan is lower than the provincial level for the SK Seniors' Housing Heavy Care Spaces surveyed.*

**Exhibit 3.15 - 2009 to 2015 Saskatchewan Seniors' Housing Average Rents Comparisons of Heavy Care Spaces**



Source: Prepared by Preferred Choice from Canada Mortgage and Housing Corporation, 2009 - 2015 Seniors' Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data

Additional information on Seniors Housing Market is contained in Appendix C.

### 3.6. Yorkton Community Based Organizations Housing Providers Information

All of the Yorkton Community Based Organizations (CBOs) housing providers offer 599 units and 26 emergency and transition units with 348 regular units for seniors provided by the Yorkton Housing Authority and Yorkton Housing Corporation.

**Exhibit 3.16 - Yorkton CBO Housing Providers - Seniors Housing Summary**

Organization	Project	Number of Buildings	Unit Type	Number of Units	1 Bedroom	2 Bedroom	Total Beds
Yorkton Housing Authority	Senior Housing	6	Senior Housing	256	196	60	316
Yorkton Housing Corporation	Low Income Seniors	22	Low Income Seniors	92	82	10	102
<b>YHA, YHC</b>	<b>Senior Housing</b>	<b>28</b>	<b>Senior Housing</b>	<b>348</b>	<b>278</b>	<b>70</b>	<b>418</b>

Source: Yorkton Housing Authority and Yorkton Housing Corporation

Select private housing providers offer a further 563 units with 157 units noted as geared to seniors provided at The Bentley (85 units) and Gladstone Senior's Residence (72 units).

Additional information on Yorkton CBO Housing Providers, Seniors Housing, and Sunrise Health Region's 786 beds (211 LT beds in Yorkton) Long Term Care facilities is contained in Appendix D.

## 4.0 Yorkton Area Aboriginal Population

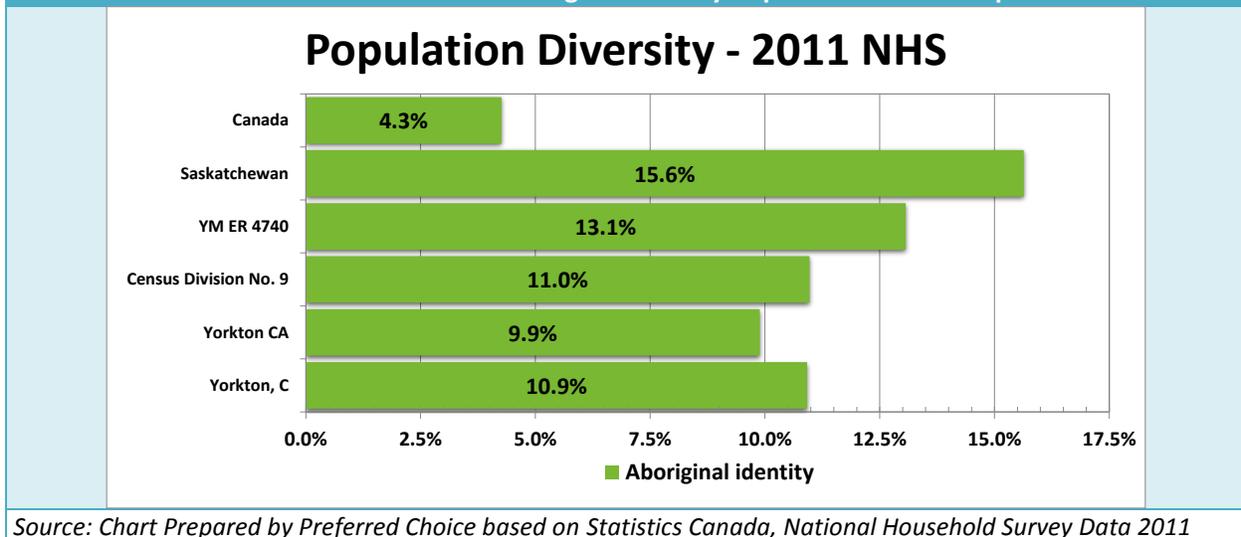
Information on Aboriginal Population Demographics is contained in Appendix E.

### 4.1. Yorkton Area Aboriginal Population Segments

Looking at the area Aboriginal Identity Population in the following exhibit:

- The Yorkton Census Agglomeration (CA) has 1,795 people of Aboriginal Identity representing 9.9% of the population according to the 2011 National Household Survey (NHS)
- The City of Yorkton has 1,700 people of Aboriginal Identity representing 10.9% of the population according to the 2011 NHS
- Yorkton has a higher concentration of Aboriginal Identity population compared to Canada with 4.3% or 1,400,685 Aboriginal Identity people according to the 2011 NHS
- Saskatchewan has the highest concentration of Aboriginal Identity population at 15.6% with 157,740 Aboriginal Identity people, followed by the Yorkton - Melville Economic Region with 13.1% or 10,860 Aboriginal Identity people, Census Division No. 9 with 11.0% or 3,795 Aboriginal Identity people, the City of Yorkton at 10.9%, and the Yorkton CA at 9.9% Aboriginal Identity people according to the 2011 NHS

**Exhibit 4.1 - Statistics Canada 2011 NHS Aboriginal Identity Population Level Comparisons**

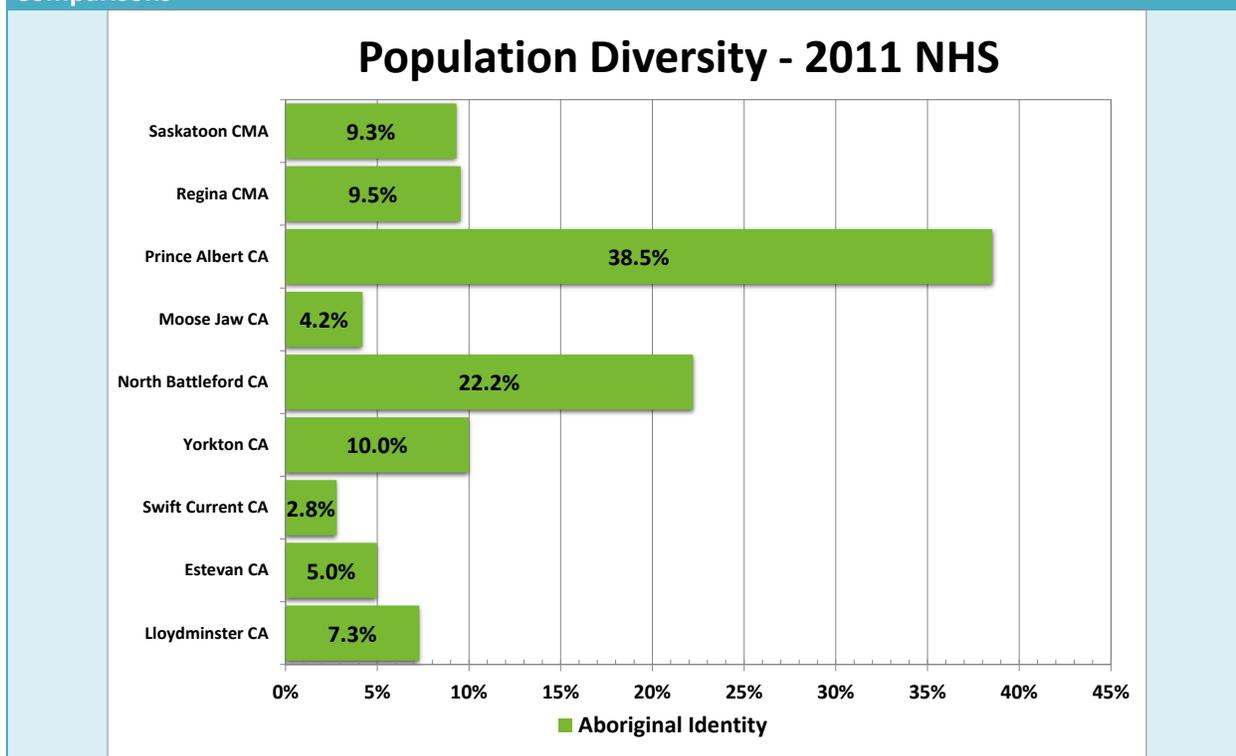


Looking at other Saskatchewan Centres Aboriginal Identity Population in the following exhibit:

- The highest concentration of Aboriginal Identity population at 38.5% or 15,780 Aboriginal Identity people is in the Prince Albert Census Agglomeration (CA), followed by the North Battleford CA at 22.2% or 4,160 Aboriginal Identity people, the Yorkton CA at 10.0% or 1,795 Aboriginal Identity people, the Regina Census Metropolitan Area (CMA) at 9.5% or 19,785 Aboriginal Identity people, the Saskatoon CMA at 9.3% or 23,895 Aboriginal Identity people,

the Lloydminster CA at 7.3% or 2,210 Aboriginal Identity people, Estevan CA at 5.0% or 630 Aboriginal Identity people, Moose Jaw CA at 4.2% or 1,410 Aboriginal Identity people, and the Swift Current CA at 2.8% or 470 Aboriginal Identity people according to the 2011 NHS

**Exhibit 4.2 - Statistics Canada 2011 Saskatchewan Centres NHS Aboriginal Identity Population Level Comparisons**



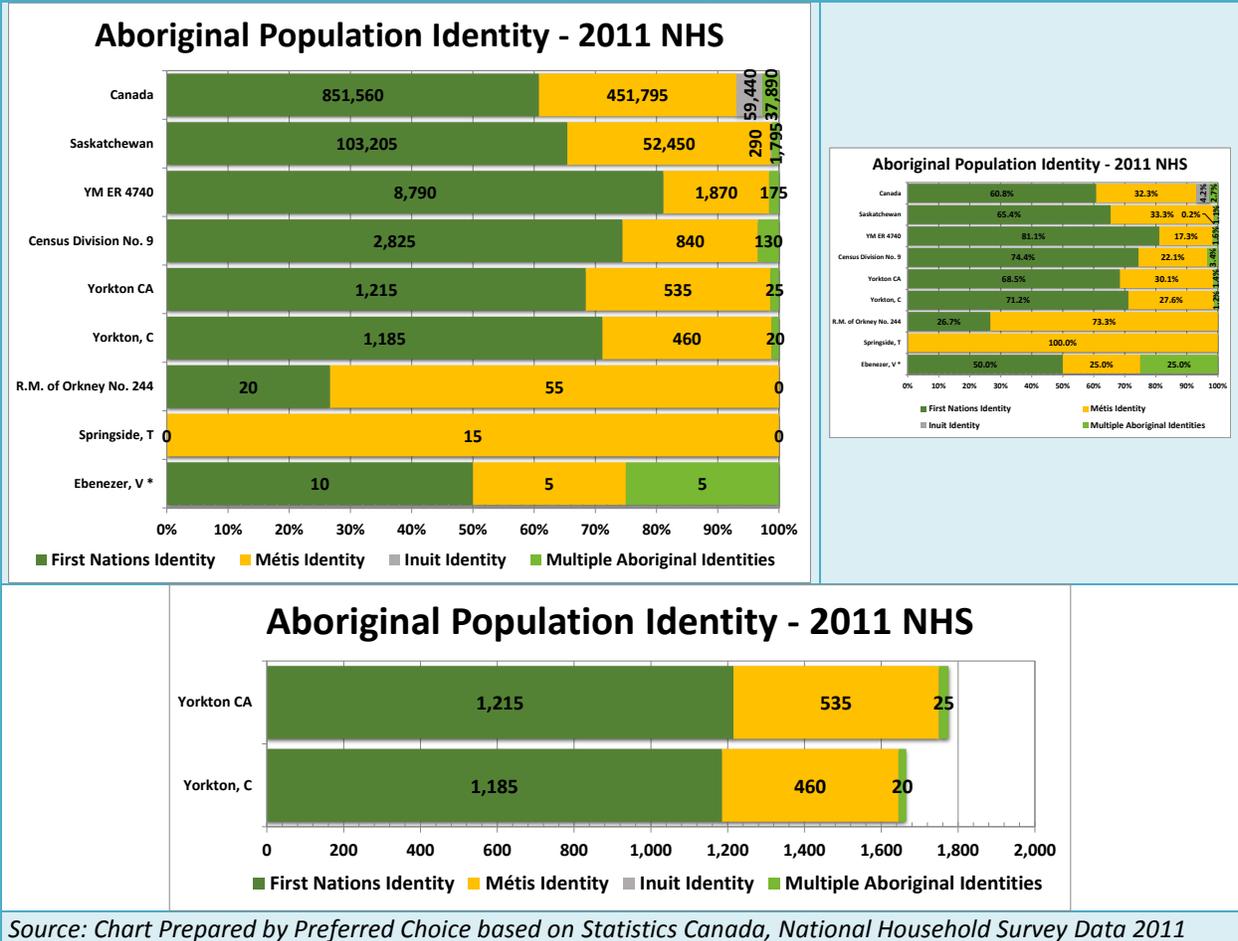
Source: Chart Prepared by Preferred Choice based on Statistics Canada, National Household Survey Data 2011

*The key fact here is that the Yorkton CA has the 3<sup>rd</sup> highest concentration of Aboriginal Identity population according to the 2011 NHS behind the Prince Albert CA and North Battleford CA.*

The Aboriginal Identity population covered in the 2011 National Household Survey also notes the composition of Aboriginal Identity people in the following exhibit:

- The Yorkton CA Aboriginal Identity population is made up with 68.5% or 1,215 First Nations Identity people, 30.1% or 535 Métis Identity people, and 1.4% or 25 Multiple Aboriginal Identity people
- The City of Yorkton Aboriginal Identity population is made up with 71.2% or 1,185 First Nations Identity people, 27.6% or 460 Métis Identity people, and 1.2% or 20 Multiple Aboriginal Identity people
- The Saskatchewan Aboriginal Identity population is made up with 65.4% or 103,205 First Nations Identity people, 33.3% or 52,450 Métis Identity people, 0.2% or 290 Inuit Identity people, and 1.1% or 1,795 Multiple Aboriginal Identity people

**Exhibit 4.3 - Statistics Canada 2011 NHS Aboriginal Identity Population Composition Comparisons**



Source: Chart Prepared by Preferred Choice based on Statistics Canada, National Household Survey Data 2011

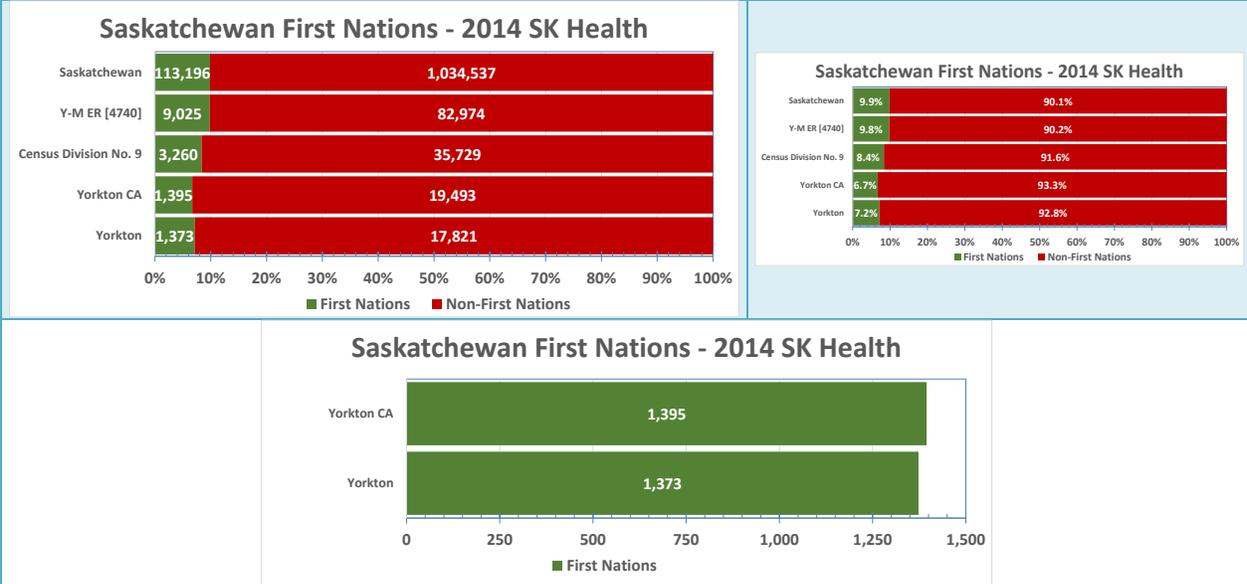
The annual Saskatchewan Health Covered Population data notes individuals that are Registered Indian populations for persons who are registered under Section 6 of The Indian Act and who has been assigned a ten digit number in the Indian Registry. Registered Indian persons are reported by place of residence. Registered Indian persons are shown in the following exhibit of First Nations people.

Looking at the area Registered First Nations Identity Population in the following exhibit:

- The Yorkton Census Agglomeration (CA) has 1,395 First Nations identity people representing 6.7% of the population according to the 2014 Saskatchewan Health Covered population data
- The City of Yorkton has 1,373 First Nations identity people representing 7.2% of the population according to the 2014 Saskatchewan Health Covered population data
- Saskatchewan has the highest concentration of First Nations identity people at 9.9% or 113,196 First Nations population, followed by the Yorkton - Melville Economic Region at 9.8% or 9,025 First Nations population, Census Division No. 9 at 8.4% or 3,260 First Nations

population, the City of Yorkton at 7.2% and Yorkton CA at 6.7% First Nations identity people according to the 2014 Saskatchewan Health Covered population data

**Exhibit 4.4 - Saskatchewan Health 2014 First Nations and Non-First Nations Population Comparisons**

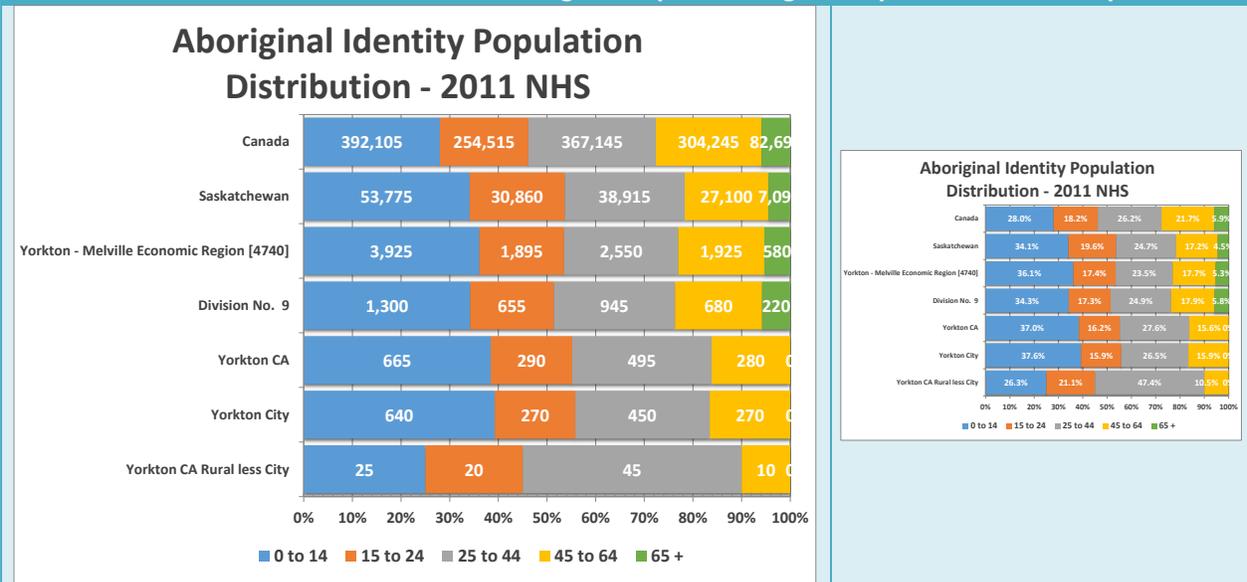


Source: Chart Prepared by Preferred Choice based on Saskatchewan Ministry of Health, Covered Population 2014

#### 4.2. Yorkton Area Aboriginal Population Demographics

The age group cohorts for Aboriginal Identity population from the 2011 NHS is presented in the following exhibit.

**Exhibit 4.5 - Statistics Canada 2011 NHS Aboriginal Population Age Group Distribution Comparisons**



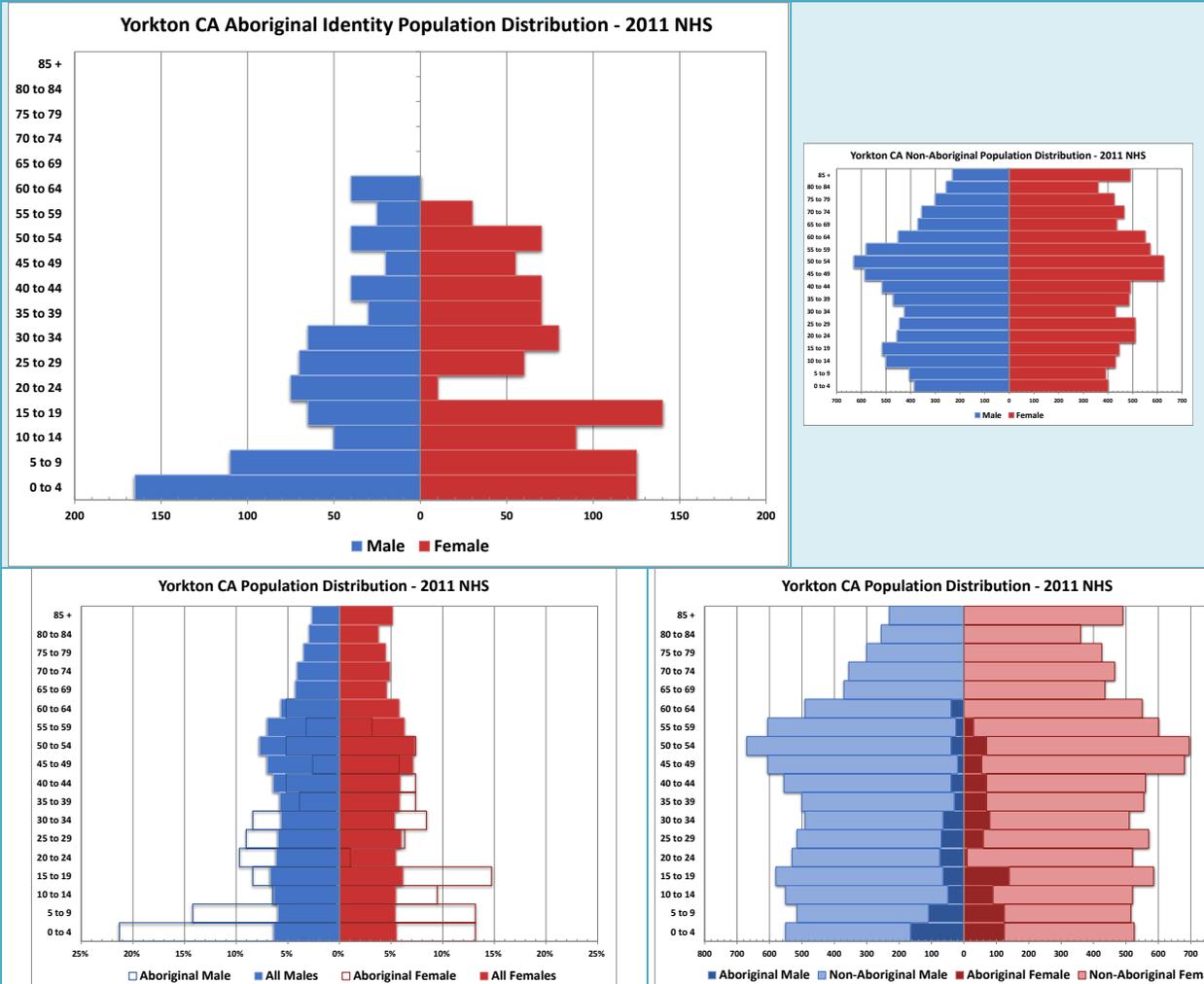
Source: Charts Prepared by Preferred Choice based on Statistics Canada, National Household Survey Data 2011

The majority of the Aboriginal Identity population is less than 25 years old in most locations. The composition of Aboriginal Identity population has the following attributes:

- 53.2% of Aboriginal Identity people in the Yorkton CA are less than 25 years old, with the largest cohort segment of 37.0% Aboriginal Identity people between 0 and 14 years old, followed by 27.6% between 25 and 44 years old, 16.2% between 15 to 24 years old, and followed by 15.6% age 45 to 64 years old, with no Aboriginal Identity people over 65 years old according to the 2011 National Household Survey (NHS)
- 53.5% of Aboriginal Identity people in the City of Yorkton are less than 25 years old, with the largest cohort segment of 37.6% Aboriginal Identity people between 0 and 14 years old, followed by 26.5% between 25 and 44 years old, 15.9% between 15 to 24 years old, and followed by 15.9% age 45 to 64 years old, with no Aboriginal Identity people over 65 years old according to the 2011 NHS
- 53.7% of Aboriginal Identity people in Saskatchewan are less than 25 years old, with the largest cohort segment of 34.1% Aboriginal Identity people between 0 and 14 years old, followed by 24.7% between 25 and 44 years old, 19.6% between 15 to 24 years old, 17.2% age 45 to 64 years old, and followed by 4.5% Aboriginal Identity people over 65 years old according to the 2011 NHS

The 2011 NHS Aboriginal Identity Population for the Yorkton CA with the younger under 25 years of age population dominating the Aboriginal Identity population and the baby boomers between 45 to 64 years of age dominating the Non-Aboriginal population age distribution. Overall the baby boomers populated 45 to 64 years is the largest age segments followed by younger age groups including the 15 to 24 age groupings. Yorkton CA age distribution from the 2011 NHS for Aboriginal, Non-Aboriginal, and combined groupings are contained in the following exhibit.

**Exhibit 4.6 - Statistics Canada 2011 NHS Aboriginal and Non-Aboriginal Population Age Distribution Comparisons**



Source: Chart Prepared by Preferred Choice based on Statistics Canada, National Household Survey Data 2011

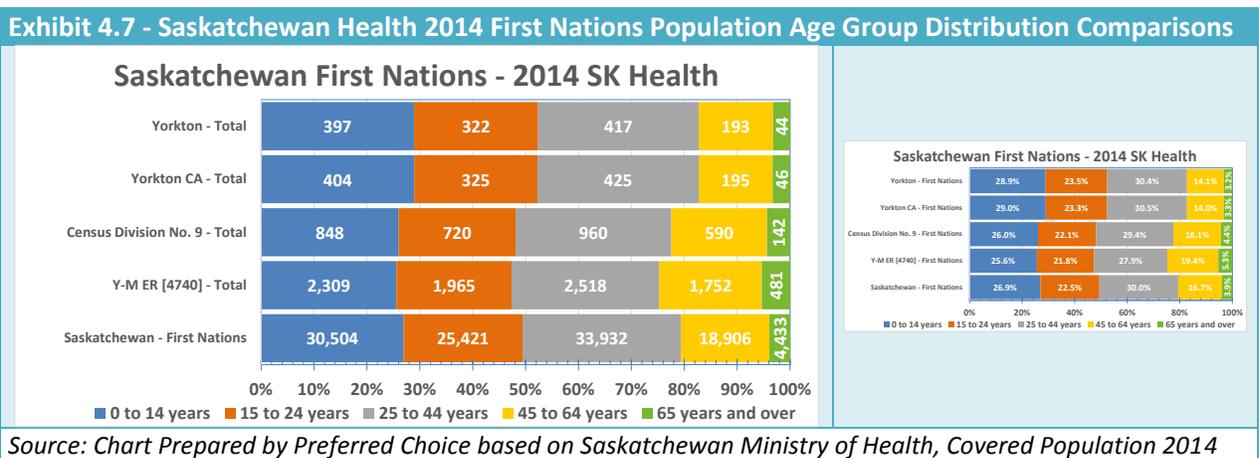
The majority of the First Nations Identity population is less than 25 years old in most locations. The composition of First Nations Identity population has the following attributes:

- 52.3% of First Nations Identity people in the Yorkton CA are less than 25 years old, with the largest cohort segment of 30.5% First Nations Identity people between 25 and 44 years old, followed by 29.0% between 0 and 14 years old, 23.3% between 15 to 24 years old, 14.0% age 45 to 64 years old, and followed by 3.3% First Nations Identity people over 65 years old according to the 2014 Saskatchewan Health Covered Population data
- 52.4% of First Nations Identity people in the City of Yorkton are less than 25 years old, with the largest cohort segment of 30.4% First Nations Identity people between 25 and 44 years old, followed by 28.9% between 0 and 14 years old, 23.5% between 15 to 24 years old, 14.1%

age 45 to 64 years old, and followed by 3.2% First Nations Identity people over 65 years old according to the 2014 Saskatchewan Health Covered Population data

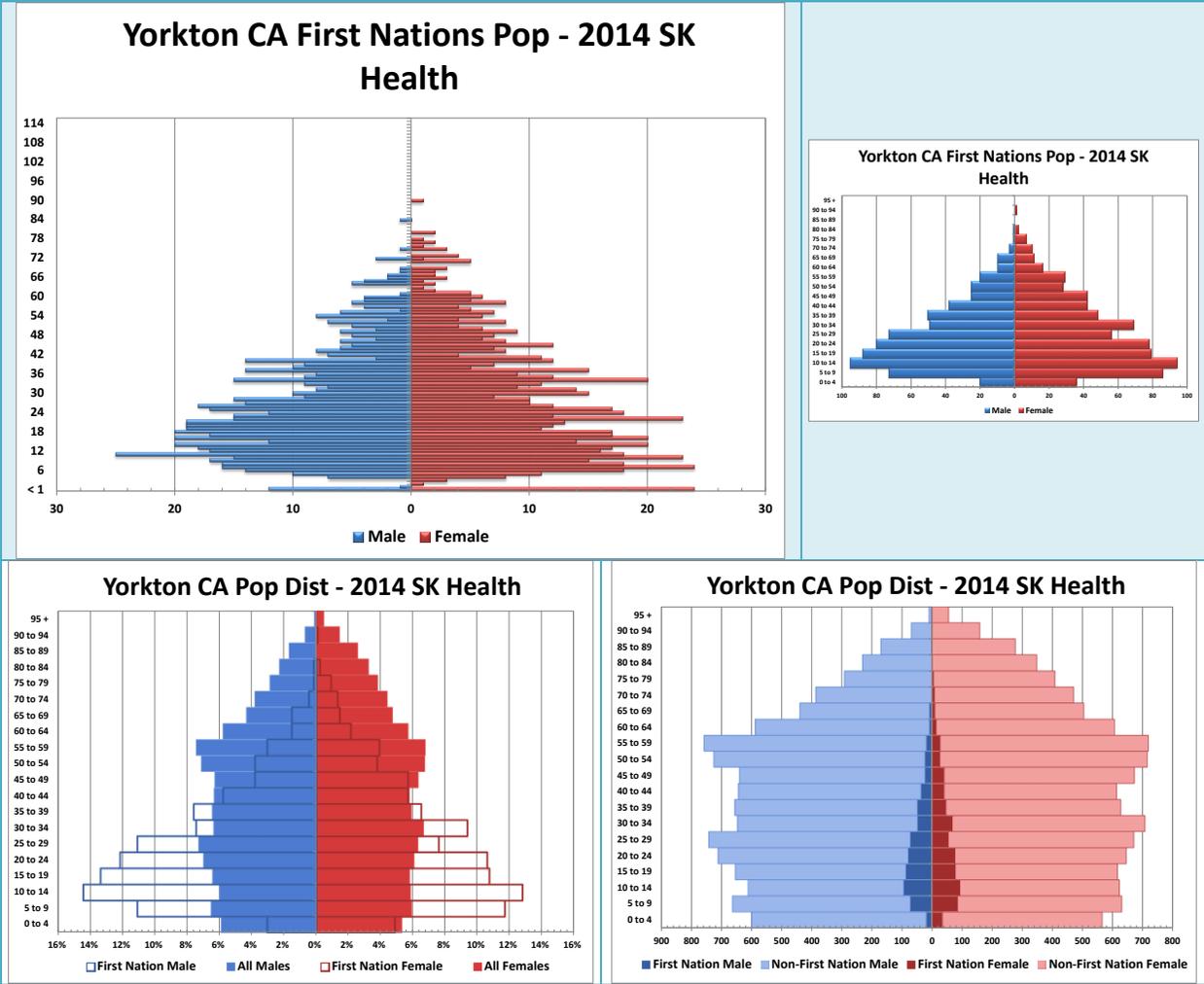
- 49.4% of First Nations Identity people in Saskatchewan are less than 25 years old, with the largest cohort segment of 30.0% First Nations Identity people between 25 and 44 years old, followed by 26.9% between 0 and 14 years old, 22.5% between 15 to 24 years old, 16.7% age 45 to 64 years old, and followed by 3.9% First Nations Identity people over 65 years old according to the 2014 Saskatchewan Health Covered Population data

The age group cohorts for Registered First Nations Identity population from the 2014 Saskatchewan Health Covered Population is presented in the following exhibit.



The 2014 Saskatchewan Health Covered population First Nations Population for the Yorkton CA with the younger under 30 years of age population dominating the Aboriginal Identity population and the baby boomers between 45 to 64 years of age dominating the Non-Aboriginal population age distribution. Overall the baby boomers populated 45 to 64 years is the largest age segments followed by younger age groups including the 15 to 29 age groupings. Yorkton CA age distribution from the 2014 Saskatchewan Health Covered Population for First Nation, Non-First Nation, and combined groupings are contained in the following exhibit.

**Exhibit 4.8 - Saskatchewan Health 2014 First Nations and Non-First Nations Population Age Group Distribution Comparisons**



Source: Charts Prepared by Preferred Choice based on Saskatchewan Ministry of Health, Covered Population 2014

*The key fact here is that the majority or over ½ the First Nations and Aboriginal Identity population in the Yorkton CA are less than 25 years old according to 2014 Saskatchewan Health Population data and 2011 NHS data respectively.*

**4.3. Aboriginal Population Growth and Outlook**

Statistics Canada Projections of the Aboriginal Population and Households in Canada, 2011 to 2036 released in September 2015 forecasts Canada’s Aboriginal population growing from 1.5 million people in 2011 to 2.18 million Aboriginal people by 2026 and 2.57 million Aboriginal people by 2036 according to the Moderate fertility growth scenario with a 2.17% average annual growth rate which is over 2.5 × the M1 medium total population growth rate for Canada. The

Statistics Canada growth forecast presents a range of scenarios from 1.08% to 2.27% annual Aboriginal growth over 25 years for Canada between 2011 and 2036.

The Statistics Canada population projections for Saskatchewan forecast the provincial Aboriginal population growing from about 166,000 to 269,000 Aboriginal people by 2036 according to the Moderate fertility growth scenario with a 1.95% average annual growth rate which is over 2.8 × the M1 medium total population growth rate for Saskatchewan. The Statistics Canada Aboriginal population growth forecast presents a range of scenarios from 1.67% to 2.24% annual growth for Saskatchewan.

*The key fact here is that the Aboriginal population growth rate is anticipated to be over 2.8 times the general population growth rate between 2011 and 2036 in Saskatchewan under Statistic Canada's moderate fertility growth scenario.*

## 5.0 Yorkton Area Immigrant Population

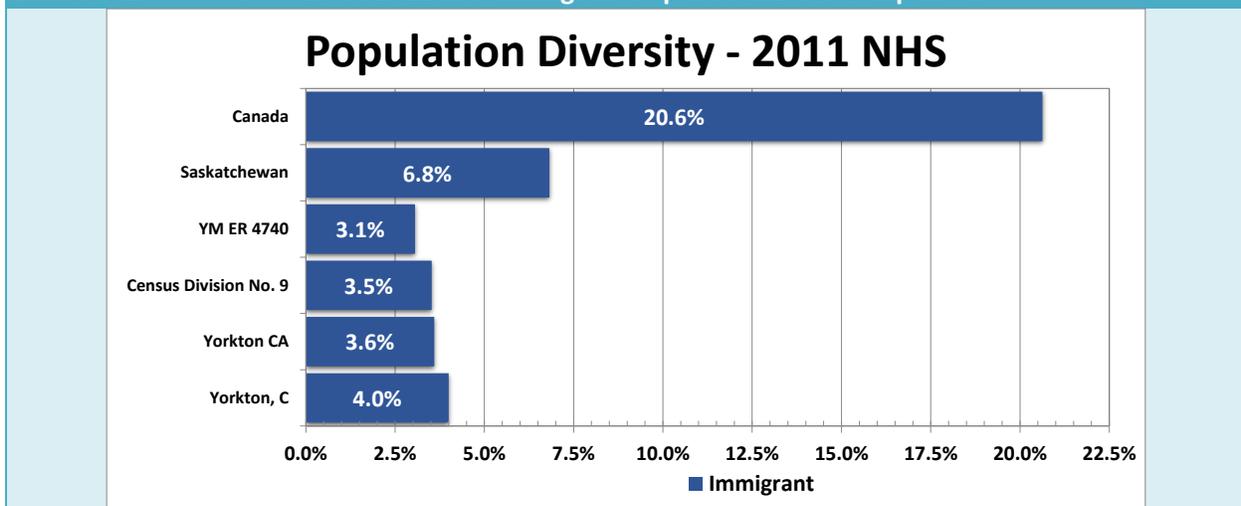
Information on Immigrant Population Demographics is contained in Appendix F.

### 5.1. Yorkton Area Immigrant Population Segments

Looking at the area Immigrant Population in the following exhibit:

- The Yorkton Census Agglomeration (CA) has 645 Immigrants representing 3.6% of the population according to the 2011 National Household Survey (NHS)
- The City of Yorkton has 610 Immigrants representing 4.0% of the population according to the 2011 National Household Survey (NHS)
- Canada has the highest concentration of Immigrant population at 20.6% with 6,775,765 Immigrants, followed by Saskatchewan at 6.8% with 68,780 Immigrants, the City of Yorkton at 4.0%, and the Yorkton CA at 3.6%, Census Division No. 9 with 3.5% or 1,220 Immigrants, and the Yorkton - Melville Economic Region with 3.1% or 2,535 Immigrant people according to the 2011 NHS

Exhibit 5.1 - Statistics Canada 2011 NHS Immigrant Population Level Comparisons



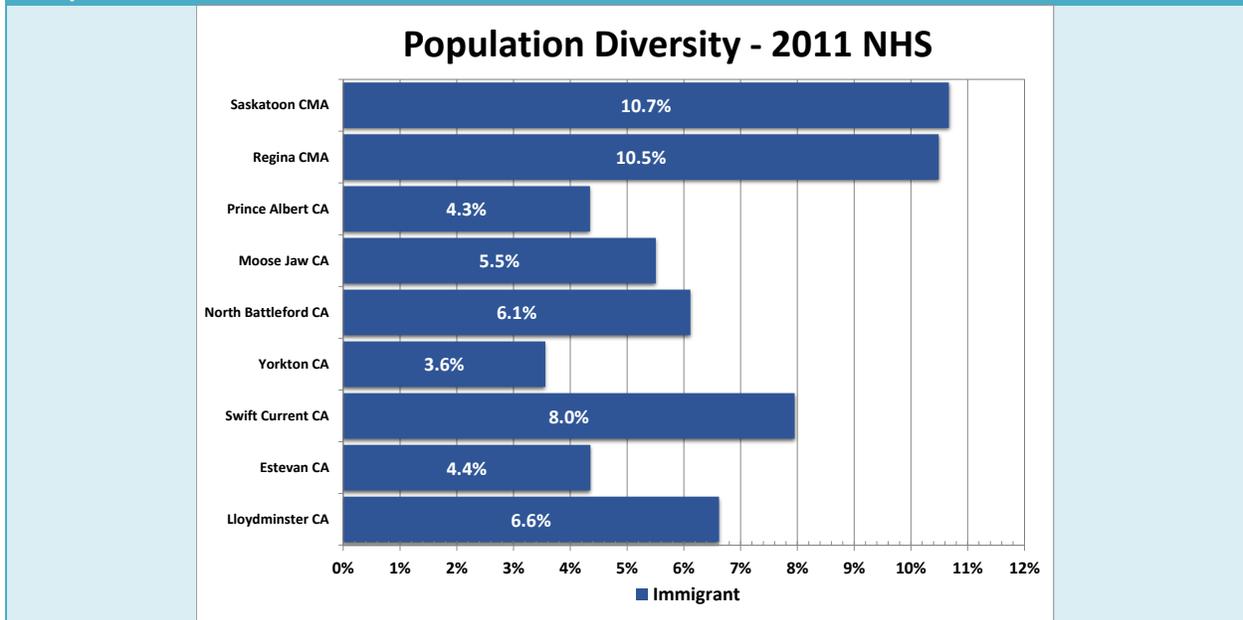
Source: Chart Prepared by Preferred Choice based on Statistics Canada, National Household Survey Data 2011

Looking at other Saskatchewan Centres Immigrant Population in the following exhibit:

- The highest concentration of Immigrant population at 10.7% or 27,355 Immigrant people is in the Saskatoon Census Metropolitan Area (CMA), the Regina CMA at 10.5% or 21,735 Immigrant people, the Swift Current Census Agglomeration (CA) at 8.0% or 1,355 Immigrant people, the Lloydminster CA at 6.6% or 2,005 Immigrant people, the North Battleford CA at 6.1% or 1,145 Immigrant people, the Moose Jaw CA at 5.5% or 1,850 Immigrant people, the Estevan CA at 4.4% or 550 Immigrant people, the Prince Albert CA at 4.3% or 1,780 Immigrant

people, and followed by the Yorkton CA at 3.6% or 640 Immigrant people according to the 2011 NHS

**Exhibit 5.2 - Statistics Canada 2011 Saskatchewan Centres NHS Immigrant Population Level Comparisons**



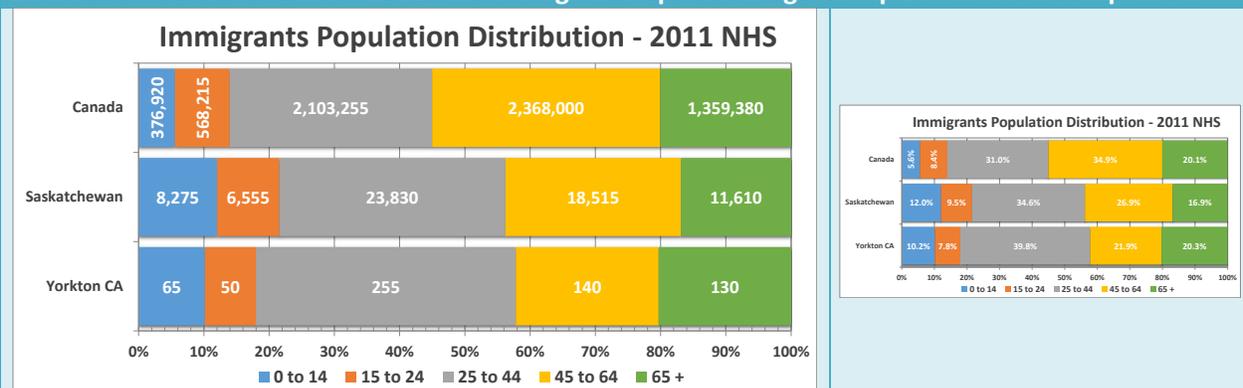
Source: Chart Prepared by Preferred Choice based on Statistics Canada, National Household Survey Catalogue Number: 99-010-X2011026

The key fact here is that the Yorkton CA has the lowest concentration of Immigrant population according to the 2011 NHS compared to the rest of Saskatchewan Census Agglomerations (CAs) and Census Metropolitan Areas (CMAs).

**5.2. Yorkton Area Immigrant Population Demographics**

The age group cohorts for Immigrants from the 2011 NHS is presented in the following exhibit.

**Exhibit 5.3 - Statistics Canada 2011 NHS Immigrant Population Age Group Distribution Comparisons**



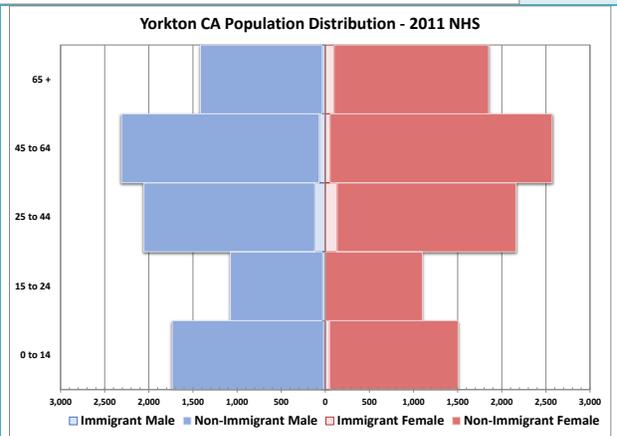
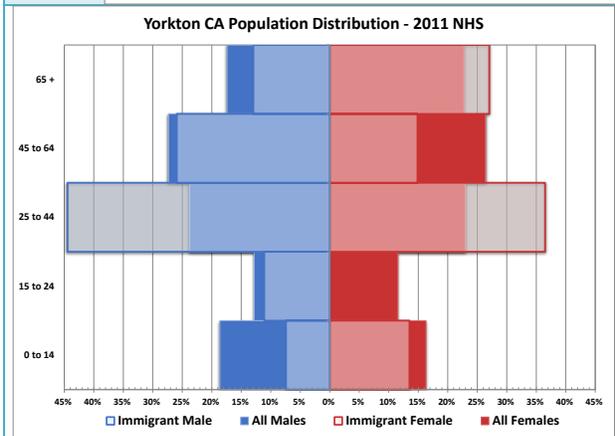
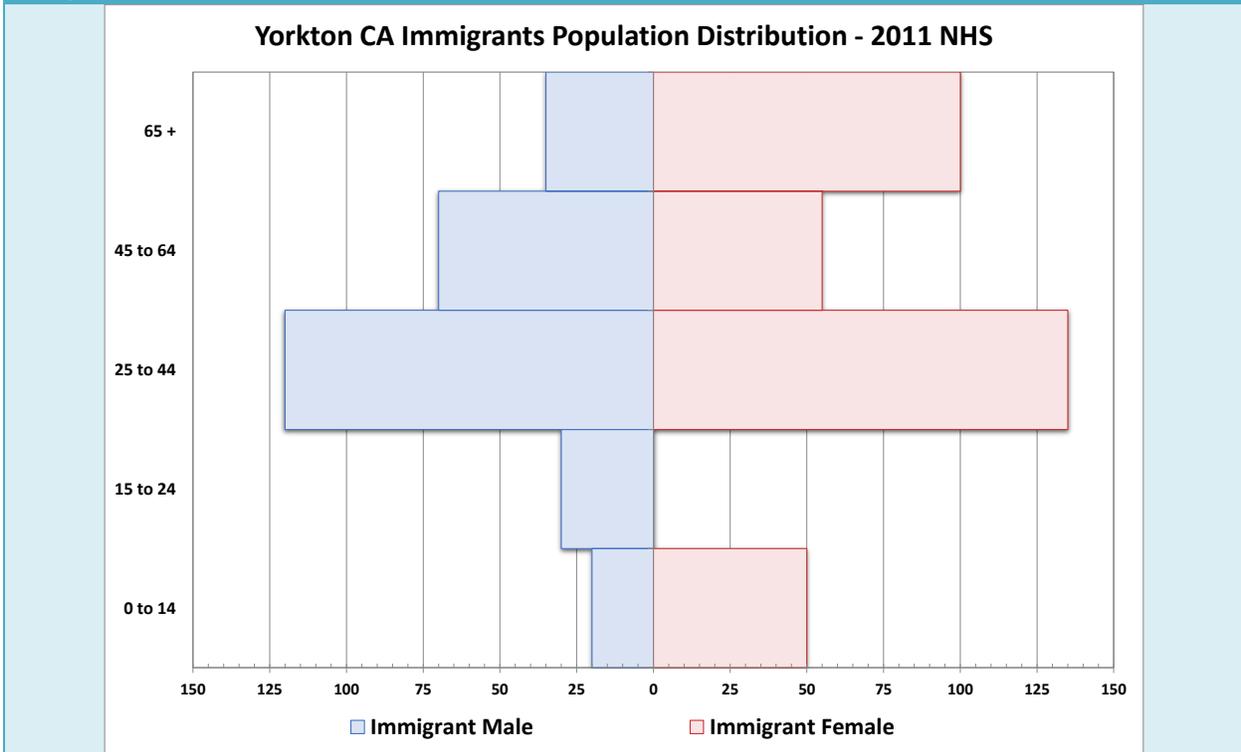
Source: Prepared by Preferred Choice based on Statistics Canada, 2011 NHS Catalogue Number: 99-010-X2011026

The majority of the Immigrant population are in the working age portion of the population in most locations between 25 to 64 years old. The composition of Immigrant population has the following attributes:

- 61.7% of Immigrants in the Yorkton CA are between 25 to 64 years old, with the largest cohort segment of 39.8% of Immigrants between 25 and 44 years old, followed by 21.9% age 45 to 64 years old, 20.3% of Immigrant people over 65 years old, 10.7% of Immigrants between 0 and 14 years old, and followed by 7.8% of Immigrants between 15 to 24 years old according to the 2011 National Household Survey (NHS)
- 61.5% of Immigrants in Saskatchewan are between 25 to 64 years old, with the largest cohort segment of 34.6% of Immigrants between 25 and 44 years old, followed by 26.9% age 45 to 64 years old, 16.9% of Immigrant people over 65 years old, 12.0% of Immigrants between 0 and 14 years old, and followed by 9.5% of Immigrants between 15 to 24 years old according to the 2011 National Household Survey (NHS)
- 65.9% of Immigrants in Canada are between 25 to 64 years old, with the largest cohort segment of 34.9% of Immigrants between age 45 to 64 years old, followed by 31.0% of Immigrants age 25 and 44 years old, 20.1% of Immigrant people over 65 years old, 8.4% of Immigrants between 15 to 24 years old, and followed by 5.6% of Immigrants between 0 and 14 years old according to the 2011 National Household Survey (NHS)

The 2011 NHS Immigrant Population for the Yorkton CA with the 25 to 44 years of age population dominating the Immigrant population and the baby boomers between 45 to 64 years of age dominating the Non-Immigrant population age distribution. Overall the baby boomers populated 45 to 64 years is the largest age segments followed by the 25 to 44 age groupings. Yorkton CA age distribution from the 2011 NHS for Immigrant, Non-Immigrant, and combined groupings are contained in the following exhibit.

**Exhibit 5.4 - Statistics Canada 2011 NHS Immigrant and Non-Immigrant Population Age Distribution Comparisons**



Source: Charts Prepared by Preferred Choice based on Statistics Canada, National Household Survey Catalogue Number: 99-010-X2011026

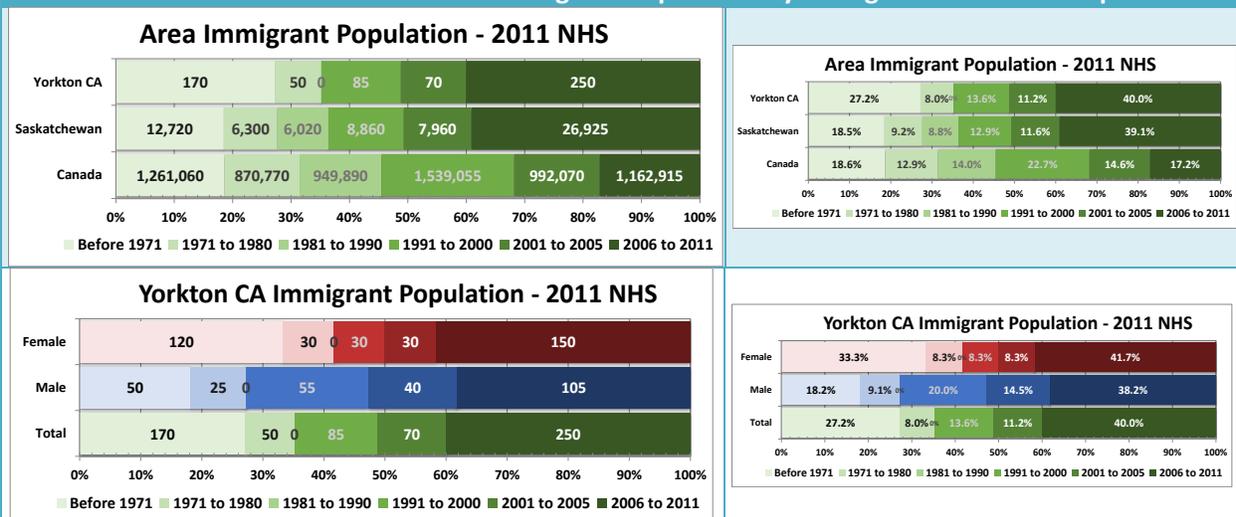
*The key fact here is that the majority or over 60% of the Immigrant population in the Yorkton CA are working age between 25 to 64 years old with the largest segment representing 39.8% of Immigrants between 25 and 44 years old according to 2011 NHS data.*

### 5.3. Yorkton Area Immigration Time Period

The majority of provincial and Yorkton CA Immigrants came to the community over the past 10 years according to 2011 NHS data in the following exhibit with the following attributes:

- 51.2% of Immigrants representing 320 newcomers in the Yorkton CA arrived between 2001 and 2011 with the largest segment of Immigration occurring between 2006 to 2011 with 40.0% or 250 Immigrants in the last 5 years, followed by 27.2% or 170 Immigrants arriving prior to 1971, 13.6% or 85 between 1991 to 2000, 11.2% or 70 between 2001 to 2005, and followed by 8.0% or 50 between 1971 to 1980 according to the 2011 National Household Survey (NHS) Immigrant population by Immigration Period
- 50.7% of Immigrants representing 34,885 newcomers in Saskatchewan arrived between 2001 and 2011 with the largest segment of Immigration occurring between 2006 to 2011 with 39.1% or 26,925 Immigrants in the last 5 years, followed by 18.5% or 12,720 Immigrants arriving prior to 1971, 12.9% or 8,860 between 1991 to 2000, 11.6% or 7,960 between 2001 to 2005, 9.2% or 6,300 between 1971 to 1980, and followed by 8.8% or 6,020 between 1981 to 1990 according to the 2011 NHS Immigrant population by Immigration Period
- Nationally only 31.8% of Immigrants or 2,154,985 newcomers in Canada arrived between 2001 and 2011 with the largest segment of Immigration occurring between 1991 to 2000 with 22.7% or 1,539,055, followed by 18.6% or 1,261,060 Immigrants arriving prior to 1971, 17.2% or 1,162,915 immigrants between 2006 to 2011, 14.6% or 992,070 between 2001 to 2005, 14.0% or 949,890 between 1981 to 1990, and followed by 12.9% or 870,770 between 1971 to 1980 according to the 2011 NHS Immigrant population by Immigration Period

**Exhibit 5.5 - Statistics Canada 2011 NHS Immigrant Population by Immigration Period Comparisons**



Source: Charts Prepared by Preferred Choice based on Statistics Canada, NHS Catalogue No.: 99-010-X2011026

The key fact here is that over ½ of Yorkton CA Immigrants arrived between 2001 to 2011 according to 2011 NHS data.

## 6.0 Parkland College Yorkton Post-Secondary Student Population

Information on Parkland College’s Yorkton Campus and Trades and Technology Centre is contained in Appendix G.

### 6.1. Parkland College - Yorkton Campus

The Parkland College had a total of 1,045.79 Full Load Equivalent (FLEs) students in 2012 - 2013 and 968.17 FLEs in 2013 - 2014 according to the Parkland College 2013 - 14 Annual Report. The 2013 - 2014 enrollment included 608 Full-Time students, 1,705 Part-time students, and 3,383 casual students at all Parkland College campuses and delivery locations.

The Parkland College had a total of 649.65 Full Load Equivalent (FLEs) students in 2012 - 2013 and 542.95 FLEs in 2013 - 2014 for the Yorkton Campus according to the Parkland College 2013 - 14 Annual Report. The 2013 - 2014 enrollment for the Yorkton Campus included 326 Full-Time students, 880 Part-time students, and 886 casual students at the Parkland College Yorkton Campus. Program enrollment at the Parkland College Yorkton Campus is highlighted in the following exhibit.

Exhibit 6.1 - Parkland College Enrollment by Program Area for Yorkton Campus									
	Program Groups	2012-2013				2013-2014			
		Student Enroll FT	Student Enroll PT	Student Enroll Casual	FLEs	Student Enroll FT	Student Enroll PT	Student Enroll Casual	FLEs
SKILLS TRAINING	<i>Total Institute Credit</i>	192	186	5	256.28	155	186	6	221.45
	<i>Total Industry Credit</i>	0	174	760	30.46	7	224	633	55.92
	<i>Total Non-Credit</i>	0	48	192	6.44	0	37	247	6.97
<b>TOTAL SKILLS TRAINING</b>		<b>192</b>	<b>408</b>	<b>957</b>	<b>293.18</b>	<b>162</b>	<b>447</b>	<b>886</b>	<b>284.34</b>
	<i>Total ABE Credit</i>	92	74		90.01	97	94		112.00
	<i>Total ABE Non-Credit</i>	38	322		193.76	8	221		74.91
<b>TOTAL ADULT BASIC EDUCATION</b>		<b>130</b>	<b>396</b>		<b>283.77</b>	<b>105</b>	<b>315</b>		<b>186.91</b>
UNIVERSITY	<i>Total University</i>	55	102		72.70	59	118		71.70
<b>TOTAL ENROLLMENT</b>		<b>377</b>	<b>906</b>	<b>957</b>	<b>649.65</b>	<b>326</b>	<b>880</b>	<b>886</b>	<b>542.95</b>
2013-14 Results as of October 24, 2014									
PT - Part-time	Cas - Casual	FT - Full-time				FLE - Full Load Equivalent			
<p><b>**NOTE:</b> In 2012-13 under the Employability/Life Skills (BE Non-Credit Trades &amp; Employment program) includes TEP programs from all campuses and is recorded under “Yorkton Campus” where the coordinator works. In 2013-14 TEP program enrolments decreased and many enrolments were included within the Adult 10 &amp; Adult 12 programs in each campus area, therefore showing significant difference for Yorkton.</p>									
Source: Parkland College Annual Report 2013-2014									

In 2013 - 2014 the Parkland College Leased 30,731 square feet of space including 25,511 dedicated space for the Yorkton Campus with the dedicated space from the Good Spirit School Division renewed for an additional 10 years until 2023.

Exhibit 6.2 - Parkland College Leases for Yorkton Campus							
Description of Facility	Square Feet	Location	Community	Owned or Leased	Leaser Name	Lease Expiry Date	Space Notes
Programs and Administration	25,511 *dedicated space	200 Prystai Way	Yorkton	Leased	Good Spirit School Division	1-Sep-13	Renewed for 10 Years to 2023
Programs and Administration	3,600	32 Smith St W.	Yorkton	Leased	BG Enterprises & Holdings Ltd	30-Sep-13	Annually
Multi Mech Shop	1,620	#2-372 5th Ave N.	Yorkton	Leased	Granville Enterprise		Until TTC Opens

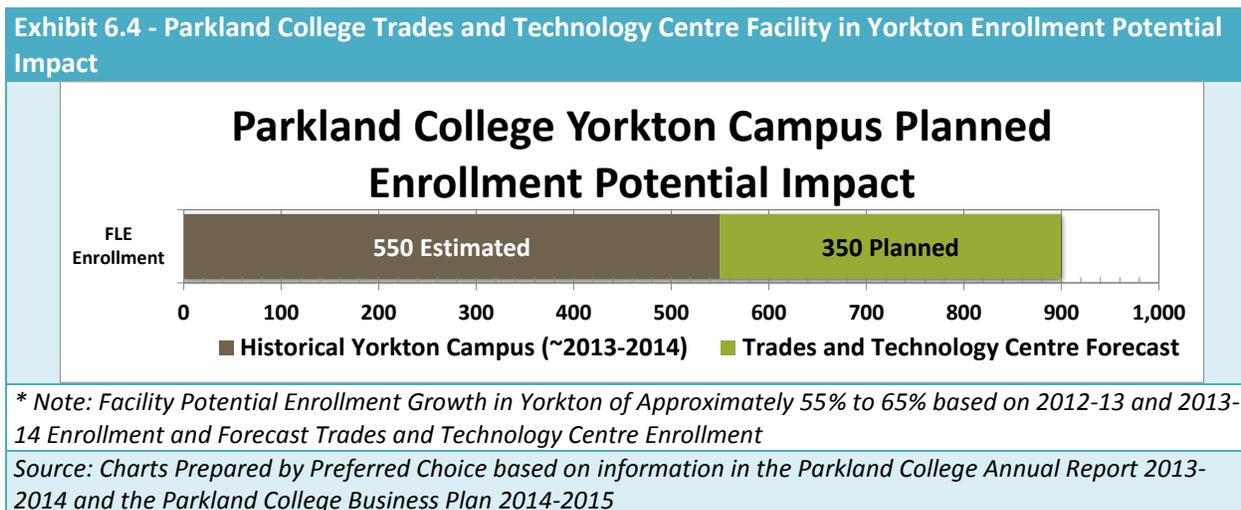
Source: Parkland College Business Plan 2014-2015

### 6.2. Parkland College - Yorkton Training Growth

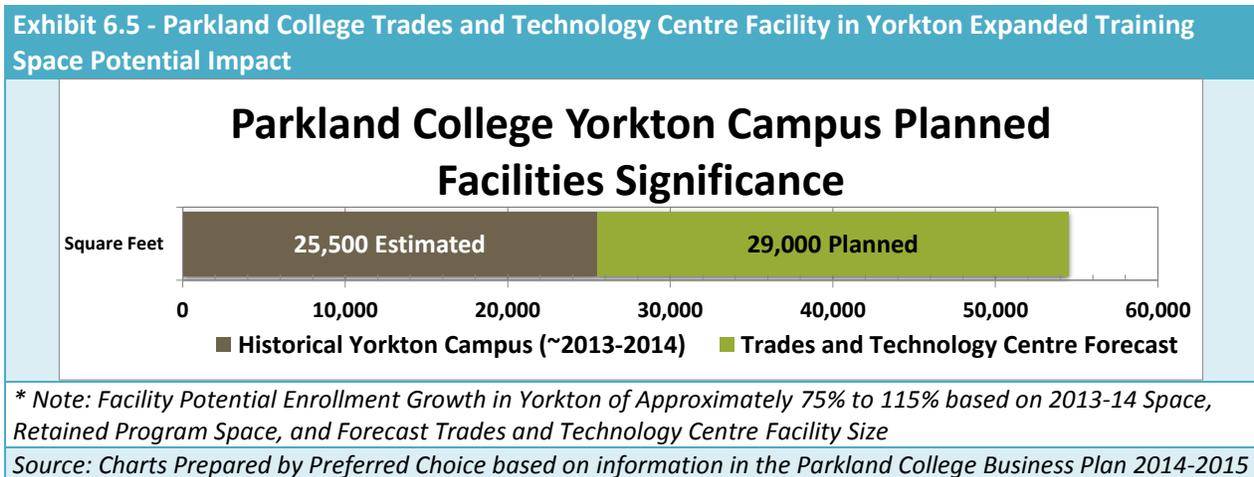
In September 2015 the Parkland College opened the new 29,000 square foot Trades and Technology Centre in Yorkton estimated to have enrollment of an additional 350 FLEs. Features of the Trades and Technology Centre are highlighted in the following exhibit.

Exhibit 6.3 - Parkland College Trades and Technology Centre Facility in Yorkton Specifications
<b>Facility Plans</b>
• 29,000 Square Feet Facility
• Multi-Trades Shop with about 8,000 square feet of the building
• Science Lab
• Technology Lab
• Power Engineering Lab
• Six Classrooms
• Study / tutorial rooms
• 350 Full-Load Equivalents estimated per annum

Source: Parkland College Business Plan 2014-2015



Rounding the recent 2013 - 2014 FLE enrollment to 550 FLEs and the forecast Parkland College Trades and Technology Centre 350 FLEs would grow enrollment in Yorkton by approximately 55% to 65% based on recent Yorkton enrollment levels.

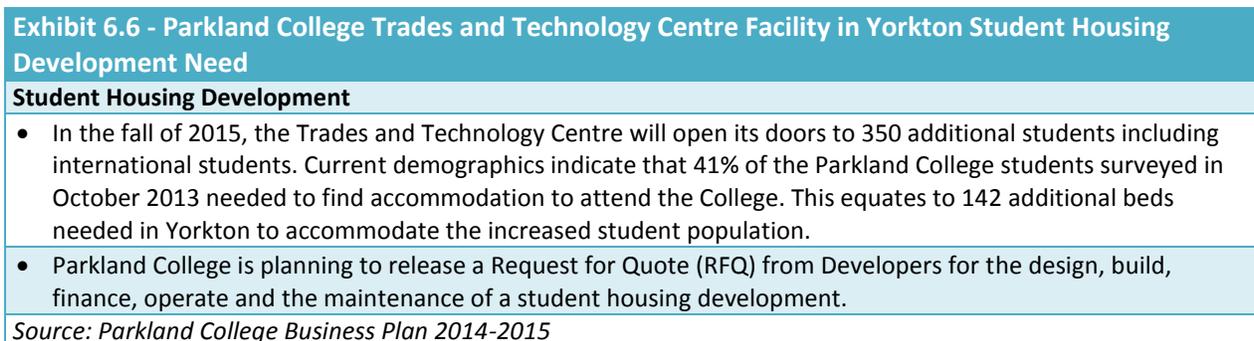


Utilizing the existing dedicated space in Yorkton of about 25,500 square feet plus the Parkland College Trades and Technology Centre additional 29,000 square feet would grow facilities space by approximately 75% to 115% from recent levels.

*The key fact here is that the impact of the new Parkland College Trades and Technology Centre in Yorkton will increase the training space by 75% to 115% and grow enrollment in Yorkton by approximately 55% to 65% based on recent Yorkton facility and enrollment levels.*

### 6.3. Parkland College - Student Housing Need

The Parkland College anticipates an estimated 75 student housing units will be required to provide 142 student beds to support the additional Trades and Technology Centre programs.



*The key fact here is that the impact of the new Parkland College Trades and Technology Centre in Yorkton has created a need for about 75 new student housing units with 142 additional beds.*

## 7.0 Yorkton Population Market Segments Overview

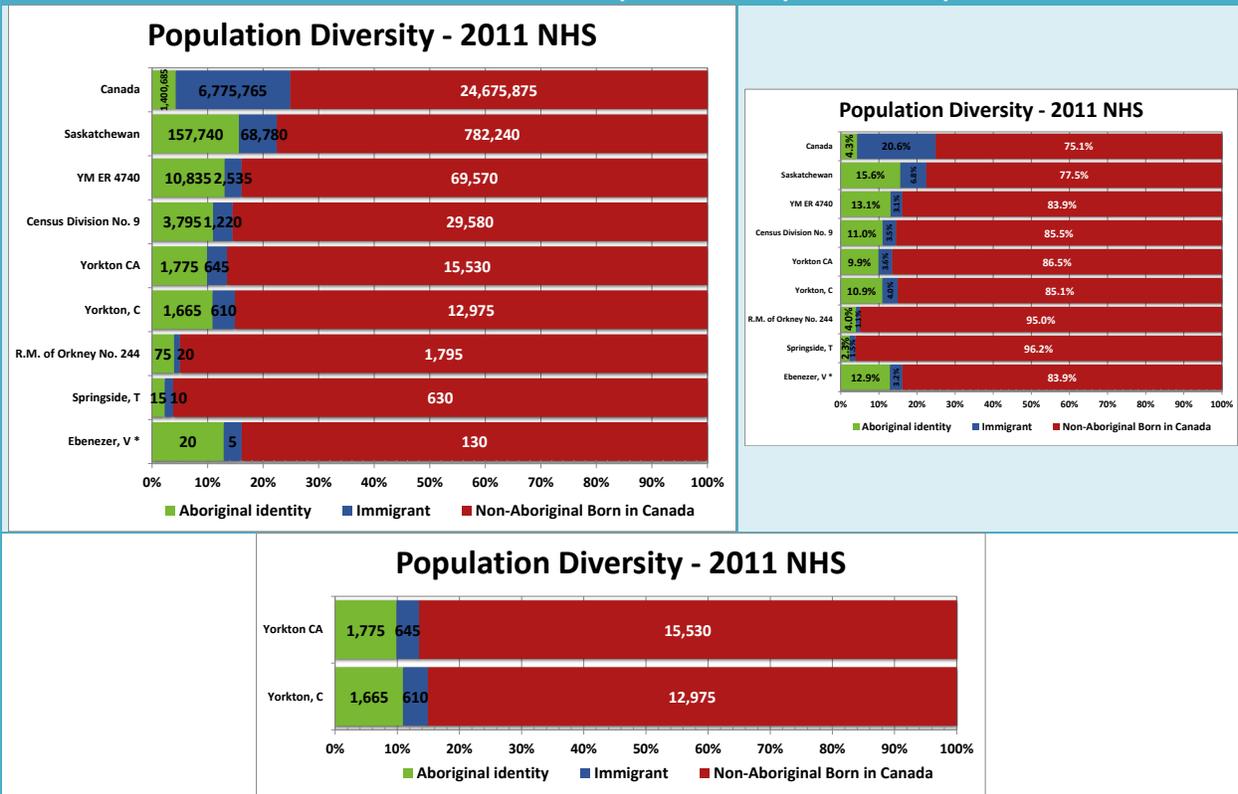
Information on Overall Population Segments and Demographics is contained in Appendix H.

### 7.1. Yorkton Area Population Segments

Looking at the background of the area population in the following exhibit:

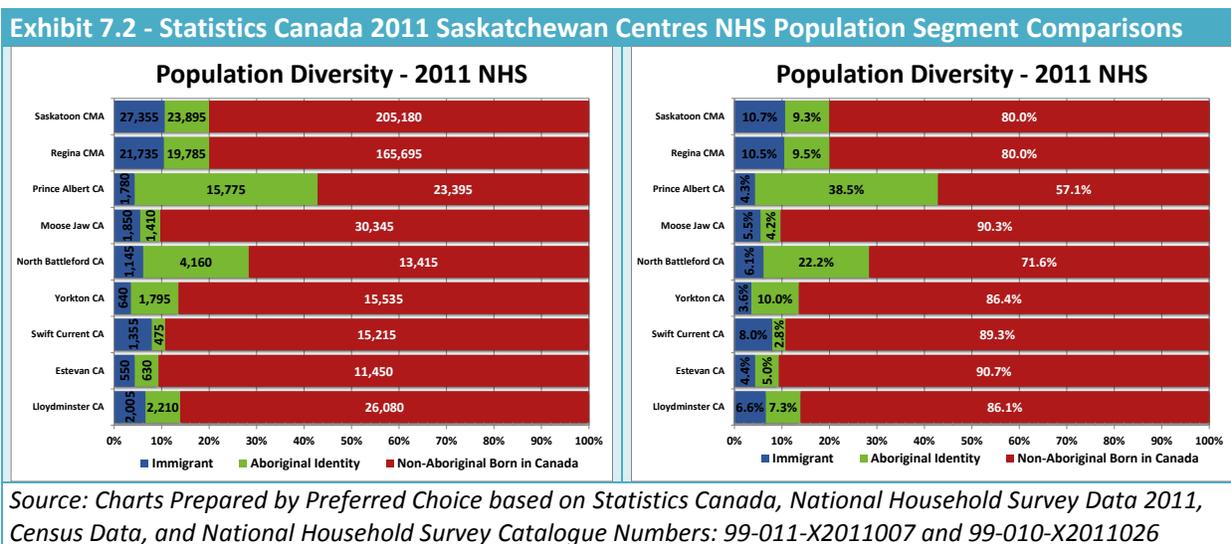
- The Yorkton Census Agglomeration (CA) had 17,950 people according to the 2011 National Household Survey (NHS) consisting of
  - 15,530 Non-Aboriginal People Born in Canada representing 86.5% of the population
  - 1,775 Aboriginal People representing 9.9% of the Yorkton CA population
  - 645 Immigrants representing 3.6% of the Yorkton CA population
- The City of Yorkton had 15,250 people according to the 2011 NHS consisting of
  - 12,975 Non-Aboriginal People Born in Canada representing 85.1% of the population
  - 1,665 Aboriginal People representing 10.9% of the City of Yorkton population
  - 610 Immigrants representing 4.0% of the City of Yorkton population

**Exhibit 7.1 - Statistics Canada 2011 NHS Overall Population Composition Comparisons**



Source: Charts Prepared by Preferred Choice based on Statistics Canada, National Household Survey Data 2011, Census Data, and National Household Survey Catalogue Numbers: 99-011-X2011007 and 99-010-X2011026

- The Yorkton CA according to the 2011 NHS
  - has a higher concentration of Aboriginal People compared to the national level and a lower concentration compared to the provincial level
  - has a lower concentration of Immigrants compared to the national level, provincial level, and City of Yorkton
- The City of Yorkton according to the 2011 NHS
  - has a higher concentration of Aboriginal People compared to the national level and Yorkton CA and a lower concentration compared to the provincial level
  - has a lower concentration of Immigrants compared to the national level and provincial level and a higher concentration compared to the Yorkton CA



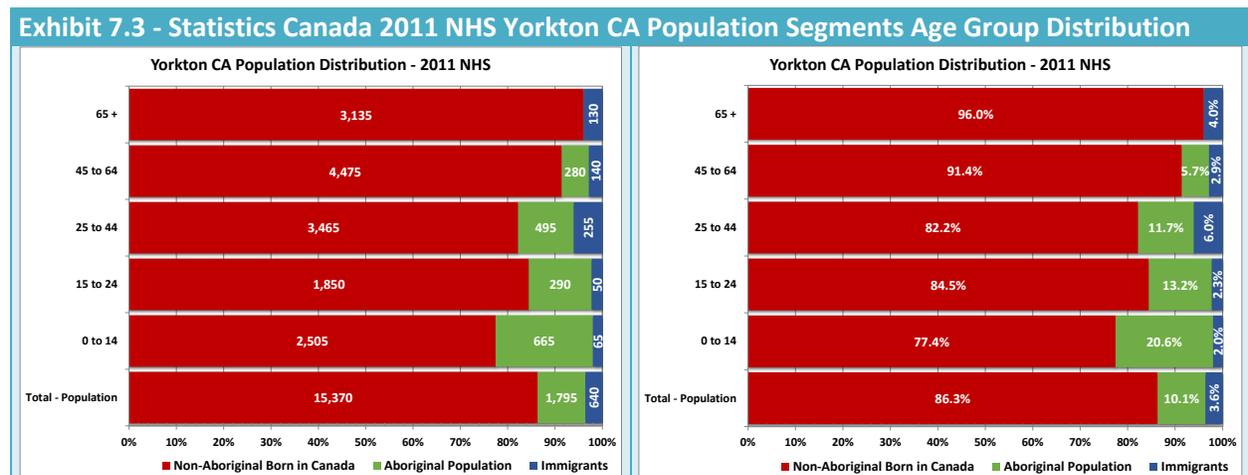
Looking at other Saskatchewan Centres in the previous exhibit:

- The Yorkton Census Agglomeration (CA) according to the 2011 NHS
  - had the 3<sup>rd</sup> highest concentration of Aboriginal Population with the highest concentration of Aboriginal Identity in the Prince Albert CA at 38.5%, followed by North Battleford CA at 22.2%, then the Yorkton CA at 10.0%, followed by the Regina CMA, Saskatoon CMA, Lloydminster CA, Estevan CA, Moose Jaw CA, and Swift Current CA
  - had the lowest concentration of Immigrants at 3.6% with the highest concentration of Immigrants in Saskatoon CMA, followed by the Regina CMA, the Swift Current CA, the Lloydminster CA, the North Battleford CA, the Moose Jaw CA, the Estevan CA, the Prince Albert CA, and then the Yorkton CA

**7.2. Yorkton Area Overall Population Demographics**

The composition of Yorkton Census Agglomeration (CA) population by age group according to 2011 NHS and Census data is noted in the following exhibit:

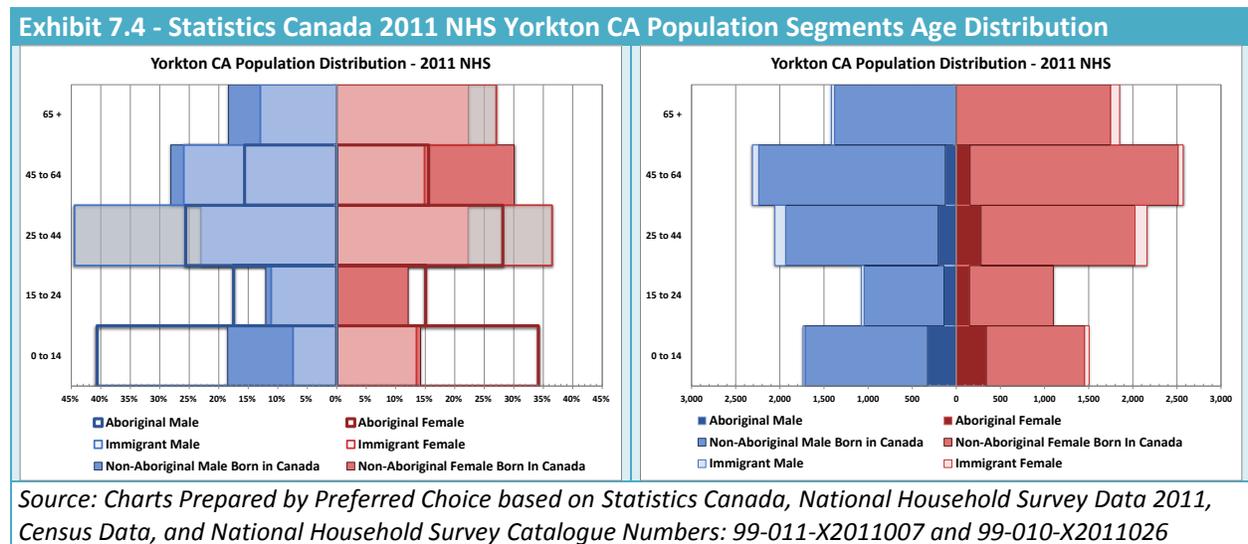
- The largest population age group of 45 to 64 year olds contained 4,895 people with
  - 91.4% Non-Aboriginal Born in Canada, 5.7% Aboriginal Identity, and 2.9% Immigrants ages 45 to 64 years old in the Yorkton CA
  - The 45 to 64 year old group has the largest segment of Non-Aboriginal Born in Canada with 29.1% of this origin or 4,475 Non-Aboriginal Born in Canada 45 to 64 years old
- The 2<sup>nd</sup> largest age group of 25 to 44 year olds contained 4,215 people in the Yorkton CA with
  - 82.2% Non-Aboriginal Born in Canada, 11.7% Aboriginal Identity, and 6.0% Immigrants ages 25 to 44 years old
  - The 25 to 44 year old group has the largest segment of Immigrants with 39.8% of Immigrants or 255 Immigrants 25 to 44 years old in the Yorkton CA
- The 65 years and older age is the 3<sup>rd</sup> largest group which contained 3,265 people with
  - 96.0% Non-Aboriginal Born in Canada, 0.0% Aboriginal Identity, and 4.0% Immigrants ages 65+ years
- The 0 to 14 year olds are age group with 3,235 people in the Yorkton CA with
  - 77.4% Non-Aboriginal Born in Canada, 20.6% Aboriginal Identity, and 2.0% Immigrants ages 0 to 14 years old
  - The 0 to 14 year old group has the largest segment of Aboriginal Identity population with 37.0% of Aboriginals or 665 Aboriginal people under 15 years old in the Yorkton CA
- The 15 to 24 year olds are the smallest age group with 2,190 people in the Yorkton CA with
  - 84.5% Non-Aboriginal Born in Canada, 13.2% Aboriginal Identity, and 2.3% Immigrants ages 15 to 24 years old



Charts Prepared by Preferred Choice based on Statistics Canada, National Household Survey Data 2011, Census Data, and National Household Survey Catalogue Numbers: 99-011-X2011007 and 99-010-X2011026

The Yorkton Census Agglomeration (CA) population segments have the following notable characteristics:

- The overall largest age segment is the 45 to 64 year olds with 27.5% of the Yorkton CA population
- The 45 to 64 year olds has the largest Non-Aboriginal Born in Canada with 29.1% in the Yorkton CA
- The 25 to 44 year old group has the largest segment of Immigrants with 39.8% of Immigrants in the Yorkton CA
- The 0 to 14 year old group has the largest segment of Aboriginal Identity population with 37.0% of Aboriginal people in the Yorkton CA



The Yorkton CA has a higher concentration of seniors at 20.3% 65 years old and over compared to the provincial 14.9% 65+ and national 14.8% age 65+ levels according to 2011 Census data. The 45 to 64 year age group is the largest segment of the Yorkton CA population with 26.9% of Yorkton CA population which is similar to the 27.0% of Saskatchewan’s population in 2011. The growth of seniors’ population based on the baby boomers moving into the 65 year plus category was noted by Statistics Canada to be approximately growing by approximately four times the general population growth rate or at 3.5% growth rate for those 65+ from 2014 to 2015 nationally. The seniors’ population segment will be significance to demographic changes in the Yorkton CA over the next several years.

The Aboriginal Identity population is a significant component of the younger Yorkton CA population with 53.2% of the Aboriginal people under 25 years old. The young Aboriginal population will require education and training services and will be an important part of the workforce in the years ahead.

The Immigrant population is a strong part of the working age population in Yorkton CA with 61.7% of Immigrants between ages 25 and 64 years old. The largest segment of Immigrants with 39.8% is in the 25 to 44 year old group in the Yorkton CA.

Overall an aging seniors' segment, emerging young Aboriginal segment, and Immigrants supplementing the workforce are notable demographic components impacting the Yorkton CA over the next several years.

## 8.0 Yorkton Market Segments Growth Implications and Conclusions

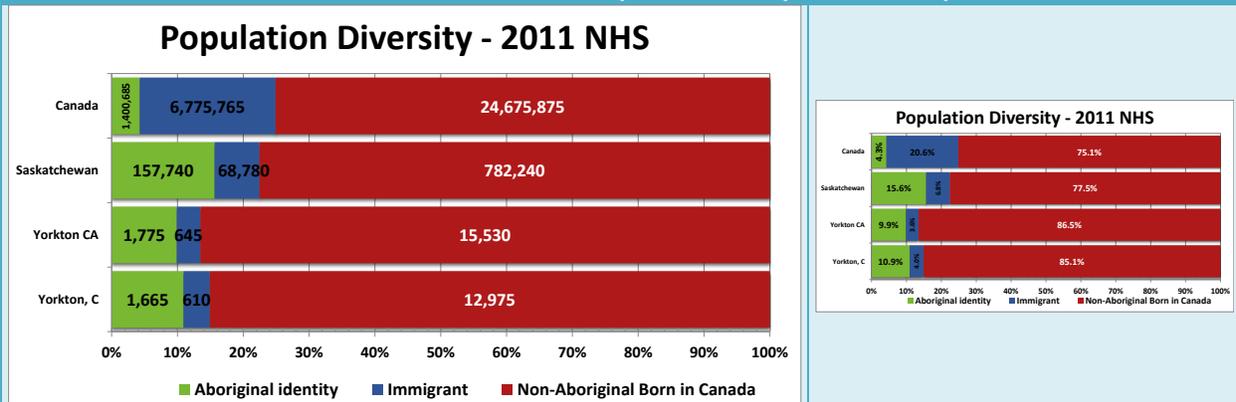
Forecasts of Market Growth Implications for Population and Housing by Demographic Segments is contained in Appendix I.

### 8.1. Yorkton Area Population Segments

The Yorkton Census Agglomeration (CA) consisted of the following population composition:

- 9.9% Aboriginal and 3.6% Immigrant population in the Yorkton CA in 2011
- The Yorkton CA has a higher concentration of Aboriginal People compared to the national level and a lower concentration compared to the provincial level
  - The Yorkton CA had the 3<sup>rd</sup> highest concentration of Aboriginal Identity Population for Saskatchewan larger centres with the highest level in the Prince Albert CA, followed by North Battleford CA, and then Yorkton CA
- The Yorkton CA has a lower concentration of Immigrants compared to the national level, provincial level, and City of Yorkton
  - The Yorkton CA had the lowest level of Immigrants for Saskatchewan larger centres

**Exhibit 8.1 - Statistics Canada 2011 NHS Overall Population Composition Comparisons**



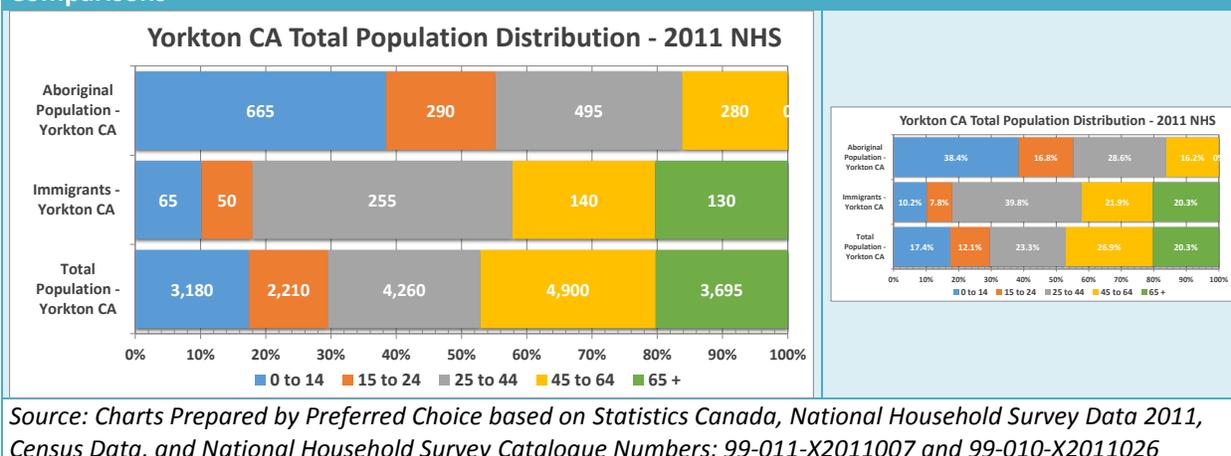
Source: Charts Prepared by Preferred Choice based on Statistics Canada, National Household Survey Data 2011, Census Data, and National Household Survey Catalogue Numbers: 99-011-X2011007 and 99-010-X2011026

The composition of Yorkton Census Agglomeration (CA) population by age group is noted in the following exhibit according to National Household Survey data for all population origin backgrounds:

- The largest population age group of 45 to 64 year olds contained 4,895 people with 26.9% of the Yorkton CA population
- The 2<sup>nd</sup> largest age group of 25 to 44 year olds contained 4,215 people with 23.3% of the Yorkton CA population

- The 25 to 44 year old group has the largest segment of Immigrants with 39.8% of Immigrants or 255 Immigrants 25 to 44 years old in the Yorkton CA
- The 65 years and older age is the 3<sup>rd</sup> largest group containing 3,265 people with 20.3% of the Yorkton CA population
- The 0 to 14 year olds age group contained 3,235 people in the Yorkton CA with 17.4% of the Yorkton CA population
  - The 0 to 14 year old group has the largest segment of Aboriginal Identity population with 37.0% of Aboriginals or 665 Aboriginal people under 15 years old in the Yorkton CA
- The 15 to 24 year olds are the smallest age group with 2,190 people or 12.1% of the Yorkton CA population

**Exhibit 8.2 - Statistics Canada 2011 NHS Yorkton CA Population Age Group Distribution Segment Comparisons**



Source: Charts Prepared by Preferred Choice based on Statistics Canada, National Household Survey Data 2011, Census Data, and National Household Survey Catalogue Numbers: 99-011-X2011007 and 99-010-X2011026

## 8.2. Yorkton Area Housing Need and Demand Growth Forecasts

The Yorkton Area Housing Need and Demand Market Assessment forecast a number of key growth indicators as noted in the following exhibit:

- Employment is forecast to grow by 1,701 jobs over the 14 year period from 2011 to 2025
  - Average annual employment growth is forecast at about 121.5 positions per annum or 1.22% average annual growth for the Yorkton CA
- Population is forecast to grow by 3,425 people over the 14 year period from 2011 to 2025
  - Average annual population growth is forecast at about 244.6 people per annum or 1.06% average annual growth for the Yorkton CA
- Dwelling units is forecast to grow by 1,816 dwelling units over the 14 year period from 2011 to 2025
  - Average annual dwelling units growth is forecast at about 129.7 dwelling units per annum or 1.51% average annual growth for the Yorkton CA

**Exhibit 8.3 - Yorkton CA Growth Forecast Components by 2016, 2021, and 2025**

Yorkton CA	2011	2014	2015 Estimate	5 YR 2016-2011	5 YR 2021-2016	4 YR 2025-2021	14 YR 2025-2011 Total	Annual Average Growth 2011-2025
<i>Employment Forecast Change</i>				575	611	516	1,701	121.5
Employed Trend Modelling	9,200			9,775	10,385	10,901		121.5
<i>Population Forecast Change</i>				1,309	1,151	965	3,425	244.6
Population Base Modelling	20,023	20,888		21,332	22,483	23,448		244.6
<i>Dwelling Units Forecast Change</i>				610	628	578	1,816	129.7
Base Housing Estimate	7,755		8,173	8,365	8,993	9,571	1,816	129.7
Base Owner Housing Estimate	5,545			6,023	6,520	6,987	1,442	103.0
Base Renter Housing Estimate	2,210			2,342	2,473	2,584	374	26.7

Source: Preferred Choice analysis and modelling of information from Statistics Canada: 2001, 2006, and 2011 Census data, 2011 National Household Survey data Catalogue Number 99-014-X2011015, and Saskatchewan Ministry of Health 2001-2014 Covered Population Data from the City of Yorkton & Yorkton Housing Committee, Yorkton Area Housing Need and Demand Market Assessment Report, September 2015

### 8.3. Yorkton Area Population Growth Forecast by Segments

The September 2015 Yorkton Area Housing Need and Demand Market Assessment Report utilized the 2004 to 2014 10 year Saskatchewan Health population average annual growth rate of 1.06% per annum for the baseline population growth forecast. Statistics Canada Population Projections for Canada (2013 to 2063), Provinces and Territories (2013 to 2038) released in May 2015 forecasts with a number of growth rate scenarios for Canada and the Provinces. The Statistics Canada forecast notes that Saskatchewan's population growth is 'particularly sensitive to interprovincial migration patterns' and net international migration is 'the main driver of population growth in Saskatchewan in all projection scenarios'.

In September 2015 Statistics Canada released Projections of the Aboriginal Population and Households in Canada, 2011 to 2036 with a range of growth models for Canada and the Provinces. The Statistics Canada population projections for Saskatchewan forecast the provincial Aboriginal population growing from about 166,000 to 269,000 Aboriginal people by 2036 according to the Moderate fertility growth scenario with a 1.95% average annual growth rate which is over 2.8 × the M1 medium total population growth rate for Saskatchewan.

Based on this information, the 2.8 × Saskatchewan Aboriginal Growth multiple from Statistics Canada was applied to the Yorkton Population Forecast Model for the Aboriginal Identity population segment. The Yorkton broader region has a growing Aboriginal population with ties to the City of Yorkton through employment, services, and investment of Aboriginal organizations and business enterprises in the community.

Statistics Canada Immigrant settlement data for the Yorkton CA by Immigration Time Period noted 51.2% of Immigrants representing 320 newcomers in the Yorkton CA arrived between 2001 and 2011 with the largest segment of Immigration occurring between 2006 to 2011 with 40.0% or 250 Immigrants in the last 5 years. Recent Immigrant Growth rate patterns were applied to the Yorkton Population Forecast model.

The Yorkton Area Population Growth Forecast Model with Growth by Population Origin Segment is presented in the following exhibit. The forecast presents rough estimates of what may occur and should be used with caution for illustration purposes of potential growth by segments only.

**Exhibit 8.4 - Yorkton CA Population Growth Forecast Segments by 2016, 2021, and 2025**

Yorkton CA	2011	% of Population	5 YR 2016-2011 *	% of Population Change / % of Population	5 YR 2021-2016 *	% of Population Change / % of Population	4 YR 2025-2021 *	% of Population Change / % of Population	14 YR 2025-2011 *	% of Population Change	Annual Average Growth 2011-2025 *
<b>Aboriginal Identity</b>			200	15.3%	274	23.8%	326	33.8%	800	23.4%	57.2
<b>Immigrant</b>			146	11.2%	128	11.2%	108	11.2%	382	11.2%	27.3
<b>Non-Aboriginal Born in Canada</b>			963	73.5%	749	65.1%	531	55.0%	2,242	65.5%	160.2
<b>Total Incremental Population</b>			1,309	100.0%	1,151	100.0%	965	100.0%	3,425	100.0%	244.6
<b>Aboriginal Identity</b>	1,795	9.9%	1,995	9.4%	2,269	10.1%	2,595	11.1%			57.2
<b>Immigrant</b>	645	3.6%	791	3.7%	920	4.1%	1,027	4.4%			27.3
<b>Non-Aboriginal Born in Canada</b>	17,583	86.5%	18,546	86.9%	19,295	85.8%	19,825	84.6%			160.2
<b>Total Population</b>	20,023		21,332	100.0%	22,483	100.0%	23,448	100.0%			244.6

*\* Note: Demographic Segments modelling is based on growth factors estimated by Statistics Canada for Saskatchewan from 2013 to 2038 applied to the Preferred Choice baseline population growth model connected to Yorkton's population segments composition with adjustments for additional segment higher growth rate multiples applied to the Aboriginal multiple using the 2.8 x Saskatchewan Aboriginal Growth multiple from Statistics Canada's Aboriginal Population and Households 2011 to 2036 projections and Immigrant growth rate multiples based on recent Immigrant patterns for the Yorkton CA. The forecast presents rough estimates of what may occur and should be used with caution for illustration purposes of potential growth by segments only.*

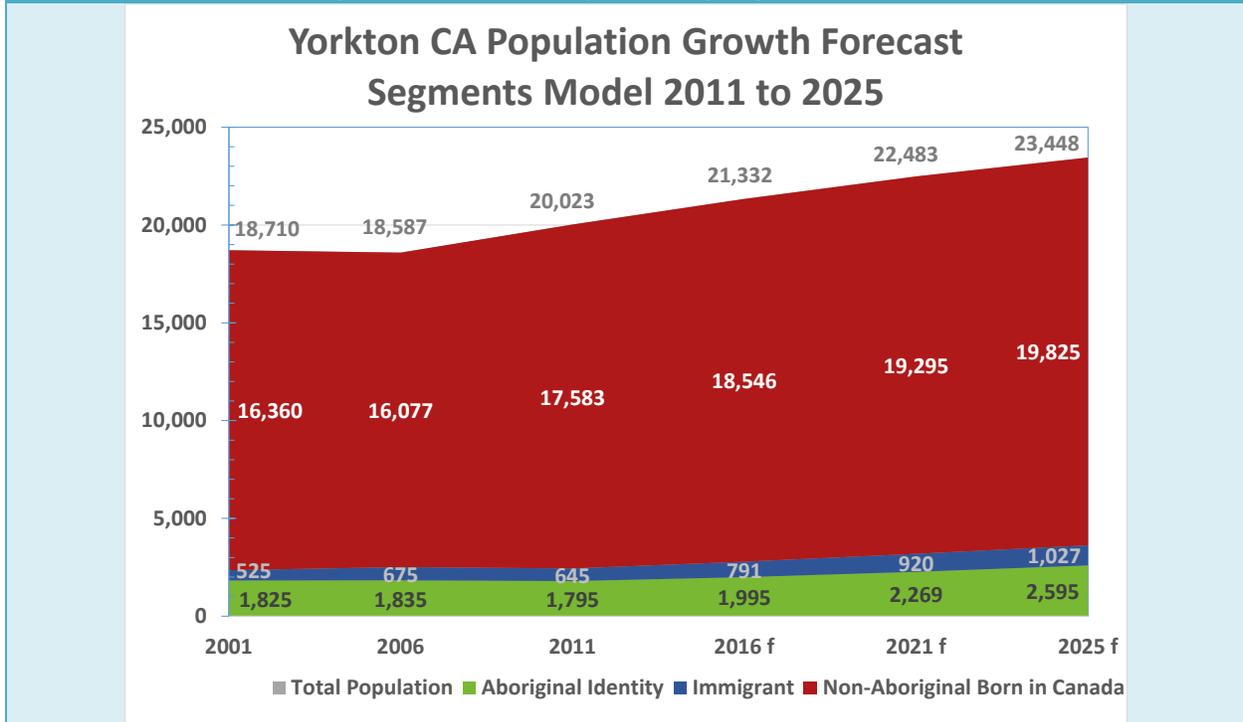
*Source: Preferred Choice analysis and modelling of information from Statistics Canada: 2001, 2006, and 2011 Census data, 2011 National Household Survey data Catalogue Numbers 99-014-X2011015, 99-011-X2011007, and 99-010-X2011026, and Saskatchewan Ministry of Health 2001-2014 Covered Population Data*

The Total Population growth for the Yorkton CA from 2011 to 2025 by population segment may have the following composition as noted in the previous and next exhibits:

- Aboriginal Identity proportion of the Total Population reaching a potential 2,595 Aboriginal Identity people representing 11.1% of the population in the Yorkton CA by 2025

- This projection was based on an Aboriginal Growth Rate of 3.18% average annual growth or 2.81 × the base Yorkton CA model overall population growth rate
- The projection estimates an increase of 800 additional Aboriginal people from 2011 to 2025 or on average 57.2 net additional Aboriginal people per year in the Yorkton CA
- Immigrant proportion of the Total Population reaching a potential 1,027 Immigrant people representing 4.4% of the population in the Yorkton CA by 2025
  - This projection was based on an Immigrant Growth Rate of 4.23% average annual growth or 3.73 × the base Yorkton CA model overall population growth rate
  - The projection estimates an increase of 382 additional Immigrant people from 2011 to 2025 or on average 27.3 net additional Immigrant people per year in the Yorkton CA
- The balance of the population growth would be Non-Aboriginal Born in Canada reaching a potential 19,825 people representing 84.6% of the population in the Yorkton CA by 2025

**Exhibit 8.5 - Yorkton CA Population Growth Projections by Segments to 2025**



*\* Note: Demographic Segments modelling is based on a number of growth factors applied to the Yorkton CA. The forecast presents rough estimates of what may occur and should be used with caution for illustration purposes of potential growth by segments only.*

*Source: Preferred Choice analysis and modelling of information from Statistics Canada: 2001, 2006, and 2011 Census data, 2011 National Household Survey data Catalogue Numbers 99-014-X2011015, 99-011-X2011007, and 99-010-X2011026, and Saskatchewan Ministry of Health 2001-2014 Covered Population Data*

**Conclusion #1: The Yorkton CA area is anticipated to see the Aboriginal Identity Population grow at 2.8 times the overall population growth rate based on provincial Aboriginal Growth Rates which is estimated to grow the Aboriginal Population by on average 57.2 net additional Aboriginal people per year to 2,595 people or 11.1% of the Overall Population by 2025 should forecast employment and population growth occur.**

**Conclusion #2: Should forecast employment and population growth occur, the Yorkton CA area is anticipated to see the Immigrant Population grow at 3.7 times the overall population growth rate based on recent community Immigrant Growth Rates which is estimated to grow the Immigrant Population by on average 27.3 net additional Immigrant people per year to 1,027 people or 4.4% of the Overall Population by 2025.**

**8.4. Yorkton Area Housing Need and Demand Growth Forecast by Segments**

**Exhibit 8.6 - Yorkton CA Housing Growth Forecast Segments by 2016, 2021, and 2025**

Yorkton CA	2011	% of Dwellings	5 YR 2016-2011 *	% of Dwellings Change / % of Dwellings	5 YR 2021-2016 *	% of Dwellings Change / % of Dwellings	4 YR 2025-2021 *	% of Dwellings Change / % of Dwellings	14 YR 2025-2011 *	% of Dwellings	Annual Average Growth 2011-2025 *
<b>Aboriginal Dwelling Units</b>			79	12.9%	109	17.4%	133	23.1%	321	17.7%	22.9
<b>Immigrant Dwelling Units</b>			57	9.4%	51	8.2%	44	7.6%	153	8.4%	10.9
<b>Non-Aboriginal Born in Canada Dwelling Units</b>			475	77.7%	467	74.4%	400	69.3%	1,342	73.9%	95.8
<b>Total Incremental Dwelling Units</b>			610	100.0%	628	100.0%	578	100.0%	1,816	100.0%	129.7
<b>Aboriginal Dwelling Units</b>	710	9.2%	782	9.4%	908	10.1%	1,059	11.1%			22.9
<b>Immigrant Dwelling Units</b>	7,045	90.8%	310	3.7%	368	4.1%	419	4.4%			10.9
<b>Non-Aboriginal Born in Canada Dwelling Units</b>			7,273	86.9%	7,718	85.8%	8,092	84.6%			95.8
<b>Base Housing Estimate</b>	7,755	100.0%	8,365	100.0%	8,993	100.0%	9,571	100.0%			129.7

\* Note: Demographic Segments modelling is based on growth factors estimated by Statistics Canada for Saskatchewan from 2013 to 2038 applied to the Preferred Choice baseline population growth model connected to Yorkton’s population segments composition with adjustments for additional segment higher growth rate multiples applied to the Aboriginal multiple using the 2.8 × Saskatchewan Aboriginal Growth multiple from Statistics Canada’s Aboriginal Population and Households 2011 to 2036 projections and Immigrant growth rate multiples based on recent Immigrant patterns for the Yorkton CA. The forecast presents rough estimates of what may occur and should be used with caution for illustration purposes of potential growth by segments only.

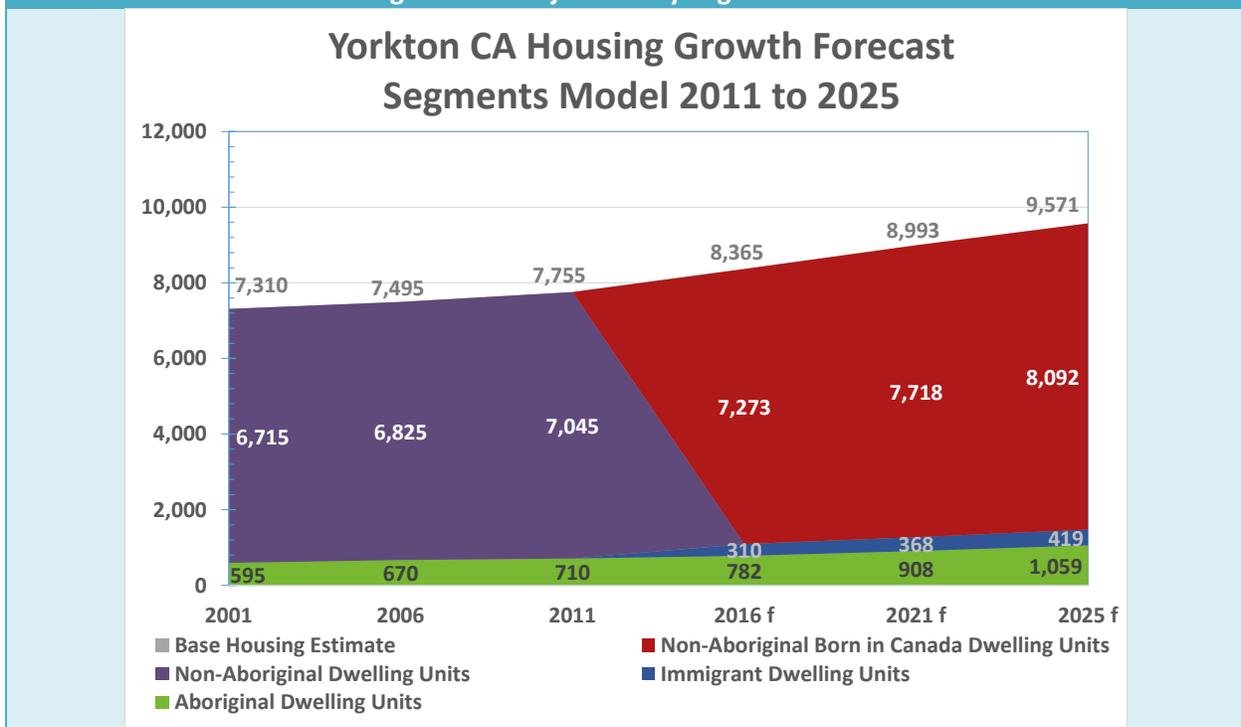
Source: Preferred Choice analysis and modelling of information from Statistics Canada: 2001, 2006, and 2011 Census data, 2011 National Household Survey data Catalogue Numbers 99-014-X2011015, 99-011-X2011007, and 99-010-X2011026, and Saskatchewan Ministry of Health 2001-2014 Covered Population Data

The Yorkton Area Population Growth Forecast by Segments Modelling was applied to the Yorkton Area Housing Need and Demand Market Assessment Dwelling Modelling of a declining population per dwelling unit scale from 2011 through 2025. The Yorkton Area Housing Growth Forecast Model with Growth by Population Origin Segment is presented in the previous exhibit. The forecast presents rough estimates of what may occur and should be used with caution for illustration purposes of potential growth by segments only.

The Total Housing Dwelling Units growth for the Yorkton CA from 2011 to 2025 by population segment may have the following composition as noted in the previous and next exhibits:

- Aboriginal Identity dwellings in the community reaching a potential 1,059 Aboriginal Identity dwelling units representing 11.1% of the dwelling units in the Yorkton CA by 2025
  - The projection estimates an increase of 321 additional Aboriginal dwelling units from 2011 to 2025 or on average 22.9 net additional Aboriginal dwellings per year in the Yorkton CA

**Exhibit 8.7 - Yorkton CA Housing Growth Projections by Segments to 2025**



*\* Note: Demographic Segments modelling is based on a number of growth factors applied to the Yorkton CA. The forecast presents rough estimates of what may occur and should be used with caution for illustration purposes of potential growth by segments only.*

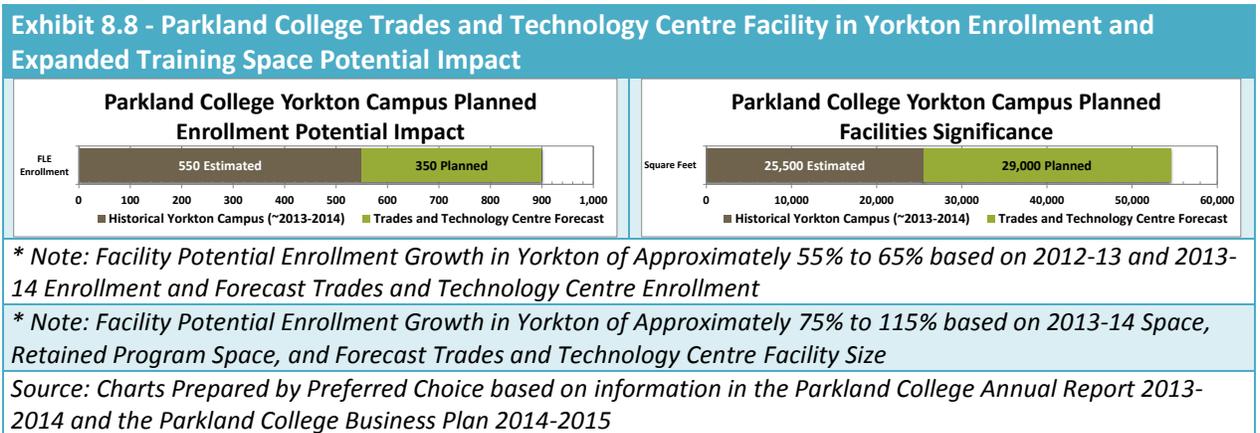
*Source: Preferred Choice analysis and modelling of information from Statistics Canada: 2001, 2006, and 2011 Census data, 2011 National Household Survey data Catalogue Numbers 99-014-X2011015, 99-011-X2011007, and 99-010-X2011026, and Saskatchewan Ministry of Health 2001-2014 Covered Population Data*

- Immigrant dwellings in the community reaching a potential 419 Immigrant dwelling units representing 4.4% of the Dwelling Units in the Yorkton CA by 2025
  - The projection estimates an increase of 153 additional Immigrant dwelling units from 2011 to 2025 or on average 10.9 net additional Immigrant dwellings per year in the Yorkton CA
- The balance of the housing dwellings growth would be Non-Aboriginal Born in Canada reaching a potential 8,092 dwelling units representing 84.6% of the dwellings in the Yorkton CA by 2025

**Conclusion #3: The Yorkton CA area is anticipated to need on average 22.9 net additional Aboriginal dwelling units per year or 321 additional Aboriginal dwelling units from 2011 to 2025 should forecast Aboriginal population and overall area employment and population growth occur.**

**Conclusion #4: The Yorkton CA area is anticipated to need on average 10.9 net additional Immigrant dwelling units per year or 153 additional dwelling units for Immigrants from 2011 to 2025 should forecast overall area employment, population, and Immigration growth occur.**

The Parkland College opened a new 29,000 square foot Trades and Technology Centre in Yorkton to support training for an estimated 350 more Full-Load-Equivalent Students (FLEs). The Parkland College anticipates an estimated 75 student housing units will be required to provide 142 student beds to support the additional new Trades and Technology Centre programs. The significance of the new Trades and Technology Centre is highlighted in the following exhibit.



The impact of the new Parkland College Trades and Technology Centre in Yorkton will increase the training space by 75% to 115% and grow enrollment in Yorkton by approximately 55% to 65% based on recent Yorkton facility and enrollment levels.

The need for at least 75 more units of student housing will serve a broad mixture of the population including single students, family students, Immigrant students, and Aboriginal Identity Students. According to the Parkland College Annual Report 2013-2014 36% of Full-Time and Part-Time students were Aboriginal in 2013-2014 for all campuses in the entire Parkland College region. The Yorkton Campus had 3.2% of the FLEs enrolled in English Language Training.

***Conclusion #5: The Parkland College has expanded its facilities and programming in Yorkton with the new Trades and Technology Centre and requires at least 75 new dwelling units as soon as possible to support programming for a range of market segments including Aboriginal students, International Students, and general students to meet future workforce needs.***

#### **8.5. Yorkton Area Seniors' Population Growth Forecast by Segments**

In 2014 the Yorkton CA had a higher concentration of seniors 65 or older representing 18.3% of the population compared to the provincial level of 14.3% based on Saskatchewan Health Covered Population data. According to the 2011 Census seniors 65 years and older was the 3<sup>rd</sup> largest population age group with 20.3% of the Yorkton CA population compared to 14.9% for Saskatchewan and 14.8% for Canada in 2011.

Statistics Canada released the Population Projections for Canada (2013 to 2063), Provinces and Territories (2013 to 2038) in May 2015 and Canada's Population Estimates: Age and Sex, July 1, 2015 in September 2015. The May 2015 long term projections includes provincial forecast populations by age group which under the M1 medium growth forecast model had the level of Saskatchewan seniors' 65 years and older growing at 1.60% per annum from 2013 to 2038 and the national M1 rate of growth at 1.82% on average per annum. In the September 2015 annual population estimates release the 2014 / 2015 growth rate of the population 65 years and older was 3.5% or approximately four times the total national population growth rate.

Based on this information and the previous population growth rates by segment modelling and the composition of Yorkton demographics with a higher proportion of seniors, a seniors 65+ growth rate of 2.5% was used which would forecast seniors 65+ growing to 21.5% of the overall Yorkton CA population by 2025. The proportion of seniors by segment was forecast to grow at 2.38 times the normal growth rate for the overall population, 2.57 times the growth rate for the Aboriginal Identity population, and 1.41 times the growth rate for the Immigrant population.

The Yorkton Area Seniors' 65 years and older Population Growth Forecast Model with Growth by Population Origin Segment is presented in the following exhibit. The forecast presents rough estimates of what may occur and should be used with caution for illustration purposes of potential growth by segments only, as the variables are sensitive to a number of factors.

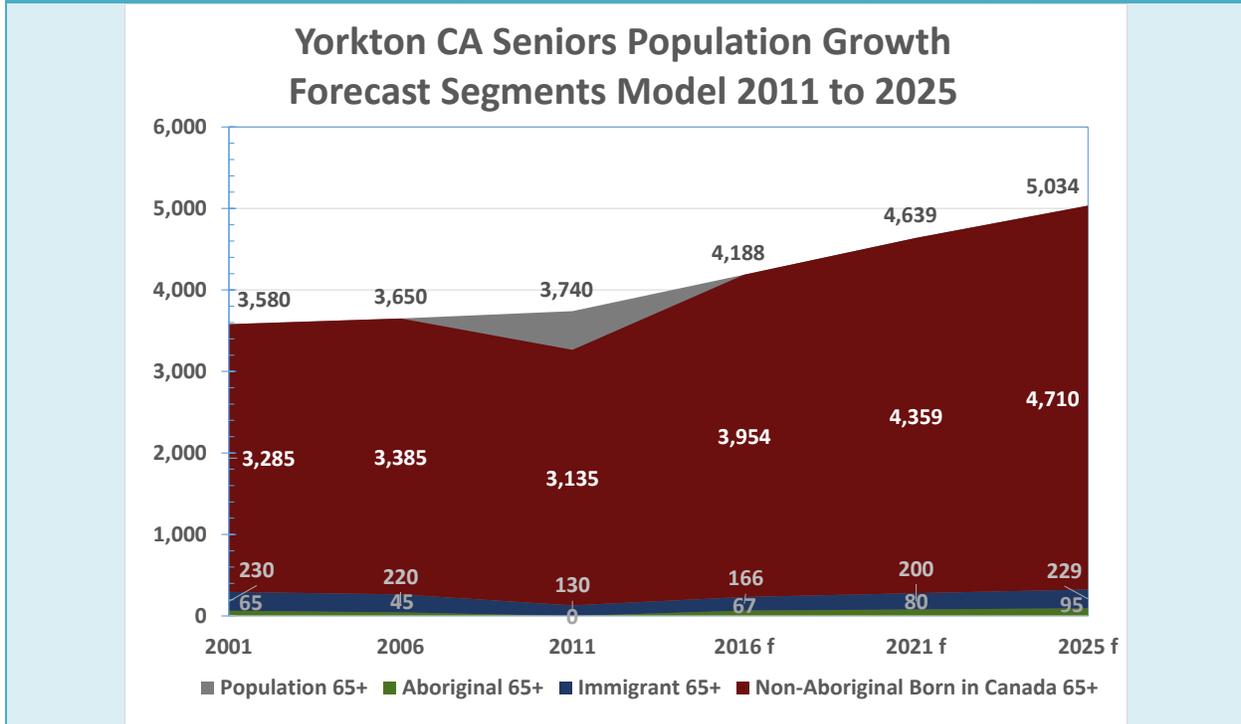
Exhibit 8.9 - Yorkton CA Seniors' Population Growth Forecast Segments by 2016, 2021, and 2025													
Seniors' Population Age 65 and Older	2011		2014		5 YR 2016- 2011 **		5 YR 2021- 2016 **		4 YR 2025- 2021 **		14 YR 2025- 2011 **		Annual Average Growth 2011-2025
	Actual / Estimates *	% of Segment Population	Actual / Estimates *	% of Segment Population	Forecast **	% of Seniors Population							
Yorkton CA													
<b>Total Incremental 65+ Population</b>					448		451		396		1,294	100%	92.5
<b>Aboriginal 65+</b>					67		13		15		95	3.9%	6.8
<b>Immigrant 65+</b>					36		34		29		99	7.5%	7.1
<b>Non-Aboriginal Born in Canada 65+</b>					345		404		351		1,100	88.7%	78.6
<b>Population 65+</b>	3,740	18.7%	3,832	18.3%	4,188	19.6%	4,639	20.6%	5,034	21.5%			92.5
<b>Aboriginal 65+</b>	0	0.0%	46*	3.3%	67	3.4%	80	3.5%	95	3.7%			6.8
<b>Immigrant 65+</b>	130	20.2%	137*	20.7%	166	21.0%	200	21.7%	229	22.3%			7.1
<b>Non-Aboriginal Born in Canada 65+</b>	3,135*	20.4%	3,649	20.8%	3,954	21.3%	4,359	22.6%	4,710	23.8%			78.6
<p>* Note: Overall Base Population Modelling is done from Saskatchewan Health Covered Population data and Aboriginal Population data + Immigrant Population data is from 2011 Statistics Canada National Household Survey Data which leads to variations in totals for 2011 along with estimates for 2014 for Immigrant Population and First Nations Identity population only for 2014.</p> <p>** Note: Demographic Segments modelling is based on growth factors estimated by Statistics Canada for Saskatchewan from 2013 to 2038 noted by age groups applied to the Preferred Choice baseline population growth model connected to Yorkton's population segments and age groups composition with adjustments for additional segment higher growth rate multiples applied to the Aboriginal multiple using the 2.8 x Saskatchewan Aboriginal Growth multiple from Statistics Canada's Aboriginal Population and Households 2011 to 2036 projections and Immigrant growth rate multiples based on recent Immigrant patterns for the Yorkton CA. The forecast presents rough estimates of what may occur and should be used with caution for illustration purposes of potential growth by segments only.</p> <p>Source: Preferred Choice analysis and modelling of information from Statistics Canada: 2001, 2006, and 2011 Census data, 2011 National Household Survey data Catalogue Numbers 99-014-X2011015, 99-011-X2011007, and 99-010-X2011026, and Saskatchewan Ministry of Health 2001-2014 Covered Population Data</p>													

The Total Seniors Population 65 years and older growth for the Yorkton CA from 2011 to 2025 by population segment may have the following composition as noted in the previous and next exhibits:

- Total Seniors 65+ years old Population growing to 5,034 seniors by 2025 representing 21.5% of the population in the Yorkton CA with on average 92.5 seniors per annum growth
- Aboriginal Identity proportion of the Total Seniors 65+ years old Population reaching a potential 95 Aboriginal Identity Seniors representing 3.7% of the Aboriginal population in the Yorkton CA by 2025 with on average 6.8 Aboriginal seniors per annum growth
- Immigrant proportion of the Total Seniors 65+ years old Population reaching a potential 229 Immigrant Seniors representing 22.3% of the Immigrant population in the Yorkton CA by 2025 with on average 7.1 Immigrant seniors per annum growth

- The balance of the Total Seniors 65+ years old would be Non-Aboriginal Born in Canada reaching a potential 4,710 Seniors representing 23.8% of the Non-Aboriginal Born in Canada population in the Yorkton CA by 2025 with on average 78.6 Non-Aboriginal Born in Canada seniors per annum growth

**Exhibit 8.10 - Yorkton CA Seniors' Population 65 and Older Growth Projections by Segments to 2025**



\* Note: Overall Base Population Modelling is done from Saskatchewan Health Covered Population data and Aboriginal Population data + Immigrant Population data is from 2011 Statistics Canada National Household Survey Data which leads to variations in totals for 2011 and prior year composition estimates.

\*\* Note: Demographic Segments modelling by age is based on a number of growth factors applied to the Yorkton CA. The forecast presents rough estimates of what may occur and should be used with caution for illustration purposes of potential growth by segments only.

Source: Preferred Choice analysis and modelling of information from Statistics Canada: 2001, 2006, and 2011 Census data, 2011 National Household Survey data Catalogue Numbers 99-014-X2011015, 99-011-X2011007, and 99-010-X2011026, and Saskatchewan Ministry of Health 2001-2014 Covered Population Data

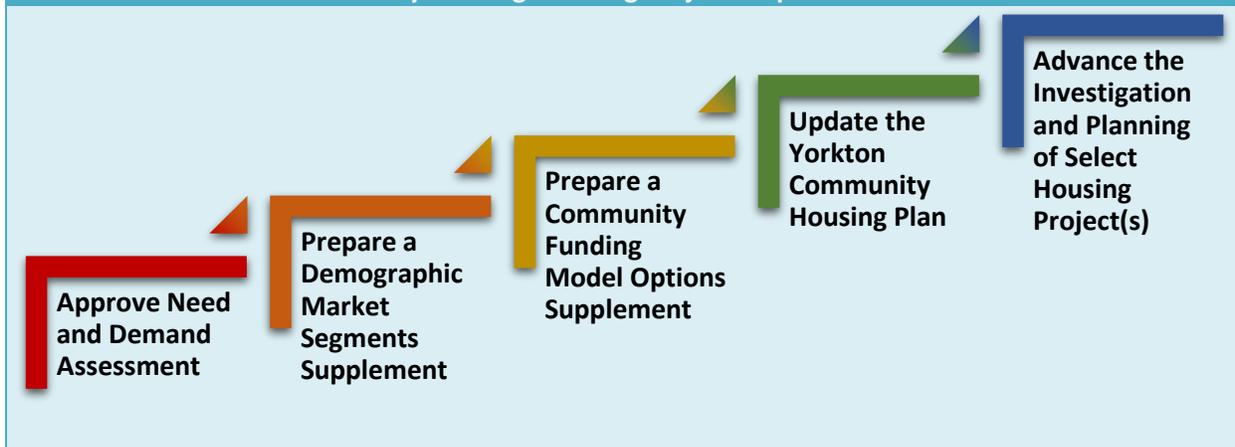
**Conclusion #6: The Yorkton CA area is anticipated to see the Seniors' Population Levels grow at 2.4 times the overall population growth rate based on provincial Seniors' Growth Rates which is expected to grow the 65 Years and Older Population by on average 92.5 net additional Seniors per year to 5,034 Seniors or 21.5% of the Overall Population by 2025 should forecast employment, population, and seniors growth occur.**

## 8.6. Steps in the Yorkton Community Housing Plan

The Yorkton area Housing Development Project has completed the following steps:

- Preferred Choice prepared the 2015 Yorkton Area Housing Need and Demand Market Assessment Report
- Preferred Choice prepared this Demographic Market Segments Supplement

Exhibit 8.11 - Yorkton Community Housing Planning Project Steps



Source: Preferred Choice

The next steps in the Yorkton area Housing Development Project are:

- Preferred Choice will Prepare a Community Funding Model Options Supplement
- An Updated Community Housing Plan will be developed for Yorkton based on the Need and Demand Assessment, Market Segments Review, Funding Model Options Review, and Stakeholder and Client Engagement
- Finalize and Submit the Updated Yorkton Community Housing Plan to the City of Yorkton Council for Approval
- Select partners for a target housing project(s) to investigate and advance, based on access to available approved funding including CMHC Seed Funding

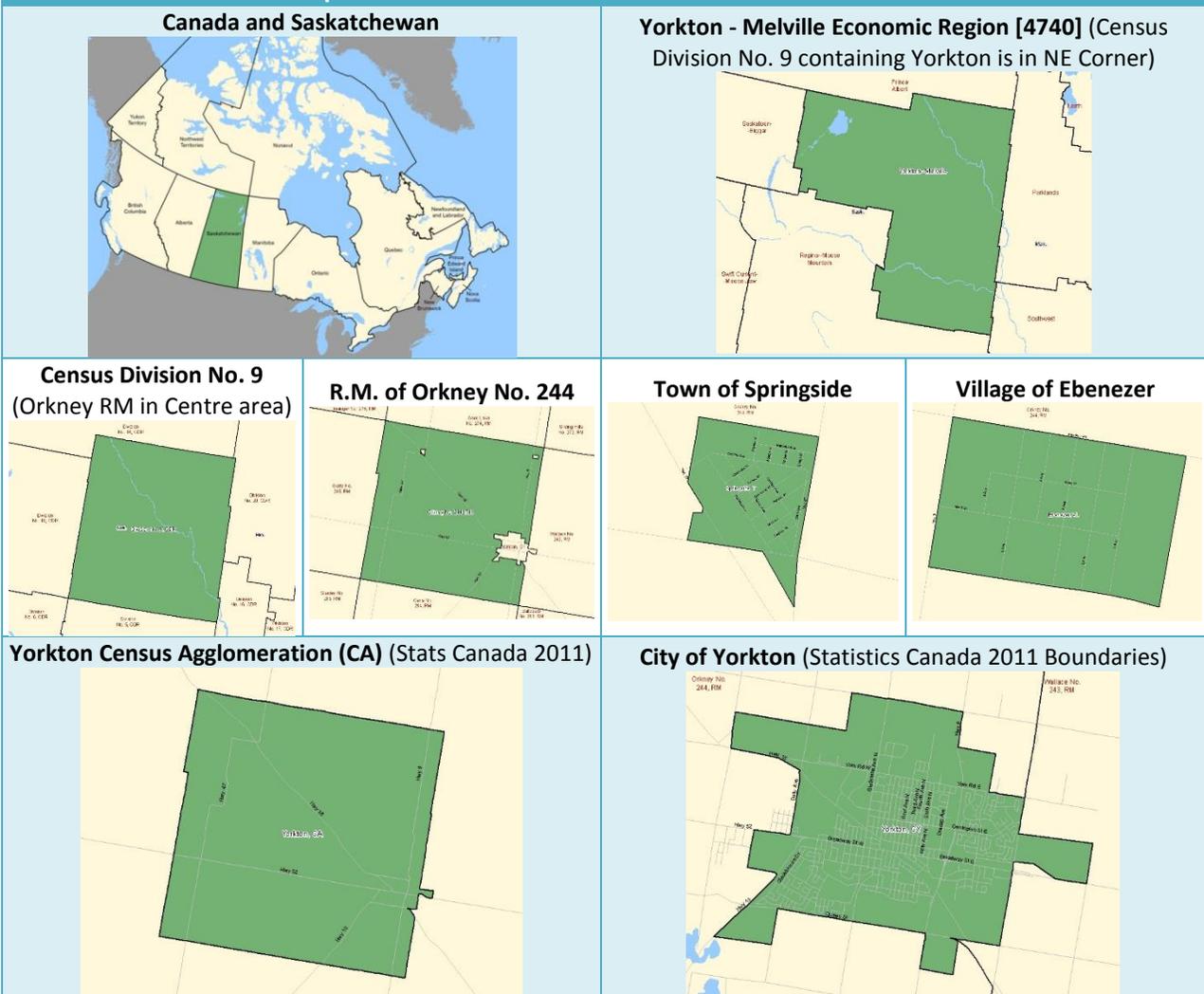
The last stage of the housing plan to develop target project(s) with partners are optional. The intent is to generate action to advance the goals of the updated Yorkton Community Housing Plan.

**Conclusion #7: The Yorkton CA population and housing growth will be driven by a combination of demographic segments with a range of housing needs across the housing continuum. Housing will need to be developed for Aboriginal Identity people, Immigrants, and Non-Aboriginal Born Canadians through a range of housing projects for families, single persons, students, and seniors.**

## Appendix A: Core Demographic Information

### Census Population

Exhibit A.1 -Area Census Population 1981 - 2011



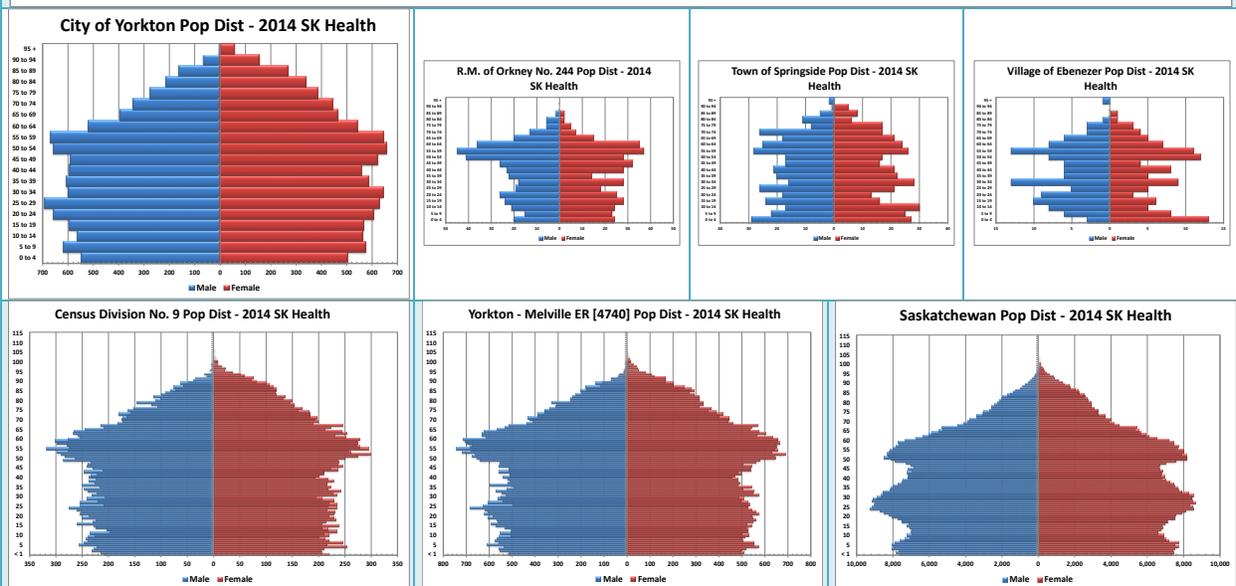
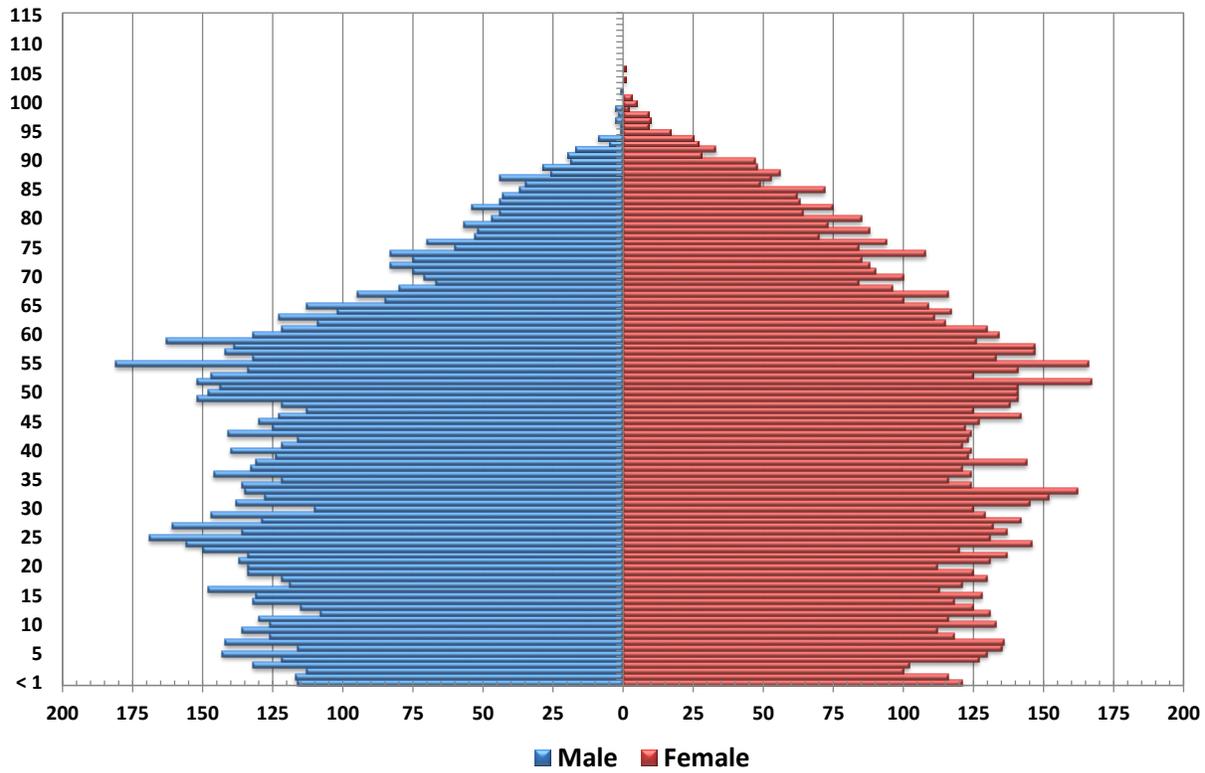
Population	1981	1986	1991	1996	2001	2006	2011
Yorkton CA	18,290	18,463	17,987	17,713	17,554	17,438	18,238
Yorkton	15,339	15,574	15,315	15,154	15,107	15,038	15,669
R.M. of Orkney No. 244	2,254	2,094	1,899	1,810	1,728	1,721	1,860
Springside	533	603	591	542	525	494	534
Ebenezer	164	192	182	166	147	139	175
Census Division No. 9	44,918	43,455	40,755	38,562	36,895	34,736	35,314
Yorkton - Melville Economic Region [4740]	111,241	108,257	100,479	94,364	88,752	82,945	84,867
Saskatchewan	968,313	1,009,613	988,928	990,237	978,933	968,157	1,033,381
Canada	24,343,177	25,309,331	27,296,859	28,846,761	30,007,094	31,612,897	33,476,688

Source: Statistics Canada, Census Data

**Saskatchewan Health Population**

**Exhibit A.2 - Saskatchewan Health Population Age Distribution 2014**

## Yorkton CA Pop Dist - 2014 SK Health



Source: Charts Prepared by Preferred Choice based on Saskatchewan Ministry of Health, Covered Population 2014

Exhibit A.3 - Saskatchewan Health Population by Age 2014									
Location	Census Division No. 9			Yorkton - Melville Economic Region [4740]			Saskatchewan		
Gender	Male	Female	Total	Male	Female	Total	Male	Female	Total
Total	19,493	19,496	38,989	46,238	45,761	91,999	576,974	570,759	1,147,733
Location	Town of Springside			Village of Ebenezer					
Gender	Male	Female	Total	Male	Female	Total			
Total	351	360	711	115	110	225			
Location	Yorkton Census Agglomeration			City of Yorkton			R.M. of Orkney No. 244		
Age / Gender	Male	Female	Total	Male	Female	Total	Male	Female	Total
Total	10,241	10,647	20,888	9,392	9,802	19,194	383	375	758
0 to 4	600	566	1,166	548	502	1,050	20	24	44
5 to 9	663	631	1,294	620	575	1,195	15	23	38
10 to 14	611	623	1,234	565	564	1,129	21	24	45
15 to 19	654	617	1,271	596	567	1,163	24	28	52
20 to 24	711	646	1,357	658	605	1,263	26	25	51
25 to 29	742	671	1,413	692	627	1,319	19	18	37
30 to 34	647	708	1,355	600	643	1,243	18	28	46
35 to 39	656	628	1,284	608	587	1,195	22	14	36
40 to 44	644	614	1,258	594	557	1,151	23	28	51
45 to 49	640	673	1,313	591	621	1,212	26	32	58
50 to 54	725	715	1,440	659	658	1,317	41	28	69
55 to 59	757	719	1,476	671	645	1,316	45	37	82
60 to 64	588	607	1,195	519	541	1,060	36	35	71
65 to 69	440	505	945	396	464	860	20	15	35
70 to 74	387	471	858	345	443	788	13	7	20
75 to 79	292	409	701	275	384	659	6	5	11
80 to 84	232	349	581	214	340	554	6	2	8
85 to 89	171	278	449	164	267	431	2	2	4
90 to 94	70	160	230	69	155	224	0	0	0
95 +	11	57	68	8	57	65	0	0	0

Source: Saskatchewan Ministry of Health, Covered Population 2014

**Population Growth**

Exhibit A.4 - Yorkton CA Population Growth Trends					
Yorkton CA					
Source	Census Population	Source	Saskatchewan Health Pop	Source	Saskatchewan Health Pop
2001 Population	17,554	2001 Population	18,710	2004 Population	18,804
2006 Population	17,438	2006 Population	18,587	2009 Population	19,298
2011 Population	18,238	2011 Population	20,023	2014 Population	20,888
5 Year Trend Annual Growth	0.90%	5 Year Trend Annual Growth	1.50%	5 Year Trend Annual Growth	1.60%
5YR Trend 2016f	19,075	5YR Trend 2016f	21,519	5YR Trend 2016f	21,560
5YR Trend 2021f	19,950	5YR Trend 2021f	23,182	5YR Trend 2021f	23,336
5YR Trend 2025f	20,679	5YR Trend 2025f	24,604	5YR Trend 2025f	24,862
10 Year Trend Annual Growth	0.38%	10 Year Trend Annual Growth	0.68%	10 Year Trend Annual Growth	1.06%
10YR Trend 2016f	18,590	10YR Trend 2016f	21,173	10YR Trend 2016f	21,332
10YR Trend 2021f	18,949	10YR Trend 2021f	21,904	10YR Trend 2021f	22,483
10YR Trend 2025f	19,241	10YR Trend 2025f	22,506	10YR Trend 2025f	23,448

*Source: Preferred Choice analysis of information from Statistics Canada: 2001, 2006, and 2011 Census data and Saskatchewan Ministry of Health 2001-2014 Covered Population data*

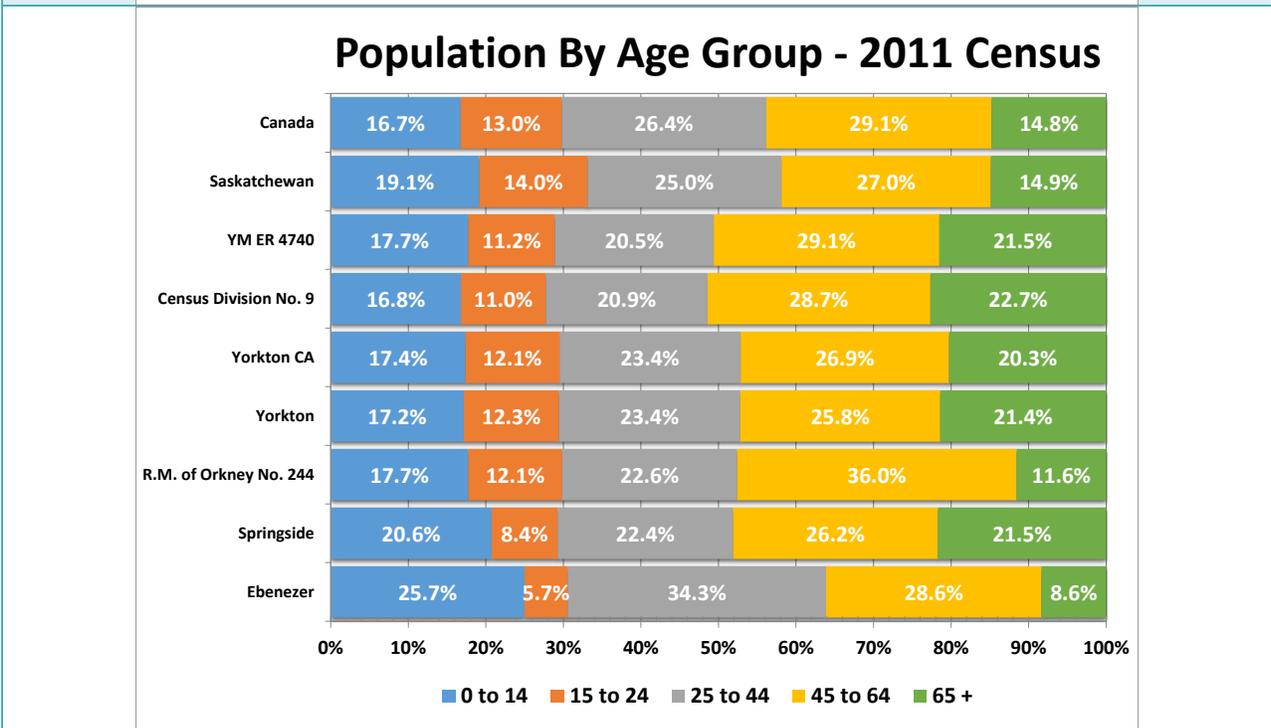
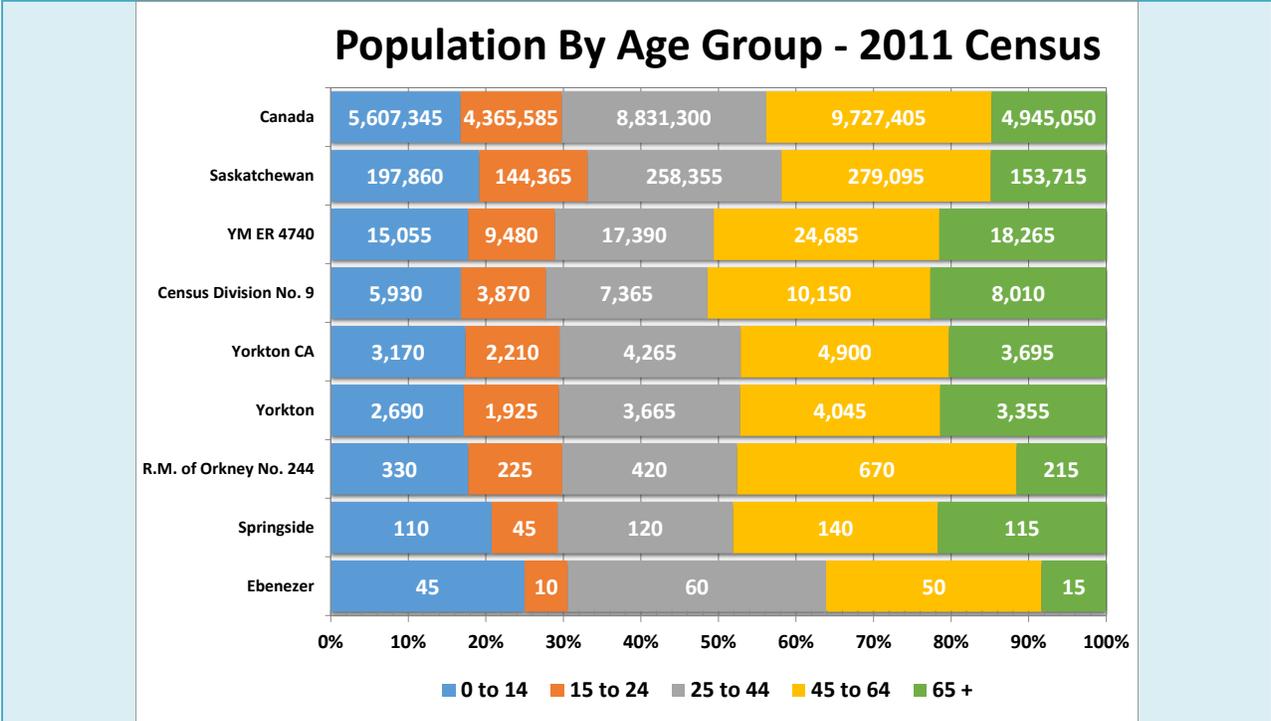
Exhibit A.5 - Yorkton Population Growth Trends					
City of Yorkton					
Source	Census Population	Source	Saskatchewan Health Pop	Source	Saskatchewan Health Pop
2001 Population	15,107	2001 Population	16,898	2004 Population	17,186
2006 Population	15,038	2006 Population	17,006	2009 Population	17,608
2011 Population	15,669	2011 Population	18,471	2014 Population	19,194
5 Year Trend Annual Growth	0.83%	5 Year Trend Annual Growth	1.67%	5 Year Trend Annual Growth	1.74%
5YR Trend 2016f	16,326	5YR Trend 2016f	19,839	5YR Trend 2016f	19,868
5YR Trend 2021f	17,012	5YR Trend 2021f	21,548	5YR Trend 2021f	21,657
5YR Trend 2025f	17,580	5YR Trend 2025f	23,021	5YR Trend 2025f	23,204
10 Year Trend Annual Growth	0.37%	10 Year Trend Annual Growth	0.89%	10 Year Trend Annual Growth	1.11%
10YR Trend 2016f	15,958	10YR Trend 2016f	19,539	10YR Trend 2016f	19,623
10YR Trend 2021f	16,252	10YR Trend 2021f	20,428	10YR Trend 2021f	20,738
10YR Trend 2025f	16,491	10YR Trend 2025f	21,168	10YR Trend 2025f	21,675

*Source: Preferred Choice analysis of information from Statistics Canada: 2001, 2006, and 2011 Census data and Saskatchewan Ministry of Health 2001-2014 Covered Population data*

## Appendix B: Seniors Population Demographics

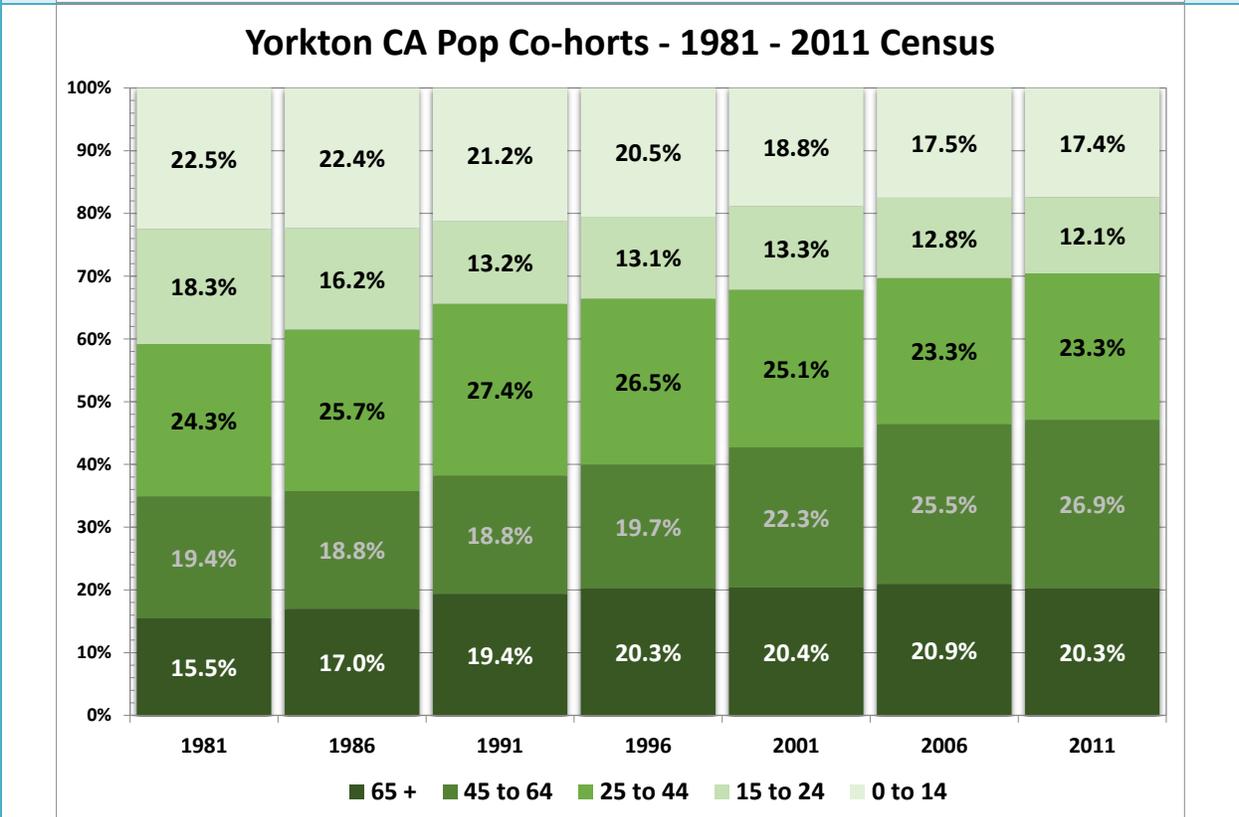
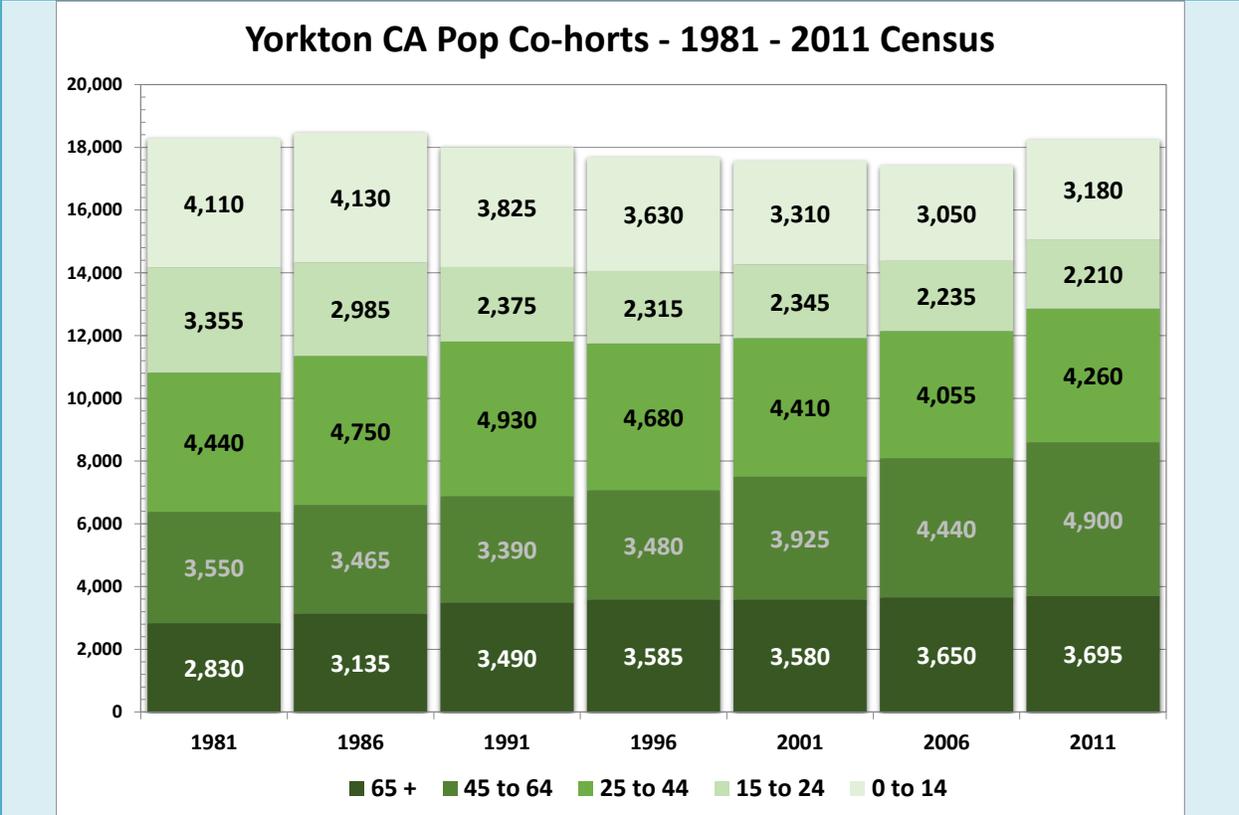
### Census Population Age Groups

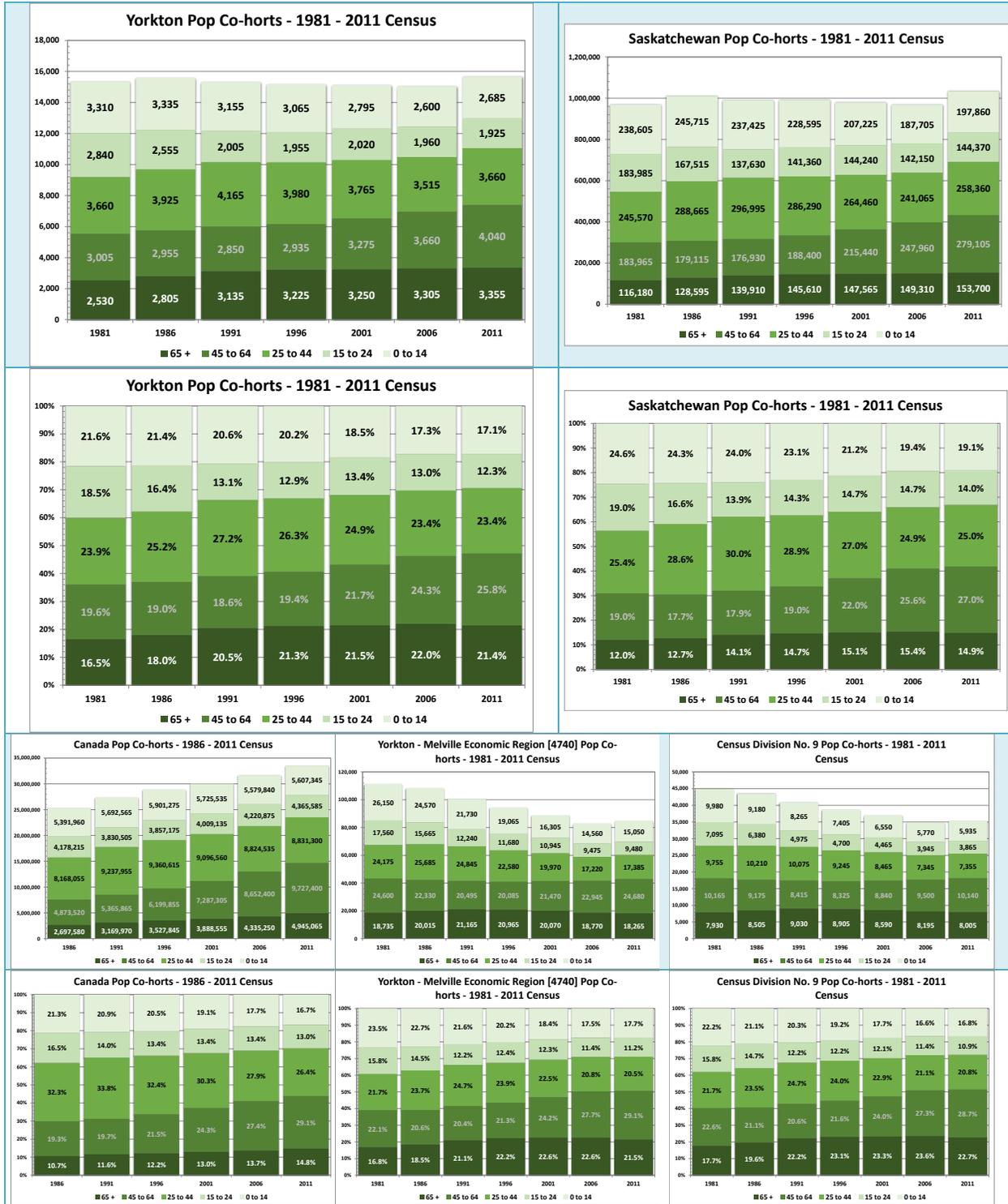
Exhibit B.1 - Statistics Canada 2011 Census Population Age Group Distribution Comparisons

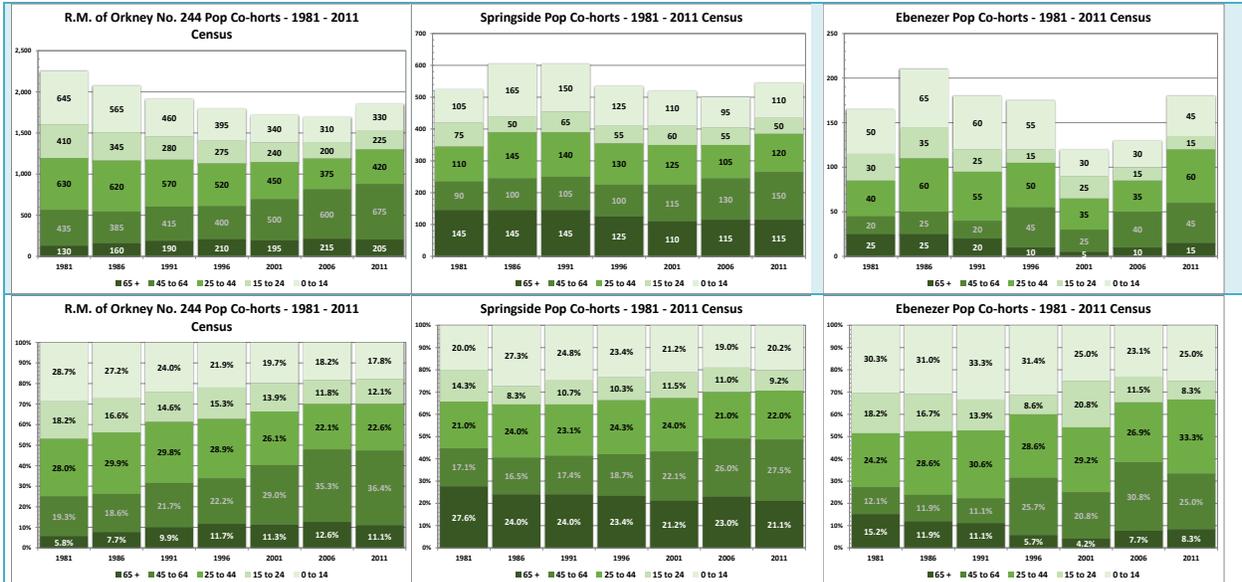


Source: Chart Prepared by Preferred Choice based on Statistics Canada, Census Data 2011

Exhibit B.2 - Statistics Canada 1981 - 2011 Census Population Age Cohorts Comparisons

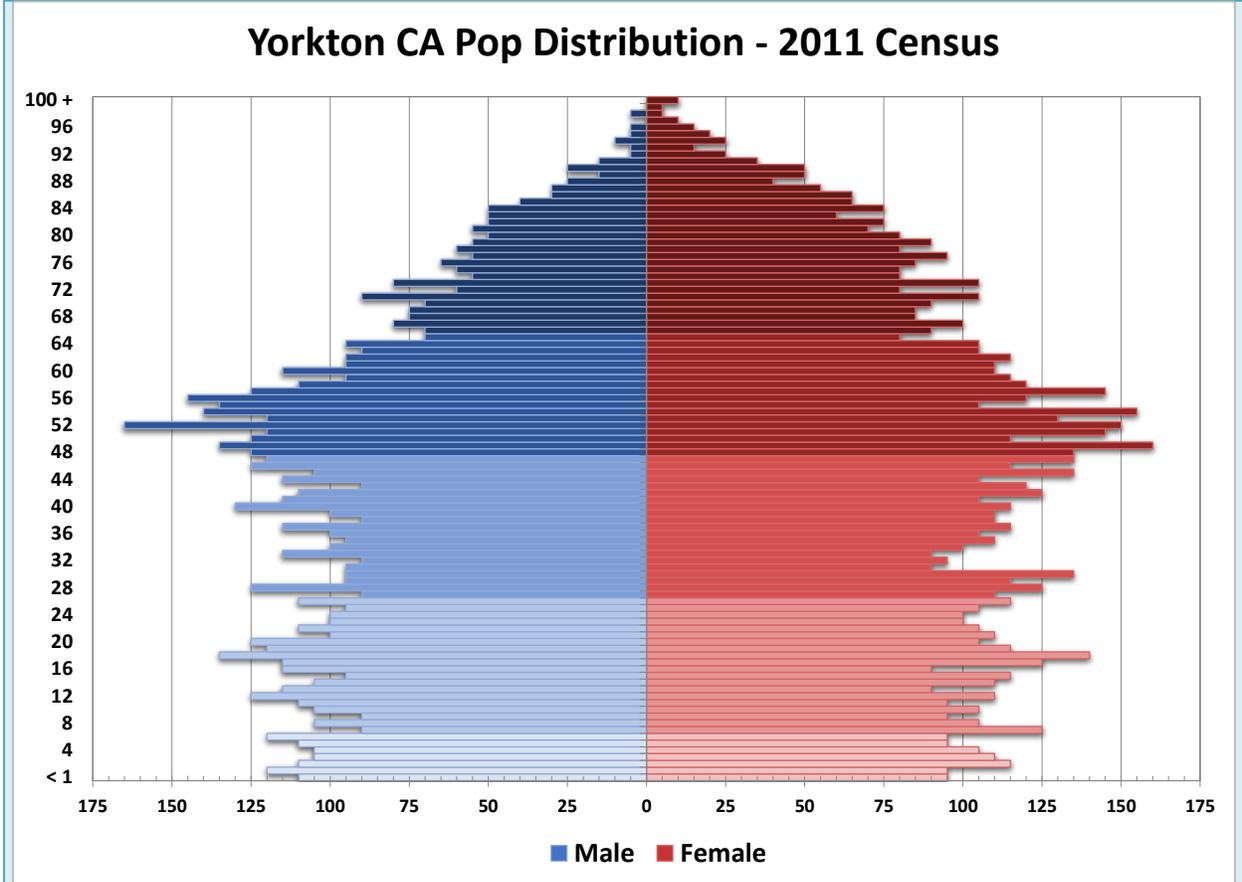


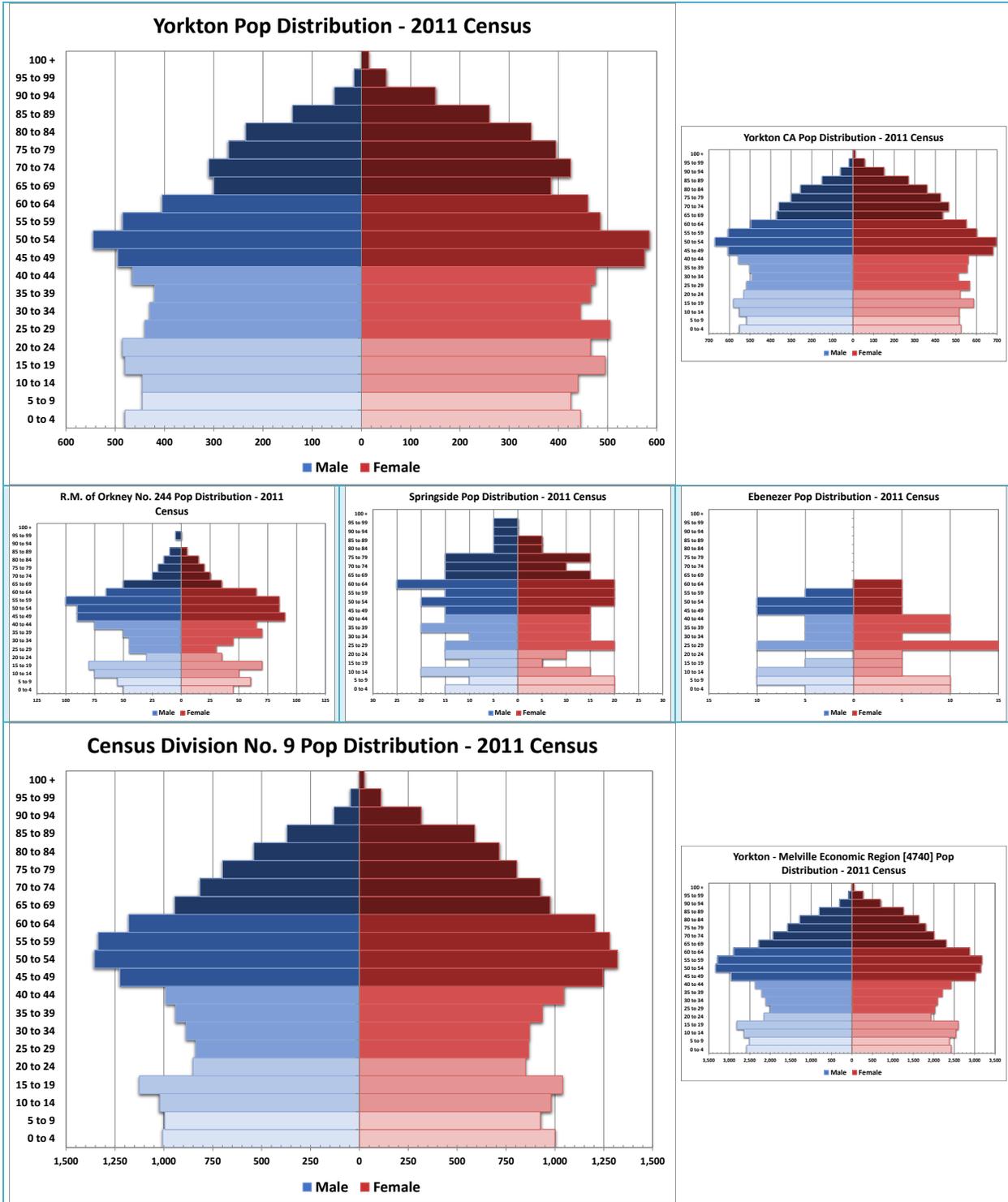


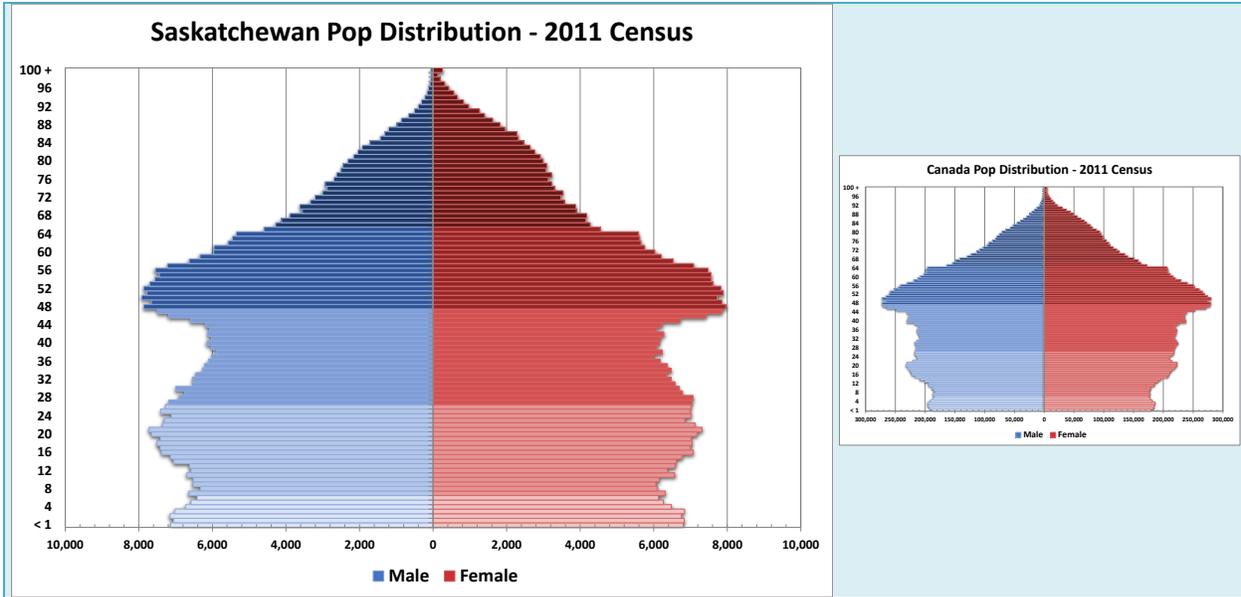


Source: Charts Prepared by Preferred Choice based on Statistics Canada, Census Data 1981 - 2011

Exhibit B.3 - Statistics Canada 2011 Census Population Age Distribution by Cohorts Comparisons



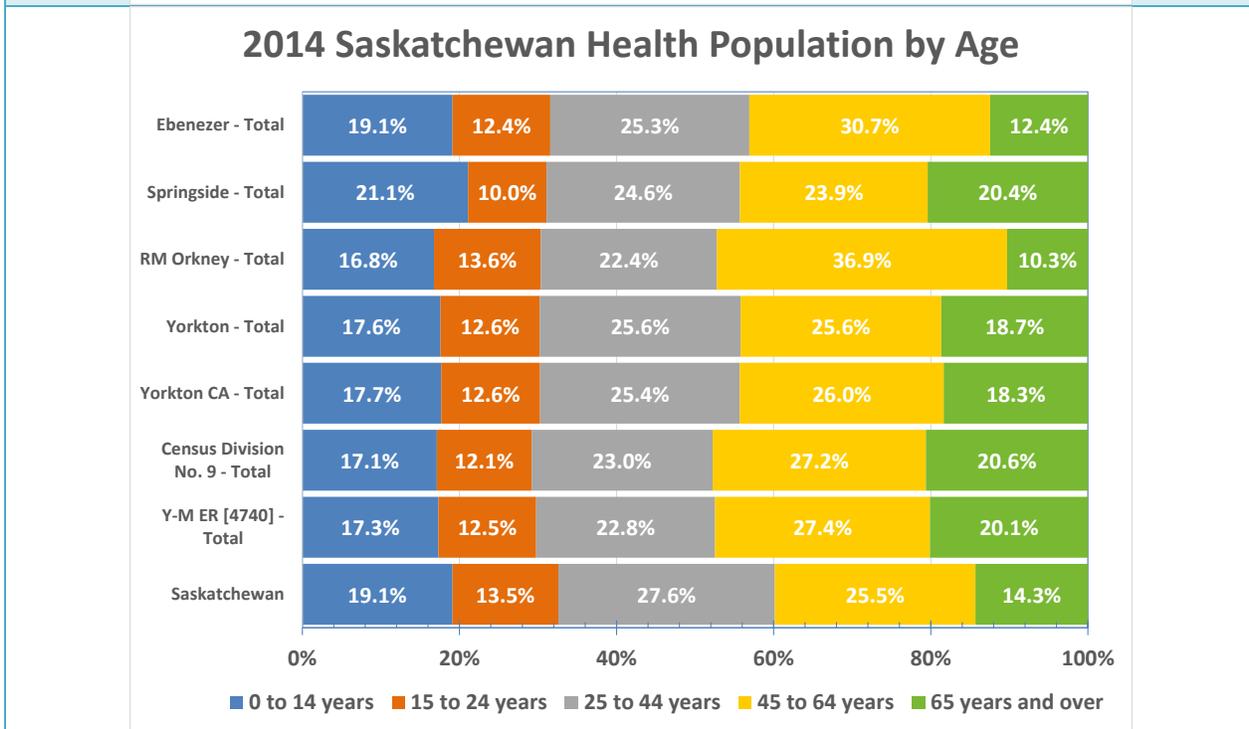
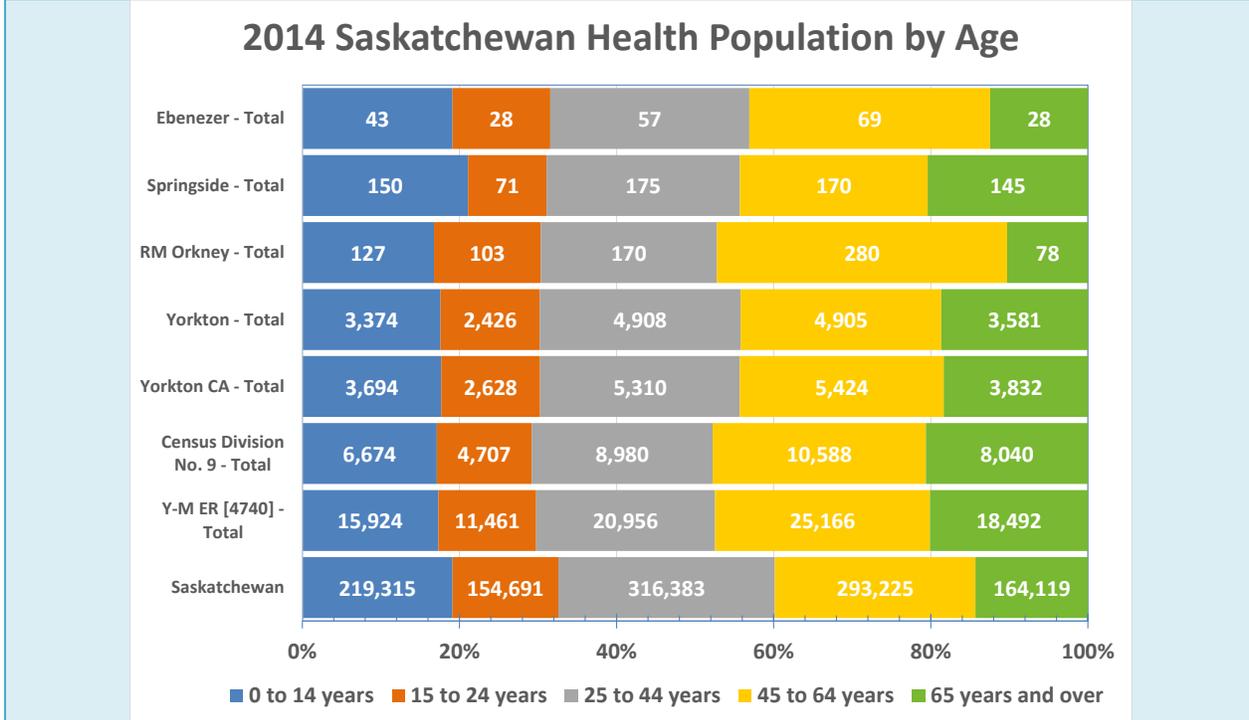




Source: Chart Prepared by Preferred Choice based on Statistics Canada, Census Data 2011

**Saskatchewan Health Population Age Groups**

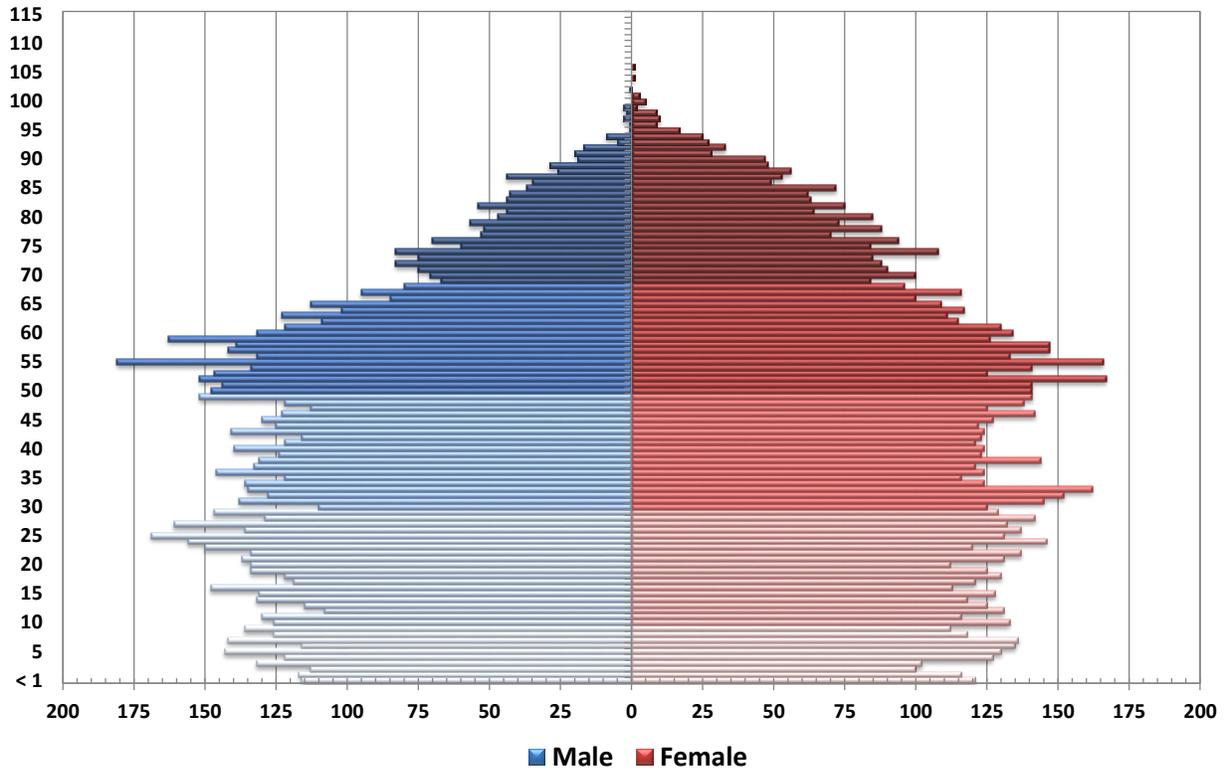
**Exhibit B.4 - Saskatchewan Health 2014 Population Age Group Distribution Comparisons**



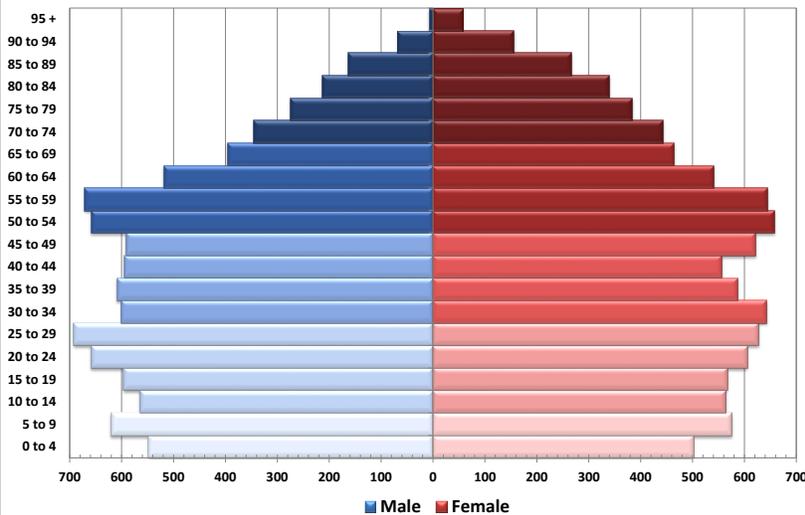
Source: Chart Prepared by Preferred Choice based on Saskatchewan Ministry of Health, Covered Population 2014

Exhibit B.5 - Saskatchewan Health 2014 Population Age Group Distribution by Cohorts Comparisons

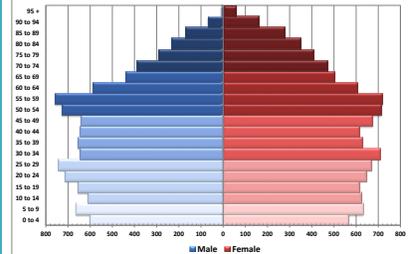
### Yorkton CA Pop Dist - 2014 SK Health

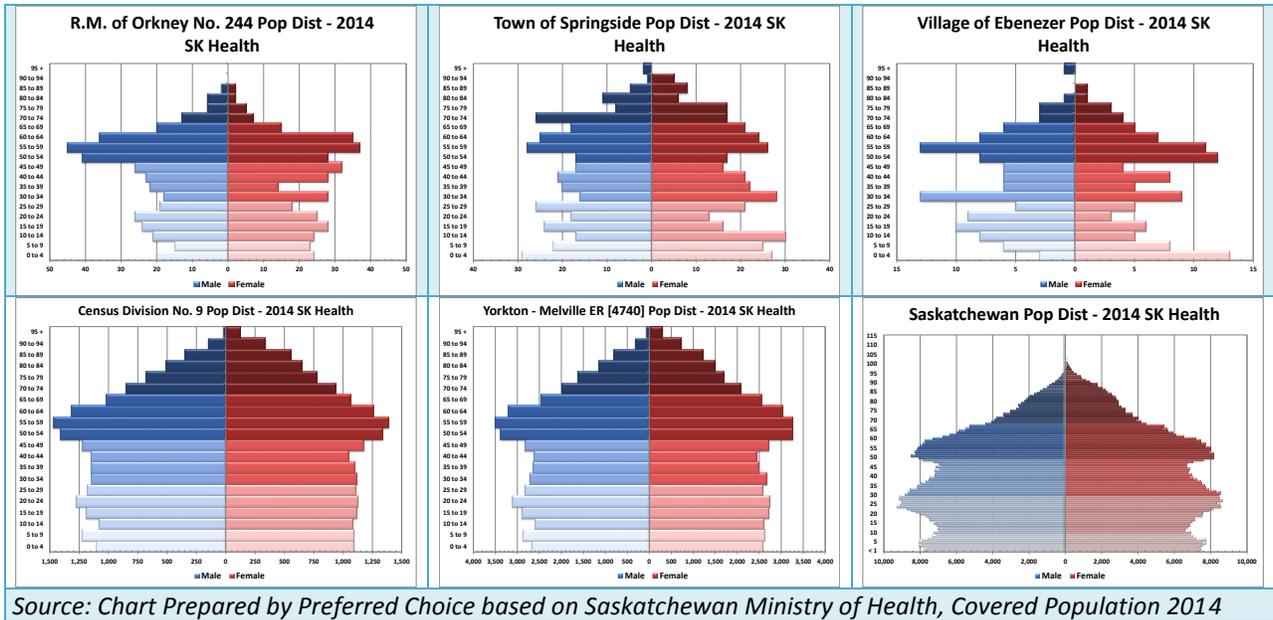


### City of Yorkton Pop Dist - 2014 SK Health



### Yorkton CA Pop Dist - 2014 SK Health





## Appendix C: Seniors Housing Information

### Seniors Living Standard Spaces Housing Market Information

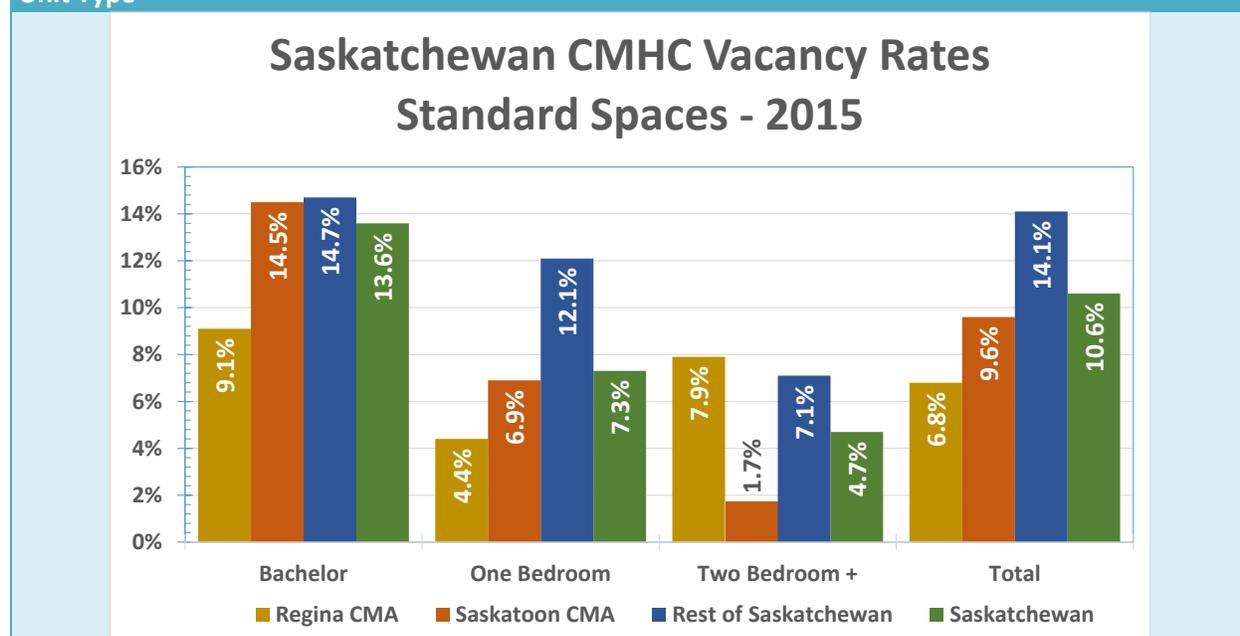
**Exhibit C.1 - 2015 Saskatchewan Seniors' Housing Vacancy Rates (%) of Standard Spaces by Unit Type**

Centres	Semi Private	Bachelor	One Bedroom	Two Bedroom +	Total
Regina CMA	**	9.1%	4.4%	7.9%	6.8%
Saskatoon CMA	**	14.5%	6.9%	1.7%	9.6%
Rest of Saskatchewan	**	14.7%	12.1%	7.1%	14.1%
Saskatchewan	**	13.6%	7.3%	4.7%	10.6%

\* Note: 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).

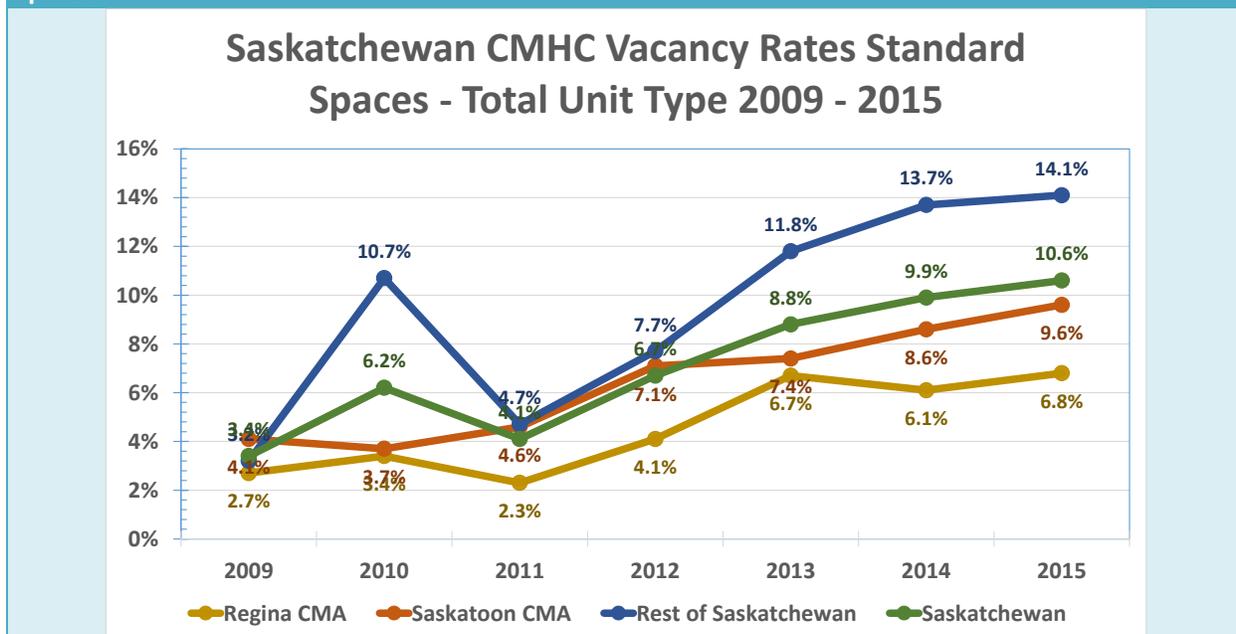
Source: Canada Mortgage and Housing Corporation, 2015 Seniors' Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data

**Exhibit C.2 - 2015 Saskatchewan Seniors' Housing Vacancy Rates Comparisons of Standard Spaces by Unit Type**



Source: Prepared by Preferred Choice from Canada Mortgage and Housing Corporation, 2015 Seniors' Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data

**Exhibit C.3 - 2009 to 2015 Saskatchewan Seniors' Housing Vacancy Rates Comparisons of Standard Spaces**



Source: Prepared by Preferred Choice from Canada Mortgage and Housing Corporation, 2009 - 2015 Seniors' Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data

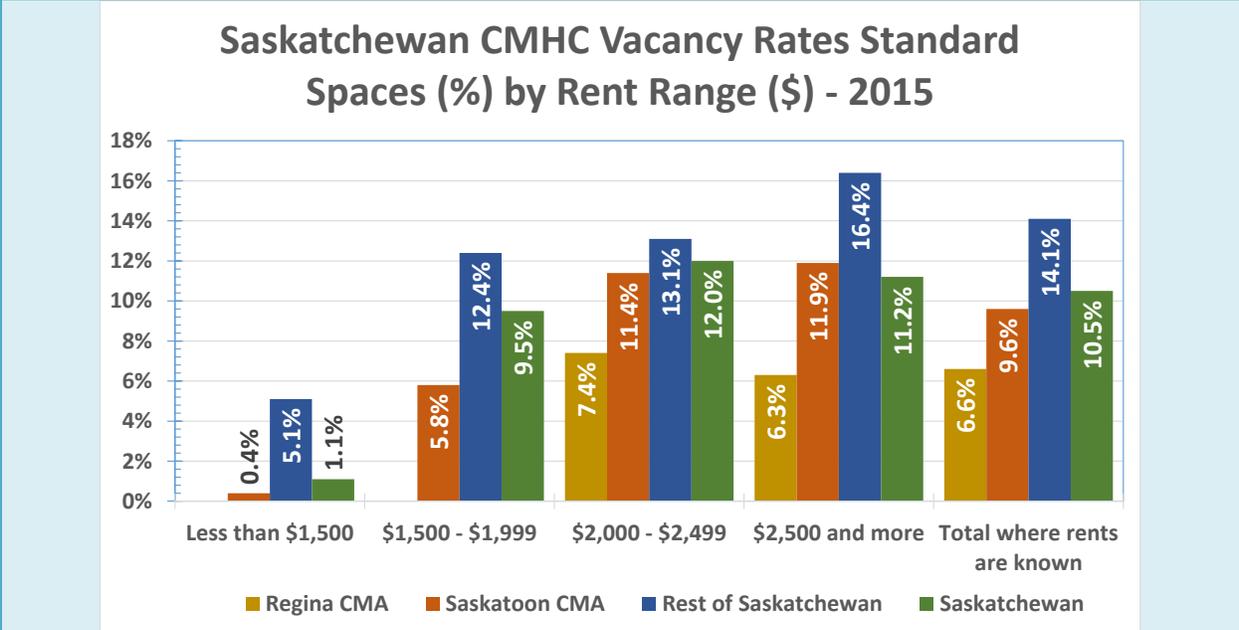
**Exhibit C.4 - 2015 Saskatchewan Seniors' Vacancy Rates of Standard Spaces (%) by Rent Range (\$)**

Centres	Less than \$1,500	\$1,500 - \$1,999	\$2,000 - \$2,499	\$2,500 and more	Total where rents are known
Regina CMA	0.0%	0.0%	7.4%	6.3%	6.6%
Saskatoon CMA	0.4%	5.8%	11.4%	11.9%	9.6%
Rest of Saskatchewan	5.1%	12.4%	13.1%	16.4%	14.1%
Saskatchewan	1.1%	9.5%	12.0%	11.2%	10.5%

\* Note: 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.

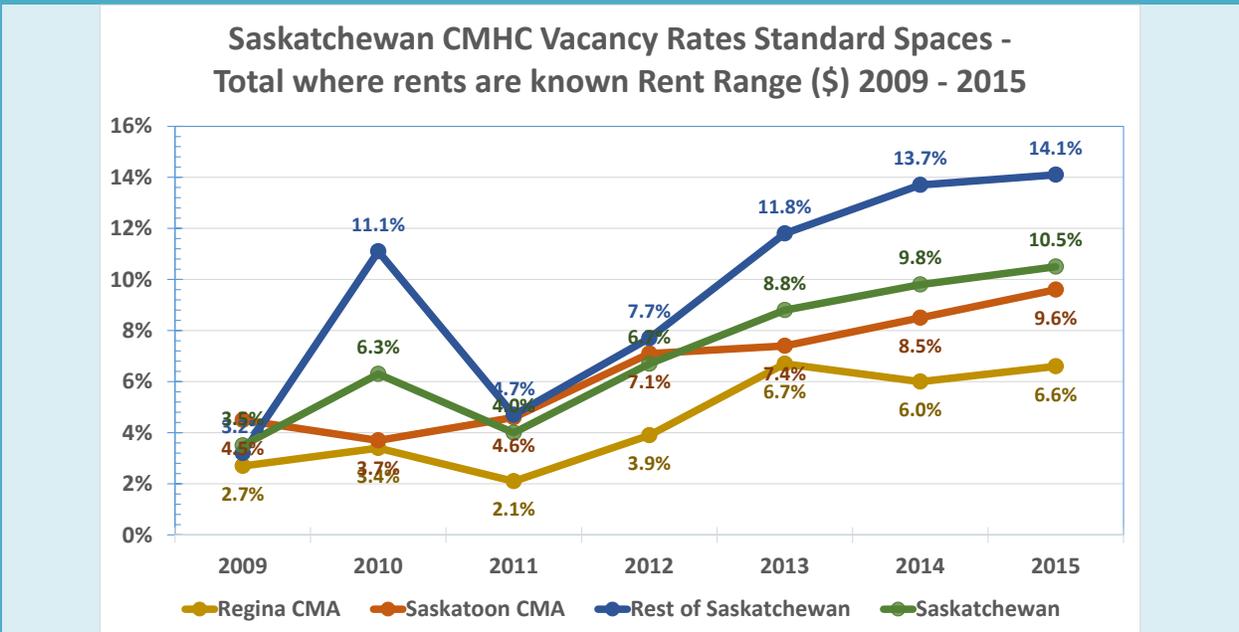
Source: Canada Mortgage and Housing Corporation, 2015 Seniors' Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data

**Exhibit C.5 - 2015 Saskatchewan Seniors' Vacancy Rates of Standard Spaces Comparisons by Rent Range (\$)**



Source: Prepared by Preferred Choice from Canada Mortgage and Housing Corporation, 2015 Seniors' Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data

**Exhibit C.6 - 2009 to 2015 Saskatchewan Seniors' Vacancy Rates of Standard Spaces Comparisons with Known Rents**



Source: Prepared by Preferred Choice from Canada Mortgage and Housing Corporation, 2009 - 2015 Seniors' Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data

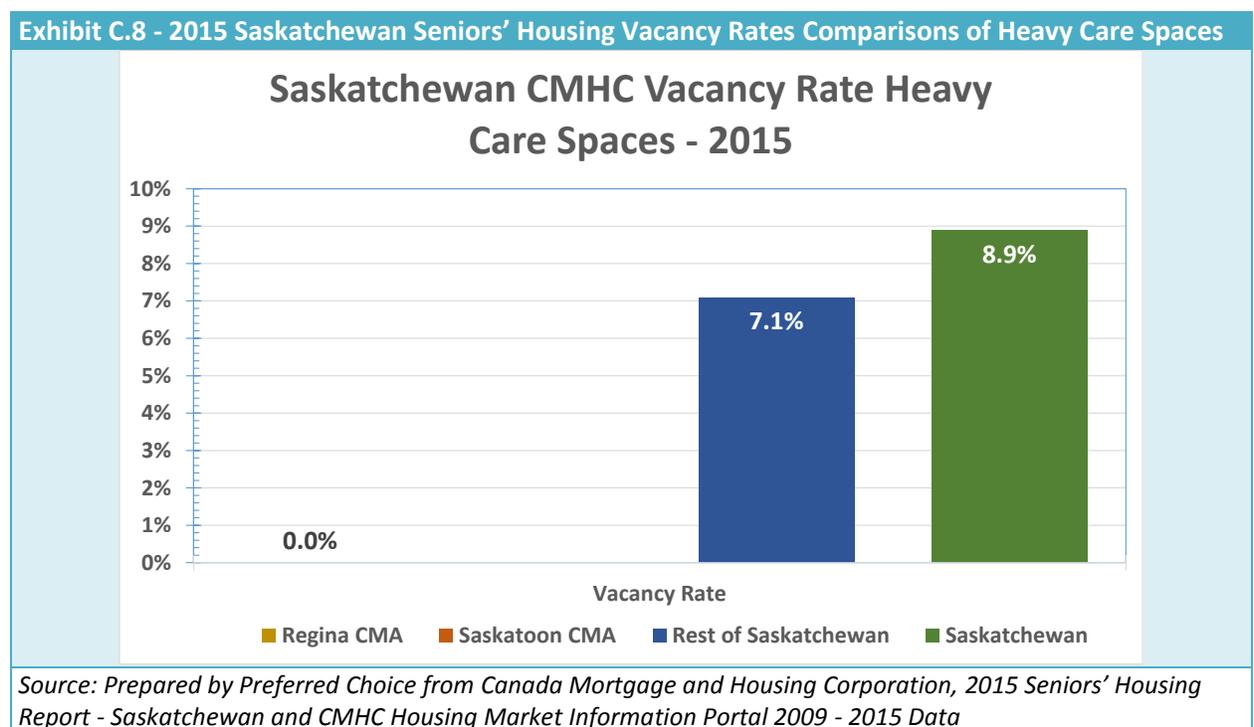
**Seniors Living Heavy Care Spaces Housing Market Information**

**Exhibit C.7 - 2015 Saskatchewan Seniors' Housing Vacancy Rates (%) and Average Rents (\$) of Heavy Care Spaces**

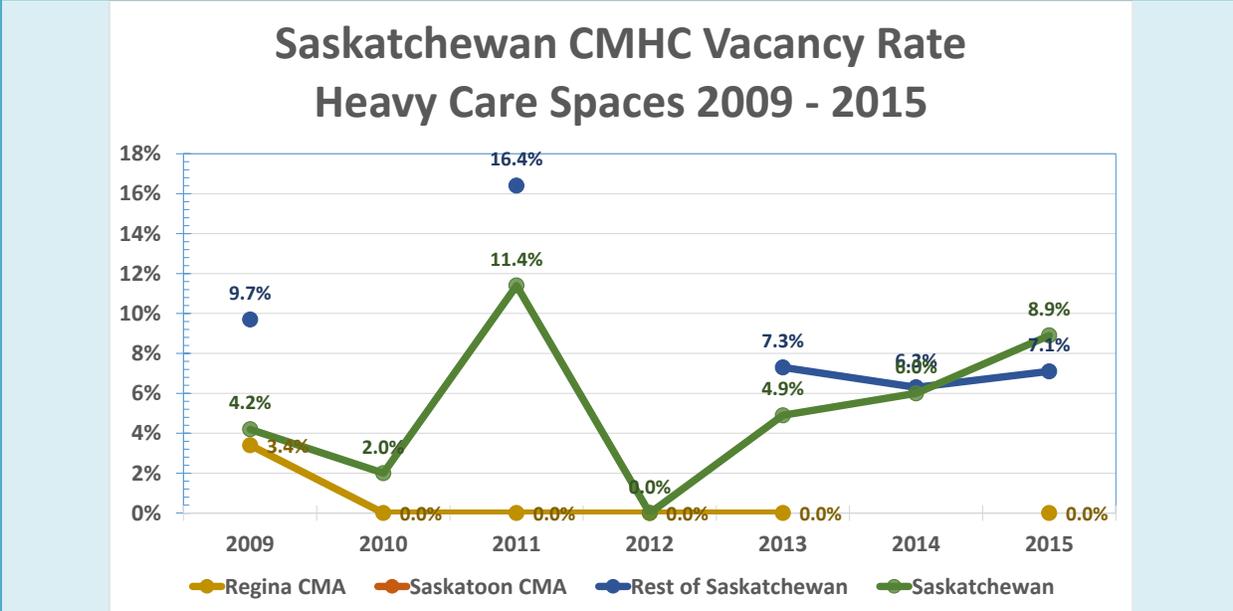
Heavy Care Spaces <sup>1</sup> Factor	Vacancy Rate	Average Rent
Regina CMA	0.0%	\$4,273
Saskatoon CMA	**	**
Rest of Saskatchewan	7.1%	\$3,262
Saskatchewan	8.9%	\$4,194

*\* Note: <sup>1</sup> Non-market heavy care units are excluded from Average Rents, but are included in Vacancy Rate.*

*Source: Canada Mortgage and Housing Corporation, 2015 Seniors' Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data*

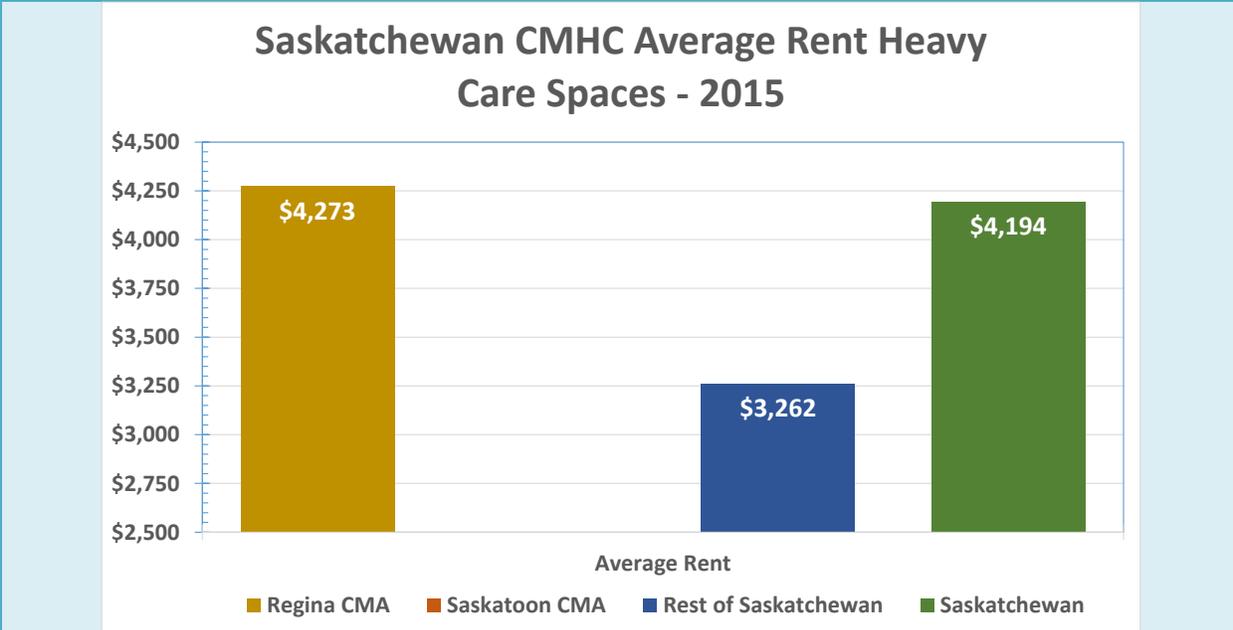


**Exhibit C.9 - 2009 to 2015 Saskatchewan Seniors' Housing Vacancy Rates Comparisons of Heavy Care Spaces**



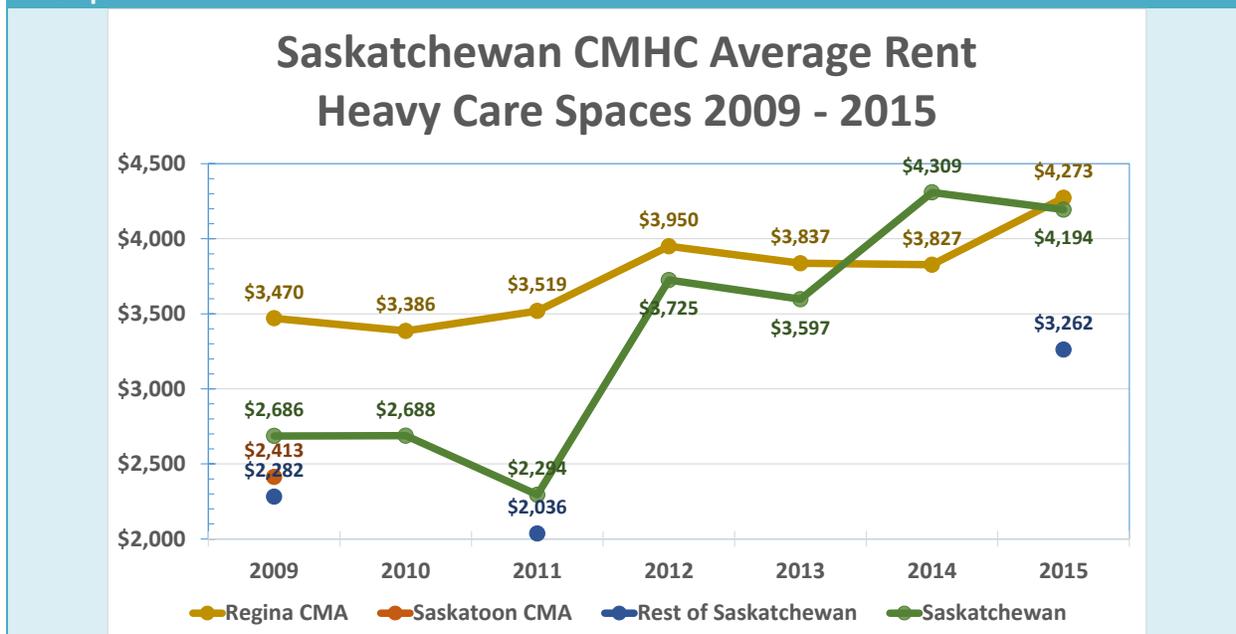
Source: Prepared by Preferred Choice from Canada Mortgage and Housing Corporation, 2009 - 2015 Seniors' Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data

**Exhibit C.10 - 2015 Saskatchewan Seniors' Housing Average Rents Comparisons of Heavy Care Spaces**



Source: Prepared by Preferred Choice from Canada Mortgage and Housing Corporation, 2015 Seniors' Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data

**Exhibit C.11 - 2009 to 2015 Saskatchewan Seniors' Housing Average Rents Comparisons of Heavy Care Spaces**



Source: Prepared by Preferred Choice from Canada Mortgage and Housing Corporation, 2009 - 2015 Seniors' Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data

**Seniors Living Universe Housing Market Information**

**Exhibit C.12 - 2015 Saskatchewan Seniors' Universe, Number of Residents Living in Universe and Capture Rate (%)**

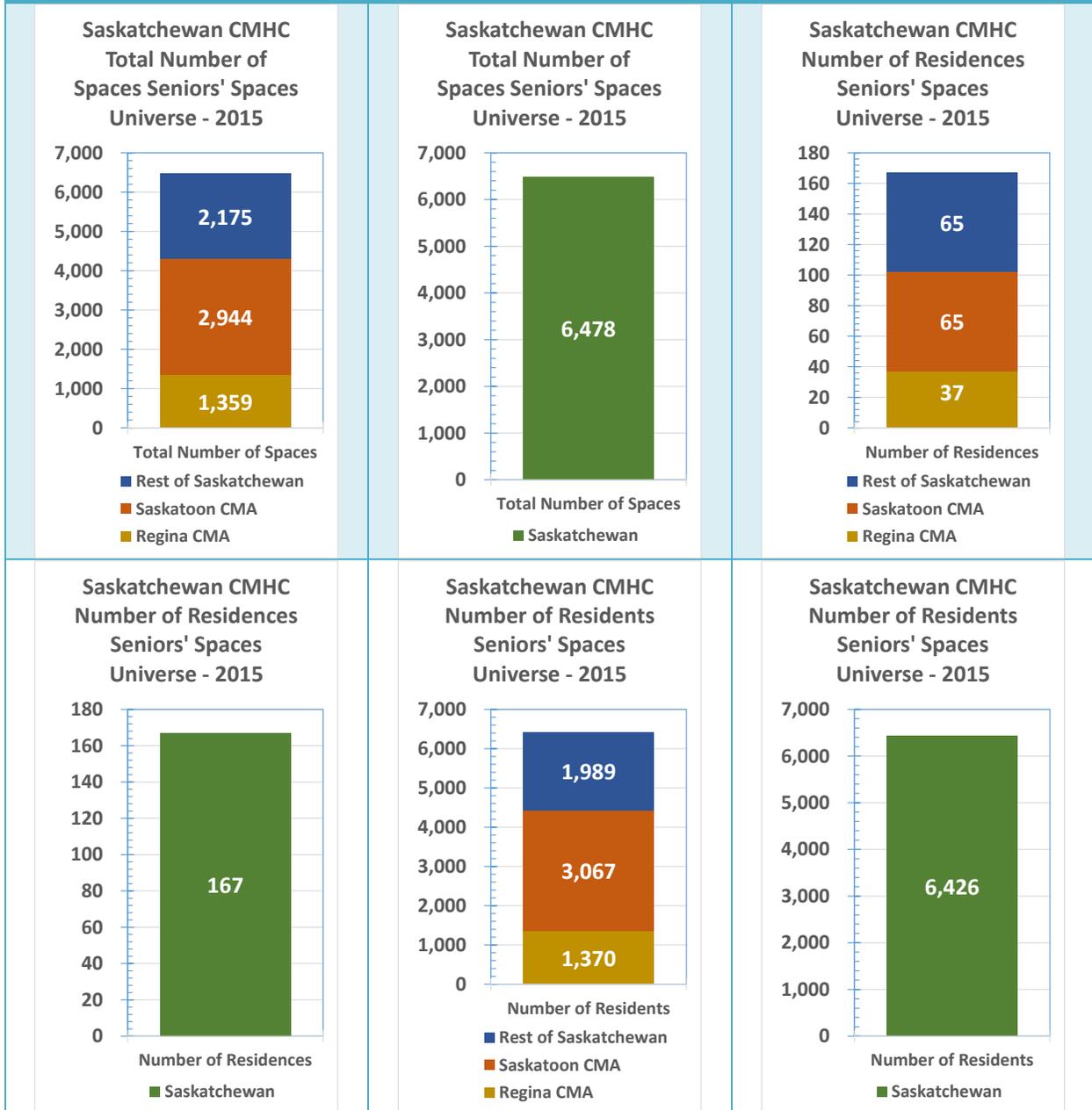
Factor	Total Number of Spaces	Overall Vacancy Rate (%)	Number of Residences	Number of Residents	Estimated Population Aged 75+ <sup>1</sup>	Capture Rate <sup>2</sup> (%)
Regina CMA	1,359	5.8%	37	1,370		
Saskatoon CMA	2,944	7.0%	65	3,067		
Rest of Saskatchewan	2,175	12.7%	65	1,989		
Saskatchewan	6,478	8.7%	167	6,426	78,600	8.2%

\* Note: <sup>1</sup> 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

\* Note: <sup>2</sup> The capture rate is the proportion of the population aged 75 and over living in the survey universe.

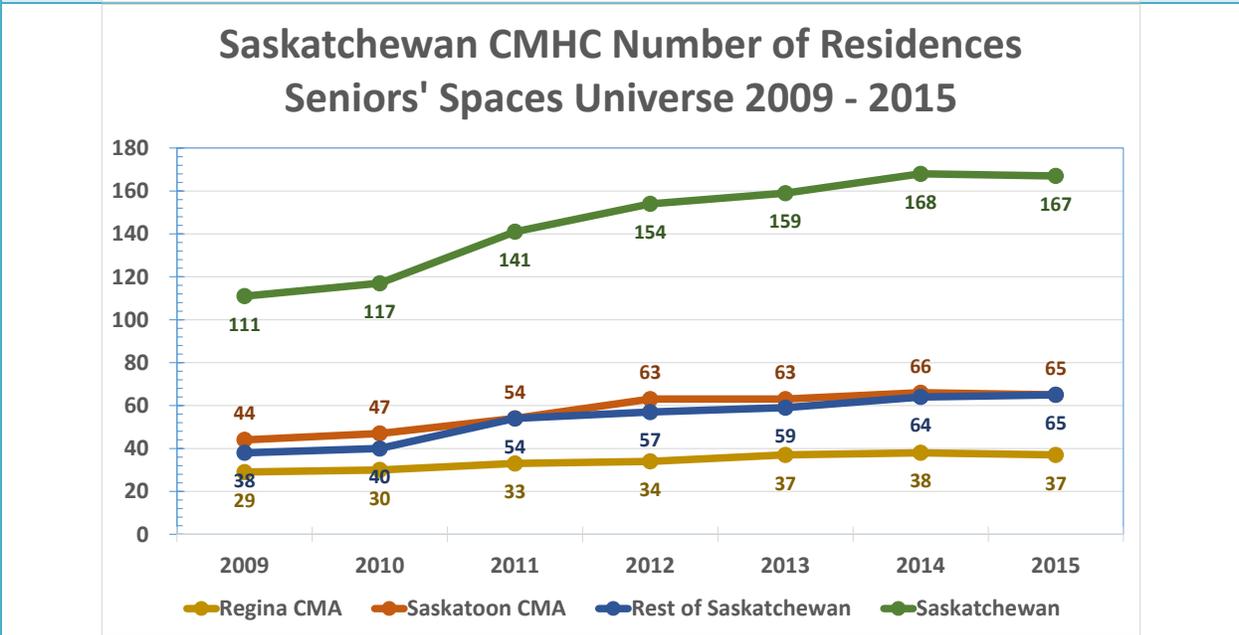
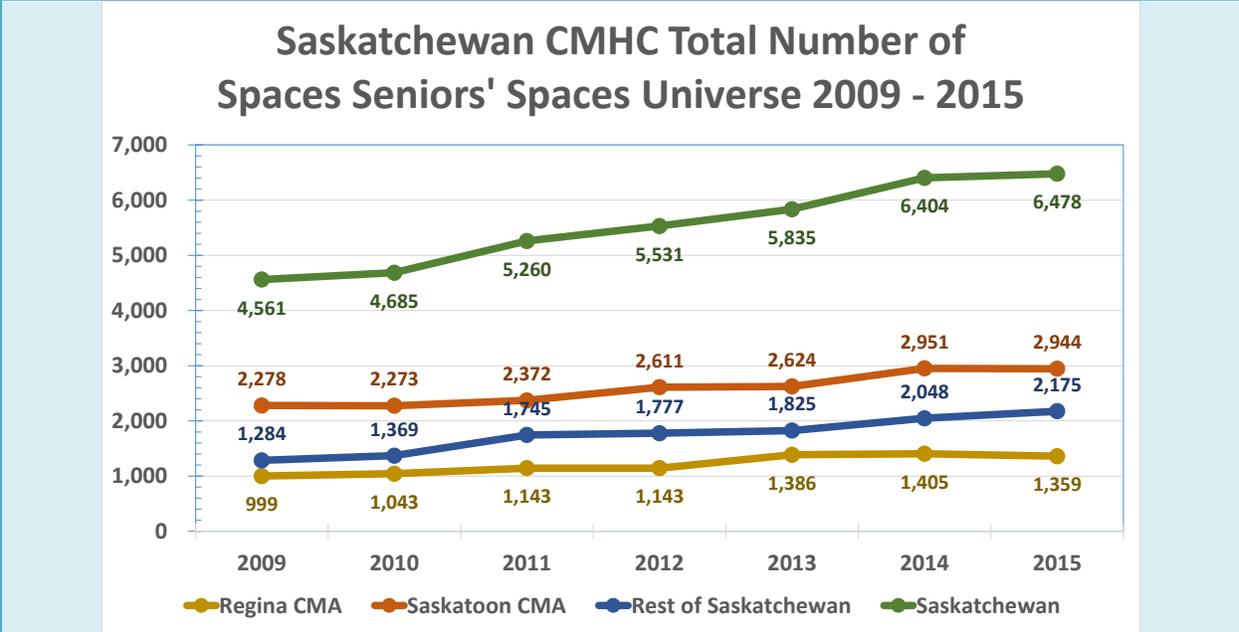
Source: Canada Mortgage and Housing Corporation, 2015 Seniors' Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data

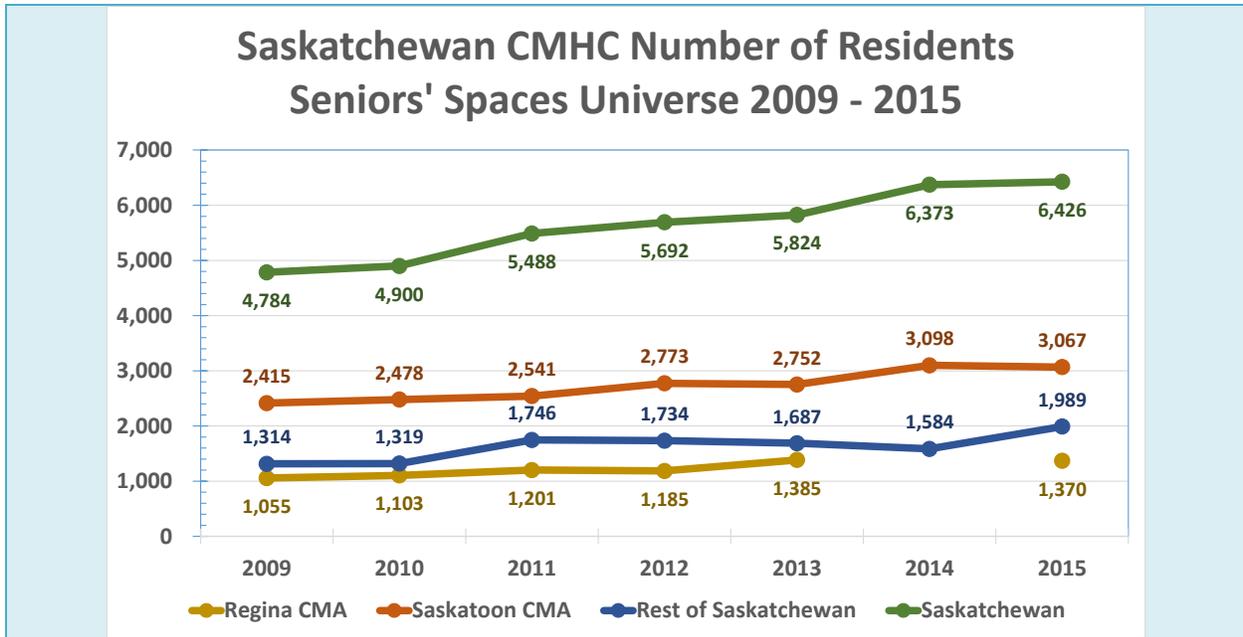
**Exhibit C.13 - 2015 Saskatchewan Seniors' Universe, Number of Residences and Residents Living in Universe**



Source: Prepared by Preferred Choice from Canada Mortgage and Housing Corporation, 2015 Seniors' Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data

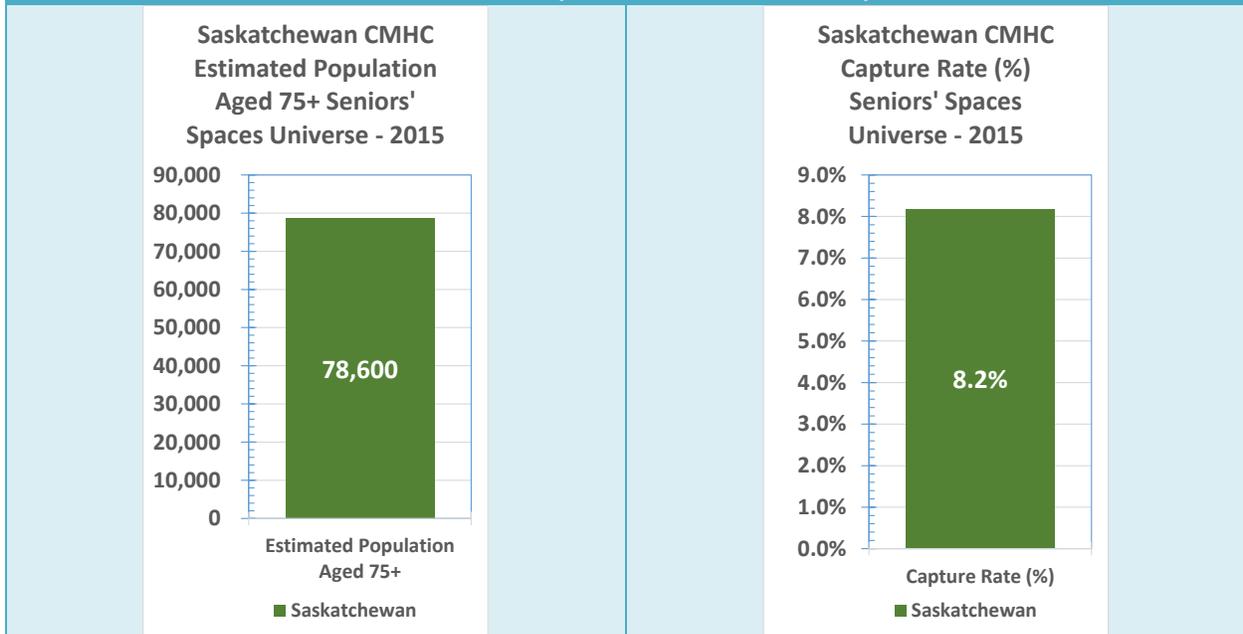
Exhibit C.14 - 2009 to 2015 Saskatchewan Seniors' Universe Living Spaces, Residences, and Residents





Source: Prepared by Preferred Choice from Canada Mortgage and Housing Corporation, 2009 - 2015 Seniors' Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data

#### Exhibit C.15 - 2015 Saskatchewan Seniors' Population and Universe Capture Rate



Source: Prepared by Preferred Choice from Canada Mortgage and Housing Corporation, 2015 Seniors' Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data

Exhibit C.16 - 2009 to 2015 Saskatchewan Seniors' Population and Universe Capture Rate

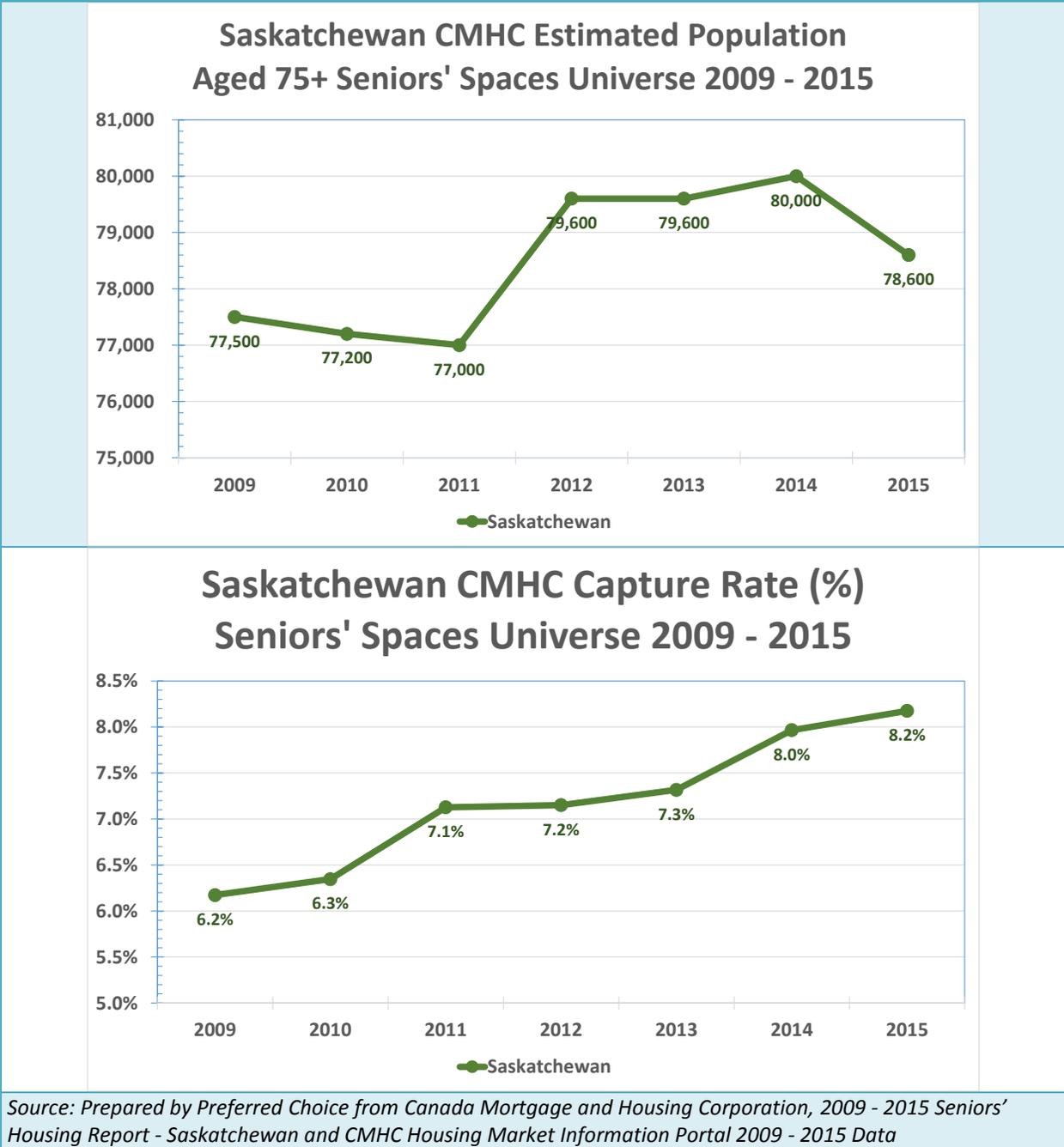
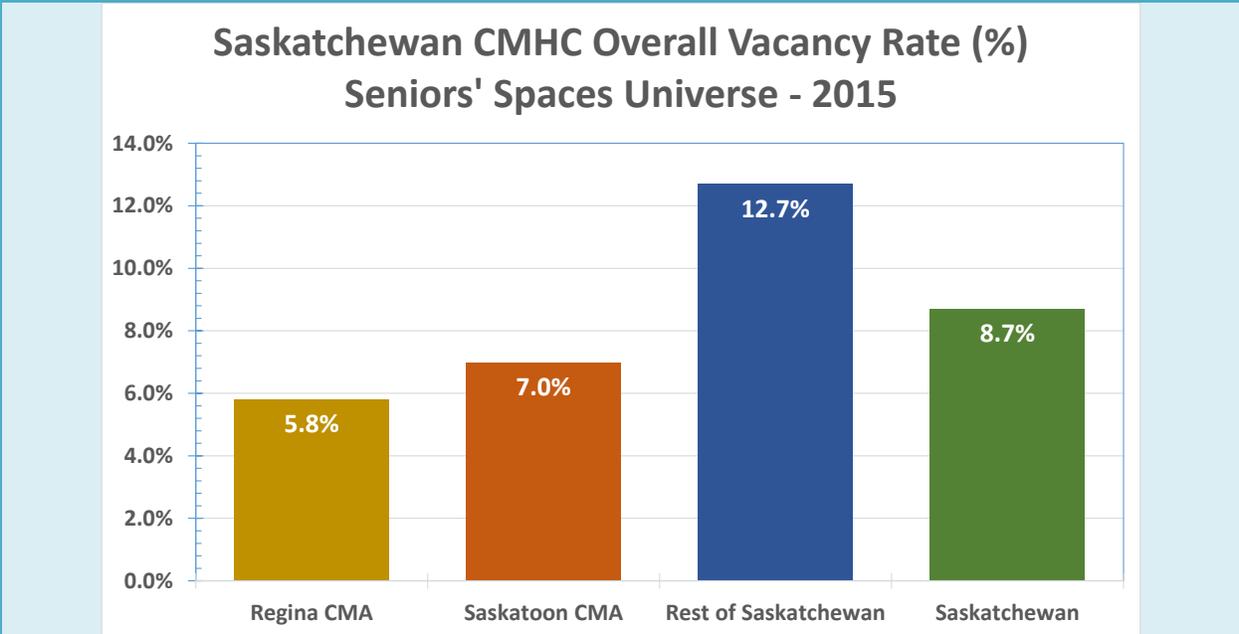
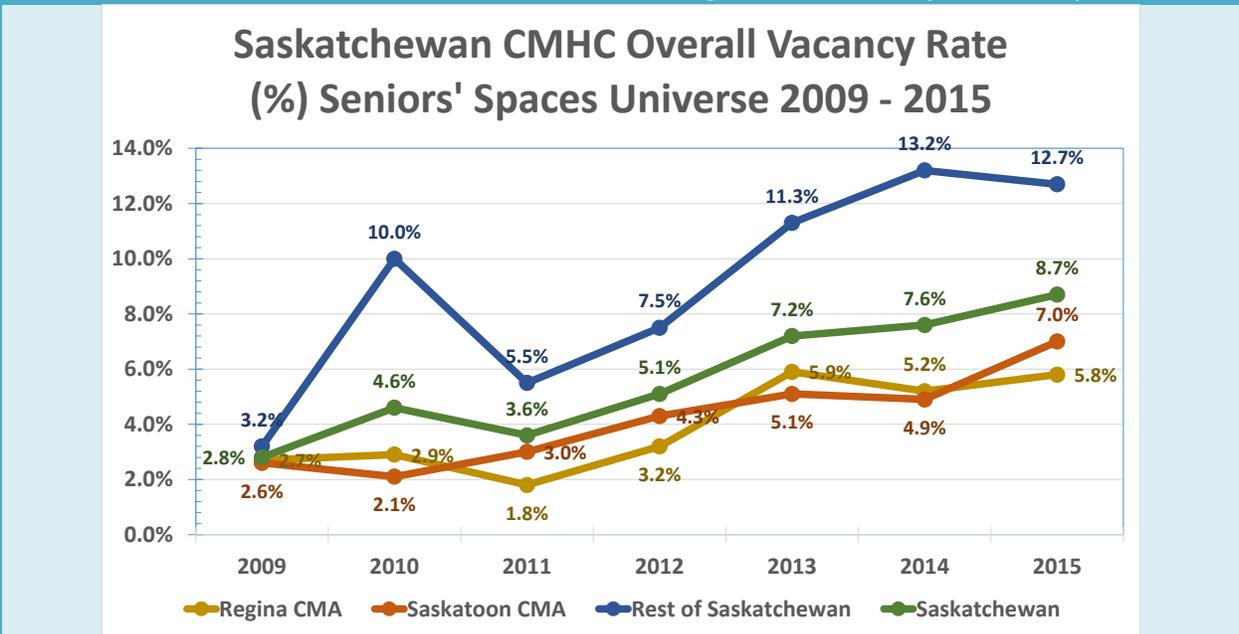


Exhibit C.17 - 2015 Saskatchewan Seniors' Housing Universe Vacancy Rates Comparisons



Source: Prepared by Preferred Choice from Canada Mortgage and Housing Corporation, 2015 Seniors' Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data

Exhibit C.18 - 2009 to 2015 Saskatchewan Seniors' Housing Universe Vacancy Rates Comparisons



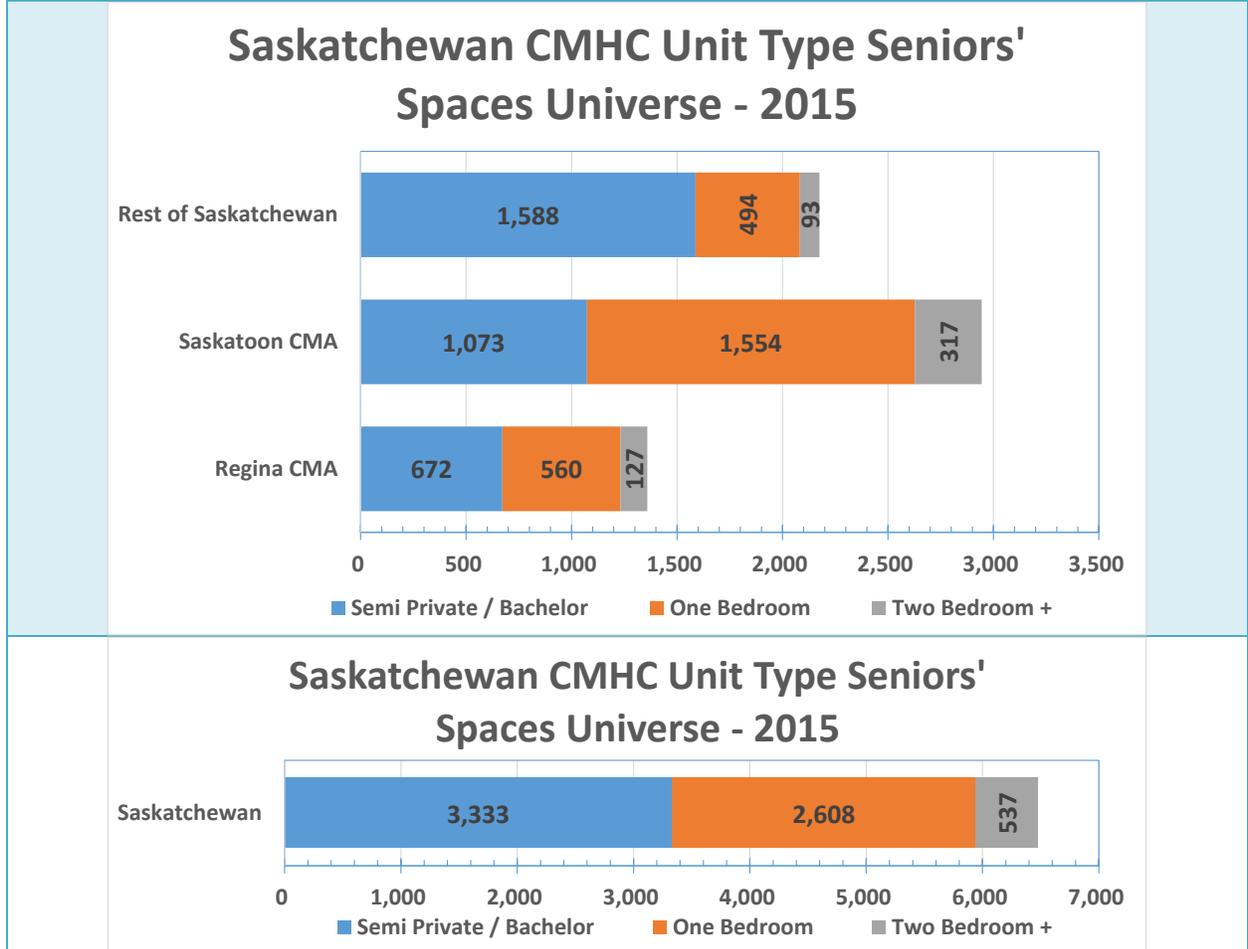
Source: Prepared by Preferred Choice from Canada Mortgage and Housing Corporation, 2009 - 2015 Seniors' Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data

**Exhibit C.19 - 2015 Saskatchewan Seniors' Universe of Total Spaces by Unit Type**

Centre	Semi Private / Bachelor	One Bedroom	Two Bedroom +	Total
Regina CMA	672	560	127	1,359
Saskatoon CMA	1,073	1,554	317	2,944
Rest of Saskatchewan	1,588	494	93	2,175
<b>Saskatchewan</b>	<b>3,333</b>	<b>2,608</b>	<b>537</b>	<b>6,478</b>

Source: Canada Mortgage and Housing Corporation, 2015 Seniors' Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data

**Exhibit C.20 - 2015 Saskatchewan Seniors' Universe Comparisons of Total Spaces by Unit Type**



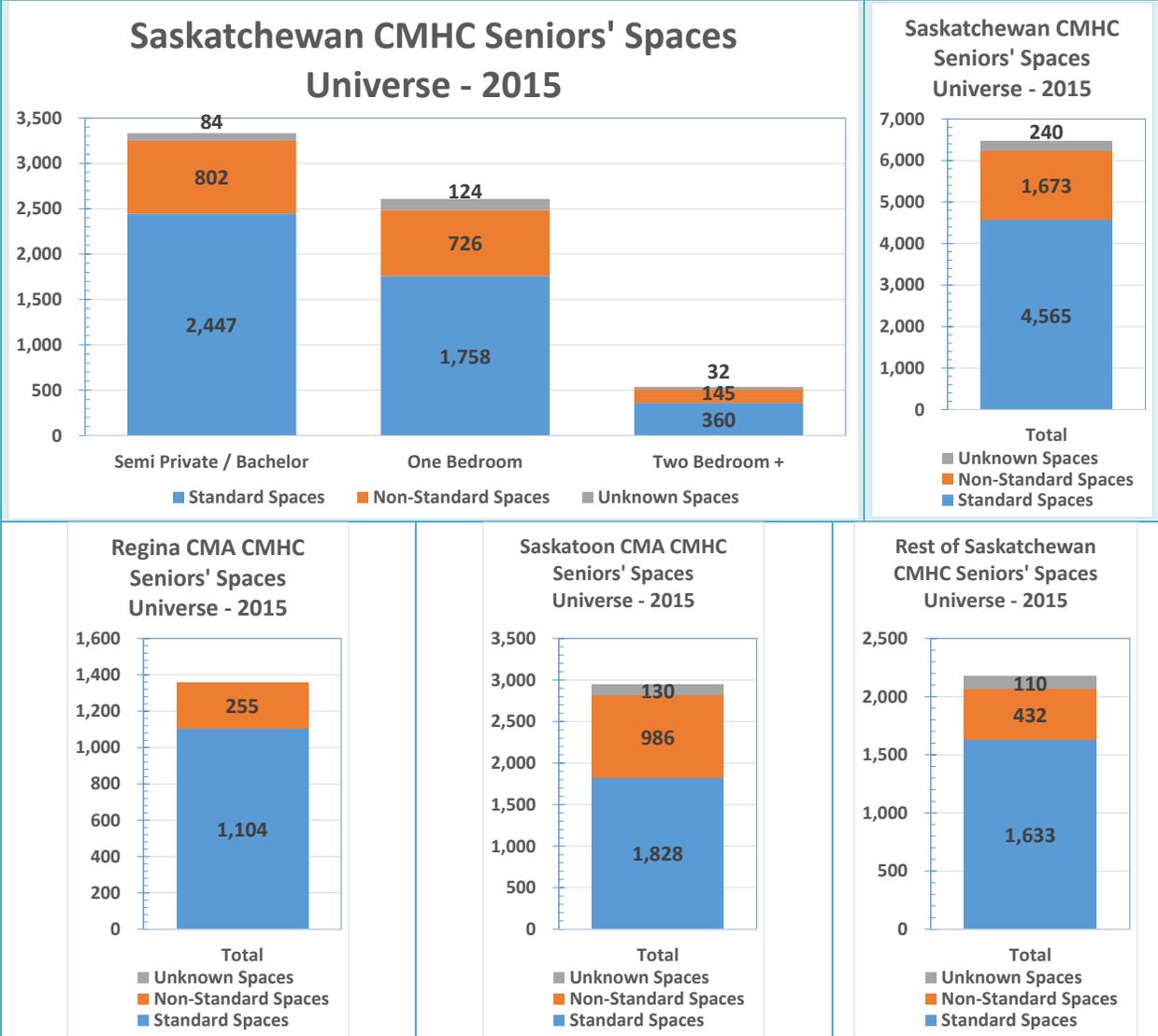
Source: Prepared by Preferred Choice from Canada Mortgage and Housing Corporation, 2015 Seniors' Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data

**Exhibit C.21 - 2015 Saskatchewan Seniors' Spaces Universe by Unit Type**

Centre	Semi Private / Bachelor	One Bedroom	Two Bedroom +	Total
<b>Regina CMA</b>	<b>672</b>	<b>560</b>	<b>127</b>	<b>1,359</b>
Regina CMA Standard Spaces	475	502	127	1,104
Regina CMA Non-Standard Spaces	197	58	-	255
Regina CMA Unknown Spaces	-	-	-	-
<b>Saskatoon CMA</b>	<b>1,073</b>	<b>1,554</b>	<b>317</b>	<b>2,944</b>
Saskatoon CMA Standard Spaces	754	897	177	1,828
Saskatoon CMA Non-Standard Spaces	253	601	132	986
Saskatoon CMA Unknown Spaces	66	56	8	130
<b>Rest of Saskatchewan</b>	<b>1,588</b>	<b>494</b>	<b>93</b>	<b>2,175</b>
Rest of SK Standard Spaces	1,218	359	56	1,633
Rest of SK Non-Standard Spaces	352	67	13	432
Rest of SK Unknown Spaces	18	68	24	110
<b>Saskatchewan</b>	<b>3,333</b>	<b>2,608</b>	<b>537</b>	<b>6,478</b>
Saskatchewan Standard Spaces	2,447	1,758	360	4,565
Saskatchewan Non-Standard Spaces	802	726	145	1,673
Saskatchewan Unknown Spaces	84	124	32	240

Source: Canada Mortgage and Housing Corporation, 2015 Seniors' Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data

**Exhibit C.22 - 2015 Saskatchewan Seniors' Spaces Universe Comparisons by Unit Type**



Source: Prepared by Preferred Choice from Canada Mortgage and Housing Corporation, 2015 Seniors' Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data

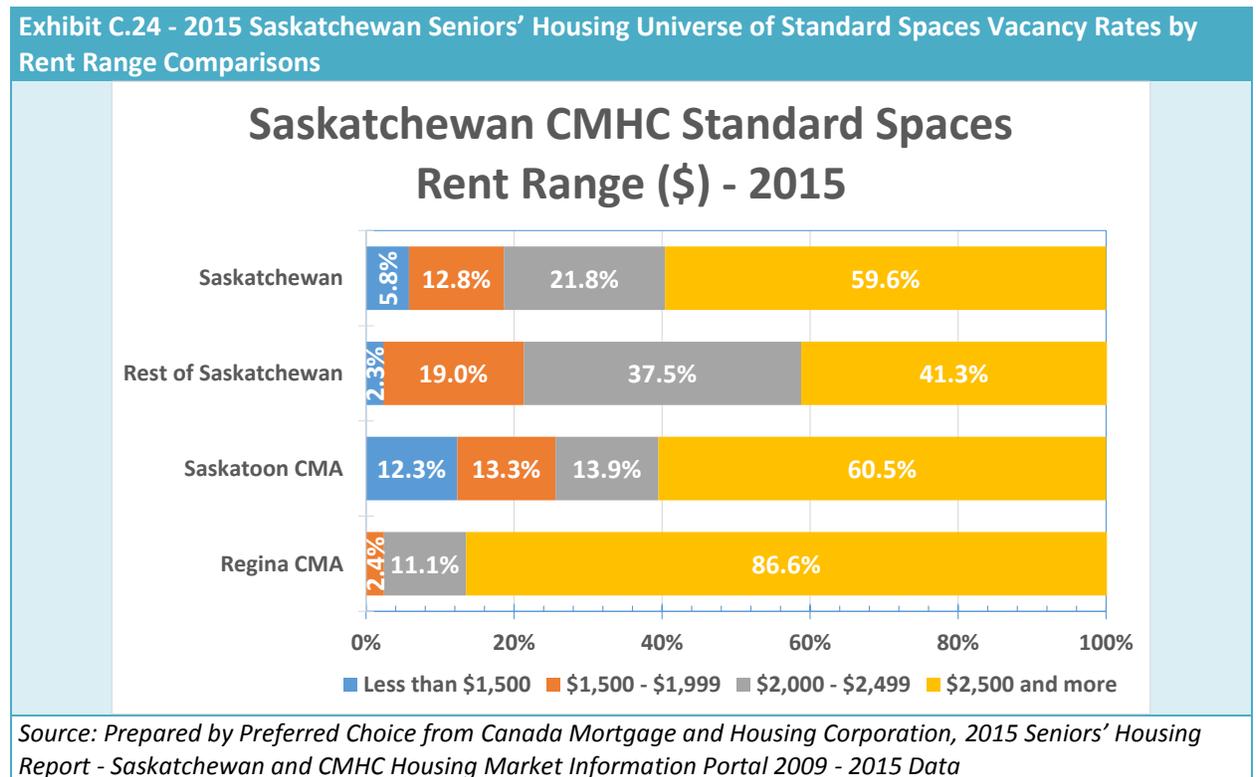
**Seniors Living Standard Spaces Housing Market Information by Rent Range**

**Exhibit C.23 - 2015 Saskatchewan Seniors' Housing Universe of Standard Spaces Vacancy Rates by Rent Range (\$)**

Centre	Less than \$1,500	\$1,500 - \$1,999	\$2,000 - \$2,499	\$2,500 and more
	% of Total <sup>1</sup>			
Regina CMA	**	2.4%	11.1%	86.6%
Saskatoon CMA	12.3%	13.3%	13.9%	60.5%
Rest of Saskatchewan	2.3%	19.0%	37.5%	41.3%
Saskatchewan	5.8%	12.8%	21.8%	59.6%

*\* Note: <sup>1</sup> % 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).*

*Source: Canada Mortgage and Housing Corporation, 2015 Seniors' Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data*



## Seniors Living Housing Market Information Facility Services

**Exhibit C.25 - 2015 Saskatchewan Seniors' Housing Proportion (%) of Structures where Select Services are Available by Structure Size**

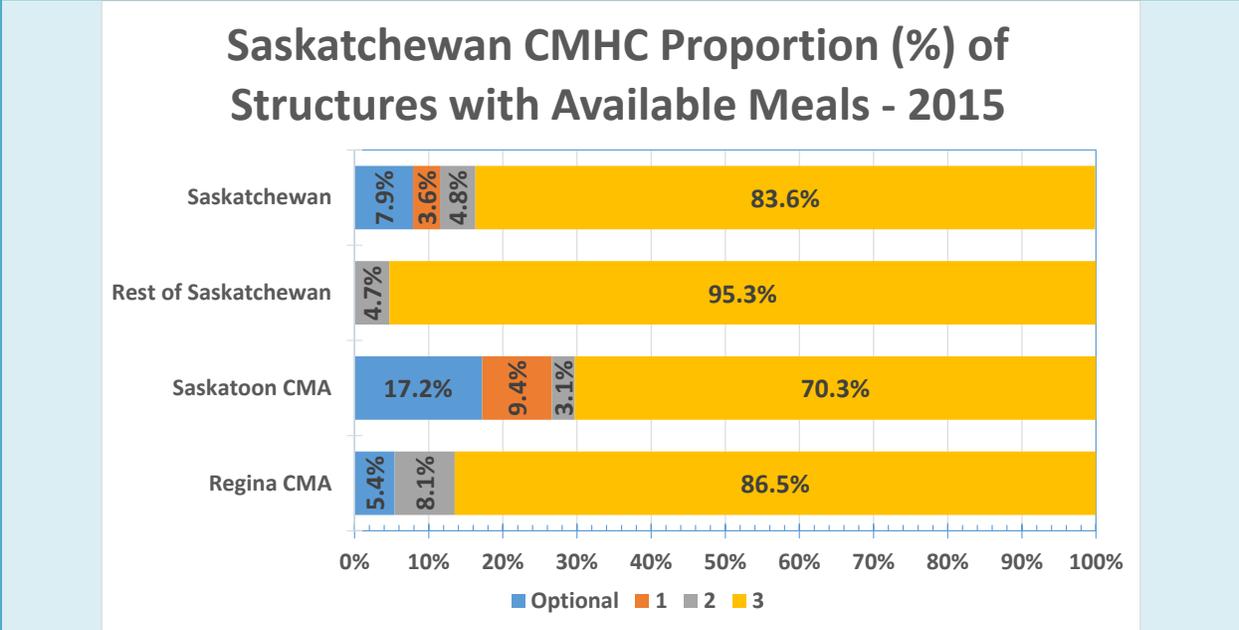
Centre where Select Services are Available <sup>1</sup>	Meals			On-Site Medical Services	On-Site Nursing Services <sup>2</sup>	24-hour call bell	Pharmacy	
	Optional	# included in rent						
		1	2					3
<b>Regina CMA</b>	<b>5.4%</b>	<b>0.0%</b>	<b>8.1%</b>	<b>86.5%</b>	<b>45.9%</b>	<b>54.1%</b>	<b>91.9%</b>	<b>0.0%</b>
Regina CMA 10 - 49	3.6%	0.0%	0.0%	96.4%	42.9%	57.1%	92.9%	0.0%
Regina CMA 50 - 89	**	**	**	**	**	**	**	**
Regina CMA 90 or more	0.0%	0.0%	50.0%	50.0%	33.3%	16.7%	100.0%	0.0%
<b>Saskatoon CMA</b>	<b>17.2%</b>	<b>9.4%</b>	<b>3.1%</b>	<b>70.3%</b>	<b>32.8%</b>	<b>32.8%</b>	<b>78.1%</b>	<b>0.0%</b>
Saskatoon CMA 10 - 49	4.7%	2.3%	0.0%	93.0%	37.2%	39.5%	88.4%	0.0%
Saskatoon CMA 50 - 89	50.0%	25.0%	**	25.0%	12.5%	12.5%	75.0%	**
Saskatoon CMA 90 or more	38.5%	23.1%	15.4%	23.1%	**	23.1%	46.2%	0.0%
<b>Rest of Saskatchewan</b>	<b>0.0%</b>	<b>0.0%</b>	<b>4.7%</b>	<b>95.3%</b>	<b>36.4%</b>	<b>33.2%</b>	<b>85.7%</b>	<b>0.0%</b>
Rest of SK 10 - 49	0.0%	0.0%	3.9%	96.1%	33.9%	30.0%	86.0%	0.0%
Rest of SK 50 - 89	**	**	**	89.6%	50.0%	50.0%	80.2%	**
Rest of SK 90 or more	**	**	**	**	**	**	**	**
<b>Saskatchewan</b>	<b>7.9%</b>	<b>3.6%</b>	<b>4.8%</b>	<b>83.6%</b>	<b>37.1%</b>	<b>37.7%</b>	<b>84.1%</b>	<b>0.0%</b>
Saskatchewan 10 - 49	2.5%	80.0%	1.6%	95.1%	37.1%	39.5%	88.4%	0.0%
Saskatchewan 50 - 89	23.8%	9.6%	5.0%	61.6%	42.7%	42.7%	76.3%	0.0%
Saskatchewan 90 or more	22.9%	13.7%	22.7%	40.7%	31.8%	22.7%	68.0%	0.0%

\* Note: <sup>1</sup> Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

\* Note: <sup>2</sup> Registered Nurse on site means a RN, not a RPN or LPN.

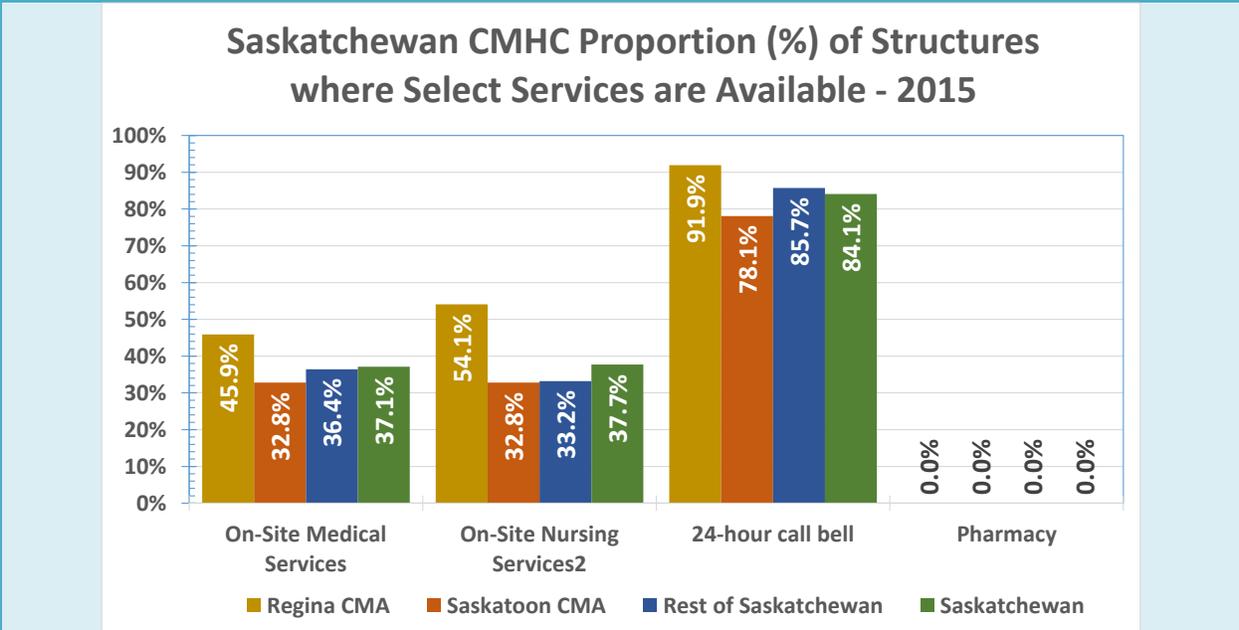
Source: Canada Mortgage and Housing Corporation, 2015 Seniors' Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data

**Exhibit C.26 - 2015 Saskatchewan Seniors' Housing Proportion (%) of Structures where Meal Services are Available Comparisons**



Source: Prepared by Preferred Choice from Canada Mortgage and Housing Corporation, 2015 Seniors' Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data

**Exhibit C.27 - 2015 Saskatchewan Seniors' Housing Proportion (%) of Structures where Select Services are Available Comparisons**



Source: Prepared by Preferred Choice from Canada Mortgage and Housing Corporation, 2015 Seniors' Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data

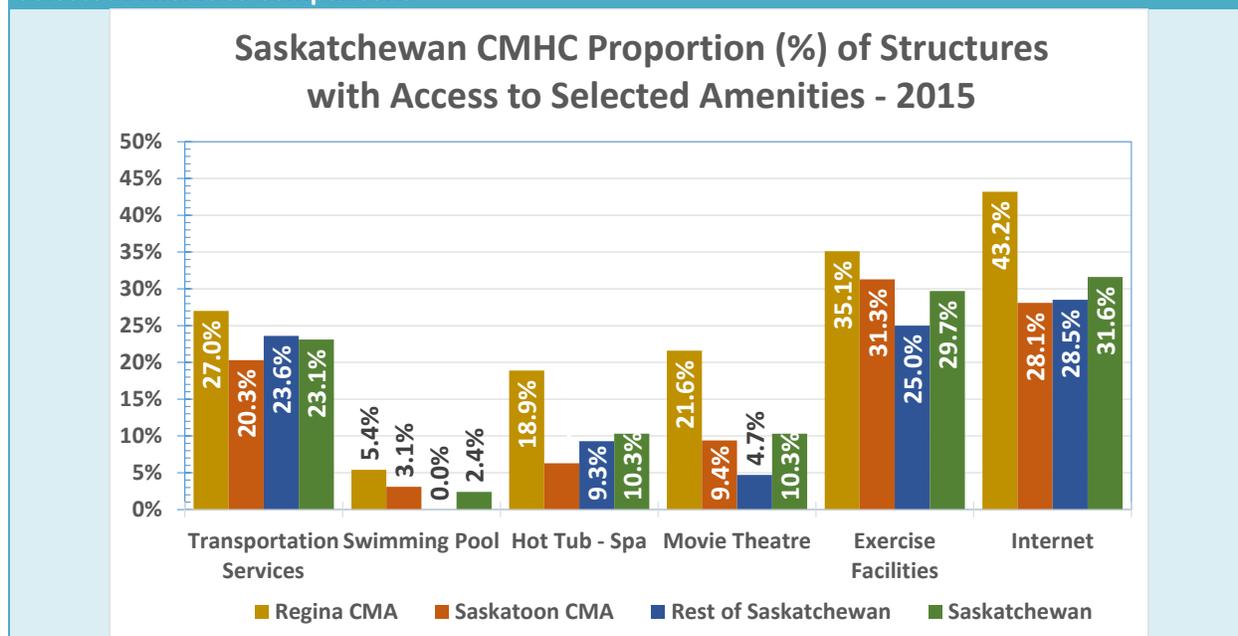
**Exhibit C.28 - 2015 Saskatchewan Seniors' Housing Proportion (%) of Structures with Access to Selected Amenities by Structure Size**

Centre with Structures with Access to Selected Amenities <sup>1</sup>	Transportation Services	Swimming Pool	Hot Tub - Spa	Movie Theatre	Exercise Facilities	Internet
<b>Regina CMA</b>	27.0%	5.4%	18.9%	21.6%	35.1%	43.2%
Regina CMA 10 - 49	10.7%	0.0%	7.1%	7.1%	14.3%	28.6%
Regina CMA 50 - 89	**	**	**	**	**	**
Regina CMA 90 or more	100.0%	16.7%	66.7%	83.3%	100.0%	100.0%
<b>Saskatoon CMA</b>	20.3%	3.1%	6.3%	9.4%	31.3%	28.1%
Saskatoon CMA 10 - 49	11.6%	0.0%	0.0%	0.0%	11.6%	16.3%
Saskatoon CMA 50 - 89	25.0%	**	12.5%	12.5%	50.0%	**
Saskatoon CMA 90 or more	46.2%	15.4%	23.1%	38.5%	84.6%	61.5%
<b>Rest of Saskatchewan</b>	23.6%	0.0%	9.3%	4.7%	25.0%	28.5%
Rest of SK 10 - 49	14.0%	0.0%	5.9%	4.0%	15.8%	22.1%
Rest of SK 50 - 89	59.9%	**	19.8%	**	59.9%	50.0%
Rest of SK 90 or more	**	**	**	**	**	**
<b>Saskatchewan</b>	23.1%	2.4%	10.3%	10.3%	29.7%	31.6%
Saskatchewan 10 - 49	12.4%	0.0%	4.1%	3.3%	14.0%	21.5%
Saskatchewan 50 - 89	42.8%	4.7%	18.9%	9.5%	61.8%	47.6%
Saskatchewan 90 or more	63.5%	13.7%	36.2%	49.9%	86.3%	72.6%

\* Note: <sup>1</sup> Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

Source: Canada Mortgage and Housing Corporation, 2015 Seniors' Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data

**Exhibit C.29 - 2015 Saskatchewan Seniors' Housing Proportion (%) of Structures with Access to Selected Amenities Comparisons**



Source: Prepared by Preferred Choice from Canada Mortgage and Housing Corporation, 2015 Seniors' Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data

**Seniors Living Standard Spaces Housing Market Rent Information**

**Exhibit C.30 - 2015 Saskatchewan Seniors' Housing Average Rent (\$) of Standard Spaces by Unit Type**

Centre	Semi Private	Bachelor	One Bedroom	Two Bedroom +	Total
Regina CMA	**	\$3,091	\$3,179	\$3,883	\$3,223
Saskatoon CMA	**	\$2,582	\$2,461	\$2,812	\$2,544
Rest of Saskatchewan	\$1,686	\$2,273	\$2,870	\$3,813	\$2,447
Saskatchewan	\$1,699	\$2,521	\$2,743	\$3,333	\$2,667

*\* Note: 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).*

*Source: Canada Mortgage and Housing Corporation, 2015 Seniors' Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data*

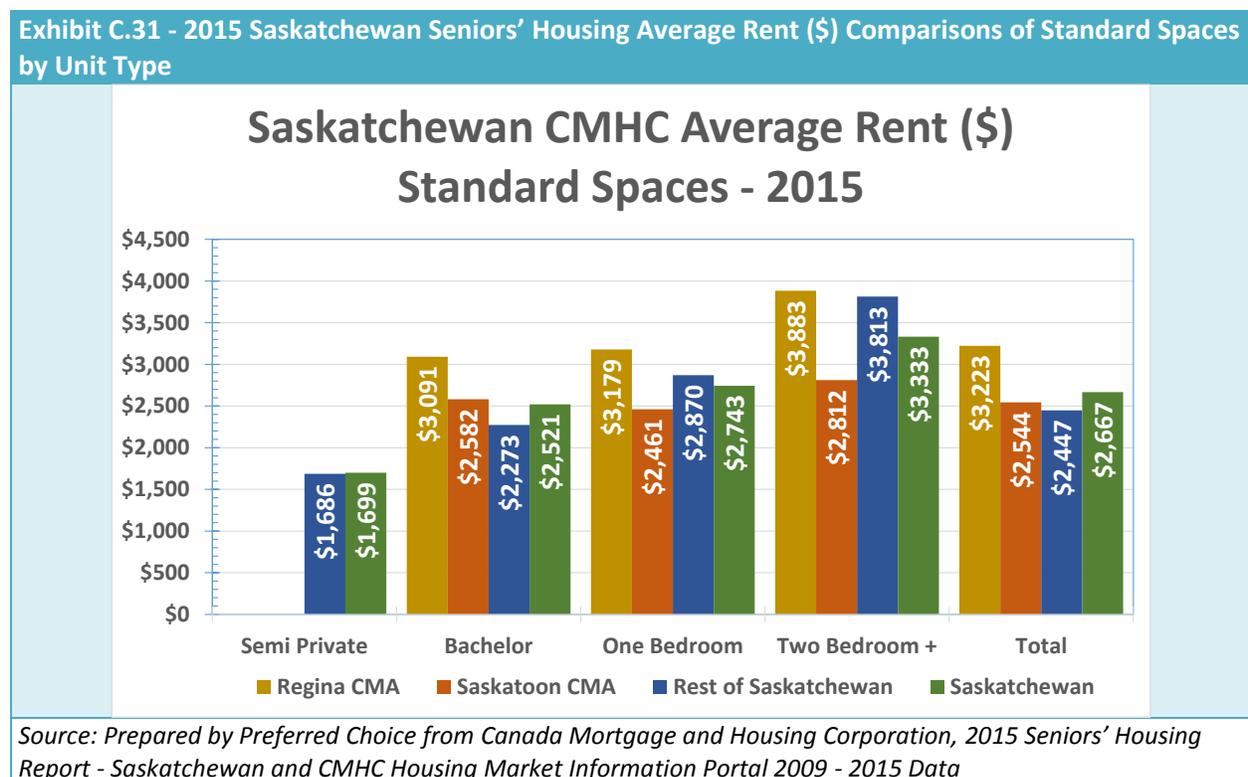
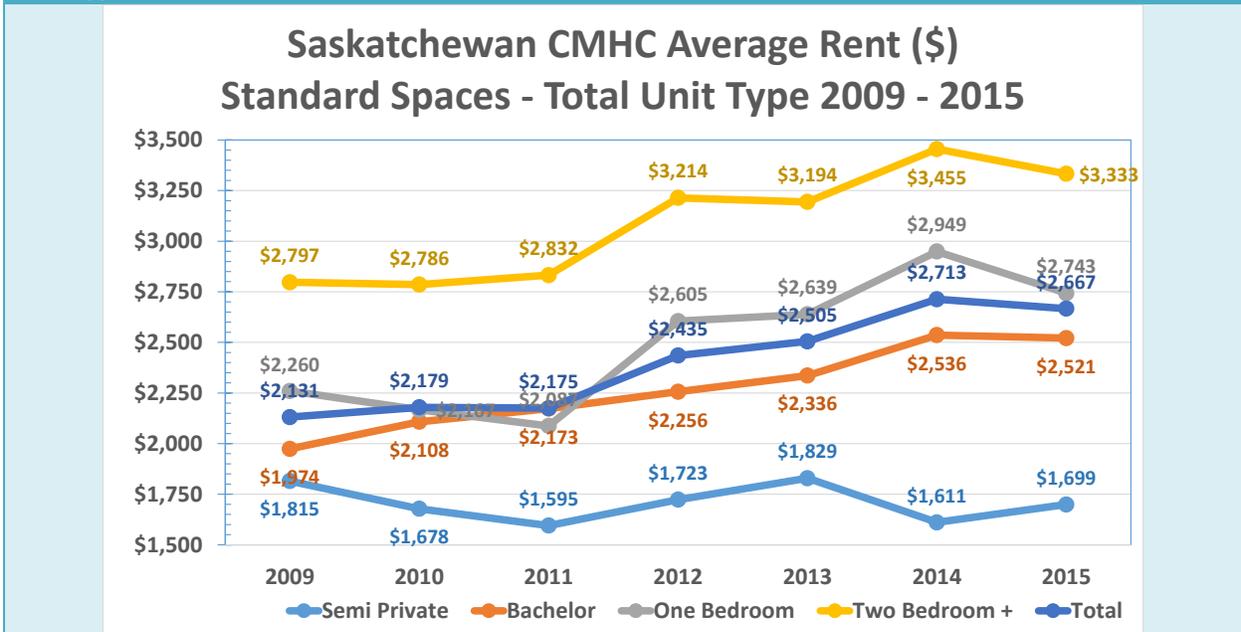
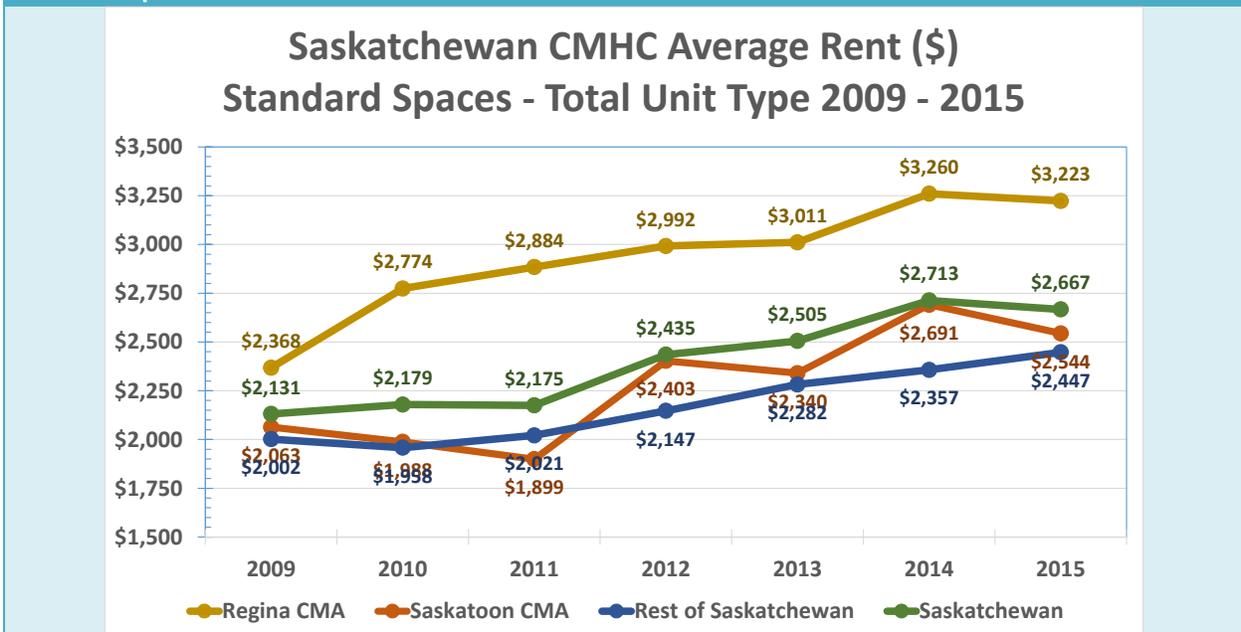


Exhibit C.32 - 2009 to 2015 Saskatchewan Seniors' Housing Average Rent (\$) of Standard Spaces by Unit Type



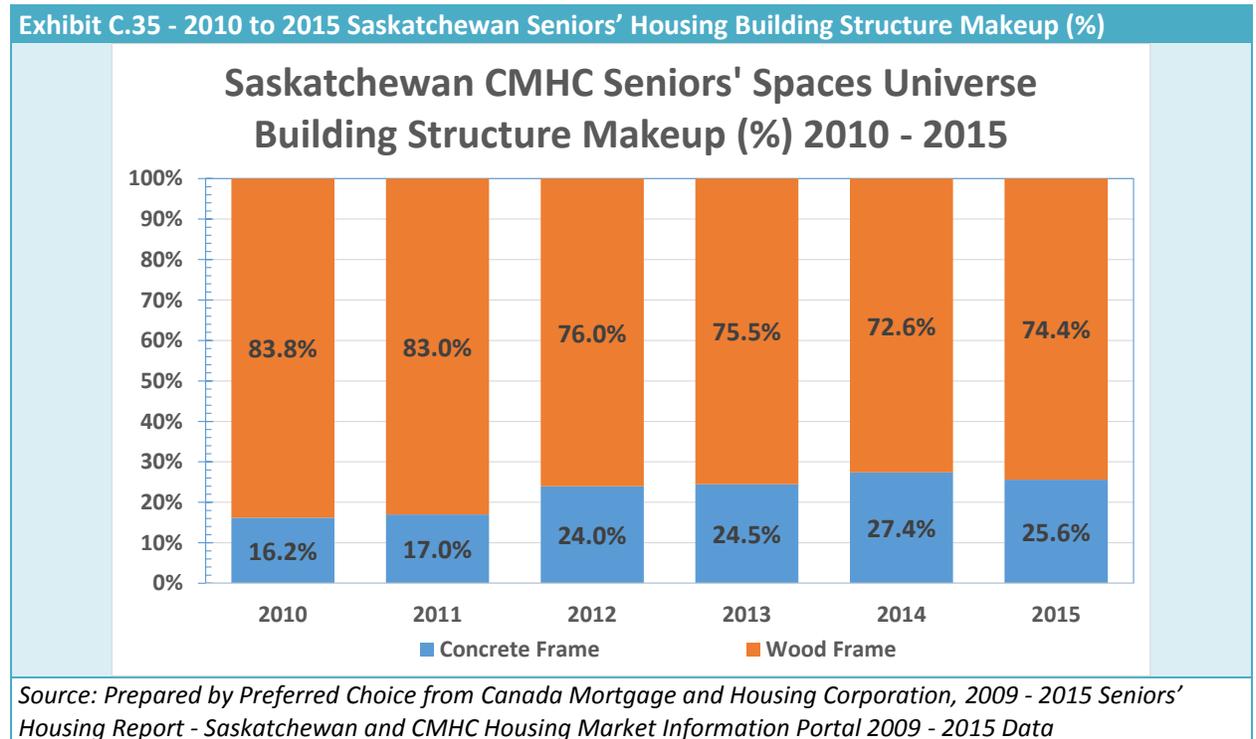
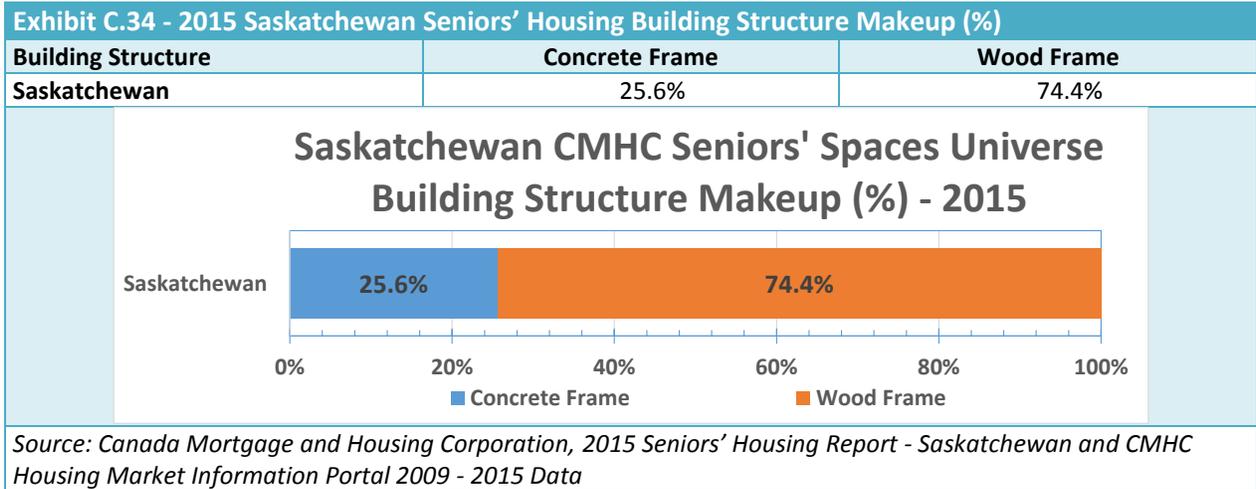
Source: Prepared by Preferred Choice from Canada Mortgage and Housing Corporation, 2009 - 2015 Seniors' Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data

Exhibit C.33 - 2009 to 2015 Saskatchewan Seniors' Housing Average Rent (\$) Comparisons of Standard Spaces



Source: Prepared by Preferred Choice from Canada Mortgage and Housing Corporation, 2009 - 2015 Seniors' Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data

**Seniors Living Building Structure Housing Market Information**

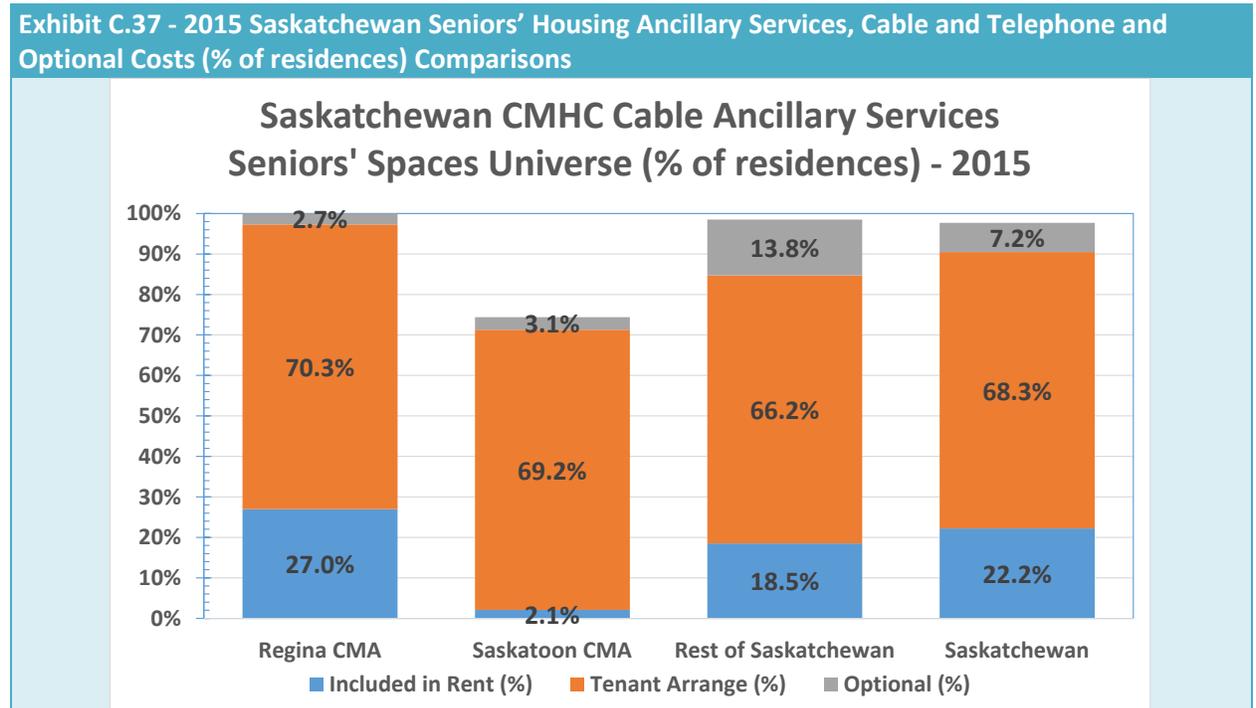


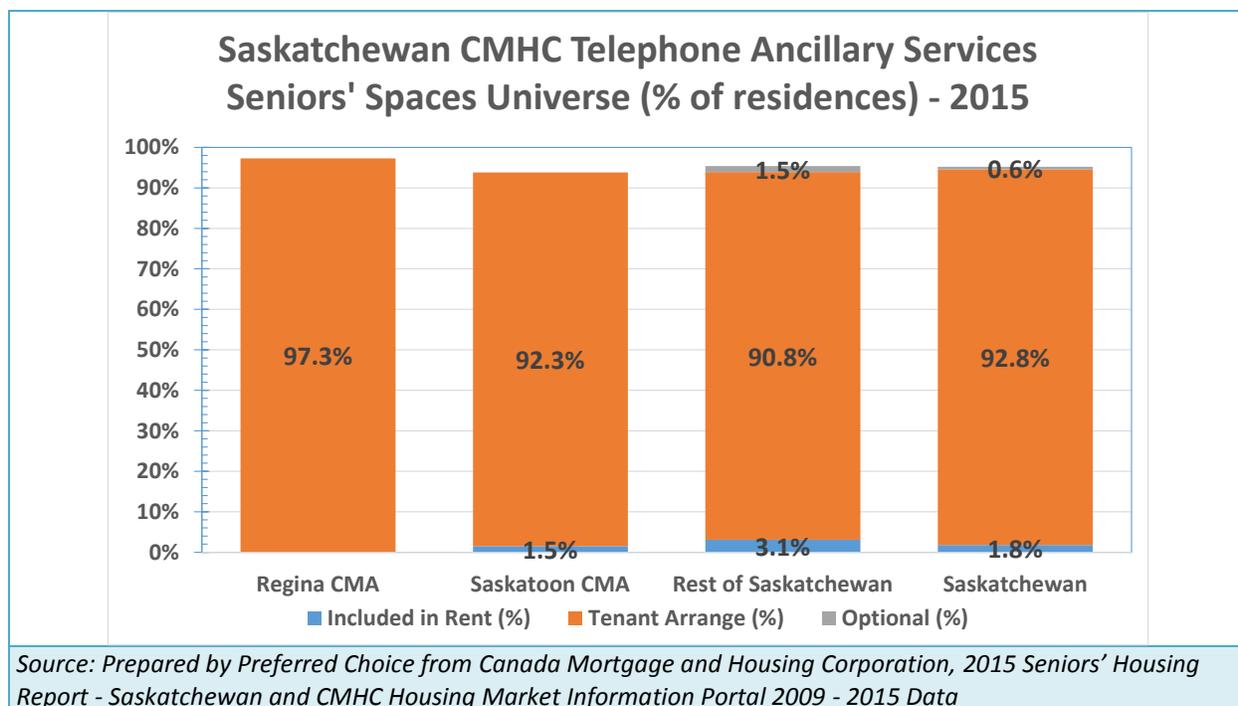
**Seniors Living Housing Market Ancillary Services Information**

**Exhibit C.36 - 2015 Saskatchewan Seniors' Housing Ancillary Services, Cable and Telephone and Optional Costs (% of residences)**

Centre	Services	Included in Rent (%)	Tenant Arrange (%)	Optional (%)	Average Cost if Optional (\$)
Regina CMA	Cable	27.0%	70.3%	2.7%	**
	Telephone	0.0%	97.3%	0.0%	**
Saskatoon CMA	Cable	2.1%	69.2%	3.1%	**
	Telephone	1.5%	92.3%	0.0%	**
Rest of Saskatchewan	Cable	18.5%	66.2%	13.8%	\$37.25
	Telephone	3.1%	90.8%	1.5%	**
Saskatchewan	Cable	22.2%	68.3%	7.2%	\$37.86
	Telephone	1.8%	92.8%	0.6%	**

*Source: Canada Mortgage and Housing Corporation, 2015 Seniors' Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data*





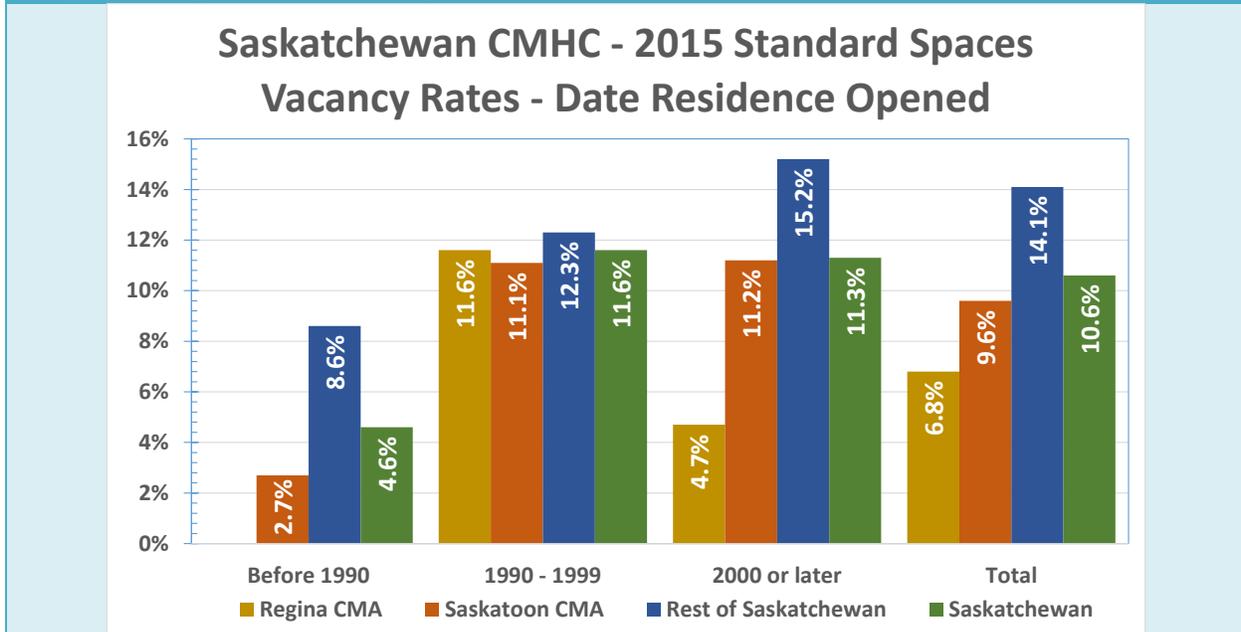
#### Exhibit C.38 - 2015 Saskatchewan Seniors' Housing Vacancy Rates (%) of Standard Spaces by Date Residence Opened

Centre	Before 1990	1990 - 1999	2000 or later	Total
Regina CMA	0.0%	11.6%	4.7%	6.8%
Saskatoon CMA	2.7%	11.1%	11.2%	9.6%
Rest of Saskatchewan	8.6%	12.3%	15.2%	14.1%
Saskatchewan	4.6%	11.6%	11.3%	10.6%

Source: Prepared by Preferred Choice from Canada Mortgage and Housing Corporation, 2015 Seniors' Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data

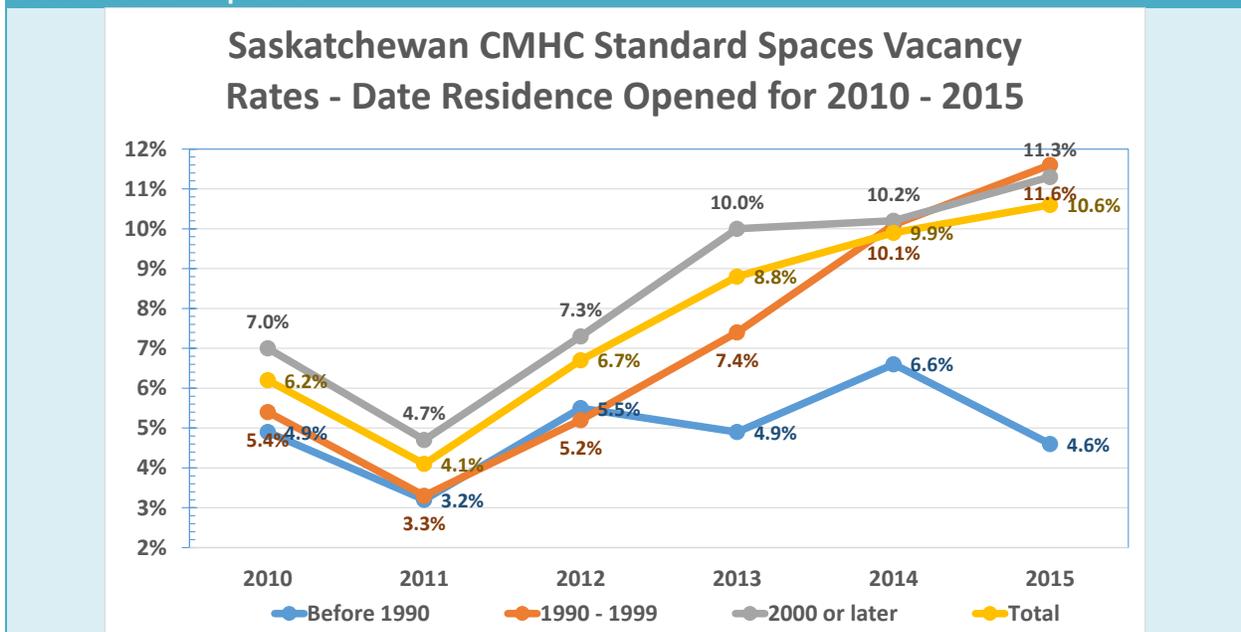
**Seniors Living Standard Spaces Housing Market Information by Residence Particulars**

**Exhibit C.39 - 2015 Saskatchewan Seniors' Housing Vacancy Rates (%) of Standard Spaces Comparisons by Date Residence Opened**



Source: Prepared by Preferred Choice from Canada Mortgage and Housing Corporation, 2015 Seniors' Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data

**Exhibit C.40 - 2010 to 2015 Saskatchewan Seniors' Housing Vacancy Rates (%) of Standard Spaces by Date Residence Opened**



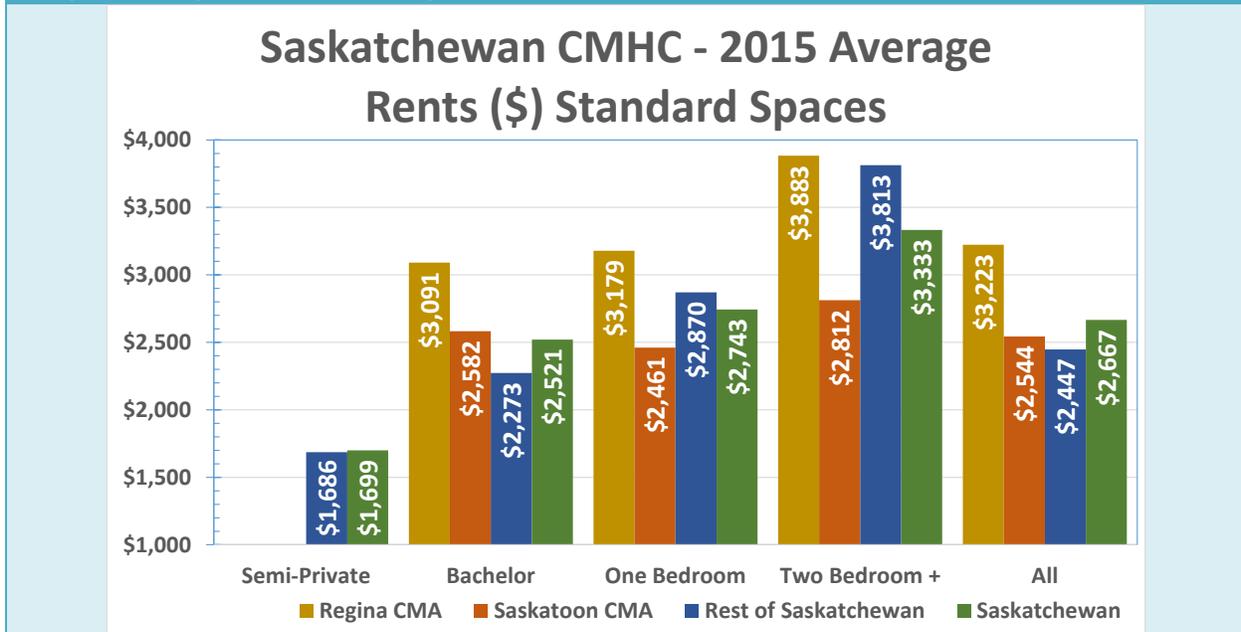
Source: Prepared by Preferred Choice from Canada Mortgage and Housing Corporation, 2009 - 2015 Seniors' Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data

**Exhibit C.41 - 2015 Saskatchewan Seniors' Housing Average Rents (\$) of Standard Spaces by Date Residence Opened**

Centre	Room Type	Before 1990	1990 - 1999	2000 or later	Total
Regina CMA	Semi-Private	**	**	**	**
	Bachelor	**	\$2,719	\$3,378	\$3,091
	One Bedroom	**	**	\$3,154	\$3,179
	Two Bedroom +	**	**	\$3,797	\$3,883
	All	**	\$3,002	\$3,313	\$3,223
Saskatoon CMA	Semi-Private	**	**	**	**
	Bachelor	\$2,063	\$2,161	\$2,830	\$2,582
	One Bedroom	**	**	\$3,044	\$2,461
	Two Bedroom +	**	**	\$3,158	\$2,812
	All	\$1,342	\$2,324	\$2,960	\$2,544
Rest of Saskatchewan	Semi-Private	**	**		\$1,686
	Bachelor	\$2,187	\$2,164	\$2,312	\$2,273
	One Bedroom	**	**	\$2,903	\$2,870
	Two Bedroom +	**	**	\$3,813	\$3,813
	All	\$2,160	\$2,205	\$2,526	\$2,447
Saskatchewan	Semi-Private	**	**	\$1,729	\$1,699
	Bachelor	\$2,155	\$2,363	\$2,636	\$2,521
	One Bedroom	**	\$2,672	\$3,041	\$2,743
	Two Bedroom +	**	**	\$3,539	\$3,333
	All	\$1,636	\$2,552	\$2,867	\$2,667

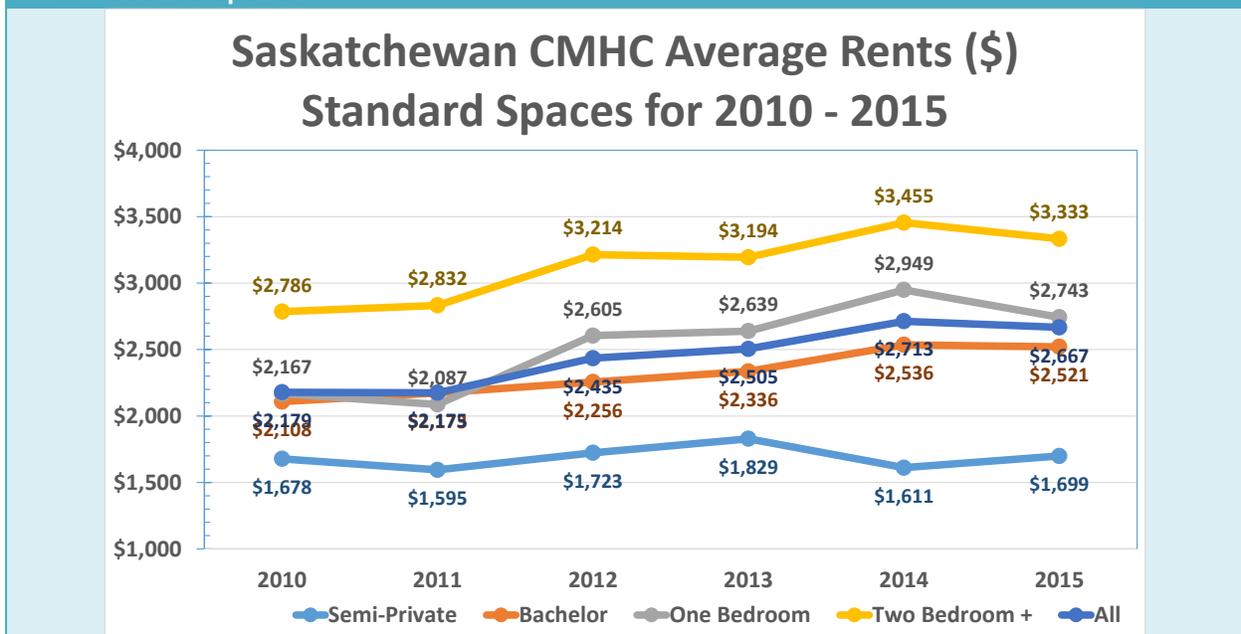
Source: Canada Mortgage and Housing Corporation, 2015 Seniors' Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data

**Exhibit C.42 - 2015 Saskatchewan Seniors' Housing Average Rents (\$) of Standard Spaces Comparisons by Date Residence Opened**



Source: Prepared by Preferred Choice from Canada Mortgage and Housing Corporation, 2015 Seniors' Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data

**Exhibit C.43 - 2010 to 2015 Saskatchewan Seniors' Housing Average Rents (\$) of Standard Spaces by Date Residence Opened**



Source: Prepared by Preferred Choice from Canada Mortgage and Housing Corporation, 2009 - 2015 Seniors' Housing Report - Saskatchewan and CMHC Housing Market Information Portal 2009 - 2015 Data

## **CMHC Seniors' Housing Report Building Survey Criteria**

### **Exhibit C.44 - Saskatchewan Seniors' Housing Survey Methodology and Criteria**

*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.*

#### **Criteria for Seniors' Housing Survey Inclusion**

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

- ✓ have at least one unit that is not subsidized;
- ✓ have been in operation for at least one year (for example, it must have started operation before January 2012 to be included in the 2013 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.

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.

All statistics published, excluding information on new market supply, include only those residences that have been in operation for at least one year.

*Source: Canada Mortgage and Housing Corporation, 2015 Seniors' Housing Report*

### **CMHC Seniors' Housing Report Building Survey 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. Semiprivate and ward units are an example of this. Unless otherwise indicated, data for spaces are for all unit types.

*Source: Canada Mortgage and Housing Corporation, 2015 Seniors' Housing Report*

**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.

*Source: Canada Mortgage and Housing Corporation, 2015 Seniors' Housing Report*

**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.

*Source: Canada Mortgage and Housing Corporation, 2015 Seniors' Housing Report*

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

*Source: Canada Mortgage and Housing Corporation, 2015 Seniors' Housing Report*

**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.

*Source: Canada Mortgage and Housing Corporation, 2015 Seniors' Housing Report*

**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.

*Source: Canada Mortgage and Housing Corporation, 2015 Seniors' Housing Report*

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

*Source: Canada Mortgage and Housing Corporation, 2015 Seniors' Housing Report*

**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.

*Source: Canada Mortgage and Housing Corporation, 2015 Seniors' Housing Report*

## Appendix D: Yorkton CBO Housing Providers Market Information

### Yorkton Community Based Organizations Housing Facilities

Exhibit D.1 - Yorkton Housing Authority Units Information							
Building Name	Number of Units	Unit Type	Bedroom Type	Rent	Vacancy Rate	Waiting List	Year Built
Queen Elizabeth Court	106 Suites	Senior Housing	96 × 1 bedroom, 2 × 1 bedroom w/c, 7 × 2 bedroom, 1 × 2 bedroom w/c	30% Gross \$326 minimum	0	11	1979
Fisher Court	32 Suites	Senior Housing	29 × 1 bedroom, 3 × 2 bedroom	30% Gross \$326 minimum	0	5	1987
Victoria Court	31 Suites	Senior Housing	28 × 1 bedroom, 3 × 2 bedroom	30% Gross \$326 minimum	0	4	1985
Clements Court	21 Suites	Senior Housing	20 × 1 bedroom, 1 × 2 bedroom	30% Gross \$326 minimum	0	1	1972
Heritage Place	16 Suites	Senior Housing	14 × 1 bedroom, 2 × 2 bedroom w/c	30% Gross \$326 minimum	0	0	1969
Fairview Arms	50 Suites	Life Lease 60+ Years (Max Income + Assets)	43 × 2 bedroom + 7 × 1 bedroom	Deposit \$88,125 (625 sq. ft.) to \$114,240 (840 sq. ft.) based on square feet - occupancy fee \$722 for 2 bed and \$568 for 1 bed	0	9	2002
Waterloo Road Apartments	12 Suites (four-plex)	Family Housing	2 Bedroom Suites	30% Gross \$326 minimum	0	5	1977
Dracup Avenue	8 Houses	Family Housing	2 × 3 bedroom + 6 × 4 bedroom	30% Gross \$326 minimum	12.50%	1	1968
6 <sup>th</sup> Ave N	8 Houses	Family Housing	8 × 3 bedroom	30% Gross \$326 minimum	0	1	1968
Heather Apartments	2 Apartment Buildings	Family Housing	4 × 1 bedroom + 8 × 2 bedroom + 12 × 3 bedroom	30% Gross \$326 minimum	0 0 8% (3 br)	0	1984
7 <sup>th</sup> Ave N Townhouses	6 Townhouses	Family Housing	6 × 3 bedroom	30% Gross \$326 minimum	0	0	2012
7 <sup>th</sup> Ave N	1 Ability House	Ability House	1 × 3 bedroom	30% Gross \$326 minimum	0	0	1989
<b>Yorkton Housing Authority</b>	<b>34 Buildings</b>	<b>All Unit Types</b>	<b>315 Total Units</b>	<b>Income Based Housing</b>	<b>0.6% Vacancy (2 Units)</b>	<b>37 Waiting List</b>	

Source: Yorkton Housing Authority

Exhibit D.2 - Yorkton Housing Corporation Units Information							
Building Name	Number of Units	Unit Type	Bedroom Type	Rent	Vacancy Rate	Waiting List	Year Built
Jubilee Crescent	40 Suites	Low Income Seniors - 60+ Years	40 × 1 bedroom (580 square feet)	\$565 per month (Saskatchewan Income Maximums - SHIMs)	0		1957
Bradbrooke Drive	40 Units	Single Dwelling Units	40 × bachelor units (280 square feet)	\$465 per month (Saskatchewan Income Maximums - SHIMs)	0		1959 & 1961
Allan Bay Manor	22 Suites	Affordable Living Senior's Complex - 60+ Years	22 × 1 bedroom (624 square feet)	\$615 per month (Maximum Income Limits - MILs)	0		2012
Independent Manor	30 Suites	Geared To Income Senior High Rise - 60+ Years	20 × 1 bedroom (600 square feet), 10 × 2 bedroom (700 square feet)	30% Gross (Saskatchewan Income Maximums - SHIMs)	0		1990
Fromm Manor	11 Suites	Special Needs Residences	11 × Bachelor Suites (220 square feet)	\$635.00 /\$405.00 from Social Services /\$231.00 SRHS	0		2015
<b>Yorkton Housing Corporation</b>	<b>33 Buildings</b>	<b>All Unit Types</b>	<b>143 Units</b>	<b>Social, Affordable, and Special Needs Housing</b>	<b>0% Vacancy Rate</b>	<b>100 Waiting List</b>	

Source: Yorkton Housing Corporation

Exhibit D.3 - Yorkton Parkland Housing Society Units Information							
Building Name	Number of Units	Unit Type	Bedroom Type	Rent	Vacancy Rate	Waiting List	Year Built
Maple Duplex	2	Transitional Housing (16 to 21 years)	2 x 2 bedroom + Supervisors	\$600	nil	12	Construction 2015
Parkland Prairie Place	3 x 8 Unit Apartment Buildings	Family Affordable Rental	12 x 2 bedroom +	\$600	nil	30	2010
			12 x 3 bedroom	\$675			
Fourplex	2 x 4 buildings	Affordable	12 x 2 bedroom	\$600	nil	30	1950
Fourplex	1	RGI (Rent-Geared-to-Income)	4 x 2 bedroom	RGI	nil	30	1950
Detached	18	RGI (Rent-Geared-to-Income)	3 bedroom	RGI	nil	60	avg 1960
	6		2 bedroom				
Detached	46	Market	3 bedroom	\$750	nil	60	avg 1960
	8		2 bedroom				
<b>Yorkton Parkland Housing Society</b>	<b>86 Buildings</b>	<b>All Unit Types</b>	<b>121 Units</b>	<b>RGI &amp; Affordable</b>	<b>0% Vacancy</b>	<b>222 Waiting List</b>	

Source: Yorkton Parkland Housing Society

Exhibit D.4 - Provincial Métis Housing Corporation (PMHC) Units Information							
Building Name	Number of Units	Unit Type	Bedroom Type	Rent	Vacancy Rate	Waiting List	Year Built
155 Ontario Avenue + 159 Ontario Avenue	2 x 2 unit buildings	Working Family Units (4 children)	4 x 5 bedroom units (1,905 Square Feet)				2012

Source: Government of Saskatchewan

Exhibit D.5 - YAIL Harbor Inc. (Yorkton Adult Independent Living) Units Information							
Building Name	Number of Units	Unit Type	Bedroom Type	Rent	Vacancy Rate	Waiting List	Year Built
First Group Home	1 Group Home	Special Care Needs	5 individuals				1973
Second Group Home	1 Group Home	Special Care Needs	6 individuals				1976
Pathway Homes	Triplex	Affordable - Accessible for Disabled	3 × 1 Bedroom Units (700-800 square feet)				2012
Pathway Homes II	Triplex	Affordable - Accessible for Disabled	3 × 1 Bedroom Units (700-800 square feet)				2012
<b>YAIL Harbor Inc.</b>	<b>4 Buildings</b>	<b>All Unit Types</b>	<b>17 Units</b>	<b>Affordable &amp; Special Needs</b>			

Source: Various

Exhibit D.6 - SIGN (Society for the Involvement of Good Neighbours) Units Information							
Building Name	Number of Units	Unit Type	Bedroom Type	Rent	Vacancy Rate	Waiting List	Year Built
Adolescent Youth Home	1 Project	Detox to Treatment	5 Social Services Bed + 1 Health Region Emergency utilization Bed				

Source: SIGN

Exhibit D.7 - Shelwyn House Units Information							
Building Name	Number of Units	Unit Type	Bedroom Type	Rent	Vacancy Rate	Waiting List	Year Built
Family Transition House	1 Project	Abuse and Violence Victims - Women and Children	15 Licensed Beds				

Source: Shelwyn House

Exhibit D.8 - Yorkton Tribal Council (YTC) Safe Haven Units Information							
Building Name	Number of Units	Unit Type	Bedroom Type	Rent	Vacancy Rate	Waiting List	Year Built
Family Transition House	1 Project	Abuse and Violence Victims - Women and Children	5 Bedrooms + Counselors + Night Attendants				

Source: YTC Web-site

**Yorkton Community Based Organizations Seniors' Housing Facilities Summary**

Exhibit D.9 - Yorkton CBO Housing Providers - Seniors Housing Summary											
Organization	Project	Number of Buildings	Unit Type	Number of Units	Studio	1 Bedroom	2 Bdr	3 Bdr	4 Bdr	5 Bdr	Total Beds
Yorkton Housing Authority	Senior Housing	6	Senior Housing	256		196	60				316
Yorkton Housing Corporation	Low Income Seniors	22	Low Income Seniors	92		82	10				102
<b>YHA, YHC</b>	<b>Senior Housing</b>	<b>28</b>	<b>Senior Housing</b>	<b>348</b>		<b>278</b>	<b>70</b>				<b>418</b>

Source: Yorkton Housing Authority and Yorkton Housing Corporation

**Yorkton Community Based Organizations Housing Facilities Summary**

Exhibit D.10 - Yorkton CBO Housing Providers Project Types Overview											
Organization	Project	Number of Buildings	Unit Type	Number of Units	Studio	1 Bedroom	2 Bdr	3 Bdr	4 Bdr	5 Bdr	Total
YHA, YHC	Senior Housing	28	Senior Housing	348		278	70				418
YHA, YHC	Family Housing	105	Family Housing	136		4	34	92	6		372
YHC	Low Income Individuals	10	Low Income Individuals	40	40						40
YHA, YHC	Special Needs Residences	2	Special Needs Residences	12	11			1			14
YAIL	Affordable - Accessible for Disabled	2	Affordable - Accessible for Disabled	6		6					6
YPHS	Family Affordable Rental	10	Family Affordable Rental	40			28	12			92
PMHC	Working Family Units	2	Working Family Units	4						4	20
YAIL	Special Care Needs Group Home	2	Special Care Needs Group Home	11	11						11
YPHS	Transitional Housing	2	Transitional Housing	2			2				4
<b>Yorkton CBO Total</b>		<b>163</b>	<b>0</b>	<b>599</b>	<b>62</b>	<b>288</b>	<b>134</b>	<b>105</b>	<b>6</b>	<b>4</b>	<b>977</b>

Sources: Yorkton Community Based Organizations Housing Providers

Exhibit D.11 - Yorkton CBO Housing Providers											
Organization	Project	Number of Buildings	Unit Type	Number of Units	Studio	1 Bedroom	2 Bdr	3 Bdr	4 Bdr	5 Bdr	Total Beds
Yorkton Housing Authority	Sub-Total	34	All Unit Types	315		200	80	29	6		471
Yorkton Housing Corporation	Sub-Total	33	All Unit Types	143	51	82	10				153
Yorkton Parkland Housing Society	Sub-Total	90	All Unit Types	120			44	76			316
Provincial Métis Housing Corporation	Ontario Avenue Duplexes	2	Working Family Units (4 children)	4						4	20
YAIL Harbor Inc.	Sub-Total	4	All Unit Types	17	17						17
<b>Yorkton CBO Total</b>		<b>163</b>		<b>599</b>	<b>68</b>	<b>282</b>	<b>134</b>	<b>105</b>	<b>6</b>	<b>4</b>	<b>977</b>

Sources: Yorkton Community Based Organizations Housing Providers

Exhibit D.12 - Yorkton CBO Emergency - Transition Housing Providers						
Organization	Project	Number of Buildings	Unit Type	Number of Units	Studio / 1 Bedroom	Total Beds
SIGN	Adolescent Youth Home	1	Detox to Treatment	6	6	6
Shelwyn House	Family Transition House	1	Abuse and Violence Victims - Women and Children	15	15	15
YTC Safe Haven	Family Transition House	1	Abuse and Violence Victims - Women and Children	5	5	5
<b>Yorkton CBO Emergency / Transition Total</b>		<b>3</b>		<b>26</b>	<b>26</b>	<b>26</b>

Sources: Yorkton Community Based Organizations Housing Providers

**Select Yorkton Private Housing Providers**

Exhibit D.13 - Yorkton Select Private Housing Providers									
Organization	Project	Number of Buildings	Unit Type	Number of Units	Studio	1 Bedroom	2 Bdr	3 Bdr	Total Beds
Revera	The Bentley Yorkton	1	Seniors Retirement Residence - All-inclusive rent, utilities, meals, recreation	85	44	35	6	0	91
Integrated Life Care Corporation	Gladstone Senior's Residence	1	Level 1 / Level 2 Seniors Care and Supportive Living	72	72		0	0	72
Avenue Living	Sub-Total	19	Market Apartment	406	ü	ü	ü	ü	
<b>Select Private Housing providers Total Units</b>		<b>21</b>		<b>563</b>					

Sources: Revera, Integrated Life Care Corporation, and Avenue Living

**Sunrise Health Region Long Term Care Beds Summary**

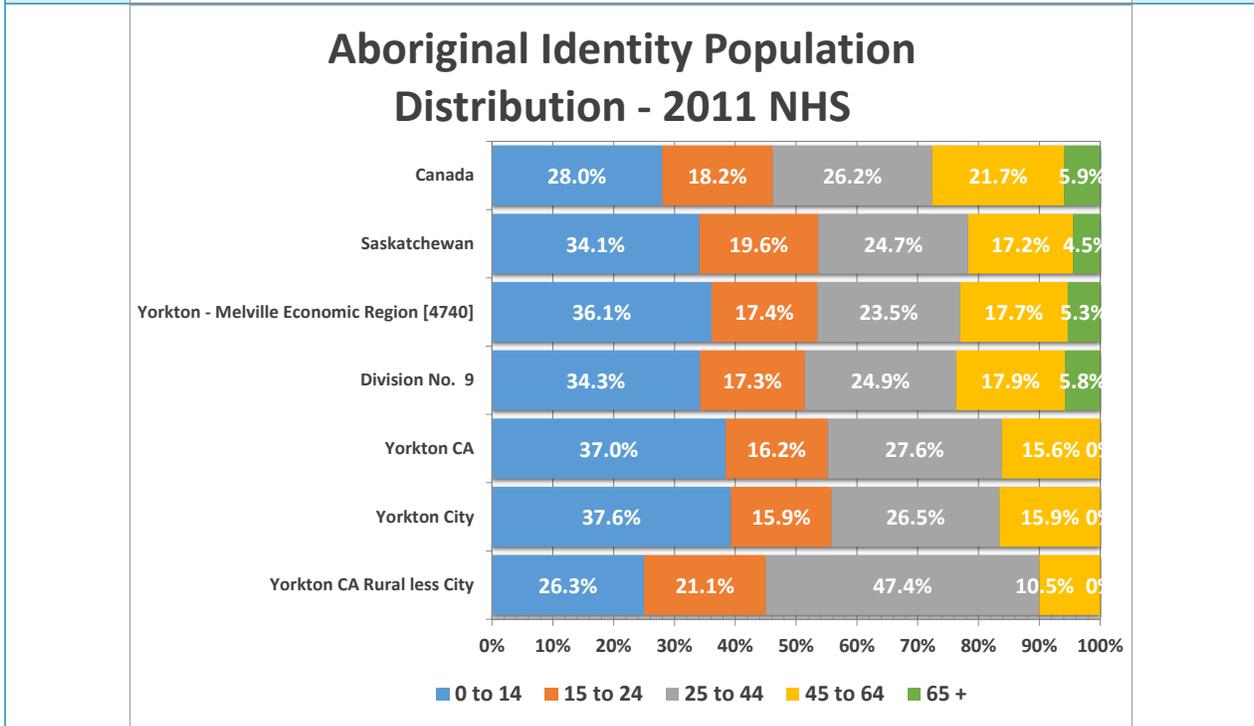
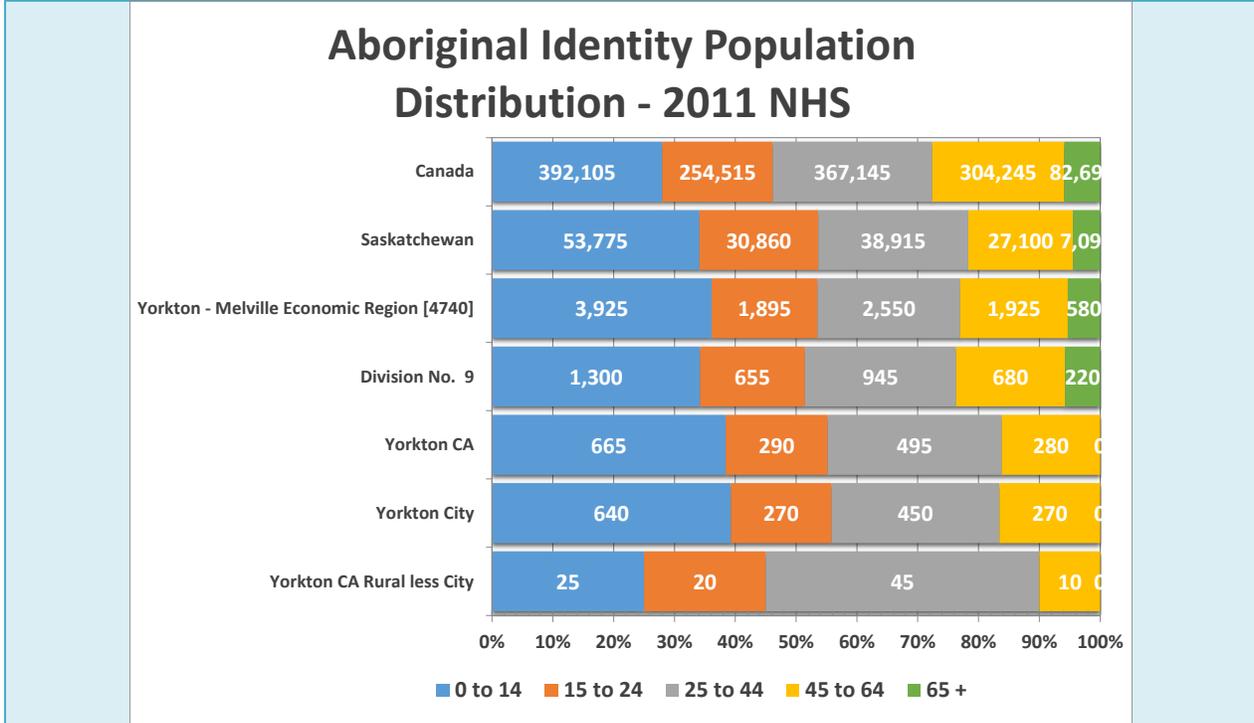
Exhibit D.14 - Sunrise Health Region Long Term Care Beds	
Community	Long Term Care Beds
Canora	63 beds
Esterhazy	52 beds
Foam lake	49 beds
Invermay	24 beds
Ituna	36 beds
Kamsack	61 beds
Langenburg	44 beds
Melville	128 beds
Norquay	31 beds
Preeceville	38 beds
Saltcoats	30 beds
Theodore	19 beds
Yorkton	211 beds
<b>Total Sunrise Health Region</b>	<b>786 Long Term beds</b>

Source: Sunrise Health Region

## Appendix E: Aboriginal Population Demographics

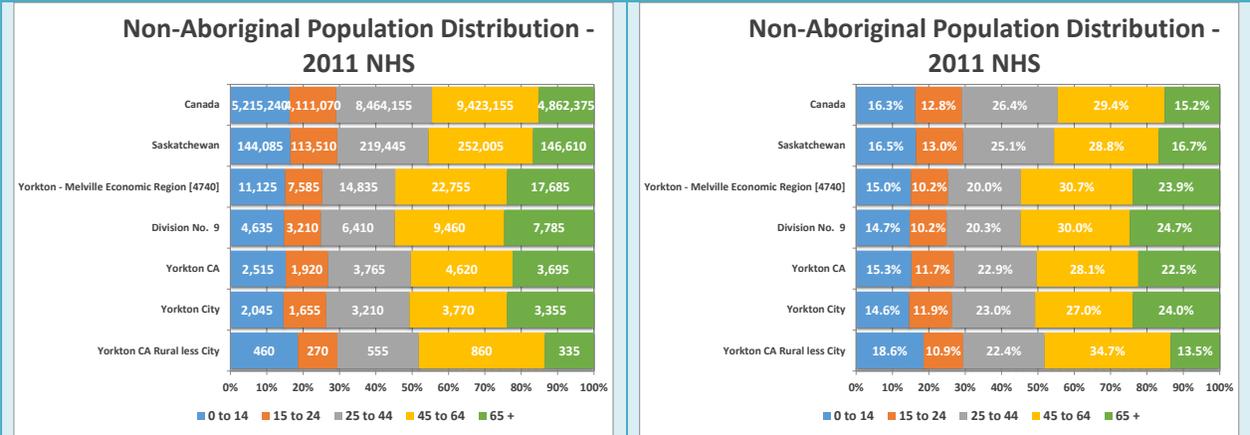
### Statistics Canada Aboriginal Population

Exhibit E.1 - Statistics Canada 2011 NHS Aboriginal Population Age Group Distribution Comparisons



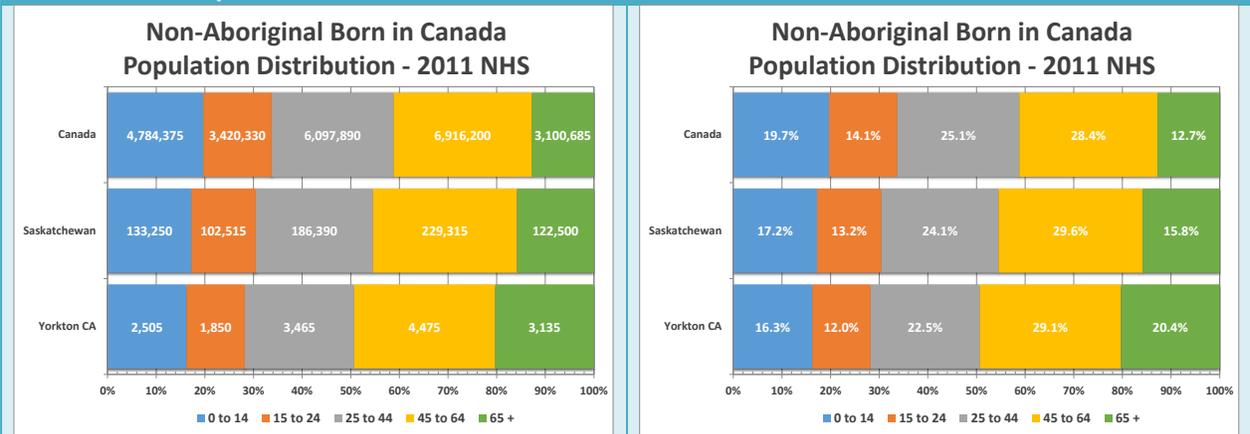
Source: Chart Prepared by Preferred Choice based on Statistics Canada, National Household Survey Data 2011

**Exhibit E.2 - Statistics Canada 2011 NHS Non-Aboriginal Population Age Group Distribution Comparisons**



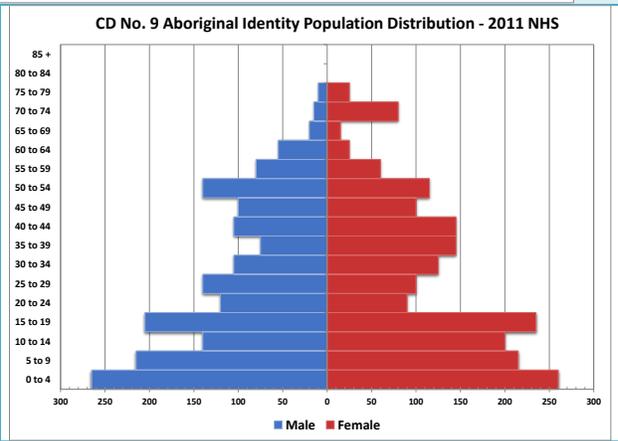
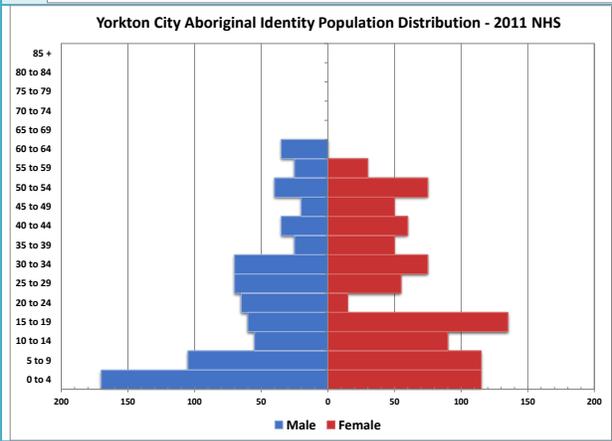
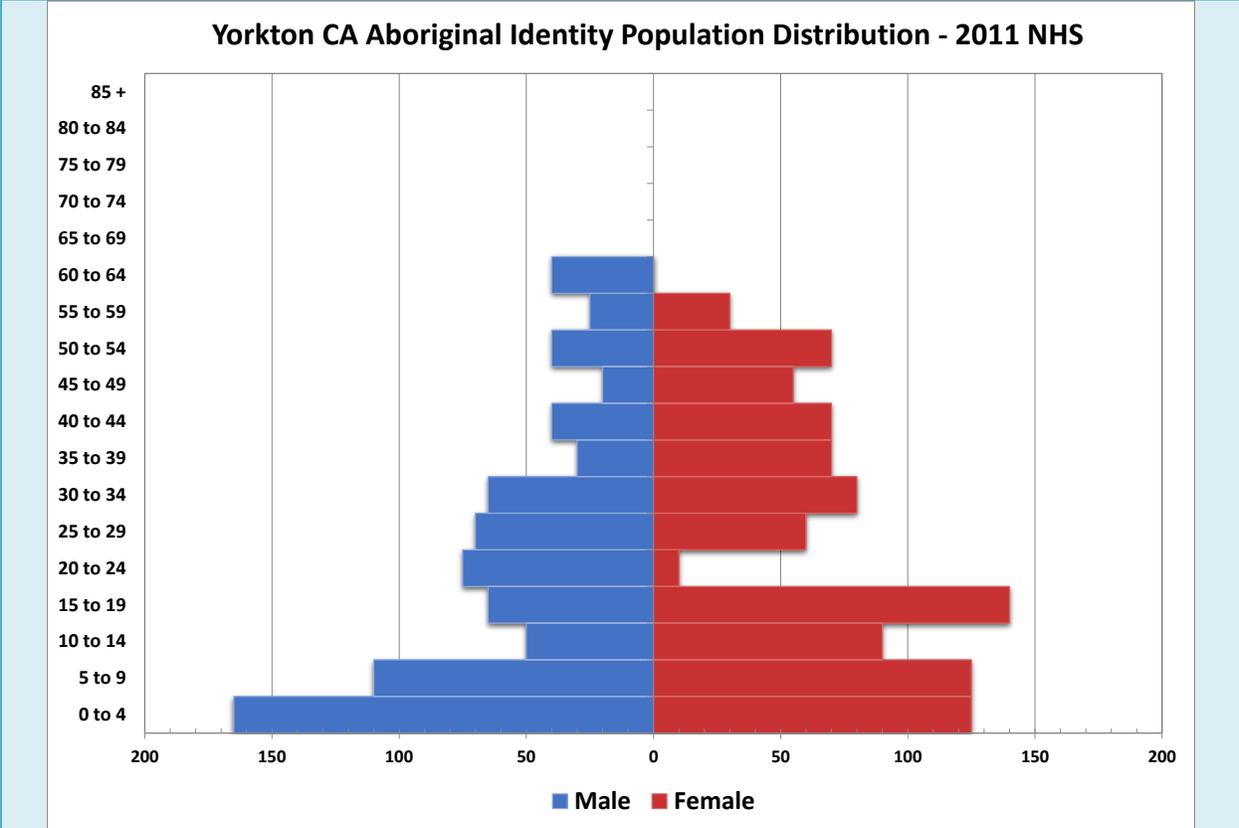
Source: Chart Prepared by Preferred Choice based on Statistics Canada, National Household Survey Data 2011 and Census data 2011

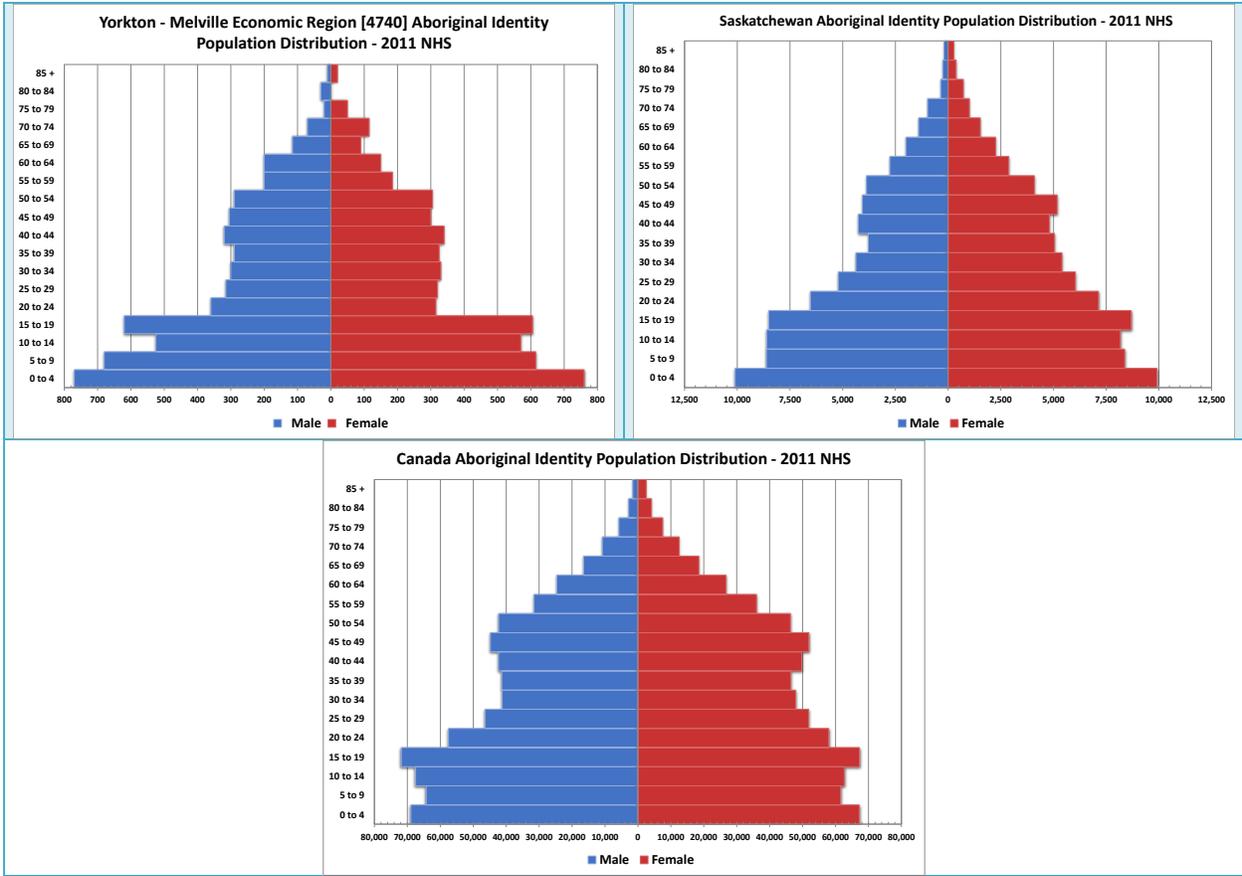
**Exhibit E.3 - Statistics Canada 2011 NHS Non-Aboriginal Born in Canada Population Age Group Distribution Comparisons**



Source: Chart Prepared by Preferred Choice based on Statistics Canada, National Household Survey Data 2011 and Census data 2011

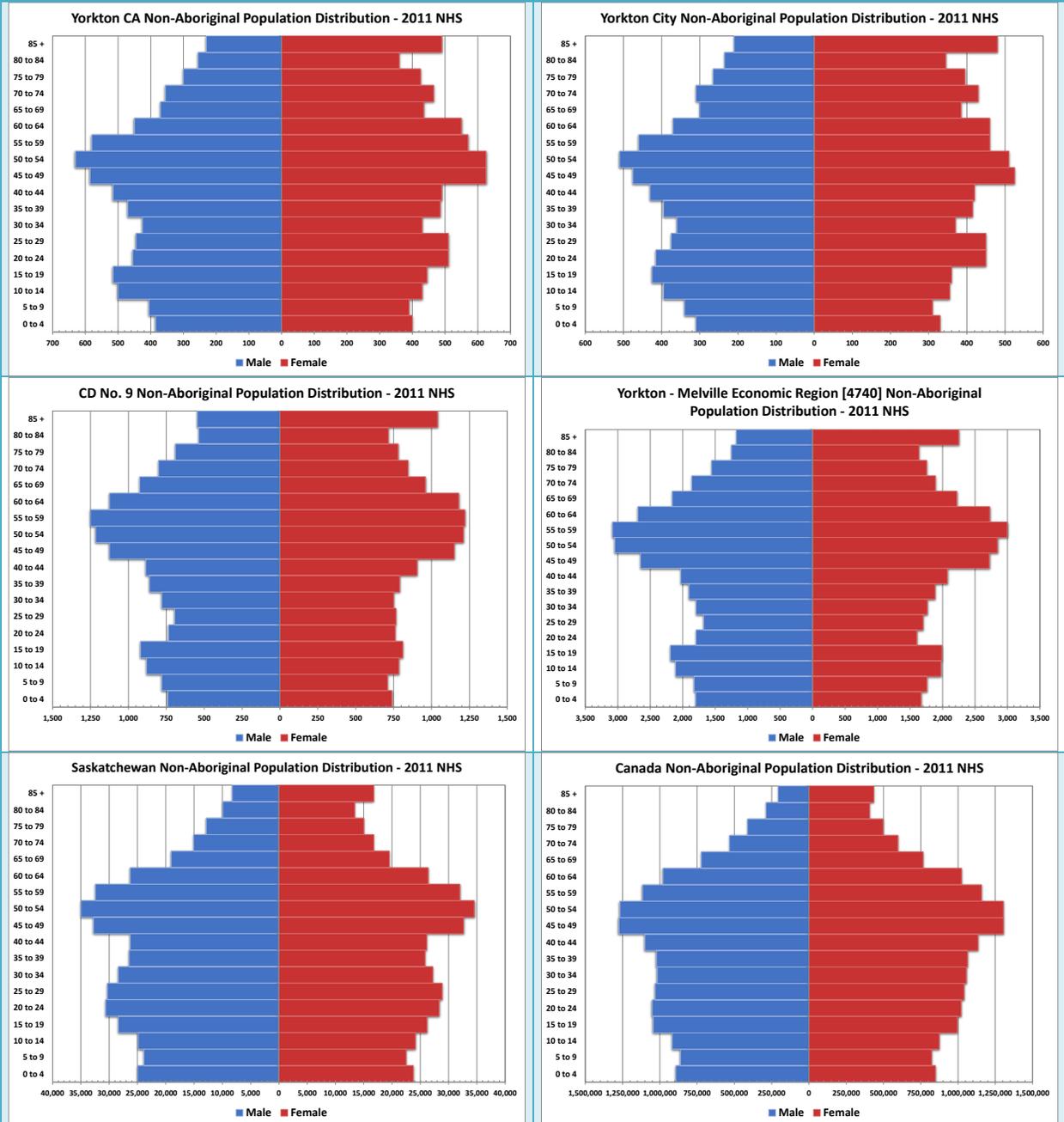
Exhibit E.4 - Statistics Canada 2011 NHS Aboriginal Population Age Distribution Comparisons





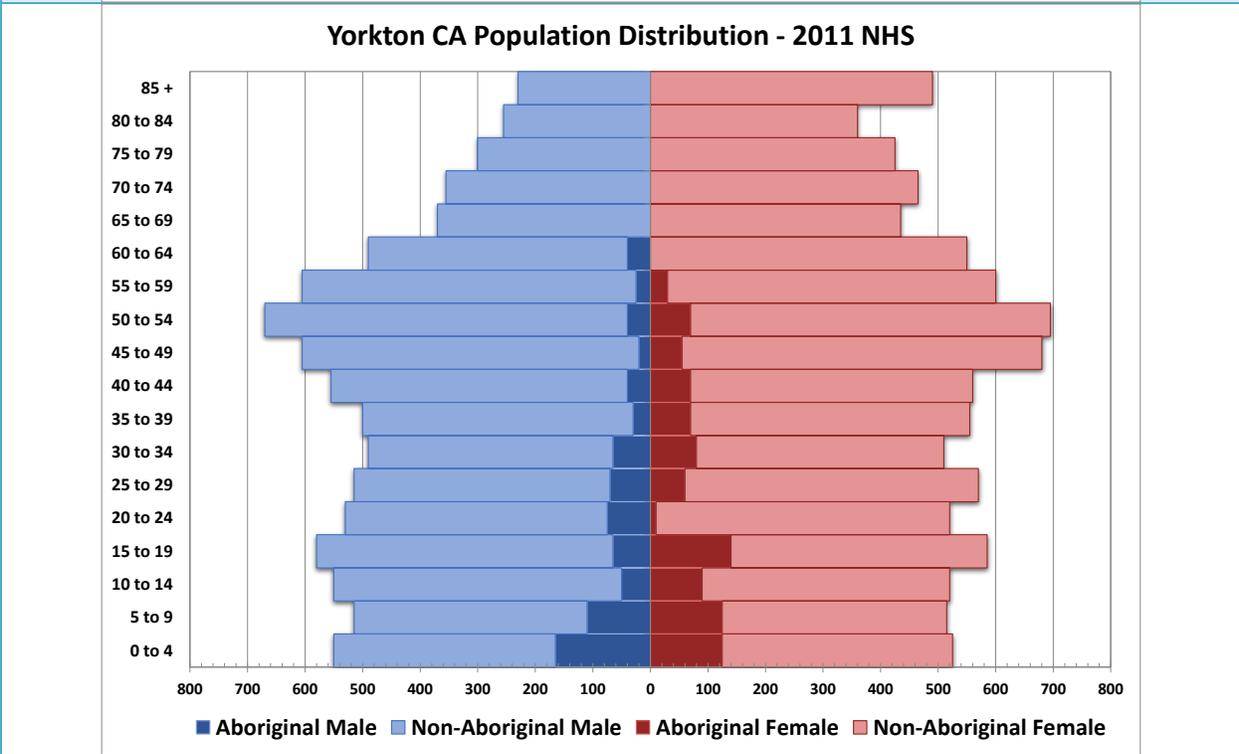
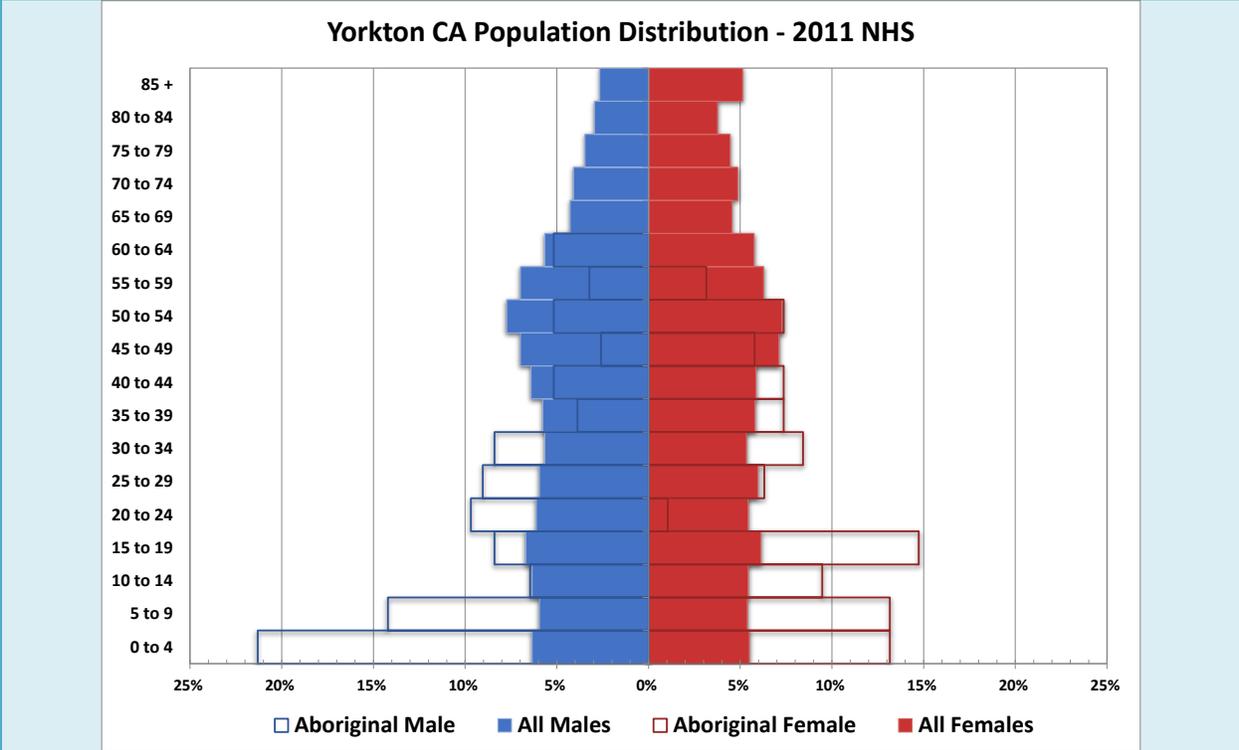
Source: Chart Prepared by Preferred Choice based on Statistics Canada, National Household Survey Data 2011

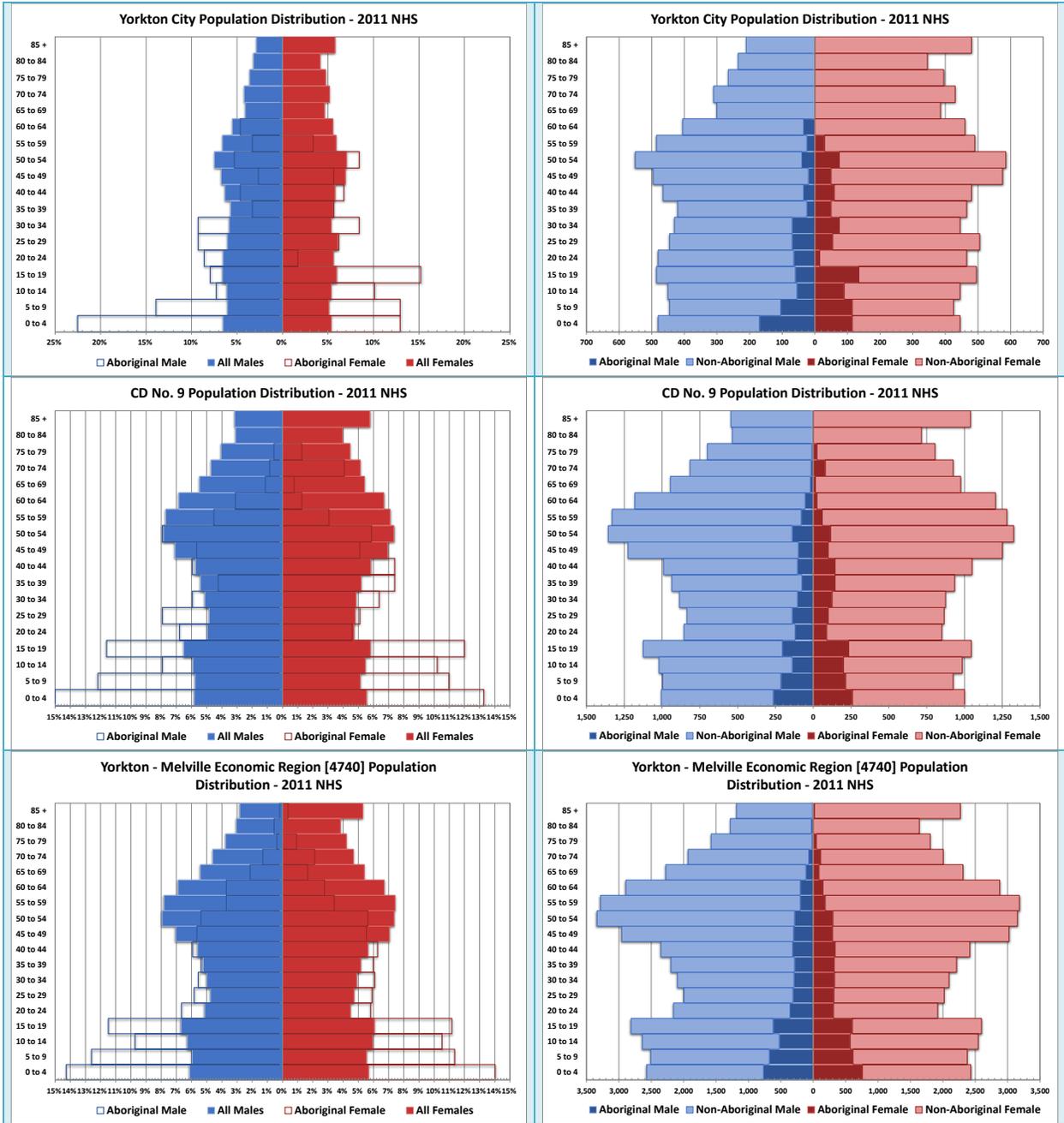
**Exhibit E.5 - Statistics Canada 2011 NHS Non-Aboriginal Population Age Distribution Comparisons**

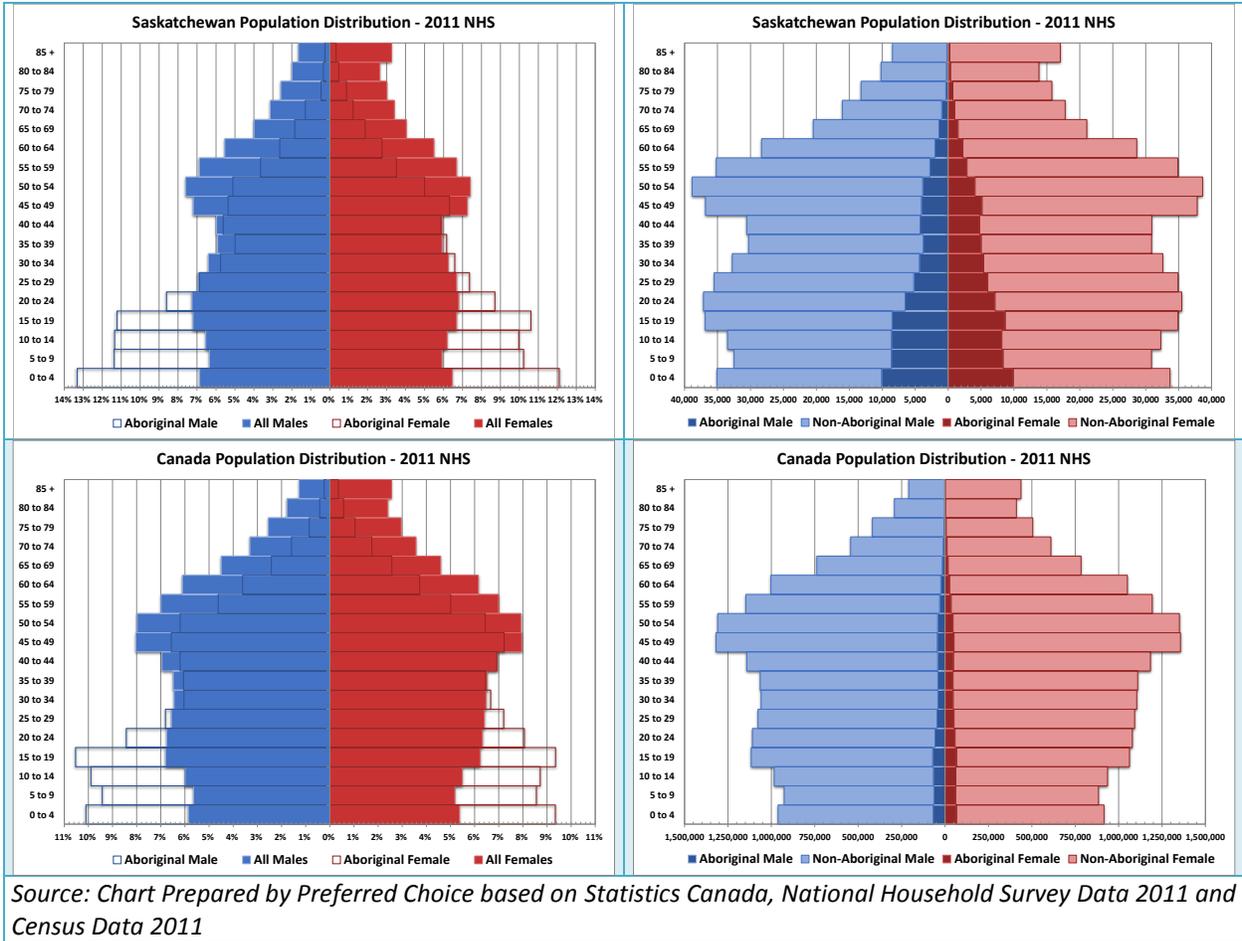


Source: Chart Prepared by Preferred Choice based on Statistics Canada, National Household Survey Data 2011 and Census data 2011

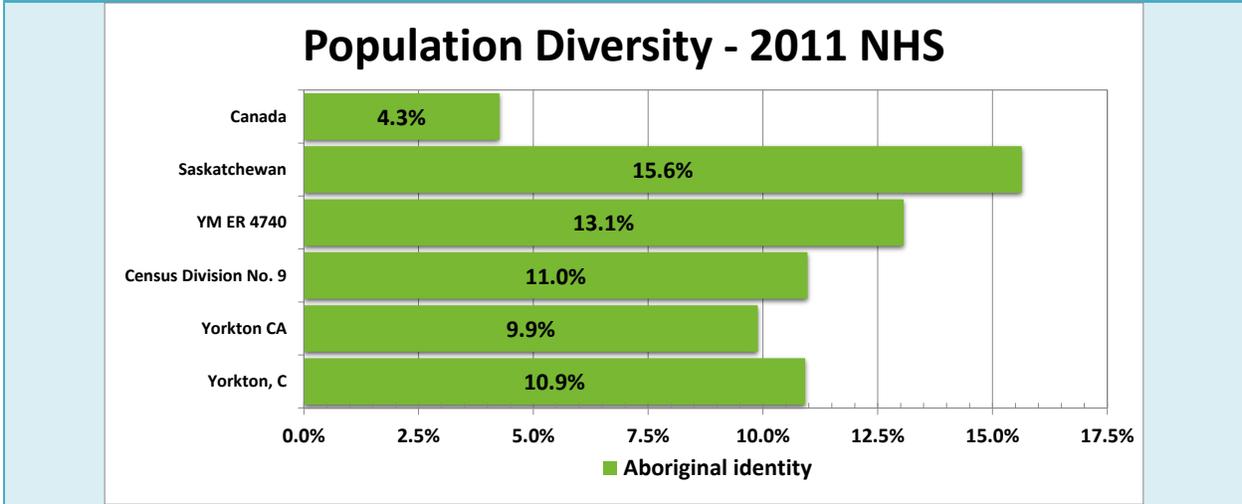
**Exhibit E.6 - Statistics Canada 2011 NHS Aboriginal and Non-Aboriginal Population Age Distribution Comparisons**





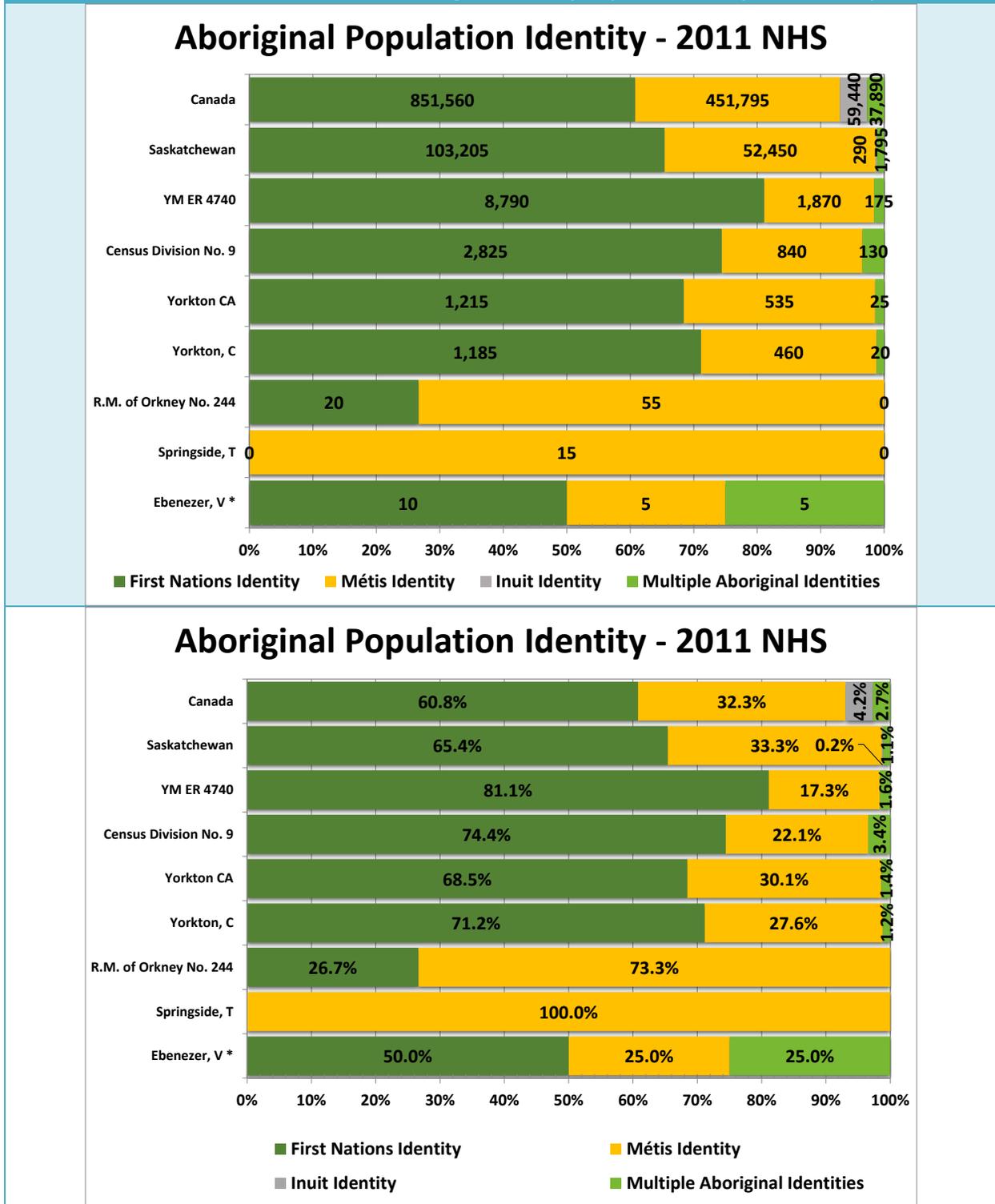


**Exhibit E.7 - Statistics Canada 2011 NHS Aboriginal Identity Population Level Comparisons**

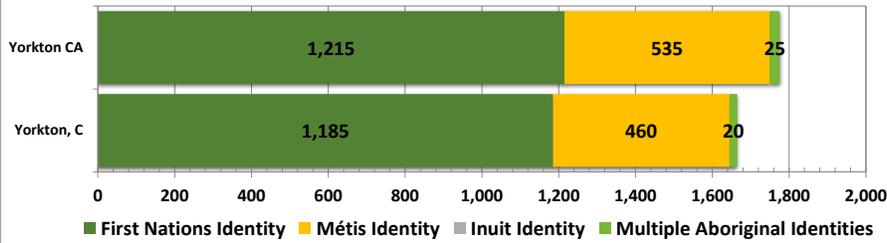


Source: Chart Prepared by Preferred Choice based on Statistics Canada, National Household Survey Data 2011

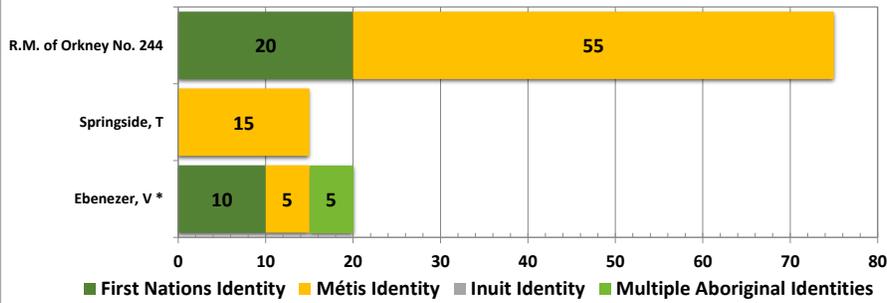
Exhibit E.8 - Statistics Canada 2011 NHS Aboriginal Identity Population Composition Comparisons



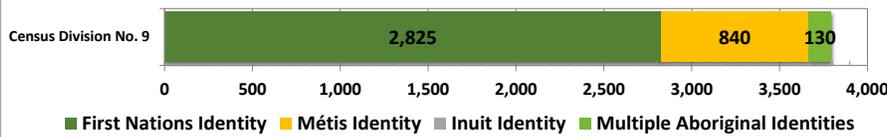
### Aboriginal Population Identity - 2011 NHS



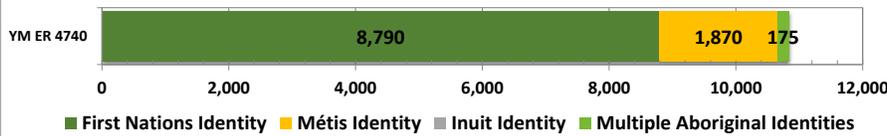
### Aboriginal Population Identity - 2011 NHS



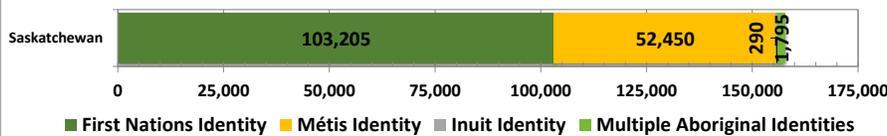
### Aboriginal Population Identity - 2011 NHS



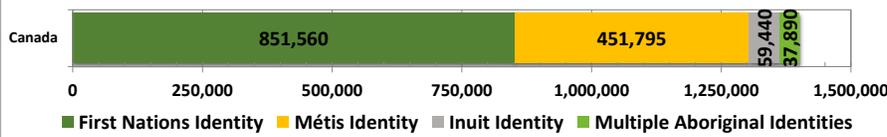
### Aboriginal Population Identity - 2011 NHS



### Aboriginal Population Identity - 2011 NHS

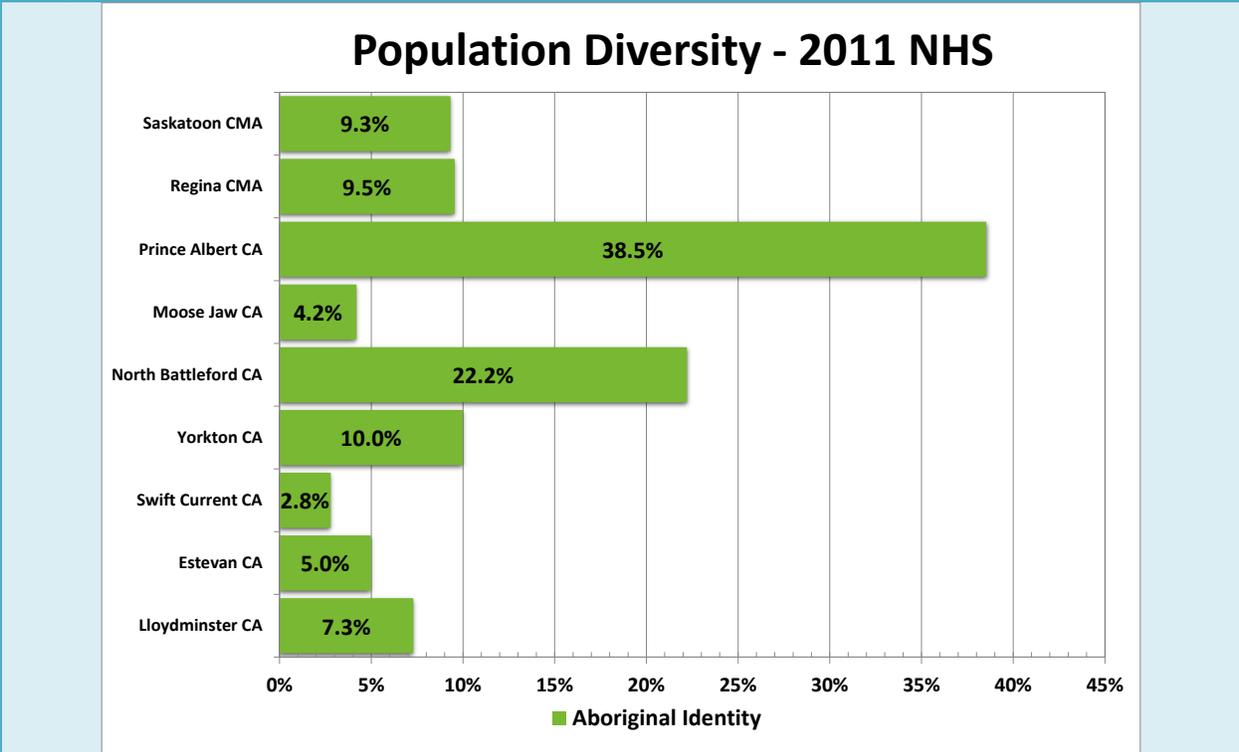


### Aboriginal Population Identity - 2011 NHS



Source: Chart Prepared by Preferred Choice based on Statistics Canada, National Household Survey Data 2011

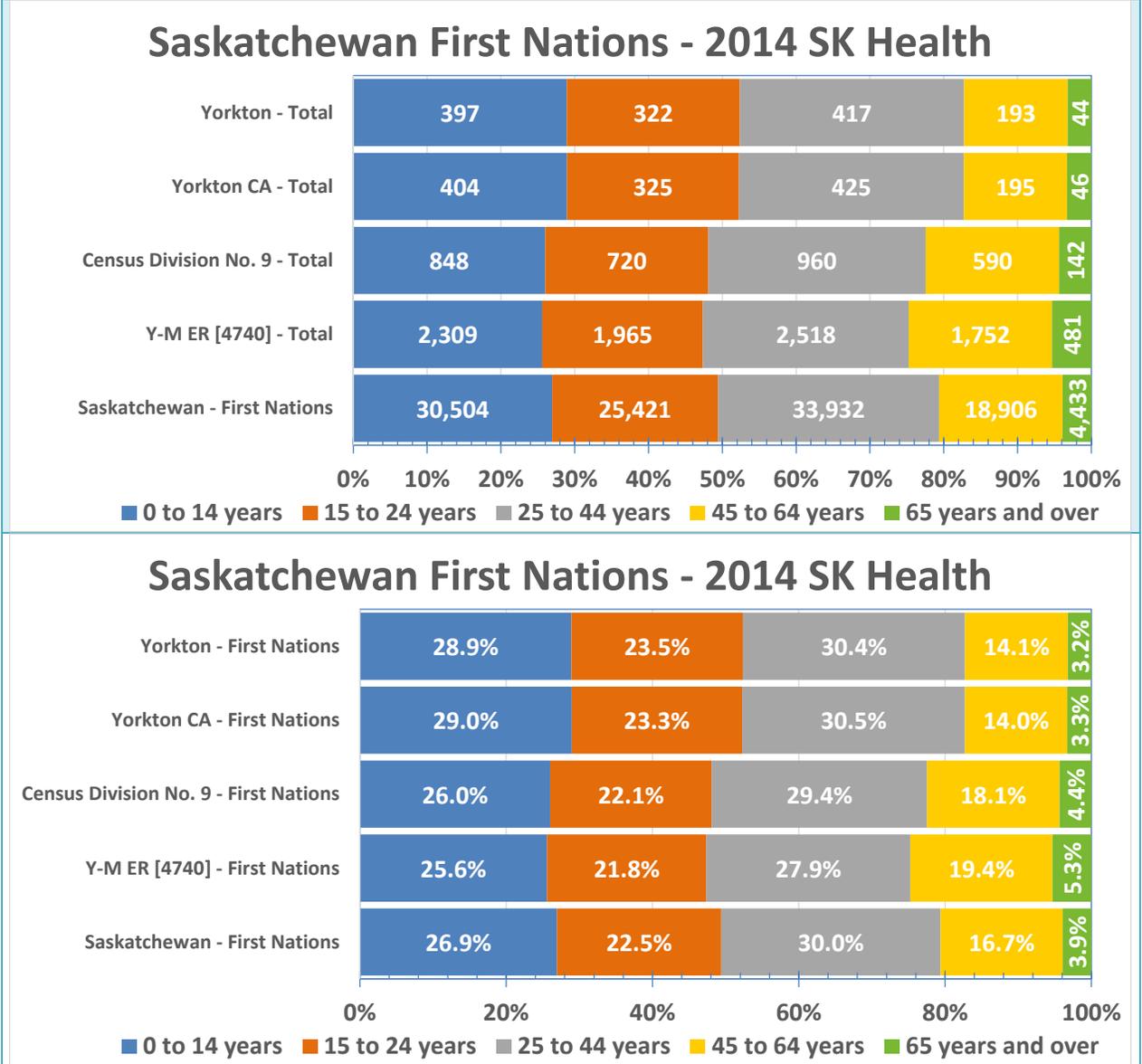
**Exhibit E.9 - Statistics Canada 2011 Saskatchewan Centres NHS Aboriginal Identity Population Level Comparisons**



Source: Chart Prepared by Preferred Choice based on Statistics Canada, National Household Survey Data 2011

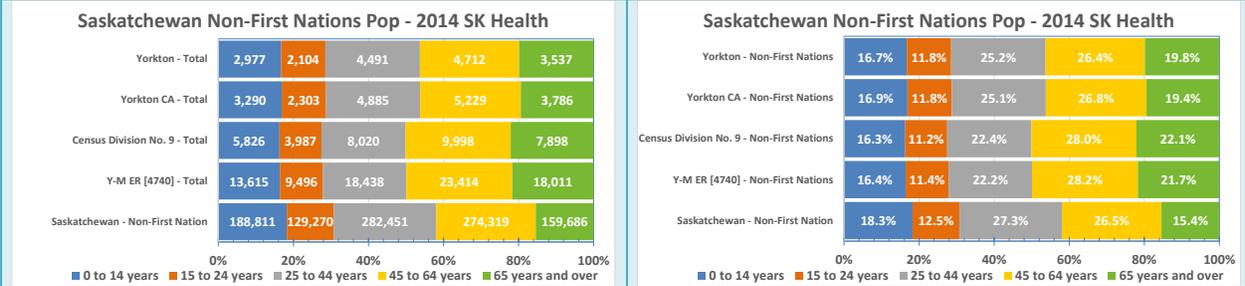
**Saskatchewan Health First Nations Population**

**Exhibit E.10 - Saskatchewan Health 2014 First Nations Population Age Group Distribution Comparisons**



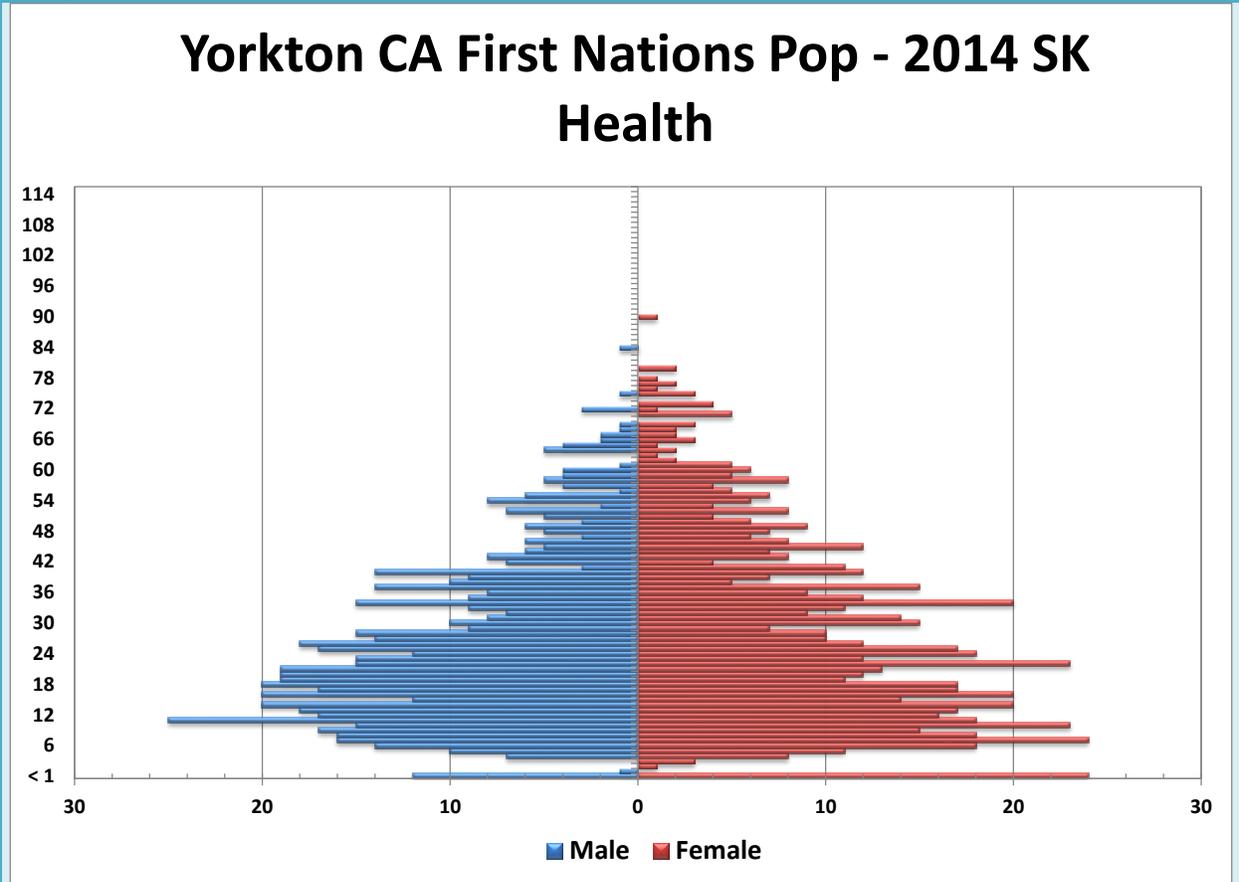
Source: Chart Prepared by Preferred Choice based on Saskatchewan Ministry of Health, Covered Population 2014

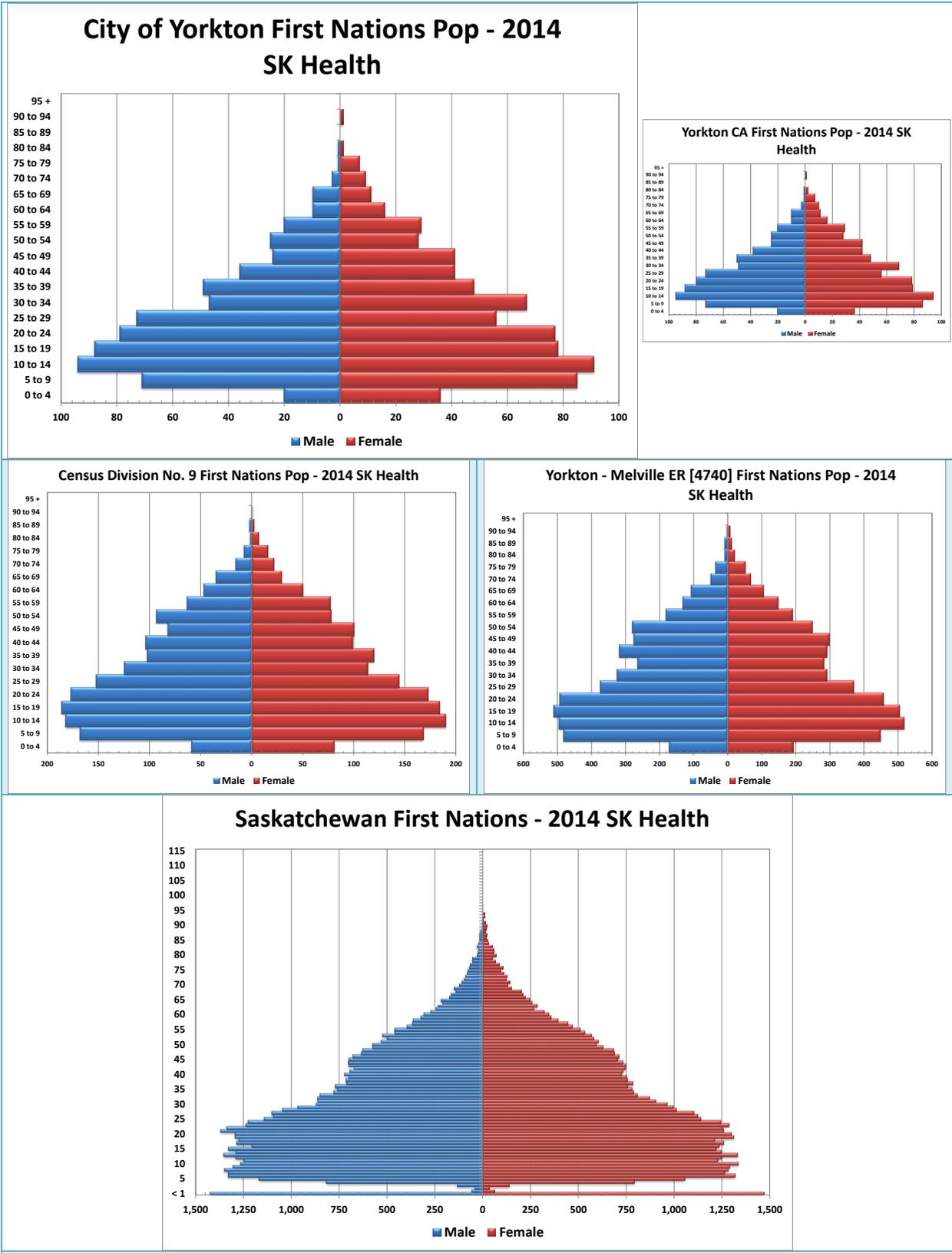
**Exhibit E.11 - Saskatchewan Health 2014 Non-First Nations Population Age Group Distribution Comparisons**



Source: Chart Prepared by Preferred Choice based on Saskatchewan Ministry of Health, Covered Population 2014

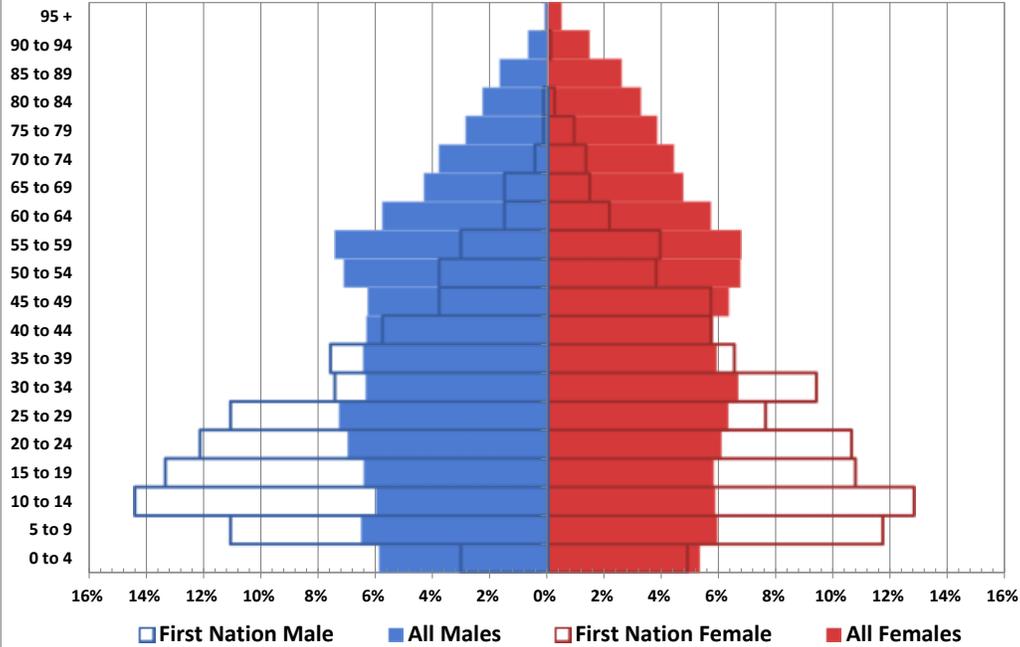
**Exhibit E.12 - Saskatchewan Health 2014 First Nations Population Age Group Distribution Comparisons**



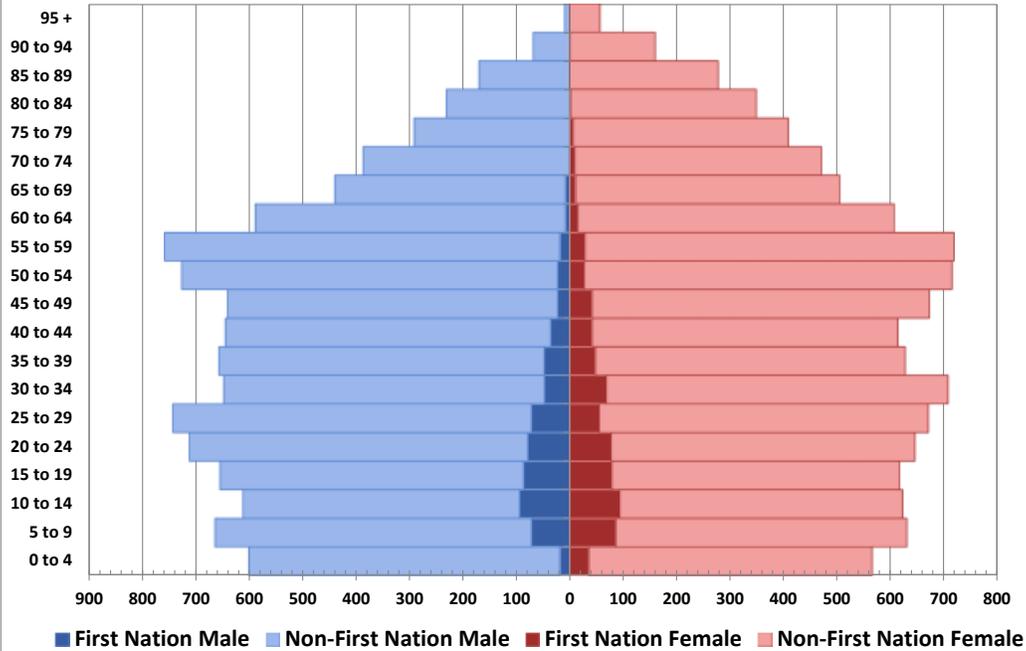


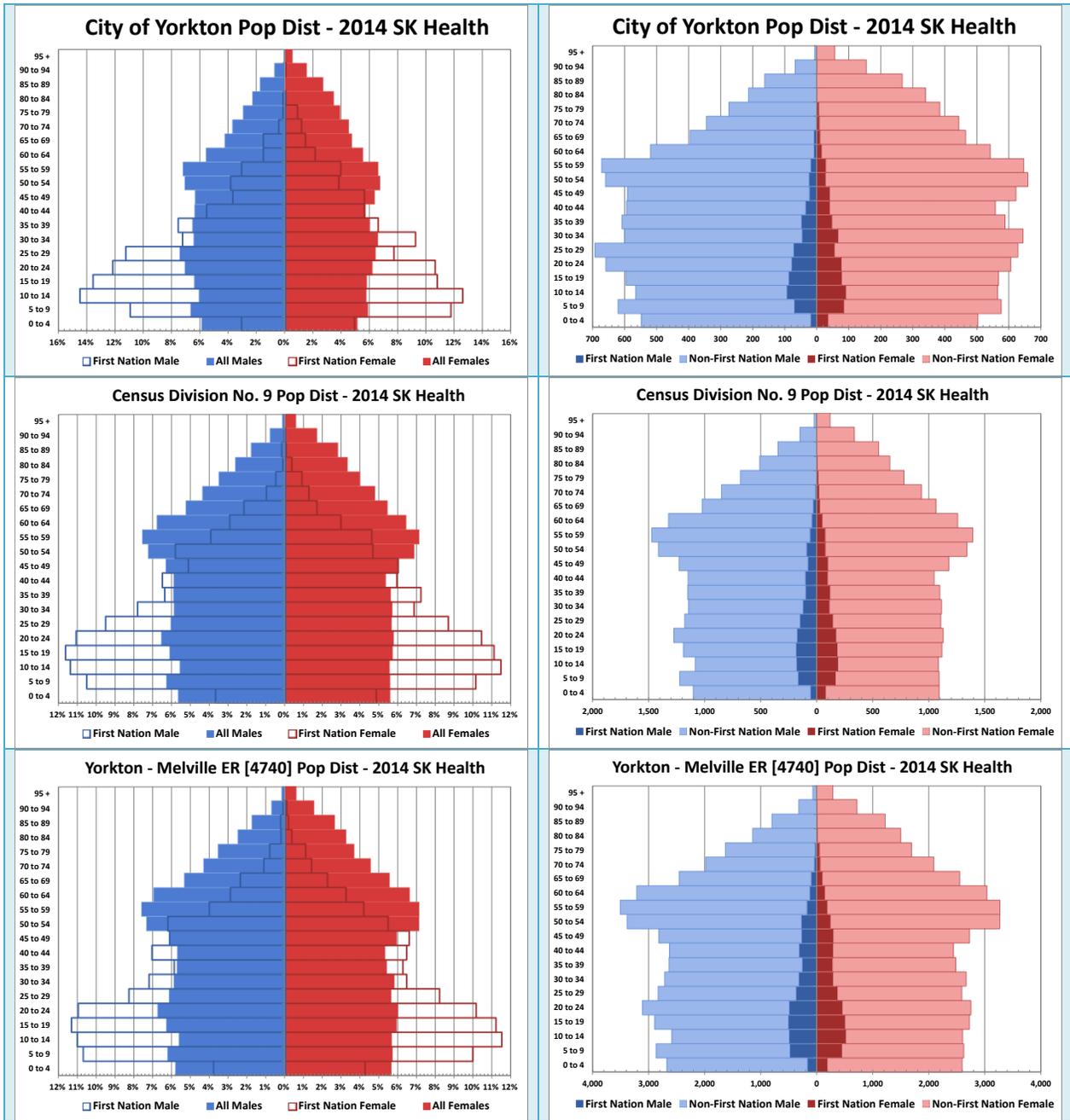
**Exhibit E.13 - Saskatchewan Health 2014 First Nations and Non-First Nations Population Age Group Distribution Comparisons**

**Yorkton CA Pop Dist - 2014 SK Health**



**Yorkton CA Pop Dist - 2014 SK Health**





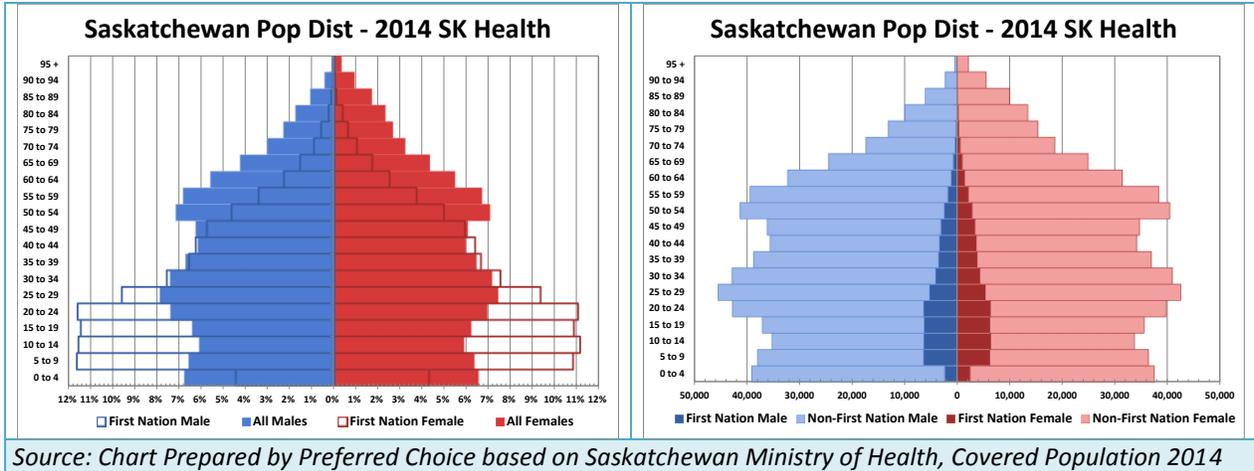
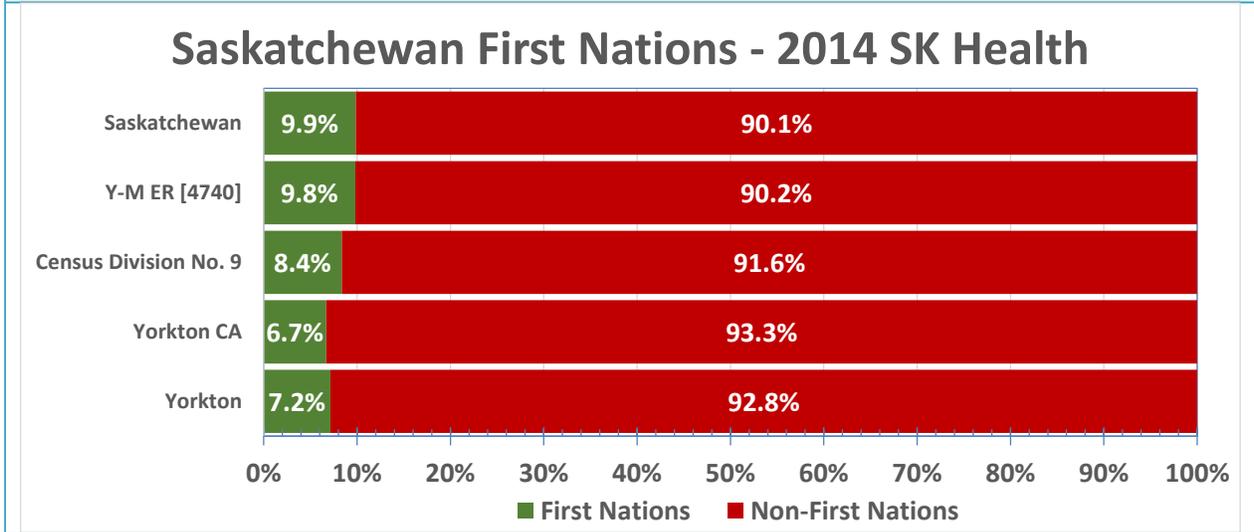
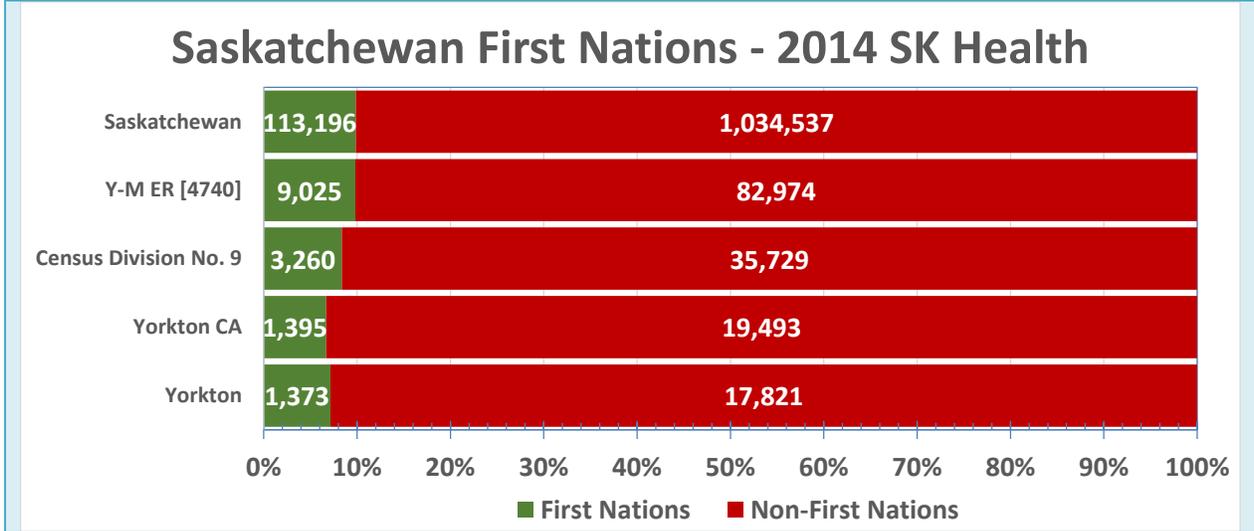
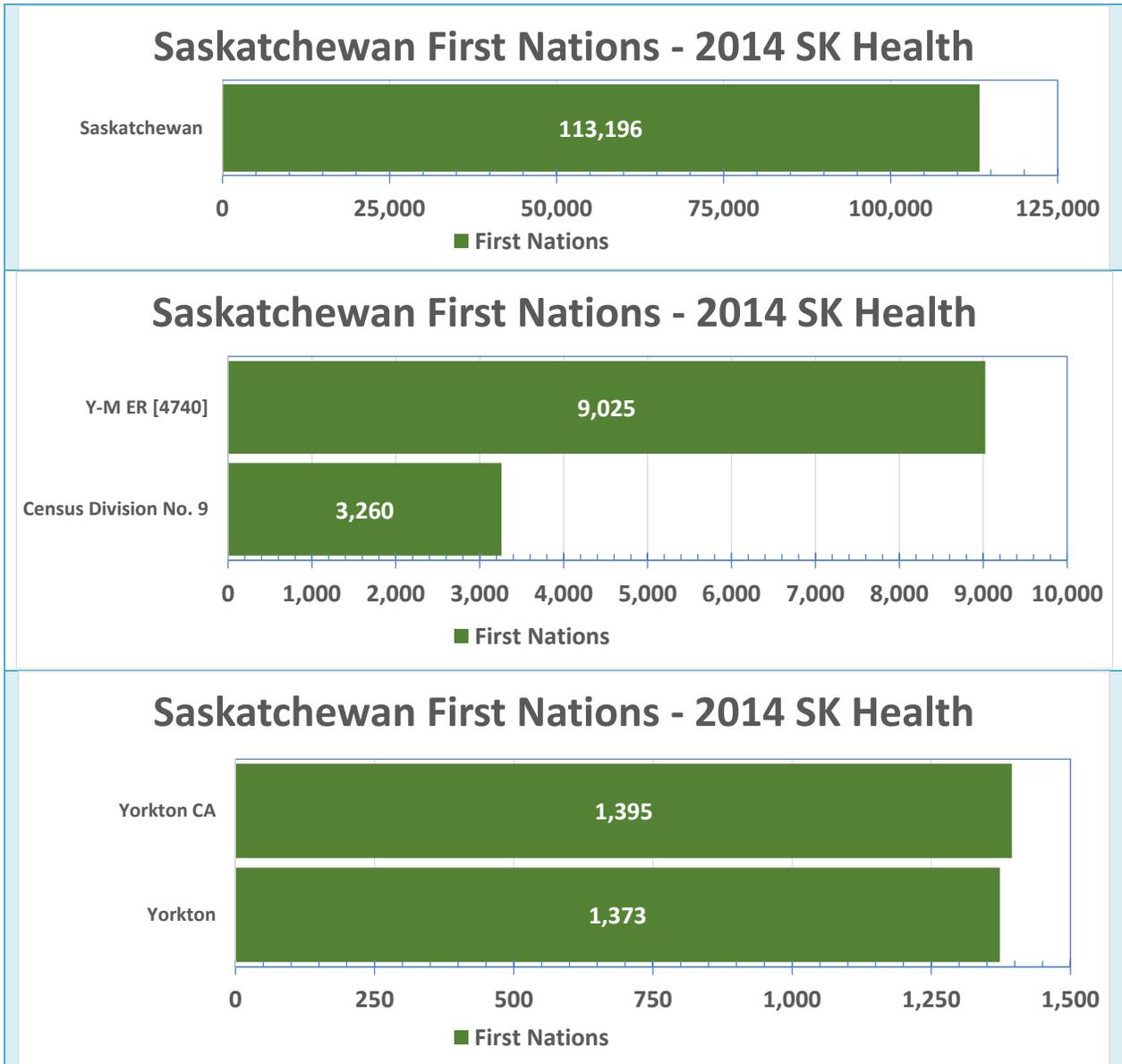


Exhibit E.14 - Saskatchewan Health 2014 First Nations and Non-First Nations Population Comparisons





Source: Chart Prepared by Preferred Choice based on Saskatchewan Ministry of Health, Covered Population 2014

## Appendix F: Immigrant Population

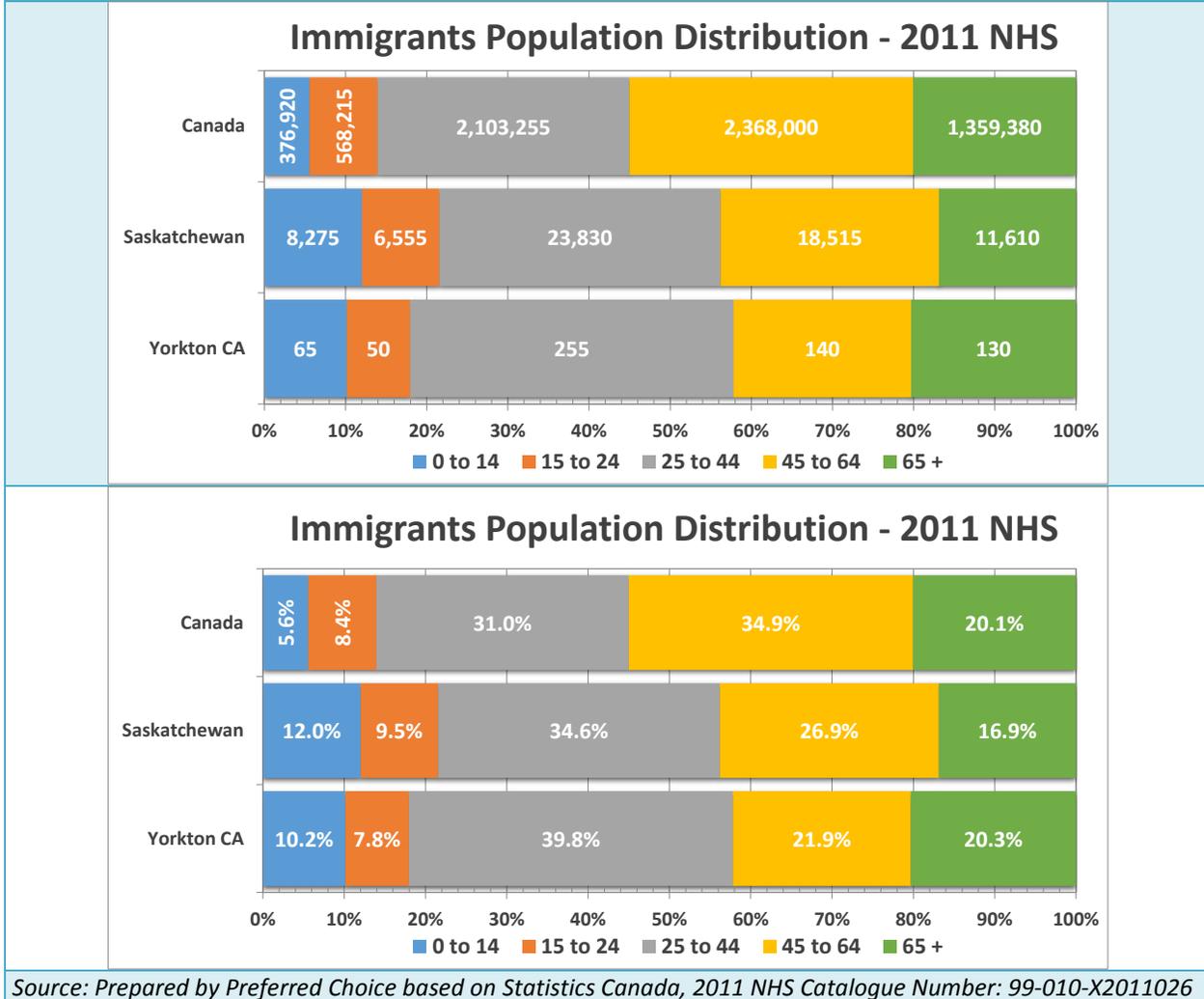
### Migration

Exhibit F.1 - Yorkton 2011 NHS Migration						
	Mobility 5 Years Ago			Mobility 1 Year Ago		
	Total - Sex	Male	Female	Total - Sex	Male	Female
Total in-migrants	3,440	1,620	1,815	1,020	485	535
Intraprovincial in-migrants	1,935	880	1,055	585	280	300
Interprovincial in-migrants	1,130	575	555	350	170	185
External in-migrants	375	170	205	90	35	55
Total out-migrants	2,570	1,210	1,365	670	330	340
Intraprovincial out-migrants	1,820	865	955	435	225	210
Interprovincial out-migrants	750	345	405	230	105	125

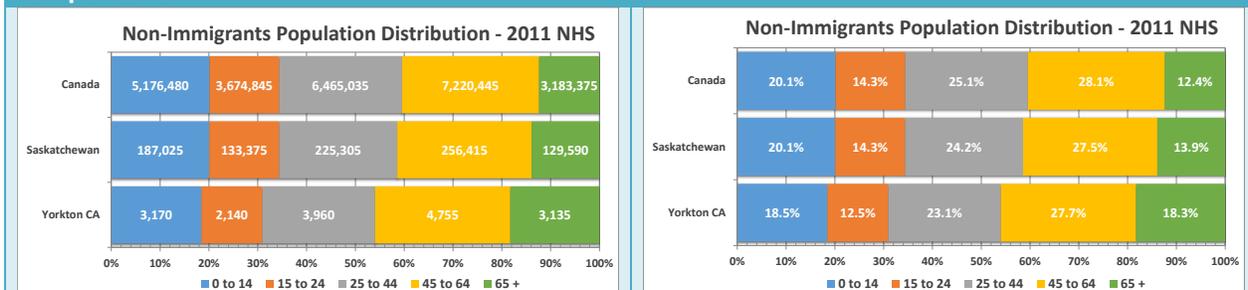
Source: Statistics Canada, 2011 NHS Catalogue Numbers: 99-013-X2011027 and 99-013-X2011029

**Immigrant Population**

**Exhibit F.2 - Statistics Canada 2011 NHS Immigrant Population Age Group Distribution Comparisons**

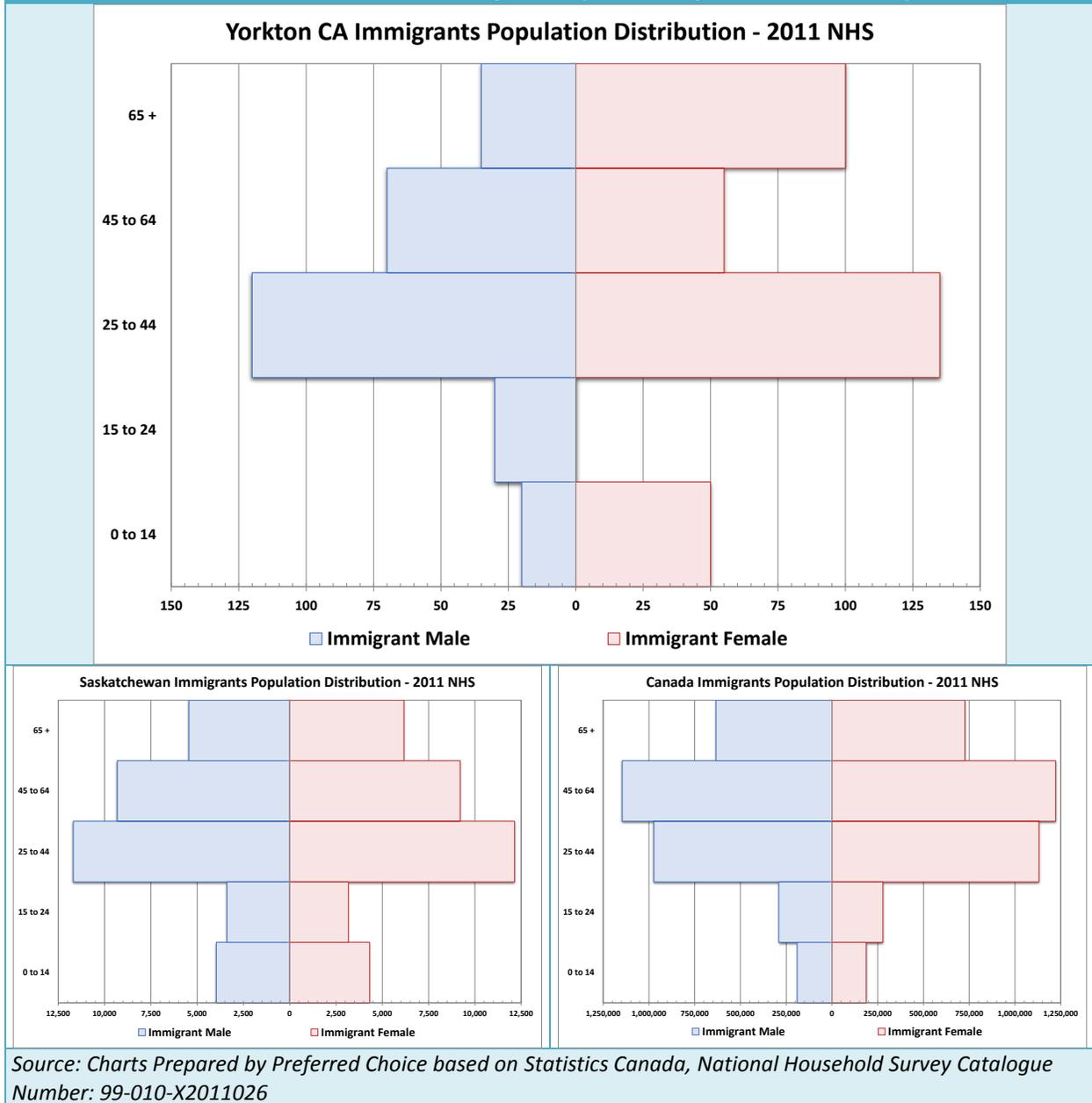


**Exhibit F.3 - Statistics Canada 2011 NHS Non-Immigrant Population Age Group Distribution Comparisons**

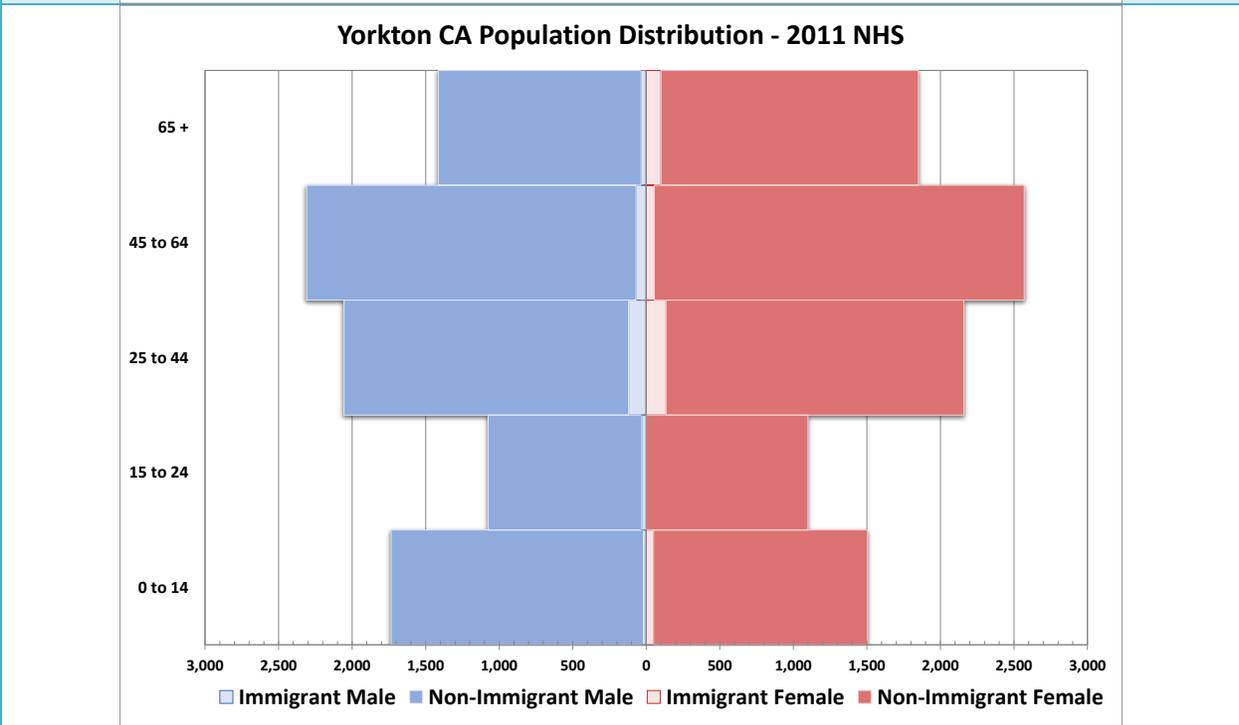
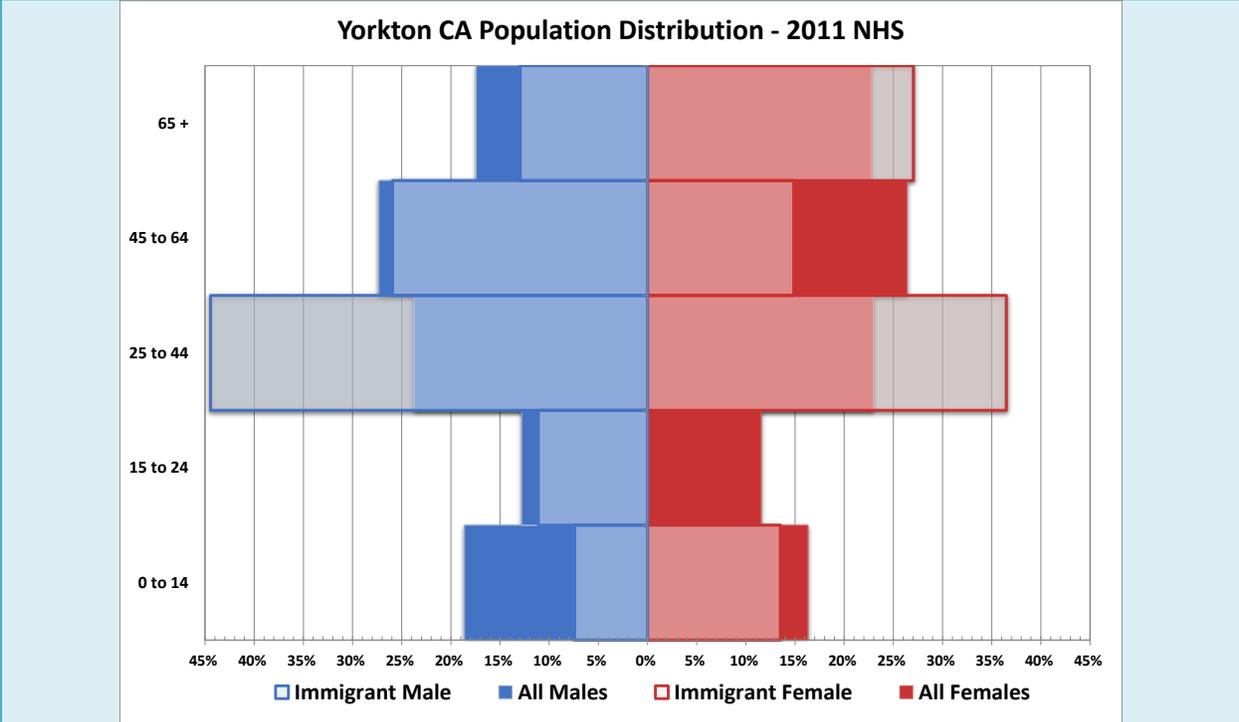


Source: Charts Prepared by Preferred Choice based on Statistics Canada, National Household Survey Catalogue Number: 99-010-X2011026

Exhibit F.4 - Statistics Canada 2011 NHS Immigrant Population Age Distribution Comparisons



**Exhibit F.5 - Statistics Canada 2011 NHS Immigrant and Non-Immigrant Population Age Distribution Comparisons**



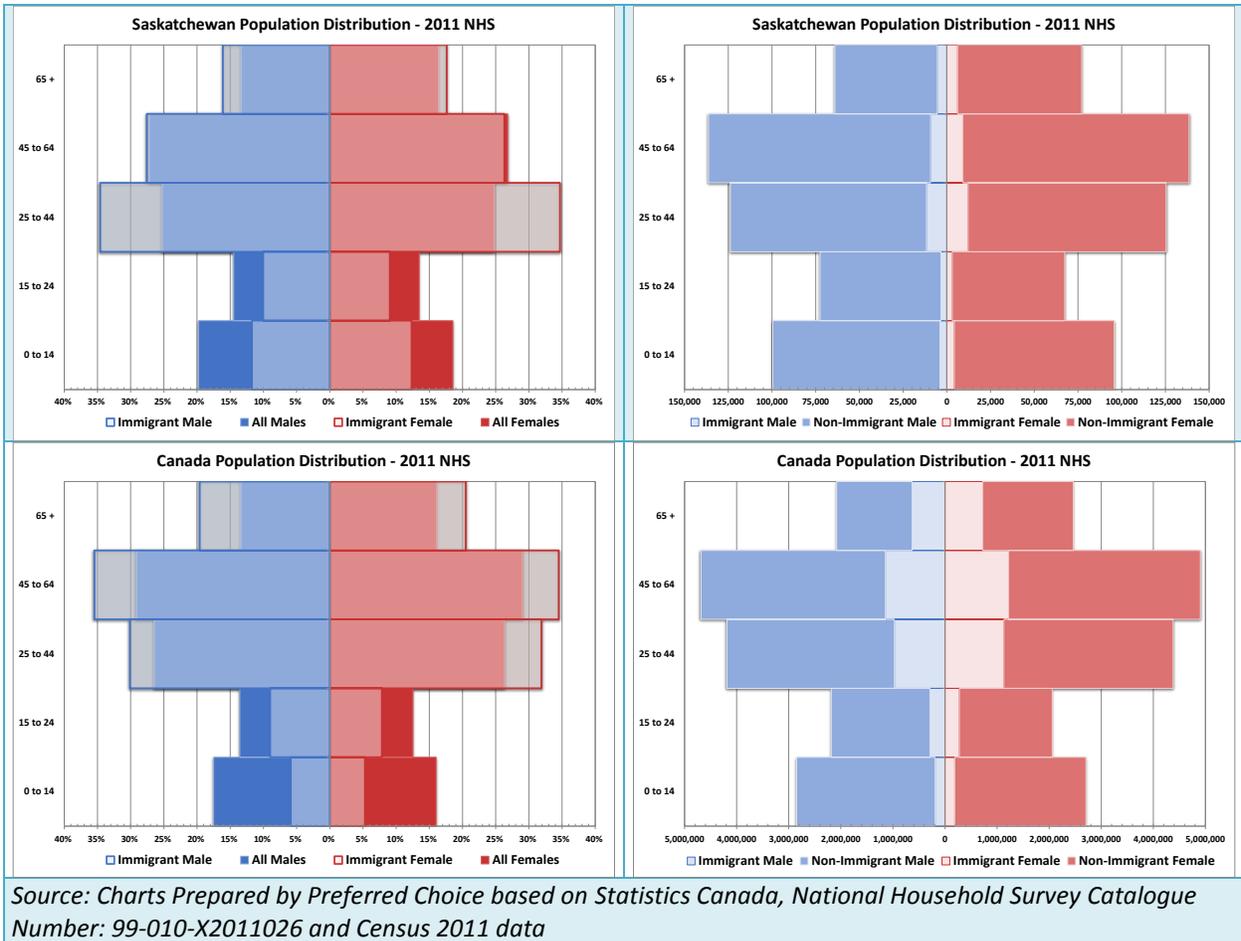
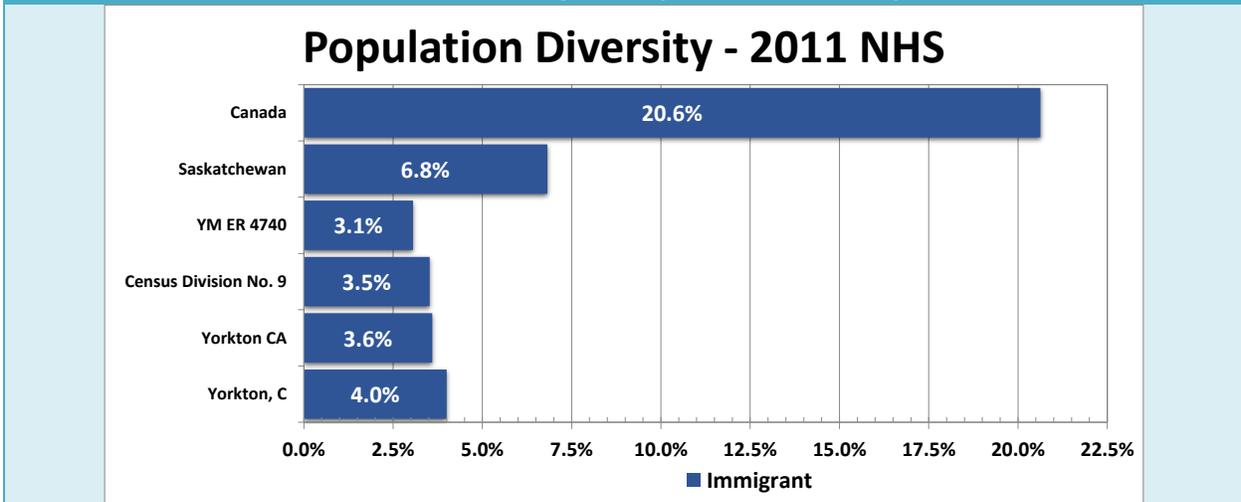
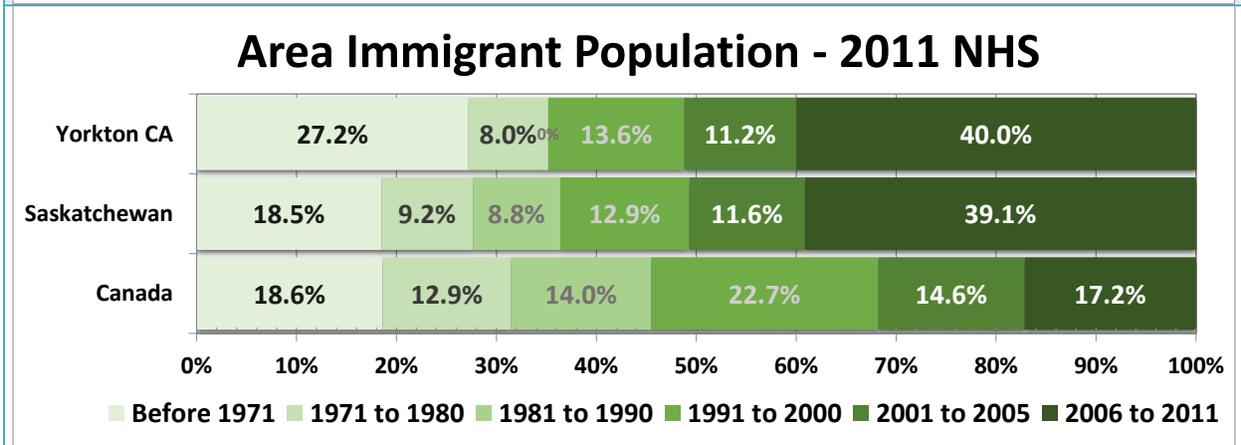
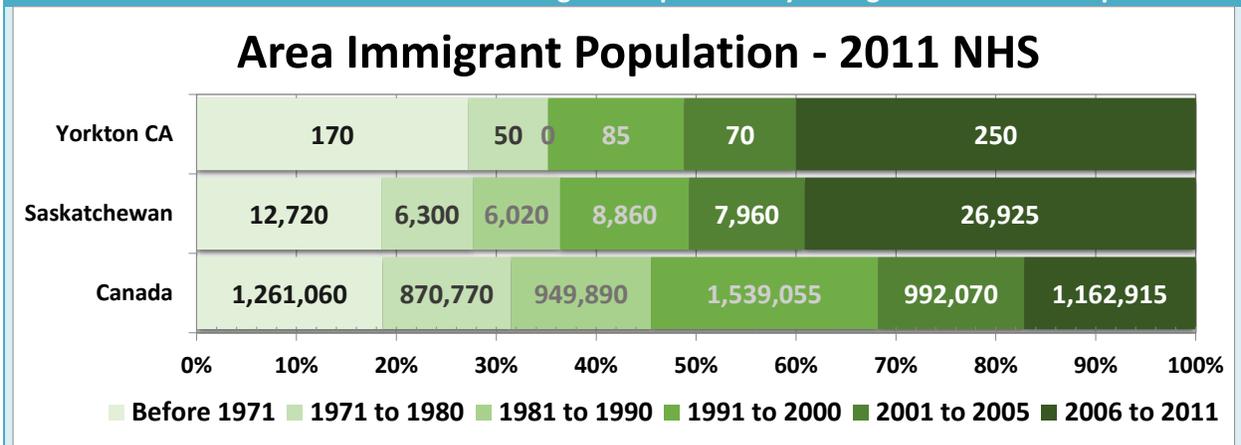


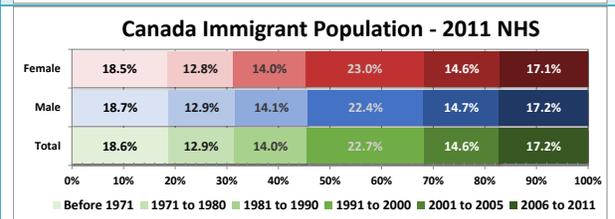
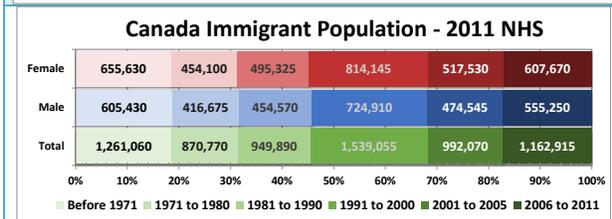
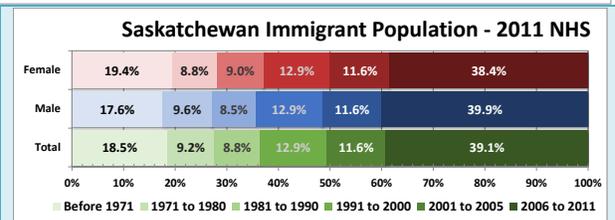
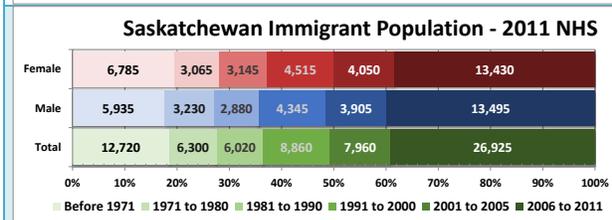
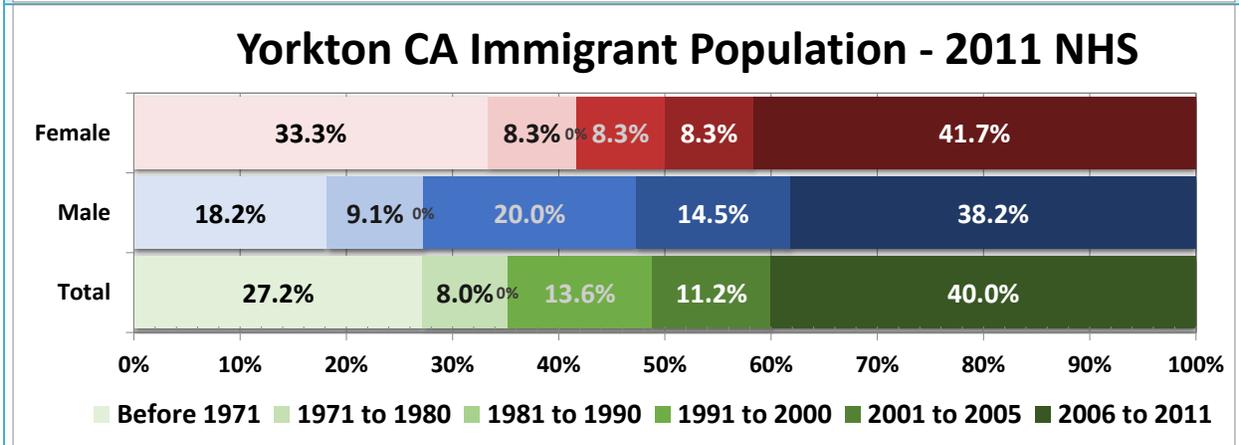
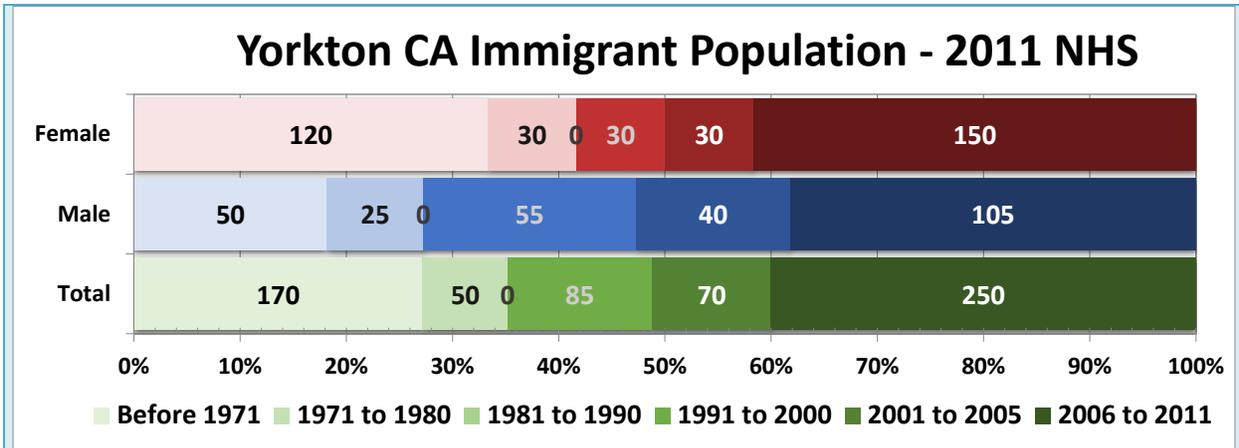
Exhibit F.6 - Statistics Canada 2011 NHS Immigrant Population Level Comparisons



Source: Chart Prepared by Preferred Choice based on Statistics Canada, National Household Survey Data 2011

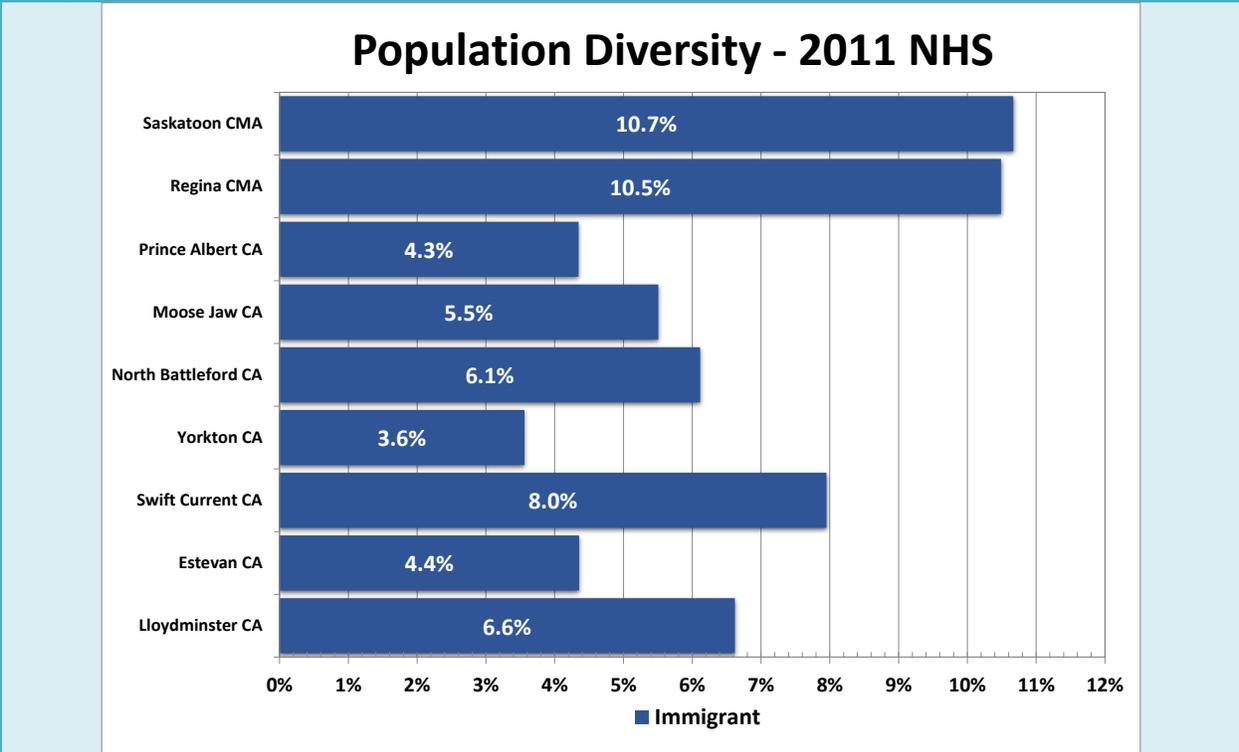
Exhibit F.7 - Statistics Canada 2011 NHS Immigrant Population by Immigration Period Comparisons





Source: Charts Prepared by Preferred Choice based on Statistics Canada, National Household Survey Catalogue Number: 99-010-X2011026

**Exhibit F.8 - Statistics Canada 2011 Saskatchewan Centres NHS Immigrant Population Level Comparisons**



Source: Chart Prepared by Preferred Choice based on Statistics Canada, National Household Survey Catalogue Number: 99-010-X2011026

## Appendix G: Post-Secondary Student Population

### Parkland College - Yorkton Campus

Exhibit G.1 - Parkland College Enrollment by Program Groups for Yorkton Campus									
	Program Groups	2012-2013				2013-2014			
		Student Enroll FT	Student Enroll PT	Student Enroll Casual	FLEs	Student Enroll FT	Student Enroll PT	Student Enroll Casual	FLEs
<b>SKILLS TRAINING</b>	<b>Institute Credit:</b>								
	SIAST	192	186	5	256.28	155	186	6	221.45
	Other:								
	Apprenticeship & Trade								
	<b>Total Institute Credit</b>	<b>192</b>	<b>186</b>	<b>5</b>	<b>256.28</b>	<b>155</b>	<b>186</b>	<b>6</b>	<b>221.45</b>
	<b>Industry Credit:</b>								
	<b>Total Industry Credit</b>	<b>0</b>	<b>174</b>	<b>760</b>	<b>30.46</b>	<b>7</b>	<b>224</b>	<b>633</b>	<b>55.92</b>
	Non-Credit (Industry Non-Credit, Community/Individual Non-Credit, Personal Interest Non-Credit)								
<b>Total Non-Credit</b>	<b>0</b>	<b>48</b>	<b>192</b>	<b>6.44</b>	<b>0</b>	<b>37</b>	<b>247</b>	<b>6.97</b>	
<b>TOTAL SKILLS TRAINING</b>		<b>192</b>	<b>408</b>	<b>957</b>	<b>293.18</b>	<b>162</b>	<b>447</b>	<b>886</b>	<b>284.34</b>
<b>ADULT BASIC EDUCATION</b>	<b>ABE Credit:</b>								
	Adult 12	60	32		63.72	70	40		79.48
	Adult 10	32	23		26.09	27	35		32.40
	Academic GED	0	19		0.20	0	19		0.12
	<b>Total ABE Credit</b>	<b>92</b>	<b>74</b>		<b>90.01</b>	<b>97</b>	<b>94</b>		<b>112.00</b>
	<b>ABE Non-Credit:</b>								
	Employability/Life Skills	38	161		172.66	8	67		32.66
	English Language Training	0	89		18.26	0	86		17.24
	General Academic Studies	0	28		1.46	0	14		0.72
Literacy	0	44		1.38	0	54		24.29	
<b>Total ABE Non-Credit</b>	<b>38</b>	<b>322</b>		<b>193.76</b>	<b>8</b>	<b>221</b>		<b>74.91</b>	
<b>TOTAL ADULT BASIC EDUCATION</b>		<b>130</b>	<b>396</b>		<b>283.77</b>	<b>105</b>	<b>315</b>		<b>186.91</b>
<b>UNIVERSITY</b>	<b>Total University</b>	<b>55</b>	<b>102</b>		<b>72.70</b>	<b>59</b>	<b>118</b>		<b>71.70</b>
<b>TOTAL ENROLLMENT</b>		<b>377</b>	<b>906</b>	<b>957</b>	<b>649.65</b>	<b>326</b>	<b>880</b>	<b>886</b>	<b>542.95</b>
2013-14 Results as of October 24, 2014									
PT - Part-time	Cas - Casual	FT - Full-time				FLE - Full Load Equivalent			
<b>**NOTE:</b> In 2012-13 under the Employability/Life Skills (BE Non-Credit Trades & Employment program) includes TEP programs from all campuses and is recorded under "Yorkton Campus" where the coordinator works. In 2013-14 TEP program enrolments decreased and many enrolments were included within the Adult 10 & Adult 12 programs in each campus area, therefore showing significant difference for Yorkton.									
Source: Parkland College Annual Report 2013-2014									

Exhibit G.2 - Parkland College Leases for Yorkton Campus							
Description of Facility	Square Feet	Location	Community	Owned or Leased	Leaser Name	Lease Expiry Date	Space Notes
Programs and Administration	25,511 *dedicated space	200 Prystai Way	Yorkton	Leased	Good Spirit School Division	1-Sep-13	<i>Renewed for 10 Years to 2023</i>
Programs and Administration	3,600	32 Smith St W.	Yorkton	Leased	BG Enterprises & Holdings Ltd	30-Sep-13	Annually
Multi Mech Shop	1,620	#2-372 5th Ave N.	Yorkton	Leased	Granville Enterprise		<i>Until TTC Opens</i>

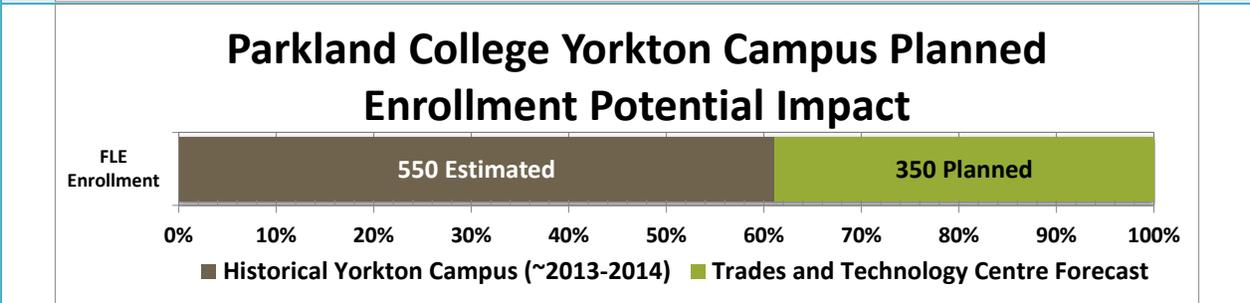
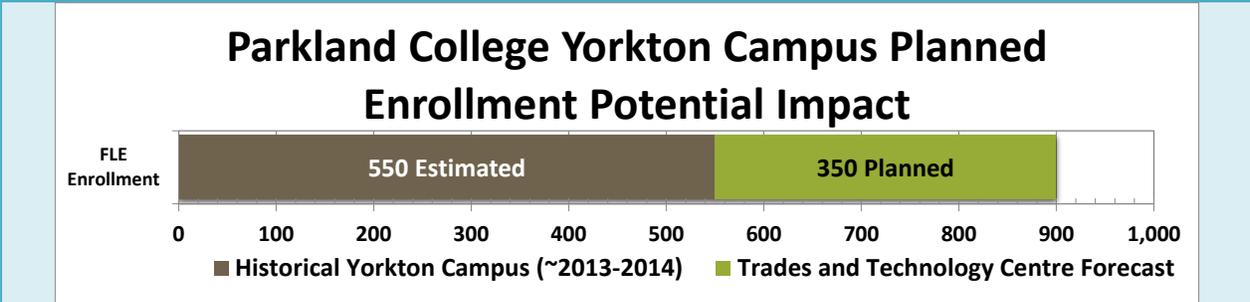
Source: Parkland College Business Plan 2014-2015

### Parkland College - Trades and Technology Centre

Exhibit G.3 - Parkland College Trades and Technology Centre Facility in Yorkton Specifications
<b>Facility Plans</b>
<ul style="list-style-type: none"> <li>• 29,000 Square Feet Facility</li> <li>• Multi-Trades Shop with about 8,000 square feet of the building</li> <li>• Science Lab</li> <li>• Technology Lab</li> <li>• Power Engineering Lab</li> <li>• Six Classrooms</li> <li>• Study / tutorial rooms</li> <li>• 350 Full-Load Equivalents estimated per annum</li> </ul>
Source: Parkland College Business Plan 2014-2015

Exhibit G.4 - Parkland College Trades and Technology Centre Facility in Yorkton Student Housing Development Need
<b>Student Housing Development</b>
<ul style="list-style-type: none"> <li>• In the fall of 2015, the Trades and Technology Centre will open its doors to 350 additional students including international students. Current demographics indicate that 41% of the Parkland College students surveyed in October 2013 needed to find accommodation to attend the College. This equates to 142 additional beds needed in Yorkton to accommodate the increased student population.</li> <li>• Parkland College is planning to release a Request for Quote (RFQ) from Developers for the design, build, finance, operate and the maintenance of a student housing development.</li> </ul>
Source: Parkland College Business Plan 2014-2015

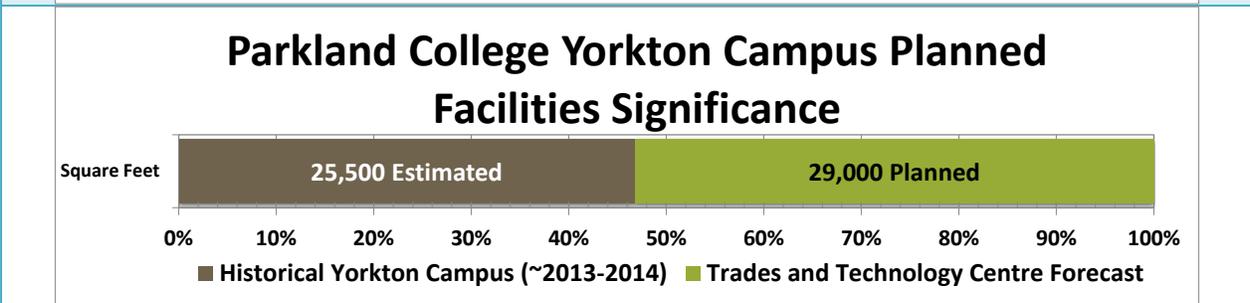
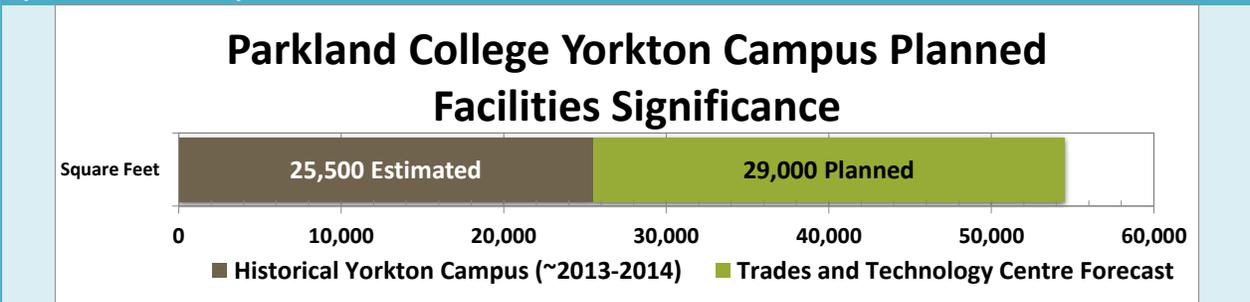
**Exhibit G.5 - Parkland College Trades and Technology Centre Facility in Yorkton Enrollment Potential Impact**



*\* Note: Facility Potential Enrollment Growth in Yorkton of Approximately 55% to 65% based on 2012-13 and 2013-14 Enrollment and Forecast Trades and Technology Centre Enrollment*

*Source: Charts Prepared by Preferred Choice based on information in the Parkland College Annual Report 2013-2014 and the Parkland College Business Plan 2014-2015*

**Exhibit G.6 - Parkland College Trades and Technology Centre Facility in Yorkton Expanded Training Space Potential Impact**



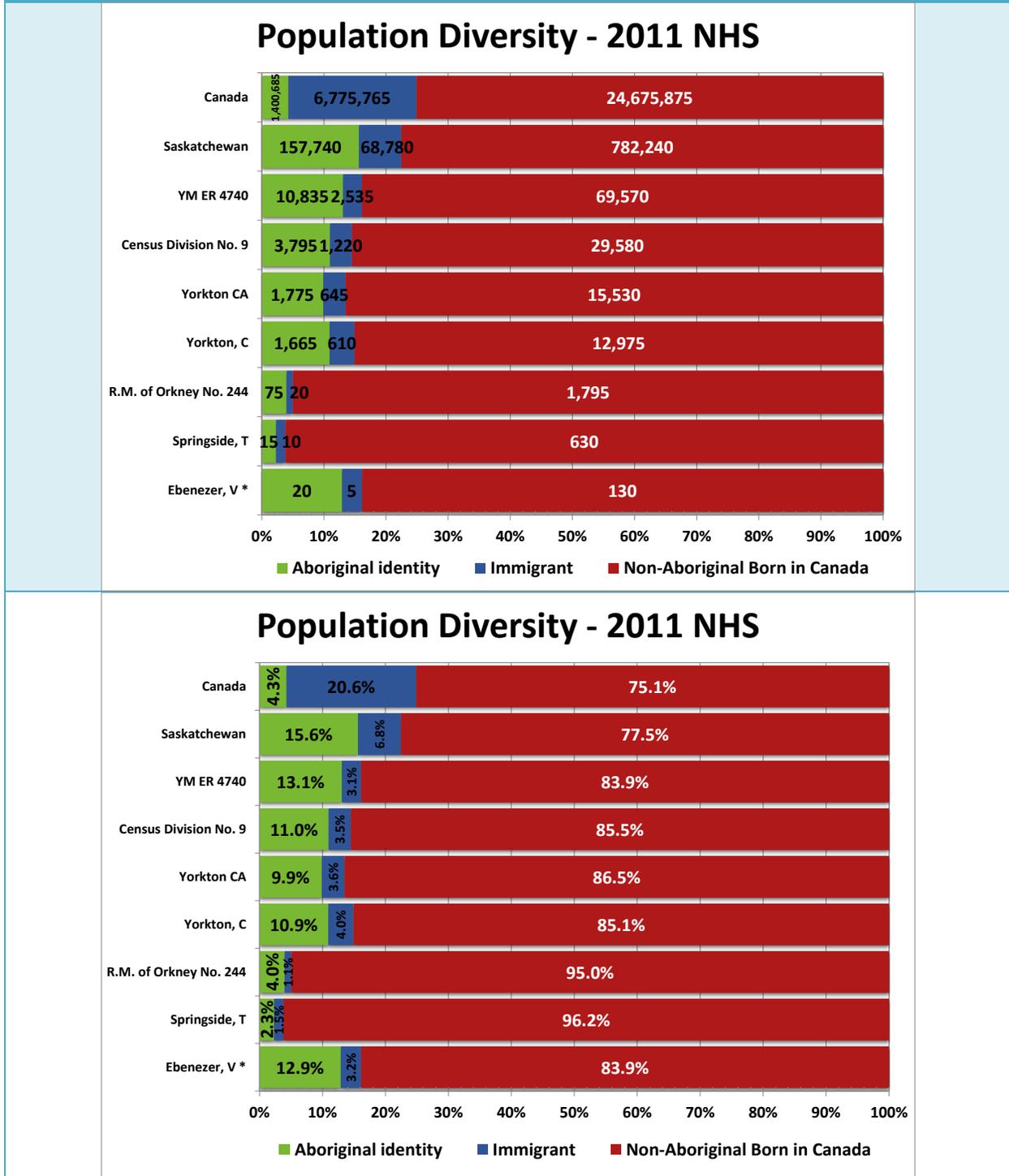
*\* Note: Facility Potential Enrollment Growth in Yorkton of Approximately 75% to 115% based on 2013-14 Space, Retained Program Space, and Forecast Trades and Technology Centre Facility Size*

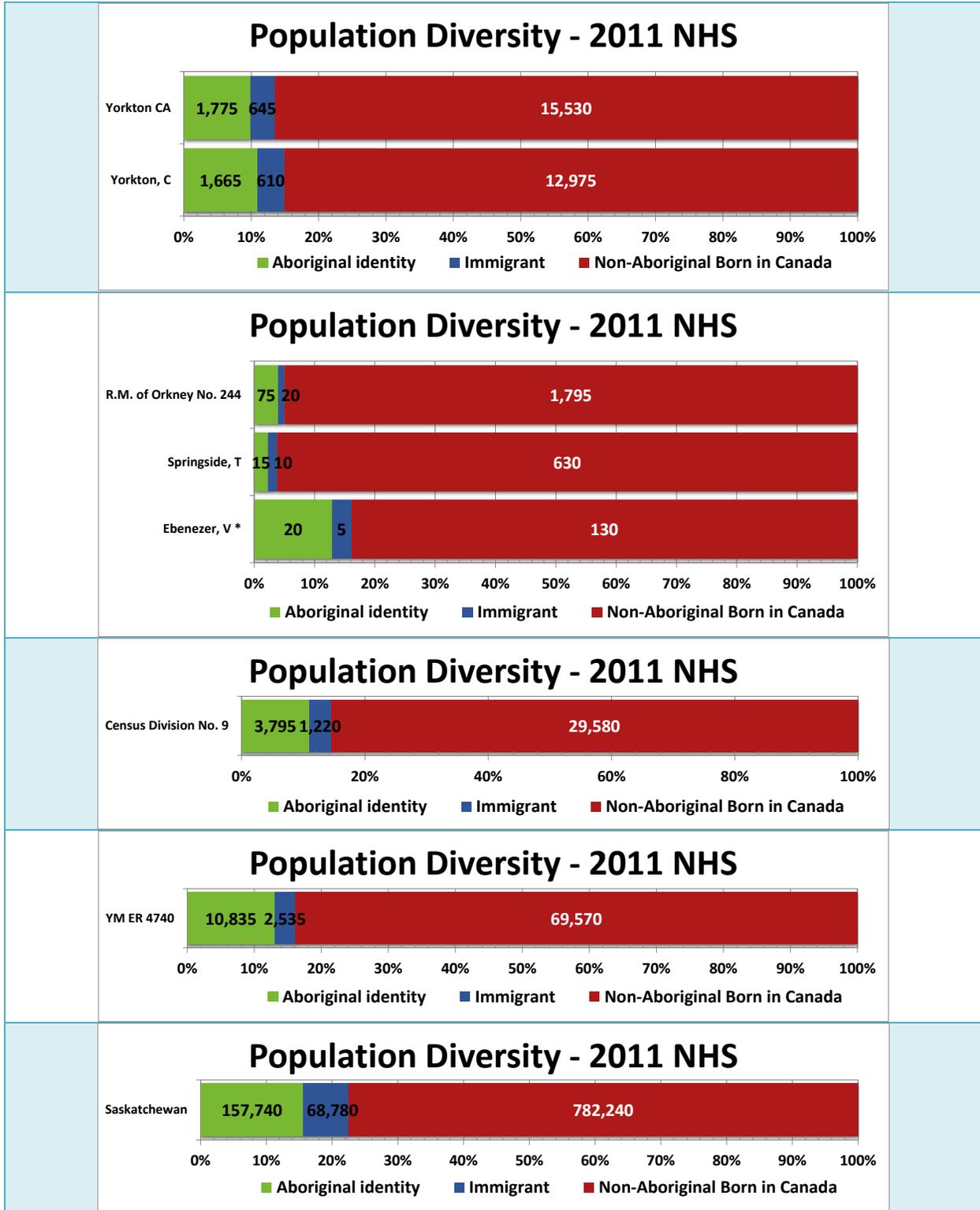
*Source: Charts Prepared by Preferred Choice based on information in the Parkland College Business Plan 2014-2015*

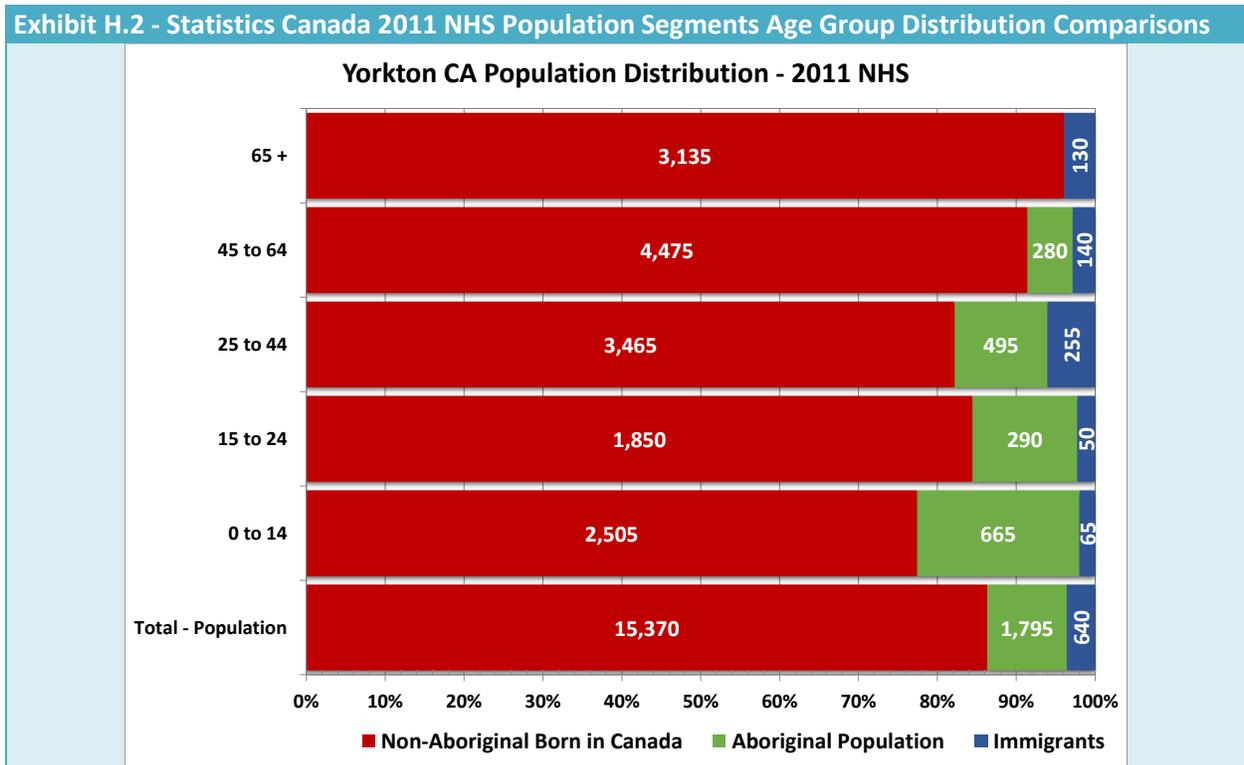
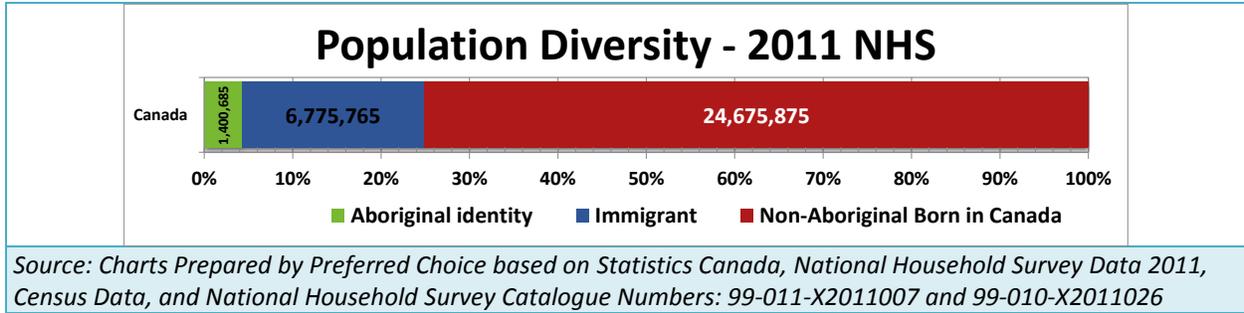
## Appendix H: Overall Population Segments

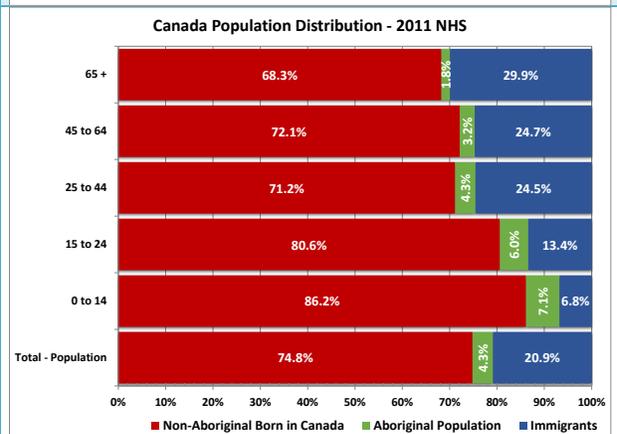
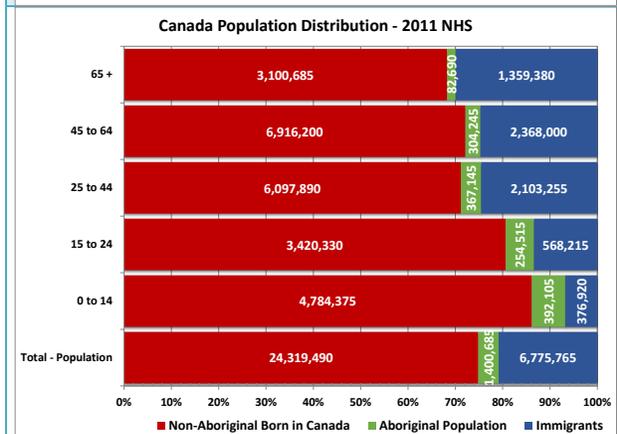
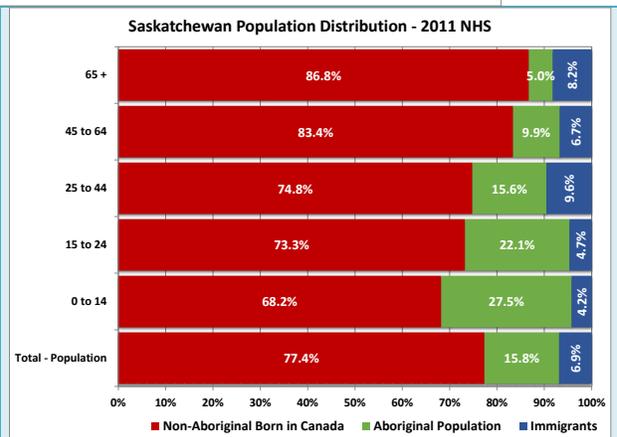
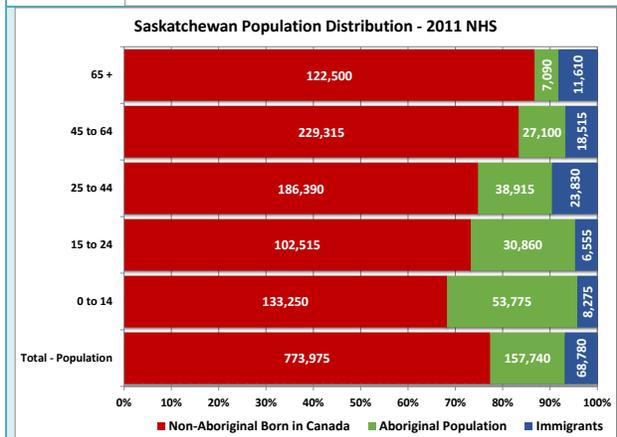
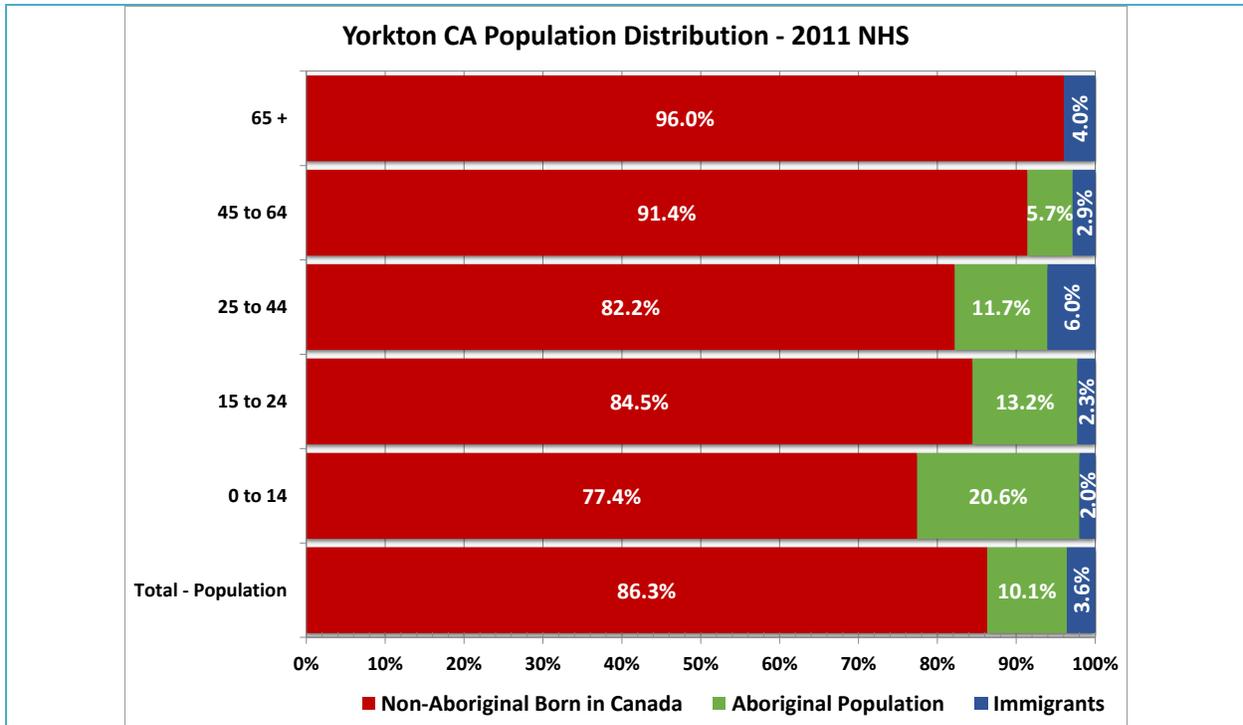
### Population Segments

Exhibit H.1 - Statistics Canada 2011 NHS Overall Population Composition Comparisons



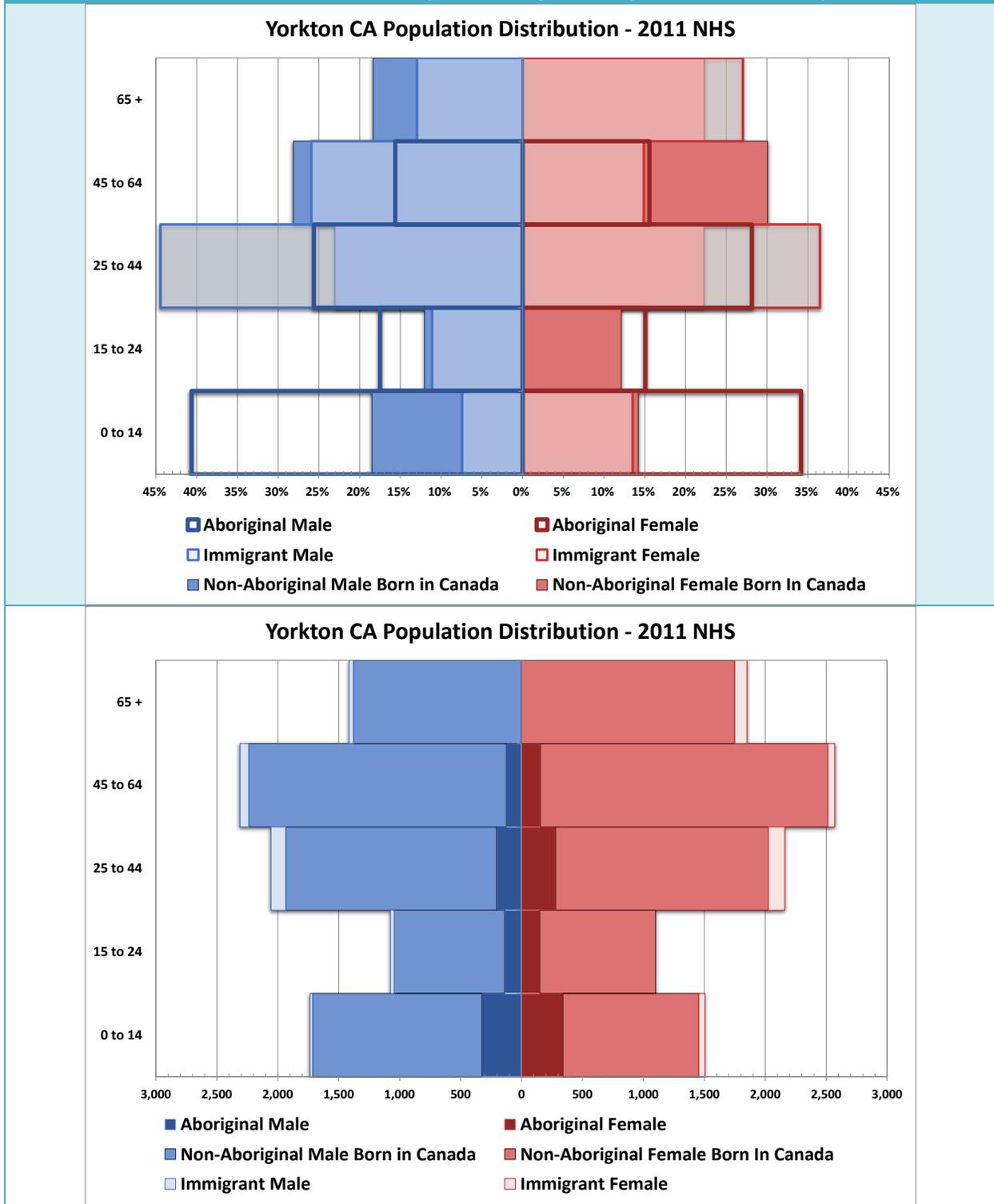


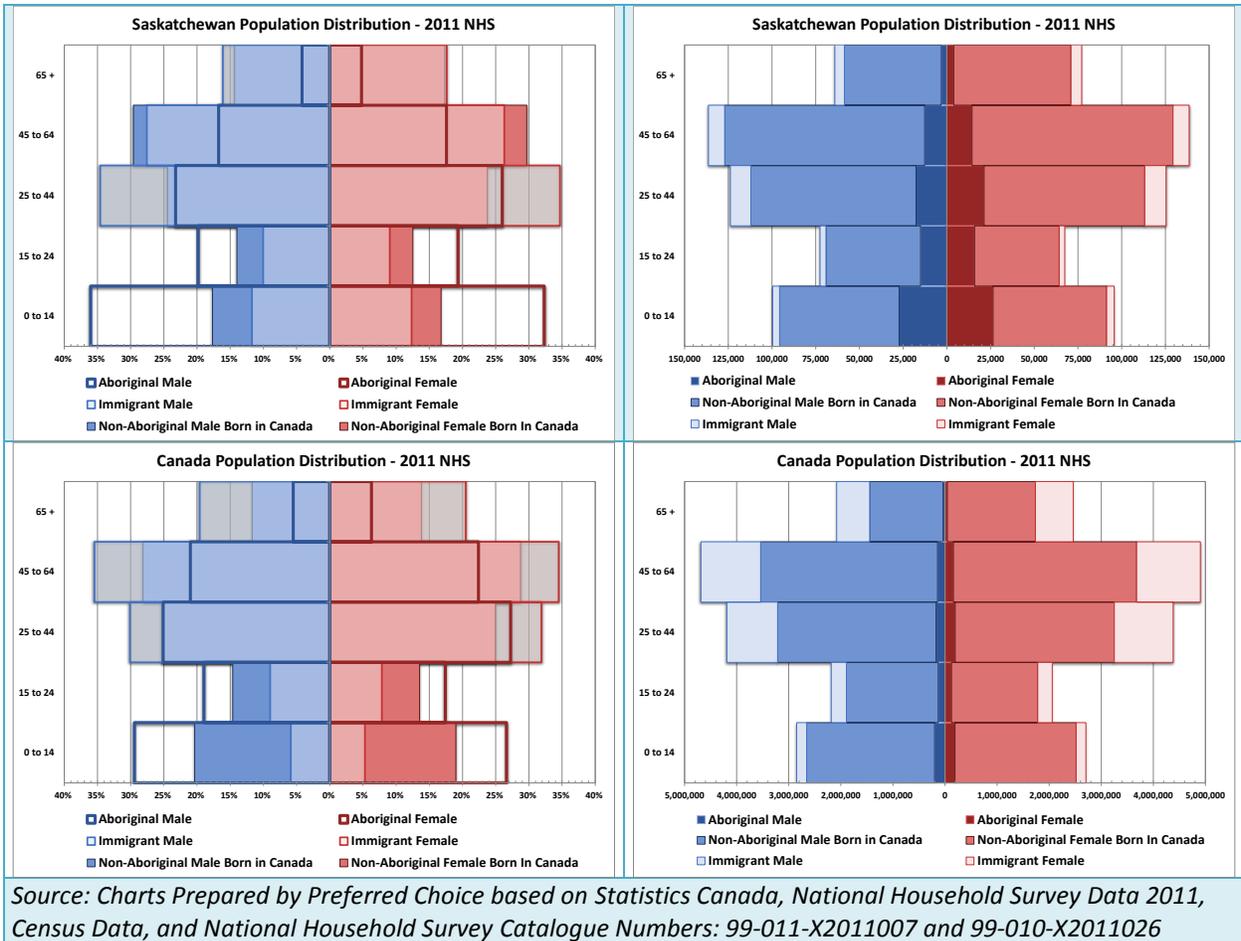




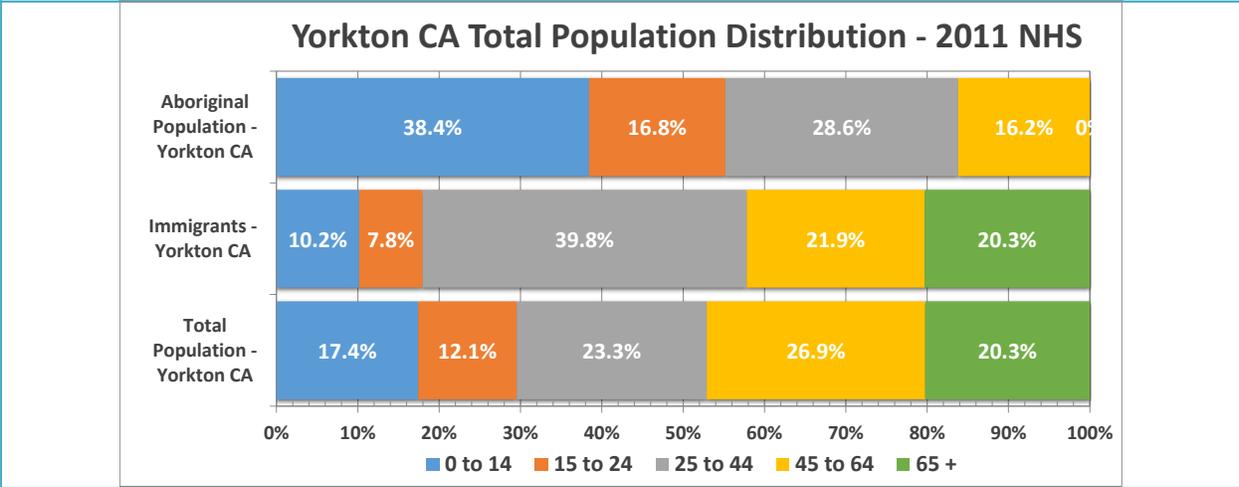
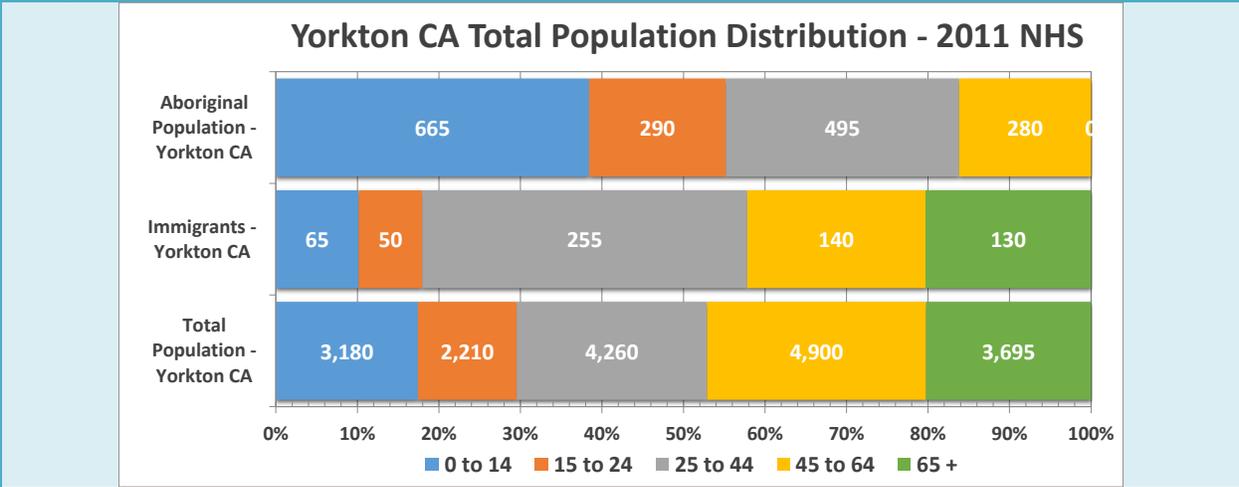
Charts Prepared by Preferred Choice based on Statistics Canada, National Household Survey Data 2011, Census Data, and National Household Survey Catalogue Numbers: 99-011-X2011007 and 99-010-X2011026

Exhibit H.3 - Statistics Canada 2011 NHS Population Segments Age Distribution Comparisons



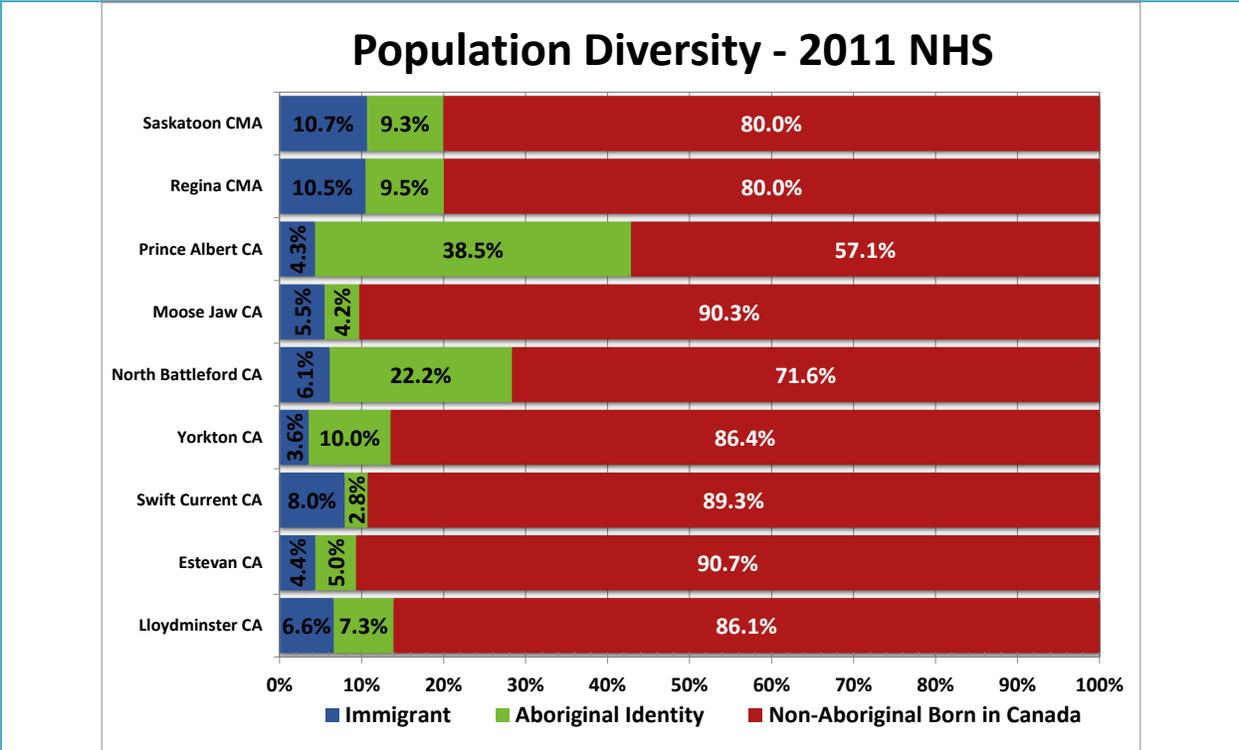
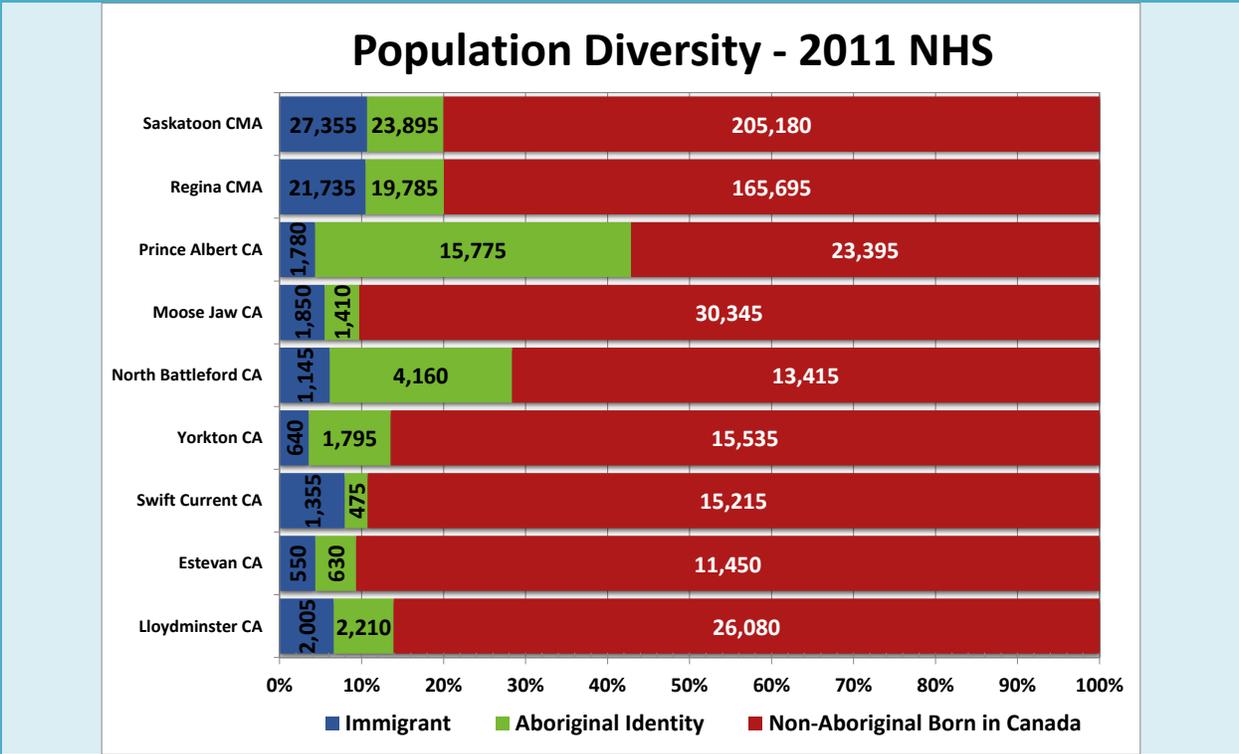


**Exhibit H.4 - Statistics Canada 2011 NHS Yorkton CA Population Age Group Distribution Segment Comparisons**



Source: Charts Prepared by Preferred Choice based on Statistics Canada, National Household Survey Data 2011, Census Data, and National Household Survey Catalogue Numbers: 99-011-X2011007 and 99-010-X2011026

Exhibit H.5 - Statistics Canada 2011 Saskatchewan Centres NHS Population Segment Comparisons



Source: Charts Prepared by Preferred Choice based on Statistics Canada, National Household Survey Data 2011, Census Data, and National Household Survey Catalogue Numbers: 99-011-X2011007 and 99-010-X2011026

## Appendix I: Market Growth Implications by Demographic Segments

### Yorkton Area Base Growth Modelling

Exhibit I.1 - Yorkton CA Growth Forecast Components by 2016, 2021, and 2025								
Yorkton CA	2011	2014	2015 Estimate	5 YR 2016-2011	5 YR 2021-2016	4 YR 2025-2021	14 YR 2025-2011 Total	Annual Average Growth 2011-2025
<i>Employment Forecast Change</i>				575	611	516	1,701	121.5
Employed Trend Modelling	9,200			9,775	10,385	10,901		121.5
<i>Population Forecast Change</i>				1,309	1,151	965	3,425	244.6
Population Base Modelling	20,023	20,888		21,332	22,483	23,448		244.6
<i>Dwelling Units Forecast Change</i>				610	628	578	1,816	129.7
Base Housing Estimate	7,755		8,173	8,365	8,993	9,571	1,816	129.7
Base Owner Housing Estimate	5,545			6,023	6,520	6,987	1,442	103.0
Base Renter Housing Estimate	2,210			2,342	2,473	2,584	374	26.7

Source: Preferred Choice analysis and modelling of information from Statistics Canada: 2001, 2006, and 2011 Census data, 2011 National Household Survey data Catalogue Number 99-014-X2011015, and Saskatchewan Ministry of Health 2001-2014 Covered Population Data from the City of Yorkton & Yorkton Housing Committee, Yorkton Area Housing Need and Demand Market Assessment Report, September 2015

### Yorkton Area Population Growth Forecast by Segments

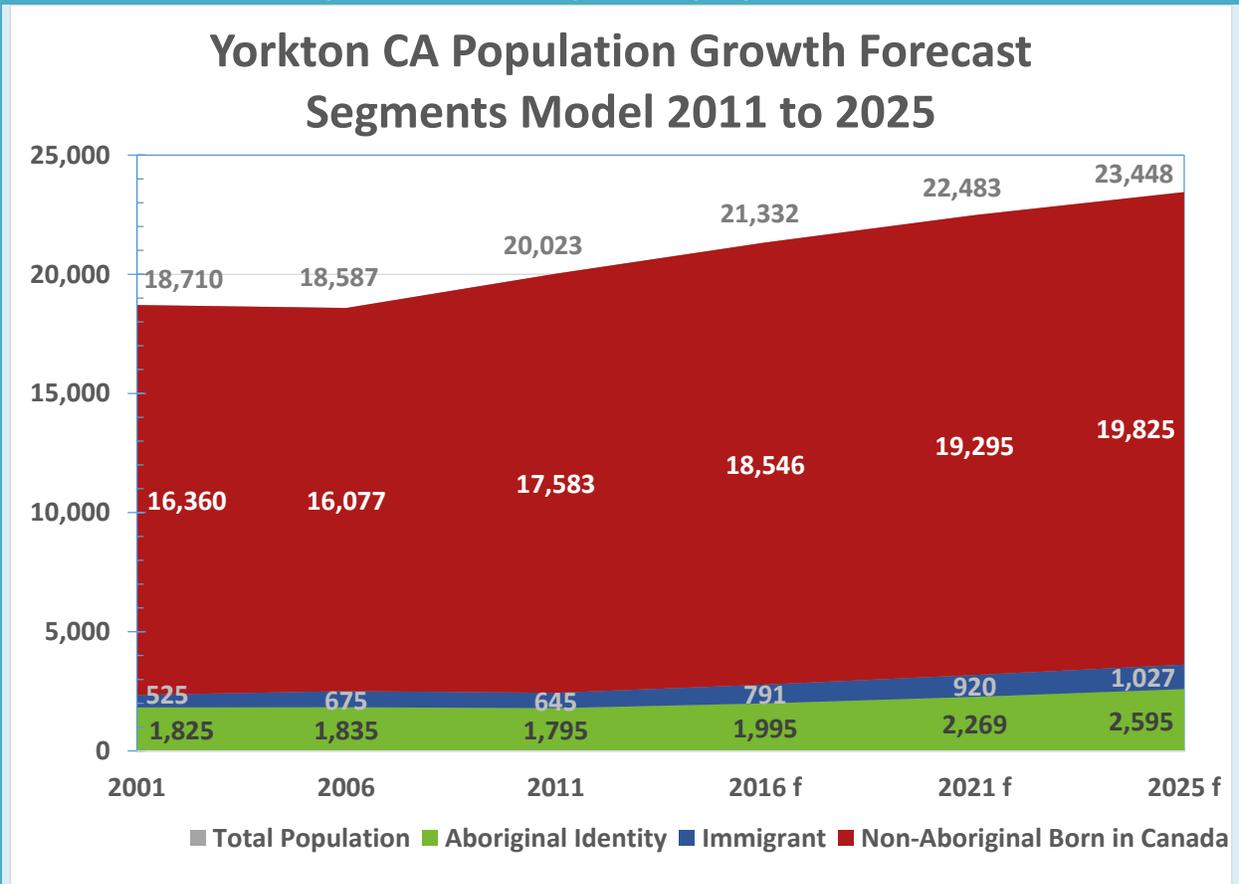
Exhibit I.2 - Yorkton CA Population Growth Forecast Segments by 2016, 2021, and 2025

Yorkton CA	2011	% of Population	5 YR 2016-2011 *	% of Population Change / % of Population	5 YR 2021-2016 *	% of Population Change / % of Population	4 YR 2025-2021 *	% of Population Change / % of Population	14 YR 2025-2011 *	% of Population Change	Annual Average Growth 2011-2025 *
<b>Aboriginal Identity</b>			200	15.3%	274	23.8%	326	33.8%	800	23.4%	57.2
<b>Immigrant</b>			146	11.2%	128	11.2%	108	11.2%	382	11.2%	27.3
<b>Non-Aboriginal Born in Canada</b>			963	73.5%	749	65.1%	531	55.0%	2,242	65.5%	160.2
<b>Total Incremental Population</b>			1,309	100.0%	1,151	100.0%	965	100.0%	3,425	100.0%	244.6
<b>Aboriginal Identity</b>	1,795	9.9%	1,995	9.4%	2,269	10.1%	2,595	11.1%			57.2
<b>Immigrant</b>	645	3.6%	791	3.7%	920	4.1%	1,027	4.4%			27.3
<b>Non-Aboriginal Born in Canada</b>	17,583	86.5%	18,546	86.9%	19,295	85.8%	19,825	84.6%			160.2
<b>Total Population</b>	20,023		21,332	100.0%	22,483	100.0%	23,448	100.0%			244.6

\* Note: Demographic Segments modelling is based on growth factors estimated by Statistics Canada for Saskatchewan from 2013 to 2038 applied to the Preferred Choice baseline population growth model connected to Yorkton's population segments composition with adjustments for additional segment higher growth rate multiples applied to the Aboriginal multiple using the 2.8 x Saskatchewan Aboriginal Growth multiple from Statistics Canada's Aboriginal Population and Households 2011 to 2036 projections and Immigrant growth rate multiples based on recent Immigrant patterns for the Yorkton CA. The forecast presents rough estimates of what may occur and should be used with caution for illustration purposes of potential growth by segments only.

Source: Preferred Choice analysis and modelling of information from Statistics Canada: 2001, 2006, and 2011 Census data, 2011 National Household Survey data Catalogue Numbers 99-014-X2011015, 99-011-X2011007, and 99-010-X2011026, and Saskatchewan Ministry of Health 2001-2014 Covered Population Data

Exhibit I.3 - Yorkton CA Population Growth Projections by Segments to 2025



\* Note: Demographic Segments modelling is based on a number of growth factors applied to the Yorkton CA. The forecast presents rough estimates of what may occur and should be used with caution for illustration purposes of potential growth by segments only.

Source: Preferred Choice analysis and modelling of information from Statistics Canada: 2001, 2006, and 2011 Census data, 2011 National Household Survey data Catalogue Numbers 99-014-X2011015, 99-011-X2011007, and 99-010-X2011026, and Saskatchewan Ministry of Health 2001-2014 Covered Population Data

**Yorkton Area Housing Growth Forecast by Segments**

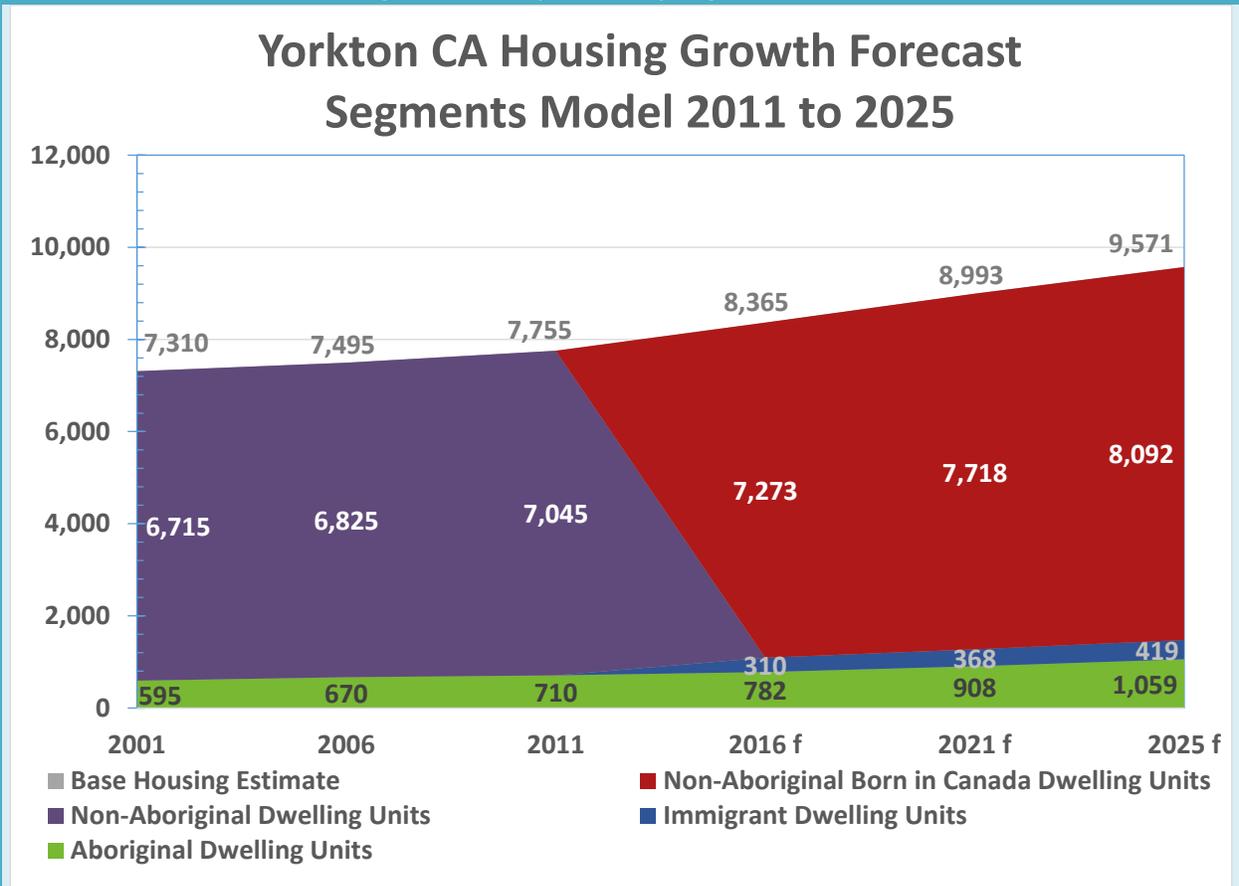
**Exhibit I.4 - Yorkton CA Housing Growth Forecast Segments by 2016, 2021, and 2025**

Yorkton CA	2011	% of Dwellings	5 YR 2016-2011 *	% of Dwellings Change / % of Dwellings	5 YR 2021-2016 *	% of Dwellings Change / % of Dwellings	4 YR 2025-2021 *	% of Dwellings Change / % of Dwellings	14 YR 2025-2011 *	% of Dwellings	Annual Average Growth 2011-2025 *
<b>Aboriginal Dwelling Units</b>			79	12.9%	109	17.4%	133	23.1%	321	17.7%	22.9
<b>Immigrant Dwelling Units</b>			57	9.4%	51	8.2%	44	7.6%	153	8.4%	10.9
<b>Non-Aboriginal Born in Canada Dwelling Units</b>			475	77.7%	467	74.4%	400	69.3%	1,342	73.9%	95.8
<b>Total Incremental Dwelling Units</b>			610	100.0%	628	100.0%	578	100.0%	1,816	100.0%	129.7
<b>Aboriginal Dwelling Units</b>	710	9.2%	782	9.4%	908	10.1%	1,059	11.1%			22.9
<b>Immigrant Dwelling Units</b>	7,045	90.8%	310	3.7%	368	4.1%	419	4.4%			10.9
<b>Non-Aboriginal Born in Canada Dwelling Units</b>			7,273	86.9%	7,718	85.8%	8,092	84.6%			95.8
<b>Base Housing Estimate</b>	7,755	100.0%	8,365	100.0%	8,993	100.0%	9,571	100.0%			129.7

\* Note: Demographic Segments modelling is based on growth factors estimated by Statistics Canada for Saskatchewan from 2013 to 2038 applied to the Preferred Choice baseline population growth model connected to Yorkton’s population segments composition with adjustments for additional segment higher growth rate multiples applied to the Aboriginal multiple using the 2.8 x Saskatchewan Aboriginal Growth multiple from Statistics Canada’s Aboriginal Population and Households 2011 to 2036 projections and Immigrant growth rate multiples based on recent Immigrant patterns for the Yorkton CA. The forecast presents rough estimates of what may occur and should be used with caution for illustration purposes of potential growth by segments only.

Source: Preferred Choice analysis and modelling of information from Statistics Canada: 2001, 2006, and 2011 Census data, 2011 National Household Survey data Catalogue Numbers 99-014-X2011015, 99-011-X2011007, and 99-010-X2011026, and Saskatchewan Ministry of Health 2001-2014 Covered Population Data

Exhibit I.5 - Yorkton CA Housing Growth Projections by Segments to 2025



\* Note: Demographic Segments modelling is based on a number of growth factors applied to the Yorkton CA. The forecast presents rough estimates of what may occur and should be used with caution for illustration purposes of potential growth by segments only.

Source: Preferred Choice analysis and modelling of information from Statistics Canada: 2001, 2006, and 2011 Census data, 2011 National Household Survey data Catalogue Numbers 99-014-X2011015, 99-011-X2011007, and 99-010-X2011026, and Saskatchewan Ministry of Health 2001-2014 Covered Population Data

**Yorkton Area Seniors' Population Growth Forecast by Segments**

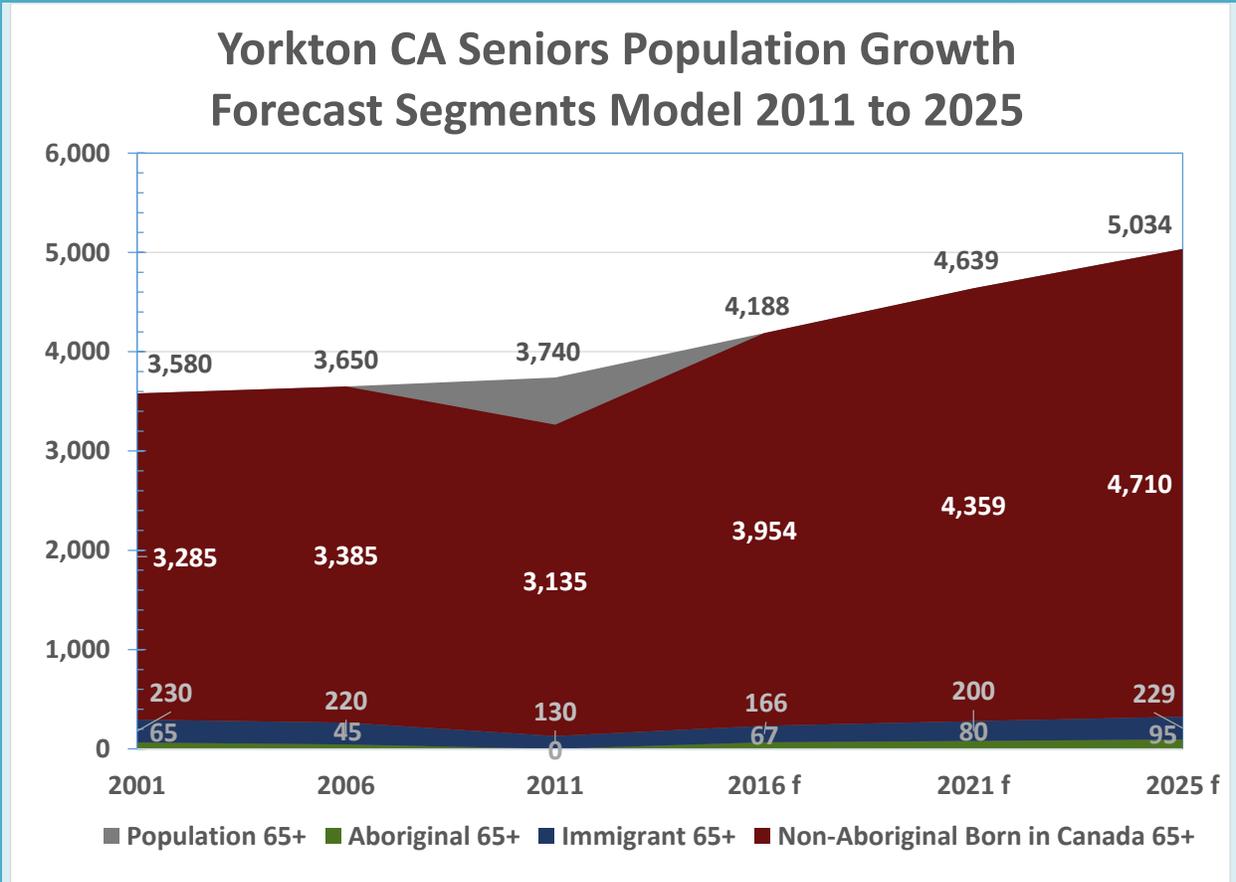
Exhibit I.6 - Yorkton CA Seniors' Population Growth Forecast Segments by 2016, 2021, and 2025																		
Seniors' Population Age 65 and Older	2011			2014			5 YR 2016-2011 **			5 YR 2021-2016 **			4 YR 2025-2021 **			14 YR 2025-2011 **		Annual Average Growth 2011-2025
Yorkton CA	Actual / Estimates *	% of Segment Population	% of Seniors Population	Actual / Estimates *	% of Segment Population	% of Seniors Population	Forecast **	% of Segment Population	% of Seniors Population	Forecast **	% of Segment Population	% of Seniors Population	Forecast **	% of Segment Population	% of Seniors Population	Forecast **	% of Seniors Population	
<b>Total Incremental 65+ Population</b>							448	100%		451	100%		396	100%		1,294	100%	92.5
<b>Aboriginal 65+</b>							67	7.3%		13	2.9%		15	3.9%		95	3.9%	6.8
<b>Immigrant 65+</b>							36	3.9%		34	7.4%		29	7.5%		99	7.5%	7.1
<b>Non-Aboriginal Born in Canada 65+</b>							345	88.8%		404	89.6%		351	88.7%		1,100	88.7%	78.6
<b>Population 65+</b>	3,740	18.7%	100%	3,832	18.3%	100%	4,188	19.6%	100%	4,639	20.6%	100%	5,034	21.5%	100%			92.5
<b>Aboriginal 65+</b>	0	0.0%	0.0%	46*	3.3%	1.2%	67	3.4%	1.6%	80	3.5%	1.7%	95	3.7%	1.9%			6.8
<b>Immigrant 65+</b>	130	20.2%	3.5%	137*	20.7%	3.6%	166	21.0%	4.0%	200	21.7%	4.3%	229	22.3%	4.6%			7.1
<b>Non-Aboriginal Born in Canada 65+</b>	3,135*	20.4%	83.8%	3,649	20.8%	95.2%	3,954	21.3%	94.4%	4,359	22.6%	94.0%	4,710	23.8%	93.5%			78.6

\* Note: Overall Base Population Modelling is done from Saskatchewan Health Covered Population data and Aboriginal Population data + Immigrant Population data is from 2011 Statistics Canada National Household Survey Data which leads to variations in totals for 2011 along with estimates for 2014 for Immigrant Population and First Nations Identity population only for 2014.

\*\* Note: Demographic Segments modelling is based on growth factors estimated by Statistics Canada for Saskatchewan from 2013 to 2038 noted by age groups applied to the Preferred Choice baseline population growth model connected to Yorkton's population segments and age groups composition with adjustments for additional segment higher growth rate multiples applied to the Aboriginal multiple using the 2.8 x Saskatchewan Aboriginal Growth multiple from Statistics Canada's Aboriginal Population and Households 2011 to 2036 projections and Immigrant growth rate multiples based on recent Immigrant patterns for the Yorkton CA. The forecast presents rough estimates of what may occur and should be used with caution for illustration purposes of potential growth by segments only.

Source: Preferred Choice analysis and modelling of information from Statistics Canada: 2001, 2006, and 2011 Census data, 2011 National Household Survey data Catalogue Numbers 99-014-X2011015, 99-011-X2011007, and 99-010-X2011026, and Saskatchewan Ministry of Health 2001-2014 Covered Population Data

Exhibit I.7 - Yorkton CA Seniors' Population 65 and Older Growth Projections by Segments to 2025



\* Note: Overall Base Population Modelling is done from Saskatchewan Health Covered Population data and Aboriginal Population data + Immigrant Population data is from 2011 Statistics Canada National Household Survey Data which leads to variations in totals for 2011 and prior year composition estimates.

\*\* Note: Demographic Segments modelling by age is based on a number of growth factors applied to the Yorkton CA. The forecast presents rough estimates of what may occur and should be used with caution for illustration purposes of potential growth by segments only.

Source: Preferred Choice analysis and modelling of information from Statistics Canada: 2001, 2006, and 2011 Census data, 2011 National Household Survey data Catalogue Numbers 99-014-X2011015, 99-011-X2011007, and 99-010-X2011026, and Saskatchewan Ministry of Health 2001-2014 Covered Population Data

## Appendix J: Sources of Information

Sources of information utilized for this project and document include the following:

- Canada Mortgage and Housing Corporation (CMHC) Affordability Criteria for 2015
- Canada Mortgage and Housing Corporation (CMHC) Rental Market Reports 2002 to 2015
- Canada Mortgage and Housing Corporation (CMHC) Seniors' Housing Reports 2009 to 2015
- "An Overview of Congregate Housing (Assisted Living) in Canada: Findings from CMHC's Annual Seniors Housing Survey", Sarena Teakles, Market Analyst, BC Market Analysis Centre, Canada Mortgage and Housing Corporation, May 2014
- Canada Mortgage and Housing Corporation (CMHC) Housing Market Information Portal 2000 to 2015 Fall & Spring Data
- Canada Mortgage and Housing Corporation (CMHC) various reports
- Canada Mortgage and Housing Corporation (CMHC), A Guide for Canadian Municipalities for the Development of a Housing Action Plan, prepared by Tim Wake - Affordable Housing Consultant, January 2010
- Canada Mortgage and Housing Corporation, Housing Development Checklist
- Canada Mortgage and Housing Corporation, 2015 Saskatchewan Housing Outlook Conference, Saskatchewan Regional Roundup, Braden Batch, Market Analyst
- Canadian Real Estate Association Annual MLS® Statistical Survey 2000 - 2014
- City of Yorkton, Official Community Plan, June 2014
- City of Yorkton various files:
  - Building Permits Summary 2009 - 2015
  - City of Yorkton, Community Profile, 2014
  - City of Yorkton, Economic Profile, 2014
  - City of Yorkton, Housing Needs Assessment Study, March 2011
  - City of Yorkton, Investment Profile, 2014
  - City of Yorkton, Lots for Sale, 2015
  - City of Yorkton, Property Tax Rates, 2015
  - City of Yorkton, Regional Airport Profile, 2014
  - City of Yorkton, Rental Housing Incentive Program, 2010
  - City of Yorkton, Utility Rates, 2015
  - City of Yorkton, Why Invest in Yorkton, 2014
  - Yorkton City Key Map Hotels

- Yorkton City Map Tourism brochure
- Yorkton Current Development Areas Map
- Yorkton Highway Traffic Volume
- Yorkton Housing Committee, Community Housing Plan: 2012 - 2016, April 2012
- Various files and information
- City of Yorkton & Yorkton Housing Committee, Yorkton Area Housing Need and Demand Market Assessment Report, Prepared by Preferred Choice, September 2015
- Parkland College
  - Parkland College Annual Report 2013-2014
  - Parkland College Business Plan 2014-2015
  - Parkland College Needs Assessment 2012-2013
  - Parkland College Official Newsletter of the Campaign Issue #06
  - Parkland College Trades and Technology Centre Fact Sheet
  - Parkland College Trades and Technology Centre Frequently Asked Questions Poster
  - Other Various files
- Saskatchewan Housing Corporation, Saskatchewan Ministry of Social Services, A Guidebook to Housing Programs in Saskatchewan, April 2012
- Saskatchewan Ministry of Health, Covered Population data 2001 - 2014
- Saskatchewan MLS® Residential Real Estate Data for Yorkton, 2000 - 2014
- Statistics Canada and Bank of Canada data
- Statistics Canada, CANSIM Data
- Statistics Canada, Census Data for 1981, 1986, 1991, 1996, 2001, 2006, and 2011
- Statistics Canada, Consumer Price Index
- Statistics Canada, Labour Market Survey
- Statistics Canada, Canada's Population Estimates: Age and Sex, July 1, 2015, released September 29, 2015 and various CANSIM data
- Statistics Canada, Population Projections for Canada (2013 to 2063), Provinces and Territories (2013 to 2038), Catalogue no. 91-520-X released May 26, 2015
- Statistics Canada, Projections of the Aboriginal Population and Households in Canada, 2011 to 2036, Catalogue no. 91-552-X released September 17, 2015
- Statistics Canada, National Household Survey Data for 2011
- Statistics Canada, Xuelin Zhang, 75F0002MWE Income Research Paper Series, Low income Measurement in Canada: What do different Lines and Indexes tell us? May 26, 2010

- Yorkton Community Based Housing Information
  - Avenue Living
  - Integrated Life Care Corporation
  - Parkland Housing - Proposed Student Housing Need
  - Provincial Métis Housing Corporation
  - Revera (The Bentley Yorkton)
  - Shelwyn House
  - SIGN (Society for the Involvement of Good Neighbours)
  - Sunrise Health Region
  - YAIL Harbor Inc. (Yorkton Adult Independent Living)
  - Yorkton Housing Authority
  - Yorkton Housing Corporation
  - Yorkton Parkland Housing Society
  - Yorkton Real Estate Association
  - YTC Safe Haven

