

SENIORS' HOUSING REPORT

Ontario



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2013

Highlights

- The vacancy rate for standard spaces decreased from 14.4 per cent in 2012 to 13.4 per cent in 2013. The vacancy rate declined for all units types, except for ward/semi-private spaces.
- Total seniors' housing supply increased moderately to 51,800 units in 2013.
- The capture rate decreased slightly from 5.2 per cent in 2012 to 5.1 per cent in 2013.
- Average monthly rent grew by 4.5 per cent to \$3,204.

Figure 1



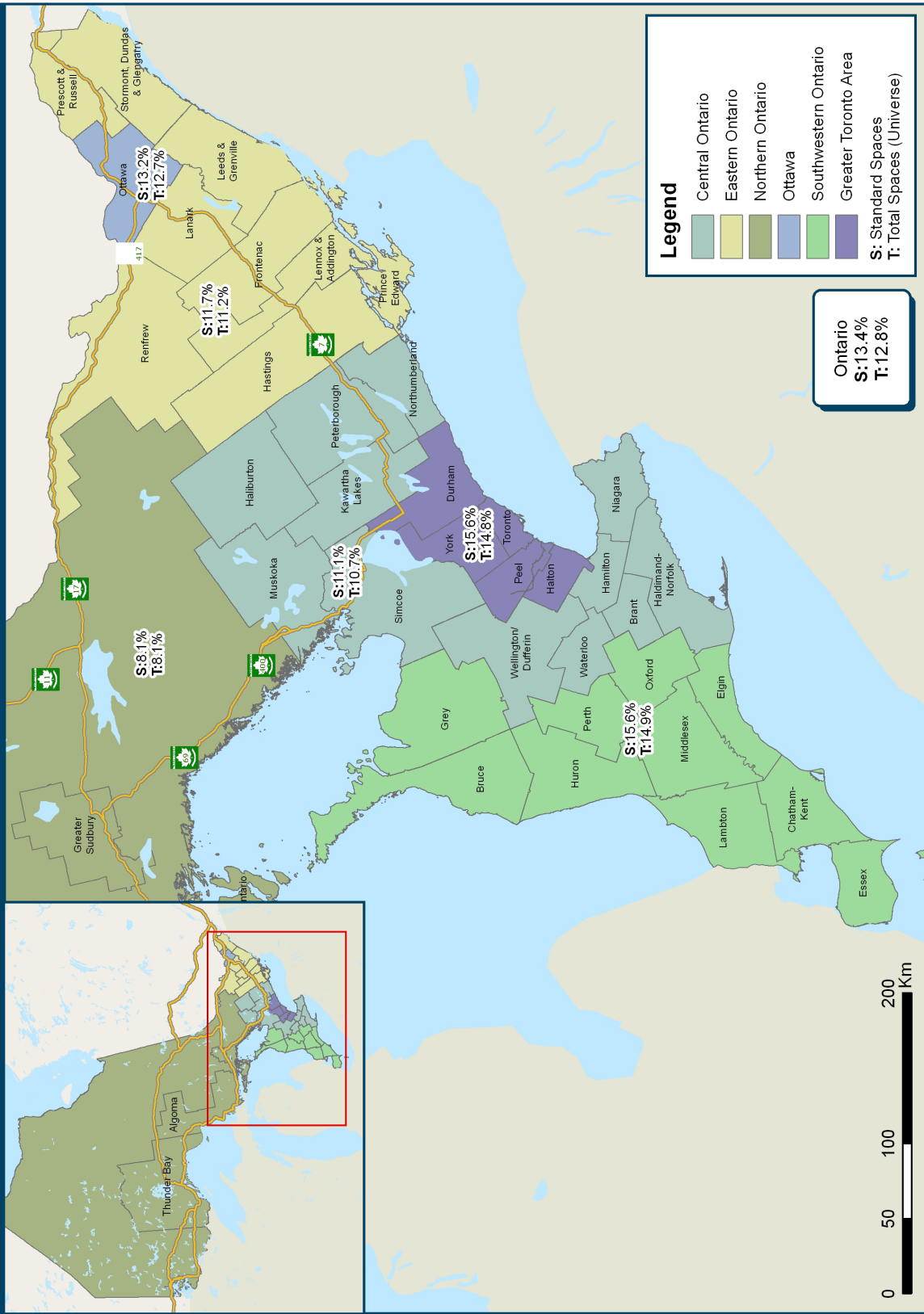
Table of Contents

1	Highlights
2	Map
3	Vacancy Rate
4	Universe
4	Rent
6	Spotlight on ...
8	Tables
30	Methodology & Definitions

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Ontario Vacancy Rate of Standard and Total (Universe) Spaces



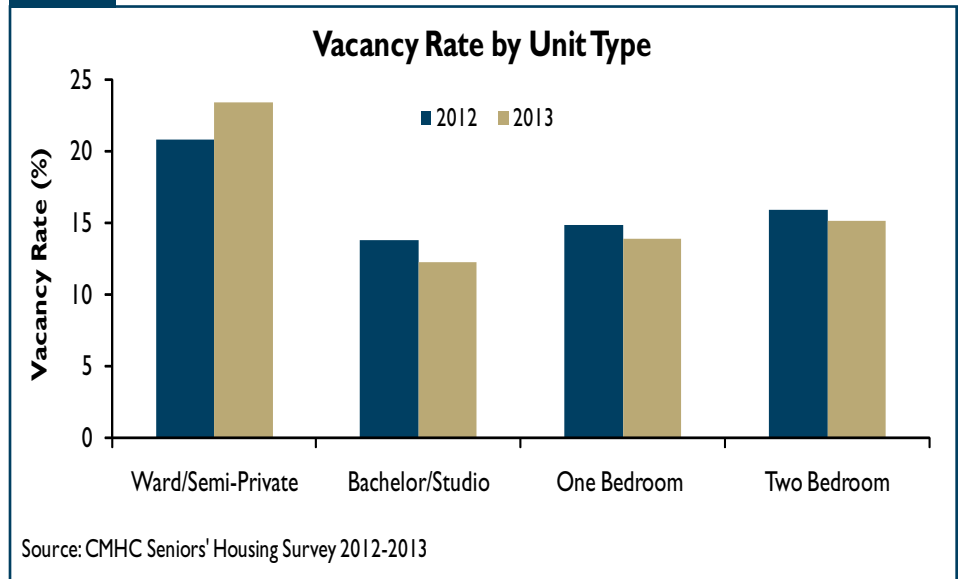
Vacancy Rate

Vacancy rate continues to fall due to strong demand

The vacancy rate for standard spaces decreased from 14.4 per cent in 2012 to 13.4 per cent in 2013. Despite growth in supply, total vacancies declined for the second consecutive year. Demand for seniors' housing continued to increase in Ontario this year. However the capture rate fell slightly in 2013, as growth in the 75 and over population was stronger this year and greater than growth in the number of residents living in seniors' housing.

New demand was primarily directed towards newer seniors' housing developments, as they tend to improve on the amenities offered by older homes. Seniors' homes opened in 2000 or later accounted for all the additional occupancies this year. Greater than two-thirds of that increase transpired in the GTA, where new seniors' housing development has been most active. Within the GTA the largest growth in occupancies occurred in the City of Toronto. Peel region captured the highest percentage of new residents relative to its 75 and over population, after 127 spaces from two new residences were included in this year's survey. Vacancy rates also declined for homes opened from 1990-1999 and prior to 1990. However, the lower vacancy rates in both these categories were due to a reduction in supply from conversions and removals, rather than increased demand. The largest decrease in vacancy rate by region occurred in Eastern Ontario, which only followed the GTA in number of occupancies added. Demand increased in every sub-market within Eastern Ontario this year.

Figure 2



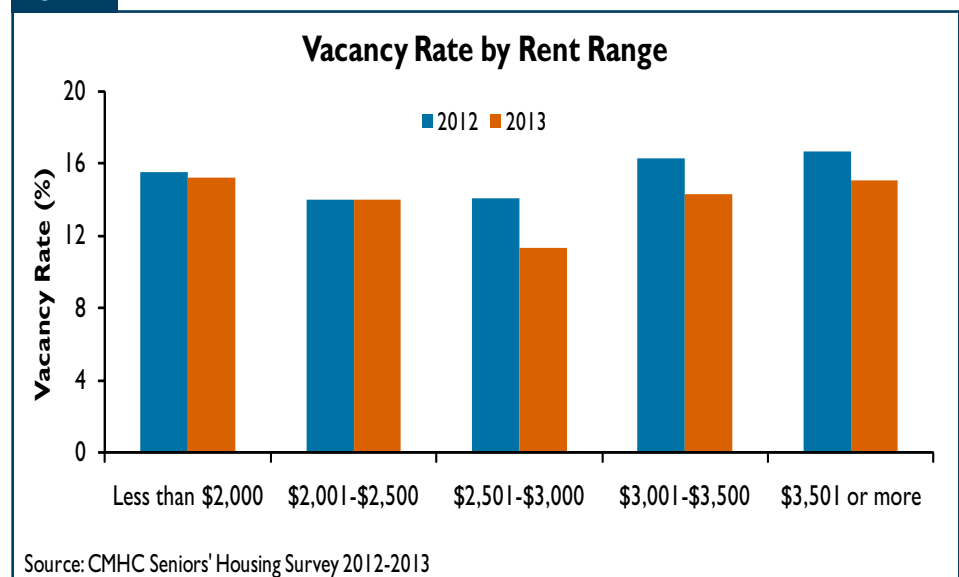
Largest vacancy rate decline for bachelor units

The vacancy rate for standard spaces declined for every unit type, except ward/semi-private units. The largest drop occurred for bachelor/studio units, due to no supply growth and a greater number of occupancies. The increase in demand for one-bedroom and two-bedroom plus

suites exceeded the increase in supply, lowering the overall vacancy rates for both unit types. In particular, additional occupancies of one-bedroom suites accounted for about three quarters of new demand in 2013.

Spaces charging rent of \$2,501-\$3,000 experienced the biggest decline in vacancy rate by rent range, due to greater occupancies and fewer spaces. New spaces in Ontario typically

Figure 3



charge rent over \$3,000. The new supply added this year continued to grow the share of total spaces charging rent of \$3,001-\$3,500 and \$3,501 or greater. The vacancy rate for units in both those rent ranges declined this year as demand grew faster than supply.

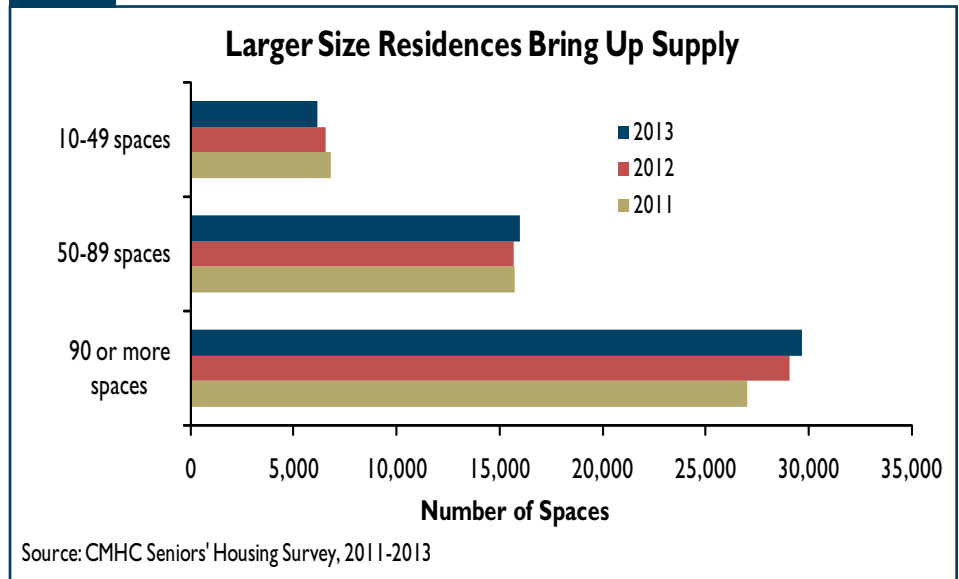
In the GTA, spaces charging over \$3,501 continued to make up a larger share of supply and absorbed nearly all of the increased demand. The vacancy rate for spaces charging over \$3,501 in the GTA decreased from 18.6 per cent in 2012 to 15.3 per cent this year. In Ottawa there was another large decrease in the share of spaces charging \$2,501-\$3,000 this year, causing the vacancy rate in that rent range to fall by nearly 10 per cent. Most of those spaces moved into a higher rent range, while a small portion were removed all together. All of the additional demand in Ottawa went to the growing share of spaces charging rent of \$3,001-\$3,500 and \$3,501 or higher, with the latter nearly reaching a 50 per cent share of total supply.

Universe

Supply Increases Despite Fewer Total Residences

There were 15 new homes opened in 2011 that became eligible for the 2013 survey, adding a total of 1300 spaces to the universe. Greater than half of the spaces added were from 7 new homes each having 90 or more spaces. Despite the addition of 15 new homes the total number of residences included in the survey decreased from 671 in 2012 to 667 in 2013. There were 19 residences from last year's survey that were not included this year due to various reasons. The total number of spaces increased to 51,800

Figure 4



as the new homes added more spaces than were removed.

New supply mostly comes from large homes

The greater level of amenities found in larger homes continued to draw residents from smaller homes this year. Conversion and removal activities led to a smaller share of homes with fewer than 50 spaces. Homes with 50-89 spaces and 90 or more spaces both increased their share of total supply. Ottawa continued to have the largest share of total spaces from residences having 90 or more spaces, followed by the GTA. Not surprisingly, greater than half of the total spaces in Ottawa and the GTA have been added since the year 2000. In contrast, Eastern Ontario had the smallest percentage of total spaces from homes having 90 or more spaces, with 35 per cent of its total supply added since 2000.

There were 48,000 seniors living in retirement homes in Ontario in 2013, up from 47,200 residents in the previous year. The couple rate for

Ontario did not increase this year, despite a greater share of occupied suites. Northern Ontario overtook the GTA for the highest couple rate by region, at just over 13 per cent.

Total spaces are expected to increase next year with 10 new homes opened in 2012. The number of new spaces added from those homes cannot be determined at this time. The regions that will capture the largest share of new spaces will be the GTA and Central Ontario with four new residences each, followed by one new residence in both Southwestern Ontario and Northern Ontario.

Rent

Greater growth in average monthly rent in 2013

Average rent for all spaces grew by 4.5 per cent in 2013, up from 2.1 per cent in 2012. The average cost of renting a seniors' housing space in Ontario increased to \$3,204 per month. Average rent growth was greater this year due, in part, to greater occupancies in newly

opened homes. Retirement homes opened prior to 1990 are subject to guideline rent increases in Ontario and generally charge the lowest rents. In 2013 the share of spaces in homes opened prior to 1990 decreased and were also subject to a higher rent increase guideline of 2.5 per cent. A greater share of spaces and declining vacancy rate in residences opened after 2000 also placed more upward pressure on rents this year.

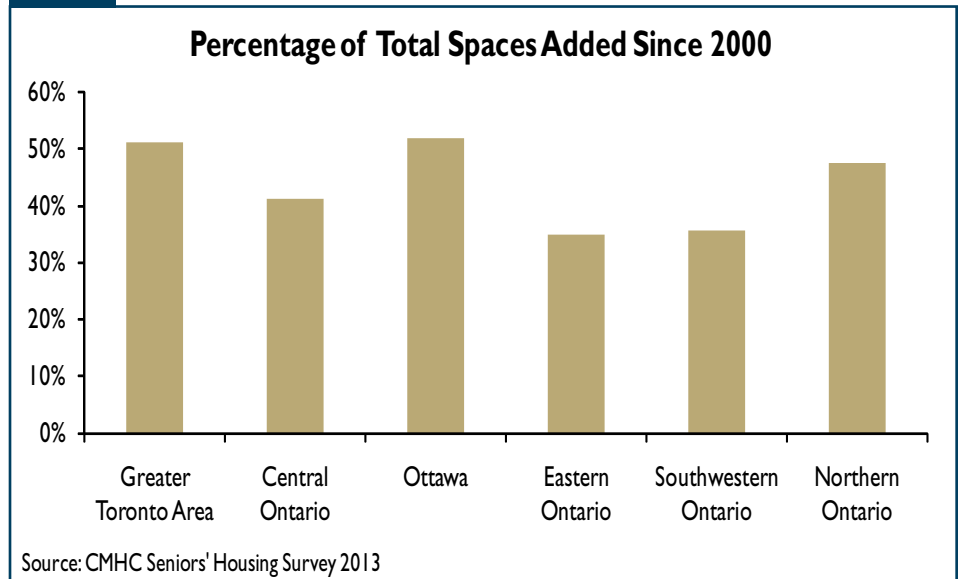
Ottawa has highest rent growth of any region

The fastest rent growth by region was 7.7 per cent in Ottawa. Supply added in 2010 and 2011 accounted for more than half of its supply growth since 2000. Rent growth was slow last year as many spaces in these newly added homes were still in their lease up period. A greater number of occupied spaces in new residences contributed to the larger rent growth this year. Also, a declining vacancy rate for two-bedroom suites contributed to the largest rent growth by unit type.

Eastern Ontario recorded the second highest growth rate in rents at 6.8 per cent, following the second largest per cent increase in new supply. The vacancy rate for homes opened in 2000 or later finished as one of the lowest in the province.

Southwestern Ontario had the largest per cent increase in new supply. However, rent growth was not as strong in Southwestern Ontario as the vacancy rate for homes opened in 2000 or later remained the highest in the province. Also, Southwestern Ontario had the largest share of

Figure 5

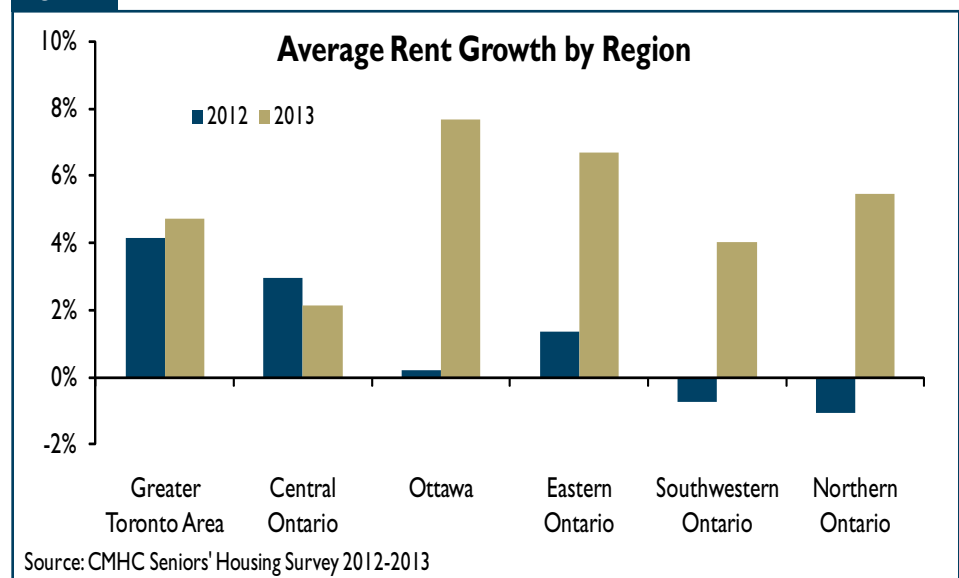


homes subject to the rent increase guideline.

In the GTA rent growth was similar to the Ontario average of 4.5 per cent. The region accounted for two-thirds of the supply added this year, nearly all of which were one-bedroom and two-bedroom suites. Similar to

Ottawa, rent growth was greatest for two-bedroom suites in the GTA, as demand grew faster than supply. For the second consecutive year Etobicoke had the highest average monthly rent in Ontario at \$4,236. The greatest rent growth occurred in the Former City of Toronto.

Figure 6



Spotlight on...

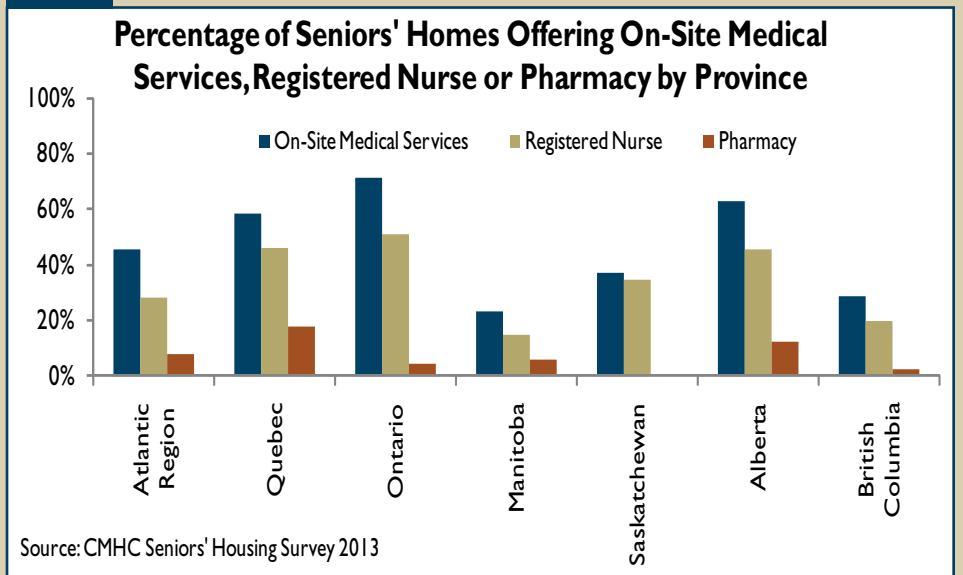
RHRA Licensing Requirement and CMHC Survey Universe

In Ontario, the Retirement Home Regulatory Authority, created under the Retirement Homes Act 2010, set a deadline of July 3, 2012 for existing residences to become licensed. To receive approval from the RHRA a residence had to meet the definition of a retirement home, as set out in the Act. The regulator also has the mandate of performing ongoing inspections of residences, to ensure they continue to comply with licensing requirements and safety standards. While CMHC uses similar criteria to determine if a residence should be included in the Seniors Housing Survey, there is some minor variation in the two definitions. The CMHC Seniors Housing Survey is conducted to inform industry stakeholders and the general public on the trends occurring in the seniors housing market across the country. In order to conduct a national survey and

compare data across provinces, CMHC uses its own standard definition for a retirement home residence. To be included in the CMHC Seniors Housing Survey a retirement home must have more than 50 per cent of its residents aged 65 and over, offer an on-site meal plan and not administer heavy care to all of its residents. The RHRA doesn't require every residence to

offer an on-site meal plan, as long as they offer two other services such as on-site medical services, a registered nurse or pharmacy to name a few. The chart below shows the percentage of homes in the CMHC Seniors' Housing Survey that offer these additional services by province.

Figure 7



TABLES INCLUDED IN THE ONTARIO SENIORS' HOUSING REPORT

Standard Tables	Page
1.1 Vacancy Rate (%) of Standard Spaces by Unit Type	8
1.2 Vacancy Rate of Standard Spaces (%) by Rent Range (\$)	10
1.3 Vacancy Rates (%) and Average Rents (\$) of Heavy Care Spaces	12
1.4 Universe, Number of Residents Living in Universe and Capture Rate (%)	13
2.1 Universe of Total Spaces by Unit Type	15
2.2 Universe by Unit Type	17
2.3 Universe of Standard Spaces by Rent Range (\$)	18
2.4 Proportion (%) of Structures where Select Services are Available By Structure Size	20
2.5 Proportion (%) of Structures with Access to Selected Amenities	21
3.1 Average Rent (\$) of Standard Spaces by Unit Type	22
Optional Tables	
O1 Per Cent Vacant for Total Spaces by Unit Type	24
O2 Universe, Vacancy Rates (%) and Average Standard Space Rents (\$) for Centres with less than 50,000 population	26
O3 Universe and Per Cent Vacant for Total Spaces by Date Residence Opened	27
O4 Average Rent (\$) for Standard Spaces by Unit Type and Date Residence Opened	28
O5 Universe of Total Spaces by size of Residence	29

SHS ZONE DESCRIPTIONS - OTTAWA

Zone 1	West - former municipalities of West Carleton, Goulbourn, Rideau, Kanata, Nepean and western portion of former city of Ottawa bounded by Bronson and Rideau River (east).
Zone 2	Central - central portion of former city of Ottawa, bounded by Ottawa River (north), Bronson (west), Rideau River (south and east).
Zone 3	East - former municipalities of Gloucester, Cumberland, Osgoode, Rockcliffe Park, Vanier and eastern portion of the former city of Ottawa bounded by Rideau River (west).

1.1 Vacancy Rates (%) of Standard Spaces by Unit Type

Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom		Total	
	2012	2013	2012	2013	2012	2013	2012	2013	2012	2013
Greater Toronto Area	23.6 a	20.0 a	17.0 a	14.9 a	16.3 a	15.8 a	22.0 a	18.1 a	17.2 a	15.6 a
Toronto	17.1 d	16.3 d	19.9 a	17.9 a	16.1 a	10.3 a	16.8 a	12.7 a	18.2 a	14.4 a
East York/York City	**	**	27.2 a	26.3 a	30.6 a	27.7 a	**	**	28.0 a	26.8 a
Etobicoke	**	**	11.4 c	10.1 a	12.5 c	6.8 a	**	**	11.7 c	7.3 a
North York	**	**	25.9 a	21.4 a	20.1 a	16.5 a	23.9 a	16.6 a	23.8 a	19.4 a
Scarborough	**	**	10.1 c	8.3 b	1.7 c	2.7 c	**	**	7.9 b	6.8 b
Former City of Toronto	**	**	20.2 a	20.0 a	16.5 a	7.8 a	9.3 c	11.5 c	17.8 a	12.5 a
Durham	**	**	15.0 a	14.3 a	14.4 a	12.0 a	9.0 b	15.1 d	14.4 a	13.3 a
Halton	**	**	7.4 a	8.3 a	9.7 a	8.6 a	16.1 d	11.2 a	8.9 a	8.7 a
Peel	**	**	17.2 a	15.3 a	22.9 a	32.1 a	35.6 a	23.6 a	21.6 a	23.9 a
York	**	34.8 a	17.4 a	12.5 a	16.3 a	18.2 a	29.3 a	29.0 a	18.1 a	16.8 a
Central Ontario	18.9 a	27.8 a	11.5 a	10.4 a	11.9 a	9.8 a	9.2 b	10.4 a	11.8 a	11.1 a
Brant	16.0 a	12.2 a	7.1 a	4.8 a	0.0 a	**	**	**	6.5 a	4.7 a
Haldimand-Norfolk	**	**	7.1 a	8.2 a	**	5.3 a	**	**	6.2 a	7.9 a
Hamilton	25.1 a	26.0 a	12.6 a	11.7 a	7.6 a	4.6 a	13.6 a	6.3 a	12.0 a	11.0 a
Former City of Hamilton	38.2 a	39.4 a	16.0 a	14.6 a	16.1 a	11.0 a	**	**	17.4 a	15.8 a
Rest of Hamilton	**	**	6.7 a	7.1 a	4.0 b	1.8 a	**	**	5.5 a	5.2 a
Kawartha Lakes	**	**	**	12.6 a	**	18.5 a	**	**	**	20.2 a
Muskoka	**	**	28.2 a	19.9 a	**	**	**	**	25.4 a	19.3 a
Niagara	8.7 b	22.9 a	16.0 a	10.5 a	13.1 a	9.4 a	16.0 d	13.4 a	14.8 a	10.8 a
Niagara Falls	**	**	14.5 a	6.3 a	7.7 a	9.4 a	**	**	11.7 a	8.1 a
St. Catharines	**	**	21.0 a	14.6 a	18.1 a	17.4 a	**	**	19.6 a	16.6 a
Rest of Niagara	**	**	13.2 c	9.2 a	12.3 c	4.1 b	**	**	12.8 a	7.6 a
Northumberland	**	**	22.8 a	16.3 a	25.2 a	13.4 a	4.5 d	0.0 a	23.2 a	14.3 a
Peterborough	**	**	6.1 c	7.4 c	**	**	**	**	7.3 c	7.5 c
Simcoe	24.3 a	38.6 a	13.4 a	10.8 a	25.7 a	17.5 a	15.1 d	13.6 a	17.3 a	14.3 a
Barrie	**	**	10.6 a	6.9 a	3.6 a	2.3 a	**	**	9.6 a	9.0 a
Rest of Simcoe	**	36.6 a	14.8 a	12.8 a	36.5 a	25.3 a	12.5 d	21.6 a	21.5 a	17.2 a
Waterloo	6.9 a	20.7 a	4.9 a	8.4 a	1.2 a	7.6 a	0.0 a	12.6 c	4.0 a	9.1 a
Cambridge	**	**	1.6 a	5.9 b	1.2 a	**	**	**	2.3 a	8.8 b
Kitchener	7.8 a	17.9 a	6.0 a	10.5 a	0.0 a	12.9 a	**	**	5.4 a	11.6 a
Rest of Waterloo	**	**	4.6 a	6.3 b	1.7 a	4.6 b	0.0 a	**	3.0 a	6.4 a
Wellington/Dufferin	29.7 a	25.6 d	8.8 a	11.0 a	3.3 c	6.1 b	**	**	8.9 a	10.1 a
Guelph	35.2 a	**	5.2 a	8.3 b	0.8 a	4.2 c	**	**	6.9 a	7.2 b
Rest of Wellington/Dufferin	**	**	12.9 c	13.9 a	8.4 c	10.7 c	**	**	11.9 a	14.4 a
Ottawa	19.1 d	22.9 d	15.0 a	12.2 a	14.7 a	14.2 a	16.0 d	14.5 a	15.0 a	13.2 a
Ottawa - Central	**	**	20.2 d	12.7 a	19.7 d	23.0 a	**	**	19.7 a	18.8 a
Ottawa - East	**	**	11.2 a	11.9 a	11.4 a	7.9 b	4.2 c	4.3 d	11.1 a	10.5 a
Ottawa - West	**	**	16.8 a	12.4 a	15.2 a	15.5 a	21.3 d	14.4 c	16.7 a	14.0 a

continued

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

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

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

1.1 Vacancy Rates (%) of Standard Spaces by Unit Type

Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom		Total	
	2012	2013	2012	2013	2012	2013	2012	2013	2012	2013
Eastern Ontario	24.8 d	18.0 a	14.9 a	11.1 a	14.4 a	11.8 a	7.2 a	13.9 c	15.0 a	11.7 a
Frontenac	**	**	10.8 a	9.6 b	18.4 a	13.3 a	15.2 a	12.8 d	15.7 a	12.7 a
Hastings/Prince Edward	**	15.0 d	12.7 c	7.5 b	**	20.1 a	**	**	17.3 d	11.9 a
Lanark	**	**	12.0 c	5.3 c	1.5 a	1.4 a	**	**	9.7 b	3.7 c
Leeds & Grenville	**	**	11.5 a	5.8 b	4.5 a	7.7 c	**	**	10.7 a	7.2 a
Lennox & Addington	**	**	**	**	**	**	**	**	29.7 d	**
Prescott & Russell	**	**	10.2 a	11.6 a	**	20.3 a	**	**	11.3 a	12.9 a
Renfrew	7.6 b	3.8 a	17.1 a	12.7 a	8.1 b	9.8 a	**	**	14.1 a	12.1 a
Stormont, Dundas & Glengarry	**	22.1 a	24.4 a	17.8 a	11.2 c	4.3 a	**	**	20.1 a	15.6 a
Southwestern Ontario	22.4 a	27.4 a	13.5 a	14.2 a	16.7 a	16.8 a	13.9 a	14.0 a	14.8 a	15.6 a
Bruce	**	**	21.2 a	15.9 a	14.4 c	22.5 a	**	**	19.3 a	17.5 a
Elgin	**	**	9.9 c	17.9 a	**	**	**	**	11.6 d	16.3 a
Essex	27.1 a	26.9 a	18.7 a	17.5 a	22.4 a	16.1 a	13.6 c	**	20.1 a	17.5 a
Windsor	**	**	23.9 a	19.7 a	27.6 a	20.7 a	**	**	24.8 a	19.7 a
Leamington/Kingsville	**	**	3.3 a	16.7 a	**	**	**	**	4.0 a	15.3 a
Rest of Essex	36.6 a	**	23.4 a	12.8 a	**	**	**	**	20.9 a	14.9 a
Grey	**	**	12.5 c	12.0 c	13.2 c	**	**	**	12.6 a	12.0 c
Huron	**	**	18.7 a	20.8 d	**	**	**	**	15.9 a	18.0 d
Chatham-Kent	21.1 d	31.1 a	8.0 a	7.4 a	**	10.8 a	**	**	8.3 a	9.4 a
Lambton	**	**	8.9 a	6.3 a	9.2 a	12.0 a	**	**	9.8 a	9.4 a
Middlesex	**	**	13.0 a	16.9 a	18.6 a	18.9 a	17.9 a	15.4 d	16.4 a	17.8 a
Oxford	**	**	**	13.6 c	**	2.9 c	**	**	**	14.5 a
Perth	5.2 d	15.6 d	14.0 c	13.1 a	**	53.8 a	**	**	12.5 c	20.5 a
Northern Ontario	**	**	5.0 a	6.8 a	13.3 a	10.2 a	**	**	7.6 a	8.1 a
Algoma /Thunder Bay	**	**	8.2 b	12.8 a	24.0 a	14.4 c	**	**	14.8 a	13.9 a
Greater Sudbury	**	**	2.5 a	2.4 a	**	**	**	**	1.8 a	2.9 a
Rest of North	**	**	4.4 a	5.4 b	0.6 a	**	**	**	3.3 a	4.7 b
Ontario	20.9 a	23.5 a	13.8 a	12.3 a	14.9 a	13.9 a	16.0 a	15.2 a	14.4 a	13.4 a

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care).

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

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

** Suppressed to protect confidentiality

++ Not statistically reliable

-- No units exist in universe for this category

1.2 Vacancy Rates of Standard Spaces (%) by Rent Range (\$)

Ontario

Centre	\$2,000 or less		\$2,001 - \$2,500		\$2,501 - \$3,000		\$3,001 - \$3,500		\$3,501 and more		Total spaces where rents are known	
	2012	2013	2012	2013	2012	2013	2012	2013	2012	2013	2012	2013
Greater Toronto Area	17.9 a	16.9 d	27.6 a	19.8 a	17.2 a	13.3 a	15.0 a	17.7 a	18.6 a	15.3 a	18.5 a	15.8 a
Toronto	14.2 c	13.3 c	28.5 a	21.9 a	20.4 a	15.9 a	20.5 a	23.6 a	18.0 a	12.3 a	19.7 a	15.4 a
East York/York City	23.3 a	40.3 a	**	**	**	**	**	**	**	12.3 a	18.8 a	27.7 a
Etobicoke	**	**	**	**	**	**	**	**	**	6.2 a	12.7 c	7.8 a
North York	**	**	**	**	**	14.3 c	31.6 a	28.4 a	22.3 a	14.0 a	26.7 a	19.9 a
Scarborough	8.9 c	**	**	**	13.2 c	**	6.4 c	**	3.6 d	**	8.4 b	8.7 b
Former City of Toronto	**	**	13.3 c	10.2 c	24.4 d	24.1 a	16.4 d	8.8 b	20.6 a	12.9 a	19.1 a	12.9 a
Durham	**	**	37.7 a	21.3 d	11.2 c	9.1 b	10.7 c	10.8 c	13.1 a	17.1 a	14.5 a	13.4 a
Halton	**	**	5.6 d	4.3 d	5.8 c	3.1 c	6.0 b	10.0 a	12.4 a	10.5 a	9.7 a	9.4 a
Peel	**	**	26.0 d	11.1 d	11.7 c	15.0 d	16.7 d	23.6 d	28.3 a	22.9 a	24.1 a	21.2 a
York	**	**	12.7 d	**	30.8 a	17.3 d	15.4 d	18.7 a	18.0 a	17.7 a	19.5 a	18.3 a
Central Ontario	15.1 a	17.6 a	12.8 a	13.1 a	11.0 a	9.2 a	13.3 a	9.9 a	12.8 a	13.6 a	12.7 a	11.9 a
Brant	15.4 a	3.3 c	13.2 a	8.4 c	2.9 a	4.5 b	**	**	**	**	6.7 a	3.9 b
Haldimand-Norfolk	9.6 a	11.1 a	**	5.6 b	**	8.1 b	**	**	0.0 a	**	6.5 a	8.3 a
Hamilton	23.7 a	20.7 d	10.6 a	15.6 a	12.9 a	5.7 b	10.8 a	15.6 a	8.7 b	6.7 b	12.9 a	11.4 a
Former City of Hamilton	26.8 a	35.0 a	11.7 a	14.0 a	17.1 a	6.7 b	18.1 a	30.0 a	23.0 a	18.5 d	17.9 a	16.7 a
Rest of Hamilton	**	**	6.9 c	21.0 d	7.1 c	4.4 c	6.0 c	1.3 a	4.2 c	1.8 c	6.1 b	4.9 b
Kawartha Lakes	**	**	**	**	**	**	**	19.0 a	**	**	**	21.1 a
Muskoka	**	**	**	**	**	**	**	**	**	**	26.8 a	20.8 a
Niagara	13.1 c	13.0 a	14.3 a	11.2 c	15.9 a	11.3 a	15.0 d	7.9 a	24.2 a	13.5 a	15.8 a	11.3 a
Niagara Falls	**	**	11.3 c	8.6 b	14.2 a	4.9 b	**	**	**	**	12.3 a	8.4 a
St. Catharines	**	**	27.9 a	**	17.8 a	19.5 a	19.8 a	15.9 a	**	**	21.3 a	17.4 a
Rest of Niagara	**	10.1 d	10.4 c	15.4 d	**	8.5 b	12.9 d	0.8 d	**	3.8 d	13.6 c	8.1 a
Northumberland	21.2 d	**	24.1 a	19.9 d	22.2 a	12.0 d	37.8 a	16.8 d	**	0.0 a	24.8 a	15.6 a
Peterborough	**	**	**	**	4.2 d	3.7 d	**	**	13.9 d	**	7.8 c	7.8 c
Simcoe	25.5 a	27.7 a	11.3 c	12.3 a	14.3 a	13.1 a	22.0 a	8.3 b	22.9 a	19.9 a	19.1 a	15.6 a
Barrie	**	**	**	12.3 a	7.2 c	7.2 b	13.2 c	3.8 b	7.0 c	2.2 a	11.6 a	9.3 a
Rest of Simcoe	33.3 a	24.1 d	9.0 b	12.3 c	16.1 a	15.6 d	27.8 a	12.4 c	31.4 a	31.0 a	22.7 a	19.5 a
Waterloo	7.5 b	13.7 c	6.5 b	9.7 b	4.1 b	10.4 a	2.3 b	6.2 b	2.2 b	10.6 a	4.2 a	9.5 a
Cambridge	4.4 c	**	1.4 a	**	0.0 a	**	**	**	**	**	2.5 a	8.8 b
Kitchener	**	13.3 c	7.7 b	8.9 b	4.0 c	12.6 a	3.6 d	10.8 a	2.9 c	16.0 a	5.9 b	12.0 a
Rest of Waterloo	0.0 a	**	9.1 c	**	4.8 b	7.3 c	1.0 a	3.2 c	2.7 b	6.9 c	3.2 b	6.8 b
Wellington/Dufferin	19.9 d	**	13.0 c	15.9 d	10.0 c	9.6 c	8.7 b	**	2.6 c	15.3 d	9.1 a	13.7 c
Guelph	22.5 d	**	5.2 c	**	10.4 c	**	7.6 b	**	0.8 a	**	7.3 a	10.5 c
Rest of Wellington/Dufferin	**	**	17.2 d	13.8 c	**	13.0 d	**	**	**	**	12.0 c	17.6 d
Ottawa	14.0 c	8.3 c	14.0 c	10.5 c	17.5 a	7.6 b	18.1 a	16.9 a	17.3 a	15.1 a	16.8 a	13.0 a
Ottawa - Central	**	**	**	**	**	**	**	12.3 a	22.8 d	21.6 a	25.0 d	17.7 a
Ottawa - East	13.5 d	4.3 d	18.4 d	9.7 b	8.0 b	7.2 b	13.0 c	19.2 d	16.5 d	13.4 a	13.4 a	11.1 a
Ottawa - West	**	12.8 d	7.7 c	11.6 c	21.1 a	8.4 b	19.8 d	17.0 d	16.1 a	13.9 a	17.2 a	13.4 a

continued

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

1.2 Vacancy Rates of Standard Spaces (%) by Rent Range (\$)

Ontario

Centre	\$2,000 or less		\$2,001 - \$2,500		\$2,501 - \$3,000		\$3,001 - \$3,500		\$3,501 and more		Total spaces where rents are known	
	2012	2013	2012	2013	2012	2013	2012	2013	2012	2013	2012	2013
Eastern Ontario	18.1 a	14.5 a	12.3 a	14.1 a	17.5 a	8.7 b	14.1 c	8.2 b	12.3 c	17.4 a	15.3 a	13.0 a
Frontenac	**	**	14.9 d	**	2.7 c	**	9.0 c	9.1 c	15.2 d	18.0 d	12.1 c	15.4 d
Hastings/Prince Edward	**	17.4 d	**	9.4 c	**	2.3 c	**	**	**	29.4 d	17.5 d	12.4 a
Lanark	**	**	**	**	**	**	**	**	**	**	10.8 c	2.1 c
Leeds & Grenville	14.3 c	21.6 d	2.7 c	12.4 d	6.9 b	**	12.7 c	6.4 c	20.3 d	4.8 d	11.3 a	7.6 b
Lennox & Addington	**	**	**	**	**	**	**	**	**	**	**	**
Prescott & Russell	14.4 c	15.7 a	1.1 d	9.1 c	**	**	**	**	**	**	12.0 c	15.3 a
Renfrew	9.7 b	7.6 b	17.8 a	14.2 a	17.4 d	12.8 c	14.3 d	17.6 d	**	23.6 d	15.2 a	13.3 a
Stormont, Dundas & Glengarry	4.4 d	13.9 a	19.3 d	25.0 a	**	11.5 c	**	**	**	**	21.2 a	16.7 a
Southwestern Ontario	16.0 a	18.1 a	12.8 a	15.0 a	12.7 a	17.9 a	22.0 a	17.2 a	14.8 a	16.4 a	15.0 a	16.7 a
Bruce	**	18.2 d	15.2 d	12.3 c	**	25.6 a	**	**	**	21.7 d	20.4 a	18.5 a
Elgin	**	**	**	29.2 d	**	25.5 d	**	**	**	**	12.2 d	17.2 a
Essex	14.0 a	18.9 d	18.6 a	15.8 d	24.8 a	18.3 a	26.8 a	26.0 a	19.8 a	18.4 a	21.4 a	18.9 a
Windsor	10.8 c	**	22.1 d	19.1 d	34.9 a	23.8 d	46.2 a	**	22.3 a	**	26.1 a	22.0 a
Leamington/Kingsville	**	**	1.1 d	**	**	**	**	**	**	**	4.7 b	16.2 a
Rest of Essex	20.5 a	21.8 d	33.3 a	22.2 d	24.7 a	12.2 c	20.7 a	**	**	**	21.8 a	15.2 a
Grey	**	**	13.5 c	**	10.1 d	**	**	**	**	**	12.7 c	12.5 c
Huron	**	**	16.2 a	**	**	**	**	**	**	**	16.3 a	27.3 d
Chatham-Kent	22.0 d	23.3 d	8.1 b	7.9 b	4.0 c	5.9 c	**	**	**	**	8.5 a	8.9 a
Lambton	19.1 d	14.9 a	10.3 c	9.4 a	5.5 b	10.0 a	**	**	**	**	9.9 a	9.8 a
Middlesex	7.8 c	5.6 d	10.4 c	18.9 d	7.8 b	20.5 a	28.6 a	19.0 a	15.3 a	19.0 a	15.5 a	19.1 a
Oxford	**	**	**	18.0 d	**	9.0 c	**	**	**	**	**	15.1 d
Perth	10.3 c	15.9 a	12.5 d	16.2 a	17.1 d	**	**	**	**	**	12.7 c	20.9 a
Northern Ontario	4.2 b	4.6 a	4.8 b	7.8 b	7.3 c	6.7 b	26.6 d	16.5 d	6.8 c	7.3 c	8.1 a	8.5 a
Algoma/Thunder Bay	4.1 c	6.6 a	9.7 b	13.7 d	12.6 d	16.0 d	**	24.3 d	**	**	15.5 a	14.7 a
Greater Sudbury	5.0 c	0.0 a	0.9 a	**	**	**	**	**	**	**	2.0 a	3.0 b
Rest of North	3.4 c	**	4.9 b	7.7 b	1.6 c	4.3 c	**	3.9 d	**	**	3.6 b	4.9 b
Ontario	15.5 a	15.2 a	14.0 a	14.0 a	14.1 a	11.3 a	16.3 a	14.3 a	16.7 a	15.1 a	15.4 a	13.9 a

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care). Second person extra charge is also excluded from the calculation.

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

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

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

Centre	Vacancy Rate		Average Rent	
	2012	2013	2012	2013
Greater Toronto Area	1.7 b	1.8 a	4,750 a	4,876 a
Toronto	3.6 d	2.9 a	5,073 a	4,968 a
Durham	1.4 a	**	4,019 a	4,110 a
Halton/Peel	**	**	**	**
York	**	**	**	**
Central Ontario	0.6 a	2.2 a	3,758 a	4,041 a
Hamilton	**	**	**	**
Ottawa	4.0 c	8.0 a	4,683 a	4,651 a
Eastern Ontario	**	22.5 d	**	4,097 a
Southwestern Ontario	**	**	3,809 a	3,392 a
Northern Ontario	**	**	**	**
Ontario	1.9 a	4.9 a	4,439 a	4,584 a

¹ Non-market heavy care units are excluded from Average Rents, but are included in Vacancy Rate.

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

1.4 Universe, Number of Residents Living in Universe and Capture Rate

Ontario

Centre	Total Number of Spaces	Overall Vacancy Rate		Number of Residences	Number of Residents	Estimated Population Aged 75+ ^{1,2}	Capture Rate ³ (%)
		2012	2013				
Greater Toronto Area	15,761	16.4 a	14.8 a	156	14,246 a	389,300	3.7
Toronto	6,510	17.2 a	13.5 a	60	5,932 a	196,660	3.0
East York/York City	765	26.0 a	23.3 a	7	609 a		
Etobicoke	806	11.3 c	7.3 a	7	805 a		
North York	1,715	22.9 a	18.9 a	16	1,515 b		
Scarborough	1,045	8.0 b	6.5 b	9	994 c		
Former City of Toronto	2,179	16.2 a	11.6 a	21	2,009 b		
Durham	1,923	13.9 a	12.5 a	23	1,709 a	36,070	4.7
Halton	1,800	8.6 a	8.5 a	19	1,766 a	33,230	5.3
Peel	2,538	20.7 a	23.0 a	26	2,132 a	64,260	3.3
York	2,990	17.2 a	16.1 a	28	2,707 a	59,080	4.6
Central Ontario	13,665	11.4 a	10.7 a	202	12,892 a	225,660	5.7
Brant	719	6.0 a	4.5 a	11	719 a	10,470	6.9
Haldimand-Norfolk	403	5.9 a	7.9 a	10	390 a	9,120	4.3
Hamilton	1,927	11.8 a	11.0 a	30	1,788 a	41,900	4.3
Former City of Hamilton	1,070	16.6 a	15.6 a	15	930 a		
Rest of Hamilton	857	5.6 a	5.3 a	15	858 a		
Kawartha Lakes	348	**	20.1 a	5	299 a	8,120	3.7
Muskoka	466	24.9 a	18.9 a	7	412 a	6,390	6.4
Haliburton	-	-	-	-	-	2,180	-
Niagara	2,325	14.4 a	10.6 a	29	2,202 a	40,410	5.4
Niagara Falls	454	11.8 a	7.7 a	6	438 a		
St. Catharines	790	18.7 a	16.2 a	8	717 a		
Rest of Niagara	1,081	12.5 a	7.8 a	15	1,047 b		
Northumberland	647	23.1 a	14.1 a	12	606 a	9,340	6.5
Peterborough	1,051	7.1 c	7.2 c	10	1,010 d	14,010	7.2
Simcoe	2,121	16.0 a	13.4 a	34	1,942 a	33,830	5.7
Barrie	758	8.6 a	8.2 a	10	725 a		
Rest of Simcoe	1,363	20.3 a	16.3 a	24	1,217 a		
Waterloo	2,157	3.8 a	8.6 a	32	2,028 a	31,320	6.5
Cambridge	357	2.3 a	8.3 b	8	336 c		
Kitchener	1,020	5.1 a	10.3 a	11	966 a		
Rest of Waterloo	780	2.9 a	6.4 a	13	726 c		
Wellington/Dufferin	1,501	8.4 a	9.4 a	22	1,496 c	18,570	8.1
Guelph	897	6.3 a	6.7 b	9	931 d		
Rest of Wellington/Dufferin	604	11.6 a	13.5 a	13	565 b		
Ottawa	6,481	14.2 a	12.7 a	64	6,045 a	57,020	10.6
Ottawa - Central	783	16.7 a	18.0 a	6	668 a		
Ottawa - East	2,383	10.7 a	10.0 a	26	2,295 b		
Ottawa - West	3,315	16.0 a	13.5 a	32	3,082 b		

continued

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1.4 Universe, Number of Residents Living in Universe and Capture Rate

Ontario

Centre	Total Number of Spaces	Overall Vacancy Rate		Number of Residences	Number of Residents	Estimated Population Aged 75+ ^{1 2}	Capture Rate ³ (%)
		2012	2013				
Eastern Ontario	5,459	13.9 a	11.2 a	90	5,166 a	69,960	7.4
Frontenac	749	15.4 a	12.7 a	12	714 c	12,450	5.7
Hastings/Prince Edward	929	17.2 d	12.7 a	15	861 c	14,460	6.0
Lanark	532	9.5 b	3.7 c	9	531 c	5,790	9.2
Leeds & Grenville	550	10.3 a	7.0 a	10	533 c	9,570	5.6
Lennox & Addington	196	29.1 d	**	4	**	3,640	**
Prescott & Russell	943	8.1 a	10.5 a	18	895 a	5,290	16.9
Renfrew	917	13.6 a	11.5 a	12	871 a	8,690	10.0
Stormont, Dundas & Glengarry	643	18.2 a	14.3 a	10	588 a	10,070	5.8
Southwestern Ontario	8,190	14.3 a	14.9 a	123	7,415 a	125,710	5.9
Bruce	421	18.8 a	16.6 a	9	373 a	6,550	5.7
Elgin	240	10.5 d	15.3 a	6	217 a	6,230	3.5
Essex	2,107	18.4 a	16.6 a	25	1,867 b	28,650	6.5
Windsor	1,086	23.6 a	19.1 a	10	926 c
Leamington/Kingsville	393	3.6 a	14.5 a	6	358 a
Rest of Essex	628	18.2 a	13.4 a	9	583 a
Grey	753	12.0 a	11.8 c	12	**	9,570	**
Huron	260	15.9 a	17.4 d	6	**	5,580	**
Chatham-Kent	746	8.2 a	9.2 a	14	710 a	9,210	7.7
Lambton	671	9.8 a	9.1 a	11	655 a	11,770	5.6
Middlesex	1,926	16.6 a	17.3 a	20	1,771 b	32,910	5.4
Oxford	575	**	13.1 a	10	530 d	8,940	5.9
Perth	491	12.3 c	19.7 a	10	392 a	6,300	6.2
Northern Ontario	2,290	7.4 a	8.1 a	32	2,253 a	63,830	3.5
Algoma /Thunder Bay	1,009	14.0 a	13.7 a	12	945 a	24,010	3.9
Greater Sudbury	653	1.8 a	2.8 a	10	673 a	12,100	5.6
Rest of Northern Ontario	628	3.4 a	4.7 b	10	635 c	28,720	2.2
Ontario	51,846	13.8 a	12.8 a	667	48,017 a	932,440	5.1

¹ Sources: Statistics Canada estimates, 2011, and Ontario Ministry of Finance projections released Spring 2012. Reference scenario projection July 1, 2013.

² Data may not add due to rounding

³ The capture rate is the proportion of the population aged 75 and over living in the survey universe.

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** Suppressed to protect confidentiality

++ Not statistically reliable

-- No units exist in universe for this category

2.1 Universe of Total Spaces by Unit Type

Ontario

Centre	Semi Private & Ward	Private/Studio	One Bedroom	Two Bedroom	Total
Greater Toronto Area	434	7,900	6,496	931	15,761
Toronto	164	3,473	2,554	319	6,510
Durham	**	1,060	686	**	1,923
Halton	**	900	760	**	1,800
Peel	90	1,025	1,219	204	2,538
York	94	1,442	1,277	177	2,990
Central Ontario	809	8,987	3,455	414	13,665
Brant	71	536	101	11	719
Haldimand-Norfolk	-	378	19	6	403
Hamilton	142	1,327	410	48	1,927
Kawartha Lakes	**	185	124	**	348
Muskoka	-	350	116	-	466
Niagara	115	1,486	644	80	2,325
Northumberland	-	334	287	26	647
Peterborough	-	618	351	82	1,051
Simcoe	185	1,340	537	59	2,121
Waterloo	142	1,472	473	70	2,157
Wellington/Dufferin	**	961	393	**	1,501
Ottawa	204	4,035	1,925	317	6,481
Ottawa - Central	**	386	314	**	783
Ottawa - East	**	1,683	598	**	2,383
Ottawa - West	120	1,966	1,013	216	3,315
Eastern Ontario	381	3,768	1,191	119	5,459
Frontenac	26	302	374	47	749
Hastings/Prince Edward	**	605	236	**	929
Lanark	**	319	153	**	532
Leeds & Grenville	**	459	**	-	550
Lennox & Addington	**	177	**	-	196
Prescott & Russell	36	847	59	1	943
Renfrew	75	628	176	38	917
Stormont, Dundas & Glengarry	95	431	117	-	643
Southwestern Ontario	404	4,942	2,504	340	8,190
Bruce	**	310	**	-	421
Elgin	**	192	**	3	240
Essex	128	1,254	649	76	2,107
Grey	4	591	140	18	753
Huron	**	193	52	**	260
Chatham-Kent	45	590	111	-	746
Lambton	**	354	252	**	671
Middlesex	**	765	951	**	1,926
Oxford	**	386	116	**	575
Perth	79	307	99	6	491

continued

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2.1 Universe of Total Spaces by Unit Type

Ontario

Centre	Semi Private & Ward	Private/Studio	One Bedroom	Two Bedroom	Total
Northern Ontario	56	1,476	682	76	2,290
Algoma/Thunder Bay	**	549	392	**	1,009
Greater Sudbury	**	491	**	**	653
Rest of North	8	436	**	**	628
Ontario	2,288	31,108	16,253	2,197	51,846

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

2.2 Universe by Unit Type

Ontario

Centre	Semi Private & Ward	Private/Studio	One Bedroom	Two Bedroom	Total
Ontario	2,288	31,108	16,253	2,197	51,846
Standard Spaces	1,694	28,697	15,862	2,179	48,432
Heavy Care	23	964	164	4	1,155
Other ¹	571	1,447	227	14	2,259

¹ 'Other' consists of non-market units and respite units.

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

2.3 Universe of Standard Spaces by Rent Range

Ontario

Centre	\$2,000 or Less	\$2,001 - \$2,500	\$2,501 - \$3,000	\$3,001 - \$3,500	\$3,501 or more
	% of Total ¹	% of Total ¹	% of Total ¹	% of Total ¹	% of Total ¹
Greater Toronto Area	3.6	7.3	13.9	17.6	57.7
Toronto	6.1 a	10.5 a	12.3 a	13.8 a	57.3 a
East York/York City	9.7 a	10.4 a	11.8 a	32.9 a	35.2 a
Etobicoke	2.2 a	4.3 a	2.6 a	3.6 a	87.3 a
North York	1.7 a	9.2 a	4.2 a	14.3 a	70.6 a
Scarborough	21.0 d	13.7 c	39.9 a	14.6 c	10.8 c
Former City of Toronto	3.6 a	12.5 a	11.0 a	10.1 a	62.8 a
Durham	3.5 b	9.5 a	21.5 a	32.2 a	33.4 a
Halton	0.1 a	1.4 a	12.0 a	22.8 a	63.7 a
Peel	2.5 a	5.5 b	16.0 a	12.6 a	63.4 a
York	1.0 a	3.7 a	12.2 a	17.4 a	65.7 a
Central Ontario	11.7	19.9	29.6	20.1	18.6
Brant	19.6 a	13.4 a	39.8 a	21.9 a	5.3 a
Haldimand-Norfolk	40.9 a	28.6 a	26.5 a	2.7 a	1.3 a
Hamilton	8.0 a	25.9 a	29.4 a	17.9 a	18.7 a
Former City of Hamilton	8.6 a	36.2 a	29.0 a	16.2 a	9.9 a
Rest of Hamilton	7.3 a	13.2 a	29.9 a	20.1 a	29.5 a
Kawartha Lakes	11.4 a	28.6 a	19.0 a	30.1 a	10.8 a
Muskoka	6.1 b	36.4 a	27.9 a	12.5 a	17.0 a
Niagara	12.2 a	13.3 a	40.9 a	15.9 a	17.7 a
Niagara Falls	16.6 a	28.0 a	29.4 a	12.0 a	14.0 a
St. Catharines	11.4 a	3.7 a	35.6 a	21.3 a	28.0 a
Rest of Niagara	10.9 a	14.4 a	49.5 a	13.6 a	11.6 a
Northumberland	8.9 b	27.5 a	20.3 a	34.7 a	8.7 b
Peterborough	4.8 c	11.9 c	46.1 a	19.3 d	18.0 d
Simcoe	13.2 a	19.5 a	18.7 a	22.1 a	26.4 a
Barrie	12.9 a	18.3 a	14.5 a	27.7 a	26.6 a
Rest of Simcoe	13.4 a	20.3 a	21.3 a	18.7 a	26.2 a
Waterloo	9.5 a	15.0 a	23.6 a	28.5 a	23.5 a
Cambridge	29.2 a	20.8 a	10.6 c	9.9 b	29.6 a
Kitchener	8.9 a	20.0 a	34.0 a	23.0 a	14.1 a
Rest of Waterloo	1.6 b	6.5 b	17.1 a	43.1 a	31.7 a
Wellington/Dufferin	13.1 a	27.8 a	24.7 a	12.4 c	21.9 a
Guelph	7.4 c	19.9 d	27.0 d	20.8 d	25.0 d
Rest of Wellington/Dufferin	20.2 a	37.9 a	21.9 a	1.9 c	18.1 d
Ottawa	5.0	12.2	19.7	18.2	44.8
Ottawa - Central	4.1 a	0.7 a	4.6 a	25.2 a	65.5 a
Ottawa - East	5.4 a	16.2 a	30.9 a	13.0 a	34.4 a
Ottawa - West	5.0 a	11.7 a	14.0 a	20.9 a	48.4 a

continued

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** Suppressed to protect confidentiality

++ Not statistically reliable

-- No units exist in universe for this category

2.3 Universe of Standard Spaces by Rent Range

Ontario

Centre	\$2,000 or Less	\$2,001 - \$2,500	\$2,501 - \$3,000	\$3,001 - \$3,500	\$3,501 or more
	% of Total ¹	% of Total ¹	% of Total ¹	% of Total ¹	% of Total ¹
Eastern Ontario	25.7	22.5	19.6	12.7	19.3
Frontenac	6.4 b	15.1 d	8.2 b	20.0 a	50.5 a
Hastings/Prince Edward	16.6 a	18.4 a	32.2 a	11.5 a	21.3 a
Lanark	6.9 c	4.2 d	**	22.5 d	**
Leeds & Grenville	11.0 a	19.2 a	21.4 a	30.5 a	17.9 a
Lennox & Addington	**	**	**	**	**
Prescott & Russell	73.0 a	19.5 a	1.9 b	1.6 b	3.9 b
Renfrew	23.9 a	42.0 a	18.2 a	8.8 a	7.1 a
Stormont, Dundas & Glengarry	41.9 a	26.1 a	23.8 a	1.3 a	6.9 a
Southwestern Ontario	10.3	30.0	27.1	13.6	19.0
Bruce	26.2 a	34.4 a	23.8 a	9.5 a	6.1 a
Elgin	9.8 b	23.5 a	27.0 a	3.9 c	35.8 a
Essex	8.3 a	26.6 a	24.6 a	15.7 a	24.8 a
Windsor	7.2 b	34.4 a	21.6 a	8.8 b	28.0 a
Leamington/Kingsville	6.6 a	26.3 a	33.5 a	31.7 a	1.8 a
Rest of Essex	11.3 a	13.0 a	23.7 a	17.1 a	35.0 a
Grey	6.6 c	35.6 a	**	16.5 d	8.5 c
Huron	4.2 d	**	**	**	**
Chatham-Kent	13.2 a	55.9 a	20.8 a	6.7 a	3.4 b
Lambton	15.1 a	25.6 a	32.2 a	21.1 a	6.1 a
Middlesex	2.2 a	13.9 a	28.9 a	16.7 a	38.2 a
Oxford	10.9 c	48.7 a	27.0 a	10.0 b	3.4 c
Perth	31.1 a	37.6 a	22.7 a	6.3 a	2.3 a
Northern Ontario	15.8	23.7	31.6	18.9	10.0
Algoma /Thunder Bay	25.4 a	13.0 a	21.3 a	26.0 a	14.2 a
Greater Sudbury	9.1 a	29.2 a	44.3 a	7.9 a	9.5 a
Rest of North	8.0 b	34.2 a	34.6 a	19.1 a	4.1 b
Ontario	9.9 a	17.3 a	22.4 a	17.3 a	33.1 a

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

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care).

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

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

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

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

By Structure Size

Ontario

Centre	Meals					On-Site Medical Services	Registered Nurse onsite ²	24-hour call bell	Pharmacy
	Optional	# included in rent							
		1	2	3					
Greater Toronto Area	0.7 a	1.3 a	12.1 a	85.9 a	77.1 a	67.9 a	96.0 a	5.8 c	
10 - 49	5.7 d	0.0 c	0.0 c	94.3 a	72.6 a	61.3 a	83.5 a	5.7 d	
50 - 89	0.0 b	0.0 b	3.8 a	96.2 a	81.6 a	56.8 a	98.0 a	0.0 b	
90 or more	0.0 b	2.4 b	19.9 d	77.7 a	75.4 a	76.2 a	97.5 a	9.3 c	
Central Ontario	0.0 b	0.5 a	4.0 c	95.5 a	70.5 a	47.2 a	93.9 a	5.2 b	
10 - 49	0.0 b	0.0 b	2.9 b	97.1 a	63.5 a	34.2 a	85.4 a	4.7 d	
50 - 89	0.0 b	1.3 a	**	97.1 a	71.4 a	54.5 a	97.5 a	5.2 b	
90 or more	0.0 b	0.0 b	**	91.1 a	78.5 a	53.7 a	100.0 a	6.0 c	
Ottawa	0.0 b	5.2 d	3.5 d	91.3 a	67.3 a	53.4 a	100.0 a	**	
10 - 49	**	**	**	100.0 a	**	**	100.0 a	**	
50 - 89	**	**	**	94.7 a	**	**	100.0 a	**	
90 or more	0.0 c	**	3.1 d	87.8 a	70.0 a	66.6 a	100.0 a	**	
Eastern Ontario	0.0 b	2.3 b	0.0 b	97.7 a	72.1 a	**	84.6 a	2.3 b	
10 - 49	0.0 b	0.0 b	0.0 b	100.0 a	65.8 a	27.7 d	72.1 a	0.0 b	
50 - 89	0.0 b	2.7 a	0.0 b	97.3 a	71.1 a	**	91.8 a	3.0 c	
90 or more	**	**	**	92.3 a	92.3 a	**	100.0 a	7.0 b	
Southwestern Ontario	0.9 a	0.9 a	2.7 c	95.5 a	71.0 a	50.2 a	98.2 a	5.5 c	
10 - 49	0.0 b	2.1 c	0.0 b	97.9 a	62.7 a	**	95.8 a	2.1 c	
50 - 89	0.0 c	0.0 c	0.0 c	100.0 a	67.5 a	**	100.0 a	**	
90 or more	3.1 d	0.0 c	**	87.7 a	86.3 a	76.2 a	100.0 a	**	
Northern Ontario	0.0 c	0.0 c	3.1 a	96.9 a	**	**	82.0 a	3.1 a	
10 - 49	**	**	**	100.0 a	**	**	**	**	
50 - 89	**	**	**	100.0 a	**	**	85.7 a	**	
90 or more	**	**	10.3 c	89.7 a	**	**	100.0 a	10.3 c	
Ontario	0.3 a	1.4 a	5.0 b	93.2 a	71.6 a	51.1 a	93.9 a	4.6 b	
10 - 49	0.6 a	0.6 a	1.1 a	97.8 a	63.1 a	35.6 a	84.5 a	2.8 b	
50 - 89	0.0 b	0.8 a	1.8 b	97.3 a	71.7 a	48.8 a	96.5 a	3.1 c	
90 or more	0.5 a	2.8 b	11.6 c	85.2 a	78.5 a	66.5 a	99.1 a	7.5 b	

¹ Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

² Registered Nurse on site means a RN, not a RPN or LPN.

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

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

Centre	Transportation Services	Swimming Pool	Hot Tub - Spa	Movie Theatre	Exercise Facilities	Internet
Greater Toronto Area	69.6 a	15.7 a	39.7 a	51.1 a	68.2 a	83.4 a
10 - 49	**	0.0 c	0.0 c	5.7 d	27.8 d	66.5 a
50 - 89	62.6 a	5.8 b	28.4 d	38.2 a	55.2 a	72.7 a
90 or more	79.6 a	25.2 d	55.5 a	69.3 a	85.3 a	93.7 a
Central Ontario	58.8 a	6.3 b	21.3 a	23.8 a	51.1 a	74.8 a
10 - 49	37.3 a	4.7 c	7.2 b	4.8 d	22.3 d	52.8 a
50 - 89	65.1 a	4.2 d	16.1 d	24.3 d	53.4 a	81.2 a
90 or more	78.2 a	11.5 a	**	48.7 a	86.3 a	94.9 a
Ottawa	88.0 a	13.8 d	**	51.7 a	70.6 a	86.2 a
10 - 49	**	**	**	**	**	**
50 - 89	84.6 a	**	**	**	**	79.3 a
90 or more	96.9 a	**	**	63.9 a	90.8 a	93.9 a
Eastern Ontario	59.9 a	5.4 d	19.7 d	20.9 d	38.2 a	65.7 a
10 - 49	46.9 a	0.0 b	5.7 d	2.9 c	24.9 d	**
50 - 89	60.9 a	**	**	**	**	80.4 a
90 or more	93.0 a	**	**	**	**	86.0 a
Southwestern Ontario	59.3 a	7.9 b	27.8 d	18.7 d	32.5 a	80.1 a
10 - 49	**	1.9 a	9.9 b	6.0 c	**	68.2 a
50 - 89	**	0.0 c	**	**	14.8 c	82.0 a
90 or more	82.4 a	24.1 d	**	**	71.1 a	95.2 a
Northern Ontario	**	0.0 c	**	**	67.2 a	80.5 a
10 - 49	**	**	**	**	**	**
50 - 89	**	**	**	**	**	93.7 a
90 or more	**	**	**	**	89.7 a	**
Ontario	63.8 a	9.1 a	28.0 a	31.8 a	52.6 a	77.9 a
10 - 49	41.0 a	2.2 b	7.6 b	5.7 b	22.5 a	57.6 a
50 - 89	64.1 a	3.8 c	23.2 a	26.6 a	46.5 a	80.0 a
90 or more	82.2 a	20.2 a	49.7 a	58.8 a	83.8 a	92.6 a

¹ Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

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

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

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

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

Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom		Total	
	2012	2013	2012	2013	2012	2013	2012	2013	2012	2013
Greater Toronto Area	2,097 ^a	2,385 ^a	3,178 ^a	3,284 ^a	4,172 ^a	4,262 ^a	5,171 ^a	5,492 ^a	3,635 ^a	3,807 ^a
Toronto	1,713 ^a	1,900 ^a	3,053 ^a	3,134 ^a	4,371 ^a	4,510 ^a	6,359 ^a	6,261 ^a	3,609 ^a	3,861 ^a
East York/York City	**	**	3,006 ^a	3,180 ^a	3,742 ^a	4,002 ^a	**	**	3,095 ^a	3,276 ^a
Etobicoke	**	**	3,742 ^a	3,395 ^a	4,293 ^a	4,472 ^a	**	**	4,052 ^a	4,236 ^a
North York	**	**	3,367 ^a	3,427 ^a	4,651 ^a	4,595 ^a	6,194 ^a	5,994 ^a	3,935 ^a	4,083 ^a
Scarborough	**	**	2,544 ^a	2,558 ^a	3,531 ^a	3,343 ^a	**	**	2,732 ^a	2,706 ^a
Former City of Toronto	**	**	2,874 ^a	3,139 ^a	4,523 ^a	4,724 ^a	7,047 ^a	7,015 ^a	3,831 ^a	4,222 ^a
Durham	**	**	2,885 ^a	2,975 ^a	3,725 ^a	3,725 ^a	4,653 ^a	4,692 ^a	3,230 ^a	3,303 ^a
Halton	**	**	3,460 ^a	3,596 ^a	4,067 ^a	4,194 ^a	4,829 ^a	5,085 ^a	3,790 ^a	3,954 ^a
Peel	2,342 ^a	**	3,262 ^a	3,499 ^a	3,877 ^a	4,067 ^a	4,259 ^a	4,856 ^a	3,551 ^a	3,801 ^a
York	2,636 ^b	2,734 ^a	3,493 ^a	3,501 ^a	4,314 ^a	4,182 ^a	5,049 ^a	5,366 ^a	3,924 ^a	3,914 ^a
Central Ontario	1,709 ^a	1,724 ^a	2,645 ^a	2,639 ^a	3,437 ^a	3,570 ^a	4,063 ^a	4,455 ^a	2,820 ^a	2,880 ^a
Brant	1,517 ^a	1,614 ^a	2,495 ^a	2,581 ^a	3,287 ^a	**	**	**	2,555 ^a	2,643 ^a
Haldimand-Norfolk	**	**	2,118 ^a	2,137 ^a	**	**	**	**	2,151 ^a	2,161 ^a
Hamilton	1,615 ^a	1,715 ^a	2,548 ^a	2,668 ^a	3,723 ^a	3,728 ^a	4,614 ^a	4,816 ^a	2,783 ^a	2,896 ^a
Former City of Hamilton	1,644 ^a	1,686 ^a	2,451 ^a	2,615 ^a	3,493 ^a	3,569 ^a	**	**	2,542 ^a	2,710 ^a
Rest of Hamilton	**	**	2,730 ^a	2,751 ^a	3,815 ^a	3,804 ^a	**	**	3,106 ^a	3,124 ^a
Kawartha Lakes	**	**	**	2,508 ^a	**	3,331 ^a	**	**	**	2,814 ^a
Muskoka	**	**	2,695 ^a	2,575 ^a	**	**	**	**	2,906 ^a	2,773 ^a
Niagara	1,712 ^a	1,727 ^a	2,523 ^a	2,588 ^a	3,254 ^a	3,384 ^a	4,219 ^a	4,662 ^a	2,746 ^a	2,847 ^a
Niagara Falls	**	**	2,454 ^a	2,443 ^a	3,231 ^a	3,375 ^a	**	**	2,626 ^a	2,675 ^a
St. Catharines	**	**	2,589 ^a	2,739 ^a	3,610 ^a	3,755 ^a	**	**	2,884 ^a	3,103 ^a
Rest of Niagara	**	**	2,505 ^a	2,539 ^a	3,085 ^a	3,140 ^a	**	**	2,705 ^a	2,729 ^a
Northumberland	**	**	2,277 ^a	2,312 ^a	2,769 ^a	3,226 ^a	3,300 ^a	3,975 ^a	2,529 ^a	2,820 ^a
Peterborough	**	**	2,788 ^a	2,741 ^a	3,481 ^a	3,556 ^a	**	**	2,992 ^a	3,020 ^a
Simcoe	1,793 ^a	1,718 ^a	2,767 ^a	2,668 ^a	3,672 ^a	3,812 ^a	4,689 ^a	4,631 ^a	2,983 ^a	2,972 ^a
Barrie	**	**	2,829 ^a	2,799 ^a	3,929 ^a	4,081 ^a	**	**	3,009 ^a	3,061 ^a
Rest of Simcoe	2,416 ^a	1,796 ^a	2,741 ^a	2,594 ^a	3,554 ^a	3,666 ^a	4,363 ^a	4,201 ^a	2,971 ^a	2,917 ^a
Waterloo	1,580 ^a	1,636 ^a	2,794 ^a	2,871 ^a	3,514 ^a	3,804 ^a	3,875 ^a	4,272 ^a	2,900 ^a	3,057 ^a
Cambridge	**	**	2,687 ^a	2,788 ^a	**	**	**	**	2,558 ^a	2,769 ^a
Kitchener	1,626 ^a	1,671 ^a	2,812 ^a	2,777 ^a	3,664 ^a	3,831 ^a	**	**	2,785 ^a	2,836 ^a
Rest of Waterloo	**	**	2,828 ^a	3,098 ^a	3,641 ^a	3,773 ^a	4,020 ^a	**	3,213 ^a	3,442 ^a
Wellington/Dufferin	1,892 ^a	1,862 ^a	2,856 ^a	2,603 ^a	3,561 ^a	3,563 ^a	**	**	2,950 ^a	2,810 ^a
Guelph	1,855 ^a	1,801 ^a	2,999 ^a	2,702 ^a	3,624 ^a	**	**	**	3,050 ^a	2,951 ^a
Rest of Wellington/Dufferin	2,010 ^a	1,931 ^a	2,667 ^a	2,516 ^a	3,433 ^a	3,731 ^a	**	**	2,792 ^a	2,633 ^a
Ottawa	1,557 ^a	1,531 ^a	3,052 ^a	3,080 ^a	4,153 ^a	4,431 ^a	4,345 ^a	5,585 ^a	3,352 ^a	3,610 ^a
Ottawa - Central	**	**	3,296 ^a	3,610 ^a	4,840 ^a	4,806 ^a	**	**	3,898 ^a	4,246 ^a
Ottawa - East	**	**	2,858 ^a	2,863 ^a	4,067 ^a	4,592 ^a	4,131 ^b	6,506 ^a	3,109 ^a	3,428 ^a
Ottawa - West	**	**	3,138 ^a	3,183 ^a	3,991 ^a	4,182 ^a	4,261 ^a	5,036 ^a	3,388 ^a	3,607 ^a

continued

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

Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom		Total	
	2012	2013	2012	2013	2012	2013	2012	2013	2012	2013
Eastern Ontario	1,357 ^a	1,482 ^a	2,320 ^a	2,377 ^a	3,387 ^a	3,624 ^a	3,914 ^a	4,339 ^a	2,508 ^a	2,676 ^a
Frontenac	**	**	2,875 ^a	2,708 ^a	3,770 ^a	3,760 ^a	**	5,014 ^a	3,308 ^a	3,362 ^a
Hastings/Prince Edward	**	1,463 ^b	2,368 ^a	2,435 ^a	3,292 ^a	3,767 ^a	**	**	2,553 ^a	2,853 ^a
Lanark	**	**	2,409 ^a	2,753 ^a	3,629 ^a	**	**	**	2,751 ^a	3,122 ^a
Leeds & Grenville	**	**	2,816 ^a	2,934 ^a	4,025 ^a	4,123 ^a	**	**	2,912 ^a	2,999 ^a
Lennox & Addington	**	**	2,525 ^a	**	**	**	**	**	2,513 ^a	**
Prescott & Russell	1,570 ^a	**	1,741 ^a	1,785 ^a	2,789 ^a	3,477 ^a	**	**	1,763 ^a	1,918 ^a
Renfrew	1,083 ^a	**	2,143 ^a	2,240 ^a	2,847 ^a	3,111 ^a	**	**	2,200 ^a	2,403 ^a
Stormont, Dundas & Glengarry	**	1,572 ^a	2,292 ^a	2,206 ^a	3,013 ^a	3,107 ^a	**	**	2,377 ^a	2,288 ^a
Southwestern Ontario	1,811 ^a	1,767 ^a	2,462 ^a	2,532 ^a	3,264 ^a	3,370 ^a	3,926 ^a	4,313 ^a	2,720 ^a	2,829 ^a
Bruce	**	**	2,283 ^a	2,253 ^a	3,131 ^a	3,148 ^a	**	**	2,495 ^a	2,457 ^a
Elgin	**	**	2,720 ^a	2,809 ^a	**	**	**	**	2,956 ^a	3,003 ^a
Essex	1,772 ^a	1,645 ^a	2,459 ^a	2,596 ^a	3,370 ^a	3,500 ^a	4,241 ^a	**	2,820 ^a	2,925 ^a
Windsor	**	**	2,459 ^a	2,538 ^a	3,398 ^a	3,554 ^a	**	**	2,863 ^a	2,890 ^a
Leamington/Kingsville	**	**	2,479 ^a	2,757 ^a	**	**	**	**	2,596 ^a	2,809 ^a
Rest of Essex	1,737 ^a	**	2,441 ^a	2,499 ^a	**	**	**	**	2,857 ^a	3,068 ^a
Grey	**	**	2,390 ^a	2,418 ^a	3,167 ^a	**	**	**	2,590 ^a	2,656 ^a
Huron	**	**	2,464 ^a	2,531 ^a	**	**	**	**	2,511 ^a	2,603 ^a
Chatham-Kent	1,766 ^a	1,788 ^a	2,398 ^a	2,456 ^a	2,954 ^a	3,040 ^a	**	**	2,395 ^a	2,470 ^a
Lambton	**	**	2,326 ^a	2,431 ^a	2,838 ^a	3,009 ^a	**	**	2,541 ^a	2,705 ^a
Middlesex	**	**	2,754 ^a	2,826 ^a	3,374 ^a	3,507 ^a	3,882 ^a	4,298 ^a	3,159 ^a	3,281 ^a
Oxford	**	**	2,502 ^a	2,395 ^a	**	**	**	**	2,524 ^a	2,524 ^a
Perth	1,656 ^a	1,602 ^a	2,270 ^a	2,301 ^a	2,912 ^a	2,859 ^a	**	**	2,217 ^a	2,307 ^a
Northern Ontario	**	1,487 ^a	2,211 ^a	2,320 ^a	3,102 ^a	3,203 ^a	4,177 ^a	4,213 ^a	2,513 ^a	2,650 ^a
Algoma/Thunder Bay	**	**	2,166 ^a	2,173 ^a	3,075 ^a	3,190 ^a	**	**	2,576 ^a	2,684 ^a
Greater Sudbury	**	**	2,290 ^a	2,448 ^a	**	**	**	**	2,538 ^a	2,660 ^a
Rest of North	**	**	2,171 ^a	2,338 ^a	2,917 ^a	**	**	**	2,391 ^a	2,592 ^a
Ontario	1,733^a	1,830^a	2,744^a	2,789^a	3,764^a	3,895^a	4,536^a	5,028^a	3,066^a	3,204^a

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care).

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O1 Percent Vacant (%) for Total Spaces by Unit Type Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom		Total	
	% Vacant		% Vacant		% Vacant		% Vacant		% Vacant	
	2012	2013	2012	2013	2012	2013	2012	2013	2012	2013
Greater Toronto Area	19.8	18.8	15.9	13.8	16.0	15.5	21.9	18.2	16.4	14.8
Toronto	15.9 ^d	14.3 ^c	18.3 ^a	16.2 ^a	15.7 ^a	10.1 ^a	16.5 ^a	12.8 ^a	17.2 ^a	13.5 ^a
East York/York City	**	**	24.7 ^a	21.6 ^a	30.1 ^a	27.7 ^a	**	**	26.0 ^a	23.3 ^a
Etobicoke	**	**	10.9 ^c	9.1 ^a	12.1 ^c	6.9 ^a	**	**	11.3 ^c	7.3 ^a
North York	20.0 ^d	**	24.4 ^a	20.3 ^a	19.8 ^a	16.8 ^a	23.2 ^a	16.8 ^a	22.9 ^a	18.9 ^a
Scarborough	**	**	10.1 ^c	8.0 ^b	1.7 ^c	2.6 ^c	**	**	8.0 ^b	6.5 ^b
Former City of Toronto	**	**	17.0 ^a	17.8 ^a	16.1 ^a	7.3 ^a	9.3 ^c	11.3 ^c	16.2 ^a	11.6 ^a
Durham	**	**	14.4 ^a	13.0 ^a	14.2 ^a	11.7 ^a	9.0 ^b	14.9 ^c	13.9 ^a	12.5 ^a
Halton	**	**	6.8 ^a	8.0 ^a	9.8 ^a	8.6 ^a	16.1 ^d	11.2 ^a	8.6 ^a	8.5 ^a
Peel	**	**	16.2 ^a	14.3 ^a	22.3 ^a	31.7 ^a	35.6 ^a	23.6 ^a	20.7 ^a	23.0 ^a
York	22.2 ^d	34.4 ^a	16.1 ^a	11.7 ^a	16.2 ^a	17.9 ^a	29.3 ^a	29.4 ^a	17.2 ^a	16.1 ^a
Central Ontario	13.5	20.7	11.1	10.1	11.8	9.9	9.1	10.4	11.4	10.7
Brant	9.4 ^a	8.5 ^a	6.8 ^a	4.7 ^a	0.0 ^a	1.0 ^a	**	**	6.0 ^a	4.5 ^a
Haldimand-Norfolk	**	**	6.7 ^a	8.2 ^a	**	5.3 ^a	**	**	5.9 ^a	7.9 ^a
Hamilton	19.5 ^a	22.5 ^a	12.4 ^a	11.9 ^a	7.5 ^a	4.6 ^a	13.6 ^a	6.3 ^a	11.8 ^a	11.0 ^a
Hamilton	26.9 ^a	31.1 ^a	15.6 ^a	14.8 ^a	16.0 ^a	11.0 ^a	**	**	16.6 ^a	15.6 ^a
Rest of Hamilton	**	**	7.0 ^a	7.2 ^a	4.0 ^b	1.8 ^a	**	**	5.6 ^a	5.3 ^a
Kawartha Lakes	**	**	**	12.4 ^a	**	18.5 ^a	**	**	**	20.1 ^a
Muskoka	**	**	27.5 ^a	19.4 ^a	**	**	**	**	24.9 ^a	18.9 ^a
Niagara	8.2 ^b	17.4 ^a	15.6 ^a	10.3 ^a	12.7 ^a	9.8 ^a	15.9 ^d	13.4 ^a	14.4 ^a	10.6 ^a
Niagara Falls	**	**	14.4 ^a	6.2 ^a	7.7 ^a	9.4 ^a	**	**	11.8 ^a	7.7 ^a
St. Catharines	**	**	20.5 ^a	14.4 ^a	16.7 ^a	17.4 ^a	**	**	18.7 ^a	16.2 ^a
Rest of Niagara	**	**	12.7 ^c	9.0 ^a	12.2 ^c	5.1 ^b	**	**	12.5 ^a	7.8 ^a
Northumberland	**	**	22.5 ^a	15.9 ^a	25.0 ^a	13.2 ^a	4.5 ^d	0.0 ^a	23.1 ^a	14.1 ^a
Peterborough	**	**	6.0 ^c	7.1 ^c	**	**	**	**	7.1 ^c	7.2 ^c
Simcoe	14.4 ^a	23.8 ^a	12.6 ^a	10.4 ^a	25.3 ^a	17.3 ^a	15.1 ^d	13.6 ^a	16.0 ^a	13.4 ^a
Barrie	**	**	10.0 ^a	6.7 ^a	3.6 ^a	2.3 ^a	**	**	8.6 ^a	8.2 ^a
Rest of Simcoe	**	26.8 ^a	13.9 ^a	12.1 ^a	35.6 ^a	24.6 ^a	12.5 ^d	21.6 ^a	20.3 ^a	16.3 ^a
Waterloo	6.4 ^a	19.4 ^a	4.6 ^a	7.7 ^a	1.2 ^a	7.4 ^a	0.0 ^a	12.6 ^c	3.8 ^a	8.6 ^a
Cambridge	**	**	1.6 ^a	5.5 ^b	1.2 ^a	**	**	**	2.3 ^a	8.3 ^b
Kitchener	6.8 ^a	16.3 ^a	5.7 ^a	9.2 ^a	0.0 ^a	12.2 ^a	**	**	5.1 ^a	10.3 ^a
Rest of Waterloo	**	**	4.4 ^a	6.3 ^b	1.7 ^a	4.5 ^b	0.0 ^a	**	2.9 ^a	6.4 ^a
Wellington/Dufferin	17.4 ^a	15.1 ^d	8.5 ^a	10.5 ^a	3.8 ^c	6.1 ^b	**	**	8.4 ^a	9.4 ^a
Guelph	18.2 ^a	10.5 ^d	5.3 ^a	8.0 ^b	0.8 ^a	4.2 ^c	**	**	6.3 ^a	6.7 ^b
Rest of Wellington/Dufferin	**	23.1 ^d	12.1 ^c	13.1 ^a	9.9 ^c	10.7 ^c	**	**	11.6 ^a	13.5 ^a
Ottawa	10.1	18.0	14.2	11.5	14.4	14.1	16.0	14.4	14.2	12.7
Ottawa - Central	**	**	17.8 ^d	14.2 ^a	19.3 ^d	22.3 ^a	**	**	16.7 ^a	18.0 ^a
Ottawa - East	**	**	10.7 ^a	11.0 ^a	11.1 ^a	7.8 ^b	4.2 ^c	4.2 ^d	10.7 ^a	10.0 ^a
Ottawa - West	**	**	16.1 ^a	11.4 ^a	15.1 ^a	15.4 ^a	21.3 ^d	14.4 ^c	16.0 ^a	13.5 ^a

continued

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** Suppressed to protect confidentiality

++ Not statistically reliable

-- No units exist in universe for this category

O1 Percent Vacant (%) for Total Spaces by Unit Type Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom		Total	
	% Vacant		% Vacant		% Vacant		% Vacant		% Vacant	
	2012	2013	2012	2013	2012	2013	2012	2013	2012	2013
Eastern Ontario	20.0	15.3	13.6	10.6	14.2	11.7	7.2	13.8	13.9	11.2
Frontenac	**	**	10.7 ^a	9.9 ^b	18.2 ^a	13.2 ^a	15.2 ^a	12.8 ^d	15.4 ^a	12.7 ^a
Hastings/Prince Edward	**	**	13.0 ^c	9.1 ^a	**	19.5 ^a	**	**	17.2 ^d	12.7 ^a
Lanark	**	**	11.8 ^c	5.2 ^c	1.5 ^a	1.4 ^a	**	**	9.5 ^b	3.7 ^c
Leeds & Grenville	**	**	11.1 ^a	5.6 ^b	4.5 ^a	7.7 ^c	**	**	10.3 ^a	7.0 ^a
Lennox & Addington	**	**	29.3 ^d	**	**	**	**	**	29.1 ^d	**
Prescott & Russell	**	25.0 ^a	7.4 ^b	9.2 ^a	**	20.3 ^a	**	**	8.1 ^a	10.5 ^a
Renfrew	7.4 ^b	2.7 ^a	16.2 ^a	12.3 ^a	8.0 ^b	9.7 ^a	**	**	13.6 ^a	11.5 ^a
Stormont, Dundas & Glengarry	**	15.8 ^a	22.1 ^a	16.7 ^a	11.0 ^c	4.3 ^a	**	**	18.2 ^a	14.3 ^a
Southwestern Ontario	18.3	21.5	13.0	13.6	16.5	16.5	13.6	14.0	14.3	14.9
Bruce	**	**	20.1 ^a	15.2 ^a	14.4 ^c	21.9 ^a	**	**	18.8 ^a	16.6 ^a
Elgin	**	**	9.0 ^c	17.1 ^a	**	**	**	**	10.5 ^d	15.3 ^a
Essex	13.0 ^a	19.8 ^a	17.3 ^a	16.5 ^a	21.7 ^a	15.8 ^a	13.5 ^c	**	18.4 ^a	16.6 ^a
Windsor	**	12.8 ^c	22.9 ^a	19.0 ^a	27.5 ^a	20.7 ^a	**	**	23.6 ^a	19.1 ^a
Leamington/Kingsville	**	**	2.9 ^a	15.7 ^a	**	**	**	**	3.6 ^a	14.5 ^a
Rest of Essex	19.2 ^a	**	21.2 ^a	11.6 ^a	**	**	**	**	18.2 ^a	13.4 ^a
Grey	**	**	12.0 ^c	11.7 ^c	12.4 ^c	**	**	**	12.0 ^a	11.8 ^c
Huron	**	**	18.7 ^a	19.9 ^d	**	**	**	**	15.9 ^a	17.4 ^d
Chatham-Kent	21.1 ^d	31.1 ^a	7.9 ^a	7.3 ^a	**	10.8 ^a	**	**	8.2 ^a	9.2 ^a
Lambton	**	**	9.0 ^a	5.9 ^a	9.2 ^a	11.9 ^a	**	**	9.8 ^a	9.1 ^a
Middlesex	**	**	13.5 ^a	16.3 ^a	18.7 ^a	18.4 ^a	17.7 ^a	15.4 ^d	16.6 ^a	17.3 ^a
Oxford	**	**	**	13.4 ^c	**	2.9 ^c	**	**	**	13.1 ^a
Perth	5.2 ^d	15.2 ^d	13.7 ^c	12.5 ^a	**	51.2 ^a	**	**	12.3 ^c	19.7 ^a
Northern Ontario	0.0	**	4.9	6.7	13.3	10.6	**	**	7.4	8.1
Algoma /Thunder Bay	**	**	7.5 ^b	12.1 ^a	24.0 ^a	15.1 ^d	**	**	14.0 ^a	13.7 ^a
Greater Sudbury	**	**	2.5 ^a	2.2 ^a	**	**	**	**	1.8 ^a	2.8 ^a
Rest of North	**	**	4.5 ^a	5.3 ^b	0.6 ^a	**	**	**	3.4 ^a	4.7 ^b
Ontario	15.6	18.9	13.1	11.7	14.7	13.8	15.9	15.2	13.8	12.8

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** Suppressed to protect confidentiality

++ Not statistically reliable

-- No units exist in universe for this category

O2 Universe, Vacancy Rates (%) and Average Standard Space Rents (\$)
for Centres with less than 50,000 population
Selected Ontario Regions

	Central Ontario	Eastern Ontario	Southwestern Ontario	Northern Ontario
Universe: All spaces				
Standard Spaces	2,688	2,790	3,037	**
Heavy Care Spaces	25	11	32	-
Other	120	236	200	**
Total	2,833	3,037	3,269	425
Universe: All spaces				
Semi Private & Ward	86	229	209	**
Private/Studio	1,910	2,272	2,405	357
One-Bedroom	780	482	601	**
Two-Bedroom	57	54	54	10
Total	2,833	3,037	3,269	425
Vacancy Rate: All spaces				
Semi Private & Ward	22.1 a	17.1 a	22.7 a	**
Private/Studio	14.5 a	10.0 a	13.9 a	6.0 b
One-Bedroom	19.9 a	5.4 a	17.6 a	**
Two-Bedroom	14.0 a	15.6 a	**	**
Total	16.2 a	9.9 a	15.1 a	5.0 b
Vacancy Rate: Standard spaces				
Semi Private & Ward	32.9 a	19.7 a	30.4 a	**
Private/Studio	15.3 a	10.9 a	14.6 a	5.9 b
One-Bedroom	20.1 a	5.5 a	17.8 a	**
Two-Bedroom	14.0 a	15.9 a	**	**
Total	17.0 a	10.6 a	16.0 a	5.0 b
Rent: Standard spaces				
Semi Private & Ward	1,798 a	1,454 a	1,747 a	**
Private/Studio	2,451 a	2,379 a	2,433 a	2,117 a
One-Bedroom	3,435 a	3,492 a	3,068 a	**
Two-Bedroom	4,062 a	**	4,027 a	**
Total	2,740 a	2,530 a	2,537 a	2,160 a

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O3 Universe and Percent Vacant (%) for Total Spaces by Date Residence Opened Ontario

Centre	Prior to 1990		1990-1999		2000 or later		Total	
	Total Spaces	% Vacant	Total Spaces	% Vacant	Total Spaces	% Vacant	Total Spaces	% Vacant
Greater Toronto Area	5,617	15.9 a	2,064	15.0 a	8,080	14.1 a	15,761	14.8 a
Central Ontario	4,741	12.1 a	3,272	10.3 a	5,652	9.6 a	13,665	10.7 a
Ottawa	1,222	12.0 a	1,887	14.3 a	3,372	11.9 a	6,481	12.7 a
Eastern Ontario	1,636	12.7 a	1,909	8.2 a	1,914	13.1 a	5,459	11.2 a
Southwestern Ontario	3,369	14.8 a	1,905	13.6 a	2,916	15.8 a	8,190	14.9 a
Northern Ontario	701	3.4 a	500	6.3 a	1,089	11.8 a	2,290	8.1 a
Ontario Total	17,286	13.5 a	11,537	11.8 a	23,023	12.7 a	51,846	12.8 a

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

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

O4 Average Rent (\$) for Standard Spaces by Unit Type and Date Residence Opened Ontario

Centre	Prior to 1990	1990-1999	2000 or later	Total
Greater Toronto Area	3,480 a	3,359 a	4,173 a	3,807 a
Semi Private & Ward	1,971 a	2,039 b	**	2,385 a
Private/Studio	3,124 a	3,112 a	3,647 a	3,284 a
One Bedroom	4,389 a	4,153 a	4,224 a	4,262 a
Two Bedroom	5,670 a	4,588 a	5,511 a	5,492 a
Central Ontario	2,538 a	2,712 a	3,286 a	2,880 a
Semi Private & Ward	1,781 a	1,596 a	1,604 a	1,724 a
Private/Studio	2,555 a	2,582 a	2,830 a	2,639 a
One Bedroom	3,196 a	3,555 a	3,632 a	3,570 a
Two Bedroom	**	4,151 a	4,560 a	4,455 a
Ottawa	3,126 a	3,372 a	4,096 a	3,610 a
Semi Private & Ward	**	**	**	1,531 a
Private/Studio	2,818 a	2,950 a	3,407 a	3,080 a
One Bedroom	4,361 a	4,045 a	4,730 a	4,431 a
Two Bedroom	**	4,860 a	6,157 a	5,585 a
Eastern Ontario	2,482 a	2,347 a	3,156 a	2,676 a
Semi Private & Ward	1,518 a	1,412 a	1,506 a	1,482 a
Private/Studio	2,395 a	2,241 a	2,584 a	2,377 a
One Bedroom	3,539 a	3,227 a	3,745 a	3,624 a
Two Bedroom	**	**	4,432 a	4,339 a
Southwestern Ontario	2,509 a	2,687 a	3,262 a	2,829 a
Semi Private & Ward	1,766 a	1,757 a	**	1,767 a
Private/Studio	2,467 a	2,571 a	2,667 a	2,532 a
One Bedroom	3,033 a	3,433 a	3,448 a	3,370 a
Two Bedroom	3,525 b	**	4,395 a	4,313 a
Northern Ontario	2,203 a	2,525 a	2,977 a	2,650 a
Semi Private & Ward	1,584 a	**	**	1,487 a
Private/Studio	2,201 a	2,174 a	2,500 a	2,320 a
One Bedroom	**	3,123 a	3,388 a	3,203 a
Two Bedroom	**	**	4,255 a	4,213 a
Ontario Total	2,861 a	2,886 a	3,653 a	3,204 a
Semi Private & Ward	1,773 a	1,630 a	2,325 a	1,830 a
Private/Studio	2,686 a	2,657 a	3,067 a	2,789 a
One Bedroom	3,904 a	3,748 a	3,922 a	3,895 a
Two Bedroom	5,173 a	4,503 a	5,113 a	5,028 a

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

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

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

**O5 Universe of Total Spaces
by Size of Residence
Ontario**

Centre	10-49 Spaces		50-89 Spaces		90 or more Spaces		Median
	Number of Residences	Total Spaces	Number of Residences	Total Spaces	Number of Residences	Total Spaces	Residence Size
Greater Toronto Area	21	617	50	3,610	85	11,534	94
Central Ontario	73	2,254	76	5,151	53	6,260	64
Ottawa	6	210	19	1,277	39	4,994	102
Eastern Ontario	41	1,303	36	2,584	13	1,572	59
Southwestern Ontario	53	1,614	34	2,242	36	4,334	57
Northern Ontario	7	164	16	1,127	9	999	72
Ontario	201	6,162	231	15,991	235	29,693	71

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

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

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

Methodology

Canada Mortgage and Housing Corporation 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. Non-profit residences must have at least one unit that is not subsidized.

To be eligible for inclusion in the 2013 survey results, a residence must:

- ✓ Have been in operation for at least one year, i.e., before January 2012
- ✓ Have at least 10 rental units (Quebec, Ontario, Prairies) or 5 rental units (Atlantic provinces and B.C.)
- ✓ Offer an on-site meal plan
- ✓ Not provide high levels of healthcare (defined as 1.5 hours or more of care per day) to all of their residents. Nursing homes and long-term care homes are examples of residences that were not included in the survey.
- ✓ Offer rental units. Life lease units and owner-occupied units are excluded from this survey.
- ✓ Have at least 50% of 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 included to be part of this survey.

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

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

Definitions

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

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

Heavy Care Space: A space where the resident is paying an extra amount to receive high-level care (1.5 hours or more of care per day). Examples include Alzheimer, Dementia and mobility support residents.

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

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

Rent: Refers to the actual amount a resident pays per month for their accommodation space and all mandatory services. For vacant spaces, the rent is the amount the owner is asking for the space.

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

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

Acknowledgement

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

Confidentiality

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

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