HOUSING MARKET INFORMATION

RETIREMENT HOMES REPORT

Ontario

Canada Mortgage and Housing Corporation

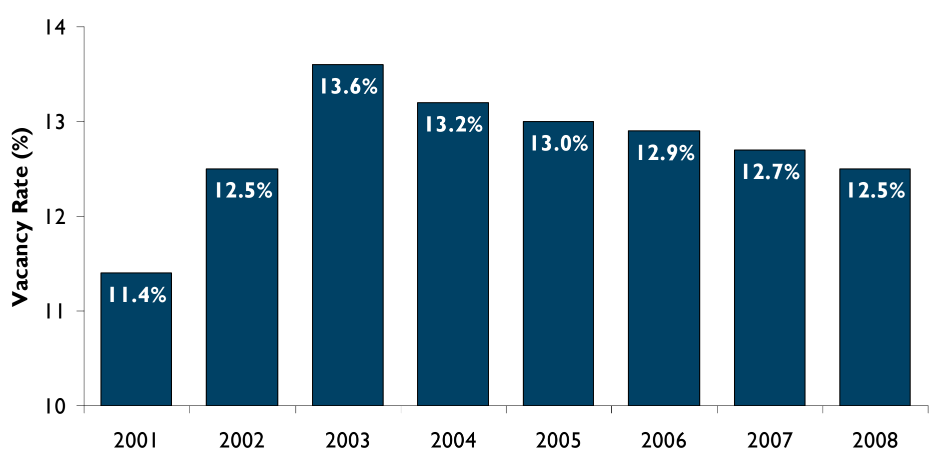
Date Released: 2008

Highlights

- The vacancy rate for private retirement homes in Ontario declined for the fifth straight year to 12.5 per cent in 2008.
- Retirement home supply rose 3.5 per cent in 2008, the largest increase since 2002.
- The capture rate moved up to 4.8 per cent, the highest since 2003.
- Average monthly rent for a Private unit (Studio) was $2,430, up 1.4 per cent from $2,395 in 2007.

Figure 1

Vacancy Rate Trends Lower



Source: CMHC Ontario Retirement Homes Survey

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Supply

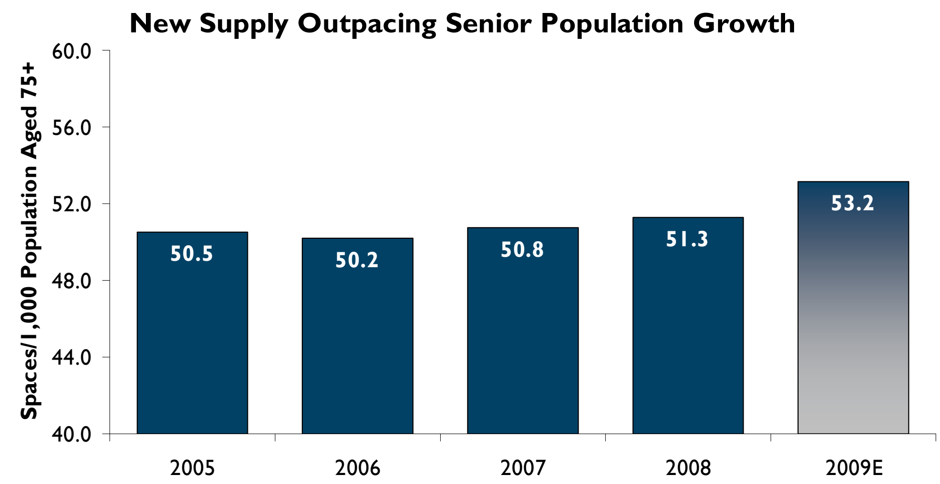
Supply Increasing Faster Than Senior Population[1]

New retirement homes opened at least a year, added 1,733 new accommodation spaces to Ontario's supply. There were also new entrants to the survey not previously counted which added 509 spaces. These additions to the universe were partly offset by the removal of 505 spaces, the result of closures, changes in use and destruction by fire. Conversions and renovations of older residences contributed to an increase in supply of 181 spaces. On balance, all of these activities changed the 2008 universe from what was reported in 2007 by somewhat less than 2,000 spaces.

The increase in retirement home spaces has been outpacing senior population growth since 2007. In the 2008 survey, after excluding projects not previously counted, total accommodation spaces still expanded by 1,409 spaces or 3.5 per cent, while the number of seniors in Ontario aged 75 years or older increased by only 2.4 per cent. Consequently the number of spaces per 1,000 seniors aged 75 or over moved up to 51.3 spaces after hitting a low of 50.2 spaces in 2006. Despite weaker growth in the senior population, demand has increased because new projects have attributes attractive to affluent seniors, including more suites and excellent amenities.

Supply grew at rates faster than senior population increases throughout Ontario in 2008. Central Ontario, which accounted for 42 per cent of the increase, experienced a 3.0 per cent rise in supply. Supply moved up by 4.3 per cent in Southwest Ontario, 3.3 per cent in Eastern Ontario and 5.1 per cent in Northern Ontario.

Figure 2



Source: CMHC Ontario Retirement Homes Survey; Statistics Canada Demographic Estimate Compendium, 2007; Ontario Ministry of Finance Population Projections, 2007-2031

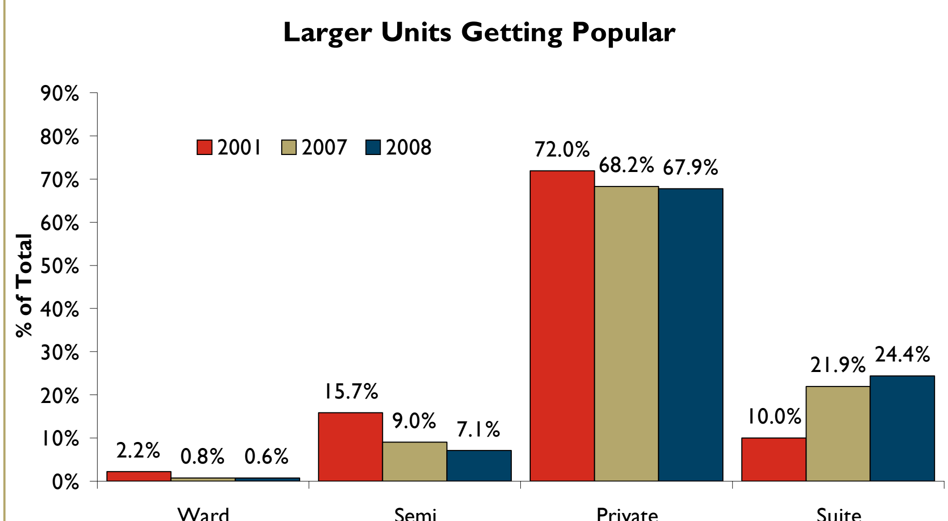
Looking forward, there are slightly more than 2,400 units in retirement homes which have been open less than one year and therefore were not eligible for the 2008 survey. This increase in supply, equivalent to six per cent of the current universe, will lift accommodation spaces per 1,000 seniors aged 75 and older from 51 to 53 spaces in 2009.

More Large Units

Suites are the fastest growing segment in the retirement home market in Ontario. The number of suite-style units tripled over the 2001-2008 period. They represented one quarter of total supply in 2008 compared to one tenth in 2001.

The split between one- and two-bedroom suites has remained constant over the 2004 to 2008 period. Nine out of ten suites are one-bedroom suites.

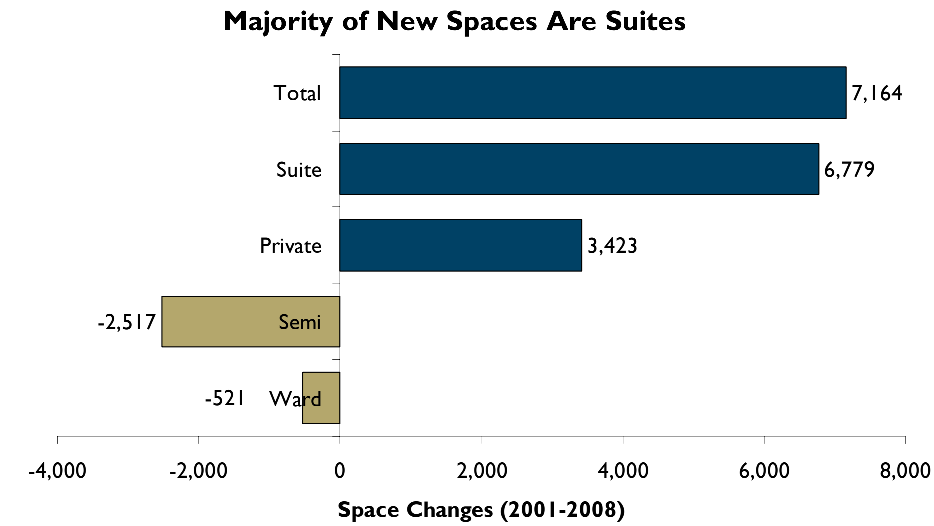
Figure 3



Source: CMHC Ontario Retirement Homes Survey

[1] Senior population refers to population age 75 and over.

Figure 4



Source: CMHC Ontario Retirement Homes Survey

Average Size of Retirement Homes is Increasing

The number of retirement homes in Ontario remained relatively stable from 2001 to 2008. However, total spaces increased by more than 20 per cent. The average retirement home size is 63 spaces in 2008 compared to 52 spaces in 2001. The average size of new homes opened after 2001 is close to 100 spaces while older and smaller facilities are more likely to close or change use.

Vacancy rates appear to vary inversely with retirement home size. The vacancy rate for larger retirement homes has been moving lower largely due to better amenities. Retirement homes with at least 100 spaces had a vacancy rate of 11.9% in 2008, down from 12.7% in 2007. The vacancy rate for retirement homes with 50 spaces or fewer moved up from 13.8% to 14.3% in 2008, while the vacancy rate of retirement homes with 50 to 99 spaces was 12.2%, unchanged from 2007.

Retirement Home Stock Is Relatively Newer in Eastern Ontario

Retirement homes are relatively newer in Eastern Ontario. Close to 44 per cent of retirement home units in Eastern Ottawa have been in operation for 10 years or less. The percentage was 35 per cent in Central Ontario and 32 per cent in Southwest Ontario.

Newer retirement homes, on average, have a lower vacancy rate than older homes again due to high quality amenities and popular large unit sizes. In Eastern Ontario, retirement homes which have been in operation for 10 years or less had an average vacancy rate of 7.5 per cent compared to 8.5 per cent for older retirement homes in 2008 (both rates excluded retirement homes added in 2008). The average vacancy rate for newer retirement homes was 11.6 per cent in Central Ontario and 9.3 per cent in Southwest Ontario, in contrast to the 14.2 per cent for older homes in Central Ontario and 11.6 per cent in Southwest Ontario.

Demand

Senior Population Growth Slower in 2008

According to the 2007-2031 population projections by the Ontario Ministry of Finance, the annual growth rate for the population aged 75 and over was 2.4 per cent in 2008, the slowest pace in more than a decade. This reflects the low birth rate during the depression of the 1930s. The growth rate will continue its downtrend until 2013. In 2008, the estimated senior population totalled 821,300 in Ontario.

Central Ontario, including the Great Toronto Area (GTA), experienced the fastest senior population growth in recent years at 2.8 per cent. In 2008, Central Ontario accounted for 71 per cent of the total senior population growth in Ontario. Central Ontario will continue to experience relatively faster senior population growth in the coming years.

Capture Rate Up

In 2008, there were 39,000 seniors living in retirement homes in Ontario up from a revised 37,350 in 2007. Total residents increased 4.5 per cent in 2008, more than double the 5-year annual average of 2.0 per cent between 2002 and 2007. This helped boost the capture rate (the percentage of the 75+ senior population which lives in a retirement home) to 4.76 per cent from 4.66 per cent in 2007. The growth in the number of retirement home residents surpassed that of the senior population growth in Ontario in both 2007 and 2008, resulting in higher capture rates in all regions of Ontario. Not included in the 2008 resident total were the 725 persons living in retirement homes open less than one-year. The average occupancy rate was 25 per cent in this newer stock.

Eastern Ontario posted the highest capture rate of 7.9 per cent in 2008. Although Central Ontario accounted for more than 40 per cent of the increased supply, it has one of the lowest capture rates, 3.8 per cent, the result of its faster senior population growth and the housing options and preferences in Toronto where the capture rate sits at 2.6 per cent. Northern Ontario ranked as the lowest regional capture rate at 3.2 per cent and Southwest Ontario positioned itself in the middle with a 5.9 per cent capture rate.

Seniors move to larger units

In 2008, residents occupied more than 34,200 private and suite units, up six per cent from 2007. Meanwhile, the number of occupied shared accommodation units continued to trend lower. This is indicative of seniors' willingness to pay more for size and quality. In addition, in some areas, new higher quality nursing homes are attracting demand away from shared units.

The most notable increase was in the suite segment. In 2008, occupied suites reached 9,100 units, up 14 per cent from the 8,000 units in 2007. The rising supply of suite units has made the retirement home life style more attractive to senior couples. Couple residents increased by more than 15 per cent and made up 11 per cent of total retirement home residents in Ontario in 2008.

Shared accommodation decreased to less than 8% of total spaces in 2008 from 18% in 2001. The 2008 survey shows that these units accommodated 2,570 residents compared to 3,210 in 2007.

Vacancy Rates and Rents

Overall Vacancy Rate Continues Its Downward Trend

The vacancy rate for private units moved lower to 12 per cent in 2008, the third consecutive annual decline. Since private units represent more than two-thirds of available spaces, the continuing decrease in the vacancy rate for private units helped move the overall vacancy rate lower.

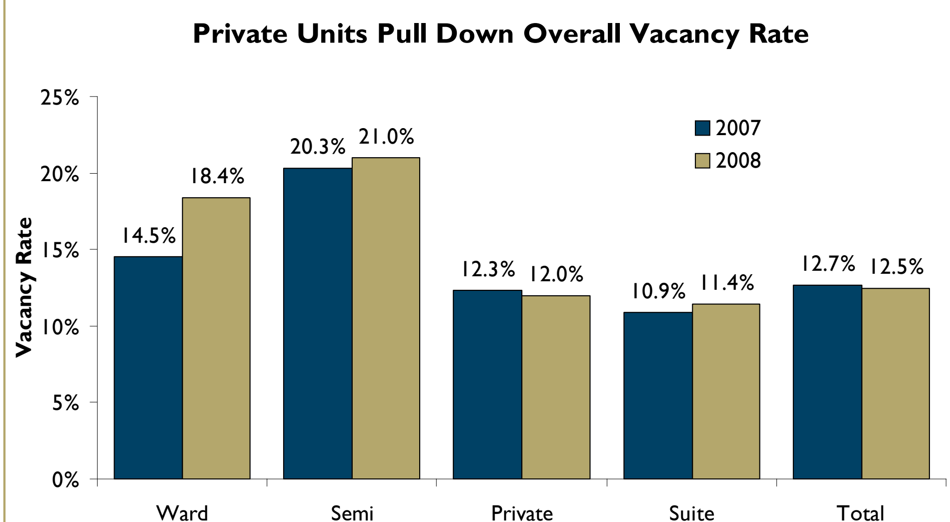
Although demand for suites is increasing, a rapid increase in supply pushed the vacancy rate for suites up for the second consecutive year to 11.4 per cent. The supply of suite units rose 15 per cent in 2008, following an 18 per cent increase in 2007. It should be noted that although the vacancy rate for suites rose, it was still the lowest vacancy rate among unit types.

The vacancy rates for both one- and two-bedroom suites increased. The vacancy rate for one-bedroom suites

Table 1: Vacancy Rates by Year of Opening of Retirement Homes, Ontario

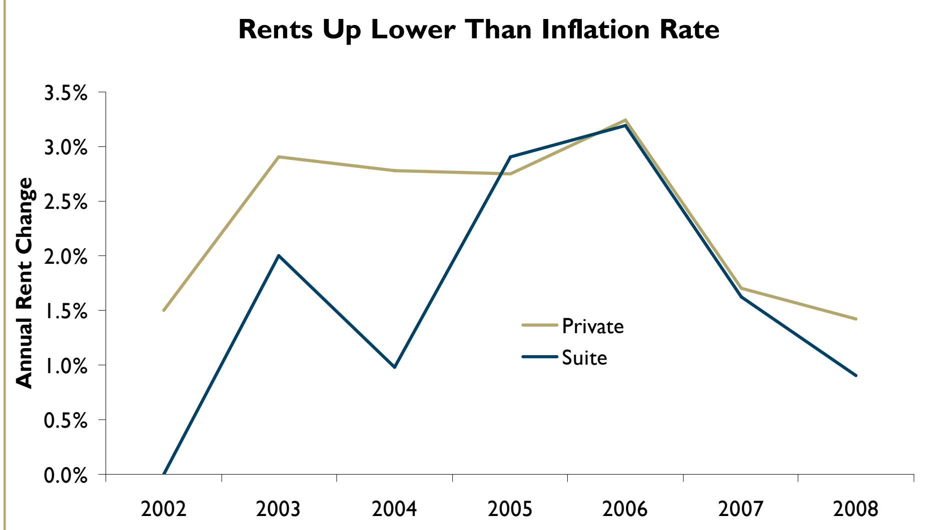
	Year of Opening			
	Before 1981	1981-1990	1991-2000	After 2000
Vacancy Rate	17.9%	10.5%	12.2%	13.2%

Figure 5



Source: CMHC Ontario Retirement Homes Survey

Figure 6



Source: CMHC Ontario Retirement Homes Survey

rose to 11.4 per cent from 7.7 per cent in 2006 and the rate for two-bedroom suites increased to 10.4 per cent from 4.9 per cent in 2006.

The vacancy rate for both semi and ward units has remained close to 20 per cent in recent years even though the total number of these two types of units has dropped significantly. Many of these units have been either closed or converted to private or suite units.

Rents Up Below Inflation Rate[2]

Rent changes for private and suite units have not been increasing significantly in recent years. In 2008, the average monthly rent for a private unit was $2,430, up 1.4 per cent from 2007. The average rent for a suite rose 0.9 per cent to $3,475.

Nevertheless, Eastern Ontario experienced the largest increase, 5.1 per cent, in the average rent for private units as a result of new higher end projects introduced into this market. The largest rent increase for suite units was in Southwest Ontario where the average rent rose 3.2 per cent.

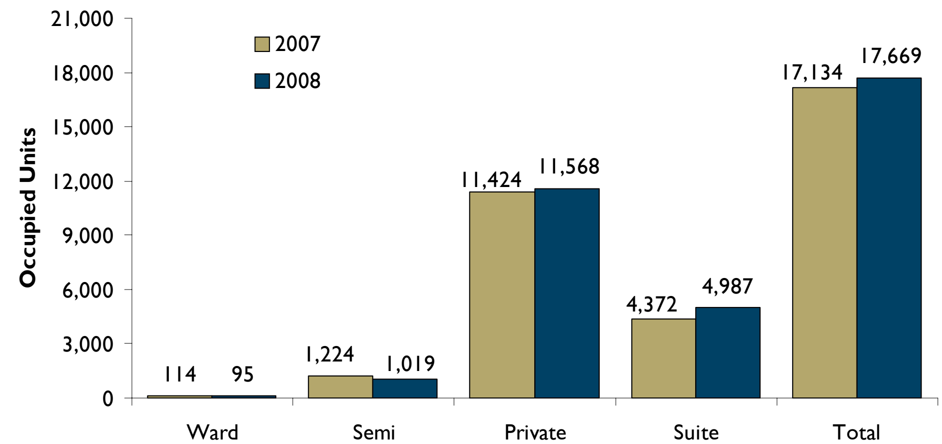
2 Residents with a subsidized rent are not included in the calculation of average monthly rents.

Central Ontario

- The vacancy rate eased gradually from 14.4 per cent to 14.3 per cent in 2008, the lowest level since 2004.
- The total universe expanded by 600 spaces, a three per cent increase from 2007. Supply will increase by more than seven per cent in 2009.
- Central Ontario has the largest concentration of suite units, 27.6 per cent compared to 20 per cent in Eastern Ontario and 21 per cent in Southwest Ontario.
- Suite units attracted most of the new residents. The number of occupied suites rose by more than 14 per cent to 5,000 units.
- The capture rate in Central Ontario edged up to 3.8 per cent, still the lowest among the four Ontario regions.
- The average monthly rent for a private room was $2,540, down 0.4 per cent from 2007. The average rent for suites was $3,665, up 0.5 per cent.

Figure 7

More New Residents Live in Suites



Source: CMHC Ontario Retirement Homes Survey

The Greater Toronto Area – Growth Occurring Outside the City of Toronto

Total retirement home spaces increased by 3.0 per cent in the Greater Toronto Area (GTA) in 2008, matching the growth rate in Central Ontario. However, from 2001 to 2008, the GTA added 25.5 per cent to supply while Central Ontario experienced 21 per cent growth.

Retirement home supply has been fluctuating around 5,000 units in the City of Toronto in recent years. Areas outside the City have been capturing most of the supply growth. From 2001 to 2008, supply increased by almost 70 per cent in areas outside the City of Toronto, but within the GTA.

There were three new retirement homes added to the GTA universe in the 2008 CMHC Ontario Retirement Homes Survey. These new homes added a total of 463 spaces. The GTA accounted for more than half of the new supply in Central Ontario in 2008.

Supply in the GTA will grow at a relatively high rate in the coming years. In 2009, five new retirement homes will add 800 spaces to the GTA universe. These homes are operating but for less than one year therefore were not included in the

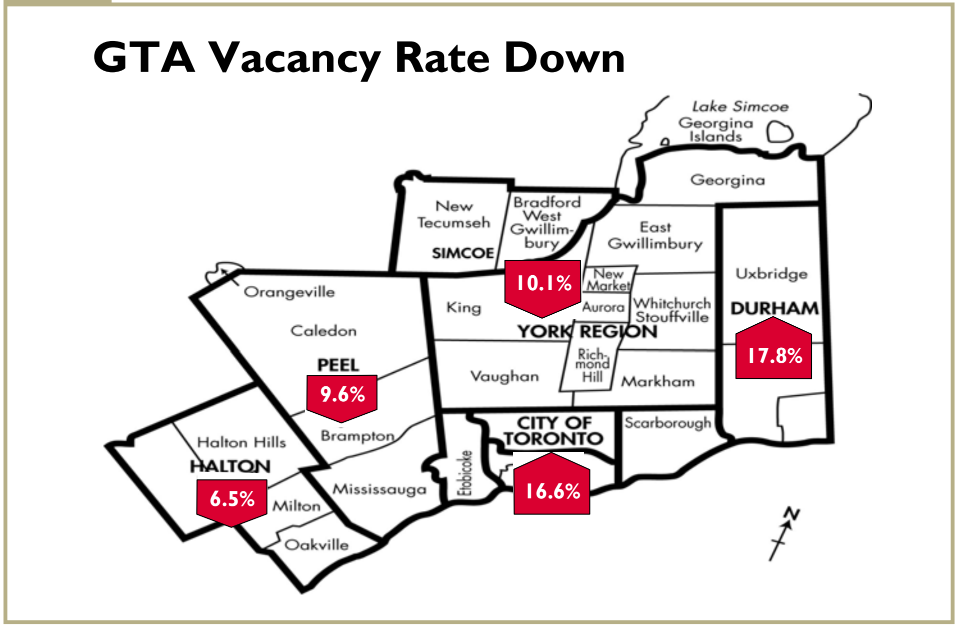
Table 2: Vacancy Rate by Rent Range for Suites, Greater Toronto Area

	<$2,000		$2,000-$2,399		$2,400-$2,699		$2,700-$2,999		$3,000-$3,599		$3,600+	
	2007	2008	2007	2008	2007	2008	2007	2008	2007	2008	2007	2008
East York	-	-	-	**	**	0.0	-	14.3	-	59.5	16.7	19.0
Etobicoke	-	-	-	-	**	**	-	-	-	53.9	0.0	28.9
North York	-	-	-	16.7	-	-	-	0.0	17.1	70.6	11.4	11.9
Scarborough	-	-	-	-	0.0	-	0.0	0.0	13.6	41.9	14.3	0.0
Toronto	-	0.0	**	0.0	16.7	20.0	4.2	5.9	4.6	4.2	20.2	8.6
York City	-	-	**	-	-	-	0.0	-	16.0	9.4	50.0	0.0
City of Toronto	-	0.0	**	3.8	10.0	12.0	3.6	5.2	11.4	41.8	16.8	11.3
GTA	**-**	**0.0**	**16.7**	**3.1**	**12.8**	**9.0**	**2.8**	**3.8**	**12.7**	**19.2**	**15.7**	**11.1**

- No units exist in the sample for this category

** Data supressed

Figure 8



current survey. In 2010, another four retirement homes which are currently under construction will increase supply by 660 spaces.

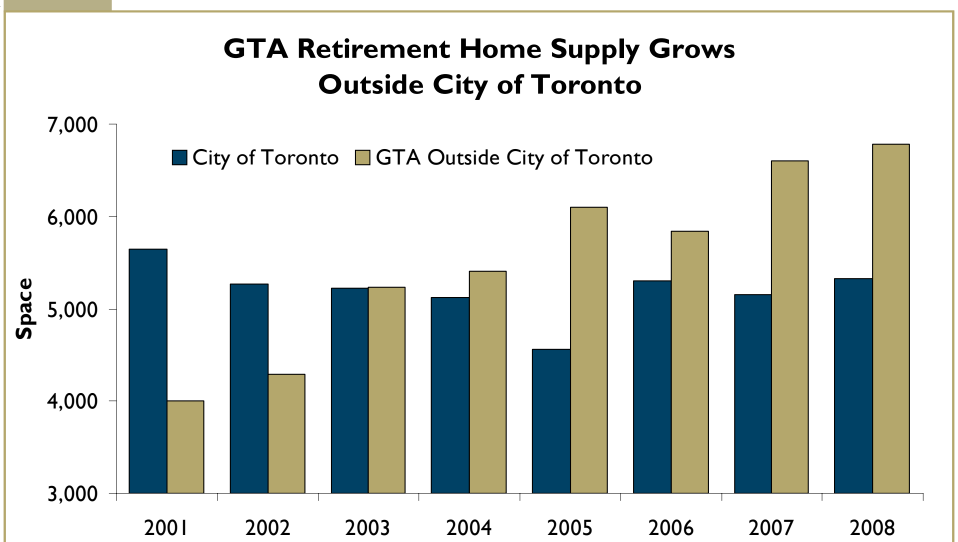
Niagara Region – Vacancy Rate Jumps

Two new retirement homes totalling 170 units became eligible for the 2008 survey. Another two retirement homes with 210 spaces started operating less than one year ago. The vacancy rate rose by one half to 22 per cent in 2008.

Seniors made up 8.8 per cent of total population in 2008 in Niagara Region, higher than the 6.1 per cent in Central Ontario and the 6.4 per cent in Ontario. However, the growth of the senior population has been slower in Niagara Region compared to Ontario.

The stock of retirement home spaces in Niagara Region is older than in Central Ontario. Close to 77 per cent of the universe in 2008 in Niagara Region has been in operation for more than 10 years, higher than the average in Central Ontario of 65 per cent. The capture rate in Niagara Region has stayed at around four per cent in recent years, lower than the Ontario average. Retirement home supply also remained stable from 2003 to 2007.

Figure 9



Source: CMHC Ontario Retirement Homes Survey

Hamilton – Vacancy Rate High and Rising

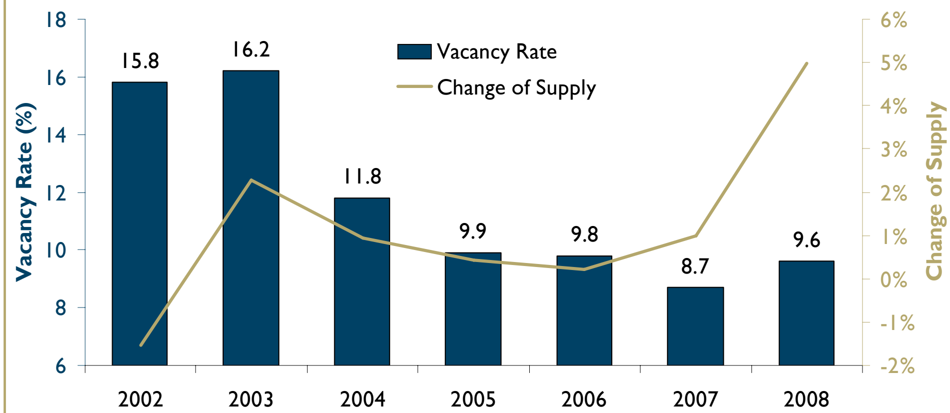
The vacancy rate in retirement homes in the Hamilton area rose to 20 per cent in 2008 from 18 per cent in 2007. There was no new supply added to the Hamilton market in 2008. In 2009, new supply will grow by 134 spaces. The vacancy rate in the Hamilton area has been close to 20 per cent since 2004. Retirement homes in Hamilton are relatively small size. The average size is 57 beds each home, lower than the Ontario average of 63 beds.

Eastern Ontario

- The vacancy rate in Eastern Ontario rose to 9.6 per cent from 8.7 per cent in 2007, after declining for the previous four years, due to rising supply.
- Vacancy rates increased across all unit types except for wards, which accounted for less than one half of one per cent of total supply.
- The vacancy rate in Eastern Ontario has been lower than in Central and Southwest Ontario since 2004.
- Supply will continue to rise at a relatively fast rate from 2009 to 2011. In 2009, supply will increase by more than four per cent, or 390 spaces.
- The number of spaces per 1,000 people aged 75 and over was 83 spaces in 2008, higher than 42 spaces in Central Ontario and 65 spaces in Southwest Ontario.
- The average monthly rent for a private unit was $2,405 in 2008, up 5.1 per cent from 2007. The average rent for a suite was $3,515.
- Based on the 2006 census, the population in areas in Eastern Ontario outside of the Ottawa Census Division is relatively old, with a median age ranging from 40.5 in Prescott-Russell to 47.7 in Prince Edward County.

Figure 10

Rising Supply Pushed Vacancy Rate Higher in Eastern Ontario



Source: CMHC Retirement Homes Survey

Ottawa – A Vibrant Market

Retirement home construction has picked up substantially since 2007 in Ottawa City. Nine new retirement home projects have broken ground and they will result in 1,200 new spaces opening this year through to early 2010. New supply added 139 spaces in 2008 and there is another 125-unit project that has been open less than one year. Current retirement home supply of 4,900 spaces will rise by close to 30 per cent, topping 6,300 spaces. The vacancy rate, under the pressure of the rising supply, rose to 9.5 per cent in 2008 from 7.5 per cent a year ago.

Figure 11

Greater Ottawa Area Vacancy Rate: 9.9%

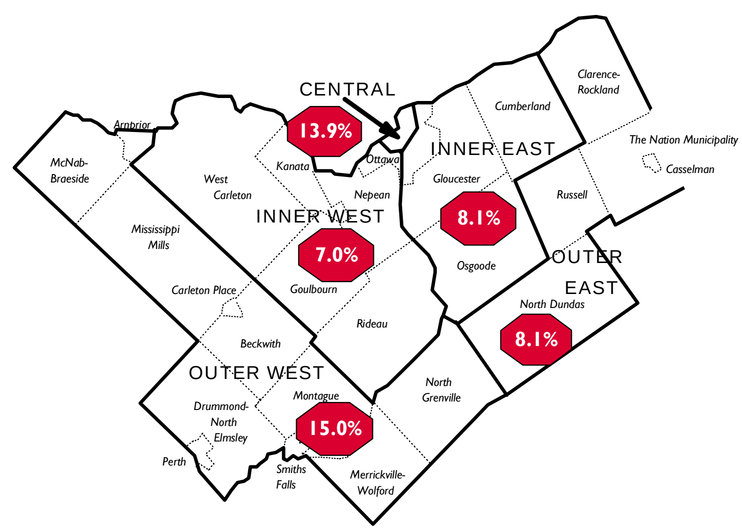


Table 3: Vacancy Rate by Rent Range for Suites, Greater Ottawa Area												
	<$2,000		$2,000-$2,399		$2,400-$2,699		$2,700-$2,999		$3,000-$3,599		$3,600+	
	2007	2008	2007	2008	2007	2008	2007	2008	2007	2008	2007	2008
Central Ottawa	100.0	-	-	**	-	-	15.4	36.8	0.0	28.6	7.8	15.1
Inner East	-	-	-	-	-	-	0.0	50.0	0.0	7.3	5.1	11.5
Inner West	0.0	14.3	8.6	13.9	-	13.6	32.7	11.1	1.0	7.2	3.7	5.2
City of Ottawa	6.7	14.3	8.6	16.2	-	13.6	27.3	22.0	0.9	7.8	5.8	10.8
Outer East	**	0.0	-	-	-	-	**	-	**	-	-	-
Outer West	0.0	-	0.0	**	0.0	21.4	4.8	0.0	13.6	11.1	0.0	**
Greater Ottawa Area	**4.0**	**11.1**	**7.3**	**15.4**	**0.0**	**15.0**	**22.0**	**16.5**	**2.0**	**8.1**	**5.8**	**10.8**

- No units exist in the sample for this category

** Data supressed

The capture rate in Ottawa City rose along with the increase in spaces. The capture rate in 2008 stood at 9.2 per cent, which is the second highest in Eastern Ontario. On average, seniors in Ottawa City are more likely to choose a retirement home life style. Ottawa City also attracted seniors from other areas. From 2001 to 2006, a total of 1,400 seniors aged 65 years and older moved to live in Ottawa.

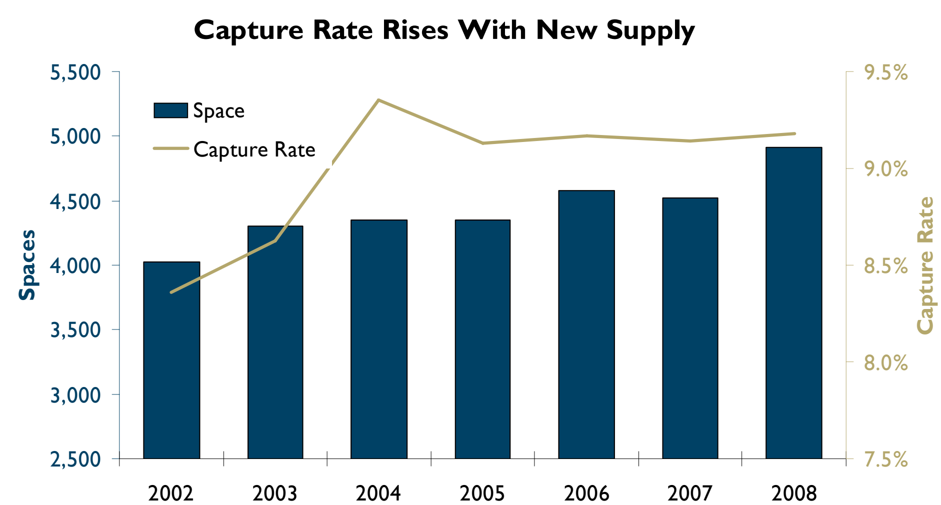
Kingston – The Tightest Market

Kingston City, which makes up five per cent of Eastern Ontario's retirement home market, has the lowest vacancy rate of 2.2 per cent in 2008. Kingston City has had the lowest vacancy rate in the Eastern Ontario since 2001. Kingston City, as well as the Frontenac census division, has the second lowest rate of 46 spaces per 1,000 seniors compared with other areas in Eastern Ontario.

Prescott-Russell County – A Lower Cost Market

Prescott-Russell area continues to have the highest capture rate, 22.2 per cent, in Ontario. The high capture rate reflects relatively low rents and more subsidized residents. The average monthly rent (excluding subsidized residents) for a private unit, which accounted for more than 90 per cent of total supply, was $1,600 in 2008, the lowest rate in Ontario. One-third of the retirement home residents in Prescott-Russell were subsidized. This boosted the percentage of residents receiving subsidies in Eastern Ontario to eight per cent in 2008, the highest rate in Ontario.

Figure 12



Source: CMHC Ontario Retirement Homes Survey; Statistics Canada Demographic Estimate Compendium, 2007; Ontario Ministry of Finance Population Projections, 2007-2031

Northern Ontario

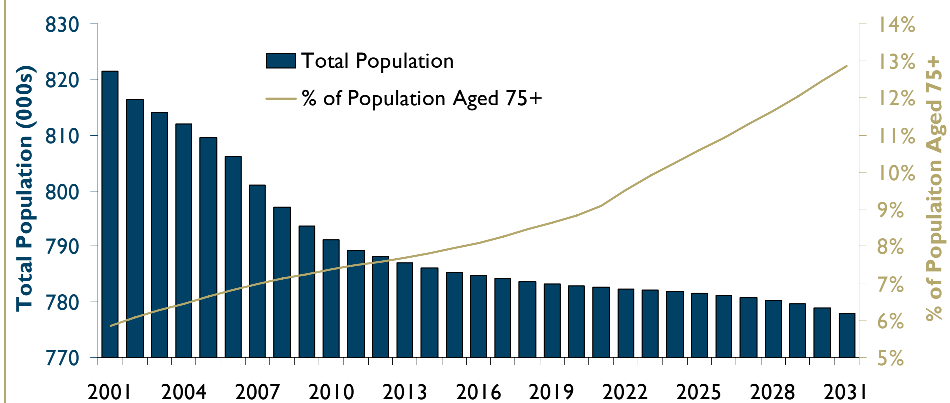
- The senior population in Northern Ontario has been and will continue to grow at slower rates than the Ontario average. However, seniors represent a higher proportion of the total regional population since younger people are moving away and total population is decreasing.
- The capture rate was a low 2.7 per cent in areas outside of Sudbury. The capture rate in Sudbury was 5.9 per cent in 2008.
- The vacancy rate dropped significantly from 11.3 per cent in 2007 to 7.4 per cent in 2008. In Sudbury, the vacancy rate for suites dropped to one per cent while supply increased to 91 units from 52 units a year ago.
- As of February 2008, there were 230 spaces in Northern region opened less than one year. This new supply represents a 12 per cent increase to total supply for the 2009 survey.
- The average monthly cost of a private unit was $1,900 in 2008, up 3.3 per cent from 2007. The average rent for suites was $2,805, down 6.3 per cent from 2007 because most of the increased suites had relatively lower rents.

Figure 13

Northern Ontario vacancy rate moves down to 7.4%

Figure 14

Share of Senior Population Growing While Total Population Decreasing in Northern Ontario



Source: Statistics Canada Demographic Estimate Compendium, 2007; Ontario Ministry of Finance Population Projections, 2007-2031

Southwest Ontario

- The vacancy rate dropped from 13.4 per cent in 2007 to 12.8 per cent in 2008 in Southwest Ontario. Vacancy rates were lower for private and suite units and higher for shared accommodation units.
- The number of shared accommodation units continued to decline. However, shared accommodation in Southwest Ontario, at 11.4 per cent in 2008, was the highest in Ontario.
- Six new retirement homes with a total of 590 units entered the retirement home universe of Southwest Ontario. Supply grew by 4.3 per cent in 2008. Another three homes with 360 units will become eligible for the survey in 2009. As of February 2008, three retirement homes, two in London City and one in Owen Sound, were under construction. These projects will add 430 new spaces.
- The growth in the number of retirement home residents in Southwest Ontario is very similar to the growth in retirement home spaces.
- The capture rate rose to 6.0 per cent in 2008, up from 5.8 per cent last year.
- The average monthly rent for a private room was $2,350 in 2008 and the average rent for suites was $3,140.

Essex County – Fast Growth in Supply Drives Up the Vacancy Rate

Rapid growth in retirement home spaces in Essex County drove up the vacancy rate from 7.9 per cent in 2006 to 17.6 per cent in 2008.

Retirement home construction activity was high in Essex County in recent years. Since 2005, six new retirement homes came onto the market with a total of 600 units. Three of these homes with 273 spaces were surveyed for the first time in 2008. As a result, total retirement home spaces in Essex County increased by 12 per cent from 1,600 units in 2007 to 1,790 units in 2008.

Middlesex County- In the Midst of Expansion

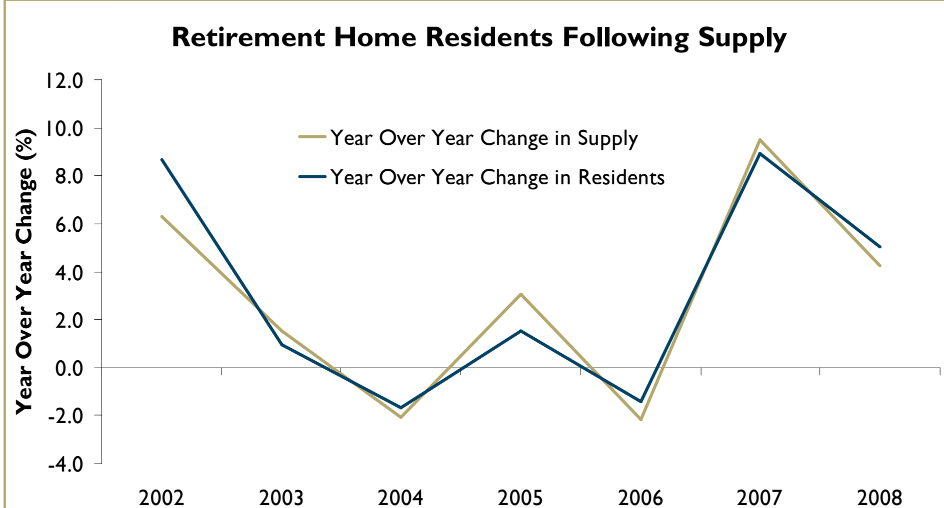
The capture rate increased to 4.4 per cent in 2008, after having remained close to four per cent since 2002. Given the rise in the capture rate, the vacancy rate increased only modestly from 11.8 per cent in 2004 to 13.4 per cent in 2008 despite substantial new supply.

Retirement construction has been robust in London City. Supply grew by more than 30 per cent from 1,080 spaces in 2002 to 1,430 in 2008. Another three retirement homes totalling 440 spaces will join the retirement home universe in 2009 and 2010. These new units will increase current supply a further 30 per cent.

In the past one and half decades, all retirement home development in Middlesex County has occurred in London. London accounts for 97 per cent of the County's retirement home spaces.

London has been attracting senior residents. Although the median age in London is younger than the Ontario average, the percentage of population aged 75 and older is higher in London.

Figure 15



Source: CMHC Retirement Homes Survey

Waterloo Region – Supply Stable So Market Tightens

A relatively stable supply of retirement home spaces since 2006 helped the vacancy rate in the Waterloo area decline from 14.1 per cent in 2006 to 8.6 per cent in 2008.

Retirement home construction was strong at the beginning of the new millennium. From 2001 to 2005, eight new retirement homes totalling 665 spaces came onto the market. Retirement home supply grew by 30 per cent from 1,550 in 2001 to 2,000 in 2006. Retirement home spaces have remained close to 2,000 since 2006.

Rents rose at rates faster than the general rate of inflation in 2008. The average month rent for a private room increased by 5.1 per cent to $2,525 and the average rent for suites rose by 4.6 per cent to $3,330.

Within Waterloo Region, Cambridge was the tightest market with an average vacancy rate of 4.3 per cent in 2008. The vacancy rate for private units was 2.9 per cent and there were no vacant suites.

Hot Market Areas / Where Developments Are Happening

The 2008 Retirement Homes Survey revealed that there are 5,049 new retirement home units in the pipeline. This will boost the supply surveyed in 2009 and 2010. The new supply includes retirement homes opened less than one year at the time of the 2008 Survey and projects still under construction. Not included, are the more than 2,000 spaces identified as still in the planning stage.

The rate of increase in new supply has accelerated. In 2007, there were 3,676 units under construction or in the lease-up stage, a 9.1 per cent addition to total 2007 supply. Recently opened projects and developments underway now represent 12.0 per cent of the current supply of 42,120 accommodation spaces.

Although Central Ontario accounts for the largest number of new spaces in the pipeline, Eastern Ontario will experience the highest percentage increase in retirement home supply during the next two years. New units will expand current supply by 16 per cent in Eastern Ontario, 12 per cent in Central and Northern Ontario and eight per cent in Southwestern Ontario.

The following areas will experience the strongest growth[1] in retirement home supply:

Middlesex County (London): 31 per cent

After adding 206 new spaces in 2008, new supply in London will grow by 130 units in 2009 and at least 310 units in 2010.

Ottawa City: 27 per cent

Ottawa City has experienced another surge in retirement home construction, especially Central Ottawa. In 2008, the surveyed supply grew by 139 spaces. Another 125 units were open, but because they have not been in operation for a full year, they will be added to the survey in 2009. The 1,200 units currently under construction, with others in the planning phase, will have the greatest impact on survey results in 2010.

York Region: 22 per cent

Supply increased by 131 spaces in 2008. With 413 units in the lease-up stage, York Region will experience a 22 per cent jump in retirement home supply in 2009, the largest one year addition in any Ontario community.

Niagara Region: 20 per cent

A total of 169 new spaces were added to the 2008 retirement home universe in Niagara Region. Supply will increase by 213 units in 2009 and a further 160 units in 2010.

[1] Growth is the sum of units in operation less than a year plus units under construction divided by total number of units included in the 2008 survey.

Table 4: Vacancy Rate by Type (%)										
	Ward		Semi Private		Private		Suite		Total	
	2007	2008	2007	2008	2007	2008	2007	2008	2007	2008
Central Ontario										
East York	-	-	-	-	**	29.4	**	**	**	30.9
Etobicoke	-	-	6.3	**	5.6	11.3	0.0	**	4.7	29.2
North York	-	-	16.7	**	22.6	20.6	10.8	13.8	19.1	18.5
Scarborough	**	**	**	**	10.7	20.4	6.6	13.0	9.8	19.4
Toronto	-	-	18.2	17.4	16.1	12.3	11.9	6.9	14.3	10.0
York City	**	**	28.1	16.7	20.5	15.5	13.1	5.3	19.9	13.9
City of Toronto	**4.5**	**	**15.9**	**16.0**	**16.2**	**17.5**	**10.9**	**14.7**	**14.6**	**16.6**
Durham	**	**	16.1	14.3	20.4	22.7	6.1	5.9	16.5	17.8
Halton	**	-	3.6	**	13.2	8.8	5.5	4.2	10.0	6.5
Peel	**	-	25.0	27.6	13.3	9.3	9.5	7.2	13.2	9.6
York	**	**	9.8	10.7	13.1	10.2	17.9	9.9	14.4	10.1
GTA	**7.7**	**12.2**	**16.5**	**15.9**	**15.4**	**15.0**	**10.5**	**10.1**	**13.9**	**13.3**
Brant	**	**	18.4	23.5	5.4	6.5	11.1	**	7.8	9.2
Dufferin	-	-	3.6	**	3.6	4.8	**	**	5.7	8.2
Haldimand-Norfolk	-	-	**	**	12.7	10.7	**	7.7	12.7	10.5
City of Hamilton	-	**	46.3	40.3	16.2	17.5	6.5	21.2	17.8	20.1
Old Hamilton City	-	**	46.2	42.1	19.6	20.7	7.0	9.3	22.5	22.1
Kawartha Lakes	-	-	**	**	**	**	**	**	**	**
Muskoka	**	-	**	-	15.9	7.7	22.6	23.7	22.3	9.9
Niagara Region	**	**	18.9	15.4	14.6	23.1	13.1	20.1	14.6	21.9
St. Catharines City	-	-	**	**	13.1	25.4	8.5	9.3	12.3	21.9
Northumberland	**	**	**	**	16.6	14.4	30.8	25.7	20.9	17.9
Peterborough	**	**	**	**	6.8	5.7	8.0	3.6	8.2	5.9
Simcoe County	**	**	19.3	16.8	15.7	11.0	25.0	19.5	17.1	13.2
Barrie City	**	**	20.2	11.4	20.8	7.7	24.1	13.8	21.1	9.7
Total Central	14.0	14.7	22.4	19.8	14.4	14.5	11.7	12.4	14.4	14.3
Eastern Ontario										
Central Ottawa	-	-	6.7	9.6	3.4	14.3	6.5	13.8	4.5	13.9
Inner East	-	-	12.0	**	10.3	7.7	3.6	8.6	9.6	8.1
Inner West	-	-	**	**	10.3	7.5	5.0	6.6	8.5	7.0
City of Ottawa	-	**-**	**8.0**	**7.5**	**8.3**	**9.7**	**5.3**	**9.1**	**7.5**	**9.5**
Outer East	-	-	21.0	27.4	5.3	5.7	**	0.0	7.4	8.1
Outer West	**	**	24.3	38.9	15.7	14.0	3.0	6.3	14.4	15.0
Greater Ottawa	**	******	**13.5**	**16.8**	**8.9**	**9.8**	**5.1**	**8.8**	**8.3**	**9.9**
Frontenac	-	-	26.2	**	9.1	1.6	4.3	2.1	8.7	3.1
Kingston City	-	-	**	**	8.8	1.8	3.8	2.2	7.4	2.2
Hastings	28.6	**	27.8	13.2	4.0	5.1	**	**	9.0	6.5
Lanark	**	**	25.0	38.9	20.0	17.5	4.6	6.7	18.3	17.9
Leeds-Grenville	-	-	43.1	57.8	7.9	6.2	18.8	25.0	14.4	15.0
Lennox-Addington	**	**	**	**	12.0	16.4	11.8	15.4	11.7	19.6
Prescott-Russell	-	-	19.1	26.5	7.6	5.3	4.2	0.0	8.4	6.8
Prince Edward	-	-	-	-	6.8	24.7	25.0	46.7	9.0	28.3
Renfrew	-	-	25.0	8.1	4.6	5.0	0.0	2.6	6.3	5.0
Stormont, Dundas, & Gl	**	**	3.8	9.6	9.0	10.9	1.6	12.9	7.7	11.1
Total Eastern	17.8	15.6	19.3	21.3	8.5	8.8	5.1	8.6	8.7	9.6
Total Ontario	14.5	18.4	20.3	21.0	12.3	12.0	10.9	11.4	12.7	12.5

Table 4 (continued): Vacancy Rate by Type (%)	Ward		Semi Private		Private		Suite		Total	
	2007	2008	2007	2008	2007	2008	2007	2008	2007	2008
Western Ontario										
Bruce	-	-	19.2	42.9	4.4	16.0	5.6	26.6	5.8	20.6
Elgin	**	**	**	**	10.8	10.2	**	**	9.8	13.0
Essex	**	37.5	22.9	20.0	11.1	16.9	18.0	18.0	14.7	17.6
Windsor City	-	**	20.2	12.2	10.8	20.4	5.0	9.2	10.1	16.0
Grey	-	-	14.7	11.9	13.2	15.8	4.2	**	12.9	14.7
Huron	**	**	24.0	44.4	18.2	9.6	**	**	19.8	19.7
Chatham-Kent	**	**	13.3	5.7	10.3	5.8	20.5	5.6	11.6	5.8
Lambton	**	**	17.4	19.4	11.5	8.7	8.6	8.5	11.0	9.2
Middlesex	**	**	17.5	38.9	14.1	14.6	8.8	9.8	12.7	13.4
Oxford	**	**	**	**	6.4	7.6	**	**	8.5	9.5
Perth	**	**	7.4	23.3	11.4	9.2	**	**	10.5	12.9
Waterloo Region	-	**	10.9	12.3	15.5	8.5	9.2	6.9	13.4	8.6
Kitchener City	-	-	9.9	11.7	21.3	10.9	15.2	11.1	18.6	11.1
Cambridge City	-	-	17.3	18.8	5.4	2.9	2.9	0.0	6.5	4.3
Wellington	**	**	21.6	23.0	16.6	13.3	21.3	5.4	18.0	13.6
Guelph City	-	-	17.4	20.9	19.8	13.3	22.2	5.3	19.8	12.7
Total Western	15.2	21.0	17.2	21.5	13.0	11.8	12.3	11.5	13.4	12.8
Northern Ontario										
Greater Sudbury	**	**	**	13.9	10.4	5.3	**	1.1	9.1	5.7
Other N. Ontario	**	-	40.2	33.3	5.1	3.9	31.7	14.0	12.4	8.4
Total Northern	**	44.4	28.5	27.5	7.0	4.5	25.2	10.9	11.3	7.4
Total Ontario	14.5	18.4	20.3	21.0	12.3	12.0	10.9	11.4	12.7	12.5

Table 5: Number of Retirement Spaces, Facilities and Residents, 75+ Capture Rate

	Ward	Semi-Private	Private	Suite	Total Spaces	Homes	Total Residents	Capture Rate 75+
Central Ontario								
East York	0	0	231	80	311	4	221	-
Etobicoke	0	16	142	249	407	6	311	-
North York	0	46	734	298	1,078	11	916	-
Scarborough	12	24	663	100	799	8	679	-
Toronto	0	78	1,255	975	2,308	24	2,164	-
York City	9	30	328	57	424	5	378	-
City of Toronto	**21**	**194**	**3,353**	**1,759**	**5,327**	**58**	**4,669**	**2.6%**
Durham	4	112	889	323	1,328	22	1,159	3.8%
Halton	0	40	824	666	1,530	17	1,581	5.5%
Peel	0	144	1,055	822	2,021	25	1,972	4.0%
York	24	150	1,155	574	1,903	26	1,833	3.9%
GTA	**49**	**640**	**7,276**	**4,144**	**12,109**	**148**	**11,214**	**3.3%**
Brant	15	102	507	9	633	11	593	6.5%
Dufferin	0	24	165	18	207	4	195	7.1%
Haldimand-Norfolk	0	6	363	13	382	10	354	4.3%
City of Hamilton	15	170	1,319	357	1,861	34	1,557	4.0%
Old Hamilton City	6	126	750	118	1,000	18	811	-
Kawartha Lakes	0	16	187	10	213	4	198	2.9%
Muskoka	0	0	246	38	284	7	268	5.6%
Niagara Region	6	104	1,325	399	1,834	30	1,512	4.0%
St. Catharines City	0	14	449	118	581	6	477	-
Northumberland	3	2	284	136	425	10	373	5.1%
Peterborough	7	10	601	308	926	10	912	7.4%
Simcoe County	16	196	1,263	262	1,737	34	1,556	5.6%
Barrie City	8	88	427	188	711	10	680	-
Total Central	111	1,270	13,536	5,694	20,611	302	18,732	3.8%
Eastern Ontario								
Central Ottawa	0	94	971	409	1,474	21	1,472	-
Inner East	0	36	741	152	929	14	894	-
Inner West	0	70	1,559	746	2,375	22	2,352	-
City of Ottawa	**0**	**200**	**3,398**	**1,319**	**4,917**	**57**	**4,718**	**9.2%**
Outer East	0	62	406	11	479	13	530	-
Outer West	5	54	473	96	628	13	572	-
Greater Ottawa	**5**	**316**	**4,277**	**1,426**	**6,024**	**83**	**5,820**	**-**
Frontenac	0	20	316	187	523	12	557	4.9%
Kingston City	0	2	277	184	463	8	500	-
Hastings	31	38	435	46	550	13	531	5.1%
Lanark	5	86	323	90	504	9	444	9.2%
Leeds-Grenville	0	64	339	24	427	9	380	4.7%
Lennox-Addington	6	28	177	13	224	8	195	6.8%
Prescott-Russell	0	72	872	36	980	22	971	22.2%
Prince Edward	0	0	77	15	92	6	69	2.9%
Renfrew	0	62	504	78	644	14	644	8.1%
Stormont, Dundas, & Gl	3	52	375	93	523	12	491	5.3%
Total Eastern	45	622	6,816	1,901	9,384	162	9,000	8.0%
Total Ontario	265	2,984	28,607	10,264	42,120	670	39,014	4.8%

Table 5 (cont'd): Number of Retirement Spaces, Facilities and Residents, 75+ Capture Rate

	Ward	Semi-Private	Private	Suite	Total Spaces	Homes	Total Residents	Capture Rate 75+
Western Ontario								
Bruce	0	28	275	109	412	11	343	7.0%
Elgin	4	42	191	27	264	7	243	4.2%
Essex	8	160	1,092	526	1,786	23	1,575	6.1%
Windsor City	0	92	522	265	879	8	695	-
Grey	0	42	537	32	611	11	545	6.6%
Huron	11	54	187	62	314	7	261	4.8%
Chatham-Kent	3	72	568	36	679	12	662	8.0%
Lambton	6	36	389	164	595	13	565	5.2%
Middlesex	22	36	799	572	1,429	19	1,313	4.4%
Oxford	21	36	369	5	431	10	406	4.8%
Perth	19	60	293	24	396	9	355	6.2%
Waterloo Region	0	228	1,346	495	2,069	31	2,015	7.0%
Kitchener City	0	154	724	117	995	11	924	-
Cambridge City	0	48	278	70	396	8	401	-
Wellington	6	178	802	203	1,189	21	1,086	8.0%
Guelph City	0	134	489	192	813	9	764	-
Total Western	100	972	6,848	2,255	10,175	174	9,369	6.0%
Northern Ontario								
Greater Sudbury	9	36	530	91	666	10	669	5.9%
Other N. Ontario	0	84	877	323	1,284	22	1,244	2.7%
Total Northern	9	120	1,407	414	1,950	32	1,913	3.4%
Total Ontario	265	2,984	28,607	10,264	42,120	670	39,014	4.8%

Table 6: Vacancy Rate by Rent Range - Private Units (%)												
	<$2000		$2000-$2399		$2400-$2699		$2700-$2999		$3000-$3599		$3600+	
	2007	2008	2007	2008	2007	2008	2007	2008	2007	2008	2007	2008
Central Ontario												
East York	-	21.2	-	53.6	-	68.2	**	12.9	**	11.6	**	0.0
Etobicoke	14.3	5.6	0.0	71.4	-	0.0	2.5	0.0	3.3	13.6	0.0	0.0
North York	50.0	47.6	40.0	42.6	46.8	13.3	22.6	27.5	14.8	18.1	9.1	4.1
Scarborough	10.6	0.0	31.2	51.0	3.6	0.0	9.2	20.9	0.0	0.0	0.0	0.0
Toronto	12.9	9.1	23.8	21.8	25.7	21.3	8.0	12.1	16.7	8.4	22.9	6.8
York City	0.0	28.1	19.5	8.9	44.8	42.9	38.1	52.9	37.5	32.0	-	-
City of Toronto	**13.0**	**14.4**	**24.6**	**28.9**	**25.2**	**17.4**	**13.3**	**22.3**	**12.0**	**13.4**	**18.4**	**3.9**
Durham	45.5	52.2	6.6	14.8	34.5	35.8	1.2	10.6	4.1	1.2	0.0	-
Halton	73.5	-	21.3	42.1	10.1	5.0	12.9	4.8	13.5	15.0	2.0	5.3
Peel	35.9	32.2	30.0	11.6	18.6	7.3	2.6	8.9	14.0	5.1	9.6	14.5
York	25.0	4.8	22.5	19.1	12.1	14.6	9.0	16.7	13.5	5.1	11.0	3.7
GTA	**20.9**	**18.4**	**21.0**	**24.1**	**22.8**	**18.0**	**9.7**	**13.1**	**12.4**	**9.4**	**11.3**	**5.2**
Brant	2.6	29.1	9.2	5.3	5.7	0.5	0.0	0.0	0.0	0.0	0.0	-
Dufferin	0.0	0.0	6.8	2.2	0.0	3.1	-	-	4.2	5.0	6.7	10.9
Haldimand-Norfolk	15.3	14.4	8..8	4.3	30.0	13.9	-	-	0.0	0.0	-	-
City of Hamilton	32.7	28.9	13.9	20.9	4.0	5.9	2.1	1.1	4.6	9.3	0.0	0.0
Old Hamilton City	32.9	32.5	15.6	14.2	5.2	5.8	6.9	0.0	6.1	10.0	-	-
Kawartha Lakes	**	0.0	**	0.0	**	8.3	**	0.0	**	0.0	**	-
Muskoka	32.7	15.8	10.0	4.9	0.0	3.2	0.0	0.0	0.0	37.5	-	-
Niagara Region	6.6	23.9	16.7	17.0	26.2	36.8	11.2	11.2	18.5	26.0	35.0	33.3
St. Catharines City	6.1	50.0	8.6	13.9	26.9	50.5	10.8	8.5	10.5	29.0	-	66.7
Northumberland	24.8	32.3	19.6	7.1	5.0	5.1	0.0	4.0	0.0	0.0	-	-
Peterborough	8.3	5.7	4.2	5.5	6.2	9.7	10.3	1.7	5.6	7.1	-	100.0
Simcoe County	18.0	14.6	15.7	16.2	7.4	5.6	16.7	5.4	20.8	1.9	-	6.4
Barrie City	6.8	1.2	12.7	15.8	8.5	1.2	32.1	7.7	33.3	4.0	-	-
Total Central	19.9	18.3	16.1	16.0	16.4	14.7	9.6	10.1	11.9	10.2	11.4	5.7
Eastern Ontario												
Central Ottawa	10.1	32.9	2.8	7.8	3.2	34.7	8.3	8.8	2.1	4.2	0.0	7.4
Inner East	12.5	9.4	10.7	12.0	15.9	7.6	2.6	8.0	0.0	0.0	-	12.5
Inner West	2.2	4.4	8.6	3.1	15.8	12.0	21.8	12.4	3.5	8.8	2.0	3.3
City of Ottawa	**7.8**	**14.0**	**7.5**	**6.3**	**12.6**	**17.2**	**17.1**	**11.3**	**2.8**	**6.2**	**1.1**	**5.6**
Outer East	8.6	6.3	-	11.5	-	-	-	-	-	-	-	-
Outer West	19.7	19.0	9.5	13.4	9.4	10.3	0.0	0.0	0.0	0.0	-	0.0
Greater Ottawa	**11.9**	**13.4**	**7.6**	**7.6**	**12.3**	**16.6**	**17.0**	**11.1**	**2.8**	**6.1**	**1.1**	**5.6**
Frontenac	20.0	3.3	6.2	0.0	21.4	10.0	0.0	2.7	0.0	0.0	0.0	-
Kingston City	33.3	11.1	5.3	0.0	22.4	10.7	0.0	2.7	0.0	0.0	0.0	-
Hastings	3.5	3.0	3.6	6.3	7.9	6.8	0.0	4.8	-	-	-	-
Lanark	24.7	28.3	9.8	12.9	22.7	19.1	0.0	0.0	0.0	0.0	-	0.0
Leeds-Grenville	7.9	15.8	14.6	2.6	2.5	6.2	0.0	2.3	22.7	0.0	-	-
Lennox-Addington	16.7	13.2	2.5	0.0	0.0	25.8	42.9	0.0	-	100.0	-	-
Prescott-Russell	10.9	5.9	-	11.5	0.0	-	-	-	-	-	-	-
Prince Edward	6.9	15.5	-	100.0	-	-	-	-	-	-	-	-
Renfrew	6.4	7.0	0.0	0.0	-	0.0	0.0	-	-	-	-	-
Stormont, Dundas, & Gl	13.8	19.3	6.5	4.9	0.0	0.0	-	-	0.0	-	-	-
Total Eastern	11.1	11.4	6.8	6.1	11.5	14.9	14.7	8.7	3.8	6.4	1.1	5.6
Total Ontario	14.3	13.9	13.2	11.5	14.4	14.4	11.3	10.6	10.5	9.8	8.9	6.1

Table 6 (continued): Vacancy Rate by Rent Range - Private Units (%)

	<$2000		$2000-$2399		$2400-$2699		$2700-$2999		$3000-$3599		$3600+	
	2007	2008	2007	2008	2007	2008	2007	2008	2007	2008	2007	2008
Western Ontario												
Bruce	1.8	14.1	5.8	22.0	0.0	14.3	-	0.0	-	-	-	-
Elgin	21.8	23.5	0.0	2.0	0.0	0.0	0.0	0.0	0.0	0.0	-	-
Essex	4.4	17.2	13.5	14.3	7.5	21.8	28.2	27.7	16.7	19.5	10.7	11.1
Windsor City	5.1	27.8	13.3	30.3	9.9	23.6	5.0	7.7	16.7	20.0	10.7	11.1
Grey	9.4	12.9	16.6	19.9	4.5	9.0	0.0	-	0.0	0.0	-	0.0
Huron	9.1	13.6	26.1	8.0	0.0	0.0	0.0	-	-	-	-	-
Chatham-Kent	16.3	14.3	7.2	6.6	16.7	0.0	18.8	0.0	0.0	-	50.0	-
Lambton	20.2	24.4	0.6	0.5	14.3	2.8	-	0.0	-	0.0	-	-
Middlesex	45.3	20.5	16.6	14.5	18.9	16.5	10.0	8.5	9.2	17.9	0.0	44.4
Oxford	10.5	13.8	5.0	5.7	0.0	0.0	0.0	-	-	0.0	-	-
Perth	21.4	14.6	3.5	9.7	3.1	2.6	0.0	-	-	0.0	-	-
Waterloo Region	25.9	10.1	21.4	17.2	11.6	7.4	6.9	4.8	1.7	7.0	0.0	5.7
Kitchener City	35.9	18.6	31.9	18.6	16.6	10.2	9.5	8.6	0.0	2.0	0.0	0.0
Cambridge City	20.0	0.0	2.0	9.2	0.0	4.2	0.0	0.0	0.0	-	-	0.0
Wellington	11.4	25.8	15.9	10.4	17.1	16.1	21.9	11.7	23.8	8.2	-	0.0
Guelph City	23.5	75.0	24.6	13.1	17.2	17.3	21.9	12.6	23.8	8.2	-	0.0
Total Western	16.6	15.9	13.4	9.4	12.0	13.6	12.6	13.3	12.1	13.2	10.8	16.3
Northern Ontario												
Greater Sudbury	5.7	7.0	15.3	4.5	33.3	0.0	-	0.0	-	-	-	-
Other N. Ontario	4.3	3.4	6.5	8.5	25.0	11.4	0.0	5.3	-	-	-	0.0
Total Northern	4.6	4.4	11.9	5.6	27.5	8.2	0.0	4.0	-	-	-	0.0
Total Ontario	14.3	13.9	13.2	11.5	14.4	14.4	11.3	10.6	10.5	9.8	8.9	6.1

Table 7: Per Cent Distribution of Private Units by Rent Range

	<$2000		$2000-$2399		$2400-$2699		$2700-$2999		$3000-$3599		$3600+	
	2007	2008	2007	2008	2007	2008	2007	2008	2007	2008	2007	2008
Central Ontario												
East York	---	14.8	---	30.9	---	9.9	**	13.9	**	19.3	---	11.2
Etobicoke	27.5	25.4	1.3	4.9	0.0	0.7	26.1	2.8	39.9	46.5	5.2	19.7
North York	2.0	13.6	8.6	11.0	15.9	4.9	15.2	11.2	52.1	47.5	6.3	11.8
Scarborough	27.0	15.7	13.8	28.0	25.0	12.3	21.5	23.0	12.0	15.9	0.7	5.2
Toronto	36.9	42.2	18.7	17.5	10.9	10.4	10.4	3.9	8.7	13.9	14.5	12.0
York City	5.0	9.8	74.6	75.3	9.0	2.1	6.5	5.2	5.0	7.6	0.0	0.0
City of Toronto	**21.1**	**23.3**	**20.5**	**25.6**	**14.0**	**8.0**	**14.2**	**10.4**	**23.0**	**23.3**	**7.1**	**9.5**
Durham	7.3	8.6	26.4	32.7	44.9	28.7	11.3	19.8	9.9	10.2	0.1	0.0
Halton	4.3	0.0	10.2	8.9	20.2	18.8	31.6	39.2	20.7	9.4	13.0	23.8
Peel	9.7	7.2	6.3	13.7	17.7	15.1	20.4	13.7	22.6	41.0	23.2	9.3
York	2.4	4.2	17.1	11.0	19.6	32.3	10.9	10.2	24.1	17.8	25.9	24.4
GTA	**12.6**	**18.7**	**17.2**	**28.5**	**20.0**	**19.7**	**16.5**	**11.8**	**21.3**	**13.9**	**12.5**	**7.4**
Brant	16.4	16.4	29.6	35.1	44.2	44.7	4.2	2.1	4.8	1.7	0.8	0.0
Dufferin	11.5	11.2	28.0	28.0	20.4	19.9	0.0	0.0	30.6	12.4	9.6	28.6
Haldimand-Norfolk	56.1	56.5	40.9	32.3	2.8	10.1	0.0	0.0	0.3	1.1	0.0	0.0
City of Hamilton	31.2	28.0	37.0	33.8	16.5	21.9	8.8	8.1	6.1	7.9	0.4	0.4
Old Hamilton City	42.1	41.6	29.4	30.2	15.8	15.8	4.7	1.7	8.0	10.7	0.0	0.0
Kawartha Lakes	**	30.3	**	1.3	**	47.4	**	20.4	---	0.7	---	0.0
Muskoka	35.3	23.8	50.4	51.3	9.4	12.9	3.2	8.8	1.8	3.3	0.0	0.0
Niagara Region	22.8	20.2	41.3	38.1	18.7	24.2	12.5	8.2	2.7	8.3	2.0	1.0
St. Catharines City	8.8	1.0	36.9	39.6	24.7	24.9	24.7	15.5	5.0	18.1	0.0	0.8
Northumberland	48.2	35.4	18.5	25.8	29.0	28.8	3.6	9.2	0.7	0.7	0.0	0.0
Peterborough	15.2	17.3	22.8	49.3	25.6	15.3	30.7	14.4	5.7	3.5	0.0	0.2
Simcoe County	21.1	20.6	40.7	42.9	21.3	16.7	10.5	10.5	4.9	4.9	1.6	4.4
Barrie City	23.0	20.0	43.1	40.3	15.4	20.8	13.8	12.7	4.7	6.1	0.0	0.0
Total Central	19.2	18.7	25.9	28.5	20.5	19.7	13.3	11.8	13.8	13.9	7.4	7.4
Eastern Ontario												
Central Ottawa	12.9	8.4	25.8	17.7	18.6	23.9	9.9	7.9	16.9	23.6	16.0	18.6
Inner East	27.9	25.8	35.5	24.2	28.2	40.2	6.5	4.0	2.0	1.9	0.0	3.9
Inner West	13.1	6.0	20.9	23.7	21.4	23.1	19.7	18.7	14.4	14.3	10.5	14.2
City of Ottawa	**16.1**	**10.7**	**25.4**	**21.8**	**22.0**	**26.7**	**14.0**	**12.3**	**12.5**	**14.9**	**9.9**	**13.6**
Outer East	100.0	75.8	0.0	24.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Outer West	71.9	48.0	13.3	28.9	13.5	19.8	0.6	1.6	0.6	1.6	0.0	0.2
Greater Ottawa	**29.3**	**19.2**	**22.1**	**22.8**	**19.3**	**24.2**	**11.3**	**10.3**	**10.1**	**12.4**	**7.9**	**11.2**
Frontenac	13.1	10.4	31.8	24.2	23.0	31.1	27.9	25.6	3.9	8.7	0.3	0.0
Kingston City	5.5	3.5	34.3	26.2	24.5	32.3	31.0	28.5	4.4	9.6	0.4	0.0
Hastings	35.3	25.1	51.9	35.9	11.9	33.7	0.9	5.3	0.0	0.0	0.0	0.0
Lanark	74.8	37.5	16.2	41.0	7.0	16.6	1.0	2.1	1.0	2.5	0.0	0.4
Leeds-Grenville	20.7	24.4	29.3	24.4	39.5	31.2	3.3	13.8	7.2	6.1	0.0	0.0
Lennox-Addington	39.2	40.5	26.1	7.7	20.9	39.3	13.7	10.7	0.0	1.8	0.0	0.0
Prescott-Russell	99.8	86.6	0.0	13.4	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prince Edward	100.0	94.7	0.0	5.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Renfrew	82.0	73.8	17.3	25.6	0.0	0.6	0.8	0.0	0.0	0.0	0.0	0.0
Stormont, Dundas, & Gl	60.2	54.4	36.8	36.9	2.1	8.7	0.0	0.0	0.9	0.0	0.0	0.0
Total Eastern	37.8	28.9	24.3	23.8	16.4	22.0	9.4	9.3	7.1	8.8	5.1	7.2
Total Ontario	27.1	24.0	29.1	30.5	18.1	19.5	11.0	10.4	9.8	10.2	4.8	5.4

Table 7 (continued): Per Cent Distribution of Private Units by Rent Range

	<$2000		$2000-$2399		$2400-$2699		$2700-$2999		$3000-$3599		$3600+	
	2007	2008	2007	2008	2007	2008	2007	2008	2007	2008	2007	2008
Western Ontario												
Bruce	51.6	58.9	40.0	34.3	8.4	5.3	0.0	1.5	0.0	0.0	0.0	0.0
Elgin	50.3	42.8	34.8	30.8	3.2	5.7	10.3	7.5	1.3	13.2	0.0	0.0
Essex	11.5	3.2	50.2	43.4	22.2	26.4	5.0	16.4	7.6	9.6	3.6	1.0
Windsor City	13.0	4.4	36.6	32.2	26.7	25.9	4.4	15.9	13.2	19.5	6.2	2.2
Grey	27.5	16.9	66.1	64.7	4.7	17.7	0.4	0.0	1.3	0.6	0.0	0.2
Huron	33.7	36.5	58.7	62.4	6.6	1.1	1.0	0.0	0.0	0.0	0.0	0.0
Chatham-Kent	26.1	8.5	56.1	78.8	12.1	10.1	3.2	2.5	2.0	0.0	0.4	0.0
Lambton	56.3	34.1	41.8	53.4	1.9	9.4	0.0	1.8	0.0	1.3	0.0	0.0
Middlesex	7.3	5.1	24.9	17.3	17.5	41.5	28.9	18.7	20.9	16.2	0.6	1.2
Oxford	40.4	37.0	46.9	49.6	12.2	13.1	0.5	0.0	0.0	0.3	0.0	0.0
Perth	46.9	36.4	36.0	32.9	13.4	27.6	3.8	0.0	0.0	3.2	0.0	0.0
Waterloo Region	15.8	14.8	32.5	19.2	32.4	35.1	14.2	21.2	4.8	5.6	0.2	4.2
Kitchener City	13.8	14.2	31.5	18.9	32.5	33.0	14.2	22.1	7.5	7.5	0.4	4.3
Cambridge City	24.8	26.9	38.9	25.0	20.2	18.5	13.7	26.9	2.3	0.0	0.0	2.7
Wellington	10.4	19.5	31.0	43.6	27.0	7.2	19.1	18.7	12.5	11.0	0.0	0.1
Guelph City	3.7	0.8	12.5	44.4	37.1	10.4	28.1	27.1	18.5	17.1	0.0	0.2
Total Western	23.1	20.4	41.0	41.7	18.4	19.8	10.4	10.7	6.5	6.6	0.6	0.8
Northern Ontario												
Greater Sudbury	52.5	47.7	44.7	48.3	2.7	2.8	0.0	1.2	0.0	0.0	0.0	0.0
Other N. Ontario	80.9	79.2	15.3	13.1	3.5	4.9	0.4	2.7	0.0	0.0	0.0	0.1
Total Northern	70.9	66.1	25.6	27.8	3.2	4.0	0.2	2.0	0.0	0.0	0.0	0.1
Total Ontario	27.1	24.0	29.1	30.5	18.1	19.5	11.0	10.4	9.8	10.2	4.8	5.4

Table 8: Average Rents by Accommodation Type

	Semi-Private			Private			Suite		
	2007	2008	% Change	2007	2008	% Change	2007	2008	% Change
Central Ontario									
East York	-	-	-	**	$2,625	**	**	**	**
Etobicoke	**	**	**	$2,880	$2,965	2.9%	**	**	**
North York	**	**	**	$2,990	$3,000	0.3%	$4,265	$4,295	0.7%
Scarborough	**	**	**	$2,415	$2,580	6.9%	$3,115	$3,405	9.4%
Toronto	$1,195	$1,240	3.5%	$2,520	$2,430	-3.6%	$3,965	$3,920	-1.1%
York City	$1,305	$1,195	-8.6%	$2,280	$2,290	0.4%	**	**	**
City of Toronto	**$1,800**	**$1,570**	**-12.7%**	**$2,620**	**$2,615**	**-0.1%**	**$3,940**	**$3,920**	**-0.6%**
Durham	$1,630	$1,600	-1.9%	$2,505	$2,505	0.0%	$3,215	$3,200	-0.5%
Halton	$2,430	**	**	$2,960	$3,135	5.9%	$3,690	$3,700	0.2%
Peel	$1,890	$1,705	-9.7%	$2,975	$2,865	-3.7%	$3,735	$3,620	-3.1%
York	$2,460	$2,620	6.4%	$3,120	$3,105	-0.6%	$4,040	$4,150	2.7%
GTA	**$1,895**	**$1,935**	**2.0%**	**$2,785**	**$2,770**	**-0.4%**	**$3,820**	**$3,810**	**-0.2%**
Brant	$1,420	$1,450	2.1%	$2,285	$2,220	-2.8%	**	**	**
Dufferin	**	**	**	$2,755	$2,860	3.8%	**	**	**
Haldimand-Norfolk	**	**	**	$1,820	$1,835	0.9%	**	$2,360	**
City of Hamilton	$1,435	$1,430	-0.5%	$2,250	$2,270	1.0%	$3,230	$3,520	8.9%
Old Hamilton City	$1,430	$1,415	-1.0%	$2,175	$2,175	0.0%	$3,230	$3,385	4.7%
Kawartha Lakes	**	**	**	**	**	**	**	**	**
Muskoka	**	-	**	$2,065	$2,210	7.0%	$2,885	$3,100	7.4%
Niagara Region	$1,510	$1,580	4.5%	$2,305	$2,290	-0.7%	$2,935	$3,150	7.3%
St. Catharines City	**	**	**	$2,440	$2,520	3.4%	$3,150	$3,202	1.7%
Northumberland	**	**	**	$2,115	$2,215	4.7%	$2,610	$2,700	3.5%
Peterborough	**	**	**	$2,470	$2,335	-5.4%	$3,000	$2,995	-0.2%
Simcoe County	$1,570	$1,485	-5.4%	$2,340	$2,390	2.2%	$3,295	$3,365	2.2%
Barrie City	$1,605	$1,620	1.1%	$2,350	$2,430	3.4%	$3,425	$3,565	4.0%
Total Central	$1,690	$1,735	2.7%	$2,550	$2,540	-0.4%	$3,645	$3,665	0.5%
Eastern Ontario									
Central Ottawa	$1,455	**	**	$2,745	$2,895	5.6%	$4,500	$4,620	2.6%
Inner East	$1,475	**	**	$2,245	$2,345	4.5%	$3,810	$3,735	-1.9%
Inner West	**	**	**	$2,720	$2,810	3.2%	$3,330	$3,545	6.5%
City of Ottawa	**$1,560**	**$1,470**	**-5.6%**	**$2,625**	**$2,745**	**4.6%**	**$3,725**	**$3,905**	**4.8%**
Outer East	$1,430	**	**	$1,565	$1,660	6.1%	**	**	**
Outer West	$1,490	$1,445	-3.1%	$1,990	$2,095	5.2%	$2,735	$2,995	9.7%
Greater Ottawa	**$1,525**	**$1,450**	**-4.7%**	**$2,470**	**$2,600**	**5.3%**	**$3,630**	**$3,845**	**5.9%**
Frontenac	$1,320	**	**	$2,460	$2,565	4.2%	$3,325	$3,435	3.3%
Kingston City	**	**	**	$2,535	$2,610	3.0%	$3,340	$3,450	3.4%
Hastings	$1,195	$1,305	9.0%	$1,980	$2,145	8.3%	**	**	**
Lanark	$1,475	$1,445	-2.2%	$2,005	$2,145	7.1%	$2,980	$3,030	1.6%
Leeds-Grenville	$1,435	$1,450	1.0%	$2,280	$2,305	1.1%	$3,355	$2,835	-15.5%
Lennox-Addington	**	**	**	$2,135	$2,170	1.7%	$2,380	$3,340	40.4%
Prescott-Russell	$1,465	$1,395	-4.7%	$1,495	$1,600	6.9%	$2,295	$1,735	-24.5%
Prince Edward	-	-	-	$1,635	$1,695	3.5%	$2,190	$2,390	9.2%
Renfrew	$1,020	$1,070	4.8%	$1,855	$1,800	-3.2%	$2,260	$2,250	-0.3%
Stormont, Dundas, & Gl	$1,330	$1,375	3.4%	$1,860	$1,965	5.6%	$2,680	$2,890	8.0%
Total Eastern	$1,370	$1,370	0.0%	$2,290	$2,405	5.1%	$3,475	$3,515	1.2%
Total Ontario	$1,600	$1,620	1.2%	$2,395	$2,430	1.4%	$3,445	$3,475	0.9%

Table 8 (continued): Average Rents by Accommodation Type

	Semi-Private			Private			Suite		
	2007	2008	% Change	2007	2008	% Change	2007	2008	% Change
Western Ontario									
Bruce	$1,270	$1,260	-0.8%	$2,005	$2,010	0.2%	$2,555	$2,555	0.1%
Elgin	**	**	**	$1,920	$2,090	8.9%	**	**	**
Essex	$1,710	$1,685	-1.5%	$2,430	$2,465	1.5%	$2,935	$3,065	4.4%
Windsor City	$1,705	$1,660	-2.8%	$2,530	$2,550	0.8%	$2,895	$2,910	0.6%
Grey	**	$1,465	**	$2,130	$2,195	3.0%	**	**	**
Huron	$1,495	$1,645	9.9%	$2,050	$2,010	-1.9%	**	**	**
Chatham-Kent	$1,615	$1,765	9.3%	$2,195	$2,190	-0.2%	$2,710	$2,735	1.0%
Lambton	$1,480	$1,550	4.5%	$1,975	$2,085	5.6%	$2,455	$2,705	10.2%
Middlesex	$1,950	$1,830	-6.3%	$2,640	$2,600	-1.5%	$3,210	$3,405	6.1%
Oxford	**	**	**	$2,060	$2,165	5.1%	$2,645	**	**
Perth	$1,610	$1,585	-1.7%	$2,020	$2,135	5.8%	**	**	**
Waterloo Region	$1,635	$1,660	1.5%	$2,400	$2,525	5.1%	$3,180	$3,330	4.6%
Kitchener City	$1,685	$1,710	1.6%	$2,470	$2,550	3.1%	$3,695	$3,770	2.1%
Cambridge City	$1,485	$1,525	2.6%	$2,265	$2,350	3.7%	$3,000	$3,030	1.0%
Wellington	$1,635	$1,625	-0.8%	$2,520	$2,415	-4.2%	$3,335	$3,090	-7.4%
Guelph City	$1,645	$1,750	6.3%	$2,740	$2,650	-3.4%	$3,405	$3,110	-8.6%
Total Western	$1,645	$1,635	-0.7%	$2,315	$2,350	1.5%	$3,040	$3,140	3.2%
Northern Ontario									
Greater Sudbury	**	**	**	$1,935	$1,990	3.0%	**	$2,935	**
Other N. Ontario	$1,300	$1,330	2.2%	$1,785	$1,835	2.7%	$2,925	$2,760	-5.6%
Total Northern	$1,300	$1,350	4.1%	$1,840	$1,900	3.3%	$2,995	$2,805	-6.3%
Total Ontario	$1,600	$1,620	1.2%	$2,395	$2,430	1.4%	$3,445	$3,475	0.9%

Definitions

Room Types

Suite: bedroom is separate from other living area, e.g. one bedroom, one bedroom+ den

Private: room not shared (except by couple), also known as Studio or Bachelor unit

Semi: two un-related persons sharing a room

Ward: three or more persons, shared accommodation

Short-stay/Respite

Rooms restricted for respite use are not included in the total unit count. Short-stay residents in unrestricted rooms are counted.

Effective Operating Capacity

Many retirement homes have a modular setup that permits use of a room on a Private or Semi-private basis. CMHC's survey is not based on design capacity but rather on how a unit is being used. When a 'Semi' (two unrelated person space) is occupied and paid for at the private room rate it is recorded as one Private unit. Vacant modular rooms are usually recorded as Private rooms or prorated to reflect effective demand in the marketplace for Private and Semi-private spaces.

Couples

Both individuals are recorded in the total resident count. When calculating the vacancy rate and total spaces the couple is treated as one Private or one Suite unit.

Prices

Operators provide us with either a daily or monthly rent. Based on industry trends all rates have been converted to a monthly rate since 2007. Rents are collected for both existing residents and vacant units. The rate collected is the 'Regular' assisted living rent, i.e. up to 1½ hours of care and 3 meals per day. Extra care charges, e.g. Assisted Daily Living, special care, heavier care are not used in the calculation of the average monthly rent.

If a room is occupied by a couple and there is an additional charge for the second person, the higher couple rent is not included to avoid distorting the calculation of average monthly rent for Private and Suite units.

The owner may have a contract to supply a number of units at a subsidized rate, which in many areas of the province is around $46 per day or $1,400 per month. Units at the subsidy rate are excluded from the calculation of the average monthly rent.

Separate rent and vacancy information is collected for one- and two-bedroom suites. However, the information is combined and shown under the Suite category in the report.

Capture Rate

This refers to the total number of retirement home residents in the defined geographic area, for example a county, divided by the total number of persons living in that area who are most likely to live in this type of accommodation. CMHC has established that the target age group for retirement homes are persons 75 years and older.

In 2008, Ontario retirement homes were the living choice of almost 48 residents per 1,000 persons aged 75 years and older, or a capture rate of 4.8 per cent. Absorption rate and market penetration rate are slightly different from the capture rate. They measure the supply of accommodation spaces as a percentage of the target 75+ population.

Capture rates vary widely across Ontario. For some markets the capture rate will be influenced by the addition of new retirement homes. In other markets, there may be a greater range of alternatives to retirement homes including independent living retirement apartments; adult communities; life lease seniors' apartments; and, condominiums. Other centres have a larger and/or newer supply of private and semi-private rooms in long-term care facilities. Variations in the availability of chronic care, home care, Meal-on-Wheels and other residential supports, also impact retirement unit demand.

Methodology

Introduction

Canada Mortgage and Housing Corporation (CMHC) completed its first Survey of private retirement homes in 1989 in the Toronto area. The Survey was expanded to all metropolitan centres in Ontario and most smaller centres in the early 1990's. In 2000, the Survey provided 100% coverage of Ontario. The questionnaire was standardized for all markets in 2001 to collect information on vacancies and rents by unit type, number of residents, number of couples, and the number of subsidized residents. In 2007, the Survey time frame was moved from April/May to February/March.

How We Do the Survey

Survey enumerators, working from a CMHC office collect most of the required information by telephone contact. Data is also received by fax and e-mail. All information is treated as being ***confidential***.

Acknowledgement

The success of the *Retirement Homes Survey* depends on the co-operation of property owners and managers in providing timely and accurate information. *Thank you.* We sincerely hope that the results of our efforts together will be of benefit to those involved in the retirement home industry.

What Is Included in the Survey?

The objective is to include retirement homes that provide in their basic service up to 1½ hours of care (on site nursing /assistance with medications) and three meals per day. There are a few facilities included that do not provide nursing assistance but all other services (three meals/snacks, housekeeping, activity programs). The majority of residents must be at least 65 years of age. Excluded from this survey are independent living retirement developments, including life lease and seniors private and non-profit apartments. Long-term care facilities (nursing homes) are not part of this Survey.

Survey Sample

All eligible retirement homes were surveyed. Results were obtained for 40,246 accommodation spaces. This represents almost 96 per cent of the 42,120 spaces eligible for inclusion in the 2008 Survey Universe.

New or substantially renovated facilities generally must be open for at least one year to allow for a reasonable initial lease-up period before they are eligible for inclusion in the Survey. There were 20 new residences with 2,275 spaces open less than one year. A further 139 spaces located in two recently renovated homes were also not eligible for the 2008 Universe.

New Supply

As mentioned there were 2,275 spaces in new residences and 139 spaces in renovated properties opened less than one year. In addition, there were more than 2,700 spaces under construction at the time the 2008 Survey was being conducted.

Recently opened new and renovated projects not included in the 2008 Survey Universe:

New Retirement Homes

Amherstburg	Chartwell Classic
Belleville	Eden Place
Brockville	Wedgewood Ret. Residence
Collingwood	Chartwell Select, Raglan Village
Dundas	Amica
Elora	Heritage River
Etobicoke	Humber Heights
London	Richmond Woods
New Liskeard	Northdale Manor
North Bay	Marina Point
Ottawa	Lord Landsdowne
Peterborough	Canterbury Gardens
Pickering	City Centre
St. Catharines	Heatherwood
Thornhill	Amica, On Steeles
Thunder Bay	Hilldale Gardens
Uxbridge	Butternut Manor
Welland	Chartwell Select

Renovation/Addition

Arnprior	Island View Suites
Thamesville	Thamesville Manor

Footnote to all tables in the report

- No units exist in the sample for this category.

** Data suppressed to protect confidentiality

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- B.C. Seniors' Housing Market Survey
- Ontario Retirement Homes Report
- The Retirement Home Market Study, Quebec Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Residential Construction Digest, Prairie Centres
- Analysis of the Resale Market, Quebec Centres

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