

SENIORS' HOUSING REPORT

Ontario



CANADA MORTGAGE AND HOUSING CORPORATION

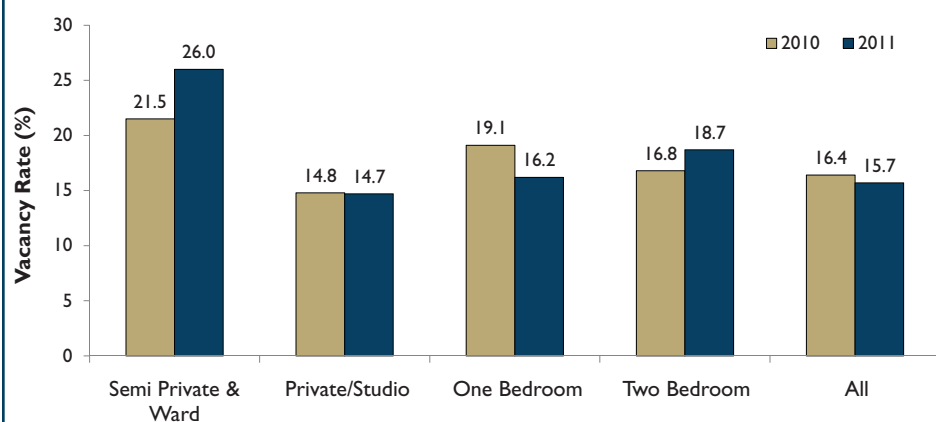
Date Released: 2011

Highlights

- The vacancy rate for standard spaces¹ declined to 15.7 per cent in 2011 compared to 16.4 per cent in 2010. The vacancy rate for standard spaces declined to 15.7 per cent in 2011. The biggest drop was in the one-bedroom category, which saw the average vacancy rate fall by three percentage points to 16.2 per cent.
- Total retirement home supply grew by 6.6 per cent, or 3,080 spaces, to 49,600 in 2011. Growth continued to be concentrated in large unit types.
- The average monthly rent for all spaces increased by four per cent to \$3,000, helped by strong growth in supply of one bedroom units.

Figure 1

Vacancy Rate Declines for Standard Spaces



Source: CMHC Seniors' Housing Survey, 2010 and 2011

¹ A space occupied by a resident who does not receive a high level of care (i.e. the resident receives less than 1.5 hour of care per day.)

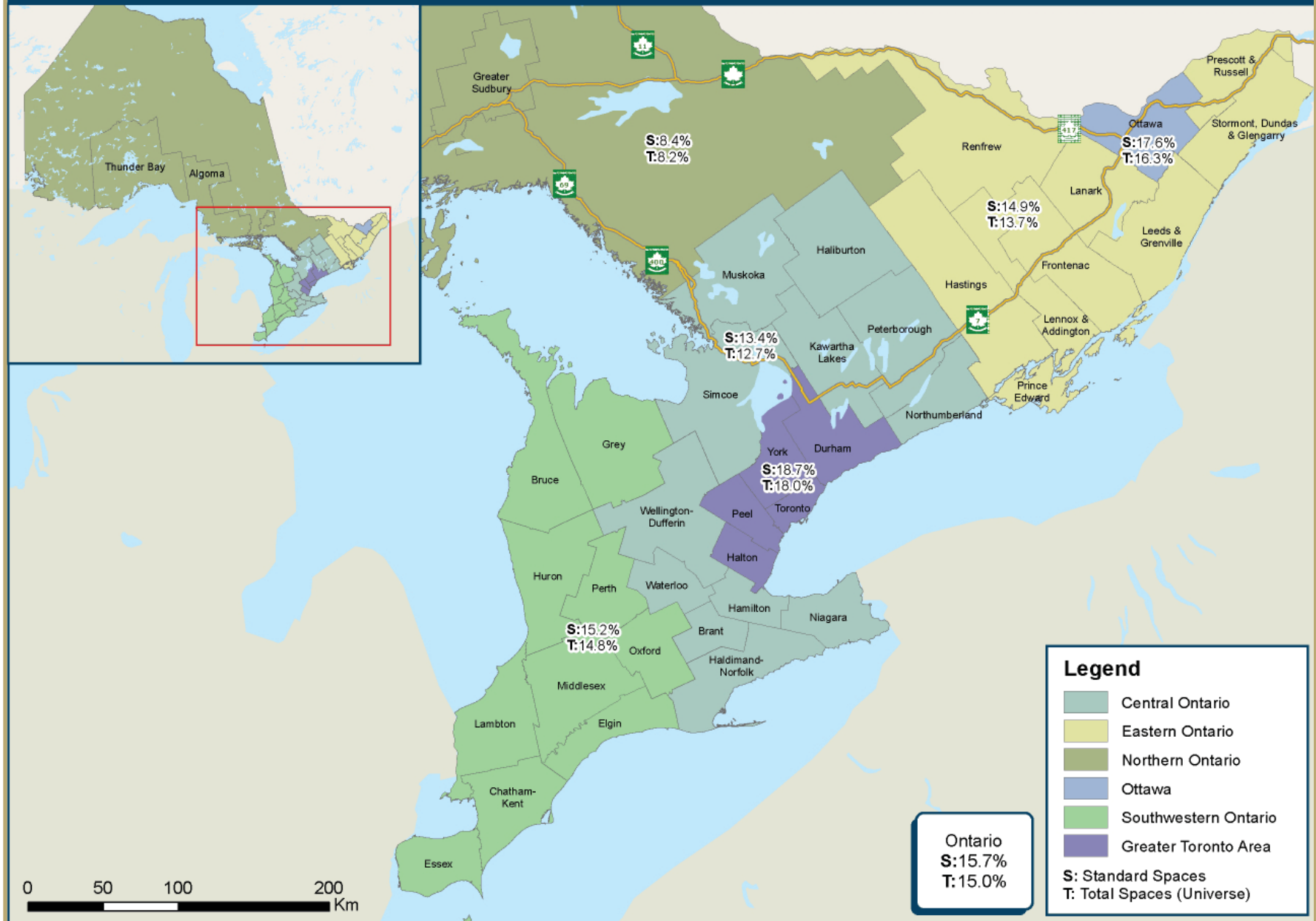
Table of Contents

1	Highlights
2	Map
3	Vacancy Rates
5	Universe
6	Rent
7	Spotlight on Conversions
9	Tables
31	Methodology & Definitions

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

Ontario Vacancy Rate of Standard and Total (Universe) Spaces



Vacancy Rate

Vacancy rate lowers due to growth in demand

The overall vacancy rate in Ontario moved up in the past two years from 12.5 per cent in 2008 to 15.6 per cent in 2010. In 2011 the growth of seniors' housing residents outpaced the growth of total supply. Consequently, the overall vacancy rate declined to 15.0 per cent. Total retirement home residents increased by 8.0 per cent versus the 6.6 per cent increase in total supply, bringing the capture rate² up to 5.1 per cent in 2011 from 4.8 per cent last year. There were a total of 44,859 residents in Ontario.

Several developments in the seniors' housing market as well as the economy in general contributed to the upward movement in the capture rate and hence a lower vacancy rate.

The capture rate has been positively impacted by an increasing level of supply, i.e. typically new supply increases the capture rate because new supply usually is able to provide features that suit the emerging needs in the market, which propel more seniors to choose seniors' housing. In 2011, supply reached the highest level in a decade, 56 spaces per thousand seniors aged 75 and over. Meanwhile, the capture rate also attained a 10-year high of 5.1 per cent.

The Greater Toronto Area (GTA), Central Ontario and Ottawa all experienced a noticeable increase in the level of supply. The level of supply moved up from 37.6 spaces per thousand seniors aged 75 and over in 2010 to 40 spaces in 2011 in the GTA, from 59.6 spaces to 62.1 spaces in Central Ontario and from 108.3 spaces to 120 spaces in Ottawa.

Figure 2

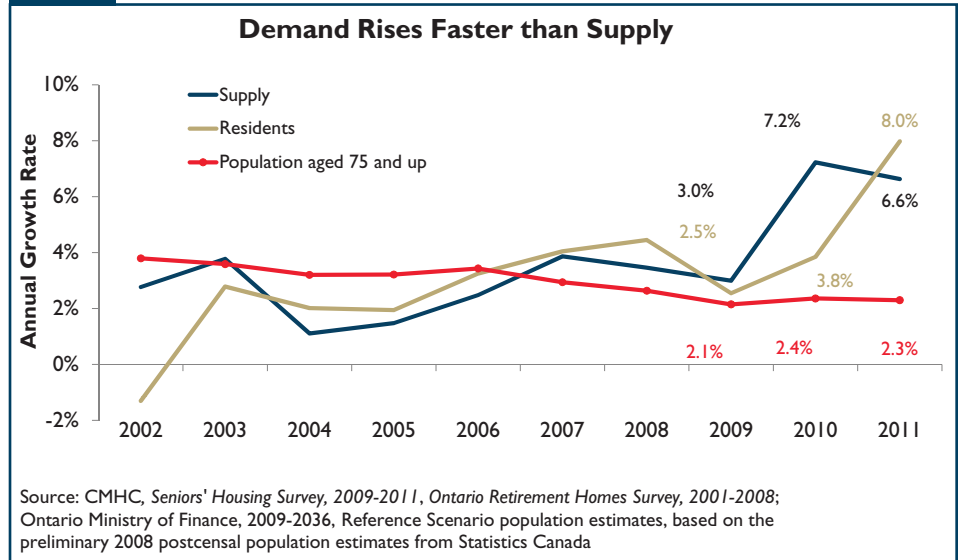
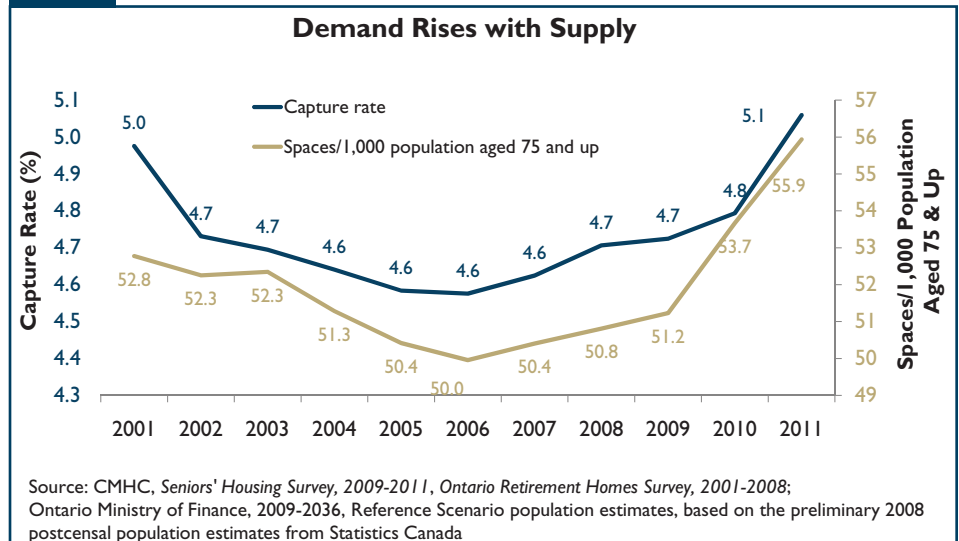


Figure 3



Consequently, the growth of residents in the above regions all surpassed the provincial average rate of 8.0 per cent. The 2010-2011 annual resident growth rate was 8.6 per cent in the GTA, 10.1 per cent in Central Ontario and 13.1 per cent in Ottawa. The level of supply in other regions remained relatively flat, leading to slower growth of residents compared to the provincial average.

In addition seniors' housing operators and developers adjusted supply more closely in response to the change in demand for different unit types in 2011. Supply of suites, which made up almost all the increase in supply, moved up remarkably to 3,250, doubled the growth of 1,650 in 2010. Meanwhile, the growth of private/studio spaces dropped to 250 spaces compared to the growth of 1,280

²The ratio of the total number of residents living in the survey universe divided by its estimated population aged 75 and over

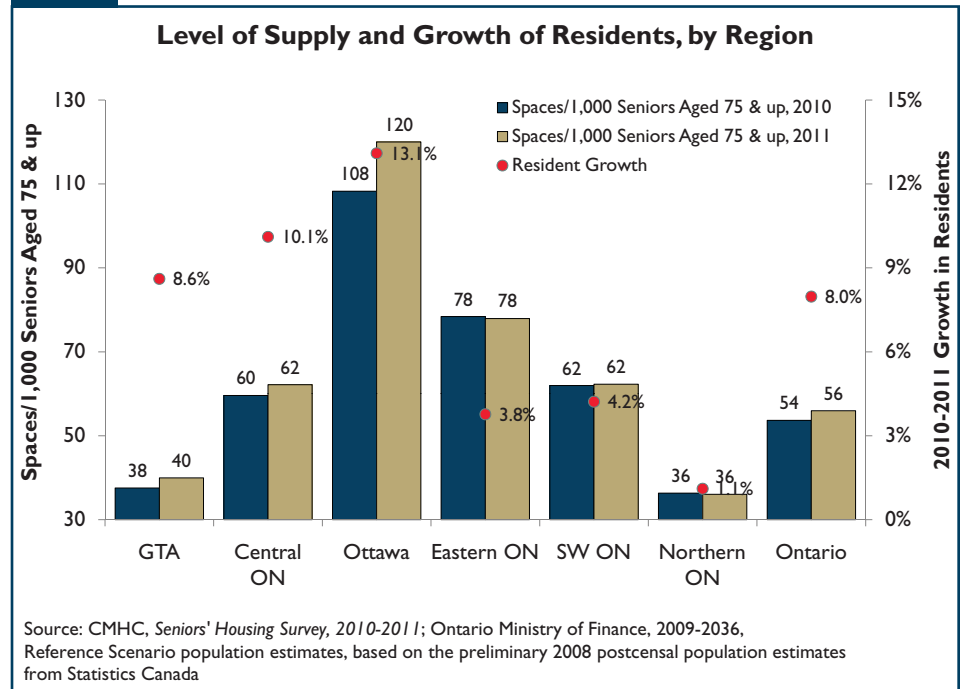
spaces in 2010. A total of 390 semi/ward spaces were removed from the market in 2011. The above adjustments helped attract more senior residents and lower the vacancy rates for suites and private/studio spaces. On the other hand, renovations taken by older residences improved their appeal to the market. The vacancy rate for homes opened prior to 2000 declined across Ontario except the GTA and Southwestern Ontario.

The improvement in consumer confidence, due to a resumption in growth in financial markets and the overall economy in Ontario during 2010, likely boosted demand for retirement home living. The strong performance in the housing and financial markets more than recouped the losses during the last market downturn. Total employment for the adult children of seniors, who are usually in the age group of 45-64, grew by three per cent compared to 0.8 per cent in 2009. They are in better position to support their parents' retirement home living choices.

Vacancy rate drops the most for newer residences

The vacancy rate dropped the most in seniors' residences opened in

Figure 4



2000 and later, from 18.7 per cent in 2010 to 16.5 per cent in 2011. These residences, especially those opened in the past five years, which provide accommodation to relatively affluent seniors looking for a more care-free lifestyle, were able to lease their spaces at a faster rate last year as interest in retirement living picked up.

The vacancy rate of older residences, on average, was unchanged. Residences opened before 2000 had

an average vacancy rate of 14.0 per cent in 2011 compared to 13.9 per cent in 2010. Older homes, especially those opened before 1990, have been confronted by rising competition brought by the rapid growth of new supply. These homes have been undertaking active renovation activities to increase their appeal (See Spotlight section). This effort appeared to pay off as older homes were able to retain their existing residents. Total occupied spaces at residences opened

Figure 5

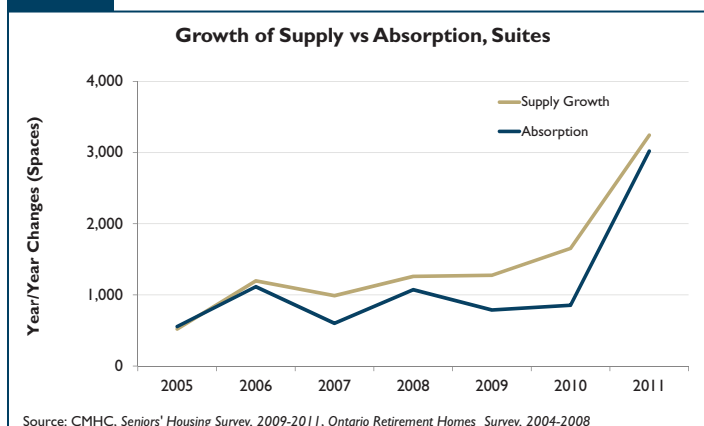
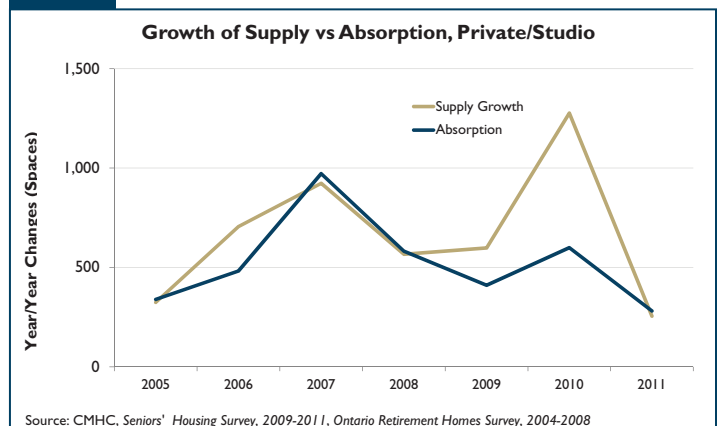


Figure 6



Share of Total Spaces by Unit Type and Region								
	2010				2011			
	Semi & Ward	Private/Studio	One Bedroom	Two Bedroom	Semi & Ward	Private/Studio	One Bedroom	Two Bedroom
GTA	4.3%	60.2%	31.6%	4.0%	2.9%	53.0%	38.6%	5.6%
Central Ontario	8.6%	68.2%	21.1%	2.0%	7.4%	66.5%	23.5%	2.7%
Ottawa	3.7%	64.4%	27.8%	4.2%	3.9%	62.7%	29.0%	4.4%
Eastern Ontario	7.0%	73.2%	18.2%	1.5%	6.4%	70.2%	21.3%	2.2%
Southwestern Ontario	6.9%	65.9%	24.3%	3.0%	4.7%	63.9%	28.3%	3.2%
Northern Ontario	4.5%	66.6%	25.8%	3.1%	2.6%	66.5%	27.1%	3.8%
Ontario	6.1%	65.5%	25.4%	3.1%	4.9%	62.0%	29.3%	3.8%

Source: CMHC Seniors' Housing Survey, 2010 and 2011

prior to 1990 were 15,200 spaces, close to the 15,400 spaces a year ago.

Universe

Share of suites expands

There were 662 seniors residences qualified for the 2011 CMHC survey³. Total supply grew by 6.6 per cent, or 3,080 spaces, to 49,600 spaces. New supply in 2012 is expected to add 4.4 per cent to the total universe, which will reach 51,800 spaces. The GTA will continue to lead growth. Growth is going to pick up in Eastern and Southwestern Ontario and slow down in Central Ontario and Ottawa.

The Ontario market continued to adjust the supply of seniors' housing in response to demand. One-bedroom spaces made up 90 per cent of the increase in supply. New construction and conversions of smaller unit types contributed to the expansion of one-bedroom supply. One bedroom supply rose by 23 per cent to 14,541 spaces, or 29 per cent of total supply. Two-bedroom supply moved up by 35 per cent but still only represents four per cent of the Ontario total. Although the suite sector has experienced rapid growth in recent years, Ontario still has the second lowest market share of suite spaces in Canada, where

suites made up half of the total supply compared to the one-third share in Ontario. Meanwhile, the shares of semi & ward and private/studio spaces continued to shrink.

The GTA, which accounted for 41 per cent of the total growth in supply in Ontario, also had the strongest growth in one-bedroom and two-bedroom spaces. Suites made up 44.1 per cent of total supply in the GTA in 2011 compared to 35.5 per cent in 2010. Demand for semi/ward and private/studio spaces declined in 2011. Total occupied semi/ward and private/studio spaces decreased by 540 spaces, which contributed to the higher semi/ward and private spaces vacancy rates. This occurred in spite of a five percentage point or 340 space decline in supply of these unit types.

Although Central Ontario and Ottawa each made up a quarter of the growth in supply in Ontario, one-bedrooms accounted for 61 per cent of the total growth in Central Ontario, while half of the growth in supply in Ottawa was private/studio spaces.

Fewer non-standard spaces

Total supply of non-standard spaces, which include heavy-care, respite, non-market/subsidized and other and

unknown space types, continued to move lower. In 2011, there were 3,043 non-standard spaces representing six per cent of total supply, down from 3,834 spaces in 2010 and 4,148 spaces in 2009. The biggest drop in non-standard spaces was in the GTA, with a 560 space decline to 710 spaces.

Non-standard spaces in Ontario are mostly in smaller units, like semi/ward and private/studio. These unit types accounted for 93 per cent of the non-standard spaces in 2011.

Total Spaces Breakdown		
	Total	% of Total
Standard Spaces	46,553	93.9%
Non-Standard Spaces	3,043	6.1%
Heavy-Care	743	1.5%
Respite	804	1.6%
Non-Market or Subsidized	1,360	2.7%
Other and Unknown	136	0.3%
Total	49,596	100.0%

Source: CMHC Seniors' Housing Survey, 2011

More high-end amenities and fewer services

Amenities like swimming pools, hot-tubs/spas, internet and outdoor gardens became more popular in most seniors residences across Ontario. Services requiring more labour costs such as on-site medical services, registered nurse on-site, pharmacy, transportation services, and tuck shop/

³Residences opened in 2010 and later were not included in the survey results.

convenience store were reduced in presence.

Nine out of ten residents are aged 75 and over

The percentage of residents aged 75 and over in Ontario moved up slightly from 89.6 per cent in 2010 to 89.9 per cent in 2011. The most significant change was in Northern Ontario, where the percentage jumped from 80.9 per cent a year ago to 88.9 per cent. Southwestern Ontario had the highest ratio of 94.2 per cent. The lowest rate was in Central and Eastern Ontario, around 87 per cent.

Residents aged 65 and under made up 2.4 per cent of total residents. The highest rate was in Eastern and Northern Ontario, 3.8 per cent.

Rent

Growth in suite supply raises the average rent

The average rent for all standard spaces was up four per cent in 2011 to \$3,002 per month due to the expanding share of more expensive one- and two-bedroom spaces. Excluding new supply opened in 2009

and qualified for the survey for the first time, the average rent grew by 2.8 per cent. The pace of rent growth varies across different unit types.

The continued strong growth in one-bedroom supply curbed the growth of its average rent. Newly added one-bedroom spaces, which accounted for the majority of total new supply, set their rent levels close to those of the existing one-bedroom spaces in their market areas to speed up leasing. The average rent for one-bedroom spaces grew by 0.6 per cent for spaces added in 2000 and after. One-bedrooms opened in 2000 and later represented two-thirds of the total one-bedrooms in Ontario in 2011. Although renovations on the older one bedroom supply, opened before 1990 pushed the average rent up by 9.4 per cent, these spaces accounted for less than one-fifth of total one-bedroom spaces. The average one-bedroom rent moved up by less than two per cent to \$3,710.

Although the average rent for private/studio spaces opened after 2000 increased by 0.3 per cent in 2011, these spaces only accounted for 30 per cent of total private space supply. The relatively low vacancy rate for

private spaces and upgrades made to older spaces helped the overall rent level move up by 3.6 per cent in 2011.

Two-bedroom units are still a niche sector. A small supply pool coupled with a rapid increase in spaces pushed the average rent up by 5.9 per cent to \$4,523, the largest increase among all unit types. Two-bedroom rent grew the most in all regions except Northern Ontario.

The average rent for semi/ward space dropped by four per cent to \$1,726 due its declining popularity, which was reflected in its higher vacancy rate and reduced supply.

Total standard space rent revenue enjoys double digit growth

Total rent revenue from standard spaces grew by 13.5 per cent in 2011 to \$1.7 billion, after a 14 per cent increase in 2010. Suite spaces contributed to 44 per cent of the total standard spaces rent revenue compared to 39 per cent in 2010. The biggest revenue growth rate, 44 per cent, occurred in the two-bedroom sector. One-bedroom captured 28 per cent growth in total rent revenue.

Spotlight on...

Conversion/Expansion of Older Seniors Residences in Ontario

Seniors residences opened in the past ten years, between 2000 and 2009, made up 40 per cent of total supply in Ontario. Robust seniors' housing construction activities in recent years have compelled older residences to undertake renovation activities to compete better in the market place, where the vacancy rate hit a high of 15.6 per cent in 2010.

The most significant result from the renovation activities in the older residences, which opened prior to 2000, was the decline of smaller unit type supply like semi and ward and the increase of suite units. From 2005 to 2010 surveys, semi/ward spaces declined by 35 per cent in these older homes to 2,570 spaces while suite spaces rose by 20 per cent to 5,660 spaces. Older homes also upgraded amenities, adding swimming pools, hot tubs/spas, and internet connections.

Consequently, older homes were able to restrain the growth of their vacancy rates and enjoyed relatively strong rent growth. The occupancy rate for residences opened prior to 1990 was 85.5 per cent in 2011, slightly higher than the rate in 2005, 85.2 per cent. The average standard space rent at residences opened prior to 1990 grew 7.5 per cent in 2011 compared to the 2.3 per cent growth rate for residences opened during the 1990s and the 1.8 per cent growth rate for homes opened in 2000 or later.

Figure 7



Hot Market/Where New Developments Are Happening?

Markets to Catch the Biggest Share of Supply in the Pipeline

	Spaces ⁴	% Change
York	708	15.0%
Ottawa	640	13.6%
Peel	553	11.7%

Markets to Have the Strongest Growth in Supply

	% Change	Spaces ⁵
Kawartha Lakes	56.1%	125
Muskoka	39.5%	155
York	15.0%	708

Source: CMHC Seniors' Housing Survey, 2010 and 2011

Renovation activities were targeted to older homes, especially those opened prior to 1990 in larger urban centres like the GTA and Ottawa. Owners of these homes often leveraged desirable locations in established neighbourhoods over locations of newer homes to remain competitive. The renovation activities and the addition of more desired suite spaces at these homes enabled them to charge similar rents for

suite spaces as the newer homes. The average one-bedroom rent in Ontario for homes opened prior to 1990 was \$3,834, higher than the \$3,739 average at homes opened in 2000 and later. Meanwhile, the price gap between older and newer homes' private/studio spaces, which is still the dominant unit type, was narrowed. In 2011 the average private rent was \$2,610 (\$2,470 in 2010) for residences opened prior to 1990, (cont.)

^{4,5} Opened in 2010 and later and under construction

Spotlight on... (cont.)

Standard Spaces Rent Growth, 2010-2011

	Prior to 1990	1990-1999	2000 or later	Total
GTA	15.7%	1.1%	-1.4%	5.1%
Central ON	-0.2%	1.2%	4.6%	2.7%
Ottawa	4.0%	0.7%	2.5%	2.2%
Eastern ON	6.1%	2.6%	0.9%	2.9%
Southwestern ON	1.9%	5.3%	3.7%	2.9%
Northern ON	12.5%	1.1%	4.3%	6.7%
Ontario	7.5%	2.3%	1.8%	4.0%

Source: CMHC Seniors' Housing Survey, 2010 and 2011

compared to the average of \$2,930 (\$2,920 in 2010) for residences opened since 2000.

In the GTA, semi/ward spaces were reduced by more than half from 2005 to 2010 at homes opened prior to 2000. Private/studio spaces at these homes also were reduced by 10 per cent during the same period while its occupancy rate was the highest among all unit types. The average standard private spaces rent rose 12.9 per cent for residences opened prior to 1990 and 6.3 per cent for residences added during the 1990s. The average rents for

one- and two-bedroom at homes opened prior to 1990 were higher than those at homes opened in 2000 and later.

In Ottawa, older homes have been focusing more on expansion, especially on adding larger suite spaces. Suite spaces grew 23 per cent during 2005-2010 at homes opened prior to 2000. With suite spaces representing half of the newly opened homes, the competition got more intense in suite unit type. The occupancy rate for suite spaces was the lowest among all unit types. One-bedroom, which represented

more than 85 per cent of total suite spaces, experienced a 0.3 per cent increase in the average standard spaces rent in 2011.

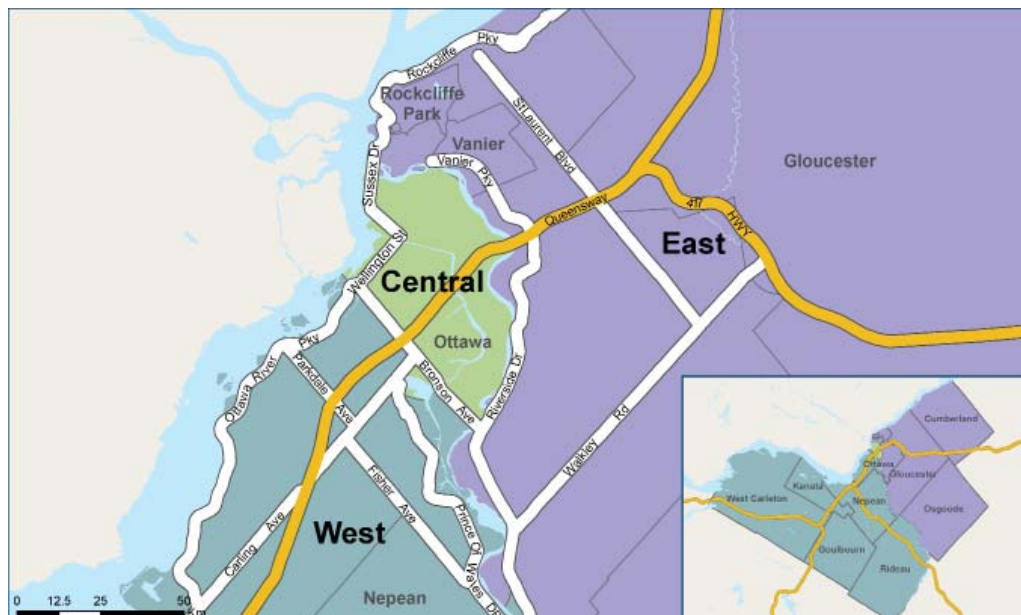
Supply growth has been relatively low in Southwestern and Northern Ontario in recent years. In Southwestern Ontario, where supply was the oldest in Ontario with 72 per cent of total supply in 2011 was from homes opened prior to 2000 compared to the 60 per cent in Ontario, older homes have been converting semi/ward spaces into private and suite units. On balance, total spaces at homes opened prior to 2000 have remained relatively unchanged. Although supply grew relatively slowly in Southwestern Ontario, the overall occupancy rate remained sticky, only increasing by about one per cent from 2009 to 2011. In Northern Ontario, new spaces were added to existing older homes. Meanwhile, semi/ward and private spaces were converted into suites. However, suites in older homes still made up just 10 per cent of total spaces.

TABLES INCLUDED IN THE ONTARIO SENIORS' HOUSING REPORT

Standard Tables	Page
1.1 Vacancy Rate (%) of Standard Spaces by Unit Type	10
1.2 Vacancy Rate of Standard Spaces (%) by Rent Range (\$)	12
1.3 Vacancy Rates (%) and Average Rents (\$) of Heavy Care Spaces	14
1.4 Universe, Number of Residents Living in Universe and Capture Rate (%)	15
2.1 Universe of Standard Spaces by Unit Type	17
2.2 Universe by Unit Type	19
2.3 Universe of Standard Spaces by Rent Range (\$)	20
2.4 Proportion (%) of Structures where Select Services are Available By Structure Size	21
2.5 Proportion (%) of Structures with Access to Selected Amenities	22
3.1 Average Rent (\$) of Standard Spaces by Unit Type	23
Optional Tables	
O1 Universe of Total Spaces and Per Cent Vacant by Unit Type	25
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
O6 Proportion (%) of Structures with Access to Selected Amenities by Structure Size	30

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).



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

Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom		Total	
	2010	2011	2010	2011	2010	2011	2010	2011	2010	2011
Greater Toronto Area	21.1 d	27.4 a	16.6 a	18.1 a	19.0 a	18.1 a	21.9 a	24.3 a	17.8 a	18.7 a
Toronto	++	20.7 a	20.3 a	22.2 a	15.4 a	16.3 a	++	25.0 a	18.9 a	20.0 a
East York/York City	**	**	**	34.8 a	**	23.6 a	**	**	35.6 a	31.8 a
Etobicoke	**	**	++	12.6 a	**	22.9 a	--	**	++	19.5 a
North York	**	**	19.2 d	22.8 a	**	16.1 a	**	29.0 d	18.9 d	21.3 a
Scarborough	**	**	23.3 a	15.4 a	16.9 a	6.6 b	**	**	21.6 a	13.4 a
Former City of Toronto	**	**	11.5 a	22.7 a	12.5 c	14.9 a	++	19.8 d	11.7 a	18.4 a
Durham	**	**	13.5 a	13.4 a	15.9 a	14.7 c	24.0 d	11.2 d	14.8 a	14.4 a
Halton	**	--	9.7 b	10.9 a	17.0 a	11.9 a	18.5 d	11.2 d	13.2 a	11.4 a
Peel	++	++	13.4 a	13.5 a	30.4 a	30.6 a	27.1 d	++	22.0 a	22.8 a
York	++	++	15.5 a	19.8 a	18.7 a	17.2 a	26.3 d	++	17.3 a	20.4 a
Central Ontario	22.2 a	25.0 a	13.5 a	12.3 a	21.6 a	14.1 a	10.7 c	12.0 c	15.7 a	13.4 a
Brant	++	16.9 a	5.5 c	11.0 a	**	1.0 a	--	**	7.4 c	9.8 a
Haldimand-Norfolk	**	**	6.9 b	8.1 b	**	**	--	**	6.7 b	8.4 b
Hamilton	35.0 a	32.1 a	11.3 a	11.0 a	6.2 a	7.5 b	**	**	11.5 a	11.7 a
Former City of Hamilton	36.2 a	30.5 a	13.4 a	13.4 a	8.3 c	15.4 a	**	**	15.1 a	15.5 a
Rest of Hamilton	**	**	8.0 a	5.8 b	5.1 a	4.8 c	**	**	6.8 a	6.5 b
Kawartha Lakes	**	**	**	**	**	**	--	--	**	**
Muskoka	--	--	**	**	**	**	--	--	**	**
Niagara	25.0 a	++	27.0 a	17.5 a	32.4 a	14.7 a	7.9 c	++	27.9 a	16.8 a
Niagara Falls	**	**	17.1 a	11.3 a	13.7 a	7.8 b	**	**	15.8 a	10.8 a
St. Catharines	**	**	39.6 a	21.4 a	**	**	**	**	36.8 a	17.7 a
Rest of Niagara	**	**	23.7 a	17.3 a	40.6 a	19.2 d	**	**	28.1 a	18.8 a
Northumberland	--	**	20.4 a	21.0 a	45.6 a	30.4 a	**	10.0 a	30.5 a	25.2 a
Peterborough	**	**	9.0 c	10.0 b	26.8 d	9.9 b	**	++	13.7 c	9.9 b
Simcoe	13.1 a	++	16.9 a	15.7 a	22.3 a	28.0 a	18.8 a	++	17.8 a	19.9 a
Barrie	**	**	15.9 a	17.8 d	11.5 a	++	**	**	13.6 a	19.5 d
Rest of Simcoe	22.1 a	34.0 a	17.4 a	14.6 a	30.8 a	33.5 a	23.1 a	20.6 a	20.3 a	20.1 a
Waterloo	20.7 a	12.1 c	7.8 a	10.1 a	6.4 a	6.0 a	**	++	8.2 a	9.0 a
Cambridge	**	3.0 a	2.6 c	8.0 a	**	2.0 a	--	--	2.7 c	5.8 a
Kitchener	**	26.2 d	8.3 a	13.2 a	6.4 a	10.1 d	**	**	9.6 a	13.5 a
Rest of Waterloo	**	**	10.7 a	5.0 a	7.7 a	6.2 a	**	++	9.2 a	5.1 a
Wellington/Dufferin	++	27.1 d	10.7 c	8.5 b	15.6 d	9.9 c	**	**	13.6 a	10.5 c
Guelph	**	++	9.3 c	8.4 b	**	8.2 c	**	**	11.3 c	11.4 c
Rest of Wellington/Dufferin	++	**	12.1 c	8.7 c	**	**	**	**	16.3 d	9.2 c
Ottawa	28.6 d	++	16.2 a	17.5 a	19.5 a	16.5 a	21.9 a	19.2 d	17.6 a	17.6 a
Ottawa - Central	**	**	17.0 a	29.8 a	29.6 a	34.3 a	**	**	21.5 a	31.8 a
Ottawa - East	**	**	8.1 a	9.0 a	6.8 b	8.5 b	**	5.8 d	8.1 a	8.8 a
Ottawa - West	**	**	20.7 a	21.1 a	17.6 a	14.4 a	25.3 a	24.1 d	20.4 a	19.6 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	
	2010	2011	2010	2011	2010	2011	2010	2011	2010	2011
Eastern Ontario	25.6 a	28.1 a	15.6 a	12.8 a	18.9 a	18.3 a	2.7 b	6.5 b	16.6 a	14.9 a
Frontenac	**	**	9.4 a	10.5 a	6.3 a	26.8 a	**	**	7.4 a	19.7 a
Hastings/Prince Edward	**	**	20.0 a	18.7 a	40.6 a	39.8 a	**	**	25.0 a	23.8 a
Lanark	**	--	12.5 a	++	25.2 a	5.6 d	**	**	16.6 a	6.2 c
Leeds & Grenville	8.3 b	**	13.9 a	10.5 a	26.9 a	2.9 a	--	--	15.4 a	9.1 a
Lennox & Addington	**	**	9.0 c	++	**	**	--	--	8.6 c	++
Prescott & Russell	++	**	10.8 c	9.1 a	++	3.7 a	--	--	14.0 c	10.5 a
Renfrew	++	13.6 d	25.4 a	11.1 a	13.7 c	6.2 c	**	**	21.1 a	9.7 a
Stormont, Dundas & Glengarry	17.0 d	20.0 a	12.4 a	13.1 a	16.2 d	14.9 a	--	--	13.7 a	14.2 a
Southwestern Ontario	21.2 a	25.6 a	15.2 a	15.4 a	18.3 a	13.6 a	14.0 c	14.0 c	16.3 a	15.2 a
Bruce	**	**	20.4 a	17.3 d	23.3 d	**	--	--	21.9 a	18.0 d
Elgin	**	**	15.9 d	18.5 d	**	**	**	**	14.1 c	15.9 d
Essex	19.2 a	32.0 a	17.6 a	19.8 a	18.8 a	13.7 a	23.2 a	11.8 c	18.3 a	18.0 a
Windsor	16.7 d	**	17.5 a	22.5 a	14.1 a	6.6 b	**	**	16.2 a	18.1 a
Leamington/Kingsville	--	--	20.8 a	18.3 a	10.5 a	**	**	**	19.2 a	16.0 a
Rest of Essex	**	27.3 a	14.5 a	16.1 a	24.3 a	22.3 a	**	**	20.6 a	19.0 a
Grey	--	**	24.8 d	17.7 d	**	**	**	**	26.8 d	15.4 d
Huron	**	**	5.4 a	18.4 d	**	**	**	**	5.6 a	16.4 d
Chatham-Kent	**	++	5.6 b	10.9 a	**	5.2 d	--	--	7.5 b	11.1 a
Lambton	**	**	13.8 a	8.7 a	22.8 a	13.3 a	**	3.2 a	15.1 a	10.3 a
Middlesex	34.7 a	**	18.3 a	17.4 a	16.5 a	16.8 a	13.3 a	20.2 d	18.2 a	17.4 a
Oxford	--	--	9.1 c	8.1 c	**	**	**	**	8.6 c	7.7 c
Perth	7.1 c	19.4 d	8.1 b	10.2 c	++	++	--	--	7.3 b	12.2 c
Northern Ontario	++	++	7.2 a	5.8 a	9.4 a	13.9 a	8.7 a	18.8 a	7.6 a	8.4 a
Algoma /Thunder Bay	**	**	2.5 b	5.4 c	10.4 c	22.3 a	**	**	5.2 b	11.3 a
Greater Sudbury	**	--	2.7 a	3.8 b	0.7 a	1.4 a	**	**	2.2 a	3.1 b
Rest of North	**	**	17.1 a	8.6 a	15.9 a	12.0 a	**	**	16.2 a	9.7 a
Ontario	21.5 a	26.0 a	14.8 a	14.7 a	19.1 a	16.2 a	16.8 a	18.7 a	16.4 a	15.7 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

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	
	2010	2011	2010	2011	2010	2011	2010	2011	2010	2011	2010	2011
Greater Toronto Area	11.2 c	19.3 a	27.4 a	23.3 a	14.2 a	16.6 a	17.6 a	16.5 a	17.1 a	20.3 a	17.5 a	19.2 a
Toronto	10.4 c	13.7 a	32.5 a	23.5 a	21.2 d	24.8 a	24.0 d	23.3 a	10.8 c	18.4 a	18.2 a	20.2 a
East York/York City	**	29.8 a	**	**	**	**	**	**	**	18.0 a	35.6 a	32.9 a
Etobicoke	**	**	**	**	**	**	**	**	**	25.8 a	++	21.1 a
North York	++	++	**	50.0 a	++	19.0 d	**	26.7 a	**	17.2 a	18.9 d	22.0 a
Scarborough	16.8 d	16.2 d	**	23.0 d	17.4 d	9.4 b	8.3 c	11.3 c	9.0 c	12.7 c	17.9 a	14.1 a
Former City of Toronto	6.5 b	7.8 c	14.4 d	3.8 d	12.2 c	27.2 d	24.4 d	++	10.5 c	16.3 d	11.7 a	16.1 a
Durham	**	++	26.3 a	21.6 d	12.0 a	9.2 b	13.9 c	3.6 d	15.8 a	18.0 d	14.8 a	13.9 a
Halton	**	**	++	3.0 d	10.9 c	9.0 c	19.2 a	9.4 b	10.8 c	14.2 a	13.2 a	12.1 a
Peel	++	++	11.0 c	16.8 d	11.8 c	9.4 c	10.0 c	12.7 c	31.7 a	30.7 a	22.0 a	23.8 a
York	++	++	++	++	11.5 c	20.8 d	10.0 b	17.7 d	19.5 a	18.6 a	17.3 a	21.3 a
Central Ontario	18.1 a	19.1 a	15.1 a	15.4 a	13.2 a	10.1 a	15.1 a	13.1 a	20.1 a	11.3 a	15.6 a	13.4 a
Brant	11.7 d	18.5 a	5.3 c	10.6 a	**	8.0 b	**	**	**	**	7.4 c	10.3 a
Haldimand-Norfolk	12.1 c	10.9 c	**	3.2 d	++	**	**	**	**	**	6.7 b	8.7 b
Hamilton	22.3 d	28.7 a	8.2 a	9.0 a	6.7 b	6.2 b	9.3 b	7.4 b	4.9 a	9.5 b	9.3 a	12.3 a
Former City of Hamilton	24.0 d	29.7 a	5.6 c	10.6 a	8.7 b	5.6 b	++	8.1 b	++	**	11.3 a	16.4 a
Rest of Hamilton	**	**	14.4 a	5.3 d	4.5 a	6.8 c	6.1 a	6.8 c	5.9 a	2.5 c	6.8 a	6.8 b
Kawartha Lakes	**	**	**	**	**	**	**	**	**	**	**	**
Muskoka	--	--	**	**	**	**	**	**	**	**	**	**
Niagara	17.4 a	19.4 d	24.1 a	15.2 d	33.1 a	10.6 c	29.8 a	18.1 d	36.1 a	19.0 d	27.9 a	15.4 a
Niagara Falls	**	**	16.9 a	11.0 c	11.0 a	8.9 b	**	**	**	**	15.8 a	11.4 a
St. Catharines	**	**	**	**	48.2 a	**	**	**	44.8 a	**	36.8 a	9.2 c
Rest of Niagara	15.8 d	24.7 d	22.2 a	18.5 d	35.6 a	12.6 d	**	**	21.9 d	14.3 d	28.1 a	20.0 a
Northumberland	33.7 a	19.4 a	44.8 a	36.3 a	7.1 a	18.0 a	8.1 a	39.7 a	**	**	30.5 a	26.4 a
Peterborough	**	**	++	8.8 c	++	12.2 d	++	4.6 d	++	12.8 d	13.7 c	10.4 c
Simcoe	16.3 a	21.2 d	19.1 a	20.9 a	14.6 a	14.7 a	18.3 a	15.7 d	23.3 a	22.9 d	17.8 a	18.9 a
Barrie	**	**	31.1 a	27.1 d	9.3 a	++	9.9 a	++	13.0 a	++	13.6 a	20.4 d
Rest of Simcoe	16.3 a	16.7 d	16.2 a	16.6 a	18.2 a	16.2 a	23.1 a	19.1 d	31.7 a	24.1 a	20.3 a	18.1 a
Waterloo	15.6 a	10.0 b	7.6 b	17.8 a	7.7 a	9.6 a	7.0 b	7.5 b	4.3 b	3.3 b	8.5 a	9.4 a
Cambridge	**	3.4 b	**	12.5 c	++	8.1 b	**	**	**	**	2.7 c	6.0 a
Kitchener	22.3 d	24.6 d	6.9 c	20.7 a	8.5 b	14.7 c	9.1 c	7.8 c	5.8 c	3.4 d	10.4 a	14.2 a
Rest of Waterloo	17.8 a	5.0 d	17.0 a	9.5 c	9.1 a	4.0 b	7.0 a	8.2 b	5.0 b	3.9 c	9.1 a	5.2 a
Wellington/Dufferin	26.8 d	++	12.2 d	15.3 d	6.3 c	++	11.9 d	11.4 d	19.9 d	5.0 d	13.6 a	11.5 c
Guelph	**	**	**	25.0 d	5.2 d	3.5 d	**	**	**	5.5 d	11.3 c	12.2 c
Rest of Wellington/Dufferin	++	++	7.9 c	++	9.4 c	++	**	**	**	**	16.3 d	10.3 d
Ottawa	15.7 d	13.4 c	11.4 a	8.3 b	20.0 a	23.7 a	16.5 a	19.1 a	19.5 a	19.5 a	17.4 a	18.5 a
Ottawa - Central	**	**	3.2 d	**	39.4 a	64.0 a	17.0 d	**	17.2 a	16.8 d	21.5 a	30.6 a
Ottawa - East	8.4 c	2.7 c	6.3 b	5.2 c	9.1 b	10.0 b	++	2.2 c	11.2 c	11.8 c	8.1 a	8.1 a
Ottawa - West	22.1 d	++	19.3 a	12.3 c	17.3 a	22.7 a	17.7 a	22.6 d	22.7 a	24.4 a	20.1 a	21.8 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

1.2 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	
	2010	2011	2010	2011	2010	2011	2010	2011	2010	2011	2010	2011
Eastern Ontario	17.6 a	16.0 a	14.5 a	12.9 a	15.2 a	15.3 a	15.6 a	17.6 a	24.9 a	24.3 a	17.0 a	16.2 a
Frontenac	8.2 a	**	10.3 a	15.3 d	7.6 a	7.7 b	1.4 a	34.5 a	7.9 a	22.2 a	7.4 a	20.6 a
Hastings/Prince Edward	21.3 a	17.5 d	28.5 a	28.6 d	17.2 a	15.1 d	4.4 d	**	42.3 a	**	25.0 a	25.1 a
Lanark	25.6 a	**	7.7 a	**	3.8 a	**	30.6 a	**	8.2 a	**	16.6 a	**
Leeds & Grenville	7.6 b	9.0 b	9.3 a	12.5 c	15.7 a	11.5 c	**	5.2 b	25.8 a	10.5 c	15.4 a	9.7 a
Lennox & Addington	**	**	**	**	**	**	**	**	--	**	++	++
Prescott & Russell	14.5 c	13.0 a	++	5.0 c	**	**	**	**	--	--	14.0 c	11.3 a
Renfrew	20.7 a	9.5 c	19.0 a	10.9 c	23.1 d	++	++	**	++	**	21.1 a	10.2 c
Stormont, Dundas & Glengarry	16.6 a	15.8 a	10.3 c	11.6 a	16.2 d	23.6 a	**	**	**	**	13.7 a	15.0 a
Southwestern Ontario	16.2 a	19.4 a	14.6 a	15.6 a	15.3 a	13.7 a	20.9 a	17.0 a	17.2 a	16.5 a	16.3 a	15.9 a
Bruce	18.9 d	++	21.1 a	12.0 d	**	**	**	**	**	**	21.9 a	19.0 d
Elgin	**	**	**	**	**	**	**	**	**	**	14.1 c	16.6 d
Essex	8.4 b	19.5 d	17.7 a	18.9 a	18.4 a	20.0 a	21.7 a	31.6 a	17.6 a	8.1 b	18.2 a	18.8 a
Windsor	**	**	15.5 a	27.6 d	20.2 a	22.2 a	12.6 a	23.8 d	17.4 d	3.4 d	16.1 a	18.6 a
Leamington/Kingsville	**	**	21.2 a	13.8 a	18.0 a	**	**	**	--	--	19.2 a	16.9 a
Rest of Essex	**	20.0 d	18.1 d	19.5 d	**	14.5 a	29.4 a	**	**	**	20.5 a	20.1 a
Grey	**	**	**	21.6 d	**	++	**	++	**	**	26.8 d	16.3 d
Huron	**	**	6.4 b	17.6 d	**	**	**	**	**	**	6.2 b	16.8 d
Chatham-Kent	**	++	5.9 b	13.3 c	**	2.9 c	**	++	--	**	7.5 b	11.7 a
Lambton	16.0 a	15.8 a	7.9 b	6.7 b	16.4 d	9.3 a	**	18.4 a	**	0.0 a	15.1 a	10.7 a
Middlesex	39.8 a	++	18.7 a	17.9 d	14.4 a	15.0 c	15.7 a	10.8 c	19.2 a	26.8 a	18.2 a	18.1 a
Oxford	++	**	**	**	**	**	**	**	**	**	8.6 c	8.1 c
Perth	7.3 c	11.5 c	++	++	**	**	**	**	**	**	7.3 b	12.5 c
Northern Ontario	3.5 a	6.2 b	9.3 a	5.5 b	4.4 a	5.1 c	14.9 a	16.2 d	7.0 b	20.1 a	7.6 a	8.9 a
Algoma/Thunder Bay	1.0 d	++	1.8 c	**	2.8 a	++	**	**	**	**	5.2 b	11.9 a
Greater Sudbury	1.4 a	8.7 c	3.0 a	3.1 c	**	**	**	**	**	**	2.2 a	3.3 b
Rest of North	8.3 a	13.5 c	24.0 a	8.2 a	11.1 a	6.8 c	**	15.4 d	**	**	16.2 a	10.3 a
Ontario	15.0 a	17.1 a	16.1 a	14.6 a	14.7 a	14.4 a	17.2 a	15.9 a	18.2 a	18.6 a	16.2 a	16.2 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

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

Centre	Vacancy Rate		Average Rent	
	2010	2011	2010	2011
Greater Toronto Area	5.7 b	++	4,257 a	4,602 a
Toronto	10.0 b	++	4,427 a	4,660 a
Durham	++	**	3,763 a	**
Halton/Peel	4.8 c	++	4,268 a	4,694 a
York	**	**	**	**
Central Ontario	6.9 b	1.9 c	3,467 a	3,645 a
Hamilton	**	--	**	--
Ottawa	10.5 a	7.3 c	4,162 a	4,349 a
Eastern Ontario	19.3 a	14.8 d	3,855 a	4,099 a
Southwestern Ontario	++	++	3,579 a	3,511 a
Northern Ontario	**	--	**	--
Ontario	7.1 a	4.7 b	3,966 a	4,182 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

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 (%)
		2010	2011				
Greater Toronto Area	14,659	16.7 a	18.0 a	153	12,806 a	367,080	3.5
Toronto	6,220	17.6 a	19.2 a	59	5,273 b	189,000	2.8
East York/York City	751	30.1 a	28.9 a	7	554 a		
Etobicoke	802	++	19.5 a	7	672 a		
North York	1,472	18.3 d	20.0 a	15	1,250 c		
Scarborough	1,028	21.8 a	14.0 a	9	930 b		
Former City of Toronto	2,167	10.4 a	17.7 a	21	1,868 c		
Durham	1,843	13.6 a	13.9 a	22	1,743 c	34,020	5.1
Halton	1,770	12.8 a	11.0 a	19	1,706 b	31,760	5.4
Peel	2,177	20.5 a	22.2 a	24	1,815 b	58,320	3.1
York	2,649	16.3 a	19.3 a	29	2,268 c	53,980	4.2
Central Ontario	13,456	15.2 a	12.7 a	205	12,459 a	216,550	5.8
Brant	721	7.1 c	8.6 a	11	695 a	9,710	7.2
Haldimand-Norfolk	419	6.6 b	7.9 b	10	401 b	8,770	4.6
Haliburton						1,710	
Hamilton	2,025	11.4 a	11.1 a	33	1,894 c	41,020	4.6
Former City of Hamilton	1,180	14.5 a	14.6 a	18	1,050 a		
Rest of Hamilton	845	6.8 a	6.2 b	15	++		
Kawartha Lakes	222	**	**	4	**	7,760	**
Muskoka	397	**	**	7	**	5,950	**
Niagara	2,179	27.2 a	16.4 a	28	1,965 b	39,840	4.9
Niagara Falls	447	15.6 a	10.5 a	6	428 a		
St. Catharines	657	35.0 a	17.4 a	7	595 c		
Rest of Niagara	1,075	27.7 a	18.2 a	15	941 c		
Northumberland	542	30.5 a	24.7 a	11	434 a	8,710	5.0
Peterborough	1,055	13.5 c	9.1 b	12	1,030 d	13,320	7.7
Simcoe	1,988	16.9 a	18.4 a	32	1,713 b	31,910	5.4
Barrie	713	12.7 a	17.1 d	9	++		
Rest of Simcoe	1,275	19.4 a	19.1 a	23	1,092 a		
Waterloo	2,282	8.1 a	8.9 a	34	2,209 a	30,450	7.3
Cambridge	482	3.8 c	6.0 a	9	468 a		
Kitchener	1,008	9.4 a	13.4 a	12	913 c		
Rest of Waterloo	792	8.9 a	5.0 a	13	828 a		
Wellington/Dufferin	1,626	13.2 a	10.0 b	23	++	17,400	++
Guelph	984	11.5 c	10.6 c	10	++		
Rest of Wellington/Dufferin	642	15.5 d	9.0 c	13	++		
Ottawa	6,649	16.7 a	16.3 a	66	5,932 b	55,410	10.7
Ottawa - Central	981	19.2 a	28.1 a	9	746 d		
Ottawa - East	2,301	7.5 a	8.4 a	25	2,241 b		
Ottawa - West	3,367	20.0 a	18.4 a	32	2,945 b		

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

1.4 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 (%)
		2010	2011				
Eastern Ontario	5,161	15.4 a	13.7 a	88	4,741 a	66,230	7.2
Frontenac	658	7.2 a	19.1 a	11	572 a	11,830	4.8
Hastings/Prince Edward	854	24.4 a	23.2 a	14	++	14,090	++
Lanark	524	16.3 a	5.9 c	9	++	5,280	++
Leeds & Grenville	546	14.3 a	8.4 a	10	528 a	9,050	5.8
Lennox & Addington	199	8.6 c	++	5	++	3,320	++
Prescott & Russell	923	10.4 c	7.7 a	18	896 a	4,930	18.2
Renfrew	904	20.5 a	9.8 a	12	871 c	8,470	10.3
Stormont, Dundas & Glengarry	553	12.3 a	12.7 a	9	506 a	9,260	5.5
Southwestern Ontario	7,437	15.7 a	14.8 a	119	6,723 b	119,400	5.6
Bruce	432	21.3 a	18.4 d	9	++	5,740	++
Elgin	253	13.0 c	15.3 d	6	++	5,710	++
Essex	1,903	17.3 a	16.9 a	24	1,692 b	27,340	6.2
Windsor	876	16.0 a	17.5 a	8	772 c		
Leamington/Kingsville	360	17.6 a	15.0 a	6	327 a		
Rest of Essex	667	19.0 a	17.1 a	10	593 a		
Grey	740	26.6 d	14.9 c	13	++	9,090	++
Huron	261	5.6 a	15.8 d	6	++	5,200	++
Chatham-Kent	723	7.2 b	10.6 a	14	668 d	8,720	7.7
Lambton	653	14.6 a	10.0 a	11	627 a	11,430	5.5
Middlesex	1,668	17.6 a	17.2 a	19	1,472 b	31,940	4.6
Oxford	406	8.3 c	7.5 c	8	++	8,470	++
Perth	398	6.7 b	12.1 c	9	361 c	5,760	6.3
Northern Ontario	2,234	7.4 a	8.2 a	31	2,199 c	61,960	3.5
Algoma /Thunder Bay	950	5.2 a	10.9 a	11	++	23,070	++
Greater Sudbury	658	2.2 a	3.1 b	10	688 c	11,910	5.8
Rest of Northern Ontario	626	15.9 a	9.6 a	10	606 a	26,980	2.2
Ontario	49,596	15.6 a	15.0 a	662	44,859 a	886,510	5.1

¹ Sources: July 1, 2011 reference scenario population estimates from the Ontario Ministry of Finance 2009-2036 projections, released Spring 2010. The projections were produced using as its base the preliminary July 1, 2009 postcensal population estimates from Statistics Canada.

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.

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

2.1 Universe of Standard Spaces by Unit Type

Ontario

Centre	Semi Private & Ward	Private/Studio	One Bedroom	Two Bedroom	Total
Greater Toronto Area	366 ^a	7,191 ^a	5,581 ^a	812 ^a	13,951 ^a
Toronto	187 ^b	3,129 ^a	2,294 ^a	244 ^a	5,855 ^a
Durham	**	1,033 ^a	605 ^a	**	1,788 ^a
Halton	--	796 ^a	765 ^a	**	1,685 ^a
Peel	82 ^c	918 ^a	957 ^a	166 ^b	2,122 ^a
York	68 ^c	1,315 ^a	960 ^a	156 ^b	2,500 ^a
Central Ontario	644 ^a	8,503 ^a	3,129 ^a	357 ^a	12,633 ^a
Brant	**	464 ^a	100 ^a	**	634 ^a
Haldimand-Norfolk	**	341 ^a	**	**	397 ^a
Hamilton	**	1,268 ^a	455 ^a	**	1,902 ^a
Former City of Hamilton	**	863 ^a	117 ^a	**	1,099 ^a
Rest of Hamilton	**	405 ^a	338 ^a	**	803 ^a
Kawartha Lakes	**	**	**	--	**
Muskoka	--	**	**	--	**
Niagara	57 ^c	1,339 ^a	640 ^a	76 ^c	2,112 ^a
Niagara Falls	**	253 ^a	**	**	433 ^a
St. Catharines	**	449 ^a	**	**	646 ^a
Rest of Niagara	**	637 ^a	346 ^b	**	1,033 ^a
Northumberland	**	300 ^a	217 ^a	**	531 ^a
Peterborough	**	559 ^a	339 ^a	**	971 ^a
Simcoe	105 ^b	1,254 ^a	410 ^a	48 ^b	1,817 ^a
Waterloo	134 ^a	1,516 ^a	452 ^a	76 ^a	2,178 ^a
Cambridge	67 ^a	249 ^a	101 ^a	--	417 ^a
Kitchener	**	842 ^a	88 ^b	**	978 ^a
Rest of Waterloo	**	425 ^a	263 ^a	**	783 ^a
Wellington/Dufferin	**	985 ^a	357 ^b	**	1,484 ^a
Guelph	**	541 ^a	**	**	858 ^a
Rest of Wellington/Dufferin	**	444 ^a	**	**	627 ^a
Ottawa	102 ^c	3,762 ^a	1,892 ^a	287 ^b	6,043 ^a
Ottawa - Central	**	453 ^a	372 ^a	**	866 ^a
Ottawa - East	**	1,454 ^a	569 ^a	**	2,105 ^a
Ottawa - West	**	1,856 ^a	951 ^a	**	3,072 ^a
Eastern Ontario	267 ^a	3,125 ^a	1,075 ^a	111 ^b	4,578 ^a
Frontenac	**	256 ^a	317 ^a	**	639 ^a
Hastings/Prince Edward	**	539 ^a	172 ^b	**	772 ^a
Lanark	--	268 ^b	**	**	496 ^a
Leeds & Grenville	**	419 ^a	**	--	503 ^a
Lennox & Addington	**	157 ^b	**	--	199 ^a
Prescott & Russell	**	572 ^a	**	--	611 ^a
Renfrew	**	578 ^a	171 ^b	**	865 ^a
Stormont, Dundas & Glengarry	55 ^a	336 ^a	101 ^a	--	492 ^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

2.1 Universe of Standard Spaces by Unit Type

Ontario

Centre	Semi Private & Ward	Private/Studio	One Bedroom	Two Bedroom	Total
Southwestern Ontario	291 ^a	4,574 ^a	2,071 ^a	229 ^b	7,166 ^a
Bruce	**	278 ^a	**	--	413 ^a
Elgin	**	188 ^a	**	**	244 ^a
Essex	67 ^b	1,081 ^a	569 ^a	64 ^b	1,781 ^a
Grey	**	533 ^a	**	**	719 ^a
Huron	**	181 ^a	**	**	252 ^a
Chatham-Kent	24 ^d	596 ^a	66 ^b	--	686 ^a
Lambton	**	344 ^a	225 ^a	**	634 ^a
Middlesex	**	714 ^a	787 ^a	**	1,650 ^a
Oxford	--	372 ^a	**	**	394 ^a
Perth	73 ^b	286 ^a	35 ^c	--	393 ^a
Northern Ontario	59 ^d	1,433 ^a	605 ^a	85 ^b	2,182 ^a
Algoma/Thunder Bay	**	530 ^a	281 ^b	**	914 ^a
Greater Sudbury	--	473 ^a	**	**	652 ^a
Rest of North	**	430 ^a	**	**	616 ^a
Ontario	1,730^a	28,589^a	14,354^a	1,881^a	46,553^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

2.2 Universe by Unit Type

Ontario

Centre	Semi Private & Ward	Private/Studio	One Bedroom	Two Bedroom	Total
Ontario	2,423 ^a	30,736 ^a	14,541 ^a	1,896 ^a	49,596 ^a
Standard Spaces	1,730 ^a	28,589 ^a	14,354 ^a	1,881 ^a	46,553 ^a
Non-Standard Spaces	694 ^a	2,147 ^a	187 ^b	++	3,043 ^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

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	Total spaces where rents are known
	% of Total ¹	% of Total ¹	% of Total ¹	% of Total ¹	% of Total ¹	
Greater Toronto Area	6.5 a	9.6 a	16.7 a	18.5 a	48.7 a	12,540
Central Ontario	14.8 a	25.3 a	28.8 a	15.8 a	15.4 a	11,578
Ottawa	6.1 a	15.3 a	27.7 a	12.6 a	38.4 a	5,301
Eastern Ontario	30.4 a	29.4 a	18.7 a	7.8 a	13.7 a	4,091
Southwestern Ontario	12.9 a	29.4 a	27.7 a	15.5 a	14.6 a	6,808
Northern Ontario	20.6 a	39.2 a	14.6 a	10.0 a	15.7 a	2,058
Ontario	12.7 a	21.1 a	23.2 a	15.1 a	27.8 a	42,377

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

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	24-hour call bell
	Optional	# included in rent					
		1	2	3			
Greater Toronto Area	1.6 c	0.7 a	10.5 d	87.2 a	86.2 a	78.0 a	97.7 a
10 - 49	++	0.0 b	0.0 b	95.1 a	++	75.6 a	88.0 a
50 - 89	0.0 b	0.0 b	++	97.7 a	85.1 a	80.9 a	100.0 a
90 or more	1.4 a	1.4 a	++	76.5 a	91.3 a	76.9 a	100.0 a
Central Ontario	0.0 b	0.5 a	2.7 b	96.8 a	79.2 a	65.0 a	91.4 a
10 - 49	0.0 b	0.0 b	2.4 c	97.6 a	73.5 a	53.5 a	82.8 a
50 - 89	0.0 b	1.3 a	1.4 a	97.3 a	85.5 a	79.7 a	96.8 a
90 or more	0.0 b	0.0 b	5.6 d	94.4 a	80.0 a	++	100.0 a
Ottawa	++	++	++	94.6 a	91.0 a	69.6 a	100.0 a
10 - 49	++	++	++	100.0 a	++	++	100.0 a
50 - 89	5.1 d	++	++	94.9 a	94.9 a	++	100.0 a
90 or more	0.0 c	++	++	92.9 a	89.6 a	89.3 a	100.0 a
Eastern Ontario	0.0 b	1.4 d	0.0 b	98.6 a	65.2 a	54.9 a	89.2 a
10 - 49	0.0 b	0.0 b	0.0 b	100.0 a	51.6 a	++	86.4 a
50 - 89	0.0 b	++	0.0 b	96.9 a	78.3 a	67.3 a	89.2 a
90 or more	++	++	++	100.0 a	++	79.9 a	100.0 a
Southwestern Ontario	0.9 a	1.0 d	1.9 c	96.1 a	79.6 a	55.5 a	97.1 a
10 - 49	1.8 c	0.0 b	++	96.3 a	71.5 a	++	94.5 a
50 - 89	0.0 c	0.0 c	0.0 c	100.0 a	88.0 a	62.9 a	100.0 a
90 or more	0.0 c	++	3.9 d	91.9 a	88.6 a	65.9 a	100.0 a
Northern Ontario	0.0 c	0.0 c	3.2 a	96.8 a	++	68.6 a	86.7 a
10 - 49	++	++	++	100.0 a	++	++	++
50 - 89	++	++	++	100.0 a	85.4 a	85.4 a	92.7 a
90 or more	++	++	14.2 d	85.8 a	++	++	100.0 a
Ontario	0.7 a	0.9 a	4.0 b	94.5 a	79.4 a	65.6 a	94.2 a
10 - 49	1.1 a	0.0 b	1.4 a	97.5 a	68.2 a	51.3 a	87.2 a
50 - 89	0.5 a	1.0 a	1.0 a	97.6 a	85.4 a	73.6 a	96.7 a
90 or more	0.5 a	1.8 c	10.7 c	87.0 a	86.0 a	73.7 a	100.0 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

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

Centre	Pharmacy	Transportation Services	Swimming Pool	Hot Tub - Spa	Movie Theatre	Exercise Facilities	Internet
Greater Toronto Area	24.3 d	60.3 a	12.0 d	++	40.2 a	53.3 a	72.6 a
10 - 49	++	++	0.0 b	++	++	++	++
50 - 89	++	++	0.0 b	++	29.1 d	++	++
90 or more	29.6 d	75.0 a	25.5 d	++	62.2 a	79.5 a	88.4 a
Central Ontario	18.8 d	53.6 a	4.3 c	22.2 d	24.4 a	44.6 a	63.8 a
10 - 49	8.7 c	43.2 a	3.4 a	12.0 d	5.0 c	21.3 d	50.8 a
50 - 89	29.8 d	58.2 a	4.3 c	24.0 d	++	49.7 a	69.0 a
90 or more	++	67.5 a	++	++	++	86.2 a	82.5 a
Ottawa	++	82.1 a	10.6 d	++	++	62.3 a	71.5 a
10 - 49	++	++	++	++	++	++	++
50 - 89	++	84.6 a	++	++	++	++	++
90 or more	++	92.9 a	++	++	++	78.9 a	82.7 a
Eastern Ontario	++	66.5 a	5.8 d	++	++	++	60.5 a
10 - 49	++	++	0.0 b	++	2.6 a	++	++
50 - 89	++	66.4 a	++	++	++	++	++
90 or more	++	100.0 a	++	++	++	++	++
Southwestern Ontario	19.0 d	52.9 a	5.6 c	28.6 d	18.0 d	39.7 a	68.0 a
10 - 49	11.3 d	++	1.6 a	++	1.6 a	++	62.2 a
50 - 89	++	++	0.0 c	++	++	++	66.6 a
90 or more	++	84.7 a	++	++	++	71.8 a	81.9 a
Northern Ontario	++	++	3.2 a	++	++	++	++
10 - 49	++	9.8 c	++	++	++	++	++
50 - 89	++	++	7.3 b	7.3 b	++	++	++
90 or more	++	++	++	++	++	100.0 a	++
Ontario	20.1 a	58.8 a	7.1 b	27.1 a	28.5 a	47.2 a	65.4 a
10 - 49	8.7 b	44.7 a	1.7 a	14.8 c	4.4 c	24.1 a	51.5 a
50 - 89	25.0 d	56.6 a	3.6 d	24.4 d	26.6 a	43.9 a	65.6 a
90 or more	28.4 d	79.0 a	18.0 d	45.6 a	60.7 a	79.6 a	82.5 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	
	2010	2011	2010	2011	2010	2011	2010	2011	2010	2011
Greater Toronto Area	2,127 ^a	1,841 ^a	2,935 ^a	3,097 ^a	3,970 ^a	4,010 ^a	4,591 ^a	4,741 ^a	3,322 ^a	3,490 ^a
Toronto	1,776 ^b	1,522 ^a	2,683 ^a	2,980 ^a	4,204 ^a	4,191 ^a	5,640 ^a	5,413 ^a	3,134 ^a	3,417 ^a
East York/York City	**	**	**	2,948 ^a	**	3,941 ^a	**	**	3,026 ^a	3,084 ^a
Etobicoke	**	**	2,944 ^a	3,390 ^a	**	**	--	**	3,400 ^a	3,812 ^a
North York	**	**	2,842 ^a	3,337 ^a	**	4,469 ^a	**	5,573 ^a	3,175 ^a	3,755 ^a
Scarborough	**	**	2,568 ^a	2,626 ^a	3,766 ^a	3,515 ^a	**	**	2,801 ^a	2,808 ^a
Former City of Toronto	**	**	2,405 ^a	2,719 ^a	4,183 ^a	4,441 ^a	6,470 ^a	5,117 ^b	3,190 ^a	3,449 ^a
Durham	**	**	2,757 ^a	2,797 ^a	3,491 ^a	3,635 ^a	4,349 ^a	4,579 ^a	3,046 ^a	3,172 ^a
Halton	**	--	3,235 ^a	3,292 ^a	3,730 ^a	3,931 ^a	4,316 ^a	4,582 ^a	3,524 ^a	3,664 ^a
Peel	2,510 ^a	2,463 ^a	3,121 ^a	3,385 ^a	3,784 ^a	3,756 ^a	4,024 ^a	4,158 ^a	3,406 ^a	3,571 ^a
York	2,751 ^a	2,081 ^b	3,394 ^a	3,262 ^a	4,256 ^a	4,196 ^a	4,837 ^a	4,805 ^a	3,738 ^a	3,667 ^a
Central Ontario	1,678 ^a	1,712 ^a	2,499 ^a	2,551 ^a	3,326 ^a	3,396 ^a	3,891 ^a	4,103 ^a	2,666 ^a	2,739 ^a
Brant	1,342 ^a	1,535 ^a	2,349 ^a	2,362 ^a	**	**	--	**	2,205 ^a	2,436 ^a
Haldimand-Norfolk	**	**	2,108 ^a	1,922 ^a	**	**	--	**	2,132 ^a	1,950 ^a
Hamilton	1,511 ^a	1,563 ^a	2,488 ^a	2,430 ^a	3,459 ^a	3,635 ^a	**	**	2,686 ^a	2,677 ^a
Former City of Hamilton	1,512 ^a	1,513 ^a	2,372 ^a	2,334 ^a	3,163 ^a	3,441 ^a	**	**	2,400 ^a	2,380 ^a
Rest of Hamilton	**	**	2,654 ^a	2,626 ^a	3,606 ^a	3,696 ^a	**	**	3,036 ^a	3,081 ^a
Kawartha Lakes	**	**	**	**	**	**	--	--	**	**
Muskoka	--	--	**	**	**	**	--	--	**	**
Niagara	1,694 ^a	1,720 ^a	2,452 ^a	2,390 ^a	3,049 ^a	3,119 ^a	3,951 ^a	4,204 ^a	2,647 ^a	2,660 ^a
Niagara Falls	**	**	2,336 ^a	2,430 ^a	2,995 ^a	3,116 ^a	**	**	2,509 ^a	2,649 ^a
St. Catharines	**	**	2,766 ^a	2,429 ^a	**	**	**	**	3,038 ^a	2,859 ^a
Rest of Niagara	**	**	2,321 ^a	2,357 ^a	2,846 ^a	3,011 ^a	**	**	2,486 ^a	2,574 ^a
Northumberland	--	**	2,287 ^a	2,298 ^a	2,453 ^a	2,544 ^a	**	3,254 ^a	2,370 ^a	2,409 ^a
Peterborough	**	**	2,588 ^a	2,732 ^a	3,304 ^a	3,708 ^a	**	4,640 ^a	2,803 ^a	3,137 ^a
Simcoe	1,782 ^a	1,917 ^a	2,587 ^a	2,635 ^a	3,594 ^a	3,602 ^a	4,241 ^a	4,332 ^a	2,788 ^a	2,792 ^a
Barrie	**	**	2,630 ^a	2,666 ^a	3,749 ^a	3,766 ^a	**	**	2,911 ^a	2,824 ^a
Rest of Simcoe	1,828 ^a	2,117 ^a	2,565 ^a	2,618 ^a	3,472 ^a	3,500 ^a	3,828 ^a	4,061 ^a	2,716 ^a	2,773 ^a
Waterloo	1,640 ^a	1,592 ^a	2,569 ^a	2,772 ^a	3,594 ^a	3,604 ^a	**	3,865 ^a	2,729 ^a	2,897 ^a
Cambridge	**	1,489 ^a	2,378 ^a	2,506 ^a	**	3,700 ^a	--	--	2,533 ^a	2,610 ^a
Kitchener	**	1,637 ^a	2,584 ^a	2,809 ^a	3,905 ^a	3,876 ^a	**	**	2,634 ^a	2,829 ^a
Rest of Waterloo	**	**	2,681 ^a	2,859 ^a	3,358 ^a	3,491 ^a	**	3,860 ^a	2,940 ^a	3,143 ^a
Wellington/Dufferin	1,851 ^a	1,898 ^a	2,566 ^a	2,730 ^a	3,547 ^a	3,531 ^a	**	**	2,739 ^a	2,836 ^a
Guelph	**	1,939 ^a	2,560 ^a	3,018 ^a	**	3,405 ^a	**	**	2,724 ^a	2,940 ^a
Rest of Wellington/Dufferin	1,961 ^a	**	2,572 ^a	2,298 ^a	**	**	**	**	2,757 ^a	2,677 ^a
Ottawa	1,520 ^a	1,538 ^a	2,875 ^a	2,970 ^a	4,035 ^a	4,047 ^a	4,575 ^a	4,859 ^a	3,274 ^a	3,345 ^a
Ottawa - Central	**	**	3,180 ^a	3,520 ^a	4,568 ^a	4,370 ^a	**	**	3,786 ^a	3,929 ^a
Ottawa - East	**	**	2,532 ^a	2,751 ^a	3,357 ^a	3,973 ^a	**	5,586 ^a	2,695 ^a	3,129 ^a
Ottawa - West	**	**	2,959 ^a	3,000 ^a	3,937 ^a	3,940 ^a	4,174 ^a	4,366 ^a	3,318 ^a	3,316 ^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

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

Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom		Total	
	2010	2011	2010	2011	2010	2011	2010	2011	2010	2011
Eastern Ontario	1,412 a	1,359 a	2,174 a	2,250 a	3,379 a	3,494 a	3,651 a	4,175 a	2,404 a	2,474 a
Frontenac	**	**	2,600 a	2,680 a	3,429 a	3,595 a	**	**	2,952 a	3,162 a
Hastings/Prince Edward	**	**	2,325 a	2,396 a	4,208 a	4,163 a	**	**	2,660 a	2,693 a
Lanark	**	--	2,229 a	**	3,384 a	**	**	**	2,582 a	**
Leeds & Grenville	1,717 a	**	2,628 a	2,681 a	3,885 a	3,892 a	--	--	2,753 a	2,777 a
Lennox & Addington	**	**	**	2,393 a	**	**	--	--	2,096 b	2,236 a
Prescott & Russell	1,560 a	**	1,621 a	1,724 a	2,484 b	2,745 a	--	--	1,648 a	1,754 a
Renfrew	1,177 a	1,067 a	2,107 a	2,015 a	2,870 a	2,611 a	**	**	2,267 a	2,021 a
Stormont, Dundas & Glengarry	1,412 a	1,466 a	2,108 a	2,208 a	2,966 a	2,859 a	--	--	2,205 a	2,240 a
Southwestern Ontario	1,786 a	1,773 a	2,423 a	2,458 a	3,310 a	3,358 a	3,902 a	4,250 a	2,664 a	2,740 a
Bruce	**	**	2,104 a	2,259 a	2,947 a	**	--	--	2,332 a	2,467 a
Elgin	**	**	2,517 a	2,577 a	**	**	**	**	2,732 a	2,781 a
Essex	1,851 a	1,781 a	2,556 a	2,541 a	3,369 a	3,378 a	3,958 a	4,056 a	2,854 a	2,839 a
Windsor	1,964 a	**	2,667 a	2,628 a	3,400 a	3,321 a	**	**	2,886 a	2,877 a
Leamington/Kingsville	--	--	2,416 a	2,412 a	2,659 a	**	**	**	2,464 a	2,434 a
Rest of Essex	**	1,708 a	2,493 a	2,512 a	3,481 a	3,535 a	**	**	3,018 a	3,015 a
Grey	--	**	2,363 a	2,279 a	**	**	**	**	2,557 a	2,534 a
Huron	**	**	2,196 a	2,420 a	**	**	**	**	2,282 a	2,468 a
Chatham-Kent	**	1,765 a	2,384 a	2,380 a	**	2,830 a	--	--	2,369 a	2,398 a
Lambton	**	**	2,204 a	2,340 a	2,706 a	2,794 a	**	3,511 a	2,350 a	2,522 a
Middlesex	1,947 a	**	2,642 a	2,766 a	3,537 a	3,620 a	4,377 a	4,684 a	3,051 a	3,264 a
Oxford	--	--	2,312 a	2,392 a	**	**	**	**	2,364 a	2,433 a
Perth	1,553 a	1,554 a	2,345 a	2,239 a	3,286 a	2,844 a	--	--	2,238 a	2,159 a
Northern Ontario	1,278 a	1,329 a	2,074 a	2,220 a	3,087 a	3,266 a	4,083 a	4,230 a	2,380 a	2,540 a
Algoma/Thunder Bay	**	**	2,029 a	2,268 a	3,183 a	**	**	**	2,444 a	2,678 a
Greater Sudbury	**	--	2,124 a	2,271 a	3,083 a	3,220 a	**	**	2,363 a	2,529 a
Rest of North	**	**	2,063 a	2,100 a	2,922 a	2,849 a	**	**	2,314 a	2,347 a
Ontario	1,741 a	1,671 a	2,585 a	2,678 a	3,640 a	3,709 a	4,272 a	4,523 a	2,886 a	3,002 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

O1 Universe of Total Spaces and Percent Vacant (%) by Unit Type Ontario

Centre	Semi Private & Ward			Private/Studio			One Bedroom			Two Bedroom			Total	
	Number of Spaces	% Vacant		Number of Spaces	% Vacant		Number of Spaces	% Vacant		Number of Spaces	% Vacant		Number of Spaces	% Vacant
		2010	2011		2010	2011		2010	2011		2010	2011		
Greater Toronto Area	430 ^a	18.5 ^d	23.4 ^a	7,762 ^a	15.4 ^a	17.2 ^a	5,652 ^a	18.2 ^a	17.9 ^a	815 ^a	21.9 ^a	24.2 ^a	14,659 ^a	16.7 ^a
Central Ontario	1,001 ^a	18.5 ^a	17.8 ^a	8,943 ^a	13.0 ^a	11.7 ^a	3,156 ^a	21.4 ^a	14.0 ^a	357 ^a	10.7 ^c	12.0 ^c	13,456 ^a	15.2 ^a
Ottawa	258 ^b	13.6 ^c	15.3 ^d	4,167 ^a	15.3 ^a	16.2 ^a	1,931 ^a	19.5 ^a	16.3 ^a	293 ^b	22.1 ^a	18.8 ^d	6,649 ^a	16.7 ^a
Eastern Ontario	328 ^a	20.6 ^a	23.5 ^a	3,625 ^a	14.3 ^a	11.7 ^a	1,097 ^a	18.7 ^a	17.9 ^a	111 ^b	2.7 ^b	6.5 ^b	5,161 ^a	15.4 ^a
Southwestern Ontario	348 ^a	17.7 ^a	21.4 ^a	4,754 ^a	14.7 ^a	14.9 ^a	2,101 ^a	18.3 ^a	13.4 ^a	234 ^b	14.0 ^c	13.7 ^c	7,437 ^a	15.7 ^a
Northern Ontario	++	++	++	1,485 ^a	7.0 ^a	5.6 ^a	605 ^a	9.5 ^a	13.9 ^a	85 ^b	8.7 ^a	18.8 ^a	2,234 ^a	7.4 ^a
Ontario	2,423^a	17.6^a	19.4^a	30,736^a	14.1^a	13.9^a	14,541^a	18.8^a	16.0^a	1,896^a	16.9^a	18.5^a	49,596^a	15.6^a
														15.0^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

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
Universe: All spaces			
Standard Spaces	2,647 a	2,862 a	479 a
Heavy Care Spaces	**	++	--
Respite Spaces	66 c	62 c	++
Subsidized/Non-Market Spaces	217 a	59 b	**
Total	3,022 a	3,001 a	508 a
Universe: All spaces			
Semi Private & Ward	192 a	178 b	**
Private/Studio	2,216 a	2,298 a	421 a
One-Bedroom	541 a	489 a	37 b
Two-Bedroom	72 c	++	**
Total	3,022 a	3,001 a	508 a
Vacancy Rate: All spaces			
Semi Private & Ward	23.0 a	22.4 d	**
Private/Studio	10.2 a	14.7 a	7.7 b
One-Bedroom	5.9 b	10.2 c	10.9 a
Two-Bedroom	++	++	**
Total	10.0 a	14.3 a	7.6 b
Universe: Standard spaces			
Semi Private & Ward	177 b	168 b	**
Private/Studio	1,865 a	2,187 a	392 a
One-Bedroom	532 a	472 a	37 b
Two-Bedroom	72 c	++	**
Total	2,647 a	2,862 a	479 a
Vacancy Rate: Standard spaces			
Semi Private & Ward	24.9 a	23.7 d	**
Private/Studio	11.6 a	15.2 a	8.3 b
One-Bedroom	6.0 b	10.5 c	10.9 a
Two-Bedroom	++	++	**
Total	11.1 a	14.8 a	8.0 b
Rent: Standard spaces			
Semi Private & Ward	1,329 a	1,707 a	**
Private/Studio	2,166 a	2,315 a	1,942 a
One-Bedroom	3,182 a	3,000 a	**
Two-Bedroom	**	3,834 a	**
Total	2,273 a	2,399 a	1,942 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

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	5,649	18.6 a	2,231	16.6 a	6,779	18.1 a	14,659	18.0 a
Central Ontario	5,093	12.6 a	3,388	11.5 a	4,975	13.7 a	13,456	12.7 a
Ottawa	1,374	16.3 a	2,057	13.9 a	3,218	18.3 a	6,649	16.3 a
Eastern Ontario	1,524	9.5 a	2,100	13.6 a	1,537	17.4 a	5,161	13.7 a
Southwestern Ontario	3,413	13.9 a	1,941	12.4 a	2,083	18.8 a	7,437	14.8 a
Northern Ontario	697	1.9 b	480	9.0 a	1,057	10.7 b	2,234	8.2 a
Ontario Total	17,750	14.5 a	12,197	13.3 a	19,649	16.5 a	49,596	15.0 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

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	3,301 a	3,127 a	3,824 a	3,490 a
Semi Private & Ward	1,822 a	1,501 a	**	1,841 a
Private/Studio	2,995 a	2,956 a	3,403 a	3,097 a
One Bedroom	4,200 a	4,078 a	3,913 a	4,010 a
Two Bedroom	5,045 a	**	4,715 a	4,741 a
Central Ontario	2,432 a	2,621 a	3,117 a	2,739 a
Semi Private & Ward	1,727 a	1,730 a	1,576 a	1,712 a
Private/Studio	2,459 a	2,533 a	2,723 a	2,551 a
One Bedroom	3,165 a	3,319 a	3,449 a	3,396 a
Two Bedroom	**	3,319 a	4,347 a	4,103 a
Ottawa	2,951 a	3,178 a	3,760 a	3,345 a
Semi Private & Ward	**	**	--	1,538 a
Private/Studio	2,690 a	2,853 a	3,304 a	2,970 a
One Bedroom	4,517 a	3,603 a	4,327 a	4,047 a
Two Bedroom	**	4,221 a	5,690 a	4,859 a
Eastern Ontario	2,353 a	2,259 a	2,981 a	2,474 a
Semi Private & Ward	1,498 a	1,270 a	1,341 a	1,359 a
Private/Studio	2,276 a	2,196 a	2,369 a	2,250 a
One Bedroom	3,272 a	3,110 a	3,733 a	3,494 a
Two Bedroom	--	**	5,122 a	4,175 a
Southwestern Ontario	2,521 a	2,642 a	3,224 a	2,740 a
Semi Private & Ward	1,826 a	1,692 a	--	1,773 a
Private/Studio	2,474 a	2,418 a	2,481 a	2,458 a
One Bedroom	3,057 a	3,198 a	3,552 a	3,358 a
Two Bedroom	**	4,124 a	4,518 a	4,250 a
Northern Ontario	2,121 a	2,212 a	2,875 a	2,540 a
Semi Private & Ward	**	**	--	1,329 a
Private/Studio	2,164 a	2,029 a	2,365 a	2,220 a
One Bedroom	--	2,839 a	3,408 a	3,266 a
Two Bedroom	--	**	4,285 a	4,230 a
Ontario Total	2,759 a	2,746 a	3,426 a	3,002 a
Semi Private & Ward	1,726 a	1,520 a	1,809 a	1,671 a
Private/Studio	2,609 a	2,562 a	2,929 a	2,678 a
One Bedroom	3,834 a	3,488 a	3,739 a	3,709 a
Two Bedroom	4,812 a	3,935 a	4,683 a	4,523 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	29	848	50	3,613	74	10,198	88
Central Ontario	80	2,510	76	5,173	49	5,773	60
Ottawa	5	164	22	1,444	39	5,041	101
Eastern Ontario	41	1,287	36	2,527	11	1,347	57
Southwestern Ontario	57	1,775	31	1,986	31	3,676	51
Northern Ontario	9	248	14	1,015	8	971	71
Ontario	221	6,832	229	15,758	212	27,006	68

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

O6 Proportion (%) of Structures with Access to Selected Amenities by Structure Size Ontario

Centre	Air Conditioning	Outdoor Garden/ Walking/ Picnic Area	On-site Banking (ATM)	Tuck Shop/ Convenience Store	Indoor Parking
Greater Toronto Area	87.2 a	97.0 a	2.6 c	56.9 a	23.6 d
10-49	84.5 a	100.0 a	0.0 b	++	++
50-89	81.7 a	93.8 a	0.0 b	66.0 a	++
90 or more	92.2 a	98.0 a	5.5 d	59.4 a	++
Central Ontario	76.1 a	96.9 a	3.6 d	54.7 a	6.4 b
10-49	66.7 a	94.0 a	2.4 c	++	1.3 d
50-89	80.3 a	98.7 a	++	68.5 a	12.6 c
90 or more	88.8 a	100.0 a	0.0 b	75.3 a	++
Ottawa	83.9 a	98.1 a	5.5 d	60.5 a	21.1 d
10-49	++	100.0 a	++	++	++
50-89	84.5 a	100.0 a	++	++	++
90 or more	93.1 a	96.4 a	++	++	++
Eastern Ontario	61.7 a	100.0 a	1.4 d	51.4 a	4.5 a
10-49	++	100.0 a	++	++	0.0 b
50-89	74.1 a	100.0 a	0.0 b	++	5.1 a
90 or more	100.0 a	100.0 a	++	++	++
Southwestern Ontario	63.3 a	99.2 a	4.4 d	48.7 a	5.1 d
10-49	++	98.4 a	0.0 b	++	++
50-89	++	100.0 a	++	++	0.0 c
90 or more	100.0 a	100.0 a	3.9 d	++	++
Northern Ontario	++	100.0 a	3.6 d	77.0 a	0.0 c
10-49	++	100.0 a	++	++	++
50-89	++	100.0 a	++	100.0 a	++
90 or more	++	100.0 a	++	100.0 a	++
Ontario	74.4 a	98.0 a	3.4 c	55.3 a	11.1 a
10-49	57.7 a	97.3 a	1.4 a	34.3 a	3.1 d
50-89	76.9 a	98.2 a	5.0 d	69.3 a	9.2 b
90 or more	92.2 a	98.6 a	3.8 d	64.4 a	23.3 d

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

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

** Suppressed 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 2011 Survey results, a residence must:

- ✓ Have been in operation for at least one year, i.e. before January 2010
- ✓ Have at least 10 rental units (Quebec, Ontario, Prairies) or 5 rental units (Atlantic provinces and B.C).
- ✓ Offer an onsite meal plan
- ✓ Does 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.
- ✓ And at least 50% of resident's are 65 years of age or older

The Seniors' Housing Survey is a census and not a sample survey therefore all senior's 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. 2010 data in this publication may differ from what was published last year, due to survey zone changes in 2011. 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 occupied by a resident who does not receive a high level of care (i.e. the resident receives less than 1.5 hours of care per day.) Regional terms for this type of space vary across the country. In cases where there is no additional charge paid for a high level of care, the estimate of the number of standard spaces may include units where the resident receives a high level of care.

Heavy Care Space: A space where the residence provides 1.5 hours or more of healthcare per day to the resident. Examples include Alzheimer, Dementia and mobility support residents. Heavy care space estimates for occupied spaces may only include those where the resident is required to pay for a high level of care.

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 and then 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.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2011 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at <mailto:chic@cmhc.gc.ca>; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase Report
- Rental Market Provincial Highlight Reports *Now semi-annual!*
- Rental Market Reports, Major Centres
- Rental Market Statistics *Now semi-annual!*
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –**
Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –**
Information on current housing market activities — starts, rents, vacancy rates and much more.



CMHC's 2011 Mortgage Consumer Survey

The 2011 survey results offer a unique perspective on attitudes and behaviours of recent mortgage consumers. Use these findings to identify opportunities and build stronger relationships with your clients. Visit www.cmhc.ca/2011survey for results and find out how **CMHC** can help ✓