

SENIORS' HOUSING REPORT

Ontario



CANADA MORTGAGE AND HOUSING CORPORATION

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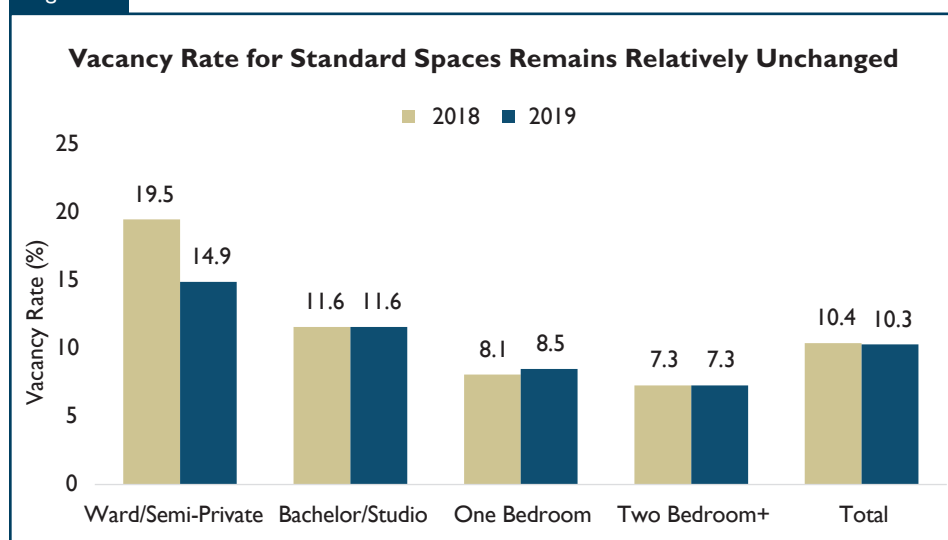
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Date Released: 2019

Highlights

- The vacancy rate for standard spaces remained relatively unchanged dropping to 10.3% from 10.4%. The vacancy rate for total spaces remained unchanged at a record low 9.9%.
- Total supply of seniors' housing grew by 2.4% to 62,633 spaces in 2019, matching the growth in demand.
- The average rent for a standard space increased by 3.9% to \$3,758.

Figure 1

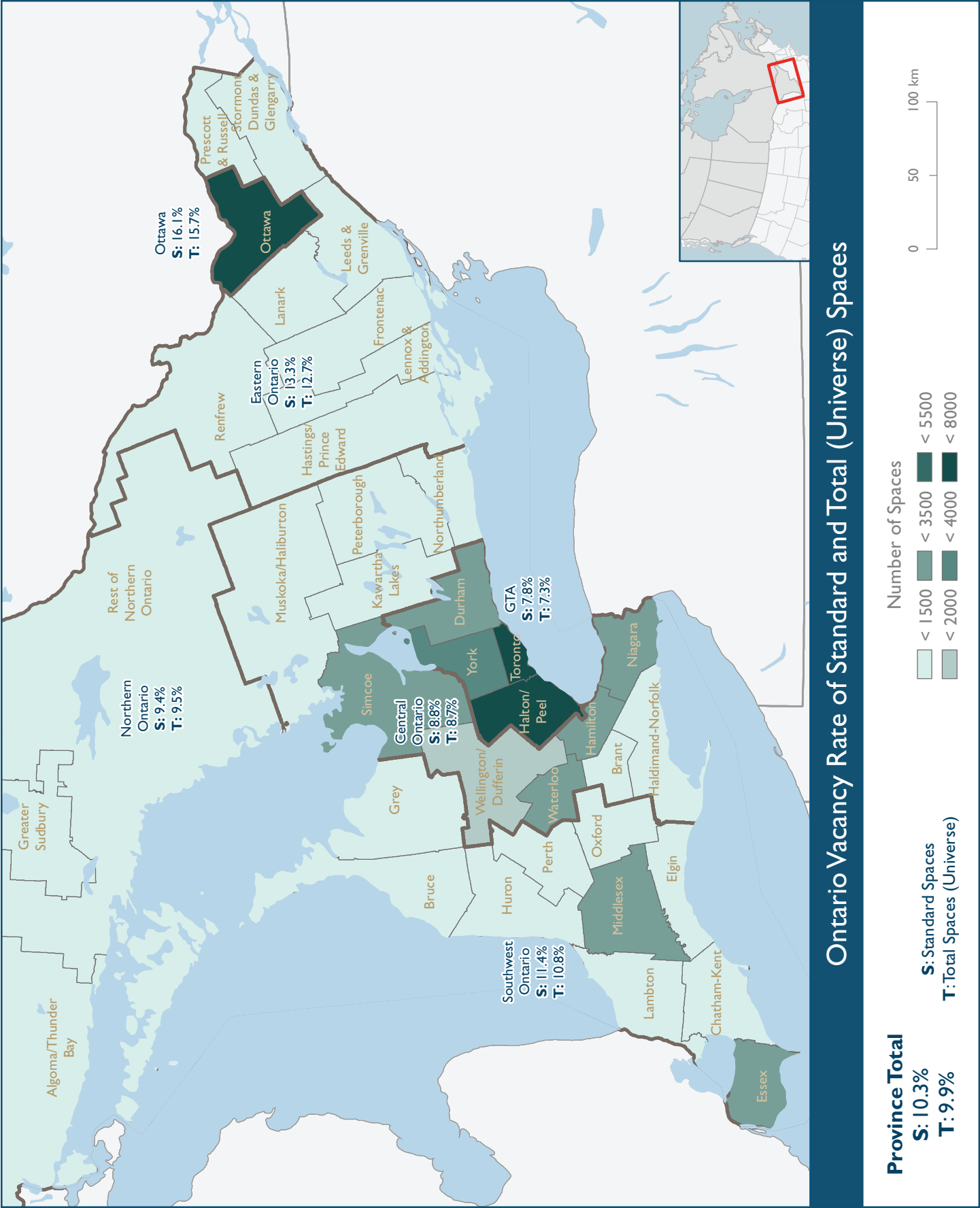


Source: CMHC Seniors' Housing Survey

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Spotlight on...

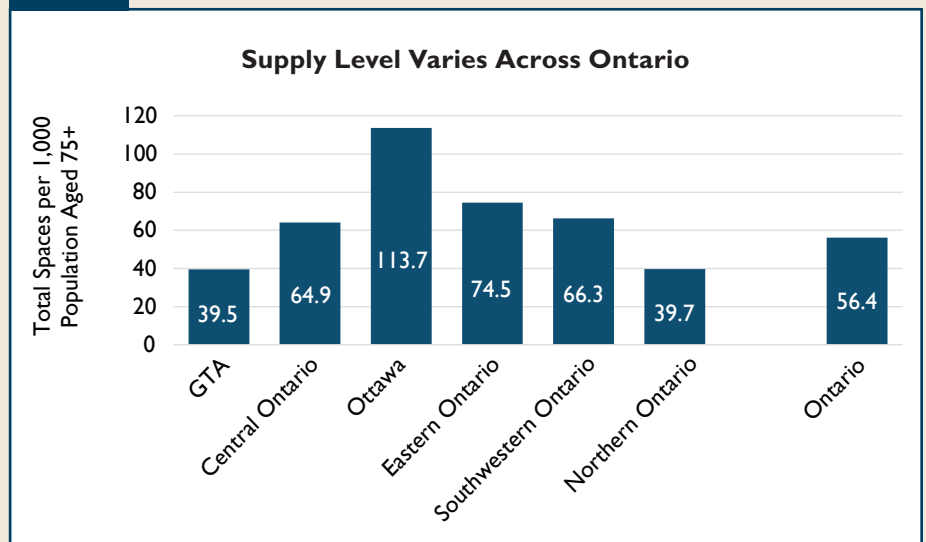
The State of Supply

According to the latest Seniors' Housing Survey (SHS) conducted by Canada Mortgage and Housing Corporation (CMHC), there were a total of 62,633 retirement home spaces across Ontario in 2019, an increase of 2.4% compared to a year ago.

Figure 2 represents a distribution of the total retirement home spaces for every 1,000 seniors aged 75 and over by geography for the year 2019. The highest level of supply was in Ottawa with close to 114 spaces per 1,000 seniors aged 75 and over, while the lowest level was recorded in two other areas, the Greater Toronto Area (GTA) and Northern Ontario with less than 40 spaces per 1,000 seniors in each of the two areas.

Correspondingly, the capture rate, which represents the percentage of the population aged 75 and above, who live in a retirement home, was the highest in Ottawa at 10.3% in 2019, almost unchanged from 10.4% a year ago. It was the lowest at 4.0% in the GTA (tied with Northern Ontario), also unchanged from a year ago.

Figure 2



Source: CMHC Seniors' Housing Survey (2019), CMHC Calculations
Ontario Ministry of Finance, Ontario Population Projections, 2017-2041

With one of the highest capture rates in the province, Ottawa experienced the strongest supply growth in the last ten years. However, the increase in supply was not always offset by increasing demand. In the last four years, the vacancy rate for total spaces in Ottawa has been moving higher, reaching 15.7% in 2019, the highest vacancy rate among all six markets of Figure 2.

The imminent arrival of the baby boomer cohort (born between 1946 and 1964 and aged 55-73 in 2019) into the "75 years and over" age group might have a positive effect on demand. Despite the fact that currently, 75-84 years old have a lower capture rate than seniors aged 85 and over¹, the baby boomers' large demographic weight will likely lead to an increase in demand in the coming years.

¹ Source: CMHC Seniors' Housing Report 2018 (Spotlight on...)

Spotlight on...

Hot Market Areas/ Where New Developments Are Happening

In recent years, developers/operators have been responding more closely to the demand requirements of the market resulting in the vacancy rate (for total spaces) plateauing at 9.9% in 2019 (a historical low, which was first recorded in 2018). Ontario retirement home supply grew by a total of 3,500 spaces in 2018 (the largest recorded increase since 2001) and expanded by another 1,470 spaces in 2019. Supply may grow by a further 1,929 spaces in the ensuing few years².

The following areas will experience the strongest growth in retirement home supply³:

Scarborough: 44.0%

There were 229 spaces in structures that began operation in 2018 and were therefore ineligible for inclusion in the 2019 survey. They will be captured in the 2020 SHS. Currently, there are also 172 retirement home spaces under construction in the area to be captured in either the 2021 or 2022 surveys.

Rest of Waterloo: 30.5%

There are 100 spaces in the Rest of Waterloo area that will become eligible for inclusion in next year's survey. Additionally, 200 spaces are currently under construction in the area.

Barrie: 29.5%

There are currently 266 retirement home spaces under construction in Barrie.

The following areas represent the largest shares of total new spaces in the pipeline⁴:

Scarborough: 20.8% (401 spaces)

Scarborough will add a total of 401 spaces over the next few years (229 to be included to the survey universe next year and the balance – currently under construction – in ensuing years).

Peel: 18.4% (355 spaces)

There are 355 spaces currently in the pipeline for Peel Region (138 to be included in the survey universe next year and the balance in ensuing years).

Ottawa-West: 16.0% (308 spaces)

A total of 308 retirement home spaces will be introduced to the western segment of the Ottawa Census Division (173 to be included to the survey universe next year and the balance in ensuing years).

² Source: CMHC Seniors' Housing Survey, CMHC Starts and Completions Survey, CCD Canada, the websites of specific developments.

³ Growth is the sum of spaces that have been in operation less than a year plus spaces under construction divided by the total number of spaces included in the 2019 survey.

⁴ Percent share is calculated as the number of new spaces (in operation less than a year plus spaces under construction) in a particular area divided by total new spaces currently in the pipeline.

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ZONE DESCRIPTIONS - SENIORS' HOUSING SURVEY - OTTAWA CMA

Ottawa - 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).
Ottawa - Central	Central portion of former city of Ottawa, bounded by Ottawa River (north), Bronson (west), Rideau River (south and east).
Ottawa - East	Former municipalities of Gloucester, Cumberland, Osgoode, Rockcliffe Park, Vanier and eastern portion of the former city of Ottawa bounded by Rideau River (west).

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

Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom +		Total	
	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019
Toronto GTA	25.3 d	10.2 c	11.8 a	9.3 a	6.9 a	6.9 a	6.6 a	5.8 a	9.4 a	7.8 a
Toronto	**	5.3 c	15.4 a	8.8 a	5.9 a	4.8 a	3.8 c	1.9 b	11.6 a	6.2 a
East York / York City	**	**	44.5 a	4.5 b	25.0 a	**	**	**	40.3 a	6.3 a
Etobicoke	**	**	7.6 c	3.9 d	5.0 c	3.7 c	**	**	6.0 b	3.3 c
North York	**	**	11.0 a	6.4 b	6.3 b	3.0 b	3.8 d	1.2 a	8.6 a	4.4 a
Scarborough	**	**	13.5 d	16.7 a	**	7.9 a	**	**	17.4 d	12.6 a
Former City of Toronto	**	**	11.6 a	8.2 a	5.0 a	5.3 a	2.0 a	3.7 c	7.6 a	6.3 a
Durham	**	14.3 d	6.7 b	7.2 a	2.9 b	9.4 a	8.6 c	10.8 c	5.4 a	8.6 a
Halton	**	**	9.8 a	7.8 b	9.6 a	7.2 a	7.4 a	6.0 c	9.3 a	7.1 a
Peel	24.1 d	**	13.2 a	14.0 a	11.0 a	10.4 a	8.5 b	8.9 b	11.9 a	11.3 a
York	**	28.0 d	8.6 a	9.6 a	4.4 b	5.8 a	6.8 c	5.4 c	6.2 a	7.7 a
Central Ontario	15.9 a	15.4 a	9.5 a	9.8 a	6.4 a	6.7 a	9.8 c	3.2 b	8.9 a	8.7 a
Brant	0.0 a	**	6.8 a	5.8 a	7.5 a	2.6 a	**	**	6.6 a	4.3 a
Haldimand-Norfolk	**	**	**	7.4 b	**	**	**	**	7.0 c	6.5 b
Hamilton	**	**	11.7 a	9.6 a	8.0 b	7.5 b	**	**	11.0 a	8.3 a
Former City of Hamilton	**	**	9.8 b	8.0 b	**	5.1 c	**	**	10.7 c	6.9 b
Rest of Hamilton	**	**	15.2 a	13.2 c	8.0 b	10.1 c	**	**	11.4 a	10.7 a
Kawartha Lakes	**	**	12.6 c	5.0 a	**	7.1 a	**	**	15.8 d	9.2 a
Muskoka	**	**	11.1 a	14.4 a	5.9 c	18.4 a	**	**	9.7 a	15.4 a
Niagara	**	**	7.4 c	9.5 a	7.5 c	6.3 b	**	3.3 b	7.6 b	8.1 a
Niagara Falls	**	**	3.6 c	5.6 c	**	14.7 d	**	**	2.4 b	6.6 b
St. Catharines	**	**	**	15.6 d	**	**	**	**	**	12.3 c
Rest of Niagara	**	**	6.3 b	8.3 a	8.9 c	4.5 a	**	6.3 a	7.4 b	6.7 a
Northumberland	**	**	12.3 a	12.5 a	4.7 b	9.2 b	3.6 d	**	8.0 a	10.4 a
Peterborough	**	**	10.7 d	8.6 c	5.6 d	5.0 d	**	**	8.6 c	7.5 c
Simcoe	18.6 d	**	8.5 a	9.2 a	2.6 b	6.1 b	**	5.3 d	7.7 a	8.3 a
Barrie	**	**	7.0 a	3.7 c	1.8 b	3.5 c	**	**	5.5 a	4.0 b
Rest of Simcoe	27.4 d	**	9.3 b	11.6 a	3.1 c	7.3 b	**	**	8.9 a	10.3 a
Waterloo	19.7 d	**	10.0 a	14.5 a	7.8 b	7.7 b	11.8 d	4.2 d	10.1 a	12.4 a
Cambridge	**	**	8.9 a	18.4 d	**	**	**	**	8.9 a	19.6 d
Kitchener	**	**	9.2 b	15.7 d	**	8.5 c	**	**	9.8 b	14.4 a
Rest of Waterloo	**	**	11.9 c	9.6 b	9.6 b	5.8 b	13.3 d	3.8 d	11.1 c	7.1 a
Wellington/Dufferin	**	15.3 d	9.0 b	6.5 a	5.5 b	4.9 a	**	2.6 c	7.8 b	6.5 a
Guelph	**	**	7.7 c	5.7 b	4.3 d	1.8 b	**	**	6.8 b	3.9 b
Rest of Wellington/Dufferin	**	29.7 a	10.6 c	7.8 a	6.8 b	8.6 a	**	5.3 d	9.0 b	10.0 a
Ottawa	18.5 d	23.6 d	18.2 a	17.2 a	13.4 a	13.7 a	9.6 b	17.9 d	16.0 a	16.1 a
Ottawa - Central	**	**	32.8 a	33.3 a	**	**	**	**	30.2 a	29.7 a
Ottawa - East	**	**	15.0 a	17.0 a	7.3 b	12.0 c	**	**	11.6 a	15.3 a
Ottawa - West	20.0 d	**	19.1 a	15.8 a	15.0 a	12.3 a	12.6 c	18.6 d	17.4 a	15.0 a

continue

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 for confidentiality/statistical reliability

- : A zero count or no Universe

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

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom +		Total	
	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019
Eastern Ontario	18.0 d	13.4 c	10.5 a	13.3 a	10.6 a	13.8 a	9.2 b	6.0 b	10.9 a	13.3 a
Frontenac	**	**	15.7 a	**	12.6 a	7.3 b	16.4 d	**	14.2 a	6.8 b
Hastings/Prince Edward	**	**	10.3 c	6.9 a	3.7 d	10.3 a	**	**	9.1 b	7.5 a
Lanark	**	**	5.3 c	15.7 a	**	13.8 a	**	**	7.9 c	14.7 a
Leeds & Grenville	5.6 d	**	9.1 a	9.9 a	3.1 c	9.6 a	**	**	8.1 a	9.2 a
Lennox & Addington	**	**	5.7 d	**	**	**	**	**	5.8 d	**
Prescott & Russell	**	**	11.3 c	15.2 a	**	9.3 c	**	**	11.2 c	14.8 a
Renfrew	**	**	7.8 b	13.2 a	10.4 c	18.0 d	**	**	8.7 a	14.8 a
Stormont, Dundas & Glengarry	**	**	17.7 a	20.1 a	13.8 a	12.1 c	**	**	17.7 a	18.3 a
Southwest Ontario	20.6 d	18.8 a	12.2 a	13.2 a	8.5 a	8.0 a	5.3 b	9.3 b	10.9 a	11.4 a
Bruce	**	**	3.8 d	6.7 a	10.3 d	6.3 a	**	**	6.1 c	6.5 a
Elgin	**	**	6.3 c	9.5 a	**	**	**	**	8.1 b	17.9 a
Essex	**	14.8 a	11.4 c	8.6 a	9.9 a	10.8 a	6.3 c	7.2 b	10.5 a	9.8 a
Windsor	**	**	16.0 d	9.5 a	8.3 c	4.6 a	**	**	11.4 c	7.4 a
Leamington/Kingsville	**	**	5.9 c	10.4 a	**	20.7 a	**	**	9.3 b	15.3 a
Rest of Essex	**	**	**	4.1 b	10.0 c	11.6 a	**	**	9.7 a	8.8 a
Grey	**	**	7.7 a	10.2 d	10.7 a	4.6 d	**	**	8.9 a	8.7 b
Huron	**	**	**	27.8 a	**	**	**	**	24.7 d	22.5 a
Chatham-Kent	**	**	15.8 a	16.6 a	7.0 b	11.0 a	**	**	15.5 a	16.8 a
Lambton	**	**	5.1 b	8.7 b	4.0 c	3.2 c	**	**	4.3 b	5.8 a
Middlesex	**	**	12.6 a	16.4 a	7.2 a	8.9 a	3.9 c	13.6 c	9.1 a	12.3 a
Oxford	**	**	19.0 a	20.1 a	8.4 a	3.7 b	**	**	15.4 a	13.3 a
Perth	**	**	**	8.9 b	**	**	**	**	9.9 c	8.1 b
Northern Ontario	**	2.8 c	8.2 a	8.5 a	10.0 a	11.0 a	**	10.6 c	8.6 a	9.4 a
Algoma/Thunder Bay	11.1 a	**	11.0 a	8.5 a	15.4 a	15.7 a	**	**	12.6 a	12.0 a
Greater Sudbury	**	**	**	1.5 b	**	1.5 a	**	**	**	1.6 a
Rest of Northern Ontario	**	**	10.8 c	15.0 a	**	6.5 b	**	**	10.2 c	13.6 a
Ontario	19.5 a	14.9 a	11.6 a	11.6 a	8.1 a	8.5 a	7.3 a	7.3 a	10.4 a	10.3 a

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

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

Ontario

Centre	\$2,500 or Less		\$2,500 - \$2,999		\$3,000 - \$3,499		\$3,500 - \$3,999		\$4,000 or More		Total Spaces Where Rents are Known	
	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019
Toronto GTA	19.0 a	8.6 b	19.6 a	13.6 a	10.7 a	12.8 a	12.3 a	7.6 a	5.9 a	6.0 a	9.4 a	7.8 a
Toronto	15.3 a	4.9 b	22.5 a	12.1 a	12.0 a	10.4 a	17.7 a	6.7 a	5.8 a	4.4 a	11.6 a	6.2 a
East York / York City	35.7 a	**	**	**	**	**	**	**	32.3 a	**	40.3 a	6.3 a
Etobicoke	**	**	**	**	**	**	**	**	4.6 b	2.9 b	6.0 b	3.3 c
North York	**	**	**	1.2 d	12.0 d	17.4 d	16.3 d	5.5 c	5.8 b	2.8 a	8.6 a	4.4 a
Scarborough	**	**	26.0 d	14.7 a	**	**	**	8.9 a	**	12.0 a	17.4 d	12.6 a
Former City of Toronto	9.2 a	7.5 b	19.4 a	17.4 a	10.5 a	4.3 b	9.6 a	4.2 b	3.4 a	5.4 a	7.6 a	6.3 a
Durham	**	22.2 d	**	5.2 c	8.0 b	10.7 c	0.9 a	5.7 b	3.5 b	9.2 a	5.4 a	8.6 a
Halton	**	**	**	9.3 c	4.1 b	11.0 c	16.0 a	5.7 b	8.7 a	7.0 a	9.3 a	7.1 a
Peel	23.5 a	**	24.5 d	18.1 a	15.5 d	23.3 a	12.3 a	10.8 c	5.1 b	5.4 b	11.9 a	11.3 a
York	**	**	**	**	12.7 c	10.9 c	4.8 c	11.6 c	5.0 a	6.3 a	6.2 a	7.7 a
Central Ontario	12.1 a	13.4 a	8.6 a	10.7 a	8.8 a	9.3 a	7.7 a	7.8 a	7.4 b	5.5 a	8.9 a	8.8 a
Brant	2.0 a	7.6 b	16.4 a	6.7 c	6.7 a	4.7 b	5.3 a	**	9.8 a	**	6.6 a	4.3 a
Haldimand-Norfolk	**	**	**	8.5 c	**	**	**	**	**	**	7.0 c	6.5 b
Hamilton	18.2 d	**	7.6 b	14.1 c	13.3 c	12.0 c	13.8 c	4.4 c	7.0 b	6.5 b	11.0 a	8.6 a
Former City of Hamilton	19.3 d	**	6.5 c	12.7 c	12.8 d	10.0 c	**	0.5 b	5.3 d	3.9 c	10.7 c	7.2 b
Rest of Hamilton	14.1 d	4.5 d	12.6 c	**	13.8 c	**	13.8 c	9.5 c	7.8 b	8.7 b	11.4 a	10.7 a
Kawartha Lakes	**	**	**	1.3 a	**	6.8 a	**	8.5 a	**	1.6 a	15.8 d	9.2 a
Muskoka	**	**	**	7.3 a	**	20.3 a	**	18.6 a	**	18.1 a	9.7 a	15.6 a
Niagara	**	12.0 c	8.5 c	7.1 b	4.2 c	3.2 b	2.5 c	16.7 d	**	4.4 c	7.6 b	8.1 a
Niagara Falls	**	10.1 d	3.4 d	2.0 c	**	**	**	**	**	**	2.4 b	6.6 b
St. Catharines	**	10.9 d	**	**	**	**	**	**	**	**	**	12.3 c
Rest of Niagara	4.3 d	16.4 a	13.2 c	11.1 a	4.8 c	3.0 a	5.2 d	4.3 a	8.9 c	3.7 a	7.4 b	6.7 a
Northumberland	9.5 a	22.4 d	8.1 b	12.6 c	10.5 a	6.0 c	1.8 c	4.6 c	3.4 c	4.3 c	8.0 a	10.4 a
Peterborough	**	**	**	**	**	**	**	**	**	3.0 d	8.6 c	7.5 c
Simcoe	17.3 d	11.5 c	9.1 b	10.1 c	6.5 b	11.4 c	3.8 c	6.5 b	3.8 b	5.4 b	7.7 a	8.3 a
Barrie	**	**	17.3 d	**	3.4 b	**	2.9 b	3.4 c	1.4 a	3.4 c	5.5 a	4.0 b
Rest of Simcoe	19.5 d	9.8 c	6.5 c	11.0 c	8.8 c	14.6 c	4.6 d	10.7 d	5.6 c	6.6 b	8.9 a	10.3 a
Waterloo	16.8 d	22.1 d	14.2 c	24.6 d	7.5 b	14.0 c	6.5 b	5.8 b	8.2 b	7.7 b	10.1 a	12.4 a
Cambridge	**	**	8.9 a	**	8.3 a	**	5.3 a	**	**	**	8.9 a	19.6 d
Kitchener	16.6 d	25.2 d	13.3 d	**	6.7 c	15.3 d	**	**	6.8 c	8.5 c	9.8 b	14.4 a
Rest of Waterloo	**	**	18.4 d	**	**	8.9 b	7.8 c	7.1 b	10.8 d	2.5 b	11.1 c	7.1 a
Wellington/Dufferin	15.8 d	12.5 a	7.8 c	9.4 b	4.7 d	10.0 c	10.2 c	4.9 b	3.5 c	3.4 b	7.8 b	6.5 a
Guelph	**	**	**	**	**	9.7 c	11.4 d	**	2.2 c	1.5 a	6.8 b	3.9 b
Rest of Wellington/Dufferin	17.1 d	**	3.0 d	10.0 b	**	10.5 c	8.7 c	4.8 b	5.4 c	7.8 a	9.0 b	10.0 a
Ottawa	16.9 a	14.5 a	17.3 a	15.9 d	16.6 a	18.7 a	19.1 a	11.3 c	13.8 a	16.5 a	16.0 a	16.1 a
Ottawa - Central	**	**	**	**	**	**	**	**	**	**	30.2 a	29.7 a
Ottawa - East	14.0 d	9.6 c	22.4 d	27.3 d	11.2 c	19.8 a	12.9 c	11.9 d	6.3 b	11.5 c	11.6 a	15.3 a
Ottawa - West	17.2 d	14.4 c	13.2 c	7.1 c	21.8 a	17.2 a	20.3 a	11.1 c	15.4 a	17.3 a	17.4 a	15.0 a

continue

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

Ontario

Centre	\$2,500 or Less		\$2,500 - \$2,999		\$3,000 - \$3,499		\$3,500 - \$3,999		\$4,000 or More		Total Spaces Where Rents are Known	
	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019
Eastern Ontario	13.3 a	12.4 a	11.9 a	17.2 a	8.6 a	10.7 a	10.2 a	12.8 c	6.8 b	12.7 a	10.9 a	13.3 a
Frontenac	**	**	**	**	19.3 a	**	15.7 a	7.1 c	6.0 b	**	14.2 a	6.8 b
Hastings/Prince Edward	12.0 d	6.3 b	12.3 c	6.8 a	4.4 d	6.3 b	**	5.1 c	**	11.8 c	9.1 b	7.5 a
Lanark	**	17.7 a	**	**	**	22.4 a	**	6.8 a	**	13.3 a	7.9 c	14.7 a
Leeds & Grenville	8.0 b	11.4 c	3.3 d	11.8 a	**	6.3 b	9.0 b	11.0 a	14.7 a	7.5 a	8.1 a	9.2 a
Lennox & Addington	**	**	**	**	**	**	**	**	**	**	5.8 d	**
Prescott & Russell	12.4 c	11.4 a	**	22.2 d	**	**	**	28.4 d	**	**	11.2 c	14.8 a
Renfrew	10.0 c	12.7 c	9.5 b	15.2 d	0.8 d	10.3 c	**	9.5 c	**	25.2 d	8.7 a	14.8 a
Stormont, Dundas & Glengarry	19.4 a	18.3 d	14.0 a	24.1 a	22.2 a	**	16.3 a	**	**	**	17.7 a	18.5 a
Southwest Ontario	17.5 a	18.1 a	11.5 a	14.3 a	10.2 a	10.0 a	8.8 a	10.9 a	6.2 a	4.8 a	10.9 a	11.4 a
Bruce	**	4.0 a	3.5 d	15.0 a	**	2.7 a	**	**	**	**	6.1 c	6.5 a
Elgin	8.3 c	**	**	18.0 a	**	**	**	**	**	**	8.1 b	17.9 a
Essex	16.7 d	20.1 a	13.8 c	11.6 a	9.4 b	6.9 a	9.5 b	14.7 a	5.9 b	3.4 a	10.5 a	9.8 a
Windsor	19.4 d	6.8 a	**	12.4 a	8.6 c	6.6 a	**	**	**	4.0 a	11.4 c	7.4 a
Leamington/Kingsville	**	**	**	11.1 a	**	10.0 b	**	**	**	**	9.3 b	15.3 a
Rest of Essex	**	**	**	**	**	**	**	**	**	**	9.7 a	8.8 a
Grey	6.9 a	**	10.0 a	**	11.4 a	**	4.6 a	**	**	**	8.9 a	8.2 c
Huron	**	**	**	**	**	21.2 d	**	**	**	**	24.7 d	22.5 a
Chatham-Kent	26.7 a	20.0 a	14.6 a	16.3 a	**	**	**	**	**	3.0 a	15.5 a	16.8 a
Lambton	**	4.2 d	2.1 c	4.5 c	7.2 b	12.2 c	**	2.4 c	**	1.1 a	4.3 b	5.8 a
Middlesex	13.6 c	27.0 d	4.0 c	20.4 a	15.8 a	7.6 b	9.0 b	12.7 c	4.4 b	8.0 a	9.1 a	12.3 a
Oxford	**	**	13.0 a	20.8 d	3.5 b	7.7 b	**	**	**	2.8 b	15.4 a	13.3 a
Perth	**	8.7 c	**	**	**	6.6 c	**	**	**	**	9.7 c	8.1 b
Northern Ontario	10.8 a	10.2 a	7.2 c	9.5 a	7.6 b	9.1 a	7.8 c	11.0 a	3.6 b	5.7 b	8.7 a	9.4 a
Algoma/Thunder Bay	15.0 a	12.6 c	**	13.6 a	23.3 d	11.4 d	**	15.0 c	**	7.2 b	13.3 a	12.0 a
Greater Sudbury	**	1.4 a	**	**	**	**	**	**	**	**	**	1.6 a
Rest of Northern Ontario	12.5 c	14.8 a	**	13.3 c	**	16.7 a	**	6.0 c	**	**	10.2 c	13.6 a
Ontario	14.1 a	13.6 a	12.0 a	13.4 a	10.5 a	11.5 a	11.0 a	9.1 a	7.3 a	7.8 a	10.4 a	10.3 a

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

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

Ontario

Centre	Vacancy Rate		Average Rent	
	2018	2019	2018	2019
Toronto GTA	6.0 a	3.2 a	5,172 a	5,422 a
Toronto	4.8 a	3.0 b	5,485 a	5,626 a
Durham	4.5 d	1.8 c	4,737 a	4,841 a
Halton/Peel	9.5 a	4.4 b	4,909 a	5,089 a
York	4.8 c	2.6 b	5,145 a	5,614 a
Central Ontario	4.0 b	8.1 a	4,397 a	4,676 a
Hamilton	**	21.4 d	**	5,142 a
Ottawa	9.1 a	14.8 a	4,719 a	5,373 a
Eastern Ontario	**	3.7 c	4,467 a	4,177 a
Southwest Ontario	4.8 b	5.1 b	3,477 a	3,829 a
Northern Ontario	**	**	**	**
Ontario	5.8 a	7.2 a	4,653 a	4,936 a

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

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

Centre	Total Number of Spaces	Overall Vacancy Rate (%)		Number of Residences	Number of Residents	Estimated Population Aged 75+ ^{1 2}	Capture Rate ³ (%)
		2018	2019				
Toronto GTA	18,726	9.1 a	7.3 a	172	18,798 a	474,090	4.0
Toronto	6,557	11.0 a	5.6 a	59	6,537 b	222,543	2.9
East York / York City	550	27.5 a	5.7 a	5	534 a		
Etobicoke	970	5.7 b	2.9 b	9	**		
North York	1,791	8.0 a	4.3 a	15	1,865 b		
Scarborough	912	17.9 d	11.1 a	8	844 a		
Former City of Toronto	2,334	7.3 a	5.7 a	22	2,284 b		
Durham	2,589	5.4 a	8.3 a	25	2,543 b	44,214	5.8
Halton	2,841	9.0 a	6.9 a	28	2,941 b	41,816	7.0
Peel	3,079	11.7 a	10.5 a	27	3,026 b	86,144	3.5
York	3,660	6.0 a	7.0 a	33	3,751 b	79,373	4.7
Central Ontario	17,150	8.4 a	8.7 a	220	16,839 a	264,336	6.4
Brant	844	5.9 a	4.9 a	11	836 c	11,724	7.1
Haldimand-Norfolk	511	6.8 c	6.2 b	11	498 c	10,922	4.6
Hamilton	2,657	10.6 a	9.3 a	33	2,650 d	45,544	5.8
Former City of Hamilton	1,601	10.5 c	7.7 b	17	**		
Rest of Hamilton	1,056	10.7 a	11.8 a	16	**		
Kawartha Lakes	447	15.4 d	8.9 a	6	434 a	9,461	4.6
Muskoka	533	8.8 a	14.3 a	8	499 a	7,655	6.5
Haliburton	-	-	-	-	-	2,841	
Niagara	2,742	6.9 b	7.7 a	31	2,684 b	47,761	5.6
Niagara Falls	679	2.2 b	6.4 b	8	652 c		
St. Catharines	778	**	10.5 c	7	**		
Rest of Niagara	1,285	7.0 b	6.7 a	16	1,294 a		
Northumberland	836	7.8 a	9.9 a	15	826 c	11,234	7.4
Peterborough	1,134	8.7 c	7.4 c	11	1,109 d	15,552	7.1
Simcoe	2,877	7.7 a	8.1 a	39	2,858 b	42,972	6.7
Barrie	901	4.8 a	3.8 b	10	**		
Rest of Simcoe	1,976	9.4 a	10.1 a	29	1,918 b		
Waterloo	2,609	9.6 a	12.1 a	31	2,481 b	37,428	6.6
Cambridge	511	8.3 a	17.2 d	7	**		
Kitchener	1,115	9.1 b	14.4 a	12	1,018 c		
Rest of Waterloo	983	10.9 c	6.7 a	12	1,008 b		
Wellington/Dufferin	1,960	7.3 b	6.5 a	24	1,964 b	21,242	9.2
Guelph	1,166	6.1 b	3.9 b	10	1,191 d		
Rest of Wellington/Dufferin	794	8.7 b	10.2 a	14	773 a		
Ottawa	7,947	14.8 a	15.7 a	72	7,177 b	69,907	10.3
Ottawa - Central	588	26.7 a	26.2 a	5	455 a		
Ottawa - East	2,923	11.0 a	14.6 a	30	2,666 b		
Ottawa - West	4,436	15.8 a	15.0 a	37	4,056 b		

continue

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

Centre	Total Number of Spaces	Overall Vacancy Rate (%)		Number of Residences	Number of Residents	Estimated Population Aged 75+ ^{1 2}	Capture Rate ³ (%)
		2018	2019				
Eastern Ontario	6,272	10.2 a	12.7 a	94	5,888 b	84,181	7.0
Frontenac	778	13.3 a	6.8 b	10	**	14,665	**
Hastings/Prince Edward	906	8.9 b	7.1 a	14	905 c	17,635	5.1
Lanark	658	7.2 c	12.8 a	9	620 a	7,158	8.7
Leeds & Grenville	602	7.8 a	8.7 a	11	589 a	11,053	5.3
Lennox & Addington	312	5.0 d	**	6	**	4,225	**
Prescott & Russell	1,274	9.6 b	14.3 a	19	1,147 b	7,178	16.0
Renfrew	915	8.5 a	14.5 a	13	843 b	10,503	8.0
Stormont, Dundas & Glengarry	827	16.7 a	18.1 a	12	748 c	11,764	6.4
Southwest Ontario	9,673	10.3 a	10.8 a	136	9,274 a	145,950	6.4
Bruce	455	5.1 c	6.4 a	10	450 a	7,392	6.1
Elgin	237	6.7 b	15.2 a	5	213 a	7,477	2.8
Essex	2,475	10.0 a	9.2 a	29	2,416 a	33,891	7.1
Windsor	1,138	10.8 c	6.6 a	11	1,132 a		
Leamington/Kingsville	577	9.4 b	14.4 a	8	533 a		
Rest of Essex	760	9.1 a	9.3 a	10	751 a		
Grey	728	8.9 a	8.1 b	12	**	11,203	**
Huron	379	24.6 d	21.3 a	9	**	6,483	**
Chatham-Kent	879	13.9 a	13.8 a	14	786 a	10,315	7.6
Lambton	670	4.1 b	5.8 a	11	669 c	13,256	5.0
Middlesex	2,304	8.9 a	11.9 a	24	2,240 b	38,307	5.8
Oxford	973	14.7 a	13.4 a	12	932 d	10,499	8.9
Perth	573	8.8 c	8.3 b	10	535 d	7,127	7.5
Northern Ontario	2,865	8.4 a	9.5 a	37	2,853 b	72,127	4.0
Algoma/Thunder Bay	1,120	12.1 a	11.9 a	13	1,098 b	26,177	4.2
Greater Sudbury	840	**	1.5 a	11	908 c	13,828	6.6
Rest of Northern Ontario	905	10.1 c	14.1 a	13	848 c	32,122	2.6
Ontario	62,633	9.9 a	9.9 a	731	60,830 a	1,110,591	5.5

¹ Source: Statistics Canada estimates, 2017, and Ontario Ministry of Finance projections.

² Data may not add due to rounding

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

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2.1 Universe of Total Spaces by Unit Type¹

Ontario

Centre	Semi Private & Ward	Private/Studio	One Bedroom	Two Bedroom +	Total
Toronto GTA	485	7,945	8,831	1,465	18,726
Toronto	185	3,164	2,847	361	6,557
Durham	75	1,134	1,209	171	2,589
Halton	49	1,003	1,446	343	2,841
Peel	124	1,146	1,544	265	3,079
York	52	1,498	1,785	325	3,660
Central Ontario	945	10,053	5,273	665	17,150
Brant	80	515	231	18	844
Haldimand-Norfolk	-	444	49	18	511
Hamilton	162	1,528	855	112	2,657
Kawartha Lakes	22	231	168	26	447
Muskoka	-	402	131	-	533
Niagara	86	1,765	800	91	2,742
Northumberland	52	395	356	33	836
Peterborough	10	648	237	25	1,134
Simcoe	217	1,692	857	111	2,877
Waterloo	126	1,447	856	180	2,609
Wellington/Dufferin	190	986	733	51	1,960
Ottawa	194	4,727	2,626	400	7,947
Ottawa - Central	50	313	213	12	588
Ottawa - East	38	1,777	1,012	96	2,923
Ottawa - West	106	2,637	1,401	292	4,436
Eastern Ontario	359	4,062	1,683	168	6,272
Frontenac	14	214	486	64	778
Hastings/Prince Edward	68	548	274	16	906
Lanark	30	362	237	29	658
Leeds & Grenville	24	442	126	10	602
Lennox & Addington	-	194	112	6	312
Prescott & Russell	15	1,167	89	3	1,274
Renfrew	86	617	176	36	915
Stormont, Dundas & Glengarry	122	518	183	4	827
Southwest Ontario	589	5,321	3,339	424	9,673
Bruce	-	310	142	3	455
Elgin	32	159	43	3	237
Essex	304	1,197	875	99	2,475
Grey	-	570	141	17	728
Huron	22	240	104	13	379
Chatham-Kent	46	629	194	10	879
Lambton	40	328	254	48	670
Middlesex	-	1,000	1,131	173	2,304
Oxford	70	539	336	28	973
Perth	75	349	119	30	573

¹Universe data is unweighted and reflect unit type breakdowns where known; spaces by unit type may not add to total.

continue

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2.1 Universe of Total Spaces by Unit Type ¹ Ontario					
Centre	Semi Private & Ward	Private/Studio	One Bedroom	Two Bedroom +	Total
Northern Ontario	37	1,601	1,092	135	2,865
Algoma/Thunder Bay	14	492	569	45	1,120
Greater Sudbury	14	506	299	21	840
Rest of Northern Ontario	9	603	224	69	905
Ontario	2,609	33,709	22,844	3,257	62,633

¹Universe data is unweighted and reflect unit type breakdowns where known; spaces by unit type may not add to total.

2.2 Universe by Unit Type ² Ontario					
Centre	Semi Private & Ward	Private/Studio	One Bedroom	Two Bedroom +	Total
Total	2,609	33,709	22,844	3,257	62,633
Standard Spaces	1,526	24,838	18,212	2,533	47,109
Heavy Care Spaces	166	3,263	1,060	93	4,582
Other ¹	168	627	130	6	931
Unknown Spaces	749	4,981	3,442	625	9,797

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

²Universe data is unweighted and reflect unit type breakdowns where known; spaces by unit type may not add to total.

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2.3 Universe of Standard Spaces by Rent Range(\$)						
Ontario						
Centre	\$2,500 or Less	\$2,500 - \$2,999	\$3,000 - \$3,499	\$3,500 - \$3,999	\$4,000 or More	
	% of Total ¹	% of Total ¹	% of Total ¹	% of Total ¹	% of Total ¹	
Toronto GTA	2.7 a	9.4 a	11.5 a	18.7 a	57.6 a	
Toronto	4.7 a	11.0 a	9.9 a	15.3 a	59.1 a	
East York / York City	11.3 a	17.6 a	16.0 a	17.6 a	37.5 a	
Etobicoke	3.0 b	4.7 b	**	5.9 b	86.4 a	
North York	4.4 a	6.3 a	8.1 a	17.5 a	63.7 a	
Scarborough	4.7 a	27.9 a	16.7 a	23.7 a	26.9 a	
Former City of Toronto	4.9 a	9.7 a	12.2 a	13.9 a	59.3 a	
Durham	2.6 a	7.3 a	20.9 a	26.8 a	42.3 a	
Halton	1.1 a	5.1 a	8.2 a	25.1 a	60.5 a	
Peel	2.6 a	22.9 a	11.8 a	14.3 a	48.3 a	
York	0.5 a	0.4 a	9.6 a	16.8 a	72.7 a	
Central Ontario	13.5 a	17.8 a	23.6 a	16.8 a	28.4 a	
Brant	17.0 a	8.6 a	51.7 a	9.3 a	13.4 a	
Haldimand-Norfolk	25.1 a	47.7 a	15.9 d	9.4 b	1.9 c	
Hamilton	6.0 a	20.1 a	17.9 a	20.8 a	35.2 a	
Former City of Hamilton	4.1 b	26.9 a	22.9 a	19.4 a	26.6 a	
Rest of Hamilton	9.0 b	9.4 b	10.0 b	23.0 a	48.6 a	
Kawartha Lakes	18.3 a	17.7 a	20.2 a	29.6 a	14.2 a	
Muskoka	2.3 a	28.1 a	38.3 a	12.1 a	19.3 a	
Niagara	23.1 a	26.4 a	25.3 a	12.9 a	12.4 a	
Niagara Falls	33.4 a	31.7 a	16.3 d	15.0 d	3.6 c	
St. Catharines	33.0 a	25.8 d	4.8 c	16.9 d	19.5 d	
Rest of Niagara	12.0 a	23.8 a	41.4 a	9.5 a	13.3 a	
Northumberland	18.8 a	27.9 a	18.6 a	15.1 a	19.6 a	
Peterborough	6.7 c	11.4 c	32.3 a	18.7 d	31.0 a	
Simcoe	10.2 a	14.2 a	23.5 a	14.5 a	37.6 a	
Barrie	9.3 a	3.5 b	17.4 a	26.2 a	43.6 a	
Rest of Simcoe	10.7 a	19.1 a	26.3 a	9.1 a	34.8 a	
Waterloo	11.8 a	10.6 a	24.5 a	16.1 a	37.0 a	
Cambridge	24.6 d	18.6 d	6.3 c	3.7 c	46.8 a	
Kitchener	14.8 a	10.8 c	40.1 a	7.6 b	26.8 a	
Rest of Waterloo	3.1 b	6.9 a	15.1 a	30.9 a	44.1 a	
Wellington/Dufferin	15.4 a	9.6 a	11.8 a	24.3 a	38.9 a	
Guelph	9.4 a	5.7 b	11.9 a	25.7 a	47.3 a	
Rest of Wellington/Dufferin	23.5 a	14.9 a	11.6 a	22.3 a	27.7 a	
Ottawa	10.5 a	9.5 a	23.2 a	11.3 a	45.5 a	
Ottawa - Central	14.5 a	4.1 a	2.7 a	2.7 a	75.9 a	
Ottawa - East	9.1 a	9.0 a	30.2 a	9.2 a	42.4 a	
Ottawa - West	10.9 a	10.6 a	21.0 a	13.9 a	43.6 a	

continue

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2.3 Universe of Standard Spaces by Rent Range(\$)						
Ontario						
Centre	\$2,500 or Less	\$2,500 - \$2,999	\$3,000 - \$3,499	\$3,500 - \$3,999	\$4,000 or More	
	% of Total ¹	% of Total ¹	% of Total ¹	% of Total ¹	% of Total ¹	
Eastern Ontario	27.0 a	20.7 a	13.0 a	15.1 a	24.3 a	
Frontenac	1.0 a	4.5 b	5.2 b	27.6 a	61.7 a	
Hastings/Prince Edward	23.2 a	23.0 a	21.4 a	9.9 a	22.5 a	
Lanark	13.8 a	3.5 a	20.2 a	18.0 a	44.5 a	
Leeds & Grenville	13.2 a	16.0 a	17.9 a	20.5 a	32.5 a	
Lennox & Addington	**	**	**	**	**	
Prescott & Russell	70.5 a	15.0 a	2.3 a	8.6 a	3.6 b	
Renfrew	15.9 a	41.6 a	19.5 a	8.5 a	14.4 a	
Stormont, Dundas & Glengarry	29.4 a	41.6 a	14.5 a	7.3 b	7.2 b	
Southwest Ontario	17.0 a	26.0 a	21.4 a	11.8 a	23.8 a	
Bruce	30.5 a	24.2 a	27.1 a	10.2 a	8.0 a	
Elgin	48.8 a	29.8 a	14.9 a	0.6 a	6.0 a	
Essex	13.9 a	28.9 a	20.7 a	8.6 a	27.8 a	
Windsor	15.3 a	29.1 a	23.6 a	0.8 a	31.2 a	
Leamington/Kingsville	14.7 a	40.5 a	25.4 a	16.6 a	2.7 a	
Rest of Essex	11.2 a	19.0 a	12.5 a	13.7 a	43.6 a	
Grey	13.8 c	44.6 a	17.5 d	8.8 b	15.4 d	
Huron	15.4 d	39.9 a	28.5 a	10.4 c	5.7 b	
Chatham-Kent	28.9 a	38.9 a	15.9 a	11.7 a	4.6 a	
Lambton	11.8 a	22.0 a	29.8 a	20.9 a	15.5 a	
Middlesex	6.9 a	18.8 a	18.7 a	16.5 a	39.1 a	
Oxford	16.4 a	14.9 a	21.7 a	12.5 a	34.5 a	
Perth	43.7 a	21.5 a	27.4 a	2.9 b	4.5 c	
Northern Ontario	31.9 a	15.1 a	24.5 a	16.3 a	12.1 a	
Algoma/Thunder Bay	31.7 a	10.7 a	13.2 a	24.0 a	20.4 a	
Greater Sudbury	30.0 a	17.6 a	34.6 a	7.5 a	10.4 a	
Rest of Northern Ontario	34.3 a	19.1 a	30.5 a	14.1 a	2.0 a	
Ontario	12.8 a	15.8 a	18.6 a	15.7 a	37.1 a	

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

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

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2.4 Proportion (%) of Structures where Select Services are Available¹ by Structure Size Ontario

Centre	Meals					On-Site Medical Services	On-Site Nursing Services ²	24-Hour Call Bell	Pharmacy
	Optional	# of Meals Included in Rent							
		1	2	3					
Toronto GTA	**	0.7 <i>b</i>	8.7 <i>c</i>	89.7 <i>a</i>	74.6 <i>a</i>	72.3 <i>a</i>	96.6 <i>a</i>	**	
10 - 49	**	**	**	100.0 <i>a</i>	**	**	**	**	
50 - 89	0.0 <i>b</i>	0.0 <i>b</i>	4.4 <i>d</i>	95.6 <i>a</i>	68.8 <i>a</i>	64.3 <i>a</i>	98.1 <i>a</i>	**	
90 or more	**	1.2 <i>d</i>	11.9 <i>d</i>	85.5 <i>a</i>	80.1 <i>a</i>	80.1 <i>a</i>	97.8 <i>a</i>	**	
Central Ontario	0.0 <i>b</i>	1.0 <i>a</i>	2.6 <i>c</i>	96.3 <i>a</i>	70.5 <i>a</i>	69.5 <i>a</i>	93.5 <i>a</i>	25.4 <i>d</i>	
10 - 49	0.0 <i>b</i>	**	3.9 <i>d</i>	94.2 <i>a</i>	58.6 <i>a</i>	63.8 <i>a</i>	82.5 <i>a</i>	13.1 <i>d</i>	
50 - 89	0.0 <i>b</i>	1.5 <i>d</i>	0.0 <i>b</i>	98.5 <i>a</i>	65.5 <i>a</i>	76.9 <i>a</i>	97.0 <i>a</i>	29.4 <i>d</i>	
90 or more	0.0 <i>c</i>	0.0 <i>c</i>	**	95.8 <i>a</i>	84.4 <i>a</i>	66.8 <i>a</i>	98.6 <i>a</i>	**	
Ottawa	0.0 <i>c</i>	0.0 <i>c</i>	**	96.2 <i>a</i>	75.0 <i>a</i>	66.0 <i>a</i>	98.1 <i>a</i>	**	
10 - 49	**	**	**	**	**	**	**	**	
50 - 89	**	**	**	93.6 <i>a</i>	**	**	100.0 <i>a</i>	4.7 <i>c</i>	
90 or more	0.0 <i>d</i>	0.0 <i>d</i>	**	97.0 <i>a</i>	89.8 <i>a</i>	78.8 <i>a</i>	100.0 <i>a</i>	**	
Eastern Ontario	0.0 <i>b</i>	1.4 <i>d</i>	1.3 <i>d</i>	97.3 <i>a</i>	65.5 <i>a</i>	57.2 <i>a</i>	87.7 <i>a</i>	28.8 <i>d</i>	
10 - 49	0.0 <i>b</i>	0.0 <i>b</i>	0.0 <i>b</i>	100.0 <i>a</i>	**	**	**	**	
50 - 89	0.0 <i>b</i>	**	0.0 <i>b</i>	97.2 <i>a</i>	**	**	87.1 <i>a</i>	**	
90 or more	**	**	**	93.3 <i>a</i>	82.4 <i>a</i>	**	100.0 <i>a</i>	**	
Southwest Ontario	0.9 <i>d</i>	1.8 <i>c</i>	0.7 <i>a</i>	96.6 <i>a</i>	67.3 <i>a</i>	66.9 <i>a</i>	93.8 <i>a</i>	28.4 <i>a</i>	
10 - 49	0.0 <i>b</i>	**	0.0 <i>b</i>	97.4 <i>a</i>	**	77.9 <i>a</i>	92.0 <i>a</i>	27.6 <i>d</i>	
50 - 89	0.0 <i>b</i>	0.0 <i>b</i>	0.0 <i>b</i>	100.0 <i>a</i>	67.9 <i>a</i>	63.2 <i>a</i>	94.8 <i>a</i>	22.9 <i>d</i>	
90 or more	**	**	2.1 <i>a</i>	92.7 <i>a</i>	75.0 <i>a</i>	59.6 <i>a</i>	94.7 <i>a</i>	**	
Northern Ontario	3.0 <i>c</i>	0.0 <i>b</i>	2.7 <i>a</i>	94.3 <i>a</i>	76.6 <i>a</i>	64.8 <i>a</i>	82.0 <i>a</i>	**	
10 - 49	**	**	**	100.0 <i>a</i>	**	**	**	**	
50 - 89	**	**	**	92.3 <i>a</i>	77.8 <i>a</i>	**	77.2 <i>a</i>	**	
90 or more	**	**	7.1 <i>b</i>	92.9 <i>a</i>	84.5 <i>a</i>	**	91.5 <i>a</i>	**	
Ontario	0.5 <i>a</i>	1.0 <i>a</i>	3.7 <i>c</i>	94.8 <i>a</i>	71.0 <i>a</i>	67.5 <i>a</i>	93.4 <i>a</i>	27.1 <i>a</i>	
10 - 49	0.0 <i>b</i>	1.5 <i>a</i>	1.5 <i>c</i>	97.0 <i>a</i>	58.2 <i>a</i>	64.8 <i>a</i>	83.6 <i>a</i>	17.6 <i>d</i>	
50 - 89	0.4 <i>a</i>	0.9 <i>a</i>	1.5 <i>a</i>	97.2 <i>a</i>	65.3 <i>a</i>	64.1 <i>a</i>	94.3 <i>a</i>	23.7 <i>d</i>	
90 or more	0.8 <i>a</i>	0.8 <i>a</i>	6.6 <i>c</i>	91.8 <i>a</i>	82.2 <i>a</i>	71.8 <i>a</i>	97.7 <i>a</i>	34.8 <i>a</i>	

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

² On-site nursing services include RN, RPN or LPN.

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

Centre	Transportation Services	Swimming Pool	Hot Tub/Spa	Movie Theatre	Exercise Facilities	Internet
Toronto GTA	73.1 a	21.5 d	38.7 a	64.5 a	70.1 a	91.2 a
10 - 49	**	**	**	**	**	**
50 - 89	60.4 a	**	**	**	**	90.2 a
90 or more	83.3 a	**	52.3 a	82.9 a	81.8 a	93.4 a
Central Ontario	59.1 a	8.0 c	22.9 d	47.1 a	54.3 a	76.6 a
10 - 49	29.6 d	4.1 d	3.8 d	**	29.8 d	**
50 - 89	56.6 a	3.1 d	22.5 d	**	**	81.5 a
90 or more	83.8 a	**	**	74.3 a	84.2 a	87.4 a
Ottawa	90.5 a	**	**	72.0 a	75.8 a	83.4 a
10 - 49	**	**	**	**	**	**
50 - 89	**	**	**	**	**	**
90 or more	94.1 a	**	**	91.1 a	91.2 a	88.2 a
Eastern Ontario	62.0 a	7.1 c	**	**	**	85.4 a
10 - 49	**	3.5 b	**	**	**	**
50 - 89	**	2.1 a	**	**	**	91.9 a
90 or more	94.0 a	**	**	86.2 a	**	81.2 a
Southwest Ontario	57.8 a	11.1 d	**	38.8 a	43.8 a	73.0 a
10 - 49	**	0.0 b	18.8 d	21.5 d	**	**
50 - 89	**	5.4 d	**	28.7 d	25.9 d	72.3 a
90 or more	84.8 a	**	**	64.9 a	80.5 a	87.6 a
Northern Ontario	56.2 a	5.7 c	21.2 d	62.3 a	55.9 a	82.8 a
10 - 49	**	**	**	**	**	**
50 - 89	**	**	**	**	**	93.0 a
90 or more	**	7.1 b	**	85.2 a	**	84.6 a
Ontario	65.4 a	12.9 a	29.4 a	52.7 a	56.9 a	81.5 a
10 - 49	37.7 a	2.2 c	9.9 b	22.0 d	28.8 d	62.5 a
50 - 89	58.9 a	4.5 c	23.7 d	39.2 a	42.8 a	83.9 a
90 or more	85.0 a	25.4 a	44.0 a	79.5 a	82.9 a	89.0 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.

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

Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom +		Total	
	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019
Toronto GTA	2,605 a	3,102 a	3,535 a	3,644 a	4,664 a	4,724 a	6,179 a	6,263 a	4,283 a	4,406 a
Toronto	2,487 a	2,389 a	3,367 a	3,603 a	5,031 a	5,061 a	7,290 a	7,454 a	4,282 a	4,601 a
East York / York City	**	**	3,519 a	3,405 a	4,174 a	**	**	**	3,576 a	3,764 a
Etobicoke	**	**	3,892 a	3,907 a	5,206 a	4,997 a	7,345 a	6,971 a	5,005 a	4,930 a
North York	**	**	3,616 a	3,700 a	5,030 a	5,064 a	7,137 a	6,835 a	4,518 a	4,649 a
Scarborough	**	**	3,227 a	3,571 a	**	3,883 a	**	**	3,205 a	3,614 a
Former City of Toronto	**	**	2,948 a	3,489 a	5,197 a	5,428 a	7,959 a	8,906 a	4,406 a	4,931 a
Durham	**	3,134 a	3,325 a	3,368 a	4,500 a	4,408 a	5,276 a	5,266 a	3,901 a	3,948 a
Halton	**	**	3,917 a	3,741 a	4,927 a	4,786 a	6,379 a	6,142 a	4,798 a	4,608 a
Peel	2,655 a	**	3,619 a	3,521 a	3,912 a	4,054 a	5,199 a	5,439 a	3,909 a	3,969 a
York	**	4,038 a	3,786 a	4,000 a	4,693 a	4,878 a	5,788 a	6,066 a	4,464 a	4,628 a
Central Ontario	1,859 a	2,216 a	2,924 a	3,076 a	4,180 a	4,290 a	5,253 a	5,006 a	3,368 a	3,514 a
Brant	1,774 a	**	2,935 a	3,029 a	3,494 a	3,542 a	**	**	3,027 a	3,166 a
Haldimand-Norfolk	**	**	2,537 a	2,568 a	**	**	**	**	2,533 a	2,695 a
Hamilton	1,729 a	**	2,874 a	3,198 a	4,444 a	4,372 a	5,418 a	5,220 a	3,287 a	3,743 a
Former City of Hamilton	**	**	2,708 a	3,138 a	4,305 a	4,145 a	**	5,018 a	2,901 a	3,514 a
Rest of Hamilton	**	**	3,162 a	3,324 a	4,512 a	4,628 a	**	**	3,782 a	4,098 a
Kawartha Lakes	**	**	2,885 a	2,912 a	4,230 a	3,867 a	**	**	3,109 a	3,327 a
Muskoka	**	**	3,155 a	3,030 a	4,225 a	4,448 a	**	**	3,443 a	3,393 a
Niagara	**	1,867 a	2,606 a	2,802 a	4,336 a	3,806 a	6,138 a	5,152 a	3,408 a	3,090 a
Niagara Falls	**	**	2,557 a	2,732 a	3,627 a	3,559 a	**	**	2,897 a	2,769 a
St. Catharines	**	**	**	2,719 a	**	**	**	**	**	3,268 a
Rest of Niagara	**	**	2,706 a	2,908 a	3,658 a	3,531 a	**	4,204 a	3,075 a	3,167 a
Northumberland	**	**	2,619 a	2,691 a	3,386 a	3,726 a	4,516 a	4,275 a	3,005 a	3,204 a
Peterborough	**	**	2,996 a	3,302 a	4,175 a	4,385 a	**	**	3,570 a	3,600 a
Simcoe	2,040 a	2,535 a	3,057 a	3,127 a	4,403 a	4,585 a	5,738 a	5,690 a	3,467 a	3,710 a
Barrie	**	**	3,267 a	3,465 a	4,762 a	4,978 a	**	**	3,720 a	4,071 a
Rest of Simcoe	2,040 a	2,748 a	2,953 a	2,980 a	4,195 a	4,403 a	**	5,291 a	3,319 a	3,545 a
Waterloo	1,950 a	2,100 a	3,168 a	3,260 a	4,125 a	4,610 a	4,621 a	5,136 a	3,474 a	3,761 a
Cambridge	**	**	3,155 a	2,959 a	**	**	**	**	3,556 a	3,505 a
Kitchener	2,028 a	**	3,092 a	3,218 a	4,492 a	4,665 a	**	**	3,222 a	3,538 a
Rest of Waterloo	**	**	3,306 a	3,526 a	3,890 a	4,473 a	4,544 a	5,053 a	3,710 a	4,119 a
Wellington/Dufferin	1,846 a	2,066 a	3,113 a	3,368 a	4,253 a	4,554 a	5,003 a	3,287 a	3,568 a	3,741 a
Guelph	**	**	3,312 a	3,638 a	4,274 a	4,743 a	**	**	3,703 a	3,950 a
Rest of Wellington/Dufferin	**	1,832 a	2,863 a	2,956 a	4,231 a	4,329 a	**	2,934 a	3,415 a	3,459 a
Ottawa	1,765 a	1,966 a	3,306 a	3,416 a	4,792 a	5,094 a	5,741 a	6,301 a	3,920 a	4,092 a
Ottawa - Central	**	**	4,251 a	4,838 a	**	**	**	**	4,724 a	4,927 a
Ottawa - East	**	**	3,199 a	3,294 a	4,596 a	5,206 a	6,280 a	7,210 a	3,846 a	4,052 a
Ottawa - West	1,749 a	**	3,289 a	3,369 a	4,769 a	4,910 a	5,445 a	5,890 a	3,865 a	4,010 a

continue

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

Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom +		Total	
	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019
Eastern Ontario	1,679 a	1,910 a	2,641 a	2,783 a	3,977 a	4,203 a	5,259 a	4,926 a	2,944 a	3,236 a
Frontenac	**	**	3,353 a	**	3,998 a	4,516 a	5,834 a	**	3,963 a	4,366 a
Hastings/Prince Edward	**	**	2,588 a	2,884 a	3,749 a	3,863 a	**	**	2,781 a	3,190 a
Lanark	**	**	3,248 a	3,271 a	5,254 a	4,578 a	**	**	3,574 a	3,784 a
Leeds & Grenville	2,136 a	2,575 a	3,146 a	3,401 a	4,732 a	4,489 a	**	**	3,325 a	3,638 a
Lennox & Addington	**	**	3,177 a	**	**	**	**	**	3,086 a	**
Prescott & Russell	**	**	2,052 a	2,253 a	3,956 b	3,573 a	**	**	2,110 a	2,371 a
Renfrew	**	**	2,537 a	2,837 a	3,716 a	3,832 a	**	**	2,657 a	3,063 a
Stormont, Dundas & Glengarry	**	**	2,590 a	2,622 a	3,473 a	3,631 a	**	**	2,771 a	2,732 a
Southwest Ontario	2,006 a	2,237 a	2,848 a	2,831 a	3,796 a	3,954 a	4,530 a	4,683 a	3,254 a	3,298 a
Bruce	**	**	2,609 a	2,708 a	3,428 a	3,456 a	**	**	2,926 a	2,981 a
Elgin	**	**	2,630 a	2,636 a	**	**	**	**	2,796 a	2,662 a
Essex	**	2,071 a	2,756 a	2,798 a	3,909 a	4,005 a	5,135 a	5,106 a	3,418 a	3,350 a
Windsor	**	**	2,734 a	2,690 a	3,890 a	4,102 a	**	**	3,366 a	3,287 a
Leamington/Kingsville	**	**	2,522 a	2,845 a	**	3,635 a	**	**	2,876 a	3,001 a
Rest of Essex	**	**	**	3,009 a	4,107 a	4,110 a	**	**	3,799 a	3,736 a
Grey	**	**	2,729 a	2,743 a	3,534 a	**	**	**	3,005 a	3,098 a
Huron	**	**	2,777 a	2,774 a	**	**	**	**	2,868 a	2,889 a
Chatham-Kent	**	**	2,669 a	2,644 a	3,139 a	3,423 a	**	**	2,703 a	2,811 a
Lambton	**	**	2,892 a	3,024 a	3,503 a	3,733 a	**	**	3,139 a	3,314 a
Middlesex	**	**	3,353 a	2,971 a	3,849 a	4,039 a	4,152 a	4,855 a	3,675 a	3,683 a
Oxford	**	**	2,837 a	2,948 a	4,066 a	4,379 a	**	**	3,304 a	3,479 a
Perth	**	2,730 a	2,680 a	2,812 a	**	**	**	**	2,815 a	2,828 a
Northern Ontario	1,696 a	1,962 a	2,539 a	2,660 a	2,983 a	3,474 a	4,138 a	4,257 a	2,731 a	3,018 a
Algoma/Thunder Bay	1,556 a	**	2,319 a	2,531 a	3,417 a	3,573 a	**	**	2,912 a	3,180 a
Greater Sudbury	**	**	**	2,862 a	**	3,183 a	**	**	**	2,973 a
Rest of Northern Ontario	**	**	2,418 a	2,580 a	3,142 a	3,521 a	**	**	2,562 a	2,830 a
Ontario	2,045 a	2,339 a	3,037 a	3,148 a	4,310 a	4,446 a	5,632 a	5,654 a	3,618 a	3,758 a

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

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O1 Percent Vacant (%) for Total Spaces by Unit Type Ontario										
Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom +		Total	
	% Vacant		% Vacant		% Vacant		% Vacant		% Vacant	
	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019
Toronto GTA	23.6 a	8.8 b	10.6 a	8.0 a	6.8	6.7 a	6.4 a	6.0 a	9.1 a	7.3 a
Toronto	27.2 d	3.4 c	13.8 a	7.4 a	5.6 a	4.5 a	3.6 c	1.9 b	11.0 a	5.6 a
East York / York City	**	**	28.4 a	4.9 a	20.5 a	8.0 b	**	**	27.5 a	5.7 a
Etobicoke	**	**	7.4 c	2.8 c	4.7 c	3.4 c	**	**	5.7 b	2.9 b
North York	**	**	10.2 a	5.9 b	6.2 b	3.1 b	3.6 d	1.2 a	8.0 a	4.3 a
Scarborough	**	**	14.0 d	16.6 a	**	6.4 a	**	**	17.9 d	11.1 a
Former City of Toronto	**	**	10.6 a	6.4 a	4.8 a	5.1 a	1.7 a	3.6 c	7.3 a	5.7 a
Durham	**	14.7 d	6.2 b	6.6 a	3.3 b	9.2 a	7.0 c	10.8 c	5.4 a	8.3 a
Halton	**	**	9.1 a	7.4 b	9.4 a	7.0 a	7.4 a	6.0 c	9.0 a	6.9 a
Peel	25.7 d	**	11.5 a	11.3 a	11.3 a	10.3 a	8.7 b	10.3 c	11.7 a	10.5 a
York	**	26.9 d	7.7 a	8.3 a	4.2 b	5.3 a	6.8 c	5.2 c	6.0 a	7.0 a
Central Ontario	13.9 a	17.3 a	8.9 a	9.4 a	6.2 a	6.8 a	9.4 c	3.1 b	8.4 a	8.7 a
Brant	0.0 a	**	5.7 a	6.4 a	7.3 a	2.6 a	**	**	5.9 a	4.9 a
Haldimand-Norfolk	**	**	**	7.4 b	**	**	**	**	6.8 c	6.2 b
Hamilton	**	**	11.4 a	9.8 a	7.3 b	8.6 b	**	**	10.6 a	9.3 a
Former City of Hamilton	**	**	9.9 b	8.8 b	**	6.4 c	**	**	10.5 c	7.7 b
Rest of Hamilton	**	**	14.0 a	12.1 c	7.5 b	10.9 c	**	**	10.7 a	11.8 a
Kawartha Lakes	**	**	12.2 c	4.8 a	**	7.1 a	**	**	15.4 d	8.9 a
Muskoka/Haliburton	**	**	9.9 a	13.2 a	5.6 c	17.6 a	**	**	8.8 a	14.3 a
Muskoka	**	**	9.9 a	13.2 a	5.6 c	17.6 a	**	**	8.8 a	14.3 a
Haliburton	**	**	**	**	**	**	**	**	**	**
Niagara	**	**	6.3 c	8.8 a	7.2 c	6.1 b	**	3.3 b	6.9 b	7.7 a
Niagara Falls	**	**	3.0 c	5.5 c	**	14.7 d	**	**	2.2 b	6.4 b
St. Catharines	**	**	**	12.8 c	**	**	**	**	**	10.5 c
Rest of Niagara	**	**	5.9 b	8.2 a	8.6 c	4.4 a	**	6.3 a	7.0 b	6.7 a
Northumberland	**	**	12.3 a	12.4 a	4.7 b	8.4 b	3.6 d	**	7.8 a	9.9 a
Peterborough	**	**	10.6 d	8.5 c	5.8 d	5.0 d	**	**	8.7 c	7.4 c
Simcoe	19.9 d	14.9 d	8.4 a	9.2 a	2.7 b	5.8 b	**	5.3 d	7.7 a	8.1 a
Barrie	**	**	6.3 a	3.7 b	1.4 a	3.1 c	**	**	4.8 a	3.8 b
Rest of Simcoe	**	**	9.4 a	11.5 a	3.6 c	7.1 b	**	**	9.4 a	10.1 a
Waterloo	17.8 d	29.1 d	9.5 a	13.6 a	7.4 b	8.0 b	11.8 d	4.1 d	9.6 a	12.1 a
Cambridge	**	**	8.0 a	15.6 d	**	**	**	**	8.3 a	17.2 d
Kitchener	**	**	8.8 b	15.3 d	5.7 d	10.1 d	**	**	9.1 b	14.4 a
Rest of Waterloo	**	**	11.6 c	9.0 b	9.6 b	5.5 b	13.3 d	3.7 d	10.9 c	6.7 a
Wellington/Dufferin	9.5 c	17.6 d	8.6 b	6.0 a	5.3 b	4.9 a	**	2.6 c	7.3 b	6.5 a
Guelph	**	9.0 c	7.4 c	4.6 b	4.0 d	1.8 b	**	**	6.1 b	3.9 b
Rest of Wellington/Dufferin	**	29.7 a	10.0 b	8.4 a	6.8 b	8.6 a	**	5.3 d	8.7 b	10.2 a
Ottawa	17.5 d	26.3 d	16.3 a	16.5 a	12.6 a	13.3 a	9.5 b	17.5 d	14.8 a	15.7 a
Ottawa - Central	**	**	26.2 a	26.5 a	**	**	**	**	26.7 a	26.2 a
Ottawa - East	**	**	14.2 a	16.0 a	6.6 b	11.7 c	**	**	11.0 a	14.6 a
Ottawa - West	18.9 d	**	16.5 a	15.8 a	14.6 a	12.1 a	12.6 c	17.7 d	15.8 a	15.0 a

continue

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O1 Percent Vacant (%) for Total Spaces by Unit Type Ontario											
Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom +		Total		
	% Vacant		% Vacant		% Vacant		% Vacant		% Vacant		
	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019	
Eastern Ontario	16.5 d	13.0 c	9.6 a	12.5 a	10.3	13.6 a	9.2 b	5.9 b	10.2 a	12.7 a	
Frontenac	**	**	14.5 a	**	11.8 a	7.3 b	16.4 d	**	13.3 a	6.8 b	
Hastings/Prince Edward	**	**	10.1 c	6.5 a	3.7 d	10.1 a	**	**	8.9 b	7.1 a	
Lanark	**	**	4.7 c	12.7 a	**	13.1 a	**	**	7.2 c	12.8 a	
Leeds & Grenville	5.6 d	**	8.6 a	9.2 a	3.1 c	9.5 a	**	**	7.8 a	8.7 a	
Lennox & Addington	**	**	4.9 d	**	**	**	**	**	5.0 d	**	
Prescott & Russell	**	**	9.7 b	14.5 a	**	9.3 c	**	**	9.6 b	14.3 a	
Renfrew	**	**	7.6 b	12.9 a	10.4 c	17.6 d	**	**	8.5 a	14.5 a	
Stormont, Dundas & Glengarry	**	**	17.2 a	19.8 a	13.8 a	12.1 c	**	**	16.7 a	18.1 a	
Southwest Ontario	19.7 d	16.5 a	11.2 a	12.1 a	8.4 a	7.9 a	4.9 b	9.2 b	10.3 a	10.8 a	
Bruce	**	**	3.0 d	6.5 a	10.0 c	6.3 a	**	**	5.1 c	6.4 a	
Elgin	**	**	5.2 c	8.8 a	**	**	**	**	6.7 b	15.2 a	
Essex	12.9 d	12.3 a	10.5 c	7.7 a	9.7 b	10.6 a	6.3 c	7.1 b	10.0 a	9.2 a	
Windsor	**	**	14.5 c	8.2 a	8.0 c	4.5 a	**	**	10.8 c	6.6 a	
Leamington/Kingsville	**	**	6.6 c	10.2 a	**	20.7 a	**	**	9.4 b	14.4 a	
Rest of Essex	**	15.1 a	4.7 c	3.8 a	10.0 c	11.5 a	**	**	9.1 a	9.3 a	
Grey	**	**	8.1 a	9.2 c	10.0 a	4.3 d	**	**	8.9 a	8.1 b	
Huron	**	**	**	26.3 a	**	**	**	**	24.6 d	21.3 a	
Chatham-Kent	**	**	13.5 a	12.9 a	7.4 b	10.3 a	**	**	13.9 a	13.8 a	
Lambton	**	**	4.7 b	8.7 b	4.0 c	3.2 c	**	**	4.1 b	5.8 a	
Middlesex	**	**	12.5 a	15.1 a	7.1 a	9.0 a	3.3 c	13.4 c	8.9 a	11.9 a	
Oxford	**	**	17.3 a	20.0 a	8.4 a	3.7 b	**	**	14.7 a	13.4 a	
Perth	**	**	**	9.2 b	**	**	**	**	8.8 c	8.3 b	
Northern Ontario	**	2.8 c	8.0 a	8.2 a	9.8 a	11.8 a	**	9.7 b	8.4 a	9.5 a	
Algoma/Thunder Bay	11.1 a	**	10.6 a	8.3 a	14.8 a	15.7 a	**	**	12.1 a	11.9 a	
Greater Sudbury	**	**	**	1.5 b	**	1.1 a	**	**	**	1.5 a	
Rest of Northern Ontario	**	**	10.7 c	13.6 a	**	15.4 a	**	**	10.1 c	14.1 a	
Ontario	18.0 a	14.7 a	10.7 a	10.9 a	7.9 a	8.4 a	7.1 a	7.4 a	9.9 a	9.9 a	

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O2 Universe, Vacancy Rates (%) and Average Standard Space Rents (\$) for Centres with less than 50,000 population Selected Ontario Regions				
	Central Ontario	Eastern Ontario	Southwestern Ontario	Northern Ontario
Universe				
Standard	2,989	2,856	3,134	493
Heavy Care	259	159	189	87
Other	16	109	55	4
Unknown	468	378	712	70
Total	3,732	3,502	4,090	654
Universe				
Semi & Ward	211	172	325	18
Bachelor	2,245	2,536	2,574	439
One-Bedroom	1,160	713	1,091	142
Two-Bedroom	116	81	100	55
Total	3,732	3,502	4,090	654
Total Vacancy				
Semi & Ward	21.8 d	14.0 c	13.9 a	**
Bachelor	11.4 a	12.5 a	12.7 a	11.5 a
One-Bedroom	9.4 a	15.8 a	7.5 a	21.1 a
Two-Bedroom	4.1 d	10.7 c	5.4 d	**
Total	10.9 a	13.2 a	11.4 a	14.0 a
Standard Vacancy				
Semi & Ward	23.7 d	14.0 c	14.7 a	**
Bachelor	11.6 a	13.4 a	13.3 a	12.1 a
One-Bedroom	9.9 a	16.2 a	7.4 a	5.3 c
Two-Bedroom	4.1 d	11.1 c	5.5 d	**
Total	11.3 a	14.0 a	11.7 a	12.1 a
Standard Rent				
Semi & Ward	2,230 a	2,009 a	2,263 a	**
Bachelor	2,888 a	2,721 a	2,820 a	2,300 a
One-Bedroom	4,100 a	3,965 a	3,902 a	3,291 a
Two-Bedroom	4,544 a	4,539 a	4,492 a	**
Total	3,316 a	3,015 a	3,094 a	2,483 a

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

Centre	Prior to 1990		1990-1999		2000-2009		2010 or Later		Total	
	Total Spaces	% Vacant	Total Spaces	% Vacant	Total Spaces	% Vacant	Total Spaces	% Vacant	Total Spaces	% Vacant
Toronto GTA	5,403	9.4 a	2,113	10.2 a	6,634	6.2 a	4,576	4.7 a	18,726	7.3 a
Central Ontario	4,895	8.3 a	3,389	10.0 a	5,056	8.9 a	3,810	7.9 a	17,150	8.7 a
Ottawa	1,346	12.3 a	1,684	20.3 a	2,975	16.1 a	1,942	12.6 a	7,947	15.7 a
Eastern Ontario	1,702	13.4 a	1,815	12.9 a	1,673	10.4 a	1,082	14.9 a	6,272	12.7 a
Southwest Ontario	3,486	13.4 a	1,851	8.9 a	2,287	5.7 a	2,049	14.0 a	9,673	10.8 a
Northern Ontario	695	7.5 a	548	11.8 a	1,113	6.5 a	509	14.7 a	2,865	9.5 a
Ontario	17,527	10.5 a	11,400	12.1 a	19,738	8.7 a	13,968	9.2 a	62,633	9.9 a

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O4 Average Rent (\$) for Standard Spaces by Unit Type and Date Residence Opened Ontario										
Centre	Prior to 1990		1990-1999		2000 -2009		2010 or Later		Total	
Toronto GTA	3,847	a	3,983	a	4,724	a	4,721	a	4,406	
Ward/Semi-Private	2,230	a	2,070	a	3,983	a	**		3,102	
Bachelor/Studio	3,518	a	3,565	a	3,887	a	3,520	a	3,644	
One Bedroom	4,314	a	4,610	a	4,913	a	4,774	a	4,724	
Two Bedroom +	5,397	a	6,214	a	6,298	a	6,428	a	6,263	
Central Ontario	3,011	a	3,171	a	3,842	a	3,946	a	3,514	
Ward/Semi-Private	2,088	a	2,451	a	1,817	a	**		2,216	
Bachelor/Studio	2,965	a	3,005	a	3,225	a	3,198	a	3,076	
One Bedroom	3,753	a	3,944	a	4,454	a	4,372	a	4,290	
Two Bedroom +	3,018	d	**		5,411	a	4,968	a	5,006	
Ottawa	3,604	a	3,719	a	4,446	a	4,321	a	4,092	
Ward/Semi-Private	**		**		**		**		1,966	
Bachelor/Studio	3,349	a	3,244	a	3,562	a	3,453	a	3,416	
One Bedroom	4,082	a	4,901	a	5,486	a	5,255	a	5,094	
Two Bedroom +	**		7,011	a	6,921	a	6,875	a	6,301	
Eastern Ontario	2,929	a	2,804	a	3,853	a	3,298	a	3,236	
Ward/Semi-Private	1,850	a	1,996	a	**		**		1,910	
Bachelor/Studio	2,751	a	2,692	a	3,028	a	2,759	a	2,783	
One Bedroom	4,036	a	3,660	a	4,477	a	4,038	a	4,203	
Two Bedroom +	**		**		5,198	a	4,308	a	4,926	
Southwest Ontario	2,820	a	3,283	a	3,676	a	3,638	a	3,298	
Ward/Semi-Private	1,940	a	2,258	a	**		**		2,237	
Bachelor/Studio	2,761	a	3,030	a	2,861	a	2,779	a	2,831	
One Bedroom	3,640	a	3,691	a	4,140	a	4,009	a	3,954	
Two Bedroom +	3,345	a	4,449	a	5,103	a	4,778	a	4,683	
Northern Ontario	2,682	a	2,705	a	3,510	a	2,935	a	3,018	
Ward/Semi-Private	**		**		**		**		1,962	
Bachelor/Studio	2,529	a	2,336	a	3,044	a	2,881	a	2,660	
One Bedroom	3,356	a	3,511	a	3,901	a	2,862	a	3,474	
Two Bedroom +	**		**		**		3,313	a	4,257	
Ontario	3,237	a	3,346	a	4,193	a	4,087	a	3,758	
Ward/Semi-Private	2,030	a	2,193	a	2,866	a	3,979	a	2,339	
Bachelor/Studio	3,029	a	3,040	a	3,392	a	3,169	a	3,148	
One Bedroom	4,048	a	4,196	a	4,674	a	4,451	a	4,446	
Two Bedroom +	4,602	a	4,985	a	5,988	a	5,644	a	5,654	

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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
Toronto GTA	17	431	52	3,842	103	14,453	107
Central Ontario	63	1,974	77	5,230	80	9,946	72
Ottawa	4	133	22	1,486	46	6,328	115
Eastern Ontario	32	957	44	3,065	18	2,250	64
Southwest Ontario	48	1,442	44	2,829	44	5,402	62
Northern Ontario	8	181	15	1,048	14	1,636	80
Ontario	172	5,118	254	17,500	305	40,015	80

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Methodology

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

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

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

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

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

Definitions

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

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

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

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

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

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

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

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

Acknowledgement

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

Confidentiality

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

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