# RETIREMENT HOMES REPORT

## Ontario

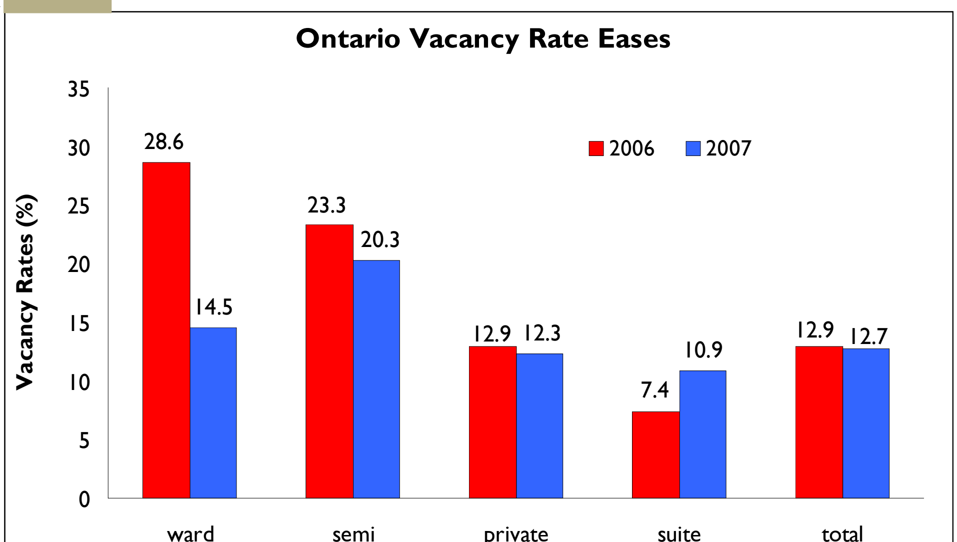
Canada Mortgage and Housing Corporation

Date Released: 2007

## Highlights

- Ontario vacancy rate steadily easing since 2003
- Retirement home universe edging upward
- Supply shifting to GTA's suburbs
- Substantial new supply in Western Ontario
- Rising suite supply pushes vacancies higher

Figure 1




Source: CMHC 2007 Ontario Retirement Home Survey

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# Vacancy Rate in Ontario Eases to 12.7 Per Cent

According to Canada Mortgage and Housing Corporation's 2007 Retirement Homes Survey, the vacancy rate in Ontario stood at 12.7 per cent, down marginally from 12.9 per cent in 2006. The rate has declined steadily since 2003 from 13.6 per cent.

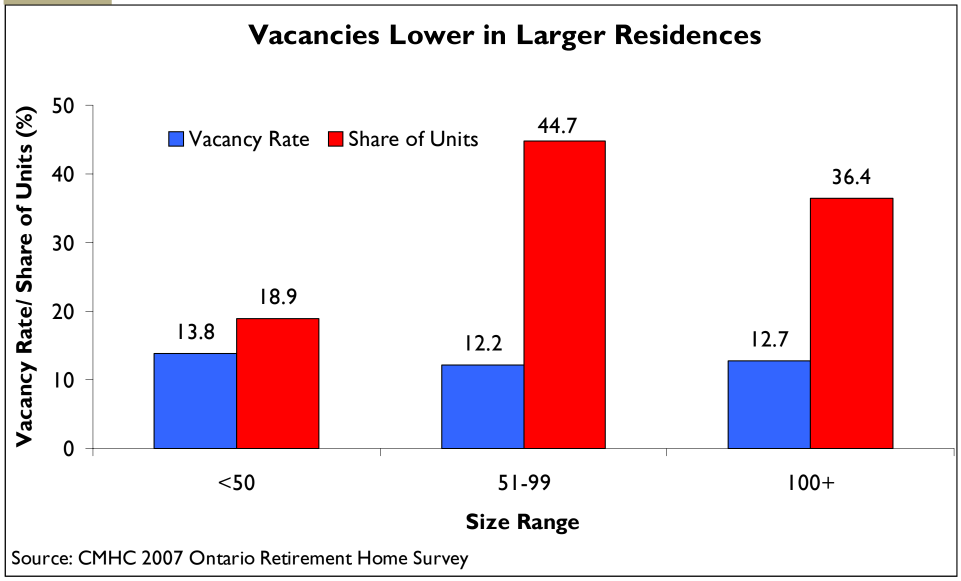
## More Suites Increase Supply

Ontario's retirement home universe expanded in 2007. Overall, the number of retirement homes in the province went up to 656 from 652 in 2006, leading to a 2.6 per cent increase in the number of spaces available. To avoid distorting vacancy rates, only retirement homes which have been operating at least a full year and which are thus beyond the initial lease-up period are included in the survey. New retirement units which are currently in the lease-up period will boost the survey universe by about 2.6 per cent in 2008.

New facilities added 1,431 new spaces in retirement homes across Ontario. Conversions and renovations of older facilities also added to the supply of private units, but on balance, these activities along with closures, removed 430 spaces from the universe for a net increase of 1,001 spaces in 2007.

Nearly all of the new residence spaces were either private (studio) units or one and two bedroom suites, with a private/suite split of 40/60 per cent. This is consistent with the trend to larger accommodation in retirement homes. At the time of the 2007 survey, private units represented 69 per cent of available spaces. Suites accounted for 21 per cent, up from 19 per cent the previous year. Semi-private spaces fell another 8.5 per cent in 2007 to about 9 per cent of the total, while wards have been virtually eliminated.

Figure 2




## Lowest Vacancy Rates in Largest Units

Vacancy rates decreased for ward, semi-private and private categories from levels recorded a year earlier, but increased for one and two bedroom suite-style units. The declines for semi-private and wards reflected the reduced supply. For private units, the vacancy rate eased from 12.9 to 12.3 per cent as demand increased faster than the 1.6 per cent increase in supply.

The vacancy rate increased only among suites, from 7.4 per cent to 10.9 per cent. Rather than indicating a weakness in demand for suites, the increase was due to more supply, and reflects the time necessary for the market to absorb the additional spaces.

About 10 per cent of the 8,570 suites are classified as two-bedroom units, and their vacancy rate was 9.2 per cent. For a seventh straight year, suites posted the lowest vacancy rate, especially among the more spacious two-bedroom units. The low vacancy rate for the suite segment reflects a shift in demand among more affluent seniors, who have developed preferences for larger and more expensive accommodation.

**Table 1: Vacancy Rates by Year of Opening of Retirement Homes**

| | Year of Opening | | | |
|---|---|---|---|---|
| **Total Ontario** | **Before 1981** | **1981-1990** | **1991-2000** | **After 2000** |
| Vacancy Rate (%) | 18.9 | 12.4 | 9.8 | 13.4 |

## Larger, Newer Buildings Have Lower Vacancy Rates

Lower vacancy rates suggest that retirement home residents prefer larger facilities. Residents may be attracted by the broader array of services and amenities in larger buildings, which cater to the needs and tastes of many seniors, or they may prefer newer buildings which are generally larger. Nearly 82 per cent of residents lived in facilities with 50 or more units in 2007, while the number of retirement residences with less than 50 units decreased from 297 in 2006 to 283 in 2007.

Older residences tend to report higher vacancies. Newer projects, namely those built after 2001, recorded somewhat lower vacancy rates compared to projects built prior to 1980. Both newer and older homes continued to enhance the quality and the breadth of the products and services offered. A number of newer retirement residences, for instance, now offer enhanced common areas and a superior services/amenities package, including swimming pools, fitness centres and in-house cinemas.

## Rents Up Modestly

Average rents kept pace with the general rate of inflation of 1.8 per cent in Ontario between March 2006 and March 2007. The average rent for semi-private units increased 0.9 per cent to $1,600, while the average rent for private units rose by 1.8 per cent to $2,395. Average rents for suite style units went up this year to $3,445, representing a 1.5 per cent increase from last year. The increases reflected both rent raises for existing units and the addition of new units to the stock of retirement home spaces.

## Capture Rates Unchanged From 2006

Ontario's capture rate, also known as the absorption rate, is defined as the total number of retirement home residents divided by the target population of persons aged 75 and over. The survey results indicate that the capture rate was 4.6 per cent in 2007, which translates into a rate of 46 of every 1,000 Ontario residents (aged 75 and over) living in a private retirement home. Ontario's capture rate remained unchanged from a year ago.

Couples represented 10.0 per cent of the total number of retirement residents, virtually unchanged from 10.1 per cent in 2006. The shift towards more and larger suites helped to boost the occupancy rate of couples by 1.8 percentage points from 8.8 per cent in 2005. Conversely, high occupancy rate of couples in private and suite units contributed to keeping vacancies lower for these market segments.

## Wide Variation in Regional Trends

Market conditions vary substantially by regions in Ontario, reflecting the highly localized conditions that impact the retirement home industry. A review of the market conditions prevailing in 2007 by geographical regions reveals that only three retirement markets had vacancy rates under 5.0 per cent in 2007, with Kingston being the lowest. Old Hamilton City, on the other hand, recorded the highest vacancy rate this year at 22.5 per cent.

The capture rate also varied widely across the major municipalities in Ontario, from a high of 21.7 in Prescott-Russell to a low of 2.6 per cent in the City of Toronto and Prince Edward County.

# Central Ontario

## The Greater Toronto Area

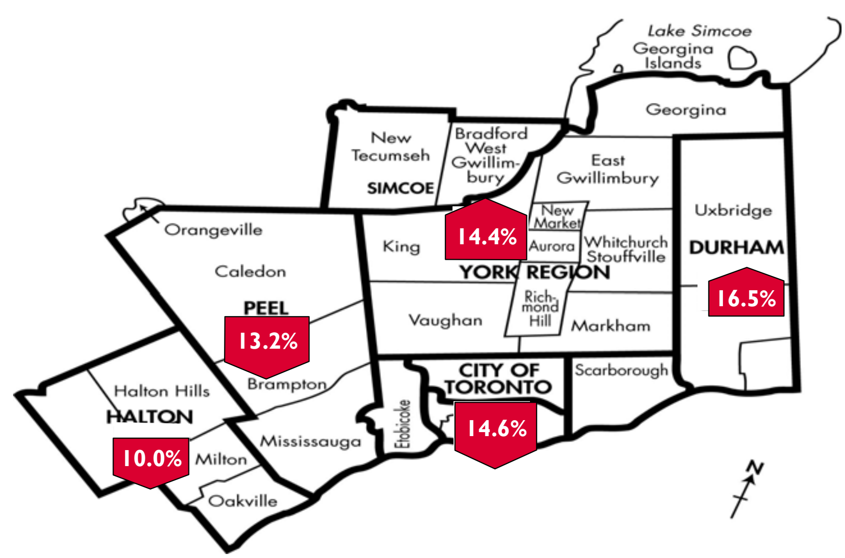
The overall vacancy rate in the Greater Toronto Area (GTA) moved lower from 15.0 per cent in 2006 to 13.9 per cent in 2007. With the exception of suites, the vacancy rates for the other accommodation types decreased in 2007.

### *Supply Shifting to the Suburbs*

In 2007, the overall stock of retirement spaces declined in the City of Toronto, due to closures, temporary closures for renovation, and reclassifications to long-term care or other types of facilities. One retirement home, which was open less than a year, will raise the stock of spaces for the 2008 survey.

The retirement home market outside the City of Toronto continued to expand. Five new residences were built in the suburban areas of the GTA in 2006 and included in the 2007 survey. Good sites for new development and lower operating costs encouraged new home construction outside the City's core. This trend will continue through 2008, when eight new residences currently under construction enter the market.

Figure 3




**GTA Vacancy rate falls to 13.9%**

Durham and York markets recorded higher vacancy rates in 2007. The increase in vacancies resulted from new facilities in these markets. In York Region, new projects had a high share of private and suite units, which contributed to a 58 per cent expansion in the supply of suites from a year ago. Peel is another market in which two new residences opened this year. Similar to York, suites led the increase in Peel, with the number of suite spaces rising 31 per cent. However, strong demand for retirement housing worked to absorb the growing supply attributed to new projects.

Despite an influx of new retirement homes, areas outside the City continue to have generally lower vacancy rates. A growing population and higher capture rates have contributed to widening the vacancy rate gap that exists between the suburban and urban areas. On a related note, the trend toward more private and suite units partly explains the higher capture rates in the suburban areas in comparison to the City of Toronto, where a slower pace of growth in these units has been observed.

### *Higher Rents in the GTA*

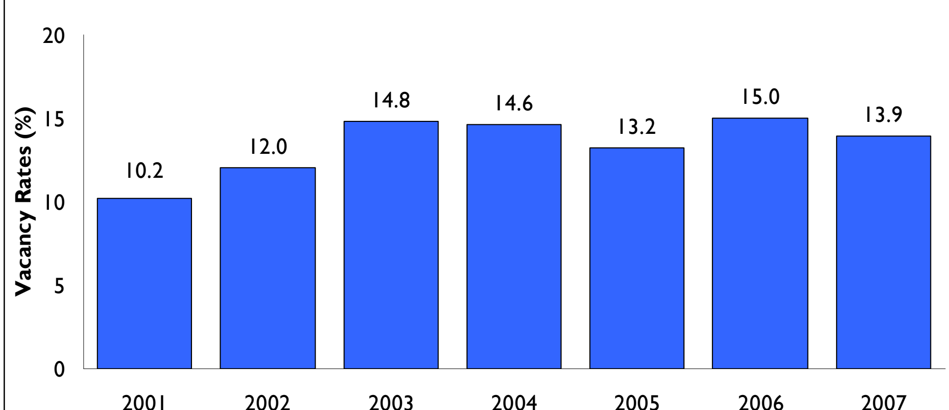
Rents continue to be higher in the GTA, due to costs of land and services. While location is a major factor affecting price levels, the quality of retirement home accommodation is also important. Amenities, services and age of the retirement home remain significant factors influencing rent levels. For instance, average rents for private spaces in the City of Toronto are much lower compared to Halton and York Regions. This is largely due to the many older homes in the City, compared to the relatively higher proportion of newer residences in the suburban areas of the GTA.

## Other Central Ontario Areas

In comparison to the GTA, the retirement markets in other Central Ontario regions grew at a slower pace. Nevertheless, the introduction

Figure 4

**Retirement Home Vacancy Rate**
**Greater Toronto Area**




Source: CMHC 2007 Ontario Retirement Home Survey

**Table 2: Vacancy Rate by Rent Range for Suites**

| Greater Toronto Area (GTA) | <$2000 2006 | <$2000 2007 | $2000 - $2399 2006 | $2000 - $2399 2007 | $2400 - $2699 2006 | $2400 - $2699 2007 | $2700 - $2999 2006 | $2700 - $2999 2007 | $3000 -$3599 2006 | $3000 -$3599 2007 |
|---|---|---|---|---|---|---|---|---|---|---|
| East York | - | - | - | - | - | ** | ** | - | ** | - |
| Etobicoke | - | - | 0.0 | - | - | ** | - | - | - | - |
| North York | - | - | - | - | - | - | 0.0 | - | - | 17.1 |
| Scarborough | - | - | - | - | - | 0.0 | 17.6 | 0.0 | 6.3 | 13.6 |
| Toronto | - | - | 0.0 | 0.0 | 5.1 | 16.7 | 33.3 | 4.2 | 10.8 | 4.6 |
| York City | - | ** | - | - | - | - | 20.8 | ** | 44.4 | ** |
| **City of Toronto** | **-** | ****** | **0.0** | **0.0** | **5.1** | **10.0** | **14.6** | **3.6** | **13.1** | **11.4** |
| **GTA** | **-** | ****** | **0.0** | **21.4** | **3.2** | **11.4** | **9.8** | **2.8** | **12.3** | **12.7** |

of three new residences to the 2007 survey did result in an expansion in supply of 281 units.

Outside the GTA, the average retirement project has 54 accommodation spaces, as compared to 78 in the Greater Toronto Area. The share of private and shared units is also higher, accounting respectively for additional eleven and five percentage points of the total supply. With little new supply, an aging retirement home stock, generally lower housing costs and income levels and more units in lower price ranges, average rents for private units typically tend to be lower outside the GTA.

### *Capture Rates in Central Ontario Higher in Rural Areas*

The proportion of the population aged 75 and older who reside in retirement homes varied widely across markets in Central Ontario. The capture rate in the City of Toronto was just 2.6 per cent and in the GTA only slightly higher at 3.2 per cent. Although the GTA rate is substantially lower than the province-wide rate of 4.6 per cent, there are a broad range of housing alternatives in the GTA, including long-term care facilities and life-lease apartments that are available to seniors, which help explain the lower capture rates there.

Among the remaining markets, capture rates were substantially higher in Muskoka and Simcoe County at 6.8 and 5.2 per cent, respectively. Both have a significant number of cottages and a large number of people in the 45 to 64 age group migrating to the area. This suggests that seniors are moving to these areas to retire and then later moving into a retirement home in the same area.

# Eastern Ontario

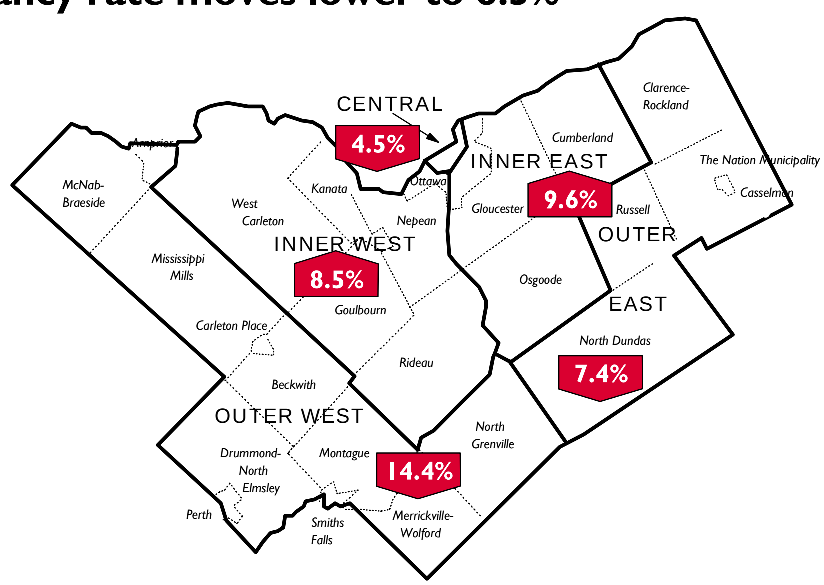
## Greater Ottawa Area (GOA)

The vacancy rate in private retirement homes across the Greater Ottawa Area fell to 8.3 per cent this year from its peak of 17.3 per cent in 2003. With the exception of suites, vacancy rates declined for all the unit types. Stronger demand both within and outside of the City of Ottawa triggered a decline in vacancies, especially for the dominant private unit type.

Figure 5

**Greater Ottawa Area**

**Vacancy rate moves lower to 8.3%**



### *Steady Supply Increases*

Without the addition of any new homes, the Greater Ottawa Area saw minimal change in the supply conditions from a year ago. This pause in construction allowed the newer residences (totalling 248 new spaces) introduced in the 2006 survey to lease up, leading to a decline in the vacancy rate in 2007.

One new residence that opened in the Ottawa market in 2007, and four others, currently under construction, will begin to impact the market upon completion in 2007 or later. Although not included in the survey, new supply affects vacancies as the project rents up, or it can adversely impact the local competition or nearby markets. The four new residences will add 465 units, likely in the 2009 survey, which will be equivalent to a ten per cent growth in the supply.

### *High Average Rents in Ottawa*

Compared to the suburban regions in GOA, City of Ottawa continues to charge significantly higher rents. The higher average rents in the City of Ottawa are due to the fact that many of the homes there are newer, and thus can command higher average rents. Lower vacancy rates and a high capture rate for the City of Ottawa are a sign of a healthy demand for retirement home accommodation. Outside the City, in Outer West for instance, average rents are lower, reflecting relatively lower costs and lower demand for retirement accommodation in this market compared to the City's core.

Within Ottawa City a high-end market for private units clearly does exist. This is especially true of Central Ottawa where the popularity of high-priced private units is demonstrated by a high share of units in the $3,600 and over price category (16 per cent, relative to 4.8 per cent in Ontario) as well as the relatively strong demand for these expensive units. Despite the highest rents for private units in Eastern Ontario being found in Central Ottawa, the vacancy rate fell to zero per cent thanks to a solid demand for retirement accommodation in the City's core.

## Other Eastern Ontario Areas

Eastern Ontario outside the GOA was generally characterized by lower and declining vacancy rates in 2007. The overall vacancy rate outside the GOA averaged 10 per cent, well below the Ontario-wide rate of 12.7 per cent. A relatively slower pace of new retirement home construction helped keep vacancies low.

Retirement homes outside the GOA tend to be older and smaller, with a large proportion of shared accommodation spaces. In Prescott-Russell, a high proportion of semi-private units in 2006 was reduced substantially in 2007 through conversions of semi-private to private units. An average project in the GOA has 70 units compared to an average of 41 in rest of the Eastern Ontario. In certain small markets there are as few as eleven units per retirement home.

Two retirement projects that opened a year ago in Frontenac and Prescott-Russell became eligible for this year's survey, adding a total of 147 new spaces. This resulted in a higher vacancy rate in Frontenac but not in Prescott-Russell. However, substantial increases in average rents were recorded in both markets, mainly due to the newly-introduced residences.

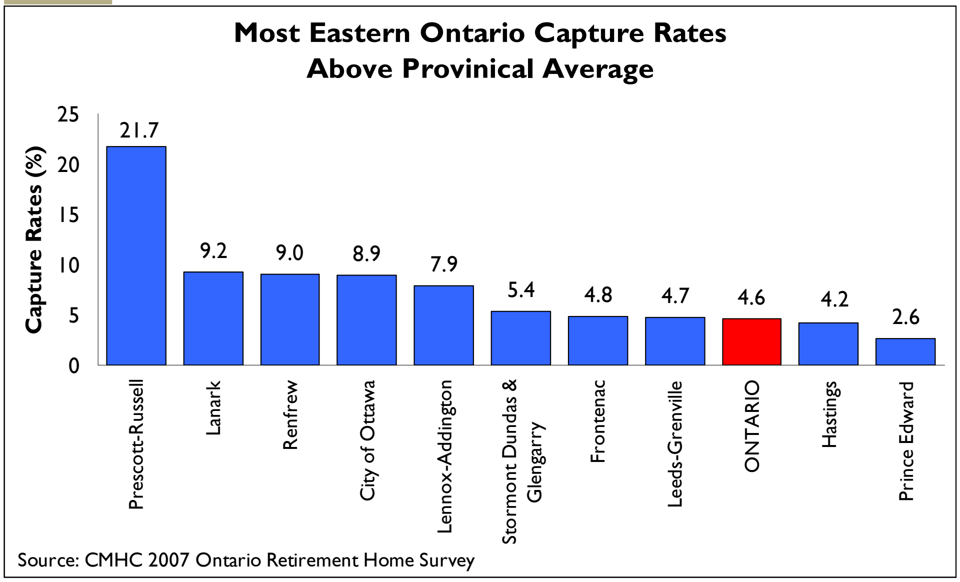
## Capture Rates in Eastern Ontario

In 2007, the capture rate for City of Ottawa stood at almost double the Ontario-wide rate. Although the target population aged 75 and older in the City of Ottawa represents 5.7 per cent of Ontario's population in the same age category, City of Ottawa is home to 12.0 per cent of

**Table 3: Vacancy Rate by Rent Range for Suites**

| Greater Ottawa Area (GOA) | <$2000 | | $2000 - $2399 | | $2400 - $2699 | | $2700 - $2999 | | $3000 -$3599 | | $3600+ | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 2006 | 2007 | 2006 | 2007 | 2006 | 2007 | 2006 | 2007 | 2006 | 2007 | 2006 | 2007 |
| Central Ottawa | - | 100.0 | - | - | 50.0 | - | - | 15.4 | 0.0 | 0.0 | 4.7 | 7.8 |
| Inner East | - | - | - | - | - | - | 0.0 | 0.0 | 18.2 | 0.0 | 6.1 | 5.1 |
| Inner West | - | 0.0 | 14.3 | 8.6 | - | - | 5.7 | 32.7 | 6.1 | 1.0 | 5.9 | 3.7 |
| **City of Ottawa** | **-** | **6.7** | **14.3** | **8.6** | **50.0** | **-** | **5.3** | **27.3** | **6.2** | **0.9** | **5.3** | **5.8** |
| Outer East | ** | ** | - | - | ** | - | - | ** | - | ** | - | - |
| Outer West | 0.0 | 0.0 | 0.0 | 0.0 | 5.3 | 0.0 | 4.0 | 4.8 | 13.6 | 13.6 | 0.0 | 0.0 |
| **GOA** | **0.0** | **4.0** | **5.7** | **7.3** | **17.2** | **0.0** | **5.1** | **22.0** | **6.7** | **2.0** | **5.3** | **5.8** |

Figure 6




Ontario's retirement home residents. The elevated market penetration of retirement homes in the Ottawa market reflects acceptance of this housing option and capacity to pay – higher relative incomes, greater share of households with an indexed pension, and some evidence of out-migration of family caregivers.

While Ottawa's capture rate is well above the Ontario average, the highest capture rate in Ontario is in Prescott-Russell. Five per cent of its population is aged 75 or older, but nearly one in five individuals in the target group resided in a retirement home. Prescott-Russell draws residents from the Ottawa market due to its proximity and substantially lower rents, helping to keep the capture rate high in the county.

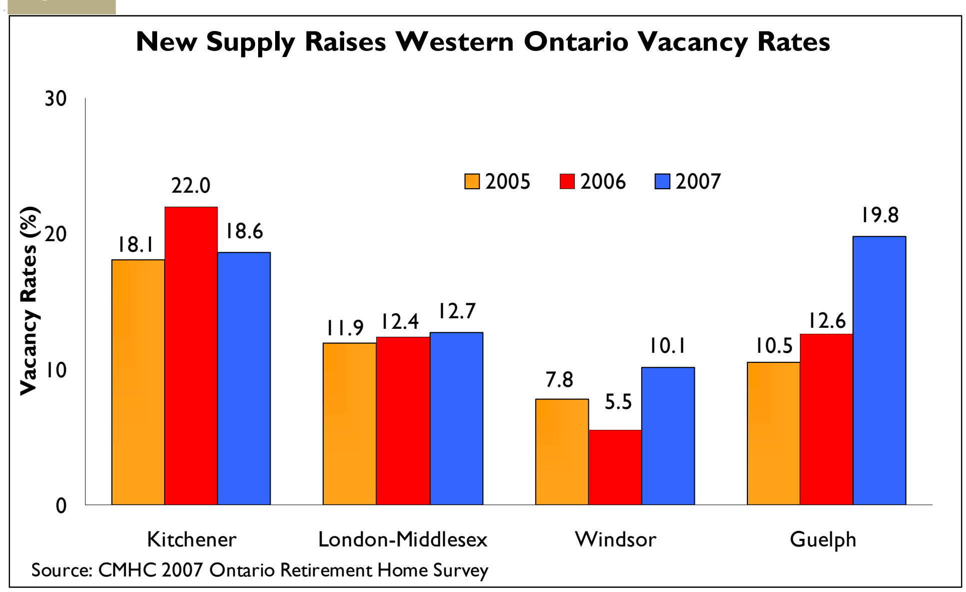
A high proportion of subsidized[1] residents are found outside of the GOA. Interestingly, this proportion was the highest in Prescott-Russell where 33 per cent of residents were subsidized. The high proportion of subsidized residents contributed to keeping the vacancy rate low and the capture rate high. In fact, while Prescott-Russell continued to have the highest capture rate in Ontario, its vacancy rate continued to trend downward from the peak of 15.6 per cent in 2004 to 8.4 per cent in 2007.

# Western Ontario

## Vacancy Rates Unchanged in Western Ontario

The overall vacancy in Western Ontario remained unchanged at 13.4 per cent in 2007 despite a net increase in the supply of 409 retirement spaces. With the exception of suites, where the average vacancy rate moved higher, the other accommodation types recorded lower vacancy levels. The 25 per cent increase in supply (386 spaces) was a factor in the near doubling of the vacancy rate for suites from 6.6 per cent to 12.3 per cent. This year's supply expansion boosted suites' share of total supply by more than three percentage points to nearly 20 per cent.

Figure 7




[1] Note that subsidized rents are not included in the calculation of average rents.

## Average Rents Keep Pace With Inflation

Most centres in the Western Ontario region saw average rents increase in line with the inflation rate of 1.8 per cent. Some of the rent growth is due to increases in rents for the existing units, but the addition of new higher-priced units is also having a significant impact.

## Growing Supply in Regional Centres

In Waterloo Region, the overall vacancy rate declined marginally to 13.4 per cent from 14.1 per cent in 2006. One new retirement home opened in Waterloo City in 2005 and another one in 2006, resulting in a net increase of 266 units in the retirement supply during this period.

Essex County's vacancy rate nearly doubled from 7.9 percent in 2006 to 14.7 per cent in 2007. Suites recorded the largest jump as a result of the two new residences that added a significant number of suites. An additional three new residences (one in the Windsor and two in the surrounding county) that have been operating for less than a year will be eligible for next year's survey, while another residence outside of Windsor, expected to open in September 2007, will be a part of the 2009 survey.

Presently, almost 97 per cent of the supply in Middlesex County is located in London. Four additional retirement homes with a total of 500 units will ensure London's dominance of the county retirement home market. Of the four residences, two retirement homes were already open and in the lease-up phase, one opened in May 2007 and the other will complete construction in 2008.

London traditionally attracts retirement residents from the surrounding rural areas, who are drawn to the services and amenities available in London. This migration of seniors is expected to continue and makes the market attractive to retirement home operators, who view London's low capture rate and ageing population as positive factors that will increase demand for retirement housing.

In Wellington County, the overall vacancy rate moved up to 18.0 per cent from 16.2 per cent in 2006. Guelph also recorded a higher vacancy rate, due in part to an additional large new residence. However, it appears that the newly-introduced residence triggered a subtle shift of retirement residents away from the surrounding and mostly rural areas and into the City's core.

## Capture Rates Higher Relative to Ontario

Most Western Ontario markets had capture rates that exceeded the provincial average. Capture rates were generally higher for the rural areas (e.g., in Bruce, Grey and Chatham-Kent), since smaller markets have fewer alternative housing options. Also, the proportion of seniors who live near their extended family has fallen in recent years, making it more difficult for many seniors to continue maintaining a family home.

# Northern Ontario

The Northern Ontario vacancy rate increased this year to 11.3 per cent, up from 10.1 percent in 2006. Accounting for only 4.6 per cent of all the retirement home accommodations, the Northern Ontario market is the smallest of all the major regional markets in Ontario.

## Growing Supply

Supply continued to grow in 2007. While Greater Sudbury gained a new residence this year, Thunder Bay is expecting a new residence next year, in addition to two new residences that already opened in 2005/06. Together, the four new residences will have added in total 272 new retirement spaces in the Northern Ontario market over this period.

Most new spaces are suites, pushing up their share from less than 10 per cent in 2005 to more than 15 per cent in 2007.

## Lower Rents in Northern Ontario

Average rents for private units stayed low, since private units are concentrated in the lowest price ranges. Roughly 70 per cent of private units in the Northern Ontario are priced under $2000, up from 66.1 per cent in 2006. This contrasts sharply with the picture in the Ontario-wide setting where 27.1 per cent of private rents were priced under $2,000.

Although Northern Ontario is home to lower-priced retirement home accommodation, the highest rent increases for suites were recorded there in 2007. Average rents for suites rose five times over the general

Figure 8

## Northern Ontario vacancy rate moves up to 11.3%


rate of inflation, in part reflecting a very strong growth in the supply. Rates for suites were up more than 10 per cent, while rents for the other units either remained unchanged or rose just below the inflation rate.

## Greater Sudbury

Turning to the retirement home market in the Greater Sudbury area, the overall vacancy rate moved down from 13.0 to 9.1 per cent.

The drop in the vacancy rate occurred despite the opening of a new residence in 2007. No major conversion or renovation-related work occurred at any of the existing facilities, helping to keep the supply of both shared and private accomodation largely stable.

In Greater Sudbury, average rents for private units rose by less than one percentage point. In rest of the Northern region where supply was more volatile, the market recorded more significant increases in rents.

While only a third of the retirement spaces in Northern Ontario are located in Greater Sudbury, the average size of a retirement home in that market is comparable to those found in larger markets such as York Region and the Greater Ottawa Area. Construction of larger retirement homes in large metropolitan areas such as Greater Sudbury is more common than in many of the rural markets found across the Northern Ontario.

## Hot Market Areas / Where Developments Are Happening

In addition to projects in operation, CMHC also tracks projects in the planning, construction, and lease-up stages. Although lease-up projects (in operation less than a year) are not included in the vacancy rate calculation, they compete in the market and can factor into the level of vacancy. Projects in the planning or under-construction stage impact the market over the long term. Overall they indicate where the industry sees opportunities going forward. The following regions/counties will experience the biggest percentage jump in spaces[1] over the next few years:

***Essex County: 44 per cent***

Essex County leads expansion with 209 units added in 2007, and 271 units beginning the lease-up phase. Another 126 units currently under construction will become part of the 2009 survey.

***York Region: 39 per cent***

With 242 units completing the lease-up period in time for the 2007 survey, York Region experienced the largest addition to supply in 2007. Another 368 units currently under construction will be added to the 2009 survey.

***Middlesex County: 39 per cent***

Although no units were added in Middlesex County in 2007, 206 units in the lease-up phase and 294 units currently under construction point to a 39 per cent increase in available spaces by 2009. The spaces are in four projects in London.

***Peel Region: 36 per cent***

Two retirement homes in Mississauga completed the lease-up period in time for the 2007 survey, adding 201 spaces. Another two, currently under construction, will add 335 spaces by 2009. Growth could continue beyond 2009 since Peel currently has the highest number of spaces in the planning phase.

***Simcoe County: 20 per cent***

Two new projects with 212 units in Barrie were added to the survey in 2007, and one project currently under construction in Collingwood will add 70 spaces in 2009.

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[1] Calculated by dividing the number of spaces added to the 2007 survey, and the number in operation less than year and the number under construction at the time of the 2007 survey by the number of spaces available at the time of the 2006 survey.

# Table 4: Vacancy Rate by Type (%)

| Central Ontario | Ward | | Semi-Private | | Private | | Suite | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 2006 | 2007 | 2006 | 2007 | 2006 | 2007 | 2006 | 2007 | 2006 | 2007 |
| East York | - | - | - | - | 34.6 | ** | 11.9 | ** | 29.5 | ** |
| Etobicoke | ** | - | 37.5 | 6.3 | 9.9 | 5.6 | 0.0 | 0.0 | 12.3 | 4.7 |
| North York | - | - | 42.3 | 16.7 | 17.4 | 22.6 | 5.5 | 10.8 | 17.2 | 19.1 |
| Scarborough | ** | ** | ** | ** | 16.2 | 10.7 | 10.4 | 6.6 | 16.9 | 9.8 |
| Toronto | - | - | 32.0 | 18.2 | 19.1 | 16.1 | 11.9 | 11.9 | 16.4 | 14.3 |
| York City | ** | ** | 22.7 | 28.1 | 18.7 | 20.5 | 20.0 | 13.1 | 18.9 | 19.9 |
| **City of Toronto** | **6.9** | **4.5** | **37.7** | **15.9** | **18.9** | **16.2** | **10.6** | **10.9** | **17.7** | **14.6** |
| Durham | ** | ** | 31.9 | 16.1 | 12.1 | 20.4 | 3.2 | 6.1 | 11.9 | 16.5 |
| Halton | ** | ** | 14.3 | 3.6 | 16.1 | 13.2 | 7.3 | 5.5 | 12.6 | 10.0 |
| Peel | ** | ** | 32.9 | 25.0 | 12.2 | 13.3 | 9.3 | 9.5 | 13.6 | 13.2 |
| York | ** | ** | 17.6 | 9.8 | 12.2 | 13.1 | 10.4 | 17.9 | 12.2 | 14.4 |
| **GTA** | **8.8** | **7.7** | **30.8** | **16.5** | **15.9** | **15.4** | **9.0** | **10.5** | **15.0** | **13.9** |
| Brant | ** | ** | 10.7 | 18.4 | 3.5 | 5.4 | 0.0 | 11.1 | 4.7 | 7.8 |
| Dufferin | - | - | 20.6 | 3.6 | 13.4 | 3.6 | ** | ** | 14.5 | 5.7 |
| Haldimand-Norfolk | - | - | 16.7 | ** | 13.3 | 12.7 | ** | ** | 13.6 | 12.7 |
| City of Hamilton | ** | - | 41.4 | 46.3 | 16.4 | 16.2 | 6.3 | 6.5 | 18.9 | 17.8 |
| Old Hamilton City | ** | - | 40.9 | 46.2 | 17.7 | 19.6 | 3.4 | 7.0 | 21.6 | 22.5 |
| Kawartha Lakes | - | - | ** | ** | ** | ** | ** | ** | ** | ** |
| Muskoka | ** | ** | ** | ** | 10.9 | 15.9 | 24.2 | 22.6 | 16.4 | 22.3 |
| Niagara Region | ** | ** | 25.0 | 18.9 | 16.2 | 14.6 | 6.8 | 13.1 | 14.9 | 14.6 |
| St. Catharines City | - | - | ** | ** | 18.6 | 13.1 | 9.5 | 8.5 | 16.4 | 12.3 |
| Northumberland | ** | ** | ** | ** | 16.7 | 16.6 | 8.1 | 30.8 | 14.3 | 20.9 |
| Peterborough | ** | ** | ** | ** | 6.8 | 6.8 | 2.9 | 8.0 | 5.7 | 8.2 |
| Simcoe County | 40.4 | ** | 18.6 | 19.3 | 10.8 | 15.7 | 23.6 | 25.0 | 13.8 | 17.1 |
| Barrie City | ** | ** | 20.8 | 20.2 | 11.6 | 20.8 | 10.5 | 24.1 | 13.7 | 21.1 |
| Total | 28.8 | 14.0 | 28.6 | 22.4 | 14.4 | 14.4 | 8.6 | 11.7 | 14.5 | 14.4 |
| **Eastern Ontario** | **Ward** | | **Semi-Private** | | **Private** | | **Suite** | | **Total** | |
| | 2006 | 2007 | 2006 | 2007 | 2006 | 2007 | 2006 | 2007 | 2006 | 2007 |
| Central Ottawa | - | - | 6.1 | 6.7 | 10.5 | 3.4 | 4.1 | 6.5 | 8.7 | 4.5 |
| Inner East | - | - | 16.7 | 12.0 | 8.0 | 10.3 | 5.9 | 3.6 | 8.3 | 9.6 |
| Inner West | - | - | 5.9 | ** | 8.0 | 10.3 | 5.0 | 5.0 | 7.0 | 8.5 |
| **City of Ottawa** | **-** | **-** | **8.6** | **8.0** | **8.8** | **8.3** | **4.8** | **5.3** | **7.8** | **7.5** |
| Outer East | - | - | 21.3 | 21.0 | 13.4 | 5.3 | 7.1 | ** | 15.3 | 7.4 |
| Outer West | ** | ** | 38.9 | 24.3 | 16.5 | 15.7 | 3.6 | 3.0 | 17.2 | 14.4 |
| **Greater Ottawa** | ****** | ****** | **19.2** | **13.5** | **10.2** | **8.9** | **4.7** | **5.1** | **9.7** | **8.3** |
| Frontenac | - | - | 22.4 | 26.2 | 4.0 | 9.1 | 1.3 | 4.3 | 5.4 | 8.7 |
| Kingston City | - | - | 25.0 | - | 4.4 | 7.4 | 1.3 | 0.0 | 4.1 | 4.1 |
| Hastings | 37.5 | 28.6 | 18.8 | 27.8 | 5.7 | 4.0 | 18.2 | ** | 9.7 | 9.0 |
| Lanark | ** | ** | 38.9 | 25.0 | 23.1 | 20.0 | 5.3 | 4.6 | 23.2 | 18.3 |
| Leeds-Grenville | - | - | 16.7 | 43.1 | 7.7 | 7.9 | 15.4 | 18.8 | 9.3 | 14.4 |
| Lennox-Addington | ** | ** | 35.7 | ** | 9.6 | 12.0 | 11.8 | 11.8 | 15.1 | 11.7 |
| Prescott-Russell | - | - | 21.7 | 19.1 | 11.0 | 7.6 | 12.0 | 4.2 | 12.9 | 8.4 |
| Prince Edward | - | - | - | - | 8.1 | 6.8 | ** | 25.0 | 7.5 | 9.0 |
| Renfrew | - | - | 21.7 | 25.0 | 7.6 | 4.6 | 1.6 | 0.0 | 8.7 | 6.3 |
| Stormont, Dundas & Gl. | ** | ** | 5.0 | 3.8 | 13.9 | 9.0 | 6.2 | 1.6 | 11.8 | 7.7 |
| Total | 35.6 | 17.8 | 19.2 | 19.3 | 9.6 | 8.5 | 4.8 | 5.1 | 9.8 | 8.7 |
| **Total Ontario** | **Ward** | | **Semi-Private** | | **Private** | | **Suite** | | **Total** | |
| | 2006 | 2007 | 2006 | 2007 | 2006 | 2007 | 2006 | 2007 | 2006 | 2007 |
| | 28.6 | 14.5 | 23.3 | 20.3 | 12.9 | 12.3 | 7.4 | 10.9 | 12.9 | 12.7 |

## Table 4 (cont'd): Vacancy Rate by Type (%)

| Western Ontario | Ward | | Semi-Private | | Private | | Suite | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 2006 | 2007 | 2006 | 2007 | 2006 | 2007 | 2006 | 2007 | 2006 | 2007 |
| Bruce | - | - | 26.9 | 19.2 | 6.6 | 4.4 | 5.1 | 5.6 | 8.2 | 5.8 |
| Elgin | ** | ** | 28.6 | ** | 4.2 | 10.8 | 11.1 | ** | 8.0 | 9.8 |
| Essex | 10.5 | ** | 19.3 | 22.9 | 7.1 | 11.1 | 2.1 | 18.0 | 7.9 | 14.7 |
| Windsor City | - | - | 15.1 | 20.2 | 5.6 | 10.8 | 2.0 | 5.0 | 5.5 | 10.1 |
| Grey | - | - | 36.8 | 14.7 | 19.8 | 13.2 | 11.1 | 4.2 | 20.1 | 12.9 |
| Huron | ** | ** | 23.8 | 24.0 | 14.8 | 18.2 | - | ** | 19.5 | 19.8 |
| Chatham-Kent | ** | ** | 30.8 | 13.3 | 13.5 | 10.3 | 25.0 | 20.5 | 17.5 | 11.6 |
| Lambton | ** | ** | 27.5 | 17.4 | 11.9 | 11.5 | 10.9 | 8.6 | 12.6 | 11.0 |
| Middlesex | ** | ** | 23.9 | 17.5 | 13.6 | 14.1 | 8.1 | 8.8 | 12.4 | 12.7 |
| Oxford | ** | ** | 9.1 | ** | 13.3 | 6.4 | 16.7 | ** | 12.7 | 8.5 |
| Perth | ** | ** | 4.7 | 7.4 | 12.3 | 11.4 | 8.3 | ** | 11.6 | 10.5 |
| Waterloo Region | - | - | 8.1 | 10.9 | 18.3 | 15.5 | 4.9 | 9.2 | 14.1 | 13.4 |
| Kitchener City | - | - | 6.3 | 9.9 | 27.8 | 21.3 | 12.3 | 15.2 | 22.0 | 18.6 |
| Cambridge City | - | - | 9.8 | 17.3 | 7.3 | 5.4 | 0.0 | 2.9 | 6.6 | 6.5 |
| Wellington | ** | ** | 23.8 | 21.6 | 15.7 | 16.6 | 2.5 | 21.3 | 16.2 | 18.0 |
| Guelph City | - | - | 8.6 | 17.4 | 15.7 | 19.8 | 0.0 | 22.2 | 12.6 | 19.8 |
| Total | 26.9 | 15.2 | 18.7 | 17.2 | 13.9 | 13.0 | 6.6 | 12.3 | 13.4 | 13.4 |
| **Northern Ontario** | **Ward** | | **Semi-Private** | | **Private** | | **Suite** | | **Total** | |
| | 2006 | 2007 | 2006 | 2007 | 2006 | 2007 | 2006 | 2007 | 2006 | 2007 |
| Greater Sudbury | ** | ** | 10.4 | ** | 12.2 | 10.4 | ** | ** | 13.0 | 9.1 |
| Other N. Ontario | ** | ** | 31.1 | 40.2 | 6.2 | 5.1 | 7.7 | 31.7 | 8.7 | 12.4 |
| Total | 5.9 | 0.0 | 24.7 | 28.5 | 8.2 | 7.0 | 11.6 | 25.2 | 10.1 | 11.3 |
| **Total Ontario** | **Ward** | | **Semi-Private** | | **Private** | | **Suite** | | **Total** | |
| | 2006 | 2007 | 2006 | 2007 | 2006 | 2007 | 2006 | 2007 | 2006 | 2007 |
| | 28.6 | 14.5 | 23.3 | 20.3 | 12.9 | 12.3 | 7.4 | 10.9 | 12.9 | 12.7 |

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

| Central Ontario | Ward | Semi-Private | Private | Suite | Total Spaces | Homes | Total Residents | Capture Rate 75+ |
|---|---|---|---|---|---|---|---|---|
| East York | 0 | 0 | 290 | 83 | 373 | 4 | 271 | - |
| Etobicoke | 3 | 22 | 167 | 37 | 229 | 6 | 225 | - |
| North York | 0 | 128 | 860 | 288 | 1,276 | 13 | 1,088 | - |
| Scarborough | 13 | 50 | 652 | 136 | 851 | 9 | 808 | - |
| Toronto | 0 | 44 | 1,059 | 854 | 1,957 | 21 | 1,752 | - |
| York City | 9 | 32 | 371 | 61 | 473 | 5 | 392 | - |
| **City of Toronto** | **25** | **276** | **3,399** | **1,459** | **5,159** | **58** | **4,535** | **2.6%** |
| Durham | 4 | 122 | 841 | 329 | 1,296 | 21 | 1,155 | 4.0% |
| Halton | 12 | 28 | 872 | 550 | 1,462 | 18 | 1,429 | 5.3% |
| Peel | 3 | 160 | 1,043 | 505 | 1,711 | 24 | 1,586 | 3.4% |
| York | 24 | 128 | 1,105 | 550 | 1,807 | 25 | 1,667 | 3.9% |
| **GTA** | **68** | **714** | **7,260** | **3,393** | **11,435** | **146** | **10,373** | **3.2%** |
| Brant | 12 | 98 | 497 | 9 | 616 | 11 | 583 | 6.3% |
| Dufferin | 0 | 28 | 166 | 15 | 209 | 4 | 207 | 7.6% |
| Haldimand-Norfolk | 0 | 2 | 370 | 6 | 378 | 10 | 338 | 4.2% |
| City of Hamilton | 9 | 234 | 1,214 | 250 | 1,707 | 33 | 1,474 | 3.9% |
| Old Hamilton City | 0 | 180 | 729 | 118 | 1,027 | 18 | 833 | - |
| Kawartha Lakes | 0 | 62 | 158 | 10 | 230 | 4 | 228 | ** |
| Muskoka | 8 | 62 | 290 | 31 | 391 | 8 | 319 | 6.8% |
| Niagara Region | 6 | 110 | 1,256 | 300 | 1,672 | 29 | 1,488 | 4.0% |
| St. Catharines City | 0 | 24 | 450 | 118 | 592 | 7 | 544 | - |
| Northumberland | 3 | 6 | 283 | 133 | 425 | 10 | 354 | 5.0% |
| Peterborough | 11 | 16 | 599 | 309 | 935 | 10 | 912 | 7.5% |
| Simcoe County | 16 | 240 | 1,246 | 148 | 1,650 | 33 | 1,410 | 5.2% |
| Barrie City | 8 | 94 | 438 | 108 | 648 | 10 | 532 | - |
| Total | 133 | 1,572 | 13,339 | 4,604 | 19,648 | 298 | 17,687 | - |

| Eastern Ontario | Ward | Semi-Private | Private | Suite | Total Spaces | Homes | Total Residents | Capture Rate 75+ |
|---|---|---|---|---|---|---|---|---|
| Central Ottawa | 0 | 104 | 931 | 371 | 1,406 | 20 | 1,413 | - |
| Inner East | 0 | 50 | 744 | 110 | 904 | 14 | 851 | - |
| Inner West | 0 | 72 | 1,413 | 725 | 2,210 | 21 | 2,166 | - |
| **City of Ottawa** | **0** | **226** | **3,088** | **1,206** | **4,520** | **55** | **4,430** | **8.9%** |
| Outer East | 0 | 62 | 397 | 11 | 470 | 11 | 458 | - |
| Outer West | 5 | 74 | 503 | 132 | 714 | 15 | 653 | - |
| **Greater Ottawa** | **5** | **362** | **3,988** | **1,349** | **5,704** | **81** | **5,541** | - |
| Frontenac | 0 | 42 | 320 | 187 | 549 | 13 | 538 | 4.8% |
| Kingston City | 0 | 0 | 136 | 109 | 245 | 9 | 471 | - |
| Hastings | 35 | 56 | 348 | 23 | 462 | 14 | 430 | 4.2% |
| Lanark | 5 | 72 | 340 | 87 | 504 | 9 | 438 | 9.2% |
| Leeds-Grenville | 0 | 72 | 329 | 16 | 417 | 9 | 376 | 4.7% |
| Lennox-Addington | 30 | 16 | 167 | 17 | 230 | 7 | 221 | 7.9% |
| Prescott-Russell | 0 | 72 | 869 | 34 | 975 | 21 | 935 | 21.7% |
| Prince Edward | 0 | 0 | 59 | 8 | 67 | 5 | 62 | 2.6% |
| Renfrew | 0 | 112 | 474 | 124 | 710 | 14 | 705 | 9.0% |
| Stormont, Dundas & G. | 3 | 52 | 389 | 61 | 505 | 12 | 484 | 5.4% |
| Total | 73 | 720 | 6,383 | 1,763 | 8,939 | 159 | 8,619 | - |

| Total Ontario | Ward | Semi-Private | Private | Suite | Total Spaces | Homes | Total Residents | Capture Rate 75+ |
|---|---|---|---|---|---|---|---|---|
| | 336 | 3,672 | 27,624 | 8,570 | 40,202 | 656 | 36,828 | 4.6% |

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

| Western Ontario | Ward | Semi-Private | Private | Suite | Total Spaces | Homes | Total Residents | Capture Rate 75+ |
|---|---|---|---|---|---|---|---|---|
| Bruce | 0 | 26 | 229 | 54 | 309 | 10 | 302 | 6.2% |
| Elgin | 4 | 46 | 194 | 27 | 271 | 7 | 254 | 4.5% |
| Essex | 12 | 212 | 899 | 471 | 1,594 | 21 | 1,438 | 5.7% |
| Windsor City | 0 | 94 | 474 | 240 | 808 | 7 | 765 | - |
| Grey | 0 | 56 | 526 | 24 | 606 | 10 | 554 | 6.9% |
| Huron | 15 | 50 | 198 | 61 | 324 | 7 | 265 | 4.9% |
| Chatham-Kent | 8 | 90 | 534 | 39 | 671 | 11 | 613 | 7.5% |
| Lambton | 6 | 46 | 393 | 162 | 607 | 13 | 560 | 5.3% |
| Middlesex | 22 | 80 | 800 | 386 | 1,288 | 18 | 1,180 | 4.0% |
| Oxford | 21 | 86 | 347 | 5 | 459 | 10 | 401 | 4.9% |
| Perth | 19 | 78 | 286 | 24 | 407 | 9 | 373 | 6.5% |
| Waterloo Region | 0 | 258 | 1,306 | 499 | 2,063 | 31 | 1,901 | 6.8% |
| Kitchener City | 0 | 172 | 695 | 112 | 979 | 11 | 839 | - |
| Cambridge City | 0 | 52 | 279 | 68 | 399 | 8 | 393 | - |
| Wellington | 6 | 222 | 773 | 160 | 1,161 | 21 | 960 | 7.3% |
| Guelph City | 0 | 144 | 480 | 144 | 768 | 9 | 653 | - |
| Total | 113 | 1,250 | 6,485 | 1,912 | 9,760 | 168 | 8,800 | - |

| Northern Ontario | Ward | Semi-Private | Private | Suite | Total Spaces | Homes | Total Residents | Capture Rate 75+ |
|---|---|---|---|---|---|---|---|---|
| Greater Sudbury | 12 | 48 | 451 | 52 | 563 | 8 | 538 | 4.9% |
| Other N. Ontario | 5 | 82 | 966 | 239 | 1,292 | 23 | 1,184 | - |
| Total | 17 | 130 | 1,417 | 291 | 1,855 | 31 | 1,722 | - |

| Total Ontario | Ward | Semi-Private | Private | Suite | Total Spaces | Homes | Total Residents | Capture Rate 75+ |
|---|---|---|---|---|---|---|---|---|
| | 336 | 3,672 | 27,624 | 8,570 | 40,202 | 656 | 36,828 | 4.6% |

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

| **Central Ontario** | **<$2000** | | **$2000 - $2399** | | **$2400 - $2699** | | **$2700 - $2999** | | **$3000 -$3599** | | **$3600+** | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **2006** | **2007** | **2006** | **2007** | **2006** | **2007** | **2006** | **2007** | **2006** | **2007** | **2006** | **2007** |
| East York | ** | - | ** | - | - | - | ** | ** | ** | ** | ** | |
| Etobicoke | 15.0 | 14.3 | 33.3 | 0.0 | 100.0 | - | 11.6 | 2.5 | 3.2 | 3.3 | 0.0 | 0.0 |
| North York | 29.0 | 50.0 | 32.8 | 40.0 | 23.2 | 46.8 | 15.8 | 22.6 | 13.8 | 14.8 | 12.0 | 9.1 |
| Scarborough | 13.7 | 10.6 | 42.5 | 31.2 | 24.6 | 3.6 | 1.2 | 9.2 | 0.0 | 0.0 | 0.0 | 0.0 |
| Toronto | 19.8 | 12.9 | 10.8 | 23.8 | 41.4 | 25.7 | 3.5 | 8.0 | 33.6 | 16.7 | 12.0 | 22.9 |
| York City | 0.0 | 0.0 | 16.0 | 19.5 | 28.6 | 44.8 | 16.1 | 38.1 | 31.4 | 37.5 | - | - |
| **City of Toronto** | **18.7** | **13.0** | **21.1** | **24.6** | **27.5** | **25.2** | **8.3** | **13.3** | **16.6** | **12.0** | **10.8** | **18.4** |
| Durham | 6.8 | 45.5 | 16.1 | 6.6 | 15.1 | 34.5 | 2.7 | 1.2 | 0.0 | 4.1 | - | 0.0 |
| Halton | 54.8 | 73.5 | 19.3 | 21.3 | 14.7 | 10.1 | 16.6 | 12.9 | 15.5 | 13.5 | 1.0 | 2.0 |
| Peel | 37.7 | 35.9 | 0.0 | 30.0 | 16.9 | 18.6 | 10.4 | 2.6 | 5.7 | 14.0 | 7.9 | 9.6 |
| York | 20.0 | 25.0 | 17.1 | 22.5 | 13.6 | 12.1 | 15.6 | 9.0 | 15.5 | 13.5 | 0.5 | 11.0 |
| **GTA** | **21.3** | **20.9** | **18.1** | **21.0** | **19.5** | **22.8** | **11.4** | **9.7** | **14.1** | **12.4** | **5.6** | **11.3** |
| Brant | 4.2 | 2.6 | 3.0 | 9.2 | 4.2 | 5.7 | 0.0 | 0.0 | - | 0.0 | - | 0.0 |
| Dufferin | 0.0 | 0.0 | 8.6 | 6.8 | 0.0 | 0.0 | 0.0 | - | 24.5 | 4.2 | 0.0 | 6.7 |
| Haldimand-Norfolk | 14.8 | 15.3 | 12.5 | 8.8 | 0.0 | 30.0 | - | - | - | 0.0 | - | - |
| City of Hamilton | 22.2 | 32.7 | 15.3 | 13.9 | 22.0 | 4.0 | 3.3 | 2.1 | 16.7 | 4.6 | 0.0 | 0.0 |
| Old Hamilton City | 24.1 | 32.9 | 13.8 | 15.6 | 23.2 | 5.2 | 5.2 | 6.9 | 18.1 | 6.1 | - | - |
| Kawartha Lakes | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| Muskoka | 27.1 | 32.7 | 0.0 | 10.0 | 0.0 | 0.0 | 0.0 | 0.0 | - | 0.0 | - | - |
| Niagara Region | 8.4 | 6.6 | 12.5 | 16.7 | 29.3 | 26.2 | 16.9 | 11.2 | 29.4 | 18.5 | 0.0 | 35.0 |
| St. Catharines City | 14.6 | 6.1 | 7.1 | 8.6 | 30.5 | 26.9 | 19.0 | 10.8 | 0.0 | 10.5 | 0.0 | - |
| Northumberland | 21.7 | 24.8 | 11.3 | 19.6 | 15.2 | 5.0 | 0.0 | 0.0 | - | 0.0 | - | - |
| Peterborough | 5.9 | 8.3 | 4.9 | 4.2 | 10.5 | 6.2 | 0.0 | 10.3 | 14.1 | 5.6 | - | - |
| Simcoe County | 10.0 | 18.0 | 17.6 | 15.7 | 6.5 | 7.4 | 0.0 | 16.7 | 1.9 | 20.8 | 0.0 | - |
| Barrie City | 5.2 | 6.8 | 21.0 | 12.7 | 9.8 | 8.5 | 0.0 | 32.1 | 0.0 | 33.3 | 0.0 | - |
| Total | 17.3 | 19.9 | 14.4 | 16.1 | 16.9 | 16.4 | 10.1 | 9.6 | 14.4 | 11.9 | 5.5 | 11.4 |
| **Eastern Ontario** | **<$2000** | | **$2000 - $2399** | | **$2400 - $2699** | | **$2700 - $2999** | | **$3000 -$3599** | | **$3600+** | |
| | **2006** | **2007** | **2006** | **2007** | **2006** | **2007** | **2006** | **2007** | **2006** | **2007** | **2006** | **2007** |
| Central Ottawa | 30.6 | 10.1 | 6.1 | 2.8 | 4.7 | 3.2 | 26.7 | 8.3 | 5.3 | 2.1 | 7.3 | 0.0 |
| Inner East | 15.0 | 12.5 | 3.5 | 10.7 | 10.1 | 15.9 | 5.9 | 2.6 | - | 0.0 | - | - |
| Inner West | 6.8 | 2.2 | 9.1 | 8.6 | 15.5 | 15.8 | 3.4 | 21.8 | 6.0 | 3.5 | 3.7 | 2.0 |
| **City of Ottawa** | **16.5** | **7.8** | **7.1** | **7.5** | **11.8** | **12.6** | **16.6** | **17.1** | **5.7** | **2.8** | **6.5** | **1.1** |
| Outer East | 18.7 | 8.6 | - | - | 0.0 | - | - | - | - | - | - | - |
| Outer West | 19.4 | 19.7 | 13.2 | 9.5 | 6.5 | 9.4 | 0.0 | 0.0 | 0.0 | 0.0 | - | - |
| **Greater Ottawa** | **18.0** | **11.9** | **7.7** | **7.6** | **11.3** | **12.3** | **16.4** | **17.0** | **5.7** | **2.8** | **6.5** | **1.1** |
| Frontenac | 5.6 | 20.0 | 5.9 | 6.2 | 5.7 | 21.4 | 0.0 | 0.0 | 0.0 | 0.0 | - | 0.0 |
| Kingston City | 13.3 | 33.3 | 5.9 | 5.3 | 5.7 | 22.4 | 0.0 | 0.0 | 0.0 | 0.0 | - | 0.0 |
| Hastings | 6.4 | 3.5 | 5.5 | 3.6 | 0.0 | 7.9 | - | 0.0 | - | - | - | - |
| Lanark | 24.8 | 24.7 | 17.6 | 9.8 | 60.0 | 22.7 | 0.0 | 0.0 | 0.0 | 0.0 | - | - |
| Leeds-Grenville | 22.8 | 7.9 | 1.3 | 14.6 | 4.4 | 2.5 | 5.0 | 0.0 | - | 22.7 | - | - |
| Lennox-Addington | 9.1 | 16.7 | 0.0 | 2.5 | 0.0 | 0.0 | 25.0 | 42.9 | 0.0 | - | - | - |
| Prescott-Russell | 14.9 | 10.9 | - | - | 0.0 | 0.0 | - | - | - | - | - | - |
| Prince Edward | 8.2 | 6.9 | - | - | - | - | - | - | - | - | - | - |
| Renfrew | 10.9 | 6.4 | 0.0 | 0.0 | - | - | - | 0.0 | - | - | - | - |
| Stormont, Dundas & Glen. | 18.8 | 13.8 | 2.1 | 6.5 | 0.0 | 0.0 | 0.0 | - | 0.0 | 0.0 | - | - |
| Total | 15.4 | 11.1 | 6.3 | 6.8 | 9.8 | 11.5 | 14.3 | 14.7 | 5.5 | 3.8 | 6.5 | 1.1 |
| **Total Ontario** | **<$2000** | | **$2000 - $2399** | | **$2400 - $2699** | | **$2700 - $2999** | | **$3000 -$3599** | | **$3600+** | |
| | **2006** | **2007** | **2006** | **2007** | **2006** | **2007** | **2006** | **2007** | **2006** | **2007** | **2006** | **2007** |
| | 15.4 | 14.3 | 12.2 | 13.2 | 16.4 | 14.4 | 10.6 | 11.3 | 12.3 | 10.5 | 5.6 | 8.9 |

## Table 6 (cont'd): Vacancy Rate by Rent Range - Private Units (%)

| Western Ontario | <$2000 | | $2000 - $2399 | | $2400 - $2699 | | $2700 - $2999 | | $3000 -$3599 | | $3600+ | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 2006 | 2007 | 2006 | 2007 | 2006 | 2007 | 2006 | 2007 | 2006 | 2007 | 2006 | 2007 |
| Bruce | 9.3 | 1.8 | 4.3 | 5.8 | 0.0 | 0.0 | - | - | - | - | - | - |
| Elgin | 16.7 | 21.8 | - | 0.0 | - | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | - | - |
| Essex | 16.3 | 4.4 | 5.5 | 13.5 | 17.1 | 7.5 | 0.0 | 28.2 | 0.0 | 16.7 | - | 10.7 |
| Windsor City | 9.3 | 5.1 | 3.3 | 13.3 | 16.9 | 9.9 | 0.0 | 5.0 | 0.0 | 16.7 | - | 10.7 |
| Grey | 18.3 | 9.4 | 23.5 | 16.6 | 7.1 | 4.5 | 0.0 | 0.0 | - | 0.0 | - | - |
| Huron | 10.6 | 9.1 | 44.4 | 26.1 | 100.0 | 0.0 | - | 0.0 | 0.0 | - | - | - |
| Chatham-Kent | 17.5 | 16.3 | 14.5 | 7.2 | 2.4 | 16.7 | - | 18.8 | - | 0.0 | - | 50.0 |
| Lambton | 21.5 | 20.2 | 2.2 | 0.6 | 0.0 | 14.3 | - | - | - | - | - | - |
| Middlesex | 33.3 | 45.3 | 10.2 | 16.6 | 18.8 | 18.9 | 10.6 | 10.0 | 15.7 | 9.2 | 0.0 | 0.0 |
| Oxford | 12.9 | 10.5 | 14.5 | 5.0 | - | 0.0 | - | 0.0 | - | - | - | - |
| Perth | 21.6 | 21.4 | 3.5 | 3.5 | 0.0 | 3.1 | 0.0 | 0.0 | 0.0 | - | - | - |
| Waterloo Region | 12.3 | 25.9 | 22.0 | 21.4 | 23.0 | 11.6 | 15.8 | 6.9 | 0.0 | 1.7 | - | 0.0 |
| Kitchener City | 13.3 | 35.9 | 31.3 | 31.9 | 34.1 | 16.6 | 24.4 | 9.5 | 0.0 | 0.0 | - | 0.0 |
| Cambridge City | 12.2 | 20.0 | 11.0 | 2.0 | 1.6 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | - | - |
| Wellington | 23.5 | 11.4 | 14.7 | 15.9 | 19.2 | 17.1 | 6.9 | 21.9 | 16.5 | 23.8 | - | - |
| Guelph City | 6.3 | 23.5 | 31.8 | 24.6 | 19.4 | 17.2 | 6.9 | 21.9 | 16.5 | 23.8 | - | - |
| Total | 17.6 | 16.6 | 12.7 | 13.4 | 19.9 | 12.0 | 9.5 | 12.6 | 11.5 | 12.1 | 0.0 | 10.8 |
| **Northern Ontario** | **<$2000** | | **$2000 - $2399** | | **$2400 - $2699** | | **$2700 - $2999** | | **$3000 -$3599** | | **$3600+** | |
| | 2006 | 2007 | 2006 | 2007 | 2006 | 2007 | 2006 | 2007 | 2006 | 2007 | 2006 | 2007 |
| Greater Sudbury | 4.4 | 5.7 | 20.9 | 15.3 | 33.3 | 33.3 | - | - | - | - | - | - |
| Other N. Ontario | 6.2 | 4.3 | 6.9 | 6.5 | 8.0 | 25.0 | 12.5 | 0.0 | 0.0 | - | - | - |
| Total | 5.7 | 4.6 | 14.1 | 11.9 | 16.2 | 27.5 | 12.5 | 0.0 | 0.0 | - | - | - |
| **Total Ontario** | **<$2000** | | **$2000 - $2399** | | **$2400 - $2699** | | **$2700 - $2999** | | **$3000 -$3599** | | **$3600+** | |
| | 2006 | 2007 | 2006 | 2007 | 2006 | 2007 | 2006 | 2007 | 2006 | 2007 | 2006 | 2007 |
| | 15.4 | 14.3 | 12.2 | 13.2 | 16.4 | 14.4 | 10.6 | 11.3 | 12.3 | 10.5 | 5.6 | 8.9 |

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

| **Central Ontario** | **<$2000** | | **$2000 - $2399** | | **$2400 - $2699** | | **$2700 - $2999** | | **$3000 -$3599** | | **$3600+** | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **2006** | **2007** | **2006** | **2007** | **2006** | **2007** | **2006** | **2007** | **2006** | **2007** | **2006** | **2007** |
| East York | ** | - | ** | - | - | - | ** | ** | ** | ** | ** | - |
| Etobicoke | 23.5 | 27.5 | 5.3 | 1.3 | 0.6 | 0.0 | 25.3 | 26.1 | 37.1 | 39.9 | 8.2 | 5.2 |
| North York | 8.6 | 2.0 | 8.0 | 8.6 | 17.3 | 15.9 | 12.6 | 15.2 | 40.9 | 52.1 | 12.5 | 6.3 |
| Scarborough | 34.9 | 27.0 | 14.9 | 13.8 | 30.7 | 25.0 | 14.6 | 21.5 | 3.3 | 12.0 | 1.7 | 0.7 |
| Toronto | 45.4 | 36.9 | 14.3 | 18.7 | 6.8 | 10.9 | 11.1 | 10.4 | 12.1 | 8.7 | 10.4 | 14.5 |
| York City | 0.8 | 5.0 | 66.8 | 74.6 | 13.8 | 9.0 | 8.7 | 6.5 | 9.9 | 5.0 | 0.0 | 0.0 |
| **City of Toronto** | **25.8** | **21.1** | **17.7** | **20.5** | **14.0** | **14.0** | **13.7** | **14.2** | **21.0** | **23.0** | **7.9** | **7.1** |
| Durham | 10.8 | 7.3 | 39.9 | 26.4 | 36.8 | 44.9 | 11.0 | 11.3 | 1.5 | 9.9 | 0.0 | 0.1 |
| Halton | 4.8 | 4.3 | 13.7 | 10.2 | 19.6 | 20.2 | 31.9 | 31.6 | 18.5 | 20.7 | 11.4 | 13.0 |
| Peel | 11.2 | 9.7 | 5.7 | 6.3 | 24.3 | 17.7 | 18.2 | 20.4 | 25.9 | 22.6 | 14.6 | 23.2 |
| York | 2.0 | 2.4 | 20.9 | 17.1 | 15.3 | 19.6 | 12.1 | 10.9 | 29.4 | 24.1 | 20.3 | 25.9 |
| **GTA** | **15.8** | **12.6** | **18.2** | **17.2** | **18.7** | **20.0** | **16.2** | **16.5** | **20.6** | **21.3** | **10.4** | **12.5** |
| Brant | 25.1 | 16.4 | 28.4 | 29.6 | 45.5 | 44.2 | 1.1 | 4.2 | 0.0 | 4.8 | 0.0 | 0.8 |
| Dufferin | 11.8 | 11.5 | 37.9 | 28.0 | 11.1 | 20.4 | 5.2 | 0.0 | 32.0 | 30.6 | 2.0 | 9.6 |
| Haldimand-Norfolk | 56.1 | 56.1 | 42.0 | 40.9 | 1.9 | 2.8 | 0.0 | 0.0 | 0.0 | 0.3 | 0.0 | 0.0 |
| City of Hamilton | 29.6 | 31.2 | 39.5 | 37.0 | 12.2 | 16.5 | 10.5 | 8.8 | 7.8 | 6.1 | 0.4 | 0.4 |
| Old Hamilton City | 32.6 | 42.1 | 33.1 | 29.4 | 14.1 | 15.8 | 8.3 | 4.7 | 11.9 | 8.0 | 0.0 | 0.0 |
| Kawartha Lakes | ** | ** | - | ** | ** | ** | - | ** | - | - | - | - |
| Muskoka | 43.0 | 35.3 | 47.8 | 50.4 | 5.6 | 9.4 | 3.6 | 3.2 | 0.0 | 1.8 | 0.0 | 0.0 |
| Niagara Region | 18.6 | 22.8 | 37.4 | 41.3 | 20.4 | 18.7 | 20.1 | 12.5 | 3.1 | 2.7 | 0.4 | 2.0 |
| St. Catharines City | 10.4 | 8.8 | 35.5 | 36.9 | 32.5 | 24.7 | 20.1 | 24.7 | 0.5 | 5.0 | 1.0 | 0.0 |
| Northumberland | 57.0 | 48.2 | 21.1 | 18.5 | 18.3 | 29.0 | 3.6 | 3.6 | 0.0 | 0.7 | 0.0 | 0.0 |
| Peterborough | 14.5 | 15.2 | 24.6 | 22.8 | 27.7 | 25.6 | 18.6 | 30.7 | 14.5 | 5.7 | 0.0 | 0.0 |
| Simcoe County | 27.0 | 21.1 | 41.4 | 40.7 | 20.9 | 21.3 | 5.0 | 10.5 | 5.5 | 4.9 | 0.1 | 1.6 |
| Barrie City | 27.8 | 23.0 | 40.0 | 43.1 | 17.7 | 15.4 | 10.1 | 13.8 | 4.1 | 4.7 | 0.3 | 0.0 |
| **Total** | **21.3** | **19.2** | **26.1** | **25.9** | **19.3** | **20.5** | **13.4** | **13.3** | **14.0** | **13.8** | **5.9** | **7.4** |
| **Eastern Ontario** | **<$2000** | | **$2000 - $2399** | | **$2400 - $2699** | | **$2700 - $2999** | | **$3000 -$3599** | | **$3600+** | |
| | **2006** | **2007** | **2006** | **2007** | **2006** | **2007** | **2006** | **2007** | **2006** | **2007** | **2006** | **2007** |
| Central Ottawa | 14.2 | 12.9 | 18.9 | 25.8 | 13.7 | 18.6 | 16.8 | 9.9 | 24.2 | 16.9 | 12.3 | 16.0 |
| Inner East | 32.3 | 27.9 | 37.3 | 35.5 | 22.3 | 28.2 | 8.2 | 6.5 | 0.0 | 2.0 | 0.0 | 0.0 |
| Inner West | 10.5 | 13.1 | 38.6 | 20.9 | 21.6 | 21.4 | 4.7 | 19.7 | 22.5 | 14.4 | 2.2 | 10.5 |
| **City of Ottawa** | **16.7** | **16.1** | **32.5** | **25.4** | **19.4** | **22.0** | **9.1** | **14.0** | **17.7** | **12.5** | **4.6** | **9.9** |
| Outer East | 98.7 | 100.0 | 0.0 | 0.0 | 1.3 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Outer West | 70.4 | 71.9 | 19.1 | 13.3 | 9.7 | 13.5 | 0.6 | 0.6 | 0.2 | 0.6 | 0.0 | 0.0 |
| **Greater Ottawa** | **31.2** | **29.3** | **27.8** | **22.1** | **16.5** | **19.3** | **7.1** | **11.3** | **13.8** | **10.1** | **3.6** | **7.9** |
| Frontenac | 14.9 | 13.1 | 42.3 | 31.8 | 14.5 | 23.0 | 23.7 | 27.9 | 4.6 | 3.9 | 0.0 | 0.3 |
| Kingston City | 6.8 | 5.5 | 46.4 | 34.3 | 15.9 | 24.5 | 25.9 | 31.0 | 5.0 | 4.4 | 0.0 | 0.4 |
| Hastings | 43.7 | 35.3 | 56.0 | 51.9 | 0.3 | 11.9 | 0.0 | 0.9 | 0.0 | 0.0 | 0.0 | 0.0 |
| Lanark | 75.2 | 74.8 | 21.9 | 16.2 | 1.6 | 7.0 | 1.0 | 1.0 | 0.3 | 1.0 | 0.0 | 0.0 |
| Leeds-Grenville | 25.6 | 20.7 | 24.3 | 29.3 | 43.7 | 39.5 | 6.5 | 3.3 | 0.0 | 7.2 | 0.0 | 0.0 |
| Lennox-Addington | 35.9 | 39.2 | 15.8 | 26.1 | 20.7 | 20.9 | 26.1 | 13.7 | 1.6 | 0.0 | 0.0 | 0.0 |
| Prescott-Russell | 99.3 | 99.8 | 0.0 | 0.0 | 0.7 | 0.2 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Prince Edward | 100.0 | 100.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Renfrew | 79.5 | 82.0 | 20.5 | 17.3 | 0.0 | 0.0 | 0.0 | 0.8 | 0.0 | 0.0 | 0.0 | 0.0 |
| Stormont, Dundas & G. | 82.9 | 60.2 | 14.4 | 36.8 | 0.6 | 2.1 | 0.3 | 0.0 | 1.8 | 0.9 | 0.0 | 0.0 |
| **Total** | **41.0** | **37.8** | **27.0** | **24.3** | **13.7** | **16.4** | **6.9** | **9.4** | **9.2** | **7.1** | **2.3** | **5.1** |
| **Total Ontario** | **<$2000** | | **$2000 - $2399** | | **$2400 - $2699** | | **$2700 - $2999** | | **$3000 -$3599** | | **$3600+** | |
| | **2006** | **2007** | **2006** | **2007** | **2006** | **2007** | **2006** | **2007** | **2006** | **2007** | **2006** | **2007** |
| | 29.4 | 27.1 | 30.1 | 29.1 | 16.9 | 18.1 | 10.3 | 11.0 | 9.9 | 9.8 | 3.4 | 4.8 |

## Table 7 (cont'd): Per Cent Distribution of Private Units by Rent Range

| Western Ontario | <$2000 | | $2000 - $2399 | | $2400 - $2699 | | $2700 - $2999 | | $3000 -$3599 | | $3600+ | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 2006 | 2007 | 2006 | 2007 | 2006 | 2007 | 2006 | 2007 | 2006 | 2007 | 2006 | 2007 |
| Bruce | 56.8 | 51.6 | 41.4 | 40.0 | 1.8 | 8.4 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Elgin | 41.4 | 50.3 | 0.0 | 34.8 | 0.0 | 3.2 | 51.7 | 10.3 | 6.9 | 1.3 | 0.0 | 0.0 |
| Essex | 12.4 | 11.5 | 63.7 | 50.2 | 15.8 | 22.2 | 2.2 | 5.0 | 5.9 | 7.6 | 0.0 | 3.6 |
| Windsor City | 10.8 | 13.0 | 52.6 | 36.6 | 22.3 | 26.7 | 3.3 | 4.4 | 11.0 | 13.2 | 0.0 | 6.2 |
| Grey | 38.5 | 27.5 | 54.9 | 66.1 | 5.5 | 4.7 | 1.2 | 0.4 | 0.0 | 1.3 | 0.0 | 0.0 |
| Huron | 91.0 | 33.7 | 5.4 | 58.7 | 3.0 | 6.6 | 0.0 | 1.0 | 0.6 | 0.0 | 0.0 | 0.0 |
| Chatham-Kent | 20.5 | 26.1 | 71.4 | 56.1 | 8.2 | 12.1 | 0.0 | 3.2 | 0.0 | 2.0 | 0.0 | 0.4 |
| Lambton | 50.9 | 56.3 | 46.5 | 41.8 | 2.6 | 1.9 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Middlesex | 13.5 | 7.3 | 37.4 | 24.9 | 14.2 | 17.5 | 22.5 | 28.9 | 11.7 | 20.9 | 0.7 | 0.6 |
| Oxford | 62.6 | 40.4 | 37.4 | 46.9 | 0.0 | 12.2 | 0.0 | 0.5 | 0.0 | 0.0 | 0.0 | 0.0 |
| Perth | 46.4 | 46.9 | 47.3 | 36.0 | 1.7 | 13.4 | 3.3 | 3.8 | 1.3 | 0.0 | 0.0 | 0.0 |
| Waterloo Region | 13.6 | 15.8 | 29.6 | 32.5 | 42.6 | 32.4 | 13.2 | 14.2 | 0.9 | 4.8 | 0.0 | 0.2 |
| Kitchener City | 6.9 | 13.8 | 31.9 | 31.5 | 48.1 | 32.5 | 12.6 | 14.2 | 0.6 | 7.5 | 0.0 | 0.4 |
| Cambridge City | 31.5 | 24.8 | 31.5 | 38.9 | 23.8 | 20.2 | 10.8 | 13.7 | 2.3 | 2.3 | 0.0 | 0.0 |
| Wellington | 20.9 | 10.4 | 20.5 | 31.0 | 29.1 | 27.0 | 17.8 | 19.1 | 11.6 | 12.5 | 0.0 | 0.0 |
| Guelph City | 3.4 | 3.7 | 9.2 | 12.5 | 42.2 | 37.1 | 27.3 | 28.1 | 17.9 | 18.5 | 0.0 | 0.0 |
| Total | 27.4 | 23.1 | 41.1 | 41.0 | 18.0 | 18.4 | 9.4 | 10.4 | 4.1 | 6.5 | 0.1 | 0.6 |
| **Northern Ontario** | **<$2000** | | **$2000 - $2399** | | **$2400 - $2699** | | **$2700 - $2999** | | **$3000 -$3599** | | **$3600+** | |
| | **2006** | **2007** | **2006** | **2007** | **2006** | **2007** | **2006** | **2007** | **2006** | **2007** | **2006** | **2007** |
| Greater Sudbury | 52.1 | 52.5 | 45.2 | 44.7 | 2.8 | 2.7 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Other N. Ontario | 73.4 | 80.9 | 22.5 | 15.3 | 3.0 | 3.5 | 1.0 | 0.4 | 0.1 | 0.0 | 0.0 | 0.0 |
| Northern Ontario | 66.1 | 70.9 | 30.3 | 25.6 | 2.9 | 3.2 | 0.6 | 0.2 | 0.1 | 0.0 | 0.0 | 0.0 |
| **Total Ontario** | **<$2000** | | **$2000 - $2399** | | **$2400 - $2699** | | **$2700 - $2999** | | **$3000 -$3599** | | **$3600+** | |
| | **2006** | **2007** | **2006** | **2007** | **2006** | **2007** | **2006** | **2007** | **2006** | **2007** | **2006** | **2007** |
| | 29.4 | 27.1 | 30.1 | 29.1 | 16.9 | 18.1 | 10.3 | 11.0 | 9.9 | 9.8 | 3.4 | 4.8 |

# Table 8: Average Rents by Accommodation Type

| Central Ontario | Semi-Private | | | Private | | | Suite | | |
|---|---|---|---|---|---|---|---|---|---|
| | 2006 | 2007 | % change | 2006 | 2007 | % change | 2006 | 2007 | % change |
| East York | - | - | - | $2,995 | ** | ** | ** | ** | ** |
| Etobicoke | $1,310 | ** | ** | $2,875 | $2,880 | 0.2 | ** | ** | ** |
| North York | $2,160 | ** | ** | $2,925 | $2,990 | 2.3 | $4,240 | $4,265 | 0.5 |
| Scarborough | ** | ** | ** | $2,320 | $2,415 | 4.0 | $3,020 | $3,115 | 3.0 |
| Toronto | $1,130 | $1,195 | 6.1 | $2,420 | $2,520 | 4.2 | $3,820 | $3,965 | 3.8 |
| York City | $1,645 | $1,305 | -20.7 | $2,275 | $2,280 | 0.4 | $3,340 | ** | ** |
| **City of Toronto** | **$1,760** | **$1,800** | **2.3** | **$2,570** | **$2,620** | **1.9** | **$3,880** | **$3,940** | **1.6** |
| Durham | $1,585 | $1,630 | 2.8 | $2,360 | $2,505 | 6.0 | $3,045 | $3,215 | 5.6 |
| Halton | ** | $2,430 | ** | $2,910 | $2,960 | 1.7 | $3,565 | $3,690 | 3.6 |
| Peel | $1,820 | $1,890 | 4.0 | $2,930 | $2,975 | 1.6 | $3,700 | $3,735 | 0.9 |
| York | $2,170 | $2,460 | 13.6 | $3,100 | $3,120 | 0.6 | $4,055 | $4,040 | -0.4 |
| **GTA** | **$1,860** | **$1,895** | **1.9** | **$2,725** | **$2,785** | **2.1** | **$3,735** | **$3,820** | **2.3** |
| Brant | $1,340 | $1,420 | 6.1 | $2,145 | $2,285 | 6.5 | $3,990 | ** | ** |
| Dufferin | ** | ** | ** | $2,625 | $2,755 | 4.9 | ** | ** | ** |
| Haldimand-Norfolk | ** | ** | ** | $1,780 | $1,820 | 2.1 | ** | ** | ** |
| City of Hamilton | $1,535 | $1,435 | -6.3 | $2,260 | $2,250 | -0.4 | $3,180 | $3,230 | 1.5 |
| Old Hamilton City | $1,525 | $1,430 | -6.4 | $2,240 | $2,175 | -2.9 | $3,190 | $3,230 | 1.3 |
| Kawartha Lakes | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| Muskoka | ** | ** | ** | $2,005 | $2,065 | 3.1 | $2,925 | $2,885 | -1.4 |
| Niagara Region | $1,515 | $1,510 | -0.4 | $2,345 | $2,305 | -1.6 | $2,860 | $2,935 | 2.6 |
| St. Catharines City | ** | ** | ** | $2,365 | $2,440 | 3.1 | $3,095 | $3,150 | 1.7 |
| Northumberland | ** | ** | ** | $2,080 | $2,115 | 1.8 | $2,720 | $2,610 | -4.1 |
| Peterborough | ** | ** | ** | $2,490 | $2,470 | -0.8 | $3,155 | $3,000 | -4.9 |
| Simcoe County | $1,510 | $1,570 | 4.0 | $2,255 | $2,340 | 3.7 | $3,035 | $3,295 | 8.5 |
| Barrie City | $1,595 | $1,605 | 0.4 | $2,285 | $2,350 | 2.9 | $3,465 | $3,425 | -1.1 |
| Total | $1,700 | $1,690 | -0.7 | $2,515 | $2,550 | 1.5 | $3,560 | $3,645 | 2.5 |
| **Eastern Ontario** | **Semi-Private** | | | **Private** | | | **Suite** | | |
| | **2006** | **2007** | **% change** | **2006** | **2007** | **% change** | **2006** | **2007** | **% change** |
| Central Ottawa | $1,400 | $1,455 | 3.8 | $2,760 | $2,745 | -0.6 | $4,375 | $4,500 | 2.9 |
| Inner East | $1,500 | $1,475 | -1.6 | $2,175 | $2,245 | 3.4 | $3,670 | $3,810 | 3.8 |
| Inner West | ** | ** | ** | $2,625 | $2,720 | 3.7 | $3,385 | $3,330 | -1.6 |
| **City of Ottawa** | **$1,615** | **$1,560** | **-3.6** | **$2,560** | **$2,625** | **2.7** | **$3,715** | **$3,725** | **0.3** |
| Outer East | $1,290 | $1,430 | 11.2 | $1,465 | $1,565 | 6.6 | ** | ** | ** |
| Outer West | $1,450 | $1,490 | 2.6 | $1,960 | $1,990 | 1.4 | $2,680 | $2,735 | 1.9 |
| **Greater Ottawa** | **$1,480** | **$1,525** | **2.9** | **$2,380** | **$2,470** | **3.7** | **$3,610** | **$3,630** | **0.6** |
| Frontenac | $1,365 | $1,320 | -3.3 | $2,360 | $2,460 | 4.2 | $2,965 | $3,325 | 12.1 |
| Kingston City | ** | ** | ** | $2,435 | $2,535 | 4.1 | $2,965 | $3,340 | 12.7 |
| Hastings | $1,250 | $1,195 | -4.2 | $1,965 | $1,980 | 0.8 | ** | ** | ** |
| Lanark | $1,450 | $1,475 | 1.7 | $1,970 | $2,005 | 1.8 | $2,840 | $2,980 | 4.8 |
| Leeds-Grenville | $1,385 | $1,435 | 3.7 | $2,265 | $2,280 | 0.7 | ** | $3,355 | ** |
| Lennox-Addington | ** | ** | ** | $2,240 | $2,135 | -4.7 | ** | $2,380 | ** |
| Prescott-Russell | $1,285 | $1,465 | 13.8 | $1,445 | $1,495 | 3.5 | $2,180 | $2,295 | 5.3 |
| Prince Edward | - | - | - | $1,635 | $1,635 | 0.0 | ** | $2,190 | ** |
| Renfrew | $1,020 | $1,020 | 0.1 | $1,805 | $1,855 | 3.0 | $2,335 | $2,260 | -3.2 |
| Stormont, Dundas & G | $1,375 | $1,330 | -3.3 | $1,810 | $1,860 | 2.9 | $2,580 | $2,680 | -5.6 |
| Total | $1,370 | $1,370 | -0.1 | $2,225 | $2,290 | 3.0 | $3,430 | $3,475 | 1.4 |
| **Total Ontario** | **Semi-Private** | | | **Private** | | | **Suite** | | |
| | **2006** | **2007** | **% change** | **2006** | **2007** | **% change** | **2006** | **2007** | **% change** |
| | $1,020 | $1,020 | 0.9 | $1,805 | $1,855 | 1.8 | $2,335 | $2,260 | 1.5 |

# Table 8 (cont'd): Average Rents by Accommodation Type

| Western Ontario | Semi-Private | | | Private | | | Suite | | |
|---|---|---|---|---|---|---|---|---|---|
| | 2006 | 2007 | % change | 2006 | 2007 | % change | 2006 | 2007 | % change |
| Bruce | $1,440 | $1,270 | -11.9 | $1,960 | $2,005 | 2.2 | $2,600 | $2,555 | -1.7 |
| Elgin | $1,630 | ** | ** | $2,215 | $1,920 | -13.4 | $3,520 | ** | ** |
| Essex | $1,565 | $1,710 | 9.2 | $2,360 | $2,430 | 2.8 | $2,985 | $2,935 | -1.7 |
| Windsor City | ** | $1,705 | ** | $2,475 | $2,530 | 2.2 | $3,045 | $2,895 | -5.0 |
| Grey | ** | ** | ** | $2,100 | $2,130 | 1.4 | $2,380 | ** | ** |
| Huron | $1,495 | $1,495 | 0.2 | $1,935 | $2,050 | 5.9 | - | ** | ** |
| Chatham-Kent | $1,595 | $1,615 | 1.1 | $2,145 | $2,195 | 2.5 | $2,910 | $2,710 | -6.8 |
| Lambton | $1,475 | $1,480 | 0.4 | $1,960 | $1,975 | 0.7 | $2,445 | $2,455 | 0.3 |
| Middlesex | $1,830 | $1,950 | 6.6 | $2,470 | $2,640 | 6.9 | $3,070 | $3,210 | 4.5 |
| Oxford | $1,600 | ** | ** | $1,970 | $2,060 | 4.6 | ** | $2,645 | ** |
| Perth | $1,570 | $1,610 | 2.7 | $1,990 | $2,020 | 1.5 | ** | ** | ** |
| Waterloo Region | $1,635 | $1,635 | 0.1 | $2,385 | $2,400 | 0.6 | $3,245 | $3,180 | -2.0 |
| Kitchener City | $1,765 | $1,685 | -4.6 | $2,445 | $2,470 | 1.2 | $3,570 | $3,695 | 3.5 |
| Cambridge City | $1,450 | $1,485 | 2.6 | $2,250 | $2,265 | 0.7 | $2,830 | $3,000 | 6.1 |
| Wellington | $1,625 | $1,635 | 0.8 | $2,450 | $2,520 | 2.9 | $3,215 | $3,335 | 3.7 |
| Guelph City | $1,710 | $1,645 | -3.7 | $2,715 | $2,740 | 1.1 | $3,365 | $3,405 | 1.1 |
| Total | $1,595 | $1,645 | 3.1 | $2,260 | $2,315 | 2.3 | $2,990 | $3,040 | 1.0 |
| **Northern Ontario** | **Semi-Private** | | | **Private** | | | **Suite** | | |
| | 2006 | 2007 | % change | 2006 | 2007 | % change | 2006 | 2007 | % change |
| Greater Sudbury | ** | ** | ** | $1,920 | $1,935 | 0.7 | ** | ** | ** |
| Other N. Ontario | $1,300 | $1,300 | 0.0 | $1,765 | $1,785 | 1.3 | $2,605 | $2,925 | 12.3 |
| Total | $1,300 | $1,300 | 0.0 | $1,820 | $1,840 | 1.1 | $2,715 | $2,995 | 10.3 |
| **Total Ontario** | **Semi-Private** | | | **Private** | | | **Suite** | | |
| | 2006 | 2007 | % change | 2006 | 2007 | % change | 2006 | 2007 | % change |
| | $1,590 | $1,600 | 0.9 | $2,355 | $2,395 | 1.8 | $3,390 | $3,445 | 1.5 |

# Definitions

## Room Types

**Suite:** private room where the bedroom(s) are separate from other living area

**Private:** room not shared (except by couple)

**Semi:** two persons (except couples) sharing a room

**Ward:** three or more persons, shared accommodation

## Short-stay/Respite

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

## Effective Operating Capacity

Many retirement homes have a modular setup that permits use of a room on a Private or Semi-private basis. For the purposes of CMHC's survey we are not interested in the design capacity but rather how the room is being used. When a 'Semi' room (2 units) is occupied and paid for at the private room rate it is recorded as one Private unit. Vacant modular rooms are usually recorded as vacant Private rooms or prorated to reflect effective demand in the marketplace for Private and Semi-private accommodation.

## Couples

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

## Prices

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

If a room is occupied by a couple and there is a separate charge for the second person we record the single person rate for the room or simply do not record the rate for the couple so as not to distort the average monthly rate.

The owner may have a contract to supply a number of units at a subsidized rate, which in many areas of the province is $45 per day or $1,370 per month. Units at the subsidy rate are excluded from the calculation of the average monthly rate.

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

## Capture Rate

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

In 2007, Ontario retirement homes accommodated 46 residents per 1,000 persons aged 75 years and older or a capture rate of 4.6 per cent. Absorption rate and market penetration rate are sometimes cited and may be used interchangeably with capture rate. Alternatively, they represent the number of accommodation spaces available compared to the 75+ population.

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

# Methodology

## Introduction

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

## How We Do the Survey

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

## Acknowledgement

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

## What Is Included in the Survey?

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

## Survey Sample

All eligible retirement homes were surveyed. Results were obtained for 37,700 accommodation spaces. This represents 93.8 per cent of the 40,202 spaces eligible for inclusion in the 2007 Survey Universe.

Generally, new or substantially renovated facilities must be open for at least one year to allow for a reasonable initial lease-up period before they are included in the Survey. There were 1,032 spaces in new residences open less than one year. A further 161 spaces in homes recently renovated or still under renovation were also not in the 2007 Universe.

## New Supply

As mentioned there were 1,032 spaces in new residences opened less than one year. In addition, there were more than 2,500 spaces under construction at the time the 2007 Survey was being conducted.

The following recently opened new projects were not included in the 2007 Survey:

Belle River – Oak Park

Copper Cliff – Copper C Manor

Etobicoke – Scarlett Heights

Grimsby – Lincoln Park

Guelph – Wellington Park Terr

LaSalle – Royal Oak Village

London – Riverside Ret. Res.

London – Windermere on the Mount

Ottawa – Manoir Prince of Wales Manor

Windsor – Royal Marquis

Renovation/addition:

Stouffville – Buckingham Manor

### Footnote to all tables in the report

- No units exist in the sample for this category.

** Data suppressed to protect confidentiality

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