



# RENTAL MARKET

## REPORT

London

Canada Mortgage and Housing Corporation

### Apartment vacancies edge up in the London area

The rental apartment vacancy rate in the London CMA (census metropolitan area) reversed a five-year downward trend, rising slightly to 2.0 per cent in October 2002 from 1.6 per cent a year earlier, according to the **Rental Market Survey** conducted annually by Canada Mortgage and Housing Corporation (CMHC). The current vacancy rate is still the second lowest recorded in the previous 15 years and down substantially from the record high 6.0 per cent in October 1996.

#### Low mortgage rates attract renters

Low mortgage rates have reduced the carrying cost of home ownership, encouraging many households to make

the switch from renting to owning. The London area has seen back-to-back years of record-breaking sales of existing homes and construction of new homes in 2002 is at a level not seen since the boom of the late 1980's.

On the supply side, only 76 rental apartment units were completed between July 2001 and September 2002, with almost all these units targeted to University students.

In the City of London, the vacancy rate increased from 1.5 per cent to 1.9 per cent and was higher in all but one of the eight sub-markets in London. The exception was Zone 3, North London where the rate slipped from 1.6 to 1.5

ANNUAL SURVEY  
OCTOBER 2002

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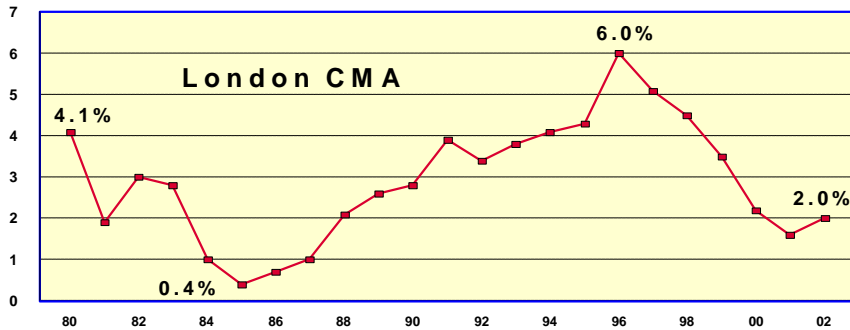
per cent. Zone 4, Northwest London continues to have the lowest rate at 0.5 per cent with the highest rate in Zone 8, East London at 3.3 per cent. In St. Thomas, the rate edged up to 3.4 per cent from 3.3 per cent and in Strathroy-Caradoc, a market just added this year as a component of the London CMA following the release of the 2001 Census, the rate decreased from 4.3 per cent to 1.7 per cent.

A 2.0 per cent apartment vacancy rate for the London CMA market means that there 765 apartments physically vacant and available for rent in the private 3+ apartment universe of 38,903 units.

continued on page 2

### Apartment vacancies increase

Vacancy Rate (%)



1980-86: 6+ unit apts surveyed. 1987-2002: 3+ unit apts surveyed.  
Source: CMHC Market Analysis LONDON, Annual October Rental Market Survey

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## Vacancy and Rent Summary

Higher vacancy levels in 2 and 3+ bedroom suites more than offset the slightly lower rate in 1 bedroom units. The bell weather two-bedroom unit, which accounts for 52.7% of total apartments, recorded a 3.2 per cent rise in average rent to \$705. This is the 3rd consecutive year of above-inflation rent increases following five years of negligible or declining rents.

Apt.	London CMA			
	Vacancy Rate(%)		Average Rent(\$)	
	2001	2002	2001	2002
Bachelor	3.1	3.7	433	440
1 Bedrm.	1.3	1.2	547	566
2 Bedrm.	1.8	2.4	683	705
3 Bedrm.+	1.2	2.9	852	900
<b>Total</b>	1.6	2.0		
London City	1.5	1.9		
St. Thomas	3.3	3.4		
Strathroy	4.3	1.7		

## Canada's vacancy rate rises to 1.7%

Seventeen of Canada's 28 metropolitan markets have higher vacancy rates than one year ago. In Ontario's eleven metropolitan areas, 8 recorded higher

## Private Apartment buildings with 3 or more rental units

2002 Rank	Census Metropolitan Area (CMA)	Vacancy Rate (%)		2002 Universe	Vacant Units
		2001	2002		
1	Québec	0.8	0.3	75,743	258
2	Gatineau	0.6	0.5	19,100	99
3	Montréal	0.6	0.7	464,552	3,352
4	Kingston	1.5	0.9	11,349	99
5	Winnipeg	1.4	1.2	53,375	616
6	Vancouver	1.0	1.4	106,476	1,501
7	Victoria	0.5	1.5	23,793	354
8	Hamilton	1.3	1.6	42,022	665
9	Edmonton	0.9	1.7	65,122	1,090
10	Sherbrooke	2.3	1.8	24,587	442
11	Regina	2.1	1.9	11,420	222
11	Ottawa	0.8	1.9	60,096	1,162
13	Abbotsford	2.4	2.0	3,968	79
13	<b>LONDON</b>	1.6	2.0	38,904	765
15	Charlottetown CA*	1.8	2.2	3,721	81
16	Kitchener	0.9	2.3	26,235	612
16	Oshawa	1.3	2.3	11,168	260
18	St. Catharines-Niagara	1.9	2.4	16,193	387
19	Toronto	0.9	2.5	301,801	7,611
20	Halifax	2.8	2.7	36,502	989
20	St. John's	2.5	2.7	3,688	100
22	Calgary	1.2	2.9	43,167	1,233
23	Trois-Rivières	4.7	3.0	16,286	483
24	Saskatoon	2.9	3.7	15,547	576
25	Windsor	2.9	3.9	15,211	600
26	Thunder Bay	5.8	4.7	5,441	258
27	Chicoutimi-Jonquière	4.4	4.9	8,463	415
28	Greater Sudbury	5.7	5.1	11,000	565
29	Saint John	5.6	6.3	9,678	615
	<b>Canada (1)</b>	1.1	1.7	1,520,887	25,408

(1) weighted average of metropolitan areas surveyed. Abbotsford and Kingston were not CMAs in 2001.

\*Census Agglomeration (CA)

## Review and Outlook

Despite the strong pull exerted by low mortgage rates that encouraged the switch from renting to home ownership, the vacancy rate only increased slightly from 1.6 per cent to 2.0 per cent in the London metropolitan area. Meanwhile on the supply side we expect just 66 new rental apartment units to be on-stream in 2002. Most of these private units are built to meet demand from University students. These units will not be added to CMHC's rental survey universe. In 2003, rental apartment completions are forecast to increase to about 350 units (excludes student residences to open at Fanshawe College (400 beds) and U.W.O. (445 beds) in the Fall of 2003). The two largest private projects include the first phase (220 units) of a luxury downtown development and a 56-unit apartment targeted at University students.

Following strong employment gains in 1999-2000, employment growth stalled in 2001 and did not resume month over same month growth until September 2002. Employment was up more than 7,000 persons in October or a 3.4% increase over October 2001. Gains were concentrated in full-time jobs and the 45+ age group. During the 3-year period 1999-2001 net migration to the London CMA was positive led by persons 18-24, a prime renter age group.

In light of a good year expected for both the economy and home buying in 2003; the double cohort; and, new supply of rental units (private + student residences), the vacancy rate should move slightly above current levels with the average two bedroom rent rising 2.4-2.8%.

vacancy rates. The Ontario-wide vacancy rate for metropolitan centres was 2.4% compared to the national average of 1.7%. Toronto CMA led the way with a sharp increase in vacancies from 0.9% to 2.5%. London CMA at 2.0% ranked 13th. Vacancy rates in Toronto, Kitchener, Ottawa, Oshawa and Windsor rose by one percentage point or more.

## New Construction

Year	Apartments	
Complete	Private	Assisted
1986-1990	5,934	303
1991-1995	1,762	796
1996-1998	62	0
1999-2001	725	0
2002 est.	66	0
2003 forecast	358	52

Source: CMHC

## New supply

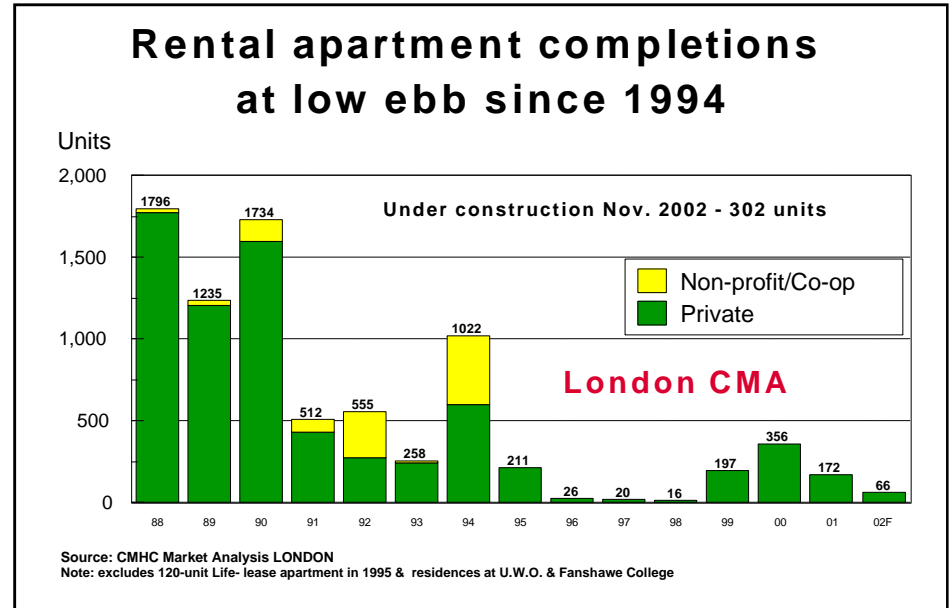
As 2002 came to a close there were 302 rental apartment units under construction in the City of London. This included the first of a twin tower, 440 unit luxury development in the City core. The remaining 82 units are found in three projects located near the University.

In 2003, construction could start on more than 650 rental apartment units, including 52 permanent units under the Federal-Provincial Affordable Housing agreement with assistance from the City of London's \$2-million Affordable Housing Capital Reserve (AHCR) Fund.

### Affordable housing

Other recently announced initial plans for the AHCR Fund include \$150,000 to help finance the conversion of under utilized commercial space to residential use. The up to \$15,000/unit will result in at least 10 rental apartment units. Finally, the AHCR Fund will assist in the construction of 132 transitional beds/units.

The second tower at Dundas Street and Waterloo Street will start to rise next year accounting for 220 units. Construction is also expected to start on a small in-fill project in the downtown. These core area residential investments are part of the turnaround of the downtown which included the successful opening of the new Central Library in August and the \$43-million, 9,000 seat arena and entertainment complex in October.

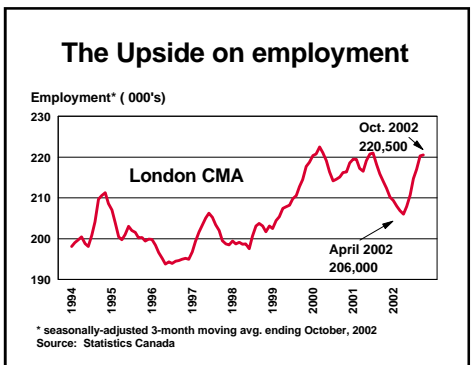
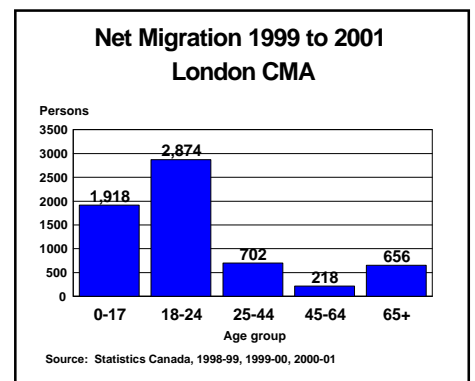


Other major apartment rental projects in the planning stage are located in South London, Northwest London, North Central and a small student oriented development near the University.

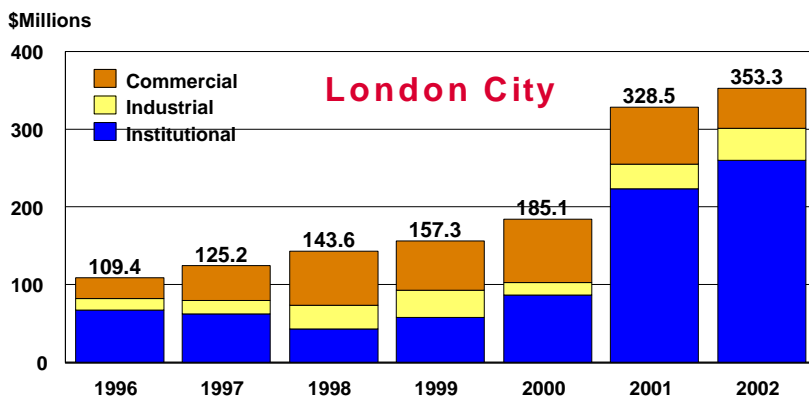
Construction is also underway on two student residences, as Fanshawe College (400 beds) and University of Western Ontario (445 beds) gear up for the primary impact of the 'double-cohort' of secondary school students graduating in 2003.

### Employment/Migration Positive

The general upward trend in total employment in the London CMA has been a positive factor in reducing the



### Private and Public Investment boost employment



Source: City of London Building Permits Issued 1996-2001, Jan-Nov. 2002 / CMHC

apartment vacancy rate from 6.0 per cent in 1996 to 1.6 per cent in 2001. And net migration, especially among the 18-24 age group which favour renting also helped reduce the vacancy rate. The recent rebound in employment following a slide in 2001 has been concentrated in the 45+ age group and full-time employment. When combined with low mortgage rates this has provided a boost to home buying. However, positive in-migration in the 65+ age group and a growing leading edge of baby-boomers aged 55 and over will augment rental demand.

# North London (Zone 3) only sub-market in London to record a lower vacancy rate

London North (Zone 3) was the only sub-market among eight in the City to record a lower vacancy rate in 2002 than the year before, decreasing slightly from 1.6 per cent to 1.5 per cent. This is the second lowest rate in the City and sits below the City-wide average of 1.9 per cent. The North sub-market encompasses the Richmond Street corridor from Oxford St. West, north to the City limits; the luxury high-rise on North Centre Road; and, the three mid to high end apartment high-rises on Windermere Road, west of Adelaide St. North. The almost 5,000 units in London North are attractive to University students, seniors, professionals and persons working in the area of Masonville Centre Mall.

London's largest sub-market with almost 6,700 apartments is Zone 4 (Northwest). It also continues to boast the lowest vacancy rate at 0.5

per cent or just 37 vacancies, compared to 0.3 per cent in 2001. This zone is dominated by high rise apartments found in Cherry Hill, Forest Hill and along Wonderland Rd. North and continues to be popular with the expanding 55+ age group.

The two sub-markets to record the largest rise in average vacancy levels were Zone 5 (Southwest) from 1.2% to 1.9% and Zone 8 (East) from 2.6% to 3.3%, London's highest vacancy rate area.

### Fewer vacant one bed apartments

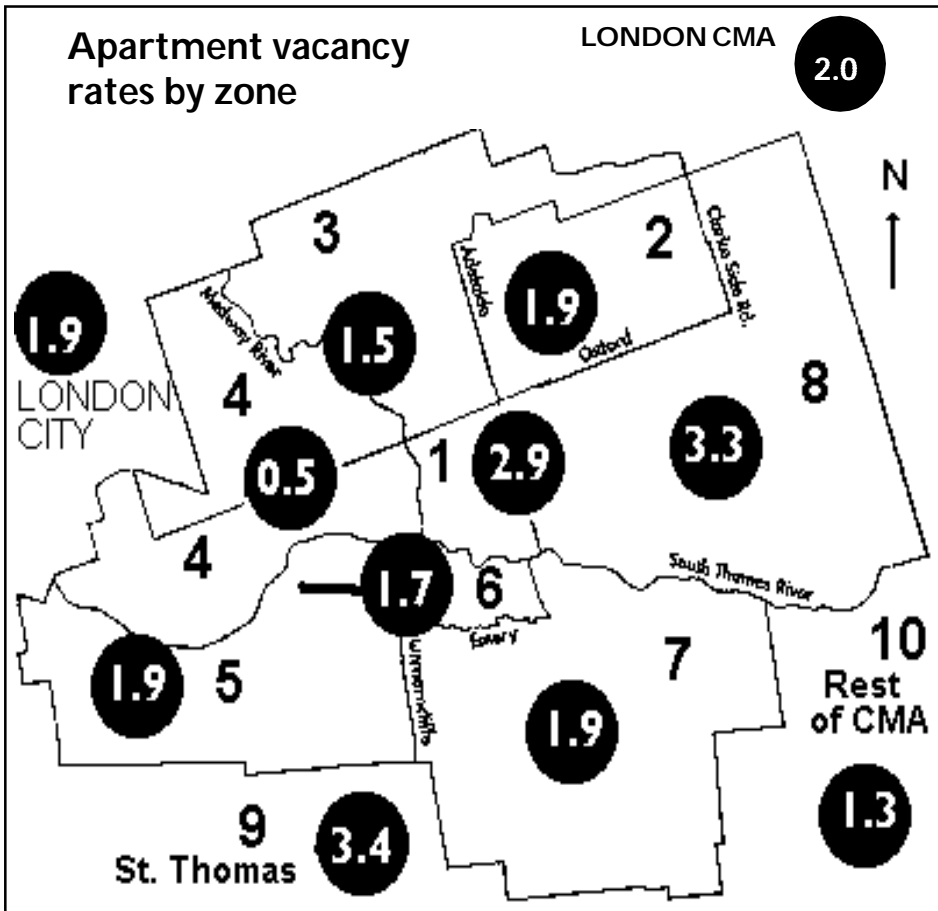
In Zone 5, increased vacancies were largely concentrated in 2 bedroom units with the result that there was likely turnover as renters made the move to home ownership. This trend was found market wide as the rise in total vacancies was concentrated in apartments with 2 or more bedrooms. The 2-bedroom vacancy rate increased

from 1.8% to 2.4% and in 3+ bedrooms it rose from 1.2% to 2.9%. Partly offsetting these increases was a decline in the number of vacant one bedroom apartments with the vacancy rate slipping from 1.3% to 1.2%.

A higher vacancy level in Zone 8 is likely attributable to the older supply and preponderance of units in low rise buildings which typically have higher vacancy rates.

Buildings with less than 5 floors had a vacancy rate of 3.1% compared to the matching 1.3% rates in buildings with 5-9 and 10+ floors. Similarly, the vacancy rate increased as the size of building decreased. Apartments with 3-5 units had average vacancy rate of 3.8%; 6-19 units (3.1%); declining to 1.3% for buildings with 100+ units.

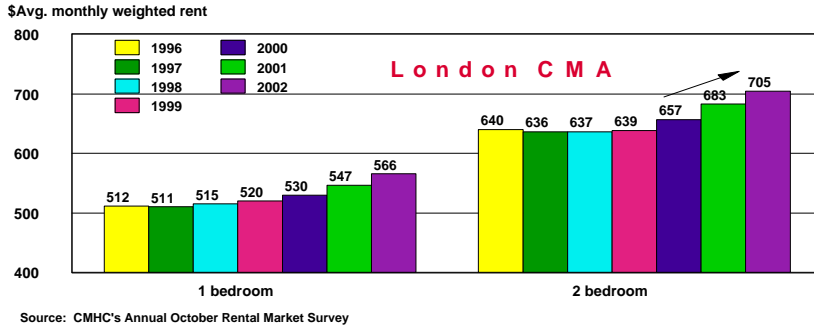
Vacancy rates increased for all ages of buildings except for those completed between 1976-1985 where the rate remained both the lowest and unchanged at 1.1%. Apartments completed between 1940-1959 saw vacancy levels move up to 2.7% from 2.1% but still substantially lower than the peak 7.0% reached in 1998. Newer apartments completed since 1985 had a vacancy rate of 2.6%, up from 2.1% but still markedly lower than the oversupplied 8.0% in 1996.



### Acknowledgement

The success of the annual October Rental Market Survey depends on the co-operation of property owners and property managers in providing timely and accurate information to our survey enumerators. Thank you for your assistance. We sincerely hope that the results will be of benefit to those directly and indirectly involved in the rental housing industry.

## Apartment rents on the rise since 1999



## Rents continue to adjust upwards

For the third consecutive year, rent increases have been above the general inflation rate. This reflects the impact of a vacancy rate around two per cent and the provision of the Tenant Protection Act introduced June 17, 1998 to allow landlords to adjust rents to market levels on units that turnover. However, recent increases come on the heels of almost no change in average rents

### Annual Rent Increase

Year	Provincial Rent Guideline	London CMA Two Bedroom Rent (\$)	% chg.
1995	2.9%	636	1.1
1996	2.8	640	0.6
1997	2.8	636	(0.6)
1998	3.0	637	0.1
1999	3.0	639	0.3
2000	2.6	657	2.8
2001	2.9	683	4.0
2002	3.9	705	3.2
2003f	2.9	722-25	2.4-2.8

Source: MAH/CMHC, CMHC forecast

between 1995 and 1999 as the market adjusted from an situation of oversupply in 1996 when the vacancy rate peaked at 6.0%. A gap remains between the rent guideline index and the index for two bedroom rent increases.

The bell weather 2-bedroom average rent increased 3.2% to \$705 compared to the 2002 provincial guideline of 3.9%. This increase follows back-to-back above guideline increases of 4.0% in 2001 and 2.9% in 2000. The average one-bedroom rent increased 3.5% to \$566 up \$19, reflecting the lower vacancy rate. Following a 4.1% increase to \$433 in 2001 for Bachelor apartments rent increases eased to 1.6% for a \$440 average rent.

## Affordability

Rent increases for units in older buildings completed prior to 1976 were greater than the 3.2% average for two bedroom units. Increases ranged from 4.8% for units in buildings completed 1960-75 to 6.1% for the 1940-59 two-bed apartment supply. The average rent increased was just 0.4% for the 1976-85 buildings and 4.9% in post 1985 apartments.

The largest percentage increases for one and two bedroom units were in buildings with 1-4 floors at 3.7% and 3.8%.

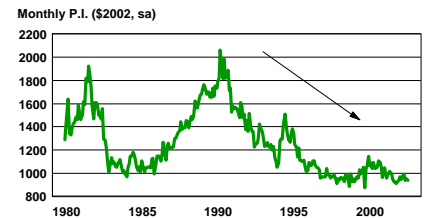
Less than 1 in 4 bachelor apartments were renting for less than \$400 with about 60% of the units in the \$400-\$499 rent range. About 20% of the supply of one bedroom units rent for less than \$500 with less than 2% under \$400. As a result,

single persons on social assistance with a shelter allowance of \$325 or persons on limited employment income would have difficulty finding an affordable unit. These individuals would more likely have to look at a shared housing arrangement in a two bedroom apartment where 36 per cent of units were renting for less than \$650/month or finding accommodation in the sector of the market not covered by the survey including basement apartments and duplexes; room in a house or bed in a rooming house or hostel. The alternative for some households is spending a larger proportion of their income on shelter.

## Low mortgage rates attract renters

The move to lower mortgage rates and improved economic conditions since 1995 and more recently during the past 18-24 months has encouraged renters to become home owners. Sales of condominium town houses and to a lesser extent apartments have been the vehicle for many tenants to making that first purchase under \$100,000. Condominium sales in the London & St. Thomas Real Estate Board to the end of November were up 27% compared to 9% for other residential units. This has helped ease demand pressures from an expanding labour force and students.

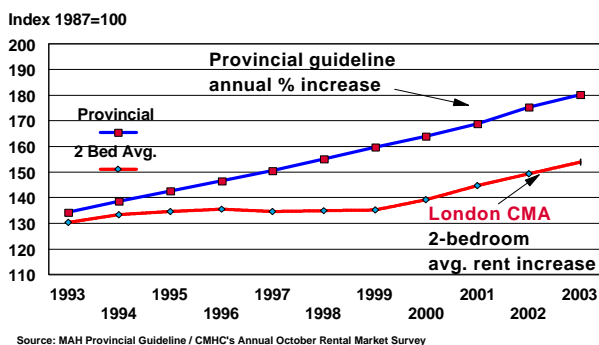
## Housing Affordability Opens up the market to renters



## Assisted housing

In the London CMA's assisted housing supply of 8,204 apartment and row housing units the vacancy rate was 1.6 per cent. The 128 vacancies were almost evenly split between row and apartment units. Apartment vacancies increased from 1.0% to 1.5% with the rate in row housing decreasing from 2.2% to 1.6%. Further details by housing program and structure type are found on page 11.

## 2-bedroom rent index for London CMA compared to Provincial guideline



# Private row housing rate below 2%

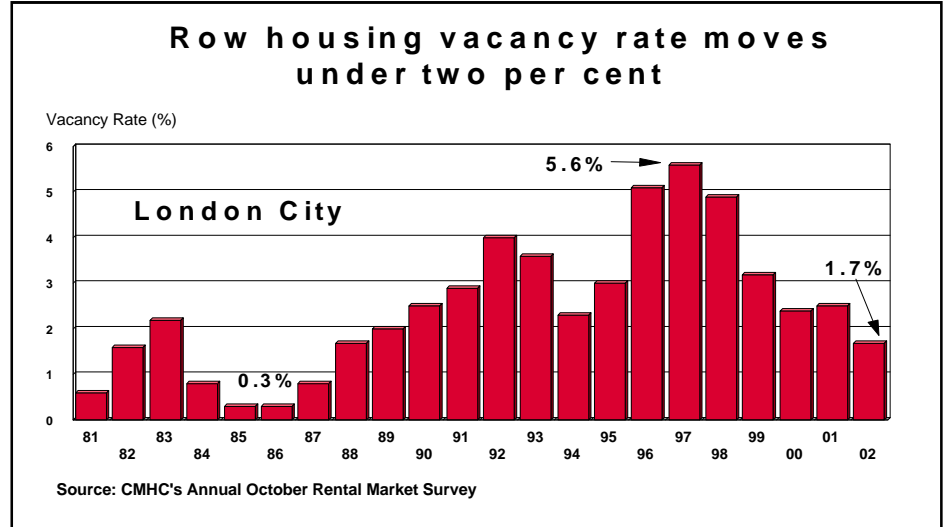
London's row housing vacancy rate dipped below two per cent for the first time since 1988. The rate declined to 1.7 per cent in October 2002 from 2.5 per cent one year earlier. The vacancy level dropped to 1.5 per cent from 2.4 per cent in the predominate 3 bedroom+ units (almost three-quarters of the supply). The two bedroom rate also decreased from 3.1 per cent to 2.3 per cent.

The private row house survey universe in London decreased by 46 units as three projects were removed because sales to condo purchasers had reduced the number of rental units in the projects.

Typically when there is an upswing in demand for home ownership from first-time buyers we expect to see a rise in the row house vacancy rate. However, with employment increasing; negligible new supply; and, the existing stock shrinking there is sufficient demand to keep vacan-

cies in check. The average two bedroom rent increased 2.3% from \$728 to \$742 while the 3 bedroom + average rent moved up 4.0% from \$778 to \$809. For almost all row housing units utilities are

extra. When we look at the four primary rental sub-markets in London, Zones 2, 4, 5 and 7 only the biggest sub-market Zone 5 (Southwest) recorded an increased vacancy level, moving up marginally from 1.4 to 1.5%.



## How CMHC does the Survey

Canada Mortgage and Housing Corporation conducts the **Rental Market Survey** each year during the first two weeks of October. The purpose of the survey is to objectively measure the number of vacancies and the rents charged in rental buildings. The survey is conducted by telephone or site visit with information on rents obtained from the owner, property manager or building superintendent. Urban areas in Canada with populations over 10,000 are surveyed. New structures must be on the market for at least three months, i.e. completed by June of the survey year to be included. This publication is mainly about privately initiated apartments with three or more units available for rent. However, CMHC's survey also covers private row housing developments and publicly-assisted, non-profit and co-op row housing and apartment projects.

## Survey Definitions

**Vacancy:** The unit must be both physically unoccupied and available for immediate rental.

**Rent:** This is the actual amount a tenant pays per month for their unit. A rental incentive, for example first month free, is not prorated over the 12-month lease. Extra charges for parking are not added to the rent figure. Utilities and services such as heat, light, hot water, cable and laundry facilities may be included in the monthly rent that the tenant pays. Rents are not adjusted for utilities to produce the weighted average rent figures shown in the report.

**Rental apartment:** Buildings that have three or more units available for rent (excluding row housing). Units occupied by

the owner are not included in the rental buildings unit count. For example, a tri-plex with the main floor occupied by the owner would be excluded from the survey because it has less than three units available for rent. Similarly a four-plex with the owner living in one unit would be recorded as a three unit rental building.

**Rental row house:** Any building containing three or more ground-oriented rental units.

**Condominiums:** Registered condominium apartment and row developments are included in the rental universe where units are tenant-occupied and vacant units are available for rent. Contact us for clarification on how we survey developments that are occupied by both homeowners and tenants.

**Reliability:** The comprehensive coverage of the **Rental Market Survey** ensures reliable results by bedroom type; structure size and height; age; and, for the ten census-based zones which make up the London CMA (census metropolitan area).

In 2002, private apartment vacancy rates were based on data gathered from 32,102 apartment units or 82.5 per cent of the apartment universe of 38,904 units in buildings with at least 3 rental units. The private row housing vacancy results are based on 3,358 units from a universe of 3,536 units. And vacancy data was collected on almost 100 per cent of the 8,204 assisted apartment and row universe of public, non-profit and co-op housing units.

# HISTORICAL APARTMENT VACANCY RATES AND RENTS

Historical Apartment Vacancy Rates and Average Rents by structure age  
London CMA: 1996-2002

	Completion Date	Vacancy Rates (%)							Average Rents (\$)						
		1996	1997	1998	1999	2000	2001	2002	1996	1997	1998	1999	2000	2001	2002
Bachelor	Before 1940	11.6	5.4	8.0	7.3	5.1	7.2	7.8	360	371	365	372	375	396	397
	1940-1959	8.2	2.7	10.1	1.7	5.2	1.0	3.5	378	354	371	376	378	388	390
	1960-1975	5.6	3.5	2.9	2.8	1.9	1.4	1.4	424	424	422	428	436	455	470
	1976-1985	3.7	5.1	2.7	0.6	1.7	1.5	0.0	468	460	457	455	467	491	496
	1986 and later	5.8	0.0	1.3	0.0	0.0	0.0	4.0	423	409	416	412	430	416	437
	<b>Total</b>	<b>7.2</b>	<b>4.0</b>	<b>5.0</b>	<b>3.4</b>	<b>3.0</b>	<b>3.1</b>	<b>3.7</b>	<b>408</b>	<b>406</b>	<b>407</b>	<b>408</b>	<b>416</b>	<b>433</b>	<b>440</b>
One Bedroom	Before 1940	7.7	8.2	7.1	6.1	2.7	3.5	2.7	443	452	443	459	472	482	492
	1940-1959	4.4	5.4	6.2	4.0	4.8	2.1	1.4	443	439	452	449	461	467	500
	1960-1975	3.4	4.1	4.0	2.3	1.6	1.0	1.0	501	500	512	517	526	542	567
	1976-1985	6.6	4.1	2.9	1.6	1.0	0.8	0.7	574	569	564	568	583	604	613
	1986 and later	8.3	5.8	3.3	3.7	2.1	0.5	1.2	600	582	579	576	592	598	621
	<b>Total</b>	<b>5.2</b>	<b>4.9</b>	<b>4.2</b>	<b>2.9</b>	<b>1.9</b>	<b>1.3</b>	<b>1.2</b>	<b>512</b>	<b>511</b>	<b>515</b>	<b>520</b>	<b>530</b>	<b>547</b>	<b>566</b>
Two Bedroom	Before 1940	6.5	6.8	5.6	5.7	3.9	2.7	3.6	525	532	541	570	574	591	623
	1940-1959	5.0	5.6	7.6	6.7	3.4	2.4	4.2	506	506	523	516	534	543	576
	1960-1975	4.9	4.8	4.9	4.2	2.3	1.6	2.3	589	592	601	601	619	640	671
	1976-1985	9.0	6.5	5.3	3.7	2.3	1.2	1.4	727	712	703	708	721	749	752
	1986 and later	7.7	5.5	2.5	2.6	1.9	2.7	2.9	721	705	704	698	745	776	814
	<b>Total</b>	<b>6.5</b>	<b>5.5</b>	<b>4.8</b>	<b>4.0</b>	<b>2.4</b>	<b>1.8</b>	<b>2.4</b>	<b>640</b>	<b>636</b>	<b>637</b>	<b>639</b>	<b>657</b>	<b>683</b>	<b>705</b>
Three Bedroom+	Before 1940	9.7	7.6	5.6	8.0	2.5	0.0	1.2	648	668	677	690	725	788	864
	1940-1959	3.9	6.1	7.0	8.3	2.4	0.0	6.1	586	572	588	574	613	611	631
	1960-1975	2.8	2.1	1.0	2.7	0.5	0.5	2.3	752	775	822	839	827	870	891
	1976-1985	6.8	4.9	5.8	3.2	1.5	2.2	1.3	926	902	900	881	937	917	953
	1986 and later	10.2	2.6	2.0	5.4	3.1	3.6	8.7	855	956	901	831	859	870	1,057
	<b>Total</b>	<b>6.3</b>	<b>4.2</b>	<b>3.8</b>	<b>4.6</b>	<b>1.5</b>	<b>1.2</b>	<b>2.9</b>	<b>774</b>	<b>796</b>	<b>790</b>	<b>790</b>	<b>815</b>	<b>852</b>	<b>900</b>
All Bedroom Types	Before 1940	7.7	7.4	6.5	6.2	3.3	3.4	3.5							
	1940-1959	4.8	5.3	7.0	5.1	4.2	2.1	2.7							
	1960-1975	4.2	4.4	4.3	3.3	1.9	1.3	1.7							
	1976-1985	7.9	5.5	4.4	2.8	1.8	1.1	1.1							
	1986 and later	8.0	5.4	2.7	2.9	2.0	2.1	2.6							
	<b>Total</b>	<b>6.0</b>	<b>5.1</b>	<b>4.5</b>	<b>3.5</b>	<b>2.2</b>	<b>1.6</b>	<b>2.0</b>							

**TABLE 1: APARTMENT VACANCY RATES**

Vacancy rates by zone for private 3+ unit buildings (%) London CMA										
Rental Sub-market	All Units		Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
Zone 1 - Downtown North	2.7	2.9	4.3	7.1	1.8	2.4	3.6	2.8	**	**
Zone 2 - Northeast	1.6	1.9	1.3	1.8	1.5	0.5	1.7	2.8	0.0	**
Zone 3 - North	1.6	1.5	2.1	3.0	0.6	0.3	2.3	2.0	1.0	4.6
Zone 4 - Northwest	0.3	0.5	0.0	0.0	0.3	0.3	0.3	0.8	1.1	0.6
Zone 5 - Southwest	1.2	1.9	**	0.0	0.6	0.8	1.5	2.6	**	**
Zone 6 - Central South	1.7	1.7	0.5	2.6	1.9	1.5	1.8	2.0	**	**
Zone 7 - South	1.3	1.9	2.9	0.0	0.8	0.7	1.5	2.5	1.9	3.3
Zone 8 - East	2.6	3.3	**	**	1.9	2.0	3.0	4.1	**	**
Zones 1-8 London City	1.5	1.9	2.7	3.2	1.1	1.0	1.7	2.4	1.3	2.9
Zone 9 - St. Thomas	3.3	3.4	**	**	4.2	3.7	2.7	2.9	**	**
Zone 10 - Strathroy	4.3	1.7	**	**	6.1	2.0	3.0	1.4	**	**
Zone 11 - Rest of CMA	4.6	0.0	N/U	N/U	**	0.0	**	0.0	N/U	N/U
London CMA	1.6	2.0	3.1	3.7	1.3	1.2	1.8	2.4	1.2	2.9

N/U = No units of this type in the Universe

\*\* Information not released to ensure confidentiality and accuracy of survey results.

**TABLE 2: APARTMENT STOCK AND VACANCIES**

Private 3+ unit apartment universe and vacancies by zone London CMA										
Rental Sub-market	All Units		Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Vacant Units	Universe	Vacant Units	Universe	Vacant Units	Universe	Vacant Units	Universe	Vacant Units	Universe
Zone 1 - Downtown North	130	4,473	27	376	51	2,151	50	1,779	**	**
Zone 2 - Northeast	91	4,835	1	83	8	1,856	79	2,818	**	**
Zone 3 - North	44	2,957	1	48	3	1,181	31	1,533	9	196
Zone 4 - Northwest	37	6,697	0	184	10	2,942	26	3,391	1	180
Zone 5 - Southwest	112	5,867	0	113	16	2,079	90	3,424	**	**
Zone 6 - Central South	42	2,426	5	201	18	1,172	19	922	**	**
Zone 7 - South	87	4,627	0	93	10	1,521	68	2,767	8	246
Zone 8 - East	128	3,828	**	**	34	1,693	77	1,878	**	**
Zones 1-8 London City	670	35,710	40	1,226	151	14,593	440	18,511	40	1,380
Zone 9 - St. Thomas	87	2,572	**	65	30	832	48	1,641	**	34
Zone 10 - Strathroy	8	469	**	20	4	172	3	268	**	9
Zone 11 - Rest of CMA	**	108	N/U	N/U	**	38	**	70	N/U	N/U
London CMA	765	38,904	48	1,310	185	15,666	491	20,504	42	1,424

### Detailed Data on the Rental Market!

CMHC's unique rental database allows us to do comprehensive analysis of "sub-markets" in the London and St. Thomas area rental market. Take advantage of this rich data set by requesting special tabulations. For example, vacancies and rents by building age by zone, or the distribution of units by rent ranges for both occupied and vacant units. Most information packages are available for \$20-\$50.

The rental database also enables us to do very focused tabulations of vacancies and rents according to user specifications. Statistics can be produced for closely-defined neighbourhoods, as well as building ages, rent ranges, building sizes, building height, etc. We ensure the confidentiality of individual survey responses. The potential in this database is enormous!

Contact Ken Sumnall at (519) 873-2410 to discuss your business and information needs.



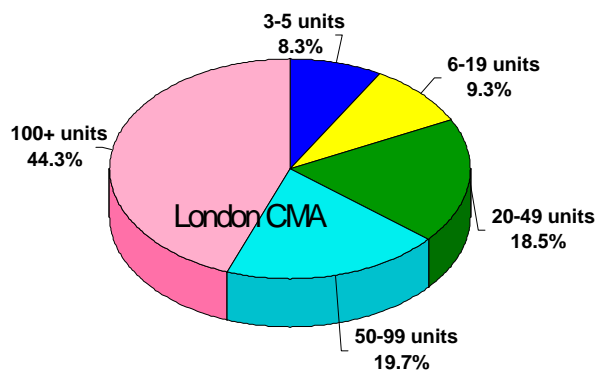
**TABLE 3: APARTMENT VACANCY RATES**

Vacancy rates by size of building (%) London CMA											
No. of Rental Units in the Building	All Units			Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2000	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
3 - 5 Units	2.9	3.9	3.8	9.8	10.5	4.7	3.2	3.0	3.4	0.0	3.1
6 - 19 Units	3.7	2.6	3.1	2.1	4.7	2.9	2.0	2.5	3.8	**	**
20 - 49 Units	2.9	2.0	2.6	2.9	0.0	1.2	1.1	2.4	3.8	2.7	2.9
50 - 99 Units	2.3	1.5	1.5	2.7	2.9	0.9	1.0	1.8	1.7	4.1	5.1
100+ Units	1.4	0.9	1.3	0.3	0.6	0.5	0.8	1.3	1.7	1.0	2.1
All Sizes	2.2	1.6	2.0	3.1	3.7	1.3	1.2	1.8	2.4	1.2	2.9

**TABLE 4: APARTMENT VACANCY RATES**

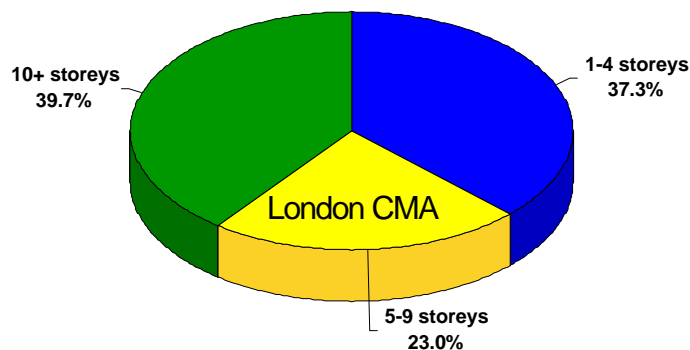
Vacancy rates by structure height (%) London CMA											
Building Height	All Units			Bachelor		1 Bedroom		2 Bedroom		3 Bedroom+	
	2000	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
1 - 4 Storeys	3.3	2.7	3.1	5.3	5.9	2.6	1.8	2.6	3.7	1.1	3.8
5 - 9 Storeys	2.0	1.1	1.3	0.4	0.9	0.5	0.9	1.4	1.8	2.9	1.0
10+ Storeys	1.3	1.0	1.3	0.7	1.0	0.5	0.7	1.4	1.7	0.9	2.6
All heights	2.2	1.6	2.0	3.1	3.7	1.3	1.2	1.8	2.4	1.2	2.9

**Apartment Universe by  
Size of Apartment Building (units)**



Source: CMHC Annual October 2002 Rental Market Survey

**Apartment Universe by  
Number of Residential Floors in Building**



Source: CMHC Annual October 2002 Rental Market Survey

**TABLE 5: APARTMENT RENTS**

Average rents by bedroom type and sub-market area (\$)								
London CMA								
Rental Sub-market	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2001	2002	2001	2002	2001	2002	2001	2002
Zone 1 - Downtown North	420	420	537	554	755	776	**	**
Zone 2 - Northeast	428	449	515	537	606	637	706	**
Zone 3 - North	463	496	580	604	817	829	1,174	1,291
Zone 4 - Northwest	475	486	601	620	738	769	883	915
Zone 5 - Southwest	**	472	559	581	713	730	**	**
Zone 6 - Central South	428	426	501	522	668	705	**	**
Zone 7 - South	444	465	562	566	658	660	748	707
Zone 8 - East	**	**	503	505	579	597	**	**
Zones 1-8 London City	436	442	549	569	688	712	853	906
Zone 9 - St. Thomas	**	**	515	530	634	644	**	**
Zone 10 - Strathroy-Caradoc	**	**	482	**	561	**	**	**
Zone 11 - Rest of CMA	N/U	N/U	**	**	**	**	N/U	N/U
London CMA	433	440	547	566	683	705	852	900

**TABLE 6: APARTMENT RENTS**

Average Rents by size of building (\$)										
London CMA										
No. of Rental Units in the Building	All Units		Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
3 - 5 Units	530	568	376	380	467	475	571	604	760	883
6 - 19 Units	516	532	382	384	463	481	570	595	**	**
20 - 49 Units	597	606	424	446	517	537	659	663	751	770
50 - 99 Units	613	630	448	453	554	570	664	685	814	759
100+ Units	683	708	483	494	590	614	742	770	949	984
All Sizes	625	646	433	440	547	566	683	705	852	900

**TABLE 7: APARTMENT RENTS**

Average Rents by structure height (\$)										
London CMA										
Building Height	All Units		Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
1 - 4 Storeys	556	578	397	398	493	511	611	634	739	808
5 - 9 Storeys	624	642	471	485	561	581	672	689	884	857
10+ Storeys	690	712	478	485	593	613	751	775	962	1,011
All heights	625	646	433	440	547	566	683	705	852	900

**Ontario 2002 Retirement Homes Report**

Do you want to learn more about the dynamic private retirement home market in Ontario? The 2002 Retirement Homes Report has detailed Ontario-wide survey findings by market area covering vacancy rates and per diems by bed type, capture rates, new supply and vacancy rates by rent range for private beds as well as rent distributions. Order your copy now by calling **1-800-493-0059**.

**TABLE 8: ASSISTED HOUSING**

Vacancy rate trends in assisted housing developments (%) London CMA												
Housing Program	Apartments											
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	Vacant	Universe
Public Housing*	0.6	0.2	0.2	0.2	0.0	0.0	0.1	0.2	0.0	1.4	35	2,587
Federal & Fed/Prov Co-ops	**	**	**	3.9	0.0	0.0	1.2	0.0	0.0	0.0	0	83
Federal & Fed/Prov Non-Profits	0.7	1.4	3.9	3.3	2.9	4.3	3.2	2.4	2.7	1.3	15	1,202
Provincial Co-ops & Non-Profits	4.6	6.8	2.1	0.8	2.6	2.4	3.9	4.4	1.9	2.8	17	607
<b>Assisted Apartments</b>	<b>1.0</b>	<b>1.4</b>	<b>1.4</b>	<b>1.1</b>	<b>1.1</b>	<b>1.5</b>	<b>1.4</b>	<b>1.3</b>	<b>1.0</b>	<b>1.5</b>	<b>67</b>	<b>4,479</b>
Housing Program	Row Housing											
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	Vacant	Universe
Public Housing*	0.5	1.4	0.2	0.3	0.3	0.3	0.3	0.4	0.0	1.8	15	852
Federal & Fed/Prov Co-ops	1.0	1.2	0.4	1.5	2.6	1.9	2.1	0.9	0.9	1.5	14	961
Federal & Fed/Prov Non-Profits	1.0	1.6	2.6	3.3	3.5	3.4	1.6	1.8	2.4	1.0	9	971
Provincial Co-ops & Non-Profits	1.4	1.6	1.9	4.7	3.8	3.3	3.4	3.1	5.2	2.4	23	941
<b>Assisted Row Housing</b>	<b>1.0</b>	<b>1.4</b>	<b>1.3</b>	<b>2.5</b>	<b>2.6</b>	<b>2.3</b>	<b>1.9</b>	<b>1.5</b>	<b>2.2</b>	<b>1.6</b>	<b>61</b>	<b>3,725</b>

\* Public Housing includes units managed by the London-Middlesex and Elgin-St. Thomas Housing Corporations.

Note: prior to 1997 the assisted row universe included a 56-unit federal limited dividend (LD) project and before 1993 the assisted apartment universe included 128 LD units. The Platts Lane (204 apt, 196 row) University student housing project was removed from the assisted universe in 1994. Federal co-operative housing developments approved with an Index-Linked-Mortgage (ILM), including a 65-unit row project and a 138 unit (5-building apartment complex) are included in the private rental universe.

**TABLE 9: ASSISTED STOCK AND VACANCIES**

Assisted apartment and row supply and vacancies by sub-market and bedroom type London CMA										
Rental Sub-market	All Units		Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Vacant Units	Universe	Vacant Units	Universe	Vacant Units	Universe	Vacant Units	Universe	Vacant Units	Universe
Zone 1 - Downtown North	23	1,129	11	208	11	780	1	121	0	20
Zone 2 - Northeast	9	904	N/U	N/U	0	288	0	196	9	420
Zone 3 - North	0	229	0	46	0	56	0	54	0	73
Zone 4 - Northwest	21	1,085	N/U	N/U	11	703	7	124	3	258
Zone 5 - Southwest	7	1,225	N/U	N/U	3	787	4	287	0	151
Zone 6 - Central South	4	52	3	19	1	25	0	6	0	2
Zone 7 - South	13	1,360	N/U	N/U	0	17	7	474	6	869
Zone 8 - East	34	1,047	N/U	N/U	5	314	18	325	11	408
<b>Zones 1-8 London City</b>	<b>111</b>	<b>7,031</b>	<b>14</b>	<b>273</b>	<b>31</b>	<b>2,970</b>	<b>38</b>	<b>1,587</b>	<b>29</b>	<b>2,201</b>
Zone 9 - St. Thomas	11	786	0	16	0	328	2	157	9	285
Strathroy & Rest of CMA	6	387	N/U	N/U	5	233	1	80	0	29
<b>London CMA - All</b>	<b>128</b>	<b>8,204</b>	<b>14</b>	<b>289</b>	<b>36</b>	<b>3,562</b>	<b>41</b>	<b>1,838</b>	<b>38</b>	<b>2,515</b>
- Apt	67	4,479	14	289	36	3,498	17	649	0	43
- Row	61	3,725	N/U	N/U	0	64	23	1,189	38	2,472

**TABLE 10: ROW HOUSING VACANCIES AND SUPPLY**

Vacancy rates (%) and rental stock by sub-market and bedroom type												
London CMA												
Rental Sub-market	All Units		2 Bedroom		3 Bedroom +		All Units		2 Bedroom		3 Bedroom +	
	2001	2002	2001	2002	2001	2002	Vacant Units	Universe	Vacant Units	Universe	Vacant Units	Universe
Zone 1 - Downtown North	0.0	**	0.0	0.0	0.0	**	**	**	0	25	**	**
Zone 2 - Northeast	4.0	1.8	5.2	1.1	3.6	2.1	13	705	2	199	10	506
Zone 3 - North	**	**	**	**	**	**	**	**	**	**	**	**
Zone 4 - Northwest	3.0	2.8	6.3	**	1.8	2.4	6	213	**	**	4	164
Zone 5 - Southwest	1.4	1.5	2.2	1.8	1.0	1.4	22	1,430	8	450	13	980
Zone 6 - Central South	**	**	N/A	N/A	**	**	**	**	0	0	**	**
Zone 7 - South	2.5	0.9	**	**	2.8	0.0	4	464	**	**	0	416
Zone 8 - East	3.5	**	3.2	**	3.7	**	**	**	**	**	**	**
Zones 1-8 London City	2.5	1.7	3.1	2.3	2.4	1.5	60	3,443	21	917	39	2,525
Zone 9 - St. Thomas	**	**	**	**	**	**	**	**	**	**	**	**
Strathroy and Rest of CMA	**	0.0	**	0.0	**	**	0	54	0	32	**	**
London CMA	2.5	1.7	3.0	2.2	2.4	1.5	60	3,536	21	955	39	2,576

**TABLE 11: ROW HOUSING RENTS**

Average rents by age of project, bedroom type and sub-market area (\$)								
London CMA								
Rental Sub-market	2 Bedroom				3 Bedroom +			
	2001	2002	Before 1986	1986 & Later	2001	2002	Before 1986	1986 & Later
Zone 1 - Downtown North	1,088	1,153	1,178	750	735	**	**	**
Zone 2 - Northeast	616	634	634	N/U	691	705	705	N/U
Zone 3 - North	**	**	**	**	**	**	**	**
Zone 4 - Northwest	659	**	**	N/U	806	816	744	1,279
Zone 5 - Southwest	736	759	759	N/U	827	852	863	790
Zone 6 - Central South	N/A	N/A	N/A	N/A	**	**	**	**
Zone 7 - South	**	**	**	**	757	768	727	825
Zone 8 - East	626	**	**	**	764	**	**	**
Zones 1-8 London City	729	746	721	1,253	778	809	785	875
Zone 9 - St. Thomas	**	**	**	**	**	**	**	**
Strathroy and Rest of CMA	**	601	535	673	**	**	**	**
London CMA	728	742	718	1,147	776	807	782	874

Interpretation of symbols used in the tables in this report

N/U = No units of this type in the Universe. N/A = No units of this type in the Sample.

\*\* Information not released to ensure confidentiality and accuracy of survey results.

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