

R

ENTAL MARKET

REPORT

Ottawa CMA

Canada Mortgage and Housing Corporation

October 2002 Survey

Vacancy rate increases once again

The vacancy rate for Ottawa has gone up for a second year in a row. According to CMHC's Rental Market Survey, Ottawa CMA registered a 1.9 per cent vacancy rate, representing an increase of 1.1 percentage points from the 0.8 vacancy rate recorded in 2001.

The strong housing market in Ottawa this year meant that many renters chose to become homeowners, as low interest rates continued to stimulate the demand for housing. With forty-year low mortgage rates, the cost of borrowing money made homeownership more attractive with monthly rent payments being comparable to a monthly mortgage payment.

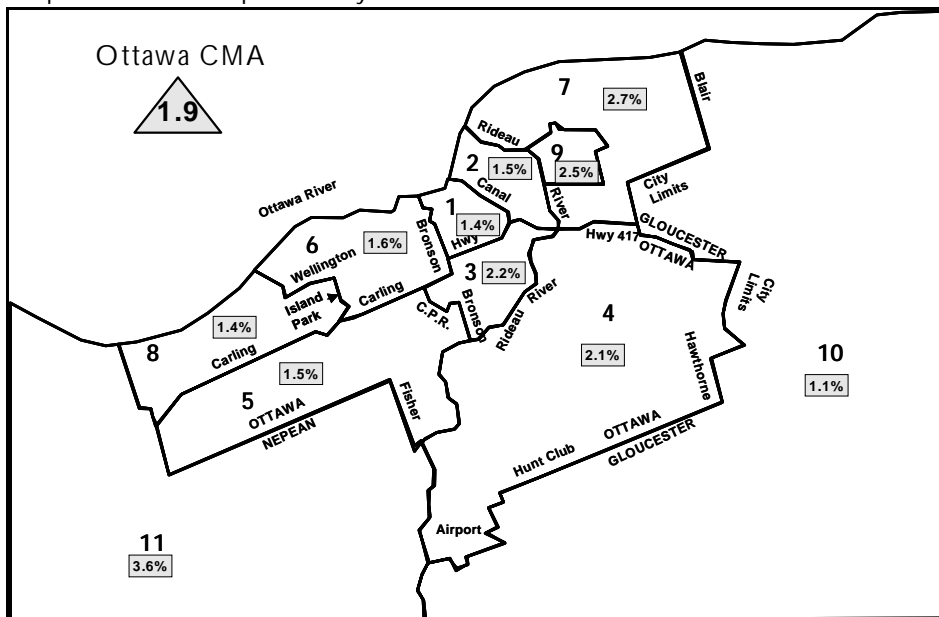
By the time of the survey in October, more rental units in the private rental market with 3 plus units were vacant compared to the same period last year. A

total number of 1,027 units remained vacant in our survey universe of 68,076 in 2002, compared to 547 units last year.

Faced with few rental units available and rising rents, many renters moved across the Ottawa River to the New City of Gatineau for accommodations. The vacancy rate in this area dropped for the second year in a row to 0.5 per cent, one of the tightest in the entire country. This continues a reverse trend that started last year. In 2001, the Gatineau area recorded a vacancy lower than the Ontario side of the Capital region, and this has continued again this year. Looking back, the last time the Québec side had a tighter vacancy rate than the Ontario side, other than last year, was in 1974. Consequently, demand for rental housing was clearly higher in

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Gatineau than the rest of the metropolitan region.

Although there was some movement out of the rental market, demand for rental accommodations continued to be sustained as net in-migration to the city of Ottawa was steady during this period. Preliminary migration estimates from the City of Ottawa has pegged net-migration at above 15,000 for this year, and will likely continue next year but at a slower rate. New migrants to a city will often seek rental accommodations before entering the housing market for home ownership.

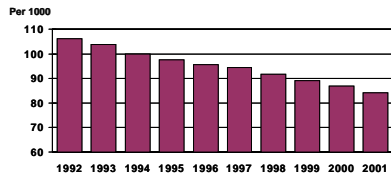
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HOME TO CANADIANS
Canada

Ottawa CMA: Private Rental Apartment Universe Per Capita



Source: CMHC, City of Ottawa Population Estimates

The number of youth between 15-24 employed has an important impact on the rental market, as more youth working full-time will enter the housing market as first time renters. From January to October of 2002, the number of youth employed dropped by 9 per cent compared to the same time last year, for a year-to-date average of 64,100. During this period, the number of youth participating in the workforce also declined by just under 8 per cent.

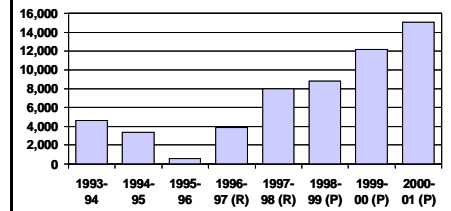
It must also be considered that youth are staying home longer than ever before. According to results from Statistics Canada 2001 Census, about 41 per cent of young adults between 20 to 29 years of age lived with their parents, up from the 33 per cent

of youth that stayed at home in 1991. Some of the main reasons to explain this trend is falling marriage rates, the difficulty in finding satisfactory employment and the pursuit of higher education. This trend has implications for the Ottawa rental market as the number of youth entering the housing market as renters may be declining over time. However, we can always expect more youth to seek rental accommodations when the job market improves.

With a tight rental market and higher rents, the private sector has been busy constructing new rental accommodations. From January to October of 2002, the total number of new rental starts mushroomed to 1,067 units, significantly higher than the 432 units recorded last year during the same 10 month period. Just over 82 per cent of those units were apartments, while the remaining units were rental townhouses.

Considering the significant population growth that has been witnessed in the Ottawa region over the past 10 years and relatively unchanged size of the rental universe, the rental housing market can

Ottawa CMA: Net Migration



Source: City of Ottawa
(R) Revised
(P) Preliminary

absorb a number of new rental units when they become available on the market. In fact, the size of the private rental market universe has remained relatively unchanged at around an estimate of 68,000, while the population of the region has grown by 6.9 per cent between 1996 and 2001.

Compared to other CMAs in Ontario, Ottawa has the third lowest vacancy rate. Kingston recorded the lowest vacancy rate at 0.9, while Toronto CMA jumped to 2.5 per cent this year. The lowest vacancy rates in the country were in Québec. In Montreal the rate went up only slightly to 0.7 per cent, while Québec city dropped to 0.3 per cent and Hull to 0.5 per cent. ❖

- Zone 1:** bounded by Queensway (south), Bronson (west), Ottawa River (north), Rideau Canal (east)
- Zone 2:** includes Sandy Hill and Lowertown
- Zone 3:** includes the Glebe and Old Ottawa South
- Zone 4:** includes Alta Vista and Hunt Club
- Zone 5:** includes the area south of Carling Ave., west of Bronson and the Rideau River and north of Beatrice (Carlington and Iris).
- Zone 6:** includes Chinatown, Hintonburg and Westboro north of Richmond Rd.
- Zone 7:** the former township of Osgoode, and the municipalities of Clarence-Rockland, Casselman and Russell.
- Zone 8:** includes Westboro South, Hampton Park and Britannia
- Zone 9:** includes Vanier
- Zone 10:** the former cities of Gloucester and Cumberland
- Zone 11:** the former cities of Nepean and Kanata

FORECAST

The vacancy rate in the Ottawa CMA increased in 2002 due to numerous economic factors. Low interest rates made it attractive this year for many households to move into the housing market as homeowners, rising rents meant many tenants migrated across the river to Hull seeking more affordable accommodations, and the weak job market for young adults has meant that demand from a key age group has been softer than last year. In terms of supply, tight vacancy rates in the past few years has translated into an opportunity for the private sector as the construction of new rental housing has leaped ahead this year. The supply of rental stock has already increased this year with construction starting from 2001, and this added supply may have been a factor in bumping up this year's vacancy rate.

For 2003, the rental market will ease some more to over two per cent as new rental apartments become available on the market. There are some economic trends to consider for the future. CMHC forecasts an increase in the cost borrowing, expected by the middle of 2003, and this will affect the demand for housing. In terms of rental accommodations, this will likely result in some residents opting for housing in the rental market instead of considering the purchase of a home. Meanwhile, the job market will likely remain steady over the next year, with further growth in the public sector. As a result, the job market for young adults may improve, drawing more into the housing market as new tenants. As well, migration to the Ottawa CMA is still expected for next year but at a slower rate, which will nonetheless keep the demand for rental accommodations steady.

The increase supply of new rental housing will keep vacancy rates higher than this year, but at over 2 per cent, will still classify Ottawa as a tight rental market. The average rent for a two-bedroom apartment will go up to about \$960, an increase just above 2 per cent but below inflation.

Apartment Vacancy Rates By Market Canada		
	2001	2002
Abbotsford	2.4	2.0
Calgary	1.2	2.9
Chicoutimi/Jonquière	4.4	4.9
Edmonton	0.9	1.7
Halifax	2.8	2.7
Hamilton	1.3	1.6
Kingston	1.5	0.9
Kitchener	0.9	2.3
London	1.6	2.0
Montreal	0.6	0.7
St. Catharines-Niagara	1.9	2.4
Oshawa	1.3	2.3
HULL	0.6	0.5
Ottawa	0.8	1.9
Quebec	0.8	0.3
Regina	2.1	1.9
Saint John	5.6	6.3
St. John's	2.5	2.7
Saskatoon	2.9	3.7
Shebrooke	2.3	1.8
Greater Sudbury	5.7	5.1
Thunder Bay	5.8	4.7
Toronto	0.9	2.5
Trois-Rivières	4.7	3.0
Vancouver	1.0	1.4
Victoria	0.5	1.5
Windsor	2.9	3.9
Winnipeg	1.4	1.2
Charlottetown *	1.8	2.2
CANADA	1.2	1.7

Census Metropolitan Areas, except *, Census Agglomeration

Vacancy rates are up in each area of the city

With the significant population growth and urban expansion that has occurred in Ottawa in the last few years, CMHC has added new survey zones and redrawn existing ones to better reflect communities within the city (See Map). Results from this year's survey in October show that all zones within the CMA witnessed an increase in the vacancy rate compared to last year.

The Glebe/Old Ottawa South recorded the highest increase in a vacancy rate, growing to 2.2 per cent from the mere 0.2 per cent recorded in 2001. The most significant increase was in the vacancy rate for one-bedroom units, which jumped to 2.3 per cent from 0.2 per cent recorded last year.

The vacancy rate for the New Edinburgh/Manor Park/Overbrook area grew to 2.7 per cent, up considerably from the 0.6 per cent listed last year. Once again, the most significant jump was in one-bedroom

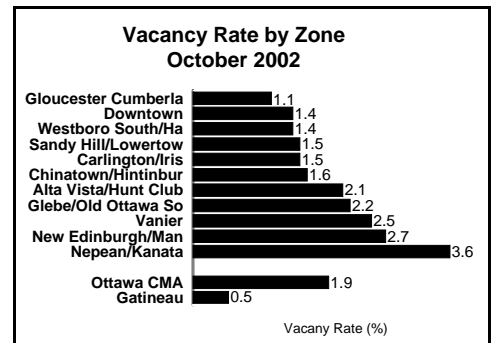
apartments, where the vacancy rate jumped from 0.6 in 2001 to 4.6 per cent this October. This was the highest recorded jump in the vacancy rate for one-bedroom apartments compared to all other RMS zones.

Vanier also witnessed a significant increase this year to 2.5 per cent, up from the 0.8 in 2001. In particular, there was a significant increase in one-bedroom apartment vacancy rates from 0.3 in 2001 to 2.5 this year, while two-bedroom apartment vacancy rates increased to 2.7 per cent. In the Downtown, the vacancy rate doubled to 1.4 per cent in 2002, while the vacancy rate for three-bedroom apartments climbing to 4.1 per cent.

Nepean/Kanata continued to have highest vacancy rate in the Ottawa CMA, growing to 3.6 per cent. The downturn in the high-tech sector continues to affect job market in that region, and consequently demand for rental accommodations continues to be softer than other parts of the city. Conversely, the RMS zone of Gloucester Cumberland recorded the lowest vacancy rate this year, pegged at 1.1 per cent, and likely due to more buoyant demand stemming from the growing public sector job market.

Vacancy rate for rental row housing is also up this year, climbing to 1.8 per cent in this year's survey from 0.8 per cent the year before. While the rate has remained unchanged or gone up in most survey zones, only zone 8, which includes Westboro South, Hampton Park and Britannia, dropped to a 0.0 vacancy rate this year. Conversely, the Alta Vista and Hunt Club area (Zone 4) had the highest increase in the vacancy rate for row housing, climbing to 2.6 per cent from 0.8 the year before. In the core, row rental housing vacancy rates went up to 1.5 per cent, as did the Sandy Hill and Lowertown area. In the Glebe and Old Ottawa South area (Zone 3), the vacancy rate for row housing remained incredibly tight at 0.0 vacancy rate, meaning all rental housing of this type were completely occupied at the time of our survey.

Though vacancy rates went up overall in each of the survey zones, clearly some areas had relatively lower vacancy rates compared to other parts of the city. In the city core, Downtown continued to have a tighter rental market compared to other parts of the city. While in the west end, Nepean and Kanata together recorded once again



the highest vacancy rates. The surprise this year is in the east end, where Gloucester Cumberland recorded the tightest vacancy rate at just over 1.1 per cent. As for structure types, the overall lower vacancy rates for two-bedroom and three-bedroom apartment units demonstrates that these unit types still are in greater demand than one-bedroom units.

Rents up in some areas down in others

Though average rents have gone up in 2002, an increase in vacancy rates means that renters have a competitive advantage, which has translated into only modest rent increases this year. For the entire CMA of Ottawa, the average rent has gone up to \$836, for a modest increase of 1.3 per cent from October of 2001. The largest increases were in three-bedroom plus apartments, increasing by 2.7 per cent to \$1,129 average rent and just around the rate of inflation. Meanwhile, the average rent for a two-bedroom apartment in Ottawa increased by 1.8 per cent to \$930, while increases for one-bedroom and bachelor apartments were less than one per cent this year.

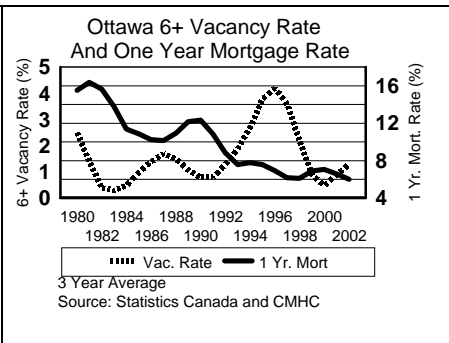
Comparing average rents by area, there were some areas that witnessed gains above and beyond inflation and others that saw decreases in rent. Areas that witnessed significant increases in rents this year were the Downtown at 3.1 per cent, Sandy Hill/Lowertown at 4.8 per cent and New Edinburgh/Manor Park/Overbrook at 2.7 per cent and finally Nepean/Kanata at 3.7 per cent.

The area with the highest percentage jump in rent was Vanier, which saw average rents increase by 7.8 per cent this year to \$714. Many renters have likely selected this area due to its affordability, and this has pressured average rents higher. Vanier has the distinction of having the highest increase in average rents for all of Ottawa. ❖

Migration, interest rates and Ottawa's Vacancy Rate

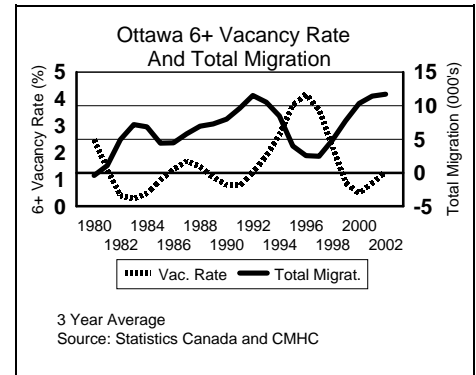
CMHC has been surveying apartment vacancies in buildings with at least six units for over 30 years. Since 1971, the vacancy rate among such apartments in Ottawa CMA has varied from a high of 4.9 per cent in 1996 to a low of 0.2 per cent in both 1982 and 2000. After hitting 2000's low, Ottawa's vacancy rate has risen; the current 1.8 vacancy rate is nearly identical to 1971-2002's average 1.75 per cent.

Like other housing market measures, vacancy rates respond to a variety of economic factors. Mortgage interest rates and migration present two logical candidates for examination.



Mortgage rates' effect on vacancies works through renters' tenure choices. Low mortgage rates increase the affordability of competing home ownership tenure and prompt renters to become homebuyers, high mortgage rates have the opposite effect. Ottawa's vacancy rate has fallen during periods of high mortgage rates, like those in the early 1980's and the early 1990's and risen as mortgage rates fell later in both decades. Most recently, the CMA's vacancy rate has risen from its 30-year low 0.2 per cent in 2000 as the one-year mortgage rate fell from an average of 7.73 per cent in the year ending September 2000 to a 5.08 per cent average in the 12 months ending last September 2002.

Net migration should exhibit a similar inverse relationship to the vacancy rate. A higher inflow of migrants increases the number of persons requiring dwellings; in particular newcomers to an area frequently rent while they become familiar with their surroundings. Periods of high net migration to Ottawa, like those in the early 1980's, the early 1990's and the last few years are clearly



associated with falling vacancies. For instance, during 1995-97, Statistics Canada estimates that Ottawa's net migration averaged a relatively low 2550 persons annually; Ottawa's vacancy rate simultaneously averaged 4.2 per cent. By contrast, net migration averaged 10,333 per year in 1999-2001, cutting the CMA's vacancy rate to an average 0.53 per cent.

Since we currently expect rising mortgage rates and slowing in-migration next year, look for Ottawa's vacancy rate to rise in 2003. In general, watch those interest rates and moving trucks. More of either suggest higher vacancies lie ahead. ❖

METHODOLOGY

Canada Mortgage and Housing Corporation conducts the Rental Market Survey every year in October to determine the number of vacancies and the rents charged in rental structures. The survey is conducted on a sample basis in all urban areas with populations of 10,000 or more. Only structures which have been on the market for at least three months are included. While this publication is mainly about privately initiated apartments with three units and more, the CMHC survey also examines row houses and publicly initiated rental and co-op housing.

The survey is conducted by telephone or site visit, and rent information is obtained from the owner, manager or building superintendent. The survey is conducted in the first two weeks of October and these results reflect market conditions at that time.

Definitions

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

Rent: The rent data refers to the actual amount tenants pay for their unit. Amenities and services such as heat, light, parking, hot water and laundry facilities may or may not be included in the monthly rent reported in individual cases. The average rent figures reported in this publication represent the average of different units in the market area,

some of which may have some or all of these services.

Rental apartment structure: Any building containing three or more rental dwellings which are not ground oriented.

Rental row house structure: Any building with three or more ground oriented rental dwellings.

Acknowledgment

The Rental Market Survey could not have been conducted without the co-operation of the many property owners and managers

throughout Canada. We greatly appreciate their hard work and assistance in providing timely and accurate information. We sincerely hope that the results of this work will provide a benefit to these clients and to the entire housing sector.

Interpretation of symbols used in the tables in this report

** sample too small to be reported
N/U not in universe
N/A not available

Statistical Tables

Table 1: Private Apartment Vacancy Rates, By Zone and Bedroom Type, Ottawa CMA (%)

Area	Bachelor		One Bedroom		Two Bedroom		Three Bedroom +		All Units	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
Zone 1 - Downtown	0.1	1.1	0.8	1.3	0.6	1.6	2.6	4.1	0.7	1.4
Zone 2 - Sandy Hill/Lowertown	0.1	1.6	0.3	2.1	0.3	0.5	0.0	1.4	0.2	1.5
Zone 3 - Glebe/Old Ottawa South	**	**	0.2	2.3	0.2	1.5	**	**	0.2	2.2
Zone 4 - Alta Vista/Hunt Club	0.0	3.0	1.0	2.9	0.9	1.2	0.7	0.8	1.0	2.1
Zone 5 - Carlington/Iris	0.2	0.6	1.3	2.0	0.7	1.2	0.0	0.9	0.9	1.5
Zone 6 - Chinatown/Hintinburg/ Westboro North	0.7	1.4	0.6	1.9	0.1	0.9	**	2.4	0.5	1.6
Zone 7 - New Edinburgh/Manor Park/ Overbrook	**	0.6	0.6	4.6	0.5	1.5	0.0	2.1	0.6	2.7
Zone 8 - Westboro South/Hampton Park/Britannia	0.5	1.4	0.9	1.8	0.4	1.1	0.6	1.2	0.7	1.4
<i>Zones 1-8 Former City of Ottawa</i>	<i>0.3</i>	<i>1.5</i>	<i>0.8</i>	<i>2.2</i>	<i>0.6</i>	<i>1.2</i>	<i>0.5</i>	<i>1.7</i>	<i>0.6</i>	<i>1.7</i>
Zone 9 - Vanier	0.0	**	0.3	2.5	1.1	2.7	3.6	**	0.8	2.5
Zone 10 - Gloucester Cumberland	0.0	0.9	0.7	0.7	0.2	1.2	0.0	2.7	0.3	1.1
Zone 11 - Nepean/Kanata	2.5	23.5	3.1	4.1	2.1	2.8	0.0	2.0	2.4	3.6
Ottawa CMA	0.3	2.0	0.9	2.3	0.8	1.5	0.6	1.6	0.8	1.9

Table 2: Private Row-House Vacancy Rates, By Zone and Bedroom Type, Ottawa CMA (%)

Area	Bachelor		One Bedroom		Two Bedroom		Three Bedroom		All Units	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
Zone 1 - Downtown	**	**	0.0	0.0	0.0	0.0	**	4.2	0.0	1.5
Zone 2 - Sandy Hill/Lowertown	N/U	N/U	0.0	**	0.0	**	0.0	**	0.0	1.5
Zone 3 - Glebe/Old Ottawa South	N/U	N/U	**	**	**	**	0.0	0.0	0.0	0.0
Zone 4 - Alta Vista/Hunt Club	N/U	N/U	N/U	N/U	0.8	3.2	0.8	2.6	0.8	2.6
Zone 5 - Carlington/Iris	N/U	N/U	N/U	N/U	0.6	1.2	0.7	1.4	0.7	1.3
Zone 6 - Chinatown/Hintinburg/Westboro North	N/U	N/U	0.0	**	0.0	0.0	2.0	4.3	1.0	2.3
Zone 7 - New Edinburgh/Manor Park/ Overbrook	**	**	**	**	0.0	0.0	0.2	3.3	0.2	1.7
Zone 8 - Westboro South/Hampton Park/ Britannia	N/U	N/U	N/U	N/U	**	**	1.4	0.0	1.0	0.0
<i>Zones 1-8 Former City of Ottawa</i>	<i>**</i>	<i>**</i>	<i>0.9</i>	<i>3.2</i>	<i>0.2</i>	<i>0.7</i>	<i>0.7</i>	<i>2.4</i>	<i>0.5</i>	<i>1.9</i>
Zone 9 - Vanier	N/U	N/U	N/U	N/U	**	**	0.0	2.2	0.0	2.1
Zone 10 - Gloucester Cumberland	N/U	N/U	N/U	N/U	**	**	0.5	0.9	0.5	0.9
Zone 11 - Nepean/Kanata	N/U	N/U	**	**	2.5	3.9	0.9	1.4	1.2	2.0
Ottawa CMA	**	**	0.9	4.1	1.3	2.3	0.7	1.6	0.8	1.8

Table 3: Apartment Vacancy Rates, By Rent Range and Bedroom Type, Ottawa CMA (%)

Rent Range	Bachelor		One Bedroom		Two Bedroom		Three Bedroom +		All Units	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
< \$500	0.2	0.3	2.5	1.6	0.8	**	**	**	1.4	1.0
500 - 699	N/U	2.3	**	1.5	0.1	1.1	2.4	**	0.8	1.7
700 - 899	N/U	2.1	N/U	2.5	**	1.8	**	0.0	**	2.2
900 - 1,099	N/U	**	N/U	3.6	N/U	1.4	**	1.3	**	1.8
1100 - 1,299	N/U	N/U	N/U	**	N/U	1.0	N/U	1.7	N/U	1.1
1300 +	N/U	N/U	N/U	**	N/U	2.8	N/U	4.1	N/U	3.2
Total Ottawa CMA	0.2	2.1	2.4	2.3	0.5	1.6	1.5	1.8	1.2	2.0

BACHELOR Vacancy Rate			1 BEDROOM Vacancy Rate			2 BEDROOM Vacancy Rate			3+ BEDROOM Vacancy Rate		
Rent Range	2001	2002	Rent Range	2001	2002	Rent Range	2001	2002	Rent Range	2001	2002
< \$500	1.0	0.2	< \$600	2.4	1.1	< \$700	0.5	1.1	< \$900	1.5	0.0
\$500 - \$599	1.1	**	\$600 - \$699	**	1.7	\$700 - \$799	**	1.3	\$900 - \$999	**	0.2
\$600 - \$699	1.9	**	\$700 - \$799	**	2.4	\$800 - \$899	**	2.0	\$1000-\$1099	**	2.7
\$700 - \$799	2.2	**	\$800 - \$899	**	2.6	\$900 - \$999	**	1.6	\$1100-\$1199	**	2.2
\$800 - \$899	2.2	**	\$900 - \$999	**	3.7	\$1000-\$1099	**	0.7	\$1200-\$1299	**	1.1
\$900 +	1.8	**	\$1000 +	**	**	\$1000-\$1099	**	1.6	\$1300 +	**	4.1
Total	2.0	0.2	Total	2.4	2.3	Total	0.5	1.6	Total	1.5	1.8

Note: Vacancy rates are different in the above rent range tables because the vacancy rates are calculated on those units where rents were provided.

Table 4: Vacancy rates, by structure size and bedroom type, all dwelling types, Ottawa CMA (%)

Structure Size	Bachelor		One Bedroom		Two Bedroom		Three Bedroom +		All Units	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
Former City of Ottawa (Zones 1-8)										
3 - 5 Units	1.4	0.6	0.3	3.7	0.4	1.9	0.6	1.4	0.4	2.4
6 - 19 Units	0.0	1.9	0.5	2.4	0.3	1.6	0.7	4.1	0.4	2.2
20 - 49 Units	0.2	1.6	0.9	1.9	1.3	1.5	**	2.6	0.8	1.8
50 - 99 Units	0.5	1.1	1.2	2.6	0.3	1.3	0.5	2.2	0.8	2.0
100+ Units	0.1	1.6	0.8	2.0	0.6	0.9	0.6	1.2	0.7	1.5
Former City Total	0.3	1.5	0.8	2.2	0.6	1.2	0.6	2.0	0.6	1.7
Ottawa CMA										
3 - 5 Units	0.9	0.5	0.3	4.4	0.3	3.5	0.4	1.1	0.3	3.2
6 - 19 Units	0.0	1.7	0.5	2.1	0.7	1.5	1.2	3.8	0.6	1.9
20 - 49 Units	0.2	1.6	0.8	1.7	1.0	1.4	0.5	1.9	0.7	1.6
50 - 99 Units	0.5	1.6	1.1	3.0	0.5	1.7	0.2	1.1	0.7	2.2
100+ Units	0.2	2.6	1.0	2.1	1.0	1.4	0.8	1.4	0.9	1.8
CMA Total	0.3	2.0	0.9	2.3	0.8	1.6	0.7	1.6	0.8	1.9

Table 5: Private rental stock and vacant units, all dwelling types, Ottawa CMA (%)

Area	Bachelor		One Bedroom		Two Bedroom		Three Bedroom		All Units	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units
Zone 1 - Downtown	17	1,573	62	4,835	34	2,155	9	220	122	8,783
Zone 2 - Sandy Hill/Lowertown	16	1,014	56	2,688	9	1,760	9	564	90	6,026
Zone 3 - Glebe/Old Ottawa South	**	**	34	1,468	21	1,355	4	236	71	3,307
Zone 4 - Alta Vista/Hunt Club	9	303	139	4,718	57	4,495	28	1,353	233	10,870
Zone 5 - Carlington/Iris	3	507	65	3,294	38	3,065	7	599	113	7,465
Zone 6 - Chinatown/Hintonburg/Westboro North	9	654	48	2,520	10	1,062	5	183	72	4,420
Zone 7 - New Edinburgh/Manor Park/Overbrook	1	210	68	1,442	28	2,341	19	634	116	4,626
Zone 8 - Westboro South/Hampton Park/Britannia	6	426	49	2,780	25	2,402	2	232	82	5,840
<i>Zones 1-8 Former City of Ottawa</i>	<i>74</i>	<i>4,936</i>	<i>520</i>	<i>23,744</i>	<i>221</i>	<i>18,635</i>	<i>82</i>	<i>4,022</i>	<i>898</i>	<i>51,337</i>
Zone 9 - Vanier	**	**	40	1,610	55	2,021	**	**	102	4,062
Zone 10 - Gloucester Cumberland	1	115	5	709	17	1,462	15	1,268	38	3,554
Zone 11 - Nepean/Kanata	28	119	74	1,789	122	4,013	45	3,202	269	9,123
Ottawa CMA	109	5,355	639	27,852	415	26,131	143	8,737	1,307	68,076

Table 6: Public rental stock and vacant units, all dwelling types, Ottawa CMA (%)

Area	Bachelor		One Bedroom		Two Bedroom		Three Bedroom		All Units	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units
Zone 1 - Downtown	0	172	1	1,260	1	501	0	154	2	2,087
Zone 2 - Sandy Hill/Lowertown	0	145	2	1,221	2	814	0	530	4	2,710
Zone 3 - Glebe/Old Ottawa South	**	**	**	**	0	29	0	0	0	29
Zone 4 - Alta Vista/Hunt Club	**	3	5	1571	1	939	1	1,552	7	4,065
Zone 5 - Carlington/Iris	**	59	0	662	0	680	0	1006	0	2,407
Zone 6 - Chinatown/Hintonburg/Westboro North	1	79	5	1,146	1	556	1	310	8	2,091
Zone 7 - New Edinburgh/Manor Park/Overbrook	0	261	4	1,022	0	461	0	729	4	2,473
Zone 8 - Westboro South/Hampton Park/Britannia	0	0	2	714	0	83	1	374	3	1,171
<i>Zones 1-8 Former City of Ottawa</i>	<i>1</i>	<i>745</i>	<i>19</i>	<i>7,687</i>	<i>5</i>	<i>4,063</i>	<i>3</i>	<i>4,655</i>	<i>28</i>	<i>17,150</i>
Zone 9 - Vanier	0	7	0	261	0	84	1	66	1	418
Zone 10 - Gloucester Cumberland	**	**	3	294	1	572	7	1,101	11	1,967
Zone 11 - Nepean/Kanata	**	**	1	583	0	544	0	675	1	1,802
Ottawa CMA	2	773	23	8,825	6	5,263	11	6,497	42	21,358

Table 7: Average rents in private apartment units, Ottawa CMA (\$)

Area	Bachelor		One Bedroom		Two Bedroom		Three Bedroom		All Units	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
Zone 1 - Downtown	644	646	801	829	1,048	1,082	1,226	1,322	844	871
Zone 2 - Sandy Hill/Lowertown	605	642	802	826	996	1,056	1,229	1,272	858	899
Zone 3 - Glebe/Old Ottawa South	**	**	768	797	1,031	1,010	**	**	891	886
Zone 4 - Alta Vista/Hunt Club	626	610	763	753	903	914	1,060	1,142	834	836
Zone 5 - Carlington/Iris	650	639	767	730	878	856	1,003	1,023	813	788
Zone 6 - Chinatown/Hintonburg/Westboro North	564	572	713	708	848	881	**	1,329	738	745
Zone 7 - New Edinburgh/Manor Park/Overbrook	**	612	760	800	946	978	1,080	1,062	867	891
Zone 8 - Westboro South/Hampton Park/Britannia	666	642	792	763	946	930	1,111	1,043	858	830
<i>Zones 1-8 Former City of Ottawa</i>	626	628	773	776	942	953	1,138	1,171	835	842
Zone 9 - Vanier	469	**	612	652	717	772	779	**	662	714
Zone 10 - Gloucester Cumberland	663	624	799	770	914	908	1,167	1,065	888	868
Zone 11 - Nepean/Kanata	690	696	743	758	876	911	948	1,025	829	860
Ottawa CMA	622	624	762	767	914	930	1,099	1,129	825	836

Table 8: Average rents in private row-house units, Ottawa CMA (\$)

Area	Bachelor		One Bedroom		Two Bedroom		Three Bedroom		All Units	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
Zone 1 - Downtown	**	**	746	725	793	870	**	938	744	793
Zone 2 - Sandy Hill/Lowertown	N/U	N/U	468	**	740	**	1,060	**	889	1,151
Zone 3 - Glebe/Old Ottawa South	N/U	N/U	**	**	**	**	975	1,112	937	1,063
Zone 4 - Alta Vista/Hunt Club	N/U	N/U	N/U	N/U	829	942	943	1,070	929	1,058
Zone 5 - Carlington/Iris	N/U	N/U	N/U	N/U	1,009	1,000	1,038	1,046	1,027	1,030
Zone 6 - Chinatown/Hintonburg/Westboro North	N/U	N/U	499	**	891	943	838	912	815	871
Zone 7 - New Edinburgh/Manor Park/Overbrook	**	**	**	**	986	845	996	926	978	868
Zone 8 - Westboro South/Hampton Park/Britannia	N/U	N/U	N/U	N/U	**	**	910	956	836	905
<i>Zones 1-8 Former City of Ottawa</i>	**	**	693	630	946	891	969	1,030	950	974
Zone 9 - Vanier	N/U	N/U	N/U	N/U	**	**	1,161	1,224	1,128	1,201
Zone 10 - Gloucester Cumberland	N/U	N/U	N/U	N/U	**	**	1,047	1,027	1,043	1,024
Zone 11 - Nepean/Kanata	N/U	N/U	N/U	**	937	1,014	1,097	1,111	1,062	1,086
Ottawa CMA	**	**	693	628	940	953	1,046	1,070	1,016	1,036

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