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## APARTMENT REPORT WINTER 2003

### DANNY'S CORNER



**Danny Iannuzziello**  
Broker

Welcome to 2003. The two biggest topics of conversation in the apartment building market place today are the recently published increase in the CMHC Vacancy Rates and the Liberals release of their Housing Policy which they intend to implement if elected in

the upcoming election. Although vacancy rates are on the rise, one should note that when doing an apartment building evaluation the property should be evaluated on its own merits and not just simply applying the CMHC Vacancy Rate as the vacancy allowance for the particular building. CMHC includes all apartments (i.e. low rise, high rise, plexes, regardless of features i.e. balconies, inclusion of hydro, condition of building, etc.) at all rent levels in their posted rates.

You will note, however, that the predominance of vacancies are at the higher end of the rental marketplace. If a building has rents at lower than market it would be unfair to apply the CMHC rate as the vacancy allowance.

Our approach in analyzing a building is to obtain a more accurate read by looking at each unit in the building, on an individual basis. We look at the number of bedrooms, square footage, other rental features, i.e. inclusion of hydro, balcony, the view, etc., and do a comparison with similar units in the immediate and surrounding area. For example, if a building has 50% of its rents at market rent, the CMHC rate may apply for only 50% of the building. If the other 50% of the building has rents well below market, there may be an "upside" factor to include in the property evaluation. This upside factor

*Continued on Page 3*

### COPING WITH CHANGE

By Larry Popofsky

As most stakeholders involved in multi-unit residential buildings will attest, our industry is perhaps one of the most regulated in the Province. How we conduct ourselves as owners and operators of apartment buildings and townhouse complexes is largely a reflection of current legislation. Changes to building and fire codes, environmental legislation, and particularly the Tenant Protection Act all have a significant impact on how we operate our buildings.

Regrettably, landlords are often political cannon fodder for ill-conceived rental housing policies which only serve to officially constrain how we operate our buildings. Rather than let market forces prevail, which are arguably the best arbiter and regulator of the market, politicians in their zeal for re-election, impose additional regulations and legislation that only serve to expand government bureaucracy and stifle the compelling influence of free enterprise.

As many of you are aware, the current provincial government is entertaining changes to the Tenant Protection Act to restrict above-guidelines rent increases for utilities (AGIs). What is contemplated is the introduction of the concept of "costs no longer borne" under which tenants could apply for a rent reduction if it was found that subsequent to the consent to a rent increase based on an AGI, total energy costs were lower in one year compared to the preceding one. The concept of "costs no longer borne" for above-guideline increases harkens back to the days of the draconian NDP initiated Rent Control Act. Is it conceivable that other aspects of the Tenant Protection Act could be "subject to review" as well?

The Liberal opposition has recently announced their housing policy in which they are offering "real protection for tenants". If elected, they are advocating the repeal of the Tenant Protection Act and have indicated that they will bring back "real rent control that protects tenants from excessive rent increases" and will "get rid of vacancy decontrol which allows unlimited rent increases on a unit when a tenant leaves".

While on the one hand the Liberal opposition is advocating a return to "real rent control", on the other hand in its policy, the provincial Liberal party is challenging developers who have traditionally opposed rent control "to build their way out of rent controls by creating high vacancy levels" to a degree in which rent controls are no longer necessary.

On October 7<sup>th</sup>, 2002, the Ontario government proclaimed certain amendments to the Tenant Protection Act under the guise of Bill 57. These amendments were intended to correct an imbalance on the issue of rent abatement claims by tenants who were inconvenienced as a result of a landlord initiating major capital repairs or renovations to a multi-unit residential building. However, what was intended to provide a degree of balance has largely resulted in a potential detriment to landlord and one's ability to conduct capital improvements within buildings.

As Joe Hoffer of Cohen Highley clearly points out in his recent Rent Control Bulletin that rather than narrowing the scope and amount of potential abatement claims available to tenants, the new regulations actually expand them. While the Tenant Protection Act obligates landlords to conduct maintenance and repair work in their buildings, the same legislation also provides penalties through rent abatement claims for those that attempt to fulfill their maintenance obligations under the Act. Attempting to correct this imbalance, the new regulations outline fairly rigid criteria under which a landlord will be adjudicated as to whether he/she has acted responsibly in carrying out repairs, failing which landlord's liability claim potential has actually increased!

The myriad of laws governing our industry are complex and ever changing. One must continually be astute in understanding existing laws, contemplated revisions, actual changes and their impact on our industry. With these circumstances, what should one do? My advice while simple will place you in the enviable position of controlling your own destiny to the extent possible under a overlay of laws and regulations:

Plan ahead; act prudently and be attune to the climate of change particularly that which emanates from the political arena.

Engage or at least consult periodically with professional advisors including lawyers, real estate managers and other professionals who are skilled in the laws governing our industry and their practical application.

Join a professional organization such as the Fair Rental Policy Organization, the Greater Toronto Apartment Association, the Multiple Dwellings Standards Association or other similar organizations which have as an objective understanding and advocating on behalf of our industry. ■

Larry Popofsky, C.E.O.  
Greenwin Property Management  
(416) 487-3883

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# PROPERTIES CURRENTLY OFFERED FOR SALE

**CONDO STATUS**



**AVAILABLE IN BELLEVILLE**  
**84 Units in Two Buildings**

- Asking \$3,690,000
- \$43,929/Suite
- Ideal to sell as individual condo units
- Fully occupied
- Existing 1st Mortgage @ 5.73% due 2007
- Partial discharge available
- Vendor take back mortgage to sell
- Two buildings
- 40 suites & 44 suites
- Well situated in downtown Belleville
- 20 x one bedrooms
- 64 x two bedroo9ms
- 15% downpayment
- 10.1% CAP Rate
- 34.5% R.O.I.



**Danny Iannuzziello**  
**Broker**

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**FULLY OCCUPIED**



**AVAILABLE IN SCARBOROUGH**  
**42 Maisonettes**

- Asking \$4,300,000
- Tenant pays heat and hydro
- Good tenant profile
- Built 1962
- 3.393 acres
- Outdoor swimming pool
- 28 x two bedrooms
- 14 x three bedrooms
- 16% downpayment
- 8.5% CAP Rate
- 18.4% R.O.I.
- Small VTB to sell

**POWER OF SALE**



**AVAILABLE IN BRAMPTON**  
**64 Townhouses**

- Asking \$5,950,000
- Full occupied
- 15% downpayment
- 16.1% R.O.I.
- Most rents below market
- All appointments for showings through listing broker
- 64 townhouses
- All units 3 bedrooms
- Approx. 1,000 square feet plus basement
- Treat mortgages as clear
- The Vendor makes no warranties or representations
- All offers to include Vendor's Schedule 'A'

**CHANCE OF A LIFETIME**



**AVAILABLE IN OAKVILLE**  
**32 Suite Apartment Building**

- Asking \$3,090,000
- \$96,563 / suite
- Fully occupied
- Excellent tenant profile
- Some long term tenants
- Predominantly semi-professionals
- One block north of Lake Ontario in the Village of Bronte
- 10 x one bedrooms
- 22 x two bedrooms
- 15% downpayment
- 17.5% R.O.I.
- VTB mortgage to sell
- Owner retiring
- Some rents below market

**\$42,647 PER SUITE**



**AVAILABLE IN ST. CATHARINES**  
**34 Units in Two Buildings**

- One building - 12 years old
- second building totally renovated 13 years ago
- Fire retrofit complete
- Spacious units
- Fully occupied
- 15% Downpayment
- 20.6% Cash Return
- 28.5% Return on Investment
- Hot water gas & electric heating
- Rents below market

**27.2% R.O.I.**



**AVAILABLE IN BRANTFORD**  
**34 Unit Apartment Buildings**

- Asking \$1,450,000
- 15% downpayment
- 9.7% CAP Rate
- Existing 1st mortgage 6.9% to January 2007
- Some rents below market
- Located in heart of Brantford close to Casino
- 2 adjoining buildings
- 10 x one bedrooms
- 24 x two bedrooms
- Structural, Environmental Reports available

**EXCLUSIVE LISTING**



**FOR SALE IN COBOURG**  
**22 Unit Apartment Building**

- Asking \$1,150,000
- Asking \$52,273/suite
- Building full occupied
- Great downtown location
- 1/2 km to Cobourg Beach
- Rents below market
- Potential for 1 additional unit
- 1 x 1 bedrooms
- 21 x 2 bedrooms
- 15% downpayment
- 21.2% R.O.I.
- 8.7%CAP Rate
- Predominantly new fridges & stoves

**VENDOR MOTIVATED**



**FOR SALE IN PORT HOPE**  
**Two 12 Plexes, Side-by-Side**

- Asking \$1,250,000
- Buildings fully occupied
- In great condition
- Rents below market
- Excellent tenant profile
- Quiet residential neighbourhood
- 3 x 1 bedrooms
- 21 x 2 bedrooms
- 15% downpayment
- 9.4% CAP Rate
- 25.6% R.O.I.
- Predominantly new fridges & stoves.

**MOTIVATED VENDOR**



**AVAILABLE IN NEWMARKET**  
**18 Unit Apartment Complex**

- Asking \$1,475,000
- Pleasure to show
- Tenants pay own hydro
- Fire Retrofit complete
- 3 x bachelor
- 15 x one bedroom
- Fully occupied
- 15% downpayment
- 17.3% R.O.I.
- VTB Mortgage to sell
- Many upgrades to building and in very good condition
- Environmental / Structural Reports available

**SOLD CONDITIONALLY**



**FOR SALE IN NIAGARA FALLS**  
**36 Unit Apartment Building**

- Asking \$1,980,000
- Fully occupied
- 15% downpayment
- 9.5% CAP Rate
- 34.3% R.O.I.
- VTB mortgage to sell
- Close to Falls / Casino
- 2 x one bedrooms
- 23 x two bedrooms
- 11 x three bedrooms
- Good tenant profile
- Hot water gas heating
- Rents below market

**SOLD**



**710 CONCESSION ST., HAMILTON**

This 60 suite apartment building was listed and sold by Skyview Realty Ltd. For \$2,650,000. Financing was arranged at 75% of the purchase price at 5.87% for 5 years. A VTB mortgage facilitated the sale.

Closed: December 2002



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**Danny Iannuzziello, Broker**     **Alex Maksymec, Associate Broker**  
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**PROPERTIES FOR SALE INTENDED FOR PRINCIPALS ONLY**

Not intended to solicit properties already for sale. Not intended to interfere with Purchaser-Agency Agreements.



**EXCLUSIVE LISTING**

**AVAILABLE IN BRAMPTON**  
**11 Luxury Townhouses**

- Asking \$1,850,000
- Built in year 2000
- Fully occupied
- Great tenant profile
- 1st mortgage at 6.99% expires March 2016
- VTB mortgage to sell
- All units three bedrooms
- 15% downpayment
- 8.4% CAP Rate
- 18.5% Return on investment
- Tenants pay own heat, hydro & water
- Approx. 2 parking spots/unit



**Alex Maksymec**  
**Associate Broker**

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**14.9% R.O.I.**

**AVAILABLE IN HAMILTON**  
**11 Plex - Separately Metered Units**

- Asking \$599,900
- Beautifully kept building
- Rents well below market
- New roof - July 2002
- Terrazzo floors
- Copper plumbing throughout
- 6 x one bedrooms
- 5 x two bedrooms
- 15% downpayment
- Fire retrofit complete
- Easy to manage
- VTB mortgage to sell



**26.1% R.O.I.**

**FOR SALE - TORONTO (PARKDALE)**  
**16 Apartment Units**

- Asking \$1,200,000
- 15% downpayment
- Two separate buildings, 10 plex & 6 plex (One behind the other)
- High demand area
- Area rejuvenation due to artist influx
- Fire retrofit complete
- 2 x bachelor
- 7 x one bedrooms
- 6 x two bedrooms
- 1 x three bedrooms
- 9.5% CAP Rate
- Fully occupied
- 8 units pay own hydro



**SOLD**

**88 Guildwood Parkway, Scarborough**

This 6 Plex was listed and sold by Skyview Realty Ltd. For \$601,000. Financing was arranged at 75% of purchase price at 6.7% for a 5 year term.

Closed: October 2002



**SOLD**

**28 Hillside Avenue, Etobicoke**

This 6 Plex was listed and sold by Skyview Realty Ltd. For \$375,000. Financing was arranged at 75% of purchase price at 6.8% for a 5 year term. A VTB mortgage at 6.0% over 10 years facilitated the sale.

Closed: September 2002

*Continued from Page 1*

**Danny's Corner**

may, in fact, increase the value of the building. We think this gives a more accurate read as to value.

Properly evaluating a building assists us dramatically in increasing our volume of sales by allowing us at times to evaluate higher than some of our competitors. The ability to justify market value to potential buyers and lenders is a key to achieving a higher but fair price in the marketplace.

One of the first gentlemen I met when I entered the apartment building business is Larry Popofsky, Chief Executive Officer of Greenwin Property Management. I have asked Larry to elaborate on the potential changes that may affect our industry if a new government is elected and to provide some words of wisdom to the owners of apartment buildings. ■

**DANNY IANNUZZIELLO**

**VACANCY RATES - 1999 TO 2002**

AREA	VACANCY RATE (%)				AREA	VACANCY RATE (%)				AREA	VACANCY RATE (%)			
	1999	2000	2001	2002		1999	2000	2001	2002		1999	2000	2001	2002
Toronto Central	0.8	0.5	0.7	2.1	Brampton East	0.8	0.7	1.1	2.3	Hamilton Central East	3.9	3.4	0.8	3.8
Toronto East	0.4	0.6	0.7	1.8	Brampton City	0.7	0.7	0.9	3.0	Hamilton East End	0.9	0.8	2.0	3.2
Toronto North	0.6	0.4	0.8	2.6	Oakville	0.9	0.4	1.6	2.3	Hamilton Central	4.7	4.5	4.1	2.0
Toronto West	0.8	0.9	1.4	2.2	Caledon	**	**	**	**	Hamilton West End	1.4	0.9	0.6	0.7
Toronto City	0.7	0.6	0.9	2.3	Richmond Hill, Vaughan, King	0.4	0.6	1.0	1.1	Hamilton Mountain	1.4	1.2	0.7	1.2
Etobicoke South	0.8	0.7	1.4	2.7	Aurora, Newmarket, Whit-Stouffville	1.5	1.3	0.9	1.8	Hamilton City	2.2	2.1	1.6	1.9
Etobicoke Central	1.0	0.9	1.0	2.8	Markham	**	0.7	0.2	.9	Stoney Creek City	1.1	0.8	1.0	0.6
Etobicoke North	0.7	0.6	0.6	1.8	York Region	0.7	1.3	0.7	1.3	Burlington City	0.8	0.4	0.3	0.6
Etobicoke City	0.9	0.8	1.1	2.6	Pickering, Ajax, Uxbridge	0.6	0.9	0.9	1.5	Dundas Town	1.5	0.4	0.4	0.8
York City	0.8	1.0	0.8	2.2	Milton, Halton Hills	0.3	0.4	0.1	1.5	Hamilton Other Areas	1.9	1.9	0.7	0.9
East York Borough	1.2	0.1	1.0	3.4	Orangeville	1.2	0.1	1.8	1.6	Hamilton CMA	1.9	1.7	1.3	1.6
Scarborough Central	0.8	0.3	0.7	2.0	Bradford, West Gwillimbury	0.8	0.7	1.5	4.0	Oshawa North	1.2	1.6	0.7	1.2
Scarborough North	1.0	0.2	0.6	1.8	Remaining CMA	**	0.5	1.0	2.9	Oshawa South/Central	2.6	2.1	2.3	3.6
Scarborough East	1.0	0.4	1.1	2.8	Toronto CMA	0.9	0.6	0.9	2.5	Oshawa City	2.1	1.9	1.7	2.7
Scarborough City	0.9	0.3	0.8	2.2	Barrie	1.0	0.5	0.9	1.4	Whitby	0.7	1.2	0.1	1.3
North York Southeast	1.4	0.8	0.8	3.7	Collingwood	1.8	1.3	1.8	2.0	Clarington	1	0.8	1.6	1.7
North York Northeast	0.6	0.4	0.4	2.0	Midland	4.3	3.9	2.2	3.1	Oshawa CMA	1.7	1.7	1.3	2.3
North York Southwest	0.0	1.2	0.9	1.6	Orillia	1.6	1.1	2.2	1.5	St. Catharines Core	**	2.4	2.4	2.5
North York Central	0.6	0.7	0.5	1.8	Brantford City	2.5	2.9	1.7	2.1	St. Catharines Remainder	**	1.4	0.7	1.9
North York Northwest	1.1	0.9	0.7	2.7	Brantford Twp & Paris	2.7	3.1	3.1	**	St. Catharines City	**	1.8	1.4	2.1
North York City	1.0	0.8	0.7	2.5	Brantford CA	2.5	2.9	1.8	2.1	Niagara Falls Core	**	2.7	2.8	2.8
Metropolitan Toronto	0.9	0.6	0.9	2.4	Norfolk	**	**	3.2	3.1	Niagara Falls Remainder	**	2.0	1.7	2.4
Mississauga South	1.0	0.4	0.8	3.7	Haldimand	**	**	1.9	2.0	Niagara Falls City	**	2.5	2.4	2.6
Mississauga North West	0.7	0.5	0.9	2.3	Nanticoke	4.7	6.3	**	**	Welland	**	4.2	1.6	2.0
Mississauga North East	0.7	0.5	1.4	3.3	Simcoe	3.1	2.4	**	**	Other Areas	**	3.0	4.2	3.3
Mississauga City	0.8	0.5	1.1	3.4	Dunnville	**	1.3	**	**	Fort Erie	**	5.6	4.2	5.5
Brampton West	0.7	0.7	0.8	3.6	Hamilton Downtown Core	2.1	2.4	1.9	1.4	St Catharines-Niagara CMA	**	2.6	1.9	2.4

\*\* Data Not Available

Source: CMHC

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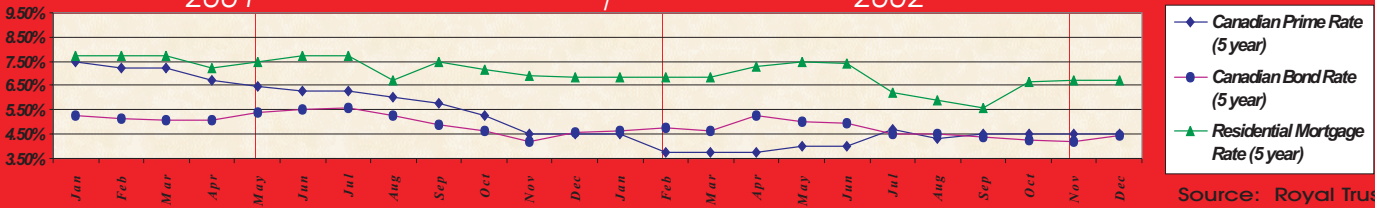
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## RECENT SALES - AUGUST - DECEMBER 2002

ADDRESS	MUNICIPALITY	DATE	# OF UNITS	PRICE	PRICE/SUITE	ADDRESS	MUNICIPALITY	DATE	# OF UNITS	PRICE	PRICE/SUITE
255 DUNLOP ST W	Barrie	15 Aug 02	28	\$2,080,000	\$74,286	10 SENLAC RD	North York	1 Nov 02	130	\$17,350,000	\$133,462
366-368 DARLING ST	Brantford	30 Sep 02	22	\$790,000	\$35,909	62 SOUTH FORSTER PARK DR	Oakville	3 Sep 02	15	\$1,275,000	\$85,000
390 GUELPH LINE	Burlington	30 Aug 02	25	\$1,400,000	\$56,000	2220 MARINE DR	Oakville	26 Aug 02	149	\$17,155,000	\$115,134
996 OCONNOR DR	East York	18 Oct 02	18	\$1,175,000	\$65,278	80 SOUTH FORSTER PARK DR &					
4 HILL HEIGHTS RD	Etobicoke	19 Sep 02	31	\$1,775,000	\$57,258	288 OAKWOOD CRES	Oakville	1 Nov 02	31	\$2,400,000	\$77,419
39 RIVERWOOD PKWY	Etobicoke	12 Sep 02	23	\$2,025,000	\$88,043	19 WHITING AVE	Oshawa	5 Nov 02	17	\$1,000,000	\$58,824
8 NEWHOLM RD	Etobicoke	23 Aug 02	27	\$2,017,000	\$74,704	249 DREW ST; 209 & 215 STACEY AVE	Oshawa	4 Sep 02	17	\$600,000	\$35,294
10 GARFELLA DR	Etobicoke	21 Aug 02	148	\$5,650,000	\$38,176	333 GIBB ST	Oshawa	1 Aug 02	20	\$725,000	\$36,250
60 WYNDHAM ST S	Guelph	5 Sep 02	119	\$18,005,000	\$151,303	19 WHITING AVE	Oshawa	5 Nov 02	17	\$1,000,000	\$58,824
133-147 WAVERLEY DR	Guelph	30 Aug 02	24	\$1,100,000	\$45,833	70 ROEHAMPTON AVE	St. Catharines	14 Aug 02	62	\$4,470,000	\$72,097
11 DELAWARE AVE	Guelph	30 Aug 02	19	\$857,000	\$45,105	2405 QUEEN ST E	Toronto	19 Sep 02	23	\$1,565,000	\$68,043
45-67 YARMOUTH ST; 56-60 BAKER ST	Guelph	14 Nov 02	76	\$5,888,000	\$77,474	470 RONCESVALLES AVE	Toronto	19 Sep 02	39	\$2,400,000	\$61,538
76 AIKMAN AVE	Hamilton	17 Oct 02	34	\$1,662,400	\$48,894	48 ECCLESTON DR	Toronto	16 Sep 02	60	\$3,850,000	\$64,167
187 PARK ST S	Hamilton	19 Sep 02	137	\$7,485,000	\$54,635	87 JAMESON AVE	Toronto	30 Aug 02	91	\$5,100,000	\$56,044
420 EAST 42ND ST	Hamilton	6 Sep 02	22	\$1,170,000	\$53,182	90 ADELAIDE ST E	Toronto	22 Aug 02	60	\$7,550,000	\$125,833
125 PARK ST S	Hamilton	30 Aug 02	23	\$1,030,000	\$44,783	164-168 GRANGE AVE	Toronto	21 Aug 02	24	\$1,225,000	\$51,042
50 CLAPHAM RD	Hamilton	20 Aug 02	18	\$885,000	\$49,167	26 & 28 BALMORAL AVE	Toronto	16 Aug 02	54	\$4,000,000	\$74,074
983-987 MAIN ST E	Hamilton	15 Aug 02	18	\$600,000	\$33,333	130 MACPHERSON AVE	Toronto	7 Aug 02	27	\$2,175,000	\$80,556
37 WELLINGTON ST S	Hamilton	7 Aug 02	21	\$840,000	\$40,000	429 ONTARIO ST	Toronto	7 Nov 02	5	\$580,000	\$116,000
20 DUKE ST	Hamilton	2 Aug 02	27	\$1,000,000	\$37,037	2327 QUEEN ST E	Toronto	1 Aug 02	27	\$2,675,000	\$99,074
99 AGNES ST	Mississauga	16 Oct 02	119	\$11,000,000	\$92,437	276 ST CLAIR AVE W	Toronto	15 Nov 02	49	\$4,875,000	\$99,490
1000 CEDARGLLEN GATE	Mississauga	1 Aug 02	101	\$11,500,000	\$113,861	130 REACH ST	Uxbridge	25 Oct 02	100	\$4,963,730	\$49,637
4613-4619 PORTAGE RD	Niagara Falls	1 Oct 02	84	\$3,990,000	\$47,500	83 WOODBRIDGE AVE	Vaughan	27 Nov 02	15	\$975,000	\$65,000
1063 DON MILLS RD	North York	29 Nov 02	40	\$2,901,400	\$72,535						

## Watch on Interest Rates



## 2001 - 2002 MULTI RESIDENTIAL TAX RATES

City	Mill Rate% 2001	Mill Rate% 2002	City	Mill Rate% 2001	Mill Rate% 2002	City	Mill Rate% 2001	Mill Rate% 2002
Ancaster (Urban)	3.9119003	3.904934	Georgina	n/a*	1.8709560	Oshawa	3.7067330	3.7900000
Ancaster (Rural)	3.8653797	3.852974	Halton Hills (Urban)	2.3692370	2.4245750	Pickering	2.9928620	3.0285120
Ajax	3.2931280	3.298840	Halton Hills (Rural)	2.2226200	2.2901030	Richmond Hill	1.7572770	1.4914780
Aurora	1.8445200	1.586703	Hamilton (Urban)	4.5004453	4.5002817	St. Catharines (Urban)	n/a*	3.4064340
Barrie (Urban)	1.5681750	1.627278	Hamilton (Rural)	4.2305194	4.2376000	St. Catharines (Rural)	n/a*	3.0041700
Barrie (Rural)	1.5350690	1.604199	King	1.8399410	1.5692640	Scugog	n/a*	3.1538300
Brampton	n/a*	2.169363	Kitchener	n/a*	3.8565400	Stoney Creek (Urban)	3.9757799	3.9646261
Brantford	3.3170680	3.316985	Markham	1.7690330	1.4996090	Stoney Creek (Rural)	3.8893403	3.8765252
Burlington (Urban)	2.3716170	2.437612	Milton (Urban)	2.1531910	2.1671940	Toronto	3.2972680	3.2972680
Burlington (Rural)	n/a*	2.189468	Milton (Rural)	2.0939090	2.1079120	Uxbridge	2.9146230	2.9146230
Caledon	n/a*	1.776379	Mississauga	3.1813710	1.8800630	Vaughan	1.7039450	2.9159290
Clarington	n/a*	3.045319	Newmarket	1.8666970	1.6371220	Whitby (Urban)	n/a*	3.2785230
Collingwood	3.5014320	3.295228	Niagara Falls	n/a*	3.0101060	Whitby (Rural)	n/a*	3.1866120
Dundas (Urban)	3.9971226	4.012920	Oakville	2.3177060	2.4011880	Whitchurch/Stouffville	1.7580640	2.9683590
Dundas (Rural)	n/a*	3.940728	Orangeville	3.3030510	3.7421800			
East Guilmubury	1.9138700	1.634530	Orillia	2.9048630	2.7978860			

\* Rate was not available at time of publication of SkyViews Fall 2001 Report