

October 23, 2023

To Our Municipal Clients:

Re: Assessment of Bill 134, *Affordable Homes and Good Jobs Act, 2023*

On behalf of our many municipal clients, we are writing to inform you of the Ontario Legislature's proposed changes to the *Development Charges Act* (D.C.A.) and the *Planning Act*, under Bill 134 (*Affordable Homes and Good Jobs Act*). These proposed changes are with respect to the definition of an "affordable residential unit" for the purpose of exempting such developments from the payment of development charges (D.C.), community benefits charges (C.B.C.) and parkland dedication. The following comments will be included in our formal response to the Province, which we also intend to present to the Standing Committee on Heritage, Infrastructure and Cultural Policy (Standing Committee) on November 15/16, 2023.

1. Introduction

The exemptions for affordable residential units were included in the *More Homes Built Faster Act* (Bill 23), enacted by the Province on November 28, 2022. Under this legislation, affordable residential units were defined within subsection 4.1 of the D.C.A. and exemptions for D.C., C.B.C. and parkland dedication were provided in respect of this definition. While the legislation was enacted in November 2022, the ability for municipalities to implement the exemptions required the Minister of Municipal Affairs and Housing to publish an "Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin." This bulletin would inform average market rent and purchase price to be used in determining which developments qualify as affordable residential units. At the time of writing, this bulletin had not been published by the Minister.

The proposed legislation was posted to the Environmental Registry of Ontario on September 28, 2023 (ERO 019-7669). The 30-day comment period closes on October 28, 2023. Bill 134 has received Second Reading in the legislature (October 4, 2023) and has been ordered referred to the Standing Committee.

2. Proposed Amendments to the D.C.A.

The definition proposed under Bill 134 modifies the affordable residential unit definition by:

- introducing an income-based test for affordable rent and purchase price; and
- increasing the threshold for the market test of affordable rent and purchase price.



The proposed amendment would provide the exemption based on the lesser of the two measures. Moreover, the rules in subsection 4.1 of the D.C.A. are unchanged with respect to:

- the tenant and purchaser transacting the affordable unit being at arm’s length;
- the intent of maintaining the affordable residential unit definition for a 25-year period, requiring an agreement with the municipality (which may be registered on title); and
- exemptions for attainable residential units and associated rules (requiring further regulations).

The following table provides a comparison of the current definitions within the D.C.A. and those being proposed in Bill 134 (underlining added for emphasis).

| Item | D.C.A. Definition | Bill 134 Definition |
|---|---|--|
| Affordable residential unit rented (subsection 4.1 (2), para. 1) | The rent is no greater than <u>80 per cent of the average market rent</u> , as determined in accordance with subsection (5). | The rent is no greater than <u>the lesser of</u> , i. the <u>income-based affordable rent</u> for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (5), and ii. the <u>average market rent</u> identified for the residential unit set out in the Affordable Residential Units bulletin. |
| Average market rent/rent based on income (subsection 4.1 (5)) for the purposes of subsection 4.1 (2), para. 1 | the <u>average market rent for the year in which the residential unit is occupied by a tenant</u> , as identified in the bulletin entitled the “Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin.” | The Minister of Municipal Affairs and Housing shall, (a) determine the <u>income of a household</u> that, in the Minister’s opinion, is <u>at the 60th percentile of gross annual incomes for renter households in the applicable local municipality</u> ; and (b) identify the <u>rent</u> that, in the Minister’s opinion, is <u>equal to 30 per cent of the income of the household</u> referred to in clause (a). |



| Item | D.C.A. Definition | Bill 134 Definition |
|---|--|--|
| Affordable residential unit ownership (subsection 4.1 (3), para. 1) | The price of the residential unit is no greater than <u>80 per cent of the average purchase price</u> , as determined in accordance with subsection (6). | The price of the residential unit is no greater than <u>the lesser of</u> , i. the <u>income-based affordable purchase price</u> for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (6), and ii. <u>90 per cent of the average purchase price</u> identified for the residential unit set out in the Affordable Residential Units bulletin. |
| Average market purchase price/purchase price based on income (subsection 4.1 (6)) for the purposes of subsection 4.1 (3), para. 1 | the <u>average purchase price for the year in which the residential unit is sold</u> , as identified in the bulletin entitled the “Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin,” as it is amended from time to time, that is published by the Minister of Municipal Affairs and Housing on a website of the Government of Ontario. | the Minister of Municipal Affairs and Housing shall, (a) determine the <u>income of a household</u> that, in the Minister’s opinion, is at the <u>60th percentile of gross annual incomes for households in the applicable local municipality</u> ; and (b) identify the <u>purchase price</u> that, in the Minister’s opinion, <u>would result in annual accommodation costs equal to 30 per cent of the income of the household</u> referred to in clause (a) |

3. Illustration of the Proposed Amendment

The proposed definition of an affordable residential unit is generally consistent with the 2020 Provincial Policy Statement (P.P.S.) and considers both income-based and market-price approaches to derive an affordable housing definition for both rental and ownership housing units. This is in contrast to the current D.C.A. definition implemented through Bill 23, which is solely based on the market-price approach.



The following provides an illustrative example of the two approaches and how the application of the affordable residential unit definitions would differ for rental and ownership housing. This example uses 2022 data for the Kingston regional market area. Note, this example is meant to be illustrative and uses data from the P.P.S. Housing Tables. The source of data to be used by the Province for the Affordable Residential Units bulletin, and the level of data disaggregation (by geography and unit type) has not yet been specified.

We have also provided, in an appendix, the P.P.S. Housing Tables for 2022 that may be of assistance to you in undertaking a similar analysis. The information in the appendix includes household income data for all households and renter households, as well as average resale house prices and rents.

3.1 Rental Housing Example

Applying the proposed affordable residential unit definition under Bill 134 for the Kingston regional market area:

- The average annual household income for renter households in the 60th percentile in 2022 was \$68,900.
- 30% of this annual household income is \$20,670 or \$1,720 per month.
- The average market rent is \$1,390 per month.
- 80% of the average market rent is \$1,120 per month.
- Under the proposed definition, affordable residential units with a rental rate of \$1,390 per month or less would be exempt from D.C.s. This rental threshold is 25% (or \$278/month) higher than the current D.C.A. definition, which would establish this rental threshold at \$1,112 per month.

Proposed Bill 134 D.C.A. Definition (October 2023)

Lesser of a) or b) of the following

| | |
|---|----------------|
| a) the income-based affordable rent based on 60 th percentile average household income \$68,900. | \$1,720 (1) |
| b) average market rent identified for the residential unit. | \$1,390 (2) |
| Affordable Rental Unit (max. rent) | \$1,390 |

Current D.C.A. Definition (More Homes Built Faster Act)

| | |
|---|-------------|
| Where rent is no more than 80% of the average market rent | \$1,112 (2) |
|---|-------------|

| | |
|---|----------------|
| Affordable Rental Unit (max. rent) | \$1,112 |
|---|----------------|

Notes:

(1) Provincial Policy Statement Housing Table - Table 3: Renter Household Incomes and Affordable Rents, 2022

(2) Provincial Policy Statement Housing Table - Table 4. Average Rent by Bedroom Count



3.2 Ownership Housing Example

Applying the proposed affordable residential unit definition under Bill 134 for the Kingston regional market area:

- The average annual household income for all households in the 60th percentile in 2022 was \$108,300.
- Annual accommodation costs equal to 30% of this annual household income (\$108,300 x 0.3 /12 = \$2,708) represent the carrying cost per month derived from typical monthly mortgage costs, property taxes, and mortgage insurance costs.^[1] This calculation equates to a purchase price of \$372,500.
- 90% of the average purchase price is \$523,500 (based on an average resale house price of \$581,700).
- 80% of the average purchase price is \$465,360.
- Under the proposed definition, affordable residential units purchased at \$372,500 or less would be exempt from D.C.s. This purchase price threshold is approximately 20% (or \$92,860) lower than under the current D.C.A. definition, which would establish the purchase price at \$465,360.

Proposed Bill 134 D.C.A. Definition (October 2023)

Lesser of a) or b) of the following

| | |
|--|------------------|
| a) the income-based affordable purchase price based on 60 th income percentile household income of \$108,300. | \$372,500 (1) |
| b) 90% of the average purchase price. | \$523,500 (2) |
| Affordable Ownership Unit (max. purchase price) | \$372,500 |

Current D.C.A. Definition (More Homes Built Faster Act)

| | |
|--|------------------|
| Where the price of the unit is no more than 80% of the average purchase price. | \$465,360 (2) |
| Affordable Ownership Unit (max. purchase price) | \$465,360 |

Notes:

(1) Provincial Policy Statement Housing Table - Table 1: All Households Incomes and Affordable House Prices, 2022

(2) Provincial Policy Statement Housing Table - Table 2: Average Resale House Price and 10% Below Average Resale Price, 2022

4. Comments on the Proposed Amendment

In comparison to the current D.C.A. definition of affordable residential units, the following observations are provided:

^[1] Mortgage payments based on a 25-year mortgage at 4.79% interest rate and 5% down payment. Estimated monthly property taxes = 0.125% of house value. Canada Mortgage and Housing Corporation mortgage loan insurance premium = 4.0% of loan amount. It is not yet clear if/to what extent these align with “accommodation costs” to be considered for the purposes of the income-based test proposed in Bill 134.



- The refined definition of affordable residential units presented in Bill 134 aligns with the income-based approach utilized in the 2020 P.P.S. This, in contrast to the current market-based approach, better aligns with how a number of municipalities define affordable developments in their housing strategies. However, as provided in our comments on Bill 23, while it is an admirable goal to create additional affordable housing units, further D.C., C.B.C., and parkland exemptions will continue to provide further financial burdens on municipalities to fund these exemptions.
- Based on the P.P.S. Housing Tables provided in the appendix:
 - The rent at which a residential unit would be considered affordable is higher under the Bill 134 proposal, compared to the current D.C.A. definition. This would imply that more rental units would receive the exemption relative to the wording provided in Bill 23, providing a greater incentive for affordable rental units.
 - Based on the information contained in this data source, the income test appears to be irrelevant for rental units, as market rent is consistently lower than the affordable rent (based on 60th percentile average household income) across all regional market areas.
 - Conversely, the affordability threshold for ownership housing units, exhibited in this data source, would generally appear to be lower when applying the income-based approach. As a result, Bill 134 is anticipated to incentivize purpose-built rental units over ownership housing.
 - Moreover, this would appear to provide exemptions for ownership affordable residential units that are more aligned with household income than market value.
 - It should also be noted that, based on the provincial average in the data tables, average market purchase prices are approximately double the affordable purchase prices. Based on this observation, only very small residential units, such as studio-type condominium units, may be priced at a point where they would qualify for the affordable residential units exemption. This would mean that establishing affordability using averages across all unit types may not help address the problem of “missing middle”^[1] housing, which would typically be geared towards families.

^[1] The “missing middle” describes a range of medium-density housing types between single-detached houses and apartment buildings. This includes a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living, such as duplexes, triplexes, fourplexes, rowhouses, and townhouses. Source: [https://www.evergreen.ca/downloads/pdfs/2018/What is the Missing Middle Evergreen CUI s2.pdf](https://www.evergreen.ca/downloads/pdfs/2018/What%20is%20the%20Missing%20Middle%20Evergreen%20CUI%20s2.pdf)



- The proposed definition considers local income in addition to market prices. While the definition clearly identifies that annual incomes for households within the “applicable local municipality” will be used in the income-based test, the local municipality does not appear in the average market rent/purchase price definition. Concerns about the geographic scope of the bulletin and potential implications across local municipalities due to variations in income levels still remain.
- The income level is set at the 60th percentile of gross annual income in the applicable local municipality, distinguishing between renter households and all other households. The basis for determination of gross annual income is not provided in the legislation and will be informed by the Minister’s bulletin.
- For affordable households, the rent would be established at 30% of income, and purchase price at accommodation costs equal to 30% of income. A definition of accommodation costs is not provided in the legislation and will be informed by the Minister’s bulletin. The basis for calculating accommodation costs is unclear, and carrying costs need to reflect representative costs of home ownership, including typical mortgage costs, property taxes, and property insurance, as well as condominium fees, where applicable.
- The basis for market rents and purchase prices will be required. Many municipalities utilize Canada Mortgage and Housing Corporation data for establishing average market rents in affordable housing strategies. As noted earlier, it is unclear from the legislation how the average market rents and purchase prices will be determined.
- As currently written, the legislation is unclear if market rent and purchase price will be determined using overall averages or averages disaggregated by dwelling unit type or size. Establishing average rents and purchase prices using overall averages across all dwelling unit types will provide higher average values than those established by dwelling unit type and size, which would have greater exemption implications for municipalities with a larger amount of high-density development. As noted earlier, this approach would also tend to favour smaller condominium units, which would more likely meet the affordability threshold, in contrast to larger family sized units, which would likely not qualify for D.C. exemptions.
- Subsections 4.1 (5) and (6) of the D.C.A. currently identify the market rent/purchase price in the year the unit is occupied/sold as identified in the bulletin. This would appear to indicate an annual publication of the bulletin. The proposed definition of the “affordable residential units bulletin” does not imply an annual publication. The timing for publishing the bulletin should be clarified.
- The market test proposed in the definition is increased from 80% of average market rent/purchase price under the D.C.A. currently, to average market rent and 90% of the average market purchase price.



- The D.C.A. defines “rental housing development” for the purposes of the mandatory instalment payments in section 26.1 of the D.C.A. and the discounts for rental housing development in section 26.2. Affordable residential rental units within subsection 4.1 (2) are not specifically defined as rental housing development and, therefore, it does not appear that there is a requirement for those units to be in a building or structure with four or more units.
- The introduction of the income test for affordable residential units will increase municipal administration costs of agreements and the requirement to ensure these units remain affordable over a 25-year period. These administrative burdens will be cumbersome and will need to be monitored and coordinated by both upper-tier and lower-tier municipalities. Further clarification is required with respect to:
 - The parties to the agreement (e.g., developer vs. builder vs. owner);
 - The Minister of Municipal Affairs and Housing establishing standard forms of agreement, as provided under subsection 4.1 (12); and
 - Reporting requirements and onus (i.e., should the municipality reach out to the parties of each agreement or should the parties to the agreement be required to report to the municipality?).

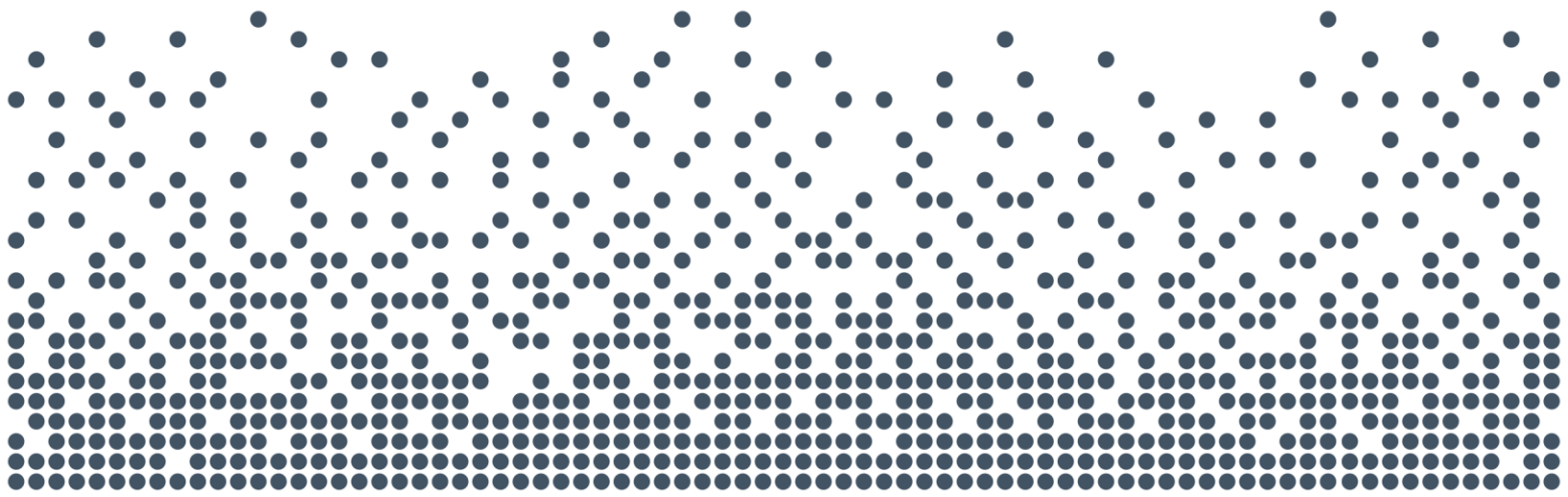
As summarized above, there are several concerns and areas of clarification that Watson will be advancing in our submission through the Environmental Registry of Ontario. Watson will also be seeking an opportunity to speak as a delegation to the Standing Committee to provide our concerns on behalf of our municipal clients.

We will continue to monitor the progress of Bill 134 through the legislature and will continue to keep our clients informed of any changes. If you have any questions, please do not hesitate to contact us.

Yours very truly,

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Appendix

Provincial Policy Statement – Housing Table

Table 1: All Households Incomes and Affordable House Prices, 2022

| Regional Market Area | 10th Income Percentile | 10th Percentile Affordable House Price | 20th Income Percentile | 20th Percentile Affordable House Price | 30th Income Percentile | 30th Percentile Affordable House Price | 40th Income Percentile | 40th Percentile Affordable House Price | 50th Income Percentile | 50th Percentile Affordable House Price | 60th Income Percentile | 60th Percentile Affordable House Price | 70th Income Percentile | 70th Percentile Affordable House Price | 80th Income Percentile | 80th Percentile Affordable House Price | 90th Income Percentile | 90th Percentile Affordable House Price |
|---|------------------------|--|------------------------|--|------------------------|--|------------------------|--|------------------------|--|------------------------|--|------------------------|--|------------------------|--|------------------------|--|
| Ontario | \$31,200 | \$107,200 | \$49,100 | \$168,800 | \$65,400 | \$225,000 | \$82,300 | \$283,200 | \$100,500 | \$345,900 | \$120,400 | \$414,300 | \$145,800 | \$501,700 | \$179,000 | \$615,800 | \$236,400 | \$813,400 |
| City of Toronto | \$26,300 | \$90,500 | \$42,400 | \$146,000 | \$58,800 | \$202,200 | \$75,100 | \$258,500 | \$92,800 | \$319,300 | \$112,700 | \$387,700 | \$138,100 | \$475,100 | \$176,800 | \$608,200 | \$247,500 | \$851,400 |
| Central | \$36,700 | \$126,200 | \$58,100 | \$193,100 | \$74,600 | \$256,600 | \$92,800 | \$319,300 | \$112,700 | \$387,700 | \$134,800 | \$463,700 | \$160,200 | \$551,200 | \$196,600 | \$676,600 | \$254,100 | \$874,300 |
| Regional Municipality of Durham | \$40,700 | \$139,900 | \$61,400 | \$211,300 | \$80,100 | \$275,600 | \$99,400 | \$342,100 | \$118,200 | \$406,700 | \$140,300 | \$482,700 | \$165,700 | \$570,200 | \$198,900 | \$684,200 | \$251,900 | \$866,600 |
| Regional Municipality of Halton | \$42,400 | \$146,000 | \$66,300 | \$228,100 | \$87,800 | \$302,200 | \$110,500 | \$380,100 | \$133,700 | \$459,900 | \$160,200 | \$551,200 | \$192,200 | \$661,400 | \$234,200 | \$805,800 | \$309,300 | \$1,064,300 |
| City of Hamilton | \$29,600 | \$101,900 | \$48,000 | \$158,100 | \$61,400 | \$211,300 | \$77,300 | \$266,100 | \$93,900 | \$323,100 | \$113,800 | \$391,600 | \$137,000 | \$471,300 | \$169,000 | \$581,600 | \$221,000 | \$780,200 |
| District Municipality of Muskoka | \$29,400 | \$101,100 | \$46,400 | \$159,600 | \$61,000 | \$209,800 | \$75,100 | \$258,500 | \$91,700 | \$315,500 | \$108,200 | \$372,500 | \$129,300 | \$444,700 | \$159,100 | \$547,400 | \$209,900 | \$722,200 |
| Regional Municipality of Niagara | \$30,000 | \$103,400 | \$45,100 | \$155,100 | \$58,200 | \$200,700 | \$72,400 | \$249,000 | \$87,800 | \$302,200 | \$105,000 | \$361,100 | \$124,800 | \$429,500 | \$152,500 | \$524,600 | \$198,900 | \$684,200 |
| Regional Municipality of Peel | \$40,200 | \$138,400 | \$61,900 | \$212,900 | \$81,200 | \$279,400 | \$99,400 | \$342,100 | \$118,200 | \$406,700 | \$139,200 | \$478,900 | \$164,600 | \$566,400 | \$196,600 | \$676,600 | \$251,900 | \$866,600 |
| County of Simcoe | \$35,100 | \$120,900 | \$52,600 | \$180,900 | \$69,400 | \$238,700 | \$85,600 | \$294,600 | \$102,700 | \$353,500 | \$121,500 | \$418,100 | \$143,600 | \$494,100 | \$173,400 | \$596,800 | \$223,200 | \$767,800 |
| Regional Municipality of York | \$38,000 | \$130,800 | \$59,700 | \$205,300 | \$80,600 | \$277,500 | \$100,500 | \$345,900 | \$123,700 | \$425,700 | \$149,100 | \$513,100 | \$179,000 | \$615,800 | \$217,700 | \$752,600 | \$282,800 | \$973,100 |
| Eastern | \$31,400 | \$108,000 | \$49,100 | \$168,800 | \$65,400 | \$225,000 | \$81,800 | \$281,300 | \$99,400 | \$342,100 | \$118,200 | \$406,700 | \$142,500 | \$490,300 | \$174,600 | \$600,600 | \$227,600 | \$783,000 |
| City of Cornwall | \$27,000 | \$92,700 | \$40,700 | \$139,900 | \$53,000 | \$182,500 | \$66,700 | \$229,600 | \$80,600 | \$277,500 | \$97,200 | \$334,500 | \$116,000 | \$399,100 | \$141,400 | \$486,500 | \$183,400 | \$631,000 |
| County of Hastings | \$28,900 | \$99,600 | \$43,300 | \$149,000 | \$55,700 | \$191,600 | \$68,900 | \$237,200 | \$82,900 | \$285,100 | \$99,400 | \$342,100 | \$118,200 | \$406,700 | \$142,500 | \$490,300 | \$183,400 | \$631,000 |
| Kawartha Lakes Division | \$29,600 | \$101,900 | \$45,500 | \$156,000 | \$60,100 | \$206,800 | \$74,000 | \$254,700 | \$90,600 | \$311,700 | \$107,200 | \$368,700 | \$129,300 | \$444,700 | \$154,700 | \$532,200 | \$203,300 | \$699,400 |
| Haliburton County | \$27,800 | \$95,800 | \$41,500 | \$142,900 | \$54,400 | \$187,000 | \$66,700 | \$229,600 | \$81,200 | \$279,400 | \$97,200 | \$334,500 | \$116,000 | \$399,100 | \$140,300 | \$482,700 | \$192,200 | \$661,400 |
| City of Kawartha Lakes + Haliburton | \$29,200 | \$100,300 | \$44,600 | \$153,600 | \$58,800 | \$202,200 | \$72,900 | \$250,900 | \$87,800 | \$302,200 | \$105,000 | \$361,100 | \$125,900 | \$433,300 | \$152,500 | \$524,600 | \$201,100 | \$691,800 |
| City of Kingston | \$28,700 | \$98,800 | \$45,100 | \$155,100 | \$59,200 | \$203,700 | \$74,000 | \$254,700 | \$89,500 | \$307,900 | \$108,300 | \$372,500 | \$130,400 | \$448,500 | \$160,200 | \$551,200 | \$209,900 | \$722,200 |
| County of Lanark | \$32,500 | \$111,800 | \$49,900 | \$171,800 | \$65,400 | \$225,000 | \$80,100 | \$275,600 | \$97,200 | \$334,500 | \$114,900 | \$395,300 | \$135,900 | \$467,500 | \$163,500 | \$562,600 | \$212,100 | \$729,800 |
| UC of Leeds and Grenville | \$30,500 | \$104,900 | \$48,000 | \$159,100 | \$60,100 | \$208,800 | \$75,100 | \$258,500 | \$90,600 | \$311,700 | \$107,200 | \$368,700 | \$129,300 | \$448,900 | \$155,800 | \$536,000 | \$201,100 | \$691,800 |
| County of Lennox and Addington | \$32,300 | \$111,000 | \$49,600 | \$167,200 | \$64,500 | \$222,000 | \$80,100 | \$271,800 | \$93,900 | \$323,100 | \$110,500 | \$380,100 | \$129,300 | \$444,700 | \$159,000 | \$543,600 | \$214,400 | \$669,000 |
| Prince Edward Division | \$32,000 | \$110,200 | \$46,800 | \$161,200 | \$60,500 | \$208,300 | \$74,000 | \$256,600 | \$90,600 | \$311,700 | \$107,200 | \$368,700 | \$127,000 | \$437,100 | \$156,900 | \$539,800 | \$212,100 | \$729,800 |
| County of Lennox & Addington + Prince Edward Division | \$32,000 | \$110,200 | \$47,700 | \$164,200 | \$62,800 | \$215,900 | \$77,300 | \$266,100 | \$92,800 | \$319,300 | \$109,400 | \$376,300 | \$128,200 | \$440,900 | \$156,900 | \$539,800 | \$201,100 | \$691,800 |
| County of Northumberland | \$32,900 | \$113,300 | \$48,600 | \$167,200 | \$63,200 | \$217,400 | \$77,300 | \$266,100 | \$92,800 | \$319,300 | \$110,500 | \$380,100 | \$131,500 | \$452,300 | \$160,200 | \$551,200 | \$207,700 | \$714,600 |
| City of Ottawa | \$35,100 | \$120,900 | \$56,100 | \$193,100 | \$75,100 | \$258,500 | \$93,900 | \$323,100 | \$112,700 | \$387,700 | \$134,800 | \$463,700 | \$162,400 | \$558,800 | \$198,900 | \$684,200 | \$258,500 | \$899,500 |
| City of Peterborough | \$29,400 | \$101,100 | \$44,200 | \$152,000 | \$58,200 | \$200,700 | \$72,400 | \$249,000 | \$87,300 | \$300,300 | \$105,000 | \$368,700 | \$125,900 | \$433,300 | \$154,700 | \$532,200 | \$203,300 | \$699,400 |
| UC of Prescott and Russell | \$33,100 | \$114,000 | \$51,300 | \$176,400 | \$69,800 | \$240,200 | \$87,300 | \$300,300 | \$105,000 | \$361,100 | \$124,800 | \$429,500 | \$146,900 | \$505,500 | \$175,700 | \$604,400 | \$218,700 | \$752,600 |
| County of Renfrew | \$29,400 | \$101,100 | \$44,600 | \$153,600 | \$59,700 | \$205,300 | \$74,000 | \$254,700 | \$89,500 | \$307,900 | \$105,000 | \$368,700 | \$125,900 | \$433,300 | \$151,400 | \$520,700 | \$192,200 | \$661,400 |
| Southwestern | \$31,400 | \$108,000 | \$47,700 | \$164,200 | \$62,300 | \$214,400 | \$77,900 | \$268,000 | \$93,900 | \$323,100 | \$112,700 | \$387,700 | \$134,800 | \$463,700 | \$164,600 | \$566,400 | \$214,300 | \$737,400 |
| City of Brantford | \$31,200 | \$107,200 | \$47,700 | \$164,200 | \$62,300 | \$214,400 | \$77,900 | \$268,000 | \$93,900 | \$323,100 | \$112,700 | \$387,700 | \$133,700 | \$459,900 | \$161,300 | \$555,000 | \$205,500 | \$730,400 |
| County of Bruce | \$31,600 | \$108,700 | \$48,200 | \$165,700 | \$62,800 | \$215,900 | \$79,000 | \$271,800 | \$96,100 | \$330,700 | \$116,000 | \$399,100 | \$143,600 | \$494,100 | \$176,800 | \$608,200 | \$240,800 | \$828,600 |
| Municipality of Chatham-Kent | \$28,300 | \$97,300 | \$41,100 | \$141,400 | \$53,000 | \$182,500 | \$65,000 | \$223,500 | \$79,500 | \$273,700 | \$95,000 | \$326,900 | \$114,900 | \$395,300 | \$138,200 | \$478,900 | \$183,400 | \$631,000 |
| County of Dufferin | \$38,900 | \$133,800 | \$61,000 | \$209,800 | \$82,300 | \$283,200 | \$100,500 | \$345,900 | \$119,300 | \$410,500 | \$141,400 | \$486,500 | \$164,600 | \$566,400 | \$196,600 | \$676,600 | \$245,300 | \$843,800 |
| County of Grey | \$28,700 | \$98,800 | \$43,300 | \$149,000 | \$56,600 | \$194,600 | \$70,700 | \$243,300 | \$86,200 | \$296,500 | \$103,800 | \$357,300 | \$124,800 | \$429,500 | \$153,600 | \$528,400 | \$205,500 | \$707,000 |
| County of Huron | \$29,400 | \$101,100 | \$44,200 | \$152,000 | \$57,400 | \$197,700 | \$70,000 | \$249,000 | \$86,700 | \$298,400 | \$102,700 | \$363,500 | \$123,700 | \$425,700 | \$151,400 | \$520,700 | \$198,900 | \$684,200 |
| County of Lambton | \$30,900 | \$106,400 | \$46,400 | \$159,600 | \$61,000 | \$209,800 | \$76,200 | \$262,300 | \$91,700 | \$315,500 | \$109,400 | \$376,300 | \$132,600 | \$456,100 | \$162,400 | \$558,000 | \$214,300 | \$737,400 |
| City of London | \$28,900 | \$99,600 | \$44,200 | \$152,000 | \$58,200 | \$200,700 | \$72,400 | \$249,000 | \$87,300 | \$300,300 | \$105,000 | \$368,700 | \$127,000 | \$437,100 | \$155,800 | \$536,000 | \$205,500 | \$730,400 |
| County of Norfolk | \$32,000 | \$110,200 | \$48,600 | \$167,200 | \$63,200 | \$217,400 | \$76,400 | \$269,900 | \$95,000 | \$326,900 | \$111,600 | \$383,900 | \$132,600 | \$456,100 | \$158,000 | \$543,600 | \$201,100 | \$691,800 |
| County of Oxford | \$33,600 | \$115,600 | \$50,800 | \$174,900 | \$65,000 | \$223,500 | \$79,500 | \$273,700 | \$96,100 | \$330,700 | \$112,700 | \$387,700 | \$132,600 | \$456,100 | \$159,100 | \$547,400 | \$203,300 | \$699,400 |
| City of St. Thomas | \$31,800 | \$109,500 | \$47,300 | \$162,700 | \$61,400 | \$211,300 | \$76,200 | \$262,300 | \$91,700 | \$315,500 | \$107,200 | \$368,700 | \$127,000 | \$437,100 | \$152,500 | \$524,600 | \$192,200 | \$661,400 |
| City of Stratford | \$32,500 | \$111,800 | \$48,600 | \$167,200 | \$62,300 | \$214,400 | \$77,300 | \$266,100 | \$92,800 | \$319,300 | \$110,500 | \$380,100 | \$130,400 | \$448,500 | \$156,900 | \$539,800 | \$201,100 | \$691,800 |
| Regional Municipality of Waterloo | \$34,000 | \$117,100 | \$51,700 | \$177,900 | \$68,100 | \$234,100 | \$84,500 | \$290,800 | \$101,600 | \$349,700 | \$121,500 | \$418,100 | \$144,700 | \$497,900 | \$175,700 | \$604,400 | \$227,600 | \$783,000 |
| County of Wellington | \$35,400 | \$121,600 | \$54,400 | \$187,000 | \$71,300 | \$245,200 | \$88,400 | \$304,100 | \$107,200 | \$368,700 | \$128,200 | \$440,900 | \$151,400 | \$520,700 | \$183,400 | \$631,000 | \$238,600 | \$821,000 |
| City of Windsor | \$30,500 | \$104,900 | \$46,400 | \$159,600 | \$60,100 | \$206,800 | \$74,600 | \$256,600 | \$90,600 | \$311,700 | \$108,300 | \$372,500 | \$130,400 | \$448,500 | \$162,400 | \$558,000 | \$212,100 | \$729,800 |
| Northwestern | \$27,400 | \$94,300 | \$41,500 | \$142,900 | \$54,400 | \$187,000 | \$68,500 | \$235,700 | \$84,500 | \$290,800 | \$102,700 | \$353,500 | \$124,800 | \$429,500 | \$153,600 | \$528,400 | \$198,900 | \$684,200 |
| Algoma District | \$26,500 | \$91,200 | \$38,400 | \$132,300 | \$50,400 | \$173,300 | \$62,800 | \$215,900 | \$77,300 | \$266,100 | \$95,000 | \$326,900 | \$116,000 | \$399,100 | \$142,500 | \$490,300 | \$185,600 | \$638,600 |
| Algonia DSSAB | \$26,100 | \$89,700 | \$36,700 | \$126,200 | \$47,700 | \$164,200 | \$58,800 | \$202,200 | \$72,400 | \$249,000 | \$89,500 | \$307,900 | \$109,400 | \$376,300 | \$135,900 | \$467,500 | \$176,800 | \$608,200 |
| Cochrane DSSAB | \$27,200 | \$93,500 | \$41,500 | \$142,900 | \$55,200 | \$190,100 | \$70,700 | \$243,300 | \$86,700 | \$298,400 | \$107,200 | \$368,700 | \$130,400 | \$448,500 | \$162,400 | \$558,000 | \$205,500 | \$707,000 |
| City of Greater Sudbury | \$29,800 | \$102,800 | \$48,000 | \$159,100 | \$61,000 | \$209,800 | \$75,700 | \$260,400 | \$92,800 | \$319,300 | \$112,7 | | | | | | | |

Table 2: 10% Below Average Resale Price, 2022

| Regional Market Area | Average Resale Price 2022 | 10% Below Average Resale Price 2022 |
|-----------------------------------|---------------------------|-------------------------------------|
| Ontario | \$813,000 | \$731,700 |
| City of Toronto | \$1,146,500 | \$1,031,800 |
| Central | \$1,030,100 | \$927,100 |
| Regional Municipality of Durham | \$893,000 | \$803,700 |
| Regional Municipality of Halton | \$1,206,300 | \$1,085,700 |
| City of Hamilton | \$805,100 | \$724,600 |
| District Municipality of Muskoka | \$920,800 | \$828,700 |
| Regional Municipality of Niagara | \$667,700 | \$601,000 |
| Regional Municipality of Peel | \$1,052,500 | \$947,300 |
| County of Simcoe | \$791,500 | \$712,300 |
| Regional Municipality of York | \$1,271,000 | \$1,143,900 |
| Eastern | \$536,800 | \$483,100 |
| City of Cornwall | \$384,400 | \$345,900 |
| County of Hastings | \$495,000 | \$445,500 |
| City of Kawartha Lakes | \$671,100 | \$604,000 |
| City of Kingston | \$581,700 | \$523,500 |
| County of Lanark | \$520,300 | \$468,200 |
| UC of Leeds and Grenville | \$470,000 | \$423,000 |
| County of Lennox and Addington | \$638,700 | \$574,800 |
| County of Northumberland | \$673,300 | \$606,000 |
| City of Ottawa | \$670,900 | \$603,800 |
| City of Peterborough | \$675,200 | \$607,700 |
| UC of Prescott and Russell | \$462,400 | \$416,200 |
| County of Renfrew | \$399,600 | \$359,700 |
| Southwestern | \$650,900 | \$585,800 |
| City of Brantford | \$672,400 | \$605,200 |
| County of Bruce | \$589,500 | \$530,500 |
| Municipality of Chatham-Kent | \$410,900 | \$369,800 |
| County of Dufferin | \$923,900 | \$831,500 |
| County of Grey | \$712,200 | \$641,000 |
| County of Huron | \$569,700 | \$512,700 |
| County of Lambton | \$527,000 | \$474,300 |
| City of London | \$621,600 | \$559,400 |
| County of Norfolk | \$626,900 | \$564,200 |
| County of Oxford | \$639,000 | \$575,100 |
| City of St. Thomas | \$558,400 | \$502,600 |
| City of Stratford | \$609,000 | \$548,100 |
| Regional Municipality of Waterloo | \$754,800 | \$679,300 |
| County of Wellington | \$830,400 | \$747,400 |
| City of Windsor | \$523,400 | \$471,000 |
| Northeastern | \$375,800 | \$338,200 |
| Algoma DSAB | \$256,700 | \$231,000 |
| Cochrane DSSAB | \$254,400 | \$229,000 |
| City of Greater Sudbury | \$414,600 | \$373,100 |
| Manitoulin-Sudbury DSSAB | \$332,800 | \$299,500 |
| Nipissing DSSAB | \$393,800 | \$354,400 |
| Parry Sound DSSAB | \$692,300 | \$623,100 |
| Sault Ste. Marie DSSAB | \$312,600 | \$281,300 |
| Timiskaming DSSAB | \$246,300 | \$221,700 |
| Northwestern | \$322,500 | \$290,300 |
| Kenora DSSAB | \$356,400 | \$320,800 |
| Rainy River DSSAB | \$247,800 | \$223,000 |
| Thunder Bay DSSAB | \$320,400 | \$288,300 |

Source: Real Property Solutions House Price Index

Note: The average resale price may be influenced, particularly in smaller areas, by the number and type of house resales.

Contact: Stewart Houghton | Community and Supportive Housing Division | Housing.Research@ontario.ca

Provincial Policy Statement – Housing Table

Table 3: Renter Household Incomes and Affordable Rents, 2022

| Regional Market Area | 10th Income Percentile | 10th Percentile Affordable Rent | 20th Income Percentile | 20th Percentile Affordable Rent | 30th Income Percentile | 30th Percentile Affordable Rent | 40th Income Percentile | 40th Percentile Affordable Rent | 50th Income Percentile | 50th Percentile Affordable Rent | 60th Income Percentile | 60th Percentile Affordable Rent | 70th Income Percentile | 70th Percentile Affordable Rent | 80th Income Percentile | 80th Percentile Affordable Rent | 90th Income Percentile | 90th Percentile Affordable Rent |
|---|------------------------|---------------------------------|------------------------|---------------------------------|------------------------|---------------------------------|------------------------|---------------------------------|------------------------|---------------------------------|------------------------|---------------------------------|------------------------|---------------------------------|------------------------|---------------------------------|------------------------|---------------------------------|
| Ontario | \$23,000 | \$570 | \$30,700 | \$770 | \$41,500 | \$1,040 | \$52,800 | \$1,310 | \$64,500 | \$1,610 | \$77,900 | \$1,950 | \$93,900 | \$2,350 | \$113,800 | \$2,840 | \$149,100 | \$3,730 |
| City of Toronto | \$22,500 | \$560 | \$31,400 | \$780 | \$43,700 | \$1,090 | \$56,800 | \$1,410 | \$69,800 | \$1,750 | \$84,500 | \$2,110 | \$101,600 | \$2,540 | \$123,700 | \$3,090 | \$163,500 | \$4,090 |
| Central | \$24,500 | \$610 | \$33,400 | \$830 | \$44,600 | \$1,120 | \$56,100 | \$1,400 | \$68,500 | \$1,710 | \$82,300 | \$2,060 | \$98,300 | \$2,460 | \$120,400 | \$3,010 | \$155,800 | \$3,890 |
| Regional Municipality of Durham | \$25,000 | \$620 | \$34,000 | \$850 | \$45,100 | \$1,130 | \$57,000 | \$1,390 | \$68,100 | \$1,700 | \$81,800 | \$2,040 | \$97,200 | \$2,430 | \$118,200 | \$2,960 | \$152,500 | \$3,810 |
| Regional Municipality of Halton | \$25,600 | \$640 | \$38,000 | \$950 | \$51,300 | \$1,280 | \$65,000 | \$1,620 | \$79,500 | \$1,990 | \$95,000 | \$2,380 | \$114,900 | \$2,870 | \$140,300 | \$3,510 | \$187,800 | \$4,700 |
| City of Hamilton | \$20,800 | \$520 | \$28,900 | \$720 | \$38,900 | \$970 | \$47,700 | \$1,190 | \$57,900 | \$1,450 | \$69,800 | \$1,750 | \$83,400 | \$2,090 | \$100,500 | \$2,510 | \$129,300 | \$3,230 |
| District Municipality of Muskoka | \$21,400 | \$540 | \$27,600 | \$690 | \$35,400 | \$880 | \$45,500 | \$1,140 | \$53,900 | \$1,350 | \$65,400 | \$1,640 | \$77,900 | \$1,950 | \$93,900 | \$2,350 | \$124,800 | \$3,120 |
| Regional Municipality of Niagara | \$21,700 | \$540 | \$28,300 | \$710 | \$36,700 | \$920 | \$44,600 | \$1,120 | \$53,900 | \$1,350 | \$64,500 | \$1,610 | \$76,800 | \$1,920 | \$95,000 | \$2,380 | \$122,600 | \$3,070 |
| Regional Municipality of Peel | \$25,200 | \$630 | \$38,400 | \$960 | \$52,100 | \$1,300 | \$65,000 | \$1,620 | \$78,400 | \$1,960 | \$92,800 | \$2,320 | \$109,400 | \$2,730 | \$130,400 | \$3,260 | \$166,800 | \$4,170 |
| County of Simcoe | \$25,000 | \$620 | \$32,900 | \$820 | \$43,700 | \$1,090 | \$53,900 | \$1,350 | \$65,800 | \$1,650 | \$79,000 | \$1,970 | \$93,900 | \$2,350 | \$113,800 | \$2,840 | \$146,900 | \$3,670 |
| Regional Municipality of York | \$24,500 | \$600 | \$35,400 | \$880 | \$47,700 | \$1,190 | \$61,400 | \$1,540 | \$75,700 | \$1,890 | \$90,600 | \$2,260 | \$109,400 | \$2,730 | \$133,700 | \$3,340 | \$176,800 | \$4,420 |
| Eastern | \$22,800 | \$570 | \$30,300 | \$760 | \$40,700 | \$1,020 | \$50,800 | \$1,270 | \$62,300 | \$1,560 | \$75,100 | \$1,890 | \$90,600 | \$2,260 | \$109,400 | \$2,730 | \$141,400 | \$3,540 |
| City of Cornwall | \$21,400 | \$540 | \$26,700 | \$670 | \$32,500 | \$810 | \$41,100 | \$1,030 | \$49,500 | \$1,240 | \$58,800 | \$1,470 | \$71,300 | \$1,780 | \$86,700 | \$2,170 | \$111,600 | \$2,790 |
| County of Hastings | \$22,500 | \$560 | \$28,100 | \$700 | \$35,400 | \$880 | \$44,600 | \$1,120 | \$53,000 | \$1,320 | \$63,200 | \$1,580 | \$76,800 | \$1,920 | \$92,800 | \$2,320 | \$118,200 | \$2,960 |
| Kawartha Lakes Division | \$19,400 | \$490 | \$26,100 | \$650 | \$31,800 | \$800 | \$41,100 | \$1,030 | \$49,900 | \$1,250 | \$61,900 | \$1,550 | \$74,600 | \$1,860 | \$95,000 | \$2,380 | \$124,800 | \$3,120 |
| Haliburton County | \$20,100 | \$500 | \$27,000 | \$670 | \$32,300 | \$810 | \$40,700 | \$1,020 | \$48,200 | \$1,200 | \$58,300 | \$1,460 | \$74,000 | \$1,850 | \$93,900 | \$2,350 | \$119,300 | \$2,980 |
| City of Kawartha Lakes + Haliburton | \$19,400 | \$490 | \$26,100 | \$650 | \$31,800 | \$800 | \$41,100 | \$1,030 | \$49,500 | \$1,240 | \$61,400 | \$1,540 | \$74,600 | \$1,860 | \$93,900 | \$2,350 | \$122,600 | \$3,070 |
| City of Kingston | \$21,000 | \$520 | \$29,200 | \$730 | \$38,400 | \$960 | \$47,300 | \$1,180 | \$57,400 | \$1,440 | \$68,900 | \$1,720 | \$82,900 | \$2,060 | \$100,500 | \$2,510 | \$132,600 | \$3,310 |
| County of Lanark | \$21,200 | \$530 | \$27,800 | \$700 | \$37,100 | \$930 | \$45,500 | \$1,140 | \$54,400 | \$1,360 | \$65,000 | \$1,620 | \$75,700 | \$1,890 | \$93,900 | \$2,350 | \$122,600 | \$3,070 |
| UC of Leeds and Grenville | \$21,700 | \$540 | \$27,400 | \$680 | \$35,100 | \$880 | \$42,900 | \$1,070 | \$51,300 | \$1,280 | \$61,900 | \$1,550 | \$75,700 | \$1,890 | \$90,600 | \$2,260 | \$116,000 | \$2,900 |
| County of Lennox and Addington | \$22,500 | \$560 | \$28,500 | \$710 | \$35,100 | \$880 | \$45,100 | \$1,130 | \$55,700 | \$1,390 | \$65,800 | \$1,650 | \$79,000 | \$1,970 | \$100,500 | \$2,510 | \$123,700 | \$3,090 |
| Prince Edward Division | \$24,100 | \$600 | \$32,800 | \$720 | \$38,000 | \$950 | \$46,400 | \$1,160 | \$57,400 | \$1,440 | \$66,300 | \$1,660 | \$77,900 | \$1,950 | \$98,300 | \$2,460 | \$127,000 | \$3,180 |
| County of Lennox & Addington + Prince Edward Division | \$23,000 | \$570 | \$28,700 | \$720 | \$36,200 | \$910 | \$46,000 | \$1,150 | \$56,600 | \$1,410 | \$66,300 | \$1,660 | \$78,400 | \$1,960 | \$100,500 | \$2,510 | \$125,900 | \$3,150 |
| County of Northumberland | \$23,200 | \$580 | \$28,800 | \$720 | \$37,600 | \$940 | \$45,500 | \$1,140 | \$54,800 | \$1,370 | \$66,300 | \$1,660 | \$81,200 | \$2,030 | \$98,300 | \$2,460 | \$125,900 | \$3,150 |
| City of Ottawa | \$23,600 | \$590 | \$34,200 | \$860 | \$48,000 | \$1,150 | \$59,300 | \$1,460 | \$70,700 | \$1,770 | \$85,100 | \$2,130 | \$100,500 | \$2,510 | \$121,500 | \$3,040 | \$156,800 | \$3,920 |
| City of Peterborough | \$21,700 | \$540 | \$27,800 | \$700 | \$35,400 | \$880 | \$43,700 | \$1,090 | \$53,000 | \$1,330 | \$63,600 | \$1,590 | \$76,200 | \$1,910 | \$91,700 | \$2,290 | \$117,100 | \$2,930 |
| UC of Prescott and Russell | \$23,200 | \$580 | \$28,100 | \$700 | \$35,800 | \$890 | \$44,200 | \$1,100 | \$53,000 | \$1,300 | \$63,200 | \$1,660 | \$80,100 | \$2,130 | \$92,800 | \$2,430 | \$124,800 | \$3,120 |
| County of Renfrew | \$21,000 | \$520 | \$27,400 | \$680 | \$37,100 | \$930 | \$46,800 | \$1,170 | \$57,900 | \$1,450 | \$71,300 | \$1,780 | \$85,100 | \$2,130 | \$101,600 | \$2,540 | \$129,300 | \$3,230 |
| Southwestern | \$22,100 | \$550 | \$29,800 | \$750 | \$38,300 | \$980 | \$48,800 | \$1,220 | \$58,300 | \$1,460 | \$69,400 | \$1,730 | \$83,400 | \$2,090 | \$100,500 | \$2,510 | \$129,300 | \$3,230 |
| City of Brantford | \$23,200 | \$580 | \$29,800 | \$750 | \$38,900 | \$970 | \$47,700 | \$1,190 | \$57,400 | \$1,440 | \$69,400 | \$1,730 | \$82,300 | \$2,060 | \$101,600 | \$2,540 | \$129,300 | \$3,230 |
| County of Bruce | \$21,900 | \$550 | \$27,400 | \$680 | \$35,800 | \$890 | \$44,200 | \$1,100 | \$53,000 | \$1,360 | \$63,200 | \$1,580 | \$78,400 | \$1,960 | \$98,300 | \$2,460 | \$134,800 | \$3,370 |
| Municipality of Chatham-Kent | \$19,400 | \$490 | \$27,000 | \$670 | \$32,600 | \$840 | \$41,500 | \$1,040 | \$49,500 | \$1,240 | \$58,300 | \$1,460 | \$70,300 | \$1,760 | \$85,100 | \$2,130 | \$108,300 | \$2,710 |
| County of Dufferin | \$25,000 | \$620 | \$31,800 | \$800 | \$40,200 | \$1,010 | \$51,300 | \$1,280 | \$63,600 | \$1,590 | \$78,400 | \$1,960 | \$92,800 | \$2,320 | \$113,800 | \$2,840 | \$145,800 | \$3,650 |
| County of Grey | \$18,800 | \$470 | \$26,300 | \$660 | \$32,300 | \$810 | \$40,700 | \$1,020 | \$49,100 | \$1,230 | \$58,300 | \$1,460 | \$71,300 | \$1,780 | \$87,800 | \$2,200 | \$116,000 | \$2,900 |
| County of Huron | \$20,500 | \$510 | \$26,700 | \$670 | \$34,200 | \$860 | \$43,300 | \$1,080 | \$52,100 | \$1,300 | \$61,900 | \$1,550 | \$75,100 | \$1,880 | \$92,800 | \$2,320 | \$125,900 | \$3,150 |
| County of Lambton | \$20,100 | \$500 | \$27,800 | \$700 | \$35,100 | \$880 | \$43,700 | \$1,090 | \$53,000 | \$1,350 | \$64,100 | \$1,600 | \$76,800 | \$1,920 | \$93,900 | \$2,350 | \$123,700 | \$3,090 |
| City of London | \$20,800 | \$520 | \$29,400 | \$730 | \$38,400 | \$960 | \$47,700 | \$1,190 | \$57,000 | \$1,430 | \$67,800 | \$1,690 | \$80,600 | \$2,020 | \$97,200 | \$2,430 | \$122,600 | \$3,070 |
| County of Norfolk | \$21,400 | \$540 | \$27,800 | \$700 | \$35,800 | \$890 | \$44,200 | \$1,100 | \$54,400 | \$1,360 | \$64,500 | \$1,610 | \$80,100 | \$2,000 | \$100,500 | \$2,510 | \$134,800 | \$3,370 |
| County of Oxford | \$24,500 | \$610 | \$30,700 | \$770 | \$40,700 | \$1,020 | \$50,800 | \$1,270 | \$60,500 | \$1,510 | \$72,400 | \$1,810 | \$85,100 | \$2,130 | \$102,700 | \$2,570 | \$128,200 | \$3,200 |
| City of St. Thomas | \$23,200 | \$580 | \$28,300 | \$710 | \$35,400 | \$880 | \$43,700 | \$1,090 | \$52,100 | \$1,320 | \$63,200 | \$1,580 | \$74,600 | \$1,860 | \$90,600 | \$2,260 | \$113,800 | \$2,840 |
| City of Stratford | \$24,100 | \$600 | \$31,400 | \$780 | \$40,700 | \$1,020 | \$49,100 | \$1,230 | \$57,900 | \$1,450 | \$68,900 | \$1,720 | \$82,900 | \$2,070 | \$101,600 | \$2,540 | \$129,300 | \$3,230 |
| Regional Municipality of Waterloo | \$24,500 | \$610 | \$34,000 | \$850 | \$45,100 | \$1,130 | \$55,200 | \$1,380 | \$66,300 | \$1,660 | \$78,400 | \$1,960 | \$92,800 | \$2,320 | \$111,600 | \$2,790 | \$142,500 | \$3,560 |
| County of Wellington | \$24,700 | \$620 | \$33,400 | \$830 | \$44,200 | \$1,100 | \$55,200 | \$1,380 | \$65,800 | \$1,650 | \$78,400 | \$1,960 | \$92,800 | \$2,320 | \$110,500 | \$2,760 | \$140,300 | \$3,510 |
| City of Windsor | \$19,700 | \$490 | \$27,600 | \$690 | \$36,200 | \$910 | \$44,600 | \$1,120 | \$53,000 | \$1,340 | \$63,200 | \$1,580 | \$75,700 | \$1,890 | \$92,800 | \$2,320 | \$120,400 | \$3,010 |
| Northeastern | \$19,700 | \$490 | \$26,500 | \$660 | \$32,900 | \$820 | \$41,500 | \$1,040 | \$49,900 | \$1,250 | \$60,100 | \$1,500 | \$72,900 | \$1,820 | \$88,400 | \$2,210 | \$111,100 | \$2,930 |
| Algoma District | \$18,300 | \$460 | \$25,900 | \$650 | \$30,700 | \$770 | \$38,000 | \$950 | \$45,500 | \$1,140 | \$53,900 | \$1,350 | \$65,000 | \$1,620 | \$80,100 | \$2,000 | \$107,000 | \$2,620 |
| Algoma DSSAB | \$18,300 | \$460 | \$25,400 | \$640 | \$28,900 | \$720 | \$35,400 | \$980 | \$42,900 | \$1,070 | \$50,800 | \$1,270 | \$61,000 | \$1,520 | \$75,100 | \$1,880 | \$100,500 | \$2,510 |
| Cochrane DSSAB | \$19,000 | \$480 | \$26,500 | \$660 | \$31,400 | \$780 | \$40,200 | \$1,010 | \$48,600 | \$1,220 | \$59,200 | \$1,480 | \$75,100 | \$1,880 | \$92,800 | \$2,320 | \$121,500 | \$3,040 |
| City of Greater Sudbury | \$21,400 | \$540 | \$28,700 | \$720 | \$37,600 | \$940 | \$46,000 | \$1,150 | \$55,700 | \$1,390 | \$66,700 | \$1,670 | \$79,000 | \$1,970 | \$97,200 | \$2,430 | \$123,700 | \$3,090 |
| Mantoloking District | \$23,600 | \$590 | \$30,300 | \$760 | \$40,700 | \$1,020 | \$49,900 | \$1,270 | \$57,000 | \$1,300 | \$65,000 | \$1,620 | \$76,200 | \$1,910 | \$90,600 | \$2,260 | \$112,700 | \$2,820 |
| Sudbury District | \$17,700 | \$440 | \$25,400 | \$640 | \$29,200 | \$730 | \$39,300 | \$960 | \$48,800 | \$1,250 | \$59,700 | \$1,490 | \$71,800 | \$1,800 | \$92,800 | \$2,320 | \$119,300 | \$2,980 |
| Mantoloking - Sudbury DSSAB | \$18,300 | \$460 | \$25,900 | \$650 | \$30,500 | \$760 | \$40,700 | \$1,020 | \$50,800 | \$1,270 | \$60,500 | \$1,510 | \$73,500 | \$1,840 | \$90,600 | \$2,260 | \$116,000 | \$2,900 |
| Nipissing DSSAB | \$20,800 | \$520 | \$26,700 | \$670 | \$32,900 | \$820 | \$41,100 | \$1,030 | \$48,600 | \$1,200 | \$57,900 | \$1,450 | \$69,400 | \$1,730 | \$84,500 | \$2,110 | \$108,300 | \$2,710 |
| Parry Sound DSSAB | \$19,900 | \$500 | \$26,100 | \$650 | \$30,900 | \$770 | \$38,900 | \$970 | \$48,200 | \$1,200 | \$57,000 | \$1,430 | \$68,900 | \$1,720 | \$84,500 | \$2,110 | \$112,700 | \$2,820 |
| City of Sault Ste. Marie | \$18,600 | \$460 | \$26,100 | \$650 | \$31,800 | \$800</ | | | | | | | | | | | | |

Provincial Policy Statement – Housing Table

Average Apartment Rents, Ontario, 2022

Table 4. Average Rent by Bedroom Count

| Regional Market Area | Bachelor Rent | 1 Bedroom Rent | 2 Bedroom Rent | 3 Bedroom Rent | 4+ Bedroom Rent | Total Bedroom Rent |
|---|---------------|----------------|----------------|----------------|-----------------|--------------------|
| Ontario | \$1,179 | \$1,350 | \$1,555 | \$1,835 | \$2,549 | \$1,470 |
| City of Toronto | \$1,316 | \$1,537 | \$1,811 | \$2,083 | \$2,633 | \$1,673 |
| Central | \$1,297 | \$1,514 | \$1,754 | \$2,014 | \$2,425 | \$1,644 |
| Regional Municipality of Durham | \$1,074 | \$1,284 | \$1,460 | \$1,662 | ** | \$1,425 |
| Regional Municipality of Halton | \$1,145 | \$1,510 | \$1,784 | \$1,910 | ** | \$1,696 |
| City of Hamilton | \$919 | \$1,142 | \$1,334 | \$1,486 | ** | \$1,238 |
| District Municipality of Muskoka | \$814 | \$965 | \$1,203 | \$1,281 | ** | \$1,143 |
| Regional Municipality of Niagara | \$858 | \$1,071 | \$1,260 | \$1,389 | ** | \$1,199 |
| Regional Municipality of Peel | \$1,148 | \$1,484 | \$1,666 | \$1,849 | \$1,768 | \$1,601 |
| County of Simcoe | \$985 | \$1,226 | \$1,430 | \$1,572 | ** | \$1,338 |
| Regional Municipality of York | \$1,048 | \$1,383 | \$1,539 | \$1,881 | ** | \$1,489 |
| Eastern | \$1,078 | \$1,273 | \$1,485 | \$1,694 | \$2,773 | \$1,381 |
| City of Cornwall | \$780 | \$825 | \$1,003 | \$1,035 | ** | \$941 |
| County of Hastings | \$913 | \$1,109 | \$1,295 | \$1,579 | ** | \$1,245 |
| City of Kawartha Lakes | \$777 | \$1,070 | \$1,292 | \$1,294 | ** | \$1,169 |
| Haliburton County | ** | ** | ** | ** | ** | ** |
| City of Kawartha Lakes + Haliburton County | \$777 | \$1,070 | \$1,292 | \$1,294 | ** | \$1,169 |
| City of Kingston | \$975 | \$1,211 | \$1,472 | \$1,624 | ** | \$1,390 |
| County of Lanark | ** | \$900 | \$1,119 | ** | ** | \$982 |
| UC of Leeds and Grenville | \$767 | \$912 | \$1,141 | \$1,161 | ** | \$1,066 |
| County of Lennox and Addington | ** | \$913 | \$989 | ** | ** | \$955 |
| Prince Edward Division | ** | \$1,024 | \$1,124 | ** | ** | \$1,089 |
| County of Lennox & Addington + Prince Edward Division | ** | \$943 | \$1,042 | ** | ** | \$1,002 |
| County of Northumberland | ** | \$1,231 | \$1,650 | \$1,756 | ** | \$1,544 |
| City of Ottawa | \$1,122 | \$1,348 | \$1,633 | \$1,865 | ** | \$1,462 |
| City of Peterborough | \$873 | \$1,090 | \$1,339 | \$1,517 | ** | \$1,244 |
| UC of Prescott and Russell | \$501 | \$680 | \$1,131 | ** | ** | \$1,014 |
| County of Renfrew | \$508 | \$879 | \$1,066 | ** | ** | \$1,028 |
| Southwestern | \$888 | \$1,132 | \$1,354 | \$1,472 | ** | \$1,261 |
| City of Brantford | \$885 | \$1,165 | \$1,259 | \$1,326 | ** | \$1,233 |
| County of Bruce | ** | \$1,054 | \$1,409 | \$1,488 | ** | \$1,324 |
| Municipality of Chatham-Kent | \$867 | \$954 | \$1,088 | \$1,058 | ** | \$1,036 |
| County of Dufferin | ** | \$1,269 | \$1,455 | \$1,588 | ** | \$1,372 |
| County of Grey | \$742 | \$931 | \$1,069 | \$1,145 | ** | \$1,019 |
| County of Huron | ** | \$787 | \$948 | ** | ** | \$877 |
| County of Lambton | \$873 | \$1,011 | \$1,221 | \$1,554 | ** | \$1,142 |
| City of London | \$863 | \$1,127 | \$1,400 | \$1,617 | ** | \$1,291 |
| County of Norfolk | \$610 | \$882 | \$1,021 | ** | ** | \$979 |
| County of Oxford | \$886 | \$1,161 | \$1,384 | \$1,468 | ** | \$1,311 |
| City of St. Thomas | \$790 | \$1,042 | \$1,292 | ** | ** | \$1,208 |
| City of Stratford | \$743 | \$1,257 | \$1,350 | \$1,434 | ** | \$1,310 |
| Regional Municipality of Waterloo | \$1,075 | \$1,245 | \$1,469 | \$1,631 | ** | \$1,398 |
| County of Wellington | \$989 | \$1,324 | \$1,490 | \$1,504 | ** | \$1,424 |
| City of Windsor | \$791 | \$1,010 | \$1,174 | \$1,316 | ** | \$1,065 |
| Northeastern | \$751 | \$914 | \$1,151 | \$1,281 | ** | \$1,064 |
| Algoma District | \$741 | \$880 | \$1,009 | \$964 | ** | \$958 |
| Algoma DSSAB | \$741 | \$880 | \$1,009 | \$964 | ** | \$958 |
| Cochrane DSSAB | \$570 | \$944 | \$1,062 | \$1,120 | ** | \$1,004 |
| City of Greater Sudbury | \$796 | \$930 | \$1,254 | \$1,472 | ** | \$1,135 |
| Manitoulin District | ** | ** | ** | ** | ** | ** |
| Sudbury District | ** | ** | ** | ** | ** | ** |
| Manitoulin - Sudbury DSSAB | ** | ** | ** | ** | ** | ** |
| Nipissing DSSAB | \$674 | \$905 | \$1,116 | \$1,311 | ** | \$1,040 |
| Parry Sound DSSAB | ** | ** | ** | ** | ** | ** |
| City of Sault Ste. Marie | \$746 | \$917 | \$1,087 | \$1,005 | ** | \$1,015 |
| Timiskaming DSSAB | ** | ** | ** | ** | ** | ** |
| Northwestern | \$751 | \$956 | \$1,168 | \$1,446 | ** | \$1,084 |
| Kenora DSSAB | ** | \$836 | \$1,008 | ** | ** | \$911 |
| Rainy River DSSAB | ** | ** | ** | ** | ** | ** |
| Thunder Bay DSSAB | \$757 | \$964 | \$1,175 | \$1,457 | ** | \$1,094 |

Source: CMHC, Rental Market Survey, October 2022

** Data suppressed to protect confidentiality, not statistically reliable or not available

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