
Dwellings needing major repairs by census division

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Highlights

- In Ontario overall, 6.1% of households reside in a dwelling requiring major repairs.
- The incidence of dwellings needing major repairs is more wide-spread across non-metro census divisions (CDs) than in metro or partially non-metro settings as 23 of 24 non-metro CDs are above the provincial average compared to 15 of 25 CDs in the other categories
- Two non-metro CDs have twice the provincial incidence of households residing in dwellings needing major repairs: Kenora (21.4%) and Manitoulin (16.3%).
- Northern CDs are all above the provincial average of 6.1%.

Why look at dwellings needing major repairs?

The quality of housing is a major component of one's basic needs. A dwelling requiring major repairs reduces the quality level of living of individuals.

The Canada Mortgage and Housing Corporation (CMHC) uses three indicators for assessing "core housing need"¹: a) adequacy (need for major repairs); b) affordability (housing costs relative to income); and c) suitability (based on enough bedrooms for the age and sex of household members).

This Fact Sheet considers the range across census divisions of households residing in dwellings without "adequate" housing (i.e., the dwelling needs major repairs).

This Fact Sheet topic has both CD and CSD Fact Sheets that should be read together. Figure 1 in the CD Fact Sheet includes all the Census Divisions in the province and Table 1 in the CSD Fact Sheets presents results for top and bottom ranked geographies. The complete results for all individual CSDs are available for download as an Excel spreadsheet.

Findings

In 2016 in Ontario, 6.1% of households² were

¹ Defined in Statistics Canada. (2017) **2016 Census Dictionary** (Ottawa: Statistics Canada, Catalogue no. 98-301) (<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/index-eng.cfm>).

² The data reported in this Fact Sheet is based on a custom tabulation of 2016 census data and includes all households. The published data include an affordability component (calculated as housing costs per dollar of income) and only include non-farm households and households off Indian Reserves. For details, see

residing in dwellings needing major repairs (examples include defective plumbing or wiring or needed structural repairs to walls/floors/ceilings) (see the orange line in Figure 1).

The incidence of dwellings needing major repairs is more widespread across non-metro census divisions³ (CDs) than in metro or partially non-metro settings as 23 of 24 non-metro CDs are above the average compared to 15 of 25 CDs in the other categories.

Across the non-metro CDs in Ontario, there were 6 CDs where more than 10% of the households were residing in dwellings needing major repairs:

- Kenora (21.4%);
- Manitoulin (16.3%);
- Rainy River (11.7%);
- Timiskaming (11.4%);
- Parry Sound (10.6%); and
- Cochrane (10.2%).

Northern CDs in general show a higher incidence of dwellings needing major repairs.

Discussion

The adequacy of housing varies greatly across non-metro CDs in Ontario. Nonetheless, the housing stock in rural areas tends to be, on average, older than in urban areas where newer housing makes up

"core housing need" in Statistics Canada. (2017) **2016 Census Dictionary** (Ottawa: Statistics Canada, Catalogue no. 98-301) (<http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/index-eng.cfm>).

³ Defined in "Rural Ontario's Demography: Census Update 2016." **Focus on Rural Ontario** (Guelph: Rural Ontario Institute, March) (<http://www.ruralontarioinstitute.ca/focus-on-rural-ontario.aspx>).

a larger proportion of the dwellings. Maintaining older buildings can require more ongoing investment as structures fall into disrepair over time and this helps explain metro/non-metro differences. Where housing is inadequate, the causes, at least in part, are due to low household incomes and/or high costs for repairs to dwellings.

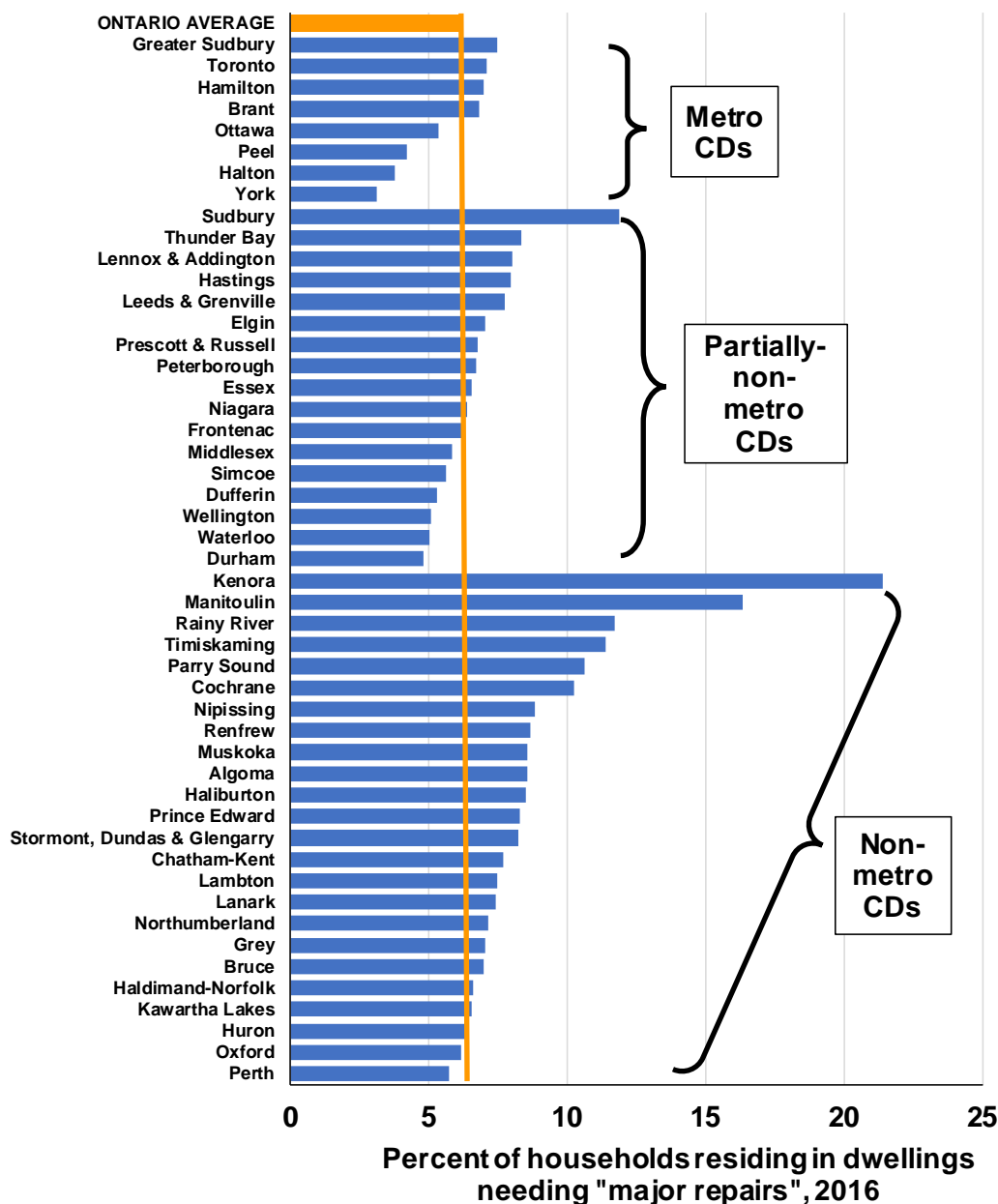
Two non-metro CDs have double the Ontario incidence of households residing in inadequate dwellings. They are among the northern CDs which, without exception, are above the provincial average regardless of whether they are metro (Greater Sudbury), partially non-metro (Thunder Bay, Sudbury District) or non-metro.

In the north, the housing conditions of the Aboriginal population needs to be taken into account and is a challenge requiring concerted attention. In Ontario, the north has a higher proportion of Aboriginal population and it is important to look at both off-reserve and on-reserve circumstances.

Data for each Indian Reserve in Ontario is shown in the Expanded Table 1 in the accompanying Fact Sheet. At the national level, 19.4% of Aboriginal people reside in a dwelling needing major repairs⁴. This is more than double (44.2%) among First Nations people with registered or treaty Indian status who reside in Indian Reserves. This incidence has risen slightly since 2011.

Aboriginals on reserves typically do not own their dwellings and thus there is the additional factor to consider regarding the capacity of the Band Council to maintain the quality of the dwellings.

Figure 1 Ranking of census divisions by percent of households residing in dwellings requiring "major repairs", Ontario, 2016



Source: Statistics Canada. Census of Population, 2016, custom tabulation.

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⁴ Statistics Canada. (2017) **The housing conditions of Aboriginal people in Canada** (Ottawa: Statistics Canada, Catalogue no. 98-200-X2016021) (<http://www12.statcan.gc.ca/census-recensement/2016/as-sa/98-200-x/2016021/98-200-x2016021-eng.pdf>).

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