

Dwellings needing major repairs by census subdivision

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Highlights

- In 2016, there were 89 census subdivisions with one-quarter or more of their households residing in dwellings needed major repairs.
- All 89 were in northern Ontario – 83 were Indian Reserves, 3 were Indian Settlements, 2 were unorganized territories and 1 was a township.

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 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 subdivisions of households without "adequate" housing (i.e., their 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

There is a wide range across subdivisions² (CSDs) in non-metro Ontario in terms of the percent of households residing in dwellings requiring major repairs³ (Table 1 and the Map). For reference purposes, across all of Ontario, 6.1% of households reside in a dwelling needing major repairs. At the extreme low end, there are localities with no dwellings needing repairs and at the extreme high

end, the rates are sometimes 10 times the Ontario average.

In Table 1, the far-left column shows the rank and the far-right column shows the percent. We show the top 10 and lower 10 ranking CSDs within non-metro census divisions (CDs). Within metro and partially-non-metro CDs, we show the top 5 and the lower 5 ranking CSDs.

Within non-metro CDs, 10 CSDs had 61% or more of their households⁴ residing in dwellings that needed major repairs (Table 1). All 10 CSDs were northern Indian Reserves. The accompanying "Expanded⁵ Table 1" shows there were 89 CSDs across Ontario with one-quarter or more of their households residing in dwellings needing major repairs. All 89 CSDs were in northern Ontario – 83 were Indian Reserves, 3 were Indian Settlements, 2 were unorganized territories and 1 was a township.

Within non-metro CDs, 27% of the CSDs reported one-fifth or more of their households were residing in dwellings requiring major repairs (Table 2).

Discussion

Adequate housing varies greatly across CSDs within non-metro Ontario. In each of metro, partially-non-metro and non-metro CDs, the CSDs with the higher incidence of dwellings needing major repairs were Indian Reserves.

¹ Defined in Statistics Canada. (2017) **2016 Census Dictionary** (Ottawa: Statistics Canada, Catalogue no. 98-301).

² A census subdivision is an incorporated town or municipality (or similar jurisdiction, such as an Indian Reserve). For details, see 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 Examples of major repairs includes defective plumbing or wiring, the need for structural repairs to walls/floors/ceilings, etc.

⁴ 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 "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>).

⁵ The complete ranking of CSDs in Table 1 is available as "Expanded Table 1" at <http://www.ruralontarioinstitute.ca/rural-reports/focus-on-rural-ontario>.

Table 1. Ranking of census subdivisions¹ by percent of households residing in dwellings needing major repairs², Ontario, 2016

Rank of CSDs within each type of CD	CD ID	Name of census division (CD)	CSD ID	Name of census subdivision ¹ (CSD)	Number of households		
					Total	Dwelling needs major repairs ²	Percent
Census subdivisions within metro census divisions (showing³ the 5 highest and the 5 lowest ranking CSDs)							
1	3519	York	3519028	Vaughan	94,255	2,195	2.3
2	3519	York	3519044	Whitchurch-Stouffville	15,355	385	2.5
3	3524	Halton	3524009	Milton	34,255	900	2.6
4	3519	York	3519036	Markham	102,675	2,800	2.7
5	3519	York	3519038	Richmond Hill	64,115	2,085	3.3
21	3529	Brant	3529006	Brantford	39,215	2,855	7.3
22	3553	Greater Sudbury	3553005	Greater Sudbury / Grand Sudbury	69,150	5,130	7.4
23	3529	Brant	3528035	New Credit (Part) 40A	190	35	18.4
24	3519	York	3519076	Chippewas of Georgina Island First Nation	120	30	25.0
25	3553	Greater Sudbury	3553040	Wahnapeitei 11	50	20	40.0
Census subdivisions within partially-non-metro CDs (showing³ the 5 highest and the 5 lowest ranking CSDs)							
1	3558	Thunder Bay	3558063	Pays Plat 51	35	-	-
2	3558	Thunder Bay	3558080	Ojibway Nation of Saugeen (Savant Lake)	25	-	-
3	3543	Simcoe	3543014	Bradford West Gwillimbury	11,590	315	2.7
4	3530	Waterloo	3530035	Woolwich	8,610	235	2.7
5	3530	Waterloo	3530027	Wellesley	3,335	105	3.1
189	3558	Thunder Bay	3558060	Pic Mobert North	65	30	46.2
190	3558	Thunder Bay	3558069	Rocky Bay 1	65	30	46.2
191	3558	Thunder Bay	3558065	Gull River 55	80	45	56.3
192	3543	Simcoe	3543070	Christian Island 30A	15	10	66.7
193	3558	Thunder Bay	3558085	Osnaburgh 63A	45	30	66.7
Census subdivisions within non-metro CDs (showing³ the 10 highest and the 10 lowest ranking CSDs)							
1	3528	Haldimand-Norfolk	3528035	New Credit (Part) 40A	50	-	-
2	3547	Renfrew	3547098	Head, Clara and Maria	100	-	-
3	3548	Nipissing	3548019	Mattawan	70	-	-
4	3551	Manitoulin	3551100	Zhiibaahaasing 19A (Cockburn Island 19A)	25	-	-
5	3554	Timiskaming	3554006	Latchford	130	-	-
6	3554	Timiskaming	3554032	Brethour	40	-	-
7	3554	Timiskaming	3554057	Matachewan 72	25	-	-
8	3557	Algoma	3557004	Hilton	155	-	-
9	3557	Algoma	3557014	Tarbutt and Tarbutt Additional	190	-	-
10	3557	Algoma	3557078	Gros Cap 49	40	-	-
316	3556	Cochrane	3556093	Fort Albany (Part) 67	205	125	61.0
317	3560	Kenora	3560061	Wabaseemoong	210	130	61.9
318	3560	Kenora	3560070	Deer Lake	210	130	61.9
319	3560	Kenora	3560053	Fort Hope 64	230	155	67.4
320	3560	Kenora	3560075	Kitchenuhmaykoosib Aaki 84 (Big Trout Lake)	305	210	68.9
321	3560	Kenora	3560093	Neskantaga	75	55	73.3
322	3560	Kenora	3560050	Fort Albany (Part) 67	250	185	74.0
323	3560	Kenora	3560078	Fort Severn 89	80	60	75.0
324	3560	Kenora	3560079	Webequie	155	120	77.4
325	3560	Kenora	3560055	Osnaburgh 63B	85	70	82.4

Note: "-" signifies less than 10.

1. A census subdivision (CSD) is an incorporated town or municipality or a similar jurisdiction, such as an Indian Reserve (using the CSD names in the Statistics Canada dataset).

2. Examples of major repairs include repairing defective plumbing or wiring and structural repairs to walls / floors / ceilings. For details, see 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. For the ranking of all CSDs, see the accompanying "Expanded Table 1" at <http://www.ruralontarioinstitute.ca/rural-reports/focus-on-rural-ontario>.

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

Table 2. Percent distribution of census subdivisions¹ by percent of households in dwellings requiring "major repairs"², Ontario, 2016

Percent of households in dwellings needing "major repairs" ²	Type of census division (CD)			
	Metro CDs	Partially-non-metro CDs	Non-metro CDs	All CDs
	Percent distribution of census subdivisions ¹			
Less than 6.1%	68	31	14	23
6.1% to 9.9%	20	40	34	36
10% to 19.9%	4	20	24	21
20% and over	8	10	27	20
All CSDs ¹	100	100	100	100

1. Census subdivisions (CSDs) (i.e. incorporated towns, municipalities or similar jurisdictions, such as Indian Reserves.

2. Examples of major repairs includes defective plumbing or wiring, the need for structural repairs to walls/floors/ceilings, etc.

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

