



2021 Census Profile on the City of Richmond Hill

Release #5: Housing and Indigenous Peoples

Household characteristics

| Tenant Households 2016 vs. 2021 | | | | |
|---------------------------------|-----------|-------|-----------|-------|
| Census Geographic Area | 2016 | % | 2021 | % |
| Richmond Hill | 11,260 | 17.6% | 15,100 | 21.8% |
| York Region | 50,535 | 14.2% | 69,645 | 17.8% |
| Toronto (CMA) | 715,540 | 33.5% | 789,550 | 34.9% |
| Ontario | 1,559,720 | 30.2% | 1,724,970 | 31.4% |
| Canada | 4,474,530 | 31.8% | 4,953,835 | 33.1% |

Table 1: Total Tenant Households 2016 vs 2021

- The proportion of tenant households has increased, with 21.8% of households in Richmond Hill living in a rental unit, compared to 17.6% in 2016 (Table 1).
- Condominium units (either apartment or ground-related) increased from 16.5% in 2016 to 20.1% in 2021¹ (Table 2).
- Approximately half of Richmond Hill households contain 4 or more bedrooms, a slight dip from 50.3% in 2016 to 48.2% in 2021 (Figure 1). The number of one-bedroom households increased from 9.0% in 2016 to 10.6% in 2021.

| Condominium Units 2016 vs. 2021 | | | | |
|---------------------------------|-----------|-------|-----------|-------|
| Census Geographic Area | 2016 | % | 2021 | % |
| Richmond Hill | 10,610 | 16.5% | 13,945 | 20.1% |
| York Region | 48,185 | 13.5% | 64,130 | 16.4% |
| Toronto (CMA) | 445,650 | 20.9% | 539,725 | 23.9% |
| Ontario | 680,495 | 13.2% | 822,775 | 15.0% |
| Canada | 1,874,840 | 13.3% | 2,248,275 | 15.0% |

Table 2: Condominium Housing Stock Comparison 2016 vs 2021

¹ Condominium status refers to whether the private dwelling is part of a condominium development. A condominium is a residential complex in which dwellings are owned individually while land and common elements are held in joint ownership with others. (Statistics Canada)

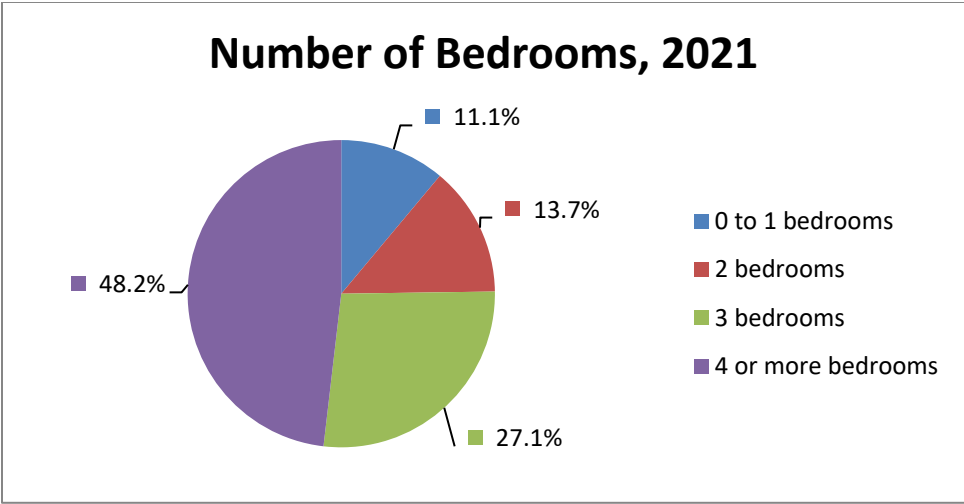


Figure 1: Number of Bedrooms in Richmond Hill Homes, 2021

- Housing suitability refers to whether a private household is living in accommodations that are appropriate for the number and composition of the persons living in the household, according to the National Occupancy Standard, developed by CMHC.
- Richmond Hill has 94.1% of households accommodated suitably, a dip from 95% in 2016. The housing suitability measure for Richmond Hill is in line with the housing suitability measure for York Region and Canada (Table 3).

| Housing suitability | Richmond Hill | York Region | Toronto (CMA) | Ontario | Canada |
|---------------------|---------------|-------------|---------------|---------|--------|
| Suitable | 94.1% | 94.4% | 89.7% | 93.3% | 94.6% |
| Not suitable | 5.9% | 5.6% | 10.3% | 6.7% | 5.4% |

Table 3: Housing Suitability in Richmond Hill Comparison, 2021

- The majority of Richmond Hill's housing stock is less than 25 years old, as 44.4% were built since 2001. Furthermore, 18% is less than 10 years old, built between 2011 and 2021 (Figure 2).
- Compared to the Toronto CMA, which has 68.1% of the housing stock built before 2001, Richmond Hill's housing stock is relatively modern.

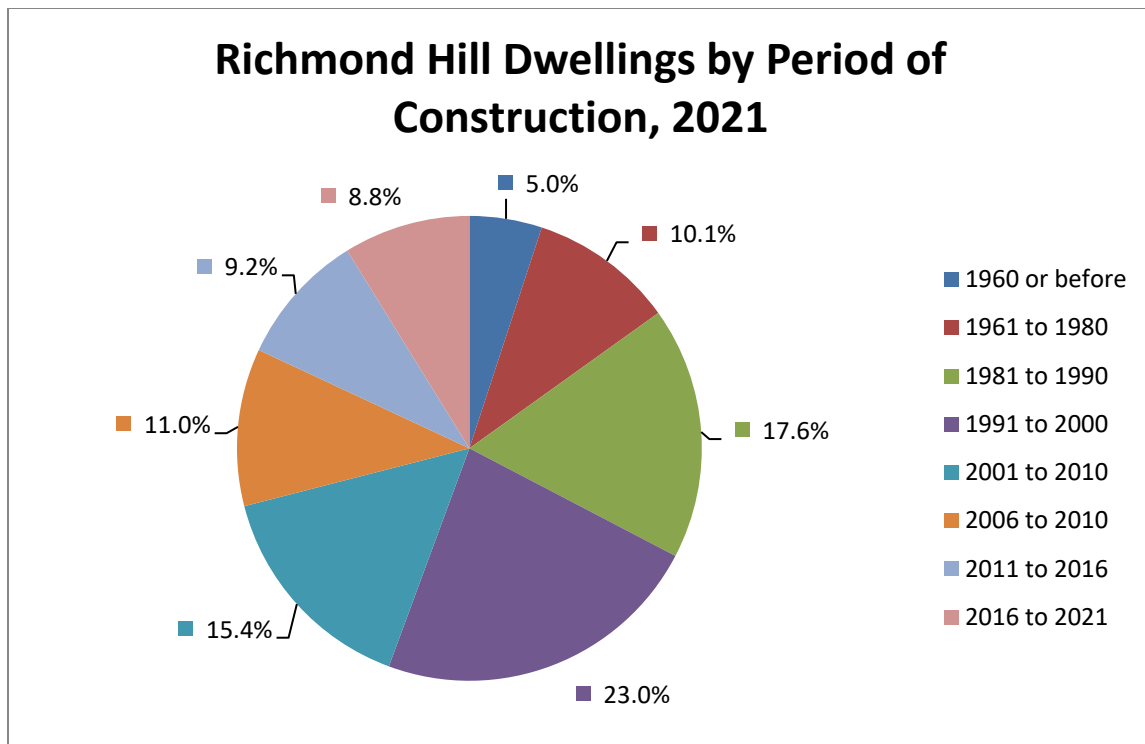


Figure 2: Richmond Hill Dwellings by Period of Construction, 2021

- The number of dwellings requiring major repairs in Richmond Hill increased slightly with 3.7% needing major repairs compared to 3.3% in 2016.
- The proportion of dwellings requiring major repairs is slightly higher than the York Region average, but lower than Toronto CMA, Ontario, and Canada (Table 4).

| Dwelling condition | Richmond Hill | York Region | Toronto (CMA) | Ontario | Canada |
|--|---------------|-------------|---------------|---------|--------|
| Only regular maintenance or minor repairs needed | 96.3% | 96.7% | 94.9% | 94.3% | 93.9% |
| Major repairs needed | 3.7% | 3.3% | 5.1% | 5.7% | 6.1% |

Table 4: Richmond Hill Dwelling Condition Comparison, 2021

- The generally accepted threshold of housing affordability is where households are paying 30% of their gross income on housing costs (e.g. mortgage payments or rent). Households paying more than the threshold of 30% of their gross income are experiencing affordability issues.
- In Richmond Hill, 47.2% of owner households and 50.5% of rental households are paying 30% or more. These proportions, for both owner and tenant households, are higher than York Region, Toronto CMA, Ontario, and Canada.
- The share of owner households spending more than 30% of their income on housing rose by 13.4% since 2016 when 33.8% of homeowners were experiencing affordability issues in Richmond Hill (Table 5).
- Conversely, the share of tenant households experiencing housing affordability issues dipped by 5.3% from 2016 when 55.8% of tenants experienced housing affordability issues.

- Furthermore, 11.5% of owner households are experiencing core housing need, while 31.2% of renter households are experiencing core housing need.²

| Households spending 30% or more of income on housing costs | Richmond Hill | York Region | Toronto (CMA) | Ontario | Canada |
|---|----------------------|--------------------|----------------------|----------------|---------------|
| Owner households (2021) | 47.2% | 37.0% | 46.4% | 35.3% | 31.4% |
| Owner households (2016) | 33.8% | 28.1% | 26.7% | 19.8% | 16.6% |
| Tenant households (2021) | 50.5% | 46.7% | 40.0% | 38.1% | 32.9% |
| Tenant households (2016) | 55.8% | 51.8% | 46.9% | 45.7% | 40.0% |

Table 5: Owner & Tenant Households Experiencing Housing Affordability Issues, 2016 vs 2021

- The average monthly shelter costs in Richmond Hill for owner households is \$2,350, and \$1,916 for tenant households. These values are higher than the average shelter costs for York Region, Toronto CMA, Ontario, and Canada (Table 6).
- Contributing to the high average shelter costs is the high value of dwellings in Richmond Hill. The average value of a dwelling in 2021 was \$1,344,000.
- 60.9% of households in Richmond Hill had mortgages, this represents a drop from 2016, when 63.5% of households had a mortgage (Table 6).
- 13.2% of households in Richmond Hill lived in subsidized housing. While total households in Richmond Hill have increased, the total number of subsidized housing has not changed, resulting in a drop in the proportion of subsidized housing from 16.7% in 2016.

² Core housing need refers to whether a private household's housing falls below at least one of the indicator thresholds for housing adequacy, affordability or suitability, and would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (attains all three housing indicator thresholds). Housing indicator thresholds are defined as follows: Adequate housing is reported by their residents as not requiring any major repairs. Affordable housing has shelter costs equal to less than 30% of total before-tax household income. Suitable housing has enough bedrooms for the size and composition of resident households according to the National Occupancy Standard (NOS), conceived by the Canada Mortgage and Housing Corporation and provincial and territorial representatives. Only private, non-farm, non-reserve and owner- or renter-households with incomes greater than zero and shelter-cost-to-income ratios less than 100% are assessed for 'core housing need.' Non-family households with at least one maintainer aged 15 to 29 attending school are considered not to be in 'core housing need' regardless of their housing circumstances. Attending school is considered a transitional phase, and low incomes earned by student households are viewed as being a temporary condition. (Statistics Canada)

| Cost of Housing | Richmond Hill | York Region | Toronto (CMA) | Ontario | Canada |
|--|---------------|-------------|---------------|-----------|-----------|
| Average monthly cost – Owner households | \$2,350 | \$2,190 | \$2,108 | \$1,700 | \$1,498 |
| Average monthly cost – Tenant households | \$1,916 | \$1,872 | \$1,618 | \$1,408 | \$1,209 |
| Average value of dwellings | \$1,344,000 | \$1,230,000 | \$1,112,000 | \$807,000 | \$618,500 |
| % of owner households with a mortgage | 60.9% | 61.0% | 61.7% | 59.7% | 60.0% |
| % of households in subsidized housing | 13.2% | 9.7% | 13.3% | 13.7% | 11.7% |

Table 6: Comparison of Cost of Housing Indicators, 2021

Indigenous peoples

- In 2021, using a sample of 25% of Census responses, it is estimated that there were 510 individuals who identified as Indigenous in Richmond Hill. This represents approximately 0.3% of the City's total population.
- Of the estimated 510 individuals, it is estimated that 205 identify as Registered or Treaty Indian³.

| Aboriginal population | 2011 | | 2016 | | 2021 | |
|--|---------|-------|---------|-------|---------|-------|
| | # | % | # | % | # | % |
| Individuals with an Indigenous identity | 395 | 0.2% | 510 | 0.3% | 510 | 0.3% |
| First Nations | 265 | 67.1% | 295 | 57.8% | 305 | 59.8% |
| Métis | 65 | 16.5% | 180 | 35.3% | 135 | 26.5% |
| Multiple Indigenous responses ⁴ | 0 | 0.0% | 15 | 2.9% | 25 | 4.9% |
| Indigenous responses not included elsewhere ⁵ | 45 | 11.4% | 20 | 3.9% | 45 | 8.8% |
| Non-Indigenous individuals | 183,975 | 99.8% | 193,295 | 99.7% | 200,420 | 99.7% |

Table 7: Change in the Indigenous Population of Richmond Hill, 2011-2021

³ Registered or Treaty Indian status refers to whether or not a person is a Registered or Treaty Indian. Registered Indians are persons who are registered under the *Indian Act* of Canada. Treaty Indians are persons who belong to a First Nation or Indian band that signed a treaty with the Crown. Registered or Treaty Indians are sometimes also called Status Indians. (Statistics Canada)

⁴ This category includes persons who identify as any two or all three of the following: First Nations (North American Indian), Métis and/or Inuk (Inuit). (Statistics Canada)

⁵ This category includes persons who do not identify as First Nations (North American Indian), Métis or Inuk (Inuit) but who report having Registered or Treaty Indian status and/or Membership in a First Nation or Indian band. (Statistics Canada)