



**2026/2027 Rental Market Report for
The United Counties of Leeds and Grenville**

April 2026

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Introduction

A rent survey is completed by the Community Housing Department of the United Counties of Leeds and Grenville on an annual basis to gather information on the current rental housing market in the various geographic regions in Leeds and Grenville. The purpose of the survey is to verify the current market rents in Leeds and Grenville for the development of affordable housing policies, including the maximum affordable housing rents for units funded through the Community Housing Department, such as through the Investment in Affordable Housing and its legacy programs.

A local rental market survey is conducted to:

- Fill gaps in information that is not available for the municipalities located outside of the City of Brockville.
- Provide data on the secondary rental market, including within the City of Brockville, which provide for a significant number of units within the rental stock in Leeds and Grenville.
- Survey the rural rental market, which can include single family home rentals from small landlords.
- Document and analyze the current rental market and affordability implications in Leeds and Grenville.

Rental Market Survey

Canada Mortgage and Housing Corporation Average Market Rent Survey

Canada Mortgage and Housing Corporation (CMHC) conducts an annual rental market survey in urban areas with populations of 10,000 or greater. The survey targets privately initiated rental structures with at least three rental units, which have been on the market for at least three months. The survey collects rent levels, turnover, and vacancy unit data for all sampled structures. Presently, the CMHC average market rent table for Leeds and Grenville (Table 1), is based upon data from the City of Brockville.

The Municipality of North Grenville is surveyed by CMHC with its data included with the City of Ottawa's, but in the most recent survey there was insufficient data to produce a rent table for North Grenville for 2025. Due to the lack of rental data for that area,

CMHC has applied the Western Ottawa Surrounding Areas to CMHC programs in the Municipality of North Grenville.

Table 1: Canada Mortgage and Housing Corporation Private Apartment Rents (\$) for Brockville and Western Ottawa Surrounding Areas, 2025

	Bachelor	One Bedroom	Two Bedroom	Three + Bedroom
Brockville	\$976	\$1,087	\$1,247	\$1,247
Western Ottawa Surrounding Areas	\$1,847	\$2,062	\$2,495	No data

Source: CMHC Housing Market Information Portal (March 2025)

The CMHC rental market survey has some limitations in Leeds and Grenville:

- The survey only captures rental market data for the City of Brockville.
- It does not include rental information for the eleven other municipalities in Leeds and Grenville.
- The Municipality of North Grenville is surveyed by CMHC with its data included with the City of Ottawa’s, but there usually is insufficient data to produce a rent table for North Grenville.
- The rent survey does not provide data on the secondary market.

The rents used to calculate the average market rent (AMR) in the CMHC survey include the rents of sitting tenants and the asking rent for vacant units. As most units surveyed are occupied, the majority of unit rents in the survey will be that of sitting tenants, which are protected by the provincial rent control guidelines. Because the majority of rents included in CMHC’s survey are “rent-controlled”, the AMR table does not provide an accurate picture of the average asking price of units, presenting a limitation when using the CMHC AMR for certain local housing policies.

The National Rental Housing Context in Canada

Key highlights from Canada Mortgage and Housing Corporations’ (CMHC) Housing Market Outlook 2026:

- Canada’s economy is expected to grow slowly in 2026, as the following factors weigh on demand: geopolitical and trade uncertainty, significantly lower population

growth, soft labour markets and modest income growth. Growth is projected to improve slowly in 2027 and 2028.

- Housing demand is projected to gain momentum while sales stay below historical averages and prices show only modest gains after falling in 2025.
- New home construction is set to decline through 2028 as developers face high costs, weaker demand and more unsold homes. Condominium starts will be especially weak. Rental projects will continue to drive new supply but will moderate over the forecast period.
- Rental markets are moving toward balance from an overall national perspective as new supply eases pressure and rent growth slows, giving renters more flexibility before buying a home.
- For 2026, CMHC predicts a decrease in the number of housing starts. The main reasons will be the slowdown in population growth and the high number of units already under construction. According to market intelligence, permits and approvals are already down relative to this time last year, which confirms the general direction of forecasts for the Ottawa region.
- The slowdown in activity will have the biggest impact on apartments. The increase in the vacancy rates of newer, relatively expensive units is reducing developers' interest in building new rental projects.
- Apartments will continue to account for the largest share of starts, though that share will be lower than in 2025. Condominium construction will remain unappealing, given the lack of buyers and investors in the market.
- In this context, rent growth will remain modest. The Ontario residential rent increase guideline for 2026 is 2.1%. This is the lowest level in four years and will contribute to slowing rent growth.

Source: Canada Mortgage and Housing Corporation, Housing Market Outlook 2026.

Local Survey

A local housing survey was conducted by the United Counties of Leeds and Grenville, Community Housing Department to determine the average asking rents for rented

dwellings throughout Leeds and Grenville. The data collected was compiled and is summarized in Table 2 below.

Table 2: Leeds and Grenville 2025-2026 Rental Market Study

	Room	Bachelor	One Bedroom	Two Bedroom	Three Bedroom
Average	\$851	\$1,421	\$1,612	\$1,956	\$2,340
Median	\$850	\$1,450	\$1,500	\$1,800	\$2,300
Mode	\$800	\$1,250	\$1,400	\$1,800	\$2,095
Highest	\$1,450	\$1,950	\$3,500	\$3,500	\$3,095
Lowest	\$640	\$950	\$995	\$1,300	\$1,675
Listings	47	19	124	205	60

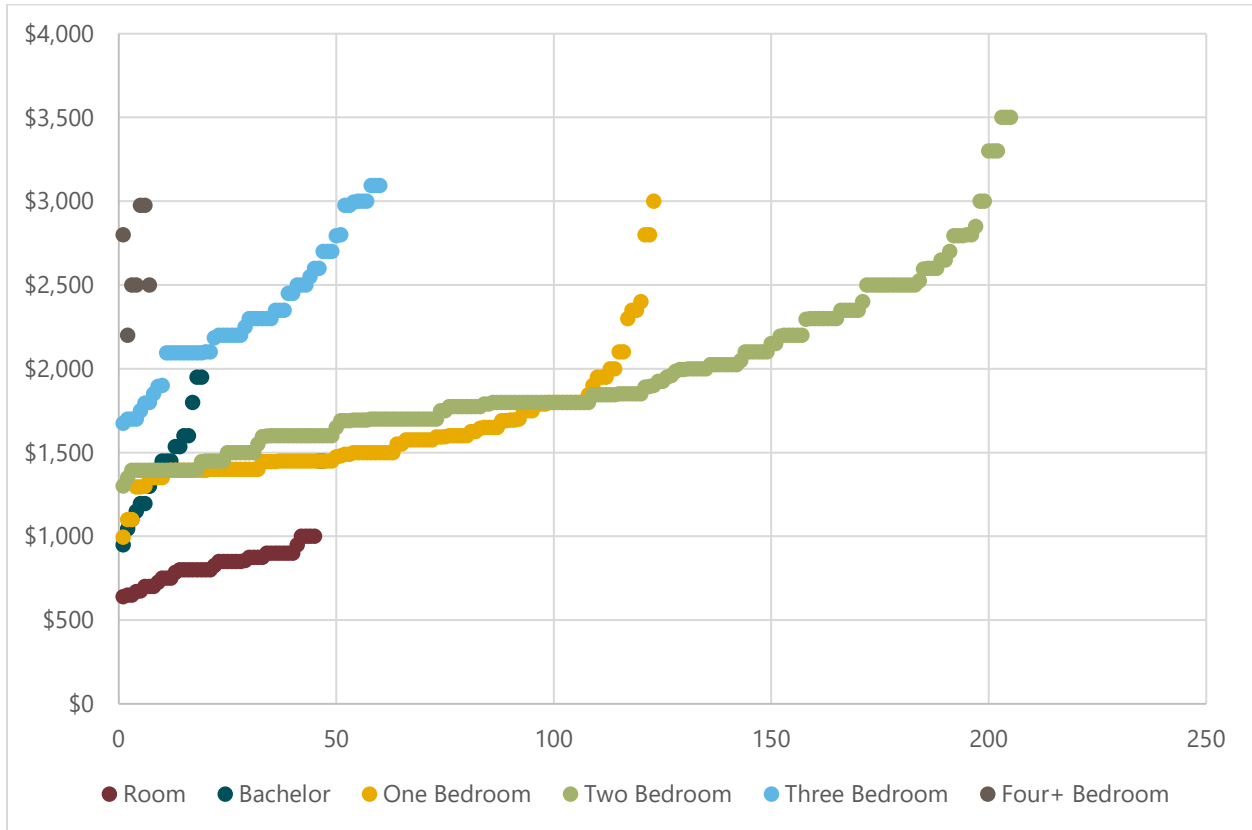
Source: The United Counties of Leeds and Grenville Community Housing Department

Listings by Unit Type

The majority of rental listings reviewed for the Leeds Grenville rental survey (table 2) were for two-bedroom units (205), followed by one-bedroom units (124), and three-bedroom units (60); there were also listings reviewed for nineteen bachelor units, and 47 shared accommodations/rooms, and only seven listings for units that have four bedrooms.

The following scatter chart illustrates the spread and availability of all listings reviewed, by bedroom type. The steeper the curve and the shorter the line, means less affordable choices are available in the rental market; while the longer the line and flatter the curve, will provide more affordable options for households moving into a new rental. When comparing the asking rents for a one-bedroom apartment to a bachelor apartment in the scatter chart, even though the average rent for a one-bedroom unit is higher, the scatter chart shows that there were more one-bedroom units available at a lower price point than the bachelor apartments at the time of the survey.

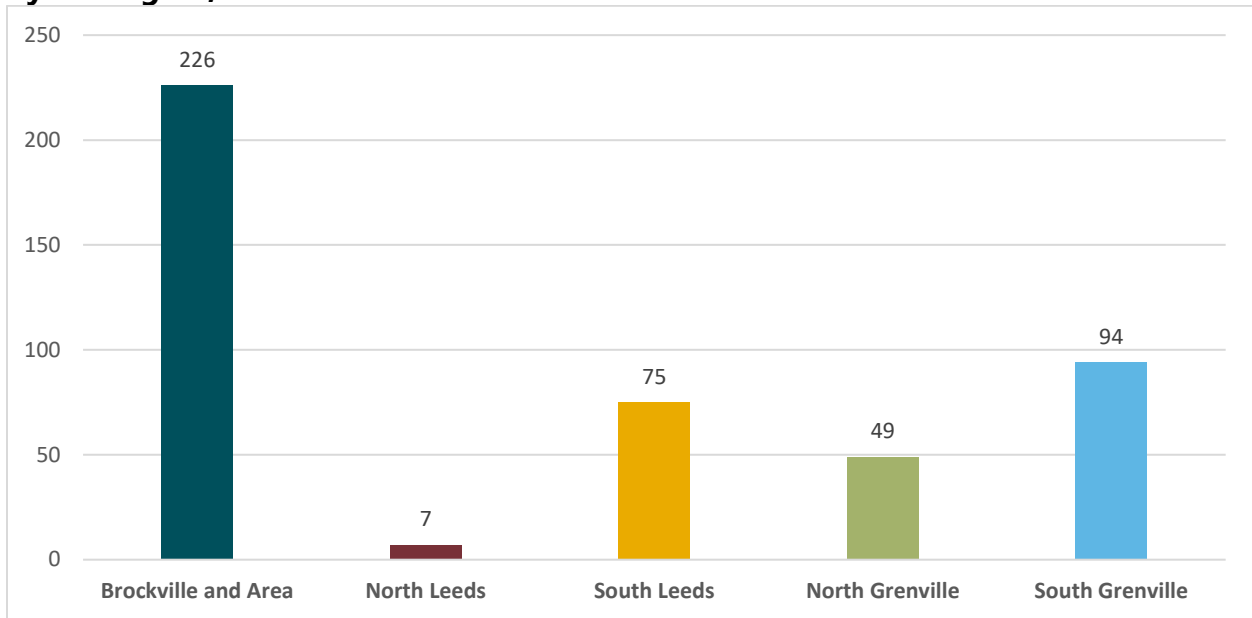
Figure 1: Rental Market Survey Listings Scatter Chart by Bedroom Type and Number of Listings Reviewed, the United Counties of Leeds and Grenville, 2025/2026



Listings by Town/City

The majority of listings reviewed were for unit rentals located in Brockville and Area (226), followed by South Grenville (94), South Leeds (75), North Grenville (49) and only seven listings were available to be reviewed for the North Leeds region. See the following information in Figure 3 for the composition of subregions of Leeds and Grenville.

Figure 2: Geographic Location of Rental Listings Reviewed in Leeds and Grenville by Subregion, 2025-2026



Source: The United Counties of Leeds and Grenville Community Housing Department

Regional Rental Market

The geographic areas of The United Counties of Leeds and Grenville are reported within the following sub-regions, see Figure 3 below.

Sub-Region 1: Brockville and Area - City of Brockville, Township of Elizabethtown-Kitley

Sub-Region 2: North Leeds - The Township of Rideau Lakes, Village of Westport

Sub-Region 3: South Leeds - Town of Gananoque, Township of Leeds and the Thousand Islands, Township of Front of Yonge, Township of Athens

Sub-Region 4: North Grenville - The Municipality of North Grenville, Village of Merrickville-Wolford

Sub-Region 5: South Grenville - Town of Prescott, Township of Augusta, Township of Edwardsburgh-Cardinal

Figure 3: Map of Leeds and Grenville Subregions

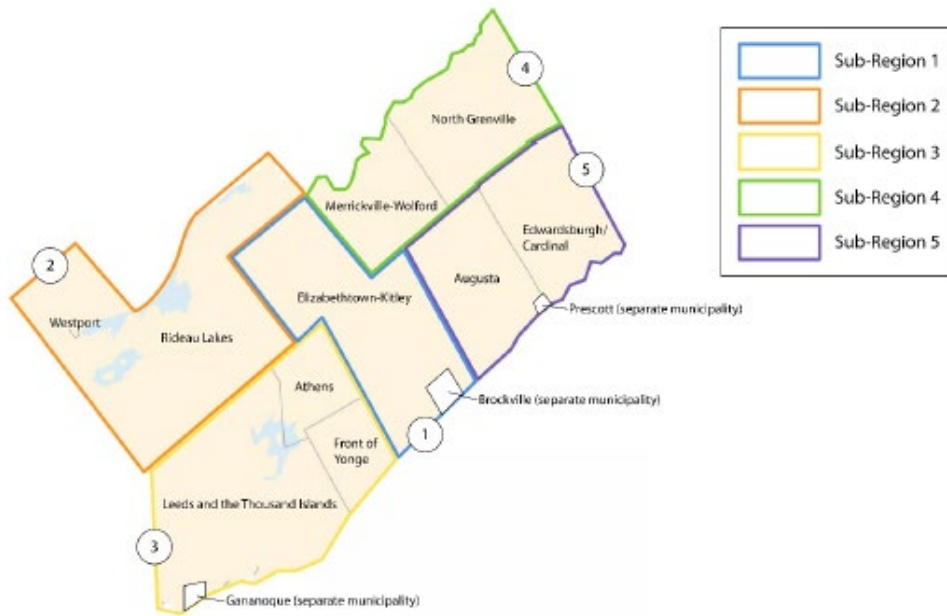
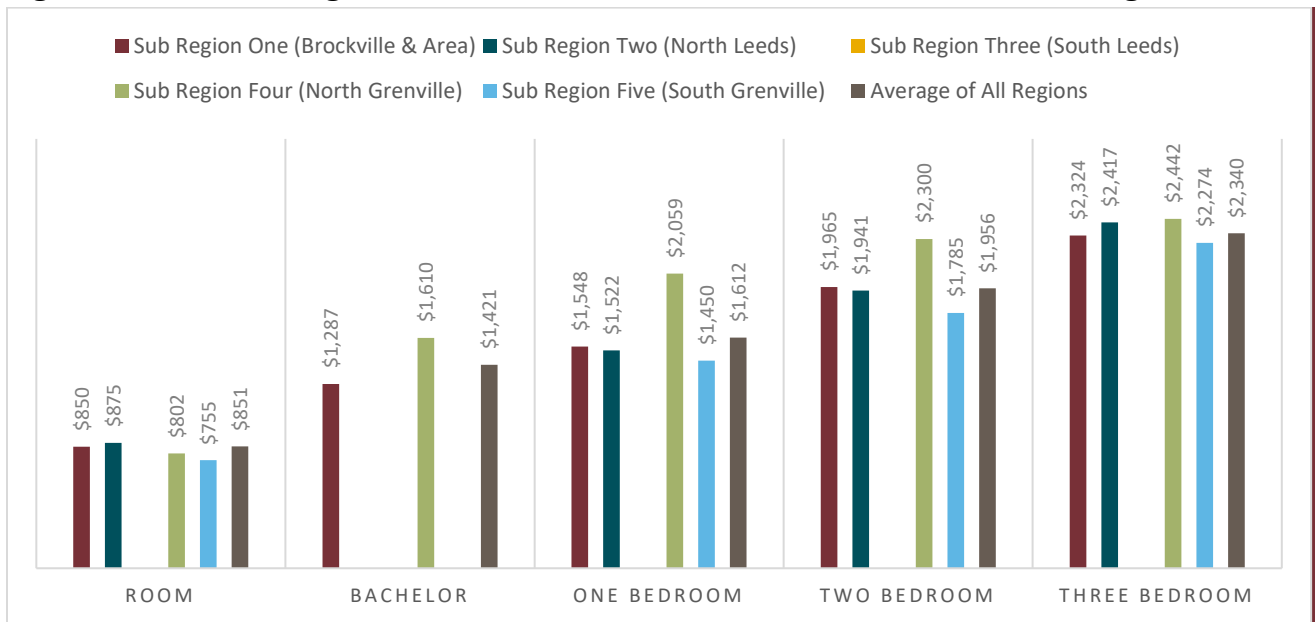


Figure 4: 2026 Average Market Rent Table for Leeds and Grenville’s Subregions



Source: The United Counties of Leeds and Grenville Community Housing Department

Asking Rent Discounts and Promotions

For the first time in many years it was noticed that rent promotions are being offered more frequently, when they were rare sightings in the past. According to CMHC’s

Housing Market Outlook 2026 Report for Ontario, it is predicted that the growth in rents for two-bedroom units will slow as landlords compete to attract new tenants, and rent growth for existing tenants will also be limited to maintain occupancy levels.

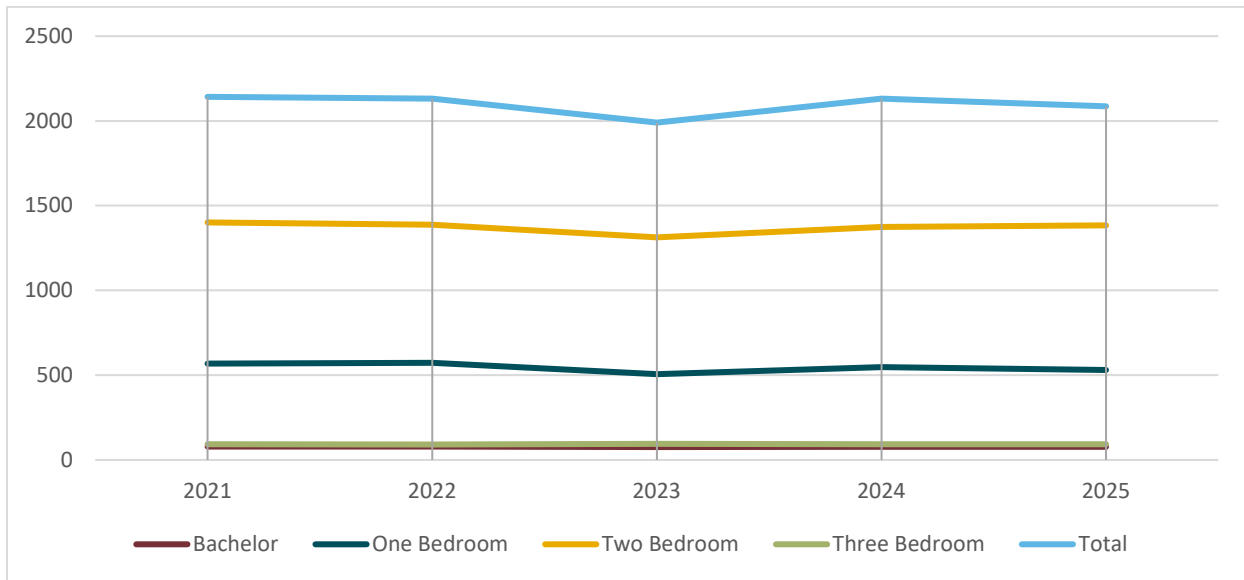
The Leeds and Grenville rent survey reviewed twenty-two rent listings that included a discount or promotion in this rental survey. Promotions varied, ranging from an offer of a \$100 gift card, to one month's rent free, or two months rent free. Rent promos were offered not only for older housing projects with moderate asking rents, but also for recently constructed higher cost apartments. Of the promotions offered, seven were for one-bedroom units, and fifteen were for two-bedroom units. This change in rent promotions points to a potential shift happening in the rental market where landlords are now offering promotions to attract new tenants, when in the past few years rent promotions were rare to non-existent.

Rental Housing Supply

According to Statistics Canada's Census of the Population, in 2020 there were 9,770 renter households in Leeds and Grenville, and 34,850 owner households. Canada Mortgage and Housing Corporation collects data on the number of apartments in regions surveyed; in Leeds and Grenville, this information is collected for the City of Brockville.

The number of private apartments in the City of Brockville has remained relatively stable over the past five years, with recent growth in the one-bedroom and two-bedroom rental units. As seen in table four, the majority of private apartments in the City of Brockville are two-bedroom apartments (1,384), followed by one-bedroom apartments (531), three-bedroom apartments (93), and bachelor units (78). The overall number of residential rental units in the City of Brockville has decreased from 2,142 in 2021 to 2,086 in 2025, despite the boost of new construction of rental units taking place; this slight reduction possibly could be due to the large-scale purchase and conversion of long-standing apartment buildings into condominium rentals that took place in Brockville in 2025.

Figure 5: Number of Private Apartment Units in the City of Brockville, 2021 to 2025



Source: Canada Mortgage and Housing Corporation

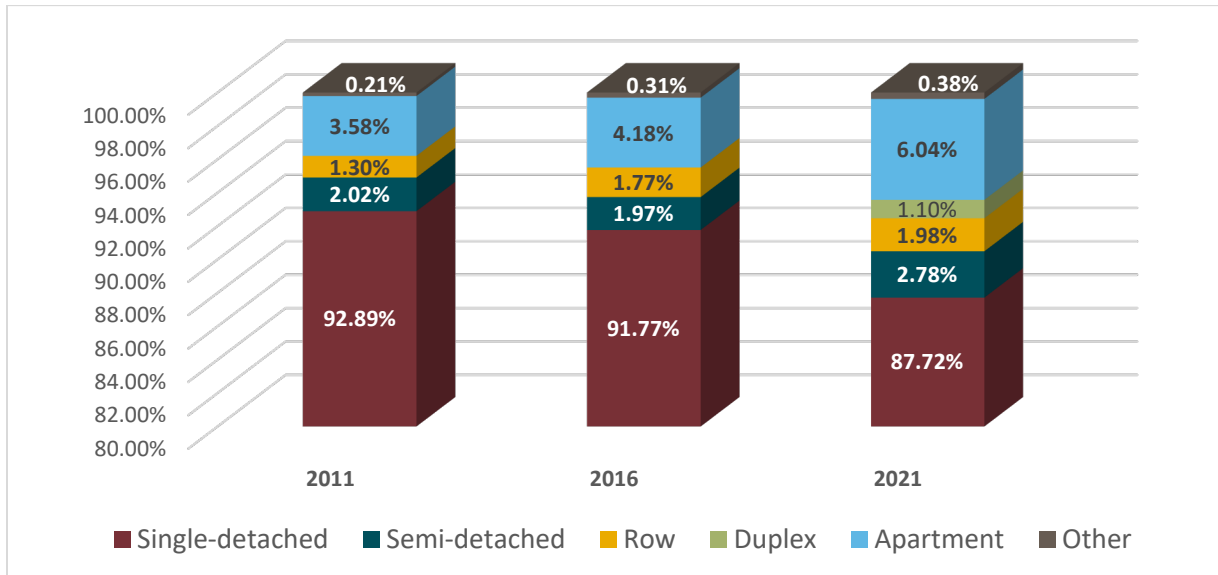
Because there are far less bachelor units and three-bedroom available than other bedroom types, it may be more difficult to find an affordable unit of these types when needed. Tenants searching for a one or two-bedroom apartment may have more affordable options available to choose from. In particular, two-bedroom apartments comprise approximately 66% of the rental housing supply in Brockville, which may provide increased options for lower priced units in the market. As of the end of 2025, according to CMHC’s data the number of private apartments in Brockville had not increased or decreased significantly over the past five years.

Rural Housing Supply

The number of new dwellings in the rural areas of Leeds and Grenville (which excludes the City of Brockville, Town of Gananoque and Town of Prescott) have been slowly increasing over the past decade. Single-detached dwellings remain as the dominant dwelling type, comprising 92.89% of dwellings in 2011, but have been slowly decreasing in the overall proportion of dwelling types, down to 87.72% in 2021. In the same period, multi-residential dwellings (i.e. semi-detached, row, duplex, apartment) have grown from comprising 7.11% of total dwelling types, to 12.28% of dwelling types in rural Leeds and Grenville. As multi-unit dwellings are typically rented, the increase in these dwelling types

are increasing the supply of rental housing in rural areas of Leeds and Grenville, which may potentially provide more affordable housing options for renter households.

Figure 6: Distribution of Dwelling Types (by year) from 2011 - 2021 in Rural Leeds and Grenville*



Source: Statistics Canada Custom Report (Rural Housing Information System)

*Data excludes the City of Brockville, Town of Gananoque and Town of Prescott

The number of new building permits issued for new residential construction in rural Leeds and Grenville has remained fairly consistent over the past decade, with some yearly fluctuations. After a slowing of new permits issued for apartment buildings between 2018 to 2023, there was an increasing uptake in 2025; see table 3 for more information. The total number of new units completed in rural Leeds and Grenville has fluctuated from year-to-year, seeing the high in 2016, with 539 completions, to a low in 2023 with 265 completions.

Table 3: Permits Issued for New Residential Construction (By Year) in Rural Leeds and Grenville*, 2016 - 2025

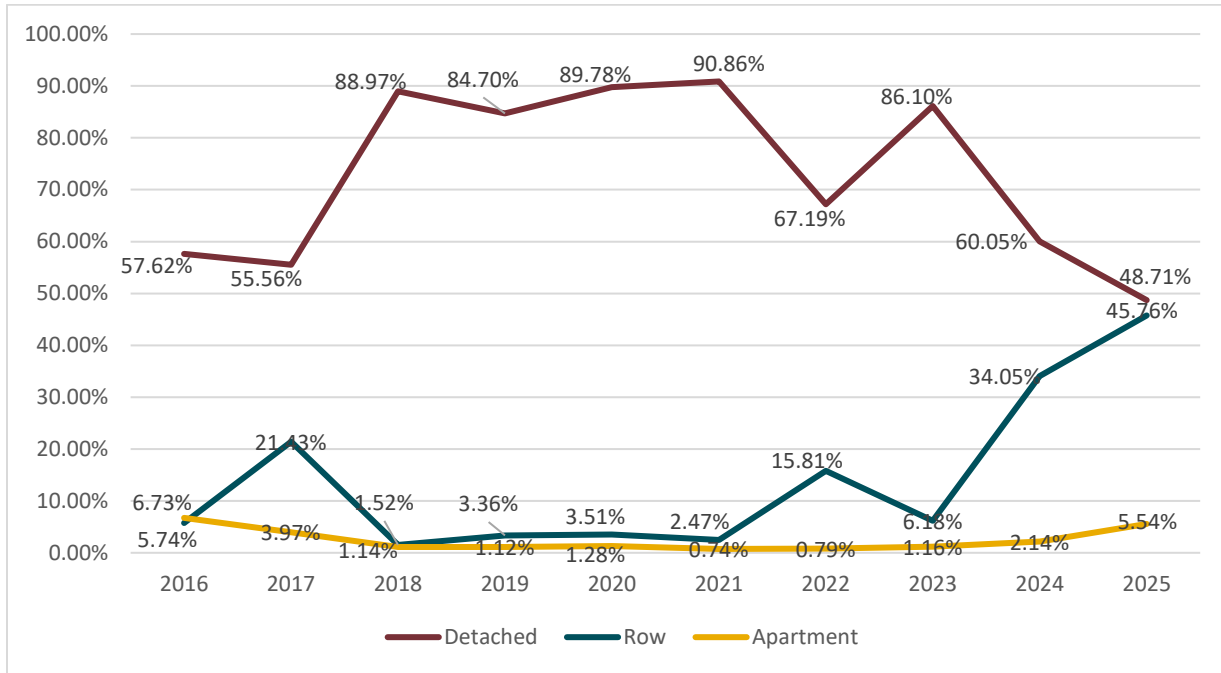
Year	Total Permits Issued	Total New Units	Building Type						
			Detached	Semi	Row	Apartment	Condo-minium	Cottage	Mobile Home
2025	271	392	132	0	124	15	0	0	0
2024	378	477	227	4	127	9	0	11	0
2023	259	265	223	3	16	3	0	13	1
2022	506	518	340	2	80	4	62	18	0
2021	405	428	368	3	10	3	0	19	2
2020	313	331	281	6	11	4	0	11	0
2019	268	272	227	5	9	3	0	20	4
2018	263	287	234	7	4	3	0	15	0
2017	504	526	280	95	108	20	0	1	0
2016	505	539	291	136	29	34	0	13	0

Source: Statistics Canada Custom Report (Rural Housing Information System)

*Data excludes the City of Brockville, Town of Gananoque, and Town of Prescott

It was noticed that while there are significant fluctuations year-to-year regarding the proportion of building permits issued for higher density housing in rural areas, the overall trend shows an increasing number of permits being issued for apartments and row houses in the rural area, and a corresponding reduction in number of permits issued for detached dwellings. In the year 2025, the proportion of building permits issued for detached dwellings was 48.71%, while the proportion of row houses was only slightly lower, at 45.76%. It will be interesting to monitor whether the trend for building permits will continue to gravitate towards greater density housing in rural Leeds and Grenville over the coming years.

Figure 7: Proportion of Building Permits Issued by Type in Rural* Leeds and Grenville, 2016 – 2025



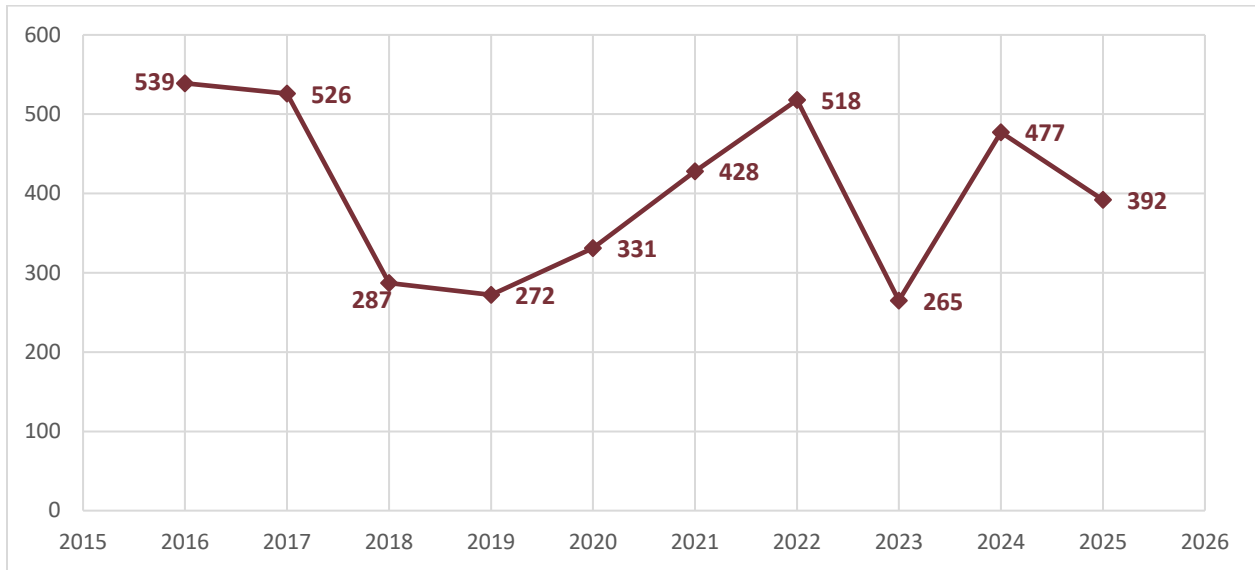
Source: Statistics Canada Custom Report (Rural Housing Information System)

*Data excludes the City of Brockville, Town of Gananoque and Town of Prescott

New Housing Unit Completions in Rural Leeds and Grenville

In 2025 there were 392 housing completions, which is lower than the ten-year high of 539 units completed in 2016.

Figure 8: New Housing Units Completed Annually in Rural Leeds and Grenville* from 2016 - 2025



Source: Statistics Canada Custom Report (Rural Housing Information System)

*Data excludes the City of Brockville, Town of Gananoque and Town of Prescott

Vacancy Rates

Vacancy rate information is only available within the United Counties of Leeds and Grenville, for two-bedroom units in the City of Brockville, through the Canada Mortgage and Housing Corporations rental market survey, which was reported as 4.6% in 2025. While the 2025 rate is lower than last years' lofty vacancy rate of 6.7%, it continues to remain relatively high.

Ontario is experiencing a similar trend in vacancy rates, which are an average of 3.2%. According to CMHC's Housing Market Outlook Report 2026 for Ontario, rental markets in 2026 are expected to remain broadly balanced, with vacancy rates ranging from 3 to 5 percent across Ontario. This is due to a healthy supply of new units being constructed and a lower demand, due to less international migration. When vacancy rates are high, there will be greater competition from landlords to retain and attract new tenants, which can lead to a slowing of the growth in rents or even lowering rents. This has already been seen in the form of rent promos, as previously discussed.

Table 4: Private Apartment Vacancy Rates for the City of Brockville, 2022 -2025

	2022	2023	2024	2025
Bachelor	No data	0.0%	0.0%	No data
One-Bedroom	1.5%	No data	No data	No data
Two-Bedroom	2.6%	5.0%	6.7%	4.6%
Three-Bedroom	0.00%	No data	No data	No data

Source: Canada Mortgage and Housing Corporation Portal

Rent Trends Over Time

The alternate average market rents (AAMR) in Leeds Grenville (see table 5), have usually increased yearly for most bedroom sizes from 2020 to present. After a year of particularly high growth in rents in 2024, the 2024-2025 rent survey noted a correcting of rents for almost all unit types, when the average rents for one, two and three-bedroom units decreased from between -0.40% and -2.28%. At the same time, the amount of rental housing stock for these unit-types did see a modest increase in Brockville (see figure five: Number of Private Apartment Units in Brockville, 2021 to 2025), which may have helped increase competition and drive down rent prices. The additional units added to the rental market universe also may have been the cause of the increased vacancy rate, which increased from 4.4% in 2023 to 6.6% in 2024.

In 2025, the average rents in Leeds and Grenville have returned to a trend of modest growth, seeing an average growth of 3.82%. Bachelor units experienced the slowest growth at 2.53% as compared to other unit types, after three years in a row of extremely high growth in asking rents. Larger sized unit types, such as three-bedroom units had higher growth in asking rents than other unit types, which increased by 4.74% from 2024/2025 to 2025/2026.

Table 5: Alternate Average Market Rent by Unit Type in Leeds and Grenville, 2022 to 2026

Year	Bachelor	One Bedroom	Two Bedroom	Three Bedroom
2022	\$961	\$1,125	\$1,315	\$1,561
2023	\$1,057	\$1,237	\$1,446	\$1,717
2024	\$1,201	\$1,576	\$1,937	\$2,243
2025	\$1,386	\$1,540	\$1,893	\$2,234

Year	Bachelor	One Bedroom	Two Bedroom	Three Bedroom
2026	\$1,421	\$1,612	\$1,956	\$2,340

Source: Leeds Grenville Housing Department Rental Market Survey 2020-2024

The rent survey observed that there are a number of new higher-end purpose built rental units being constructed that have escalated the rents for two and three-bedroom units in the region over the past few years, which is a trend that should continue to be watched closely so as to inform future policy direction on Affordable Housing options.

Table 6: Alternate Average Market Rent Percentage Change by Unit Type from 2021-2026

Year	Bachelor	One Bedroom	Two Bedroom	Three Bedroom
2021-2022	1.14%	1.16%	1.22%	1.22%
2022-2023	9.99%	9.96%	9.96%	9.99%
2023-2024	13.62%	27.41%	33.96%	30.63%
2024-2025	15.40%	-2.28%	-2.27%	-0.40%
2025 - 2026	2.53%	4.68%	3.33%	4.74%

Sources: Leeds Grenville Community Housing Department Rental Market Survey 2022-2026

Provincial Rent Increase

Annually the province sets the allowable percentage that rent can be increased by landlords for the following year for rent controlled units. While the rent increase guideline applies to the majority of rental households covered by the *Residential Tenancies Act*, it does not apply to rental units occupied for the first time after November 15, 2018, vacant residential units, or community housing units. The rent increase guideline is based on the Ontario Consumer Price Index (CPI) published by Statistics Canada.

The allowable rent increase guideline set by the province for 2026 is 2.1%, which is the lowest it has been set in the past three years. A five-year history of provincial rent increases from 2022-2026 is provided in Table 6, below.

Table 7: Ontario’s Provincial Rent Increase Guideline from 2022 to 2026

Year	Guideline (%)
2026	2.1
2025	2.5
2024	2.5
2023	2.5
2022	1.2

Source: www.Ontario.ca

Affordable Housing Deficit and Targets in Leeds and Grenville

A household is considered to be in core housing need if its housing does not meet one or more of the adequacy, suitability or affordability standards and it would have to spend 30% or more of its before-tax income to pay the median shelter costs (including utility and municipal costs) of alternative local market housing (i.e. they are in unsuitable, inadequate, or unaffordable housing and they could not afford another home in the community).

- *Adequate* – Does not require any major repairs, according to residents. Major repairs include those to defective plumbing or electrical wiring, or structural repairs to walls, floors or ceilings.
- *Suitable* – Has enough bedrooms for the size and make-up of resident households.
- *Affordable* – All shelter costs total less than 30% of a household’s before-tax income.

CHN is derived from the Census of the Population data, which is compiled by the Housing Assessment Resource Tools (HART) and reported as the Affordable Housing Deficit. According to HART there are approximately 2,910 households in Leeds and Grenville that are unable to afford their shelter costs:

- 2,205 households in Leeds and Grenville cannot afford to pay more than \$1,025 on monthly shelter costs,
- 600 households that cannot afford to pay more than \$410 per month, and
- 105 households that cannot afford to pay more than \$1,640 per month in shelter costs.

Based upon the HART data, there are **600 very low-income households** in Leeds and Grenville that require deeply affordable housing, such as a rent-geared-to-income (RGI) subsidy to meet their housing needs of rents that do not exceed \$410 per month.

The greatest affordable housing deficit in Leeds and Grenville is being experienced by one-person low-income households, which is approximately **2,005 households**.

There are also 700 two-person households, 165 three-person households, and 40 four-person households in Core Housing Need.

Table 8: Number of Households in an Affordable Housing Deficit by Household Size and Income Level in Leeds and Grenville

Max. Affordable Shelter Cost	One Person Household #	Two Person Household #	Three Person Household #	Four Person Household #
Very Low Income (\$410)	530	70	0	0
Low Income (\$1,025)	1,475	560	130	40
Moderate Income (\$1,640)	0	70	35	0

Source: Housing Assessment Resource Tools

As described in Table 9 and Figure 9, the majority of low-income households experiencing affordable housing deficit in Leeds and Grenville are located in Brockville and Area (54.2%), and can afford to pay no greater than \$978 per month towards accommodation costs. The North Grenville subregion has the highest number of very-low-income households, where 155 households cannot afford to pay more than \$505 per month in rent, and 375 low-income households experiencing an affordable housing deficit, who cannot afford to pay more than \$1,263 per month in accommodation costs. The South Grenville region has the third highest low-income population experiencing an affordable housing deficit, where 260 households (11.79% overall) cannot afford to pay more than \$1,014 per month towards shelter costs.

Table 9: 2021 Affordable Housing Deficit Distribution by Subregion in Leeds and Grenville by Subregion of Low-and-Moderate Income Households

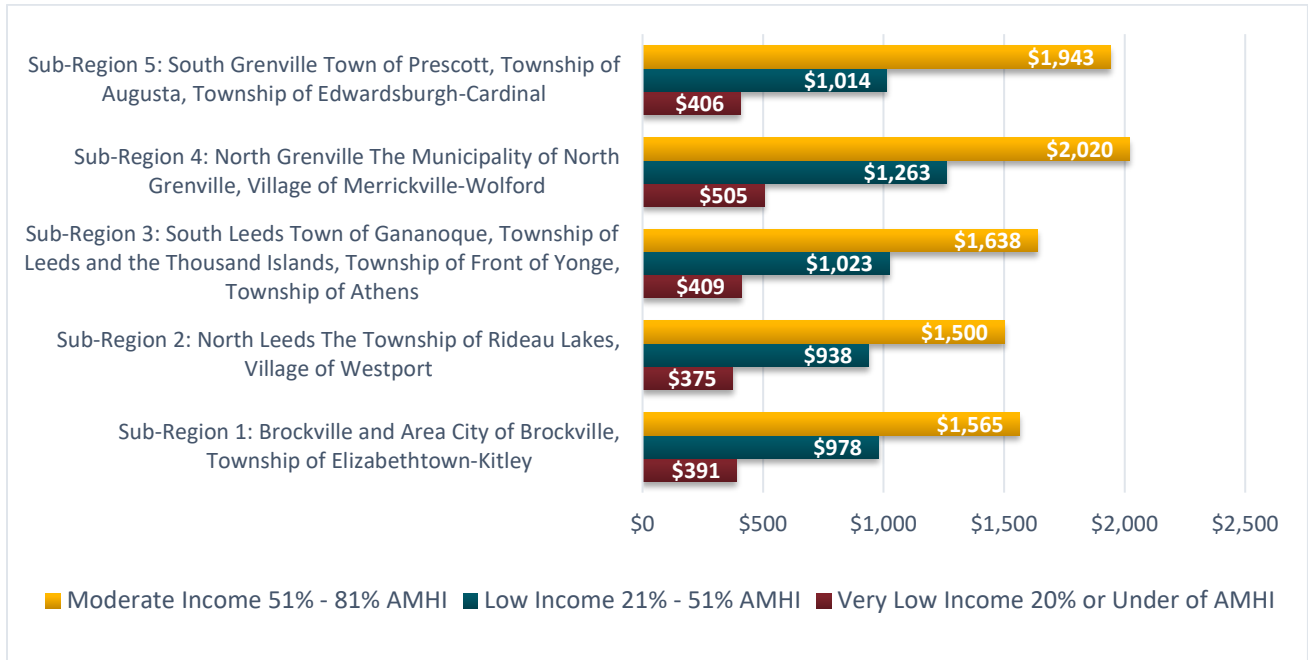
Income Category	Very Low- Income 20% or under of AMHI	Low- Income 21% - 51% AMHI	Moderate- Income 51% - 81% AMHI
Area Median Household Income (AMHI)	< = \$16,400	\$16,400 - \$41,000	\$41,000 – \$65,600
Housing Continuum Placement	RGI Housing	Affordable Housing	
Sub-Region 1: Brockville and Area - City of Brockville, Township of Elizabethtown-Kitley	90	1,195	75
Sub-Region 2: North Leeds - The Township of Rideau Lakes, Village of Westport	65	185	0
Sub-Region 3: South Leeds - Town of Gananoque, Township of Leeds and the Thousand Islands, Township of Front of Yonge, Township of Athens	35	165	0
Sub-Region 4: North Grenville - The Municipality of North Grenville, Village of Merrickville-Wolford	115	375	20
Sub-Region 5: South Grenville - Town of Prescott, Township of Augusta, Township of Edwardsburgh-Cardinal	65	260	20

Source: Housing Assessment Resource Tools

Affordable Housing Deficit Targets

The following Figure provides the range of shelter costs that is affordable for very low-income, low-income and low-to-moderate income households by municipality, according to the Area Median Household Income (AMHI). Low-income is defined as 21% to 50% of the AMHI, and moderate income is defined as 51% to 80% of the AMHI.

Figure 9: Affordable Shelter Cost Range by Income Level and Sub-Region in Leeds and Grenville



Source: Housing Assessment Resource Tools

In Leeds and Grenville there are 6.9%, or approximately 2,970 households experiencing CHN, which is a lower than the national rate (10.1%), or province of Ontario (12.1%).

Women-led households comprise the highest number of households in Core Housing Need (1,755), followed by **senior households** over the age of 65 (1,165).

Table 10: Households (HH) in Core Housing Need (CHN) by priority population, 2021

Priority Populations	Number of Households in Core Housing Need	Rate of Core Housing Need
HH head age 18-29 (Youth-led)	175	7.80%
HH with gender diverse couple or includes a transgender or non-binary person	0	0.00%
HH with person(s) dealing with mental health and addictions activity limitation	225	4.80%
HH with Veteran(s)	80	2.70%

Priority Populations	Number of Households in Core Housing Need	Rate of Core Housing Need
Single-mother-led HH	360	12.50%
Women-led HH	1,755	9.20%
Indigenous HH	175	8.20%
Visible minority HH	95	5.70%
Black-led HH	30	16.70%
New migrant-led HH	20	16.00%
Refugee-claimant-led HH	15	6.50%
HH head under 25	60	10.90%
HH head over 65	1,165	7.20%
HH head over 85	155	9.10%
HH with person(s) physical activity limitation	805	5.60%
HH with person(s) dealing with cognitive, mental or addictions activity limitation	395	5.20%
HH with Transgender or Non-binary person(s)	0	0.00%
Community (all HHs)	2,970	6.90%

Source: Housing Assessment Resource Tools

The following composition of units with corresponding maximum rents are needed to address the current Affordable Housing Deficit in Leeds and Grenville are listed in table 11. The distribution by location of the above affordable housing deficit targets for each municipality by unit type and priority population are contained in the Appendix.

Table 11: Affordable Housing Deficit Targets Expressed as Number of Units According to Income Category for Leeds and Grenville by Unit Type

Household Income Category	Very Low-Income 20% or under of AMHI	Low-Income 21% - 51% AMHI	Moderate-Income 51% - 81% AMHI
Maximum Affordable Rent	\$410	\$1,025	\$1,640
One Bedroom Homes	580	1,700	25
Two Bedroom Homes	0	350	55
Three Bedroom Homes	0	125	0

Household Income Category	Very Low-Income 20% or under of AMHI	Low-Income 21% - 51% AMHI	Moderate-Income 51% - 81% AMHI
Maximum Affordable Rent	\$410	\$1,025	\$1,640
Four+ bedroom Homes	0	20	0
Total Number of Units Needed	580	2,195	80

Targets can be used to identify what unit types and which populations are in greatest need of Affordable Housing options in each municipality. When housing development is being planned, consideration by the developer and encouragement by the municipality should be given towards the creation of units that will address the affordable housing deficit targets, either by unit type, or housing that would support the priority populations identified.

Affordable Housing Exemptions for Development Charges

When the Ontario government announced the More Homes Built Faster Act, 2022, it included amendments to the Development Charges Act, 1997, that exempts Affordable and Attainable Housing units from development charges as an incentive to increase the number of affordable (and attainable) units built. Units must be subject to agreements that provide for them to remain as affordable residential units for 25 years.

Under the Development Charges Act, for rental housing, a unit would be considered affordable when the rent is at or below the lesser of:

- Income-based rent: Rent that is equal to 30% of gross annual household income for a household at the 60th percentile of the income distribution for renter households in the local municipality; and
- Market-based rent: Average market rent of a unit of the same unit type in the local municipality.

Table 12: Affordable Residential Rental Housing Units for Leeds and Grenville for the Purposes of the Development Charges Act, effective August 1, 2025

	Bachelor	One Bedroom	Two Bedroom	Three + Bedroom
Leeds and Grenville	\$903	\$1,009	\$1,226	\$1,153
City of Brockville	\$903	\$1,009	\$1,229	\$1,153

Source: Affordable Residential Units for the Purposes of the *Development Charges Act*, 1997 Bulletin, Ministry of Municipal Affairs and Housing

There are some local municipalities in Leeds and Grenville that charge development charges, and the United Counties of Leeds and Grenville is presently conducting a development charges study. Information on affordable housing units created that are added to the housing stock in Leeds and Grenville that are exempt from development charges, will be monitored and added to future reports as the data becomes available.

See Appendix D for the **Development Charges tables**, including exemptions for Affordable Ownership Units.

Income-Based Affordable Housing Rents

The *National Housing Strategy Act* declares that the right to adequate housing is a fundamental human right, and that housing policies should be focused on improving housing outcomes for persons in greatest need. An income-based Affordable Housing rent table was developed by the Community Housing Department to reflect a human rights approach to the development of housing policies and programs delivered by the Community and Social Services Division, ensuring that affordable housing is actually affordable to low-and moderate-income households in Leeds and Grenville.

The Income-Based Affordable Housing Targets are based upon the Provincial Policy Statement (PPS), 2024 Under the Planning Act, Renter Household Incomes and Affordable Rents tables, for incomes between the 30th and 60th income percentiles, which is considered as low to moderate income households. When possible, affordable housing policies should be geared towards affordability for low-to-moderate household



incomes, paying no more than 30 percent of income towards shelter costs (whether mortgage or rent).

Table 13: Income-based Affordable Housing Targets for Leeds and Grenville, Effective July 1, 2025

Bachelor	One Bedroom	Two Bedroom	Three+ Bedroom
\$930	\$1,140	\$1,360	\$1,640

Source: The United Counties of Leeds and Grenville, Community Housing Department

Alternate Average Market Rent Table

The following rent table outlines the CMHC average market rent survey for Brockville, the proposed 2026 Alternate Average Market Rent table, person-centered (income based) rents, and affordable housing rent targets.

Table 14: 2026 Average Market Rent Summary

	Room	Bachelor	One Bedroom	Two Bedroom	Three Bedroom
(A) 2025 CMHC AMR	-	\$976	\$1,087	\$1,313	\$1,247
(B) Leeds Grenville 2025/2026 Person-Centered Affordable Rent Target	-	\$930	\$1,140	\$1,360	\$1,640
(C) Proposed AAMR 2026	\$851	\$1,421	\$1,612	\$1,956	\$2,340
(D) Maximum Affordable Rents 2026 (80% AAMR)	\$681	\$1,137	\$1,290	\$1,565	\$1,872
(E) Person Centered Rents 2025	-	\$930	\$1,140	\$1,360	\$1,640

Source: The United Counties of Leeds and Grenville, Community Housing Department

Community and Social Services Division Program Implications

The alternate average market rent table for Leeds Grenville is suggested for use by certain provincial and federally funded housing programs, to maintain consistency with program delivery criteria, see Table 15 below.

Table 15: Provincial and Federal Housing Programs Rent Table for Leeds and Grenville, effective March 1, 2026

Housing Program	Room	Bachelor	One Bedroom	Two Bedroom	Three Bedroom
Ontario Capital Funding Programs (IAH, SIF, COCHI, OPHI) • OPHI rental housing component (e.g. Affordable Housing project rents and Secondary Suite rents)	NA	\$1,137	\$1,290	\$1,565	\$1,872
Ontario Operating Funding Programs • OPHI Housing Allowance	NA	\$1,421	\$1,612	\$1,956	\$2,340
Homelessness Prevention Benefit	\$851	\$1,421	\$1,612	\$1,956	\$2,340
Canada-Ontario Housing Benefit (Leeds Grenville) 2025-2026 AAMR	NA		\$1,017	\$1,232	\$1,278
2026 Service Manager Allowable Rents (100% of the AMR)	NA	\$976	\$1,175	\$1,322	\$1,247

Source: The United Counties of Leeds and Grenville, Community Housing Department

Selecting Affordable Rent Targets

The question often is asked, what is affordable housing, and how do I know which rents I should use? The answer depends on many different factors including, what is the purpose that the rent tables will be used for, what are the goals of your housing development or program, and whether you are accessing project funding/financing that has their own requirements.

See Appendix E – **Affordable Housing Rent Table Guide** for further information on determining which rent table to use.

Key Takeaways

The Leeds and Grenville Rental Market Report provides an annual update on the rental housing market in Leeds and Grenville. All subregions within Leeds and Grenville continue to see incremental increases in asking-rents and an undersupply of rental housing that is affordable for low-to-moderate income households.

The current rental market supply and Affordable Housing Deficit information should be considered as indicators of what type of units are needed in a community when new rental housing is being developed in Leeds and Grenville. Municipalities might consider the Affordable Housing Deficit Targets when designing incentives or initiatives related to the development of housing in your community. While targets vary slightly by municipality, it remains consistent that more affordable one-bedroom homes, and more affordable housing options for women-led and senior households are needed to address the greatest rates of Core Housing Need in all municipalities in Leeds and Grenville.

Appendices

- A Average Market Rent Survey Summary by Leeds and Grenville Subregion
- B Rent-Geared-to-Income Affordable Housing Deficit (HART) by municipality in Leeds and Grenville
- C Affordable Housing Deficit for Priority Populations (HART) by municipality in Leeds and Grenville
- D Affordable Residential Units for the Purpose of Development Charges Table
- E Affordable Housing Rent Table Guide