



**City of Kingston
Information Report to Council
Report Number 19-065**

To: Mayor and Members of Council
From: Lanie Hurdle, Acting Chief Administrative Officer
Resource Staff: Peter Huigenbos, Acting Commissioner, Community Services
Paige Agnew, Director, Planning, Building & Licensing Services
Sheldon Laidman, Director, Housing & Social Services
Cheryl Hitchen, Manager, Social Policy & Strategic Community Development
Date of Meeting: March 5, 2019
Subject: 2018 Vacancy Rate Implications

Executive Summary:

In late 2018, the Canada Mortgage and Housing Corporation (CMHC) released information on the 2018 rental vacancy rates for cities across the country. The Kingston Census Metropolitan Area (CMA) vacancy rate was reported to be 0.6% in December 2018, down from 0.7% a year earlier. A healthy vacancy rate is considered to be around 3%. The current low vacancy rate means that there are fewer units for people to rent, which can have impacts on rental rates and broader housing affordability within the community. The vacancy rate is calculated based on properties that contain at least three (3) rental units. It is estimated that the City would currently require the introduction of approximately 645 new rental units to increase the vacancy rate from 0.6% to 3%. New units would then be required every year to maintain a healthy vacancy rate on an ongoing basis.

[Report Number 18-043](#) outlined the potential causes and implications in response to the 2017 low vacancy rate and possible actions that support increasing the vacancy rate. As a follow up, this report is providing Council with updated 2018 vacancy rate data and rental rates. The report also provides an overview of current factors impacting the supply of units, including an overview of residential building and occupancy permit issuance, an overview of appeals to the Local Planning Appeal Tribunal (LPAT), a review of projects which have received some degree of planning approval but have not yet started construction, and an overview of housing sales

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trends. Lastly, this report provides other considerations describing studies, plan reviews and initiatives impacting the demand and supply of rental housing within the City. The information contained in this report will be shared with the Mayor's Task Force on Housing.

Recommendation:

This report is for information purposes only.

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Authorizing Signatures:

**Peter Huigenbos, Acting Commissioner,
Community Services**

**Lanie Hurdle, Acting Chief
Administrative Officer**

Consultation with the following Members of the Corporate Management Team:

Jim Keech, President & CEO, Utilities Kingston	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required
Deanne Roberge, Acting Commissioner, Corporate & Emergency Services	Not required

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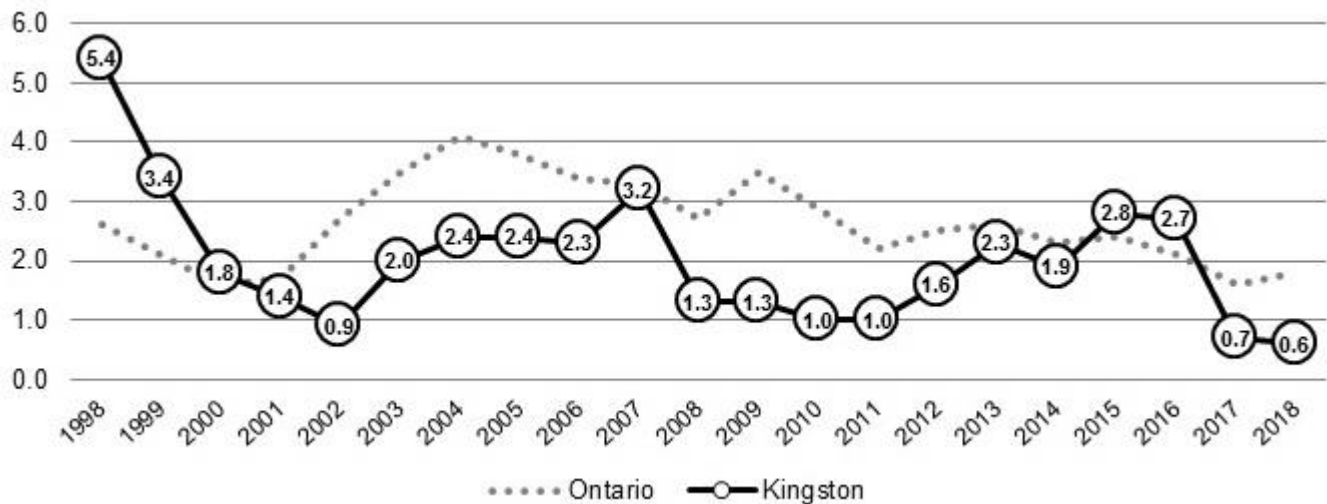
Options/Discussion:

This information report presents the 2018 CMHC vacancy and rental rates reporting and identifies factors impacting the supply and demand of rental units and other considerations impacting the vacancy rate within the City of Kingston. While the CMHC vacancy rate data reports at the CMA level which includes the City of Kingston, Loyalist Township, South Frontenac Township and Frontenac Islands Township, the analysis presented within this report is primarily specific to the City of Kingston.

Vacancy Rates

The 2018 CMHC Rental Market Report (Exhibit A) revealed that the Kingston CMA has the lowest vacancy rate in Ontario at 0.6%. This low vacancy rate is also the lowest the Kingston CMA has experienced since 1986 and 0.1% lower than the vacancy rate reported in 2017. A healthy vacancy rate is considered to be around 3%, lower than three per cent is considered to be a “landlord’s market” and above three per cent is considered to be a “renter’s market”. Over the last decade, and only once in 2007, has the vacancy rate increased slightly above 3%. The current low vacancy rate means that there are fewer rental units available which can have impacts on rental rates and broader housing affordability within the community.

Figure 1 – Twenty Year Vacancy Rate, Kingston CMA and Ontario Averages



Source: CMHC Rental Market Report

It is important to note that the vacancy rate data is a measure of the primary rental market which includes rental units in privately initiated apartment structures containing at least three rental units. The secondary rental market includes properties containing fewer than three (3) units in addition to units rented within condominiums and subsidized housing. Background work completed for the 2018 Population, Housing and Employment Growth Forecast estimated the primary and secondary rental market totaled approximately 26,100 units in 2016. This included approximately 13,700 (53%) primary rental units and 12,400 (47%) secondary rental market units.

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Table 1 represents the vacancy rate data by geographic zone as defined by CMHC. A map illustrating the boundaries of the zones is included in Exhibit A. This map clearly shows that the low vacancy rate is a concern for the entire City and it is not strictly limited to the downtown area. The Rideau Heights, Marker's Acres and Strathcona zone currently have the lowest vacancy rate within the City at 0.4%.

Table 1 – Kingston CMA Vacancy Rate by Zone (2013 to 2018)

Zones	2013	2014	2015	2016	2017	2018
Zone 1 - Downtown	2.3	1.8	2.7	2.2	0.5	0.6
Zone 2 - Calvin/Polson Park and Portsmouth	1.9	1.7	1.4	2.1	0.7	0.5
Zone 3 - Rideau Heights, Marker's Acres, Strathcona	3.2	2.0	2.9	1.8	1.0	0.4
Zone 4 - Remainder of CMA	1.4	2.4	5.1	5.2	1.0	0.8
Kingston CMA	2.3	1.9	2.8	2.6	0.7	0.6

Source: CMHC Rental Market Report – Kingston CMA

For comparison, Table 2 presents the vacancy rates of other Ontario communities and the average vacancy rate over the last 20 years (1998-2018).

Table 2 – Vacancy Rates in Other Ontario Communities

Location	2013	2014	2015	2016	2017	2018	20 Year Average
Ontario	2.6	2.3	2.4	2.1	1.6	1.8	2.6
Kingston	2.3	1.9	2.8	2.7	0.7	0.6	2.0
Barrie	3.0	1.7	1.9	2.6	2.8	3.1	2.5
Guelph	1.8	1.3	1.1	0.9	1.2	1.4	2.3
Hamilton	3.4	2.2	3.4	3.6	2.3	3.1	3.0
London	3.3	2.9	2.9	2.1	1.8	2.3	3.2
Oshawa	2.0	1.8	1.7	1.7	2.0	2.6	2.5
Ottawa	3.0	2.8	3.5	3.1	1.7	1.6	2.2
Peterborough	5.0	3.1	3.6	1.2	1.1	1.5	3.1
St. Catharines-Niagara	4.2	3.6	2.8	2.2	1.4	2.5	3.3

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Windsor	6.1	4.5	3.8	2.8	2.4	2.9	6.6
Toronto	1.7	1.6	1.6	1.4	1.1	1.1	2.0
Average of Ontario metropolitan areas listed	3.3	2.5	2.6	2.2	1.7	2.1	

Source: CMHC Rental Market Report

Tables 1 and 2 illustrate that over the past six (6) years the vacancy rate in the Kingston CMA has been consistently below the 3% balanced market target. The vacancy rate is also on average lower than many other communities across Ontario, except for the City of Toronto which has had significant population growth in the last twenty (20) years. Kingston has historically experienced modest population growth. Therefore, it is reasonable to assume that the low vacancy rate has been driven more by the lack of supply than the demand due to population growth.

Average Market Rents

In 2018, the average rental rates were up by 2.7% to \$1,181 per month in the Kingston CMA¹. In 2017, the average rental rate was \$1,109 per month. Table 3 provides an overview of the average market rents by unit type. A very tight rental market over the years has most likely contributed to increases in rents that are now fairly close to larger cities and communities located in the GTA. Figure 2 shows the average rental rate for a one bedroom unit across a number of cities in Ontario.

Table 3 – Average Market Rent by Unit Type, Kingston CMA

Unit Type	2013	2014	2015	2016	2017	2018
Bachelor	\$676	\$662	\$679	\$694	\$729	\$744
One bedroom	\$859	\$888	\$915	\$941	\$975	\$1,007
Two bedroom	\$1,053	\$1,069	\$1,095	\$1,118	\$1,155	\$1,199
Three bedroom +	\$1,417	\$1,360	\$1,406	\$1,710	\$1,612	\$1,883
Average Rent	\$997	\$1,010	\$1,033	\$1,083	\$1,109	\$1,181

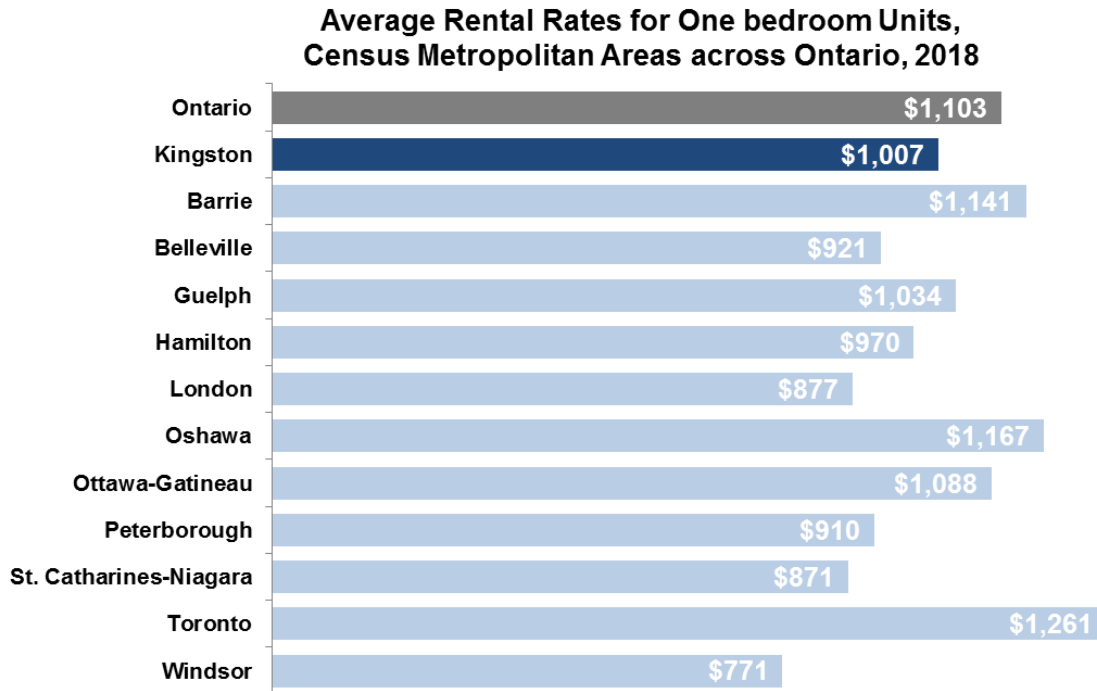
Source: CMHC Rental Market Report

¹ Source: Canadian Mortgage and Housing Corporation (CMHC) – Rental market report – Kingston CMA 2018

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Figure 2 – Average One Bedroom Rental Rates in CMA’s Across Ontario



Factors Impacting the Supply of New Dwelling Units

In order to better estimate the current and future supply of units in the City of Kingston, this section of the report identifies the various factors impacting the supply of units including an overview of trends in building permit issuance and the time until occupancy permits are issued; the number of projects currently under appeal to the LPAT; and the number of units with some degree of planning approval, including those that are nearing completion and introduction to the rental market.

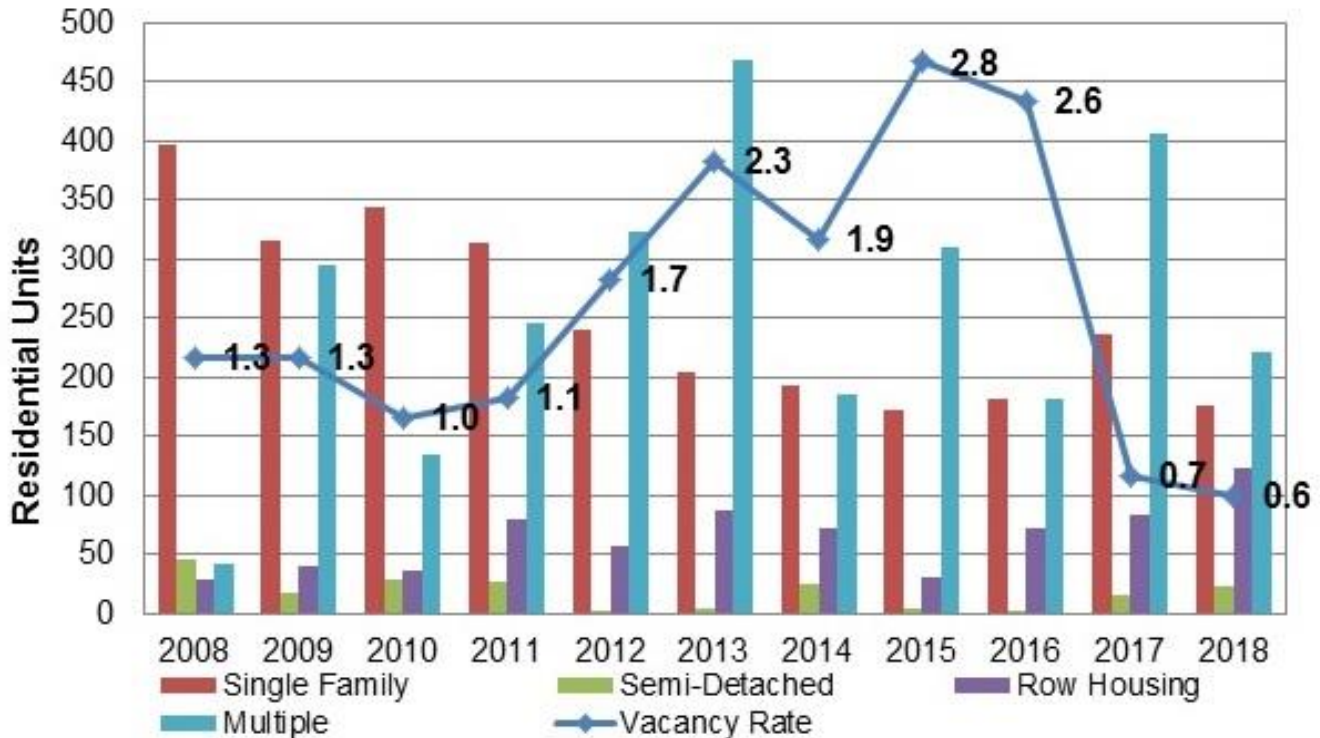
Building Permit Summary (2018) and Trends

In 2018, building permits were issued for 545 new residential units of which multiple unit dwellings represented approximately 40% (222 units). Over the past ten years, on average, the City has issued building permits for 591 units annually. The average annual supply of multiple unit dwellings over the past decade has been 256 units per year. Figure 3 illustrates the annual volume of building permits for new dwelling units by type issued since 2008 along with the vacancy rate.

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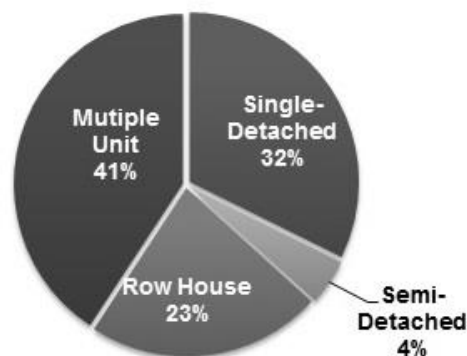
Figure 3 – Annual Residential Building Permit Activity & Primary Rental Market Vacancy Rate



Data Source: City of Kingston Building, Licensing, and Planning Department and CMHC Rental Market Report

Figure 4 illustrates the proportional split by dwelling type for building permits issued within the City of Kingston in 2018.

Figure 4 – Building Permits Issued by Dwelling Type (2018)



Source: City of Kingston Planning, Building & Licensing Services Department

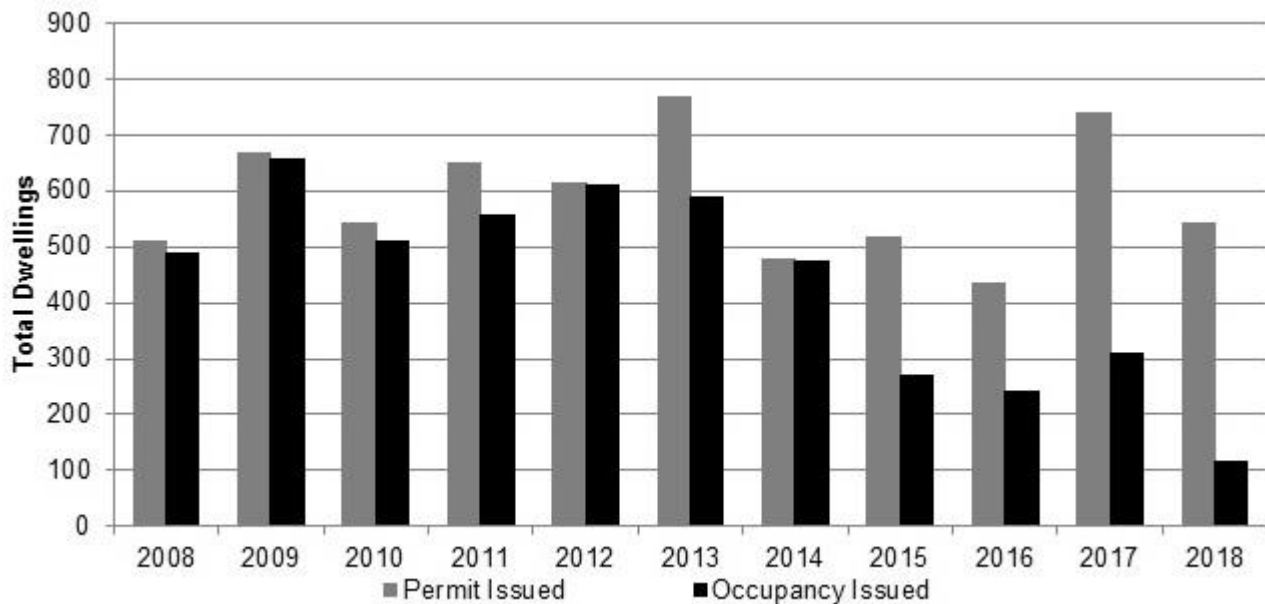
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As outlined in [Report Number 18-043](#) and reflected in Figure 3 above, there appears to be a lag between the issuance of a building permit for larger scale multiple unit developments (i.e. purpose-built rental apartments) and the impact of such development on the local vacancy rate. This is in many respects attributable to the time it takes to construct a larger project, generally being between two (2) and three (3) years from the commencement of construction to the receipt of final building occupancy. This trend is illustrated by the peak in multiple unit permits issued in 2012 and 2013 followed by an increase in rental vacancy in 2015 and 2016, when the related buildings had been constructed and could be occupied.

Figure 5 illustrates building permit issuance and occupancy permit issuance by year which demonstrates a declining volume of occupancy permits issued for completed units. Recognizing there is continued growth in the demand for rental housing, the limited increase in the supply of housing is likely to have a compounding effect on the vacancy rate. Accordingly it is important to understand the status of projects migrating to the market and some of the factors which may hinder the completion of residential projects.

Figure 5 – Annual Building Permit Issuance and Occupancy (2008 – 2018)



Source: City of Kingston Planning, Building & Licensing Services Department

Table 4 summarizes the status of larger multiple unit dwellings that have received some form of planning approvals and/or are currently under construction. The total number of residential units is estimated at 3,629 with 810 units that have received building permits between 2015 and 2018. The remaining estimated 2,819 residential units received Official Plan and/or Zoning approvals between 2014 and 2018 but have yet to satisfy site plan approval and obtain a building permit.

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Table 4 – Pending Multiple Unit Dwelling Construction

Address	OP / Zoning Approval	Site Plan Application	Site Plan Approval	Permit Issued	Number of Units	Occupancy Issued
1580 Bath Road	July 2004	July 2004	November 2005	May 2015	115	Pending
950 Centennial Drive	Various (2007 – 2017)	October 2015	September 2016	September 2016	165	Pending
1000 Old Mill Road (Building #1)	July 2014	August 2016	February 2017	February 2017	184	Partial Occupancy
1030 Old Mill Road (Building #2)	July 2014	May 2018	December 2018	October 2018	184	Pending
Old Mill Road (Building #3)	July 2014	Pending	Pending	Pending	184	Pending
845 Gardiners Road	November 2014	August 2017	March 2018	March 2018	162	Pending
780 Division Street	November 2010	February 2011	Pending	Pending	47	Pending
652 Princess Street	Aug. 2018	Apr. 2017	Pending	Pending	325	Pending
493 Princess Street	Ontario Municipal Board (OMB) Order 2017	December 2014	February 2019	Pending	190	Pending
464 Princess Street (333 University Avenue)	OMB Order 2017	December 2014	February 2019	Pending	204	Pending

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Address	OP / Zoning Approval	Site Plan Application	Site Plan Approval	Permit Issued	Number of Units	Occupancy Issued
2666 Princess Street	July 2018	March 2018	Pending	Pending	170	Pending
70 Barbara Avenue	November 2016	August 2017	Pending	Pending	116	Pending
797 King Street West	September 2018	December 2018	Pending	Pending	12	Pending
496/501 Frontenac Street	September 2014	March 2014	Pending	Pending	71	Pending
1163 Centennial Drive [Terra Verde]	March 2015	Pending	Pending	Pending	541	Pending
700 Gardiners Road [West Village]	April 2018	Pending	Pending	Pending	600	Pending
575-611 Princess Street & 510 Frontenac Street	June 2018	Pending	Pending	Pending	359	Pending
Total					3,629	

As outlined in [Report Number 18-043](#), there are a number of factors that influence the rate at which new dwellings are introduced into the rental market. These include, but are not limited to: the complexity of the legal framework through which approvals must be sought, including the legislated timelines for the different stages of development review and the time it takes to complete a detailed technical analysis; the delays caused by a project being appealed to the LPAT, formerly the OMB; the existence of technical limitations that may hinder the speed at which a project is able to move forward to construction (i.e. servicing capacity limitations, the need for additional technical study, the need for site remediation, etc.); and the potential lack of motivation, financial capacity, construction resourcing or other matters that affect the ability of a proponent to bring an approved project to market.

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Overall, the delays from Official Plan/Zoning approvals to site plan application or building permit applications can be as long as five (5) years. This is a significant issue that needs to be addressed as the City has the lowest vacancy rate in Canada. In order to bring the rate from its current low of 0.6% to a healthy rate of 3%, the City would need to see an additional 645 rental units added to the market. The introduction of units which have lingered in their advancement through the approvals process would have a positive impact on the vacancy rate. City staff working with the Mayor’s Task Force on Housing will need to tackle this issue and identify solutions that will motivate developers to proceed at a faster pace once they obtain their Official Plan/Zoning approvals.

Appeals to the LPAT

Appeals to the LPAT, formerly the OMB, have had a tangible impact on the completion of proposed housing projects. Table 5 highlights multiple unit development projects that are currently subject to an appeal to the Tribunal. As summarized in the Table, there are four larger scale development projects, proposing 873 dwelling units, currently associated with an LPAT appeal. It is important to note that previous OMB hearings have also created significant delays for projects such as 493 Princess Street and 464 Princess Street (333 University Avenue) which received initial zoning approval in 2015, were appealed to the OMB, received approval from the Board in 2017, and are only now in the process of finalizing site plan approval so as to obtain a building permit.

It is noted that on February 13, 2019, the LPAT released its decision pertaining to the project at 575-611 Princess Street and 510 Frontenac Street. The appeal was dismissed by the Tribunal, meaning that the proponent of the 359 unit project may now proceed with applications for site plan control approval and a building permit.

Table 5 – Applications at the Local Planning Appeal Tribunal

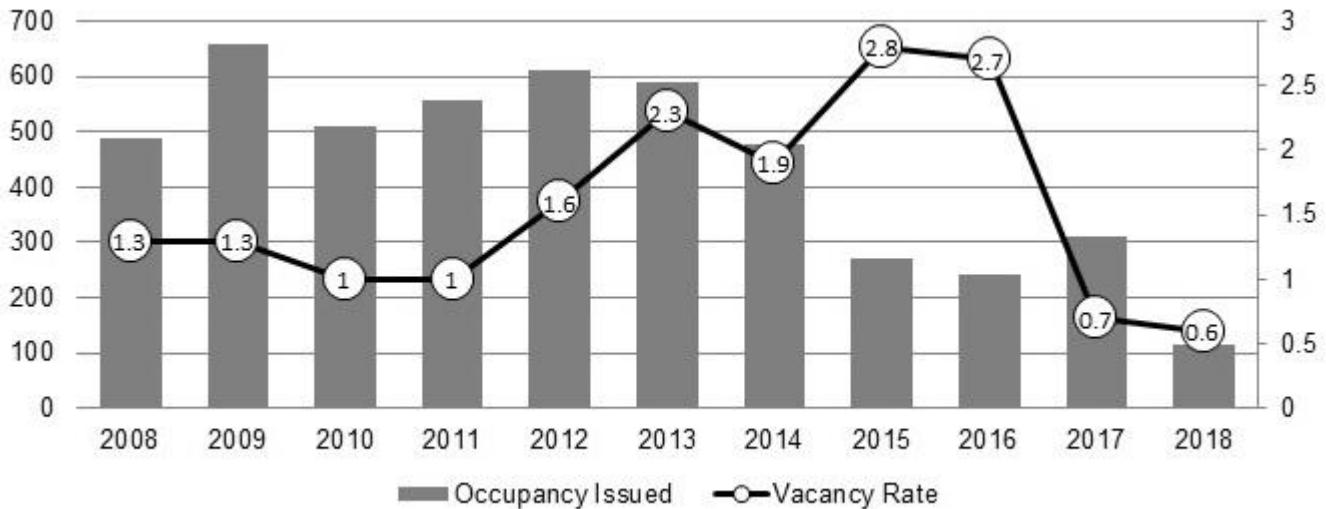
Project Address	Status	Units Proposed
48 Point St. Mark Drive	Hearing April 2019	95
51-57 Queen Street, 18 Queen Street, & 282 Ontario Street	Hearing February 2019	400
494-513 Frontenac Street	TBD	71
55 Ontario Street & 5 Lower Union Street	TBD	307
Total		873

As noted earlier, the City sees roughly 256 new multiple unit dwellings added to the market annually. The number of pending dwelling units and those that are subject to hearings before the Tribunal represents a significant future supply of this form of housing. In Kingston, where the vacancy rate is one of the lowest in Canada, the delays in construction and those associated with appeals to the Tribunal process have a tangible impact on the responsiveness of the market to the local demand for housing. When demand considerably outweighs supply, there can be an associated negative impact on the overall affordability of housing in the community.

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Figure 6 – Completed Units (City of Kingston) and Vacancy Rates (Kingston CMA), 2008-2018



Data Source: City of Kingston Planning, Building & Licensing Services Department and CMHC Rental Market Report

Decline in Housing Sales

An ongoing decline in housing sales in the Kingston CMA and a continued increase in average housing prices is affecting the demand for rental units. Rising borrowing costs without a similar rise in earnings have reduced the purchasing power of prospective borrowers. The first-time-buyers group was less active in the resale market which is reflected in this year’s decline in sales by 11%, and by the drop in the sales-to-new listings ratio². The increasing financial requirements associated with home ownership have further supported the demand for rental housing.

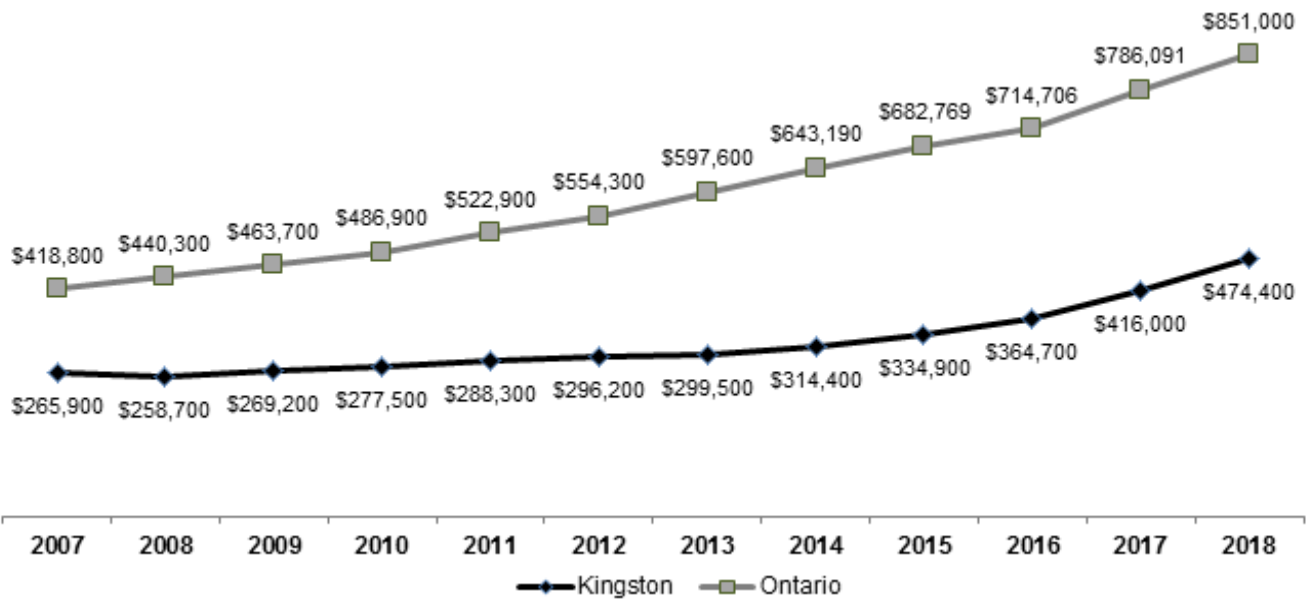
Table 7 provides an overview of the average price for newly constructed freehold and condominium units in Kingston between 2007 and 2018.

² Source: CMHC Rental Market Survey 2018

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Table 7 – Average New Construction Home Sales Price



Source: CMHC Market Absorption Survey; Housing Market Information Portal

Other Considerations

City staff is working on a variety of reports, updates and reviews that related to housing availability and affordability within the community.

1. Population Growth on the Demand for Rental Housing

The City is in the process of finalizing a Population, Housing and Employment (PHE) Forecast which is anticipated to be presented to Council in April, 2019. The Forecast looks at the factors affecting population, housing and employment change over a 30 year period (i.e. 2016 to 2046). The preliminary findings of the forecast identify factors that may have an effect on the demand for rental housing and the associated impact of such on rental vacancy. These include an expected increase in the population of people aged 65 and older, many of whom may look at downsizing their homes and may accordingly be inclined to enter the rental market. Secondly, consultation with the City’s post-secondary institutions has identified a commitment to the continued increase in student enrolment which is likely to support a continued increased demand for rental housing.

2. 10-Year Municipal Housing and Homelessness Plan – Five-Year Review

The City of Kingston is the Service Manager for housing and homelessness programming in the City of Kingston and the County of Frontenac. Under the Housing Services Act, 2011, Service Managers were obligated to develop a 10-Year Housing and Homelessness Plan. City Council approved the 10-Year Municipal Housing and Homelessness Plan (the Plan) in December of 2013. In 2019 the Service Manager is working on a provincially mandated five-year review of the Plan.

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The review process is currently in the environmental scan and needs assessment phase. Staff are working on a background document with a variety of updated housing data that will serve as the basis for further analysis and public engagement. Council will continue to be informed of the review process and a consultant will be retained to support the review process.

3. Mayor's Task Force on Housing

In February 2019, Council approved the mandate and composition for the Mayor's Task Force on Housing. The Task Force will provide evidence-informed and action-oriented observations and recommendations to Kingston City Council in order to increase and ensure the sustainability of the supply of a diverse range of housing for all residents in the City of Kingston. Every effort will be made to ensure efficiencies and synergies between the Mayor's Task Force on Housing and the five-year review process. It is anticipated that the Mayor's Task Force will report back to Council prior the end of 2019.

4. Second Residential Units

City staff are currently pursuing amendments the Official Plan and the implementing zoning by-laws to provide broader permissions for the creation of second residential units, also commonly referred to as "secondary suites". The Ministry of Municipal Affairs (MMA) has been working with the City to establish greater "as-of-right" permissions to support the creation of second residential units. The MMA refers to "as-of-right" permissions as the ability to apply for a building permit without having to make a development application (i.e. an Official Plan amendment, zoning by-law amendment, minor variance or site plan control application). The Ministry has been actively promoting the benefits of second residential units, noted to include:

- Increasing the stock of affordable rental accommodation in an area;
- Providing homeowners with an opportunity to earn additional income to help meet the costs of home ownership;
- Support changing demographics by providing more housing options for extended families or elderly parents, or for a live-in caregiver;
- Maximize densities and help create income-integrated communities, which support and enhance public transit, local businesses and the local labour markets, as well as make more efficient use of infrastructure; and
- Job creation in the local construction/renovation industry.

It is anticipated that a staff recommendation regarding Official Plan and zoning by-law amendments to support the broadening of permissions for second residential units will be presented to the Planning Committee and Council in the spring of 2019. Those interested in this work are invited to review the related [project webpage](#) on the City's Get Involved public engagement platform.

Notice Provisions:

Not applicable

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Accessibility Considerations:

Not applicable

Financial Considerations:

Not applicable

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John Henderson, Housing Program Administrator, Housing & Social Services

Cheryl Hitchen, Manager, Social Policy & Strategic Community Development

Laurie Dixon, Data Analysis Coordinator, Community Services

Exhibits Attached:

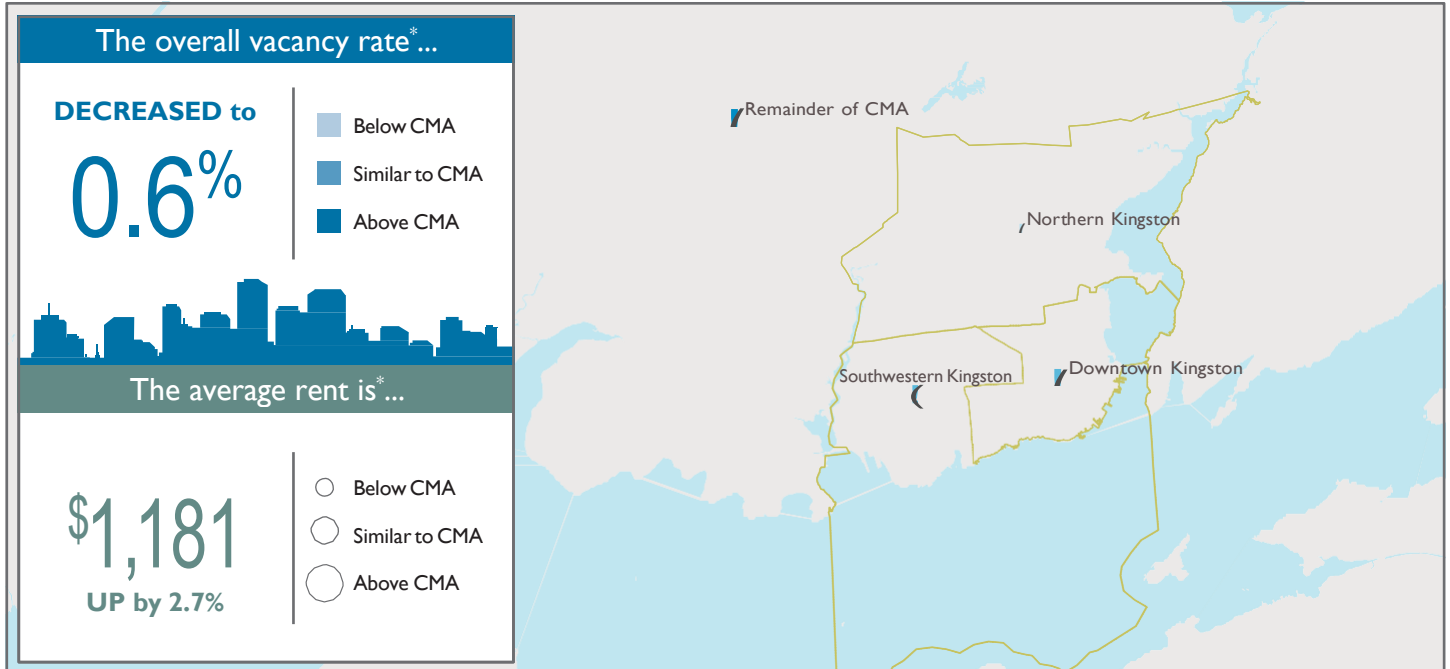
Exhibit A 2018 Rental Market Report, Kingston CMA

RENTAL MARKET REPORT

Kingston CMA



Date Released: 2018



PRIMARY RENTAL MARKET (by bedroom type)			
Bachelor	One bedroom	Two bedroom	Three or more bedrooms
1.2%	0.5%	0.6%	0.1%
Vacancy Rate	Vacancy Rate	Vacancy Rate	Vacancy Rate
\$745 Avg. Rent	\$1,008 Avg. Rent	\$1,200 Avg. Rent	\$1,998 Avg. Rent

“The rental vacancy rate in Kingston remained the lowest in Ontario. The number of newcomers and students is growing and many of them rent.”

Olga Golozub
Senior Analyst, Economics

*CMHC collects data on the primary and secondary rental market annually, in the fall. These data refer to the primary rental market, which only includes rental units in privately-initiated apartment structures containing at least three rental units. The secondary rental market covers rental dwellings that were not originally purpose-built for the rental market, including rental condominiums. The primary vacancy rate and rent level is based on all surveyed structures, while the rent increase is based only on structures common to the survey sample in both the current and previous year.

Key analysis findings

- Demand increased at a stronger pace than the increase in supply.
- Northern Kingston (Zone 3) registered the lowest vacancy rate within the CMA.
- The fixed sample¹ two-bedroom average rent increased by 2.0%, only slightly above the Ontario rent increase guideline of 1.8%.

Kingston's vacancy rate the lowest in Ontario for the second year in a row

After significant tightening² in rental market conditions in 2017, the vacancy rate in the Kingston Census Metropolitan Area (CMA) declined further to 0.6% from 0.7% a year ago, as demand for rental accommodations increased more than supply. The vacancy rate fell for the third consecutive year, reaching its lowest level since 1989. None of the changes in vacancy rates among bedroom counts were statistically significant, except for two-bedroom apartments.

Kingston has a history of relatively tight rental market conditions. Its 10-year average vacancy rate sits at 1.6% compared to Ontario's 2.4%. For the second year in a row, Kingston recorded the lowest vacancy rate among all 16 CMAs across Ontario. In fact, the number of vacant units would need to increase almost three times based on their 2018 number to bring the purpose-built apartment vacancy rate back to its 10-year average of 1.6%.

Demand outpaced supply

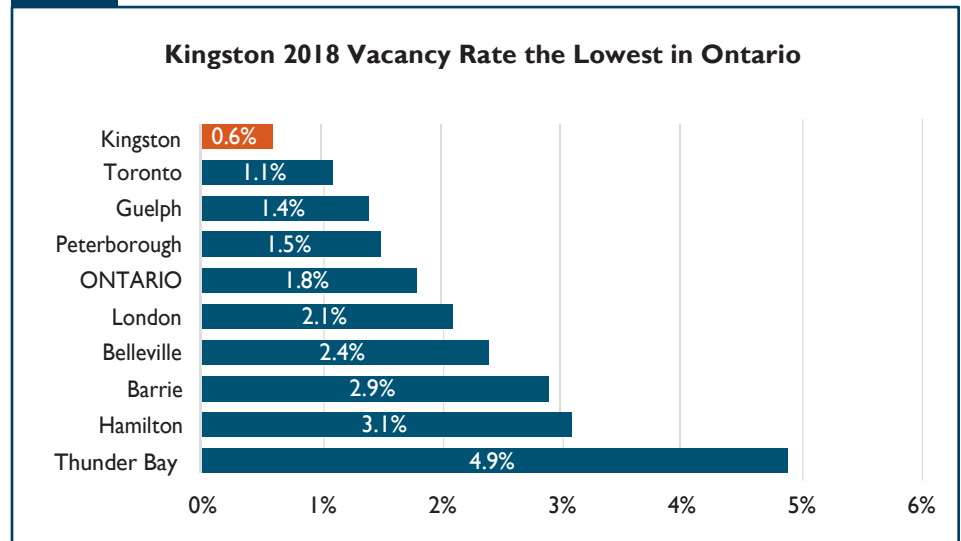
According to preliminary data from Immigration, Refugees and Citizenship Canada (IRCC) the number of permanent residents coming to Kingston from other countries in

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Figure 1



Source: CMHC, Rental Market Survey 2018

the first eight months of 2018 was up by 20% relative to the same period a year ago. Census results consistently show the vast majority of recent immigrants live in rental housing when they first arrive in Canada.

As one of Canada's most well-known destinations for post-secondary education, Kingston remains a strong draw for international students. According to the study permit holders' data from IRCC, more international students were studying in Kingston in the first eight months of 2018 compared

to the same period a year ago. International students tend to rent rather than own during their studies.

Rising borrowing costs without a similar rise in earnings have reduced the purchasing power of some prospective borrowers, mostly first-time buyers (FTB). The FTB group was less active in the resale market, which is reflected in this year's decline³ in sales by 11%, and by the drop in the sales-to-new listings ratio. Those, who continued renting have supported demand for rental accommodations.

¹ When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2017 and 2018 Fall Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

² Last year's 73% fall in the number of vacant purpose-built apartment units was the steepest decline in the last decade, when vacancy rate fell by nearly two percentage points to 0.7%, the lowest level since 1989.

³ The sales decline is calculated on a year-over-year basis at the end of Q3 2018 vs Q3 2017.

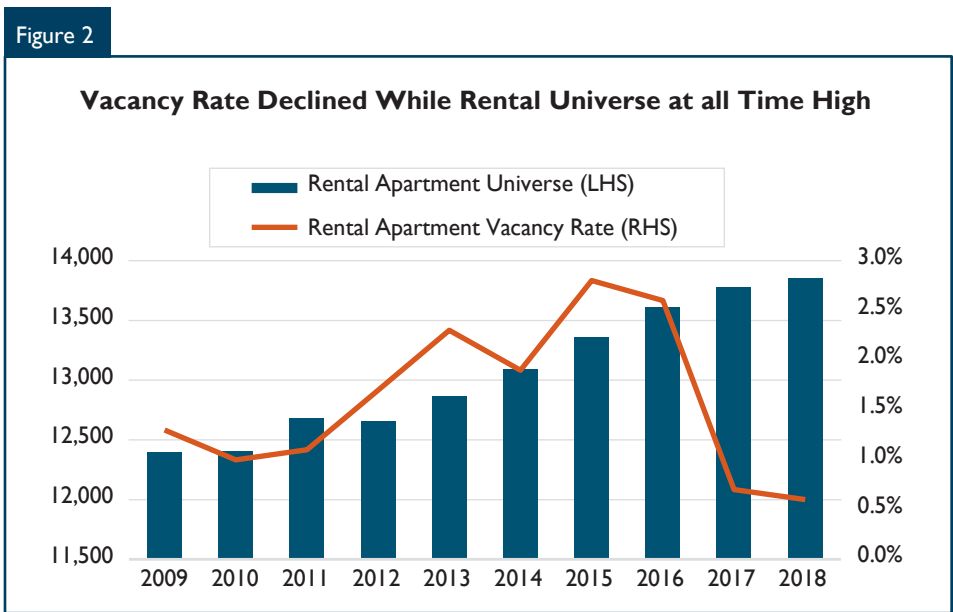
However, weak employment growth among one of the key renter age groups, 15 to 24, has limited the strength of rental demand this year and discouraged the formation of new households among a demographic group who are likely to remain part of their parents' households.

Supply increased at a slower pace

New rental supply is coming to the market at a slower rate than a few years ago. With 29 purpose-built rental apartment completions this year⁴, the net increase⁵ in the rental universe dropped to its lowest level since 2012. At 74 units, the growth in purpose-built rental apartment universe this year was 55% lower than the 166-unit increase in 2017 and 71% lower than in 2016.

Between July 2017 and June 2018, there were no completions of condominium apartments or condominium rows, a portion of which could have been offered as rental units supplementing rental supply. In August 2018, after the 2018

Rental Market Survey cut-off date, 184 purpose-built rental apartments were completed, which ultimately has increased the rental supply in the region and will be reflected in the 2019 universe. Moreover, as of November 2018, there were 330 rental apartments under construction (matching the 5-year average), meaning that in the latter part of 2019 and into 2020 there will be a greater number of newly completed units added to the existing rental stock alleviating some of the downward pressure on supply seen this year.



Source: CMHC, Rental Market Survey 2009-2018

Northern Kingston (Zone 3) registered lowest vacancy rate

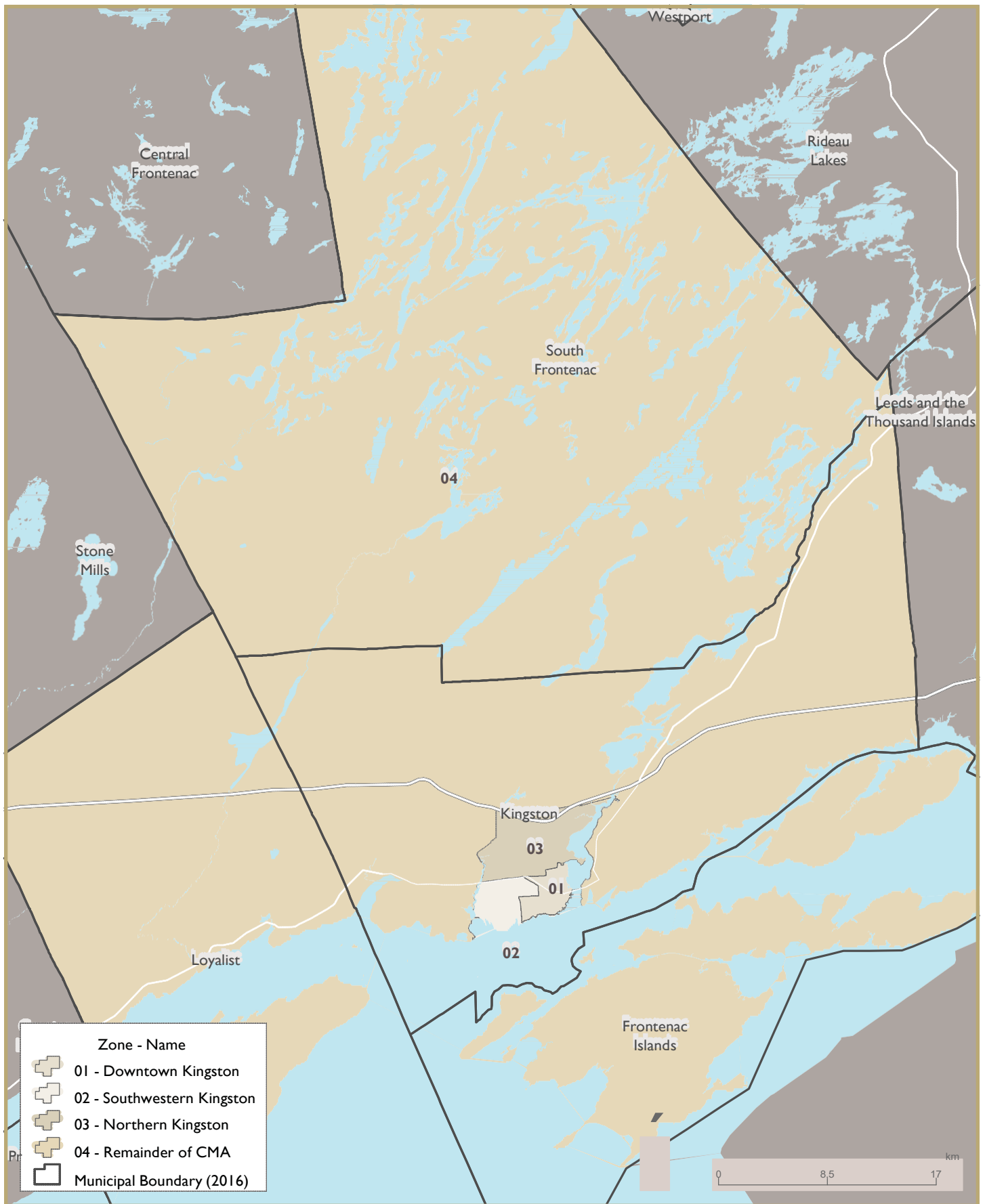
Among all Kingston submarkets (Zone 1 to 4) the vacancy rate declined only in Zone 3 – Northern Kingston (Rideau Heights, Grenville/Hillendale, Kingscourt and Strathcona Park). In three other submarkets, Zone 1, 2 and 4 the change in the vacancy rate was not statistically significant. The vacancy rate in suburban Zone 3 decreased for the third consecutive year to an all-time low of 0.4% and was the lowest among all submarkets. During the last three years, only 17 units or 7% of the total new additions occurred in this particular zone. Limited supply exerted a downward pressure on vacancy rate.

Tighter rental market conditions for this particular zone is emphasised by the fact that asking rents on vacant units were trading 5.1% higher than the average rents on occupied units in the same zone in October 2018.

Modest fixed sample rent increase

The fixed sample two-bedroom average rent increased by 2.0% between 2017 and 2018, almost matching the average weekly earnings increase of 2.5%. The rent increase was close to the 2018 Ontario rent increase guideline of 1.8%. At 23.1%, turnover rate in Kingston remained high compared to last year's rate of 25.6%. Since rent controls do not apply at turnover, landlords are allowed to increase rents at their discretion on apartments they turn over to new tenants. However, a stronger rent increase had already taken place last year, at 3.3%, likely limiting landlords to raise rents further in spite of strong demand conditions.

⁴ The cut-off date of a newly completed rental structure to be included in the Rental Market Survey is June 30.
⁵ Removal of units for renovation, conversion or demolition, as well as reinstatement back on the market (for example, after a renovation is completed) meant that the net supply of rental apartments increased by 74 units or 0.5%.
⁶ The change in the turnover rates between 2017 RMS and 2018 RMS was not statistically significant.



RMS ZONE DESCRIPTIONS - KINGSTON CMA	
Zone 1	Downtown Kingston - Southern and Eastern boundaries determined by Lake Ontario and the Cataraqui River respectively. Western boundary determined by the following streets: Sir John A Macdonald, Albert, Princess, Division and Montreal. Northern boundary determined by the following streets: Concession, Joseph and Railway.
Zone 2	Southwestern Kingston City - Southern and Western boundaries determined by Lake Ontario and the Little Cataraqui River respectively. Eastern boundary abuts Zone 1.
Zone 3	Northern Kingston City - Southern boundary determined by Zones 1 and 2. Eastern, Northern and Western boundaries determined by Kingston's former city limits.
Zone 4	Rest of Kingston CMA
Zones 1-4	Kingston CMA

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

- 1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 1.1.2 Average Rents (\$) by Zone and Bedroom Type
- 1.1.3 Number of Units in the Universe by Zone and Bedroom Type
- 1.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
- 1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
- 1.1.6 Turnover Rates (%) by Zone and Bedroom Type
- 1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
- 1.2.2 Average Rents (\$) by Year of Construction and Bedroom Type
- 1.2.3 Turnover Rates (%) by Year of Construction and Bedroom Type
- 1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
- 1.3.2 Average Rents (\$) by Structure Size and Bedroom Type
- 1.3.3 Vacancy Rates (%) by Structure Size and Zone
- 1.3.4 Turnover Rates (%) by Structure Size and Bedroom Type
- 1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Row (Townhouse) Data:

- 2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 2.1.2 Average Rents (\$) by Zone and Bedroom Type
- 2.1.3 Number of Units in the Universe by Zone and Bedroom Type
- 2.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
- 2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
- 2.1.6 Turnover Rates (%) by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

- 3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 3.1.2 Average Rents (\$) by Zone and Bedroom Type
- 3.1.3 Number of Units in the Universe by Zone and Bedroom Type
- 3.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
- 3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
- 3.1.6 Turnover Rates (%) by Zone and Bedroom Type

Available in the Halifax, Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

Rental Condominium Apartment Data

- 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
- 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents (\$) by Bedroom Type
- 4.1.3 Rental Condominium Apartments - Average Rents (\$) by Bedroom Type
- 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
- 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
- 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Project Size

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Kingston CMA											
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	
Kingston Zone 1	**	**	0.1 b	0.5 b -	1.0 d	0.9 d -	**	0.0 c	0.5 b	0.6 b -	
Kingston Zone 2	1.2 a	1.2 a -	0.5 a	0.4 a -	0.7 a	0.5 a -	**	0.0 d	0.7 a	0.5 a -	
Kingston Zone 3	**	**	1.1 a	0.3 a ↓	0.9 a	0.5 a ↓	0.0 d	0.0 d -	1.0 a	0.4 a ↓	
Kingston Zone 4	4.1 c	11.2 d ↑	0.8 a	1.1 a -	0.9 a	0.5 a ↓	**	1.9 c	1.0 a	0.8 a -	
Kingston CMA	1.0 a	1.2 d -	0.6 a	0.5 a -	0.9 a	0.6 a ↓	0.3 b	0.1 b -	0.7 a	0.6 a ↓	

1.1.2 Private Apartment Average Rents (\$) by Zone and Bedroom Type Kingston CMA											
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	
Kingston Zone 1	763 c	779 b	1,020 b	1,058 b	1,197 b	1,255 b	2,033 d	2,177	1,196 b	1,281 b	
Kingston Zone 2	719 a	747 a	887 a	913 a	1,078 a	1,129 a	1,182 b	2,089	999 a	1,123 b	
Kingston Zone 3	677 a	660 a	953 a	959 a	1,063 a	1,069 a	1,156 b	1,177	1,029 a	1,034 a	
Kingston Zone 4	603 a	640 a	1,035 b	1,081 a	1,345 a	1,405 a	1,209 b	1,472	1,233 a	1,293 a	
Kingston CMA	730 a	745 a	975 a	1,008 a	1,157 a	1,200 a	1,715 c	1,998	1,109 a	1,181 a	

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

I.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Kingston CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Kingston Zone 1	349	350	1,496	1,508	1,774	1,785	343	378	3,962	4,021
Kingston Zone 2	259	261	1,111	1,109	2,157	2,160	279	283	3,806	3,813
Kingston Zone 3	42	44	1,133	1,129	2,174	2,189	133	133	3,482	3,495
Kingston Zone 4	28	28	836	840	1,607	1,599	55	54	2,526	2,521
Kingston CMA	678	683	4,576	4,586	7,712	7,733	810	848	13,776	13,850

I.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Kingston CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Kingston Zone 1	**	n/a	**	n/a	2.4 c	n/a	**	n/a	2.0 c	n/a
Kingston Zone 2	1.2 a	n/a	1.9 b	n/a	1.5 b	n/a	**	n/a	1.6 a	n/a
Kingston Zone 3	**	n/a	2.2 b	n/a	1.6 b	n/a	0.0 d	n/a	1.9 b	n/a
Kingston Zone 4	**	n/a	2.2 b	n/a	1.3 a	n/a	**	n/a	1.7 b	n/a
Kingston CMA	3.4 d	n/a	2.0 b	n/a	1.7 a	n/a	0.4 b	n/a	1.8 a	n/a

n/a: As of 2018, the number of available units is no longer collected.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

I.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent ¹ by Zone and Bedroom Type Kingston CMA											
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	
	Kingston Zone 1	**	++	3.4 d	3.4 c	3.7 b	1.9 c	**	++	3.6 c	3.3 d
Kingston Zone 2	1.3 a	2.9 c	2.0 a	3.3 b	2.8 a	2.8 a	0.9 d	**	2.4 a	3.1 a	
Kingston Zone 3	3.5 c	3.5 d	4.7 c	2.5 c	3.7 b	1.5 c	++	**	3.8 c	2.2 c	
Kingston Zone 4	1.7 b	4.5 b	1.8 c	4.6 d	2.8 c	++	5.8 d	5.8 c	2.6 c	**	
Kingston CMA	4.2 d	++	3.1 b	3.3 b	3.3 b	2.0 b	2.6 c	**	3.1 b	2.7 a	

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

I.1.6 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Kingston CMA											
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	
Kingston Zone 1	**	**	**	21.7 d	**	25.3 d	**	**	**	**	
Kingston Zone 2	28.7 d	25.6 d	**	23.3 a	17.6 d	21.3 a	**	26.3 d	23.4 a	22.5 a	
Kingston Zone 3	**	**	**	21.6 d	**	20.8 a	**	**	**	20.6 a	
Kingston Zone 4	**	**	**	20.3 d	**	13.9 c	**	**	12.8 d	16.2 a	
Kingston CMA	**	**	26.0 d	21.8 a	22.0 d	20.4 a	**	**	25.6 d	23.1 a	

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Kingston CMA										
Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Kingston CMA										
Pre 1960	**	**	0.4 b	0.7 b -	0.5 b	1.4 d -	**	**	0.3 b	0.9 d -
1960 - 1974	1.7 b	1.6 b -	0.5 a	0.4 a -	1.3 a	0.5 a ↓	0.3 b	0.3 b -	1.0 a	0.5 a ↓
1975 - 1989	**	**	0.9 a	0.7 a -	0.9 a	0.6 a ↓	**	0.0 d	0.9 a	0.6 a ↓
1990 - 2004	-	**	**	0.3 a	0.7 a	0.1 a ↓	**	**	0.5 a	0.2 a ↓
2005+	**	**	0.5 b	0.4 a -	0.3 b	0.4 a -	0.0 d	0.0 d -	0.3 b	0.3 a -
Total	1.0 a	1.2 d -	0.6 a	0.5 a -	0.9 a	0.6 a ↓	0.3 b	0.1 b -	0.7 a	0.6 a ↓

1.2.2 Private Apartment Average Rents (\$) by Year of Construction and Bedroom Type Kingston CMA										
Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Kingston CMA										
Pre 1960	743 c	732 b	876 c	926 b	939 b	1,030 b	**	1,618 d	907 b	1,009 b
1960 - 1974	719 a	752 a	828 a	876 a	964 a	992 a	1,384 b	1,279 a	932 a	958 a
1975 - 1989	660 a	775 c	1,020 a	1,018 a	1,141 a	1,174 a	1,488 b	1,540 b	1,110 a	1,131 a
1990 - 2004	-	**	982 a	1,011 a	1,329 a	1,328 a	**	**	1,254 a	1,337 a
2005+	**	**	1,383 a	1,374 a	1,619 a	1,643 a	2,574 b	2,714 a	1,639 b	1,733 a
Total	730 a	745 a	975 a	1,008 a	1,157 a	1,200 a	1,715 c	1,998 b	1,109 a	1,181 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.2.3 Private Apartment Turnover Rates (%) by Year of Construction and Bedroom Type Kingston CMA											
Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	
Kingston CMA											
Pre 1960	**	**	**	**	**	**	**	**	**	**	**
1960 - 1974	**	22.8 d	27.8 d	20.7 d ↓	18.4 d	19.2 d -	**	**	23.9 d	20.8 a -	
1975 - 1989	**	**	**	22.8 a	**	21.4 a	**	**	**	22.3 a	
1990 - 2004	-	**	**	16.3 a	**	19.7 a	**	**	**	20.9 d	
2005+	**	**	**	22.1 a	**	14.9 c	**	40.6 a	**	20.8 a	
Total	**	**	26.0 d	21.8 a ↓	22.0 d	20.4 a -	**	**	25.6 d	23.1 a -	

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Kingston CMA											
Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	
Kingston CMA											
3 to 5 Units	**	**	**	**	**	**	**	**	0.3 b	**	
6 to 19 Units	**	0.0 d	0.4 b	0.0 c -	1.3 d	0.5 b -	**	0.0 d	0.8 d	0.2 b -	
20 to 49 Units	3.8 d	0.0 c ↓	0.3 b	1.0 a ↑	1.0 a	1.6 a ↑	0.0 d	1.0 d ↑	0.9 a	1.3 a -	
50 to 99 Units	2.5 b	5.0 a ↑	0.7 a	0.8 a -	1.1 a	0.4 a ↓	0.0 a	0.0 a -	1.0 a	0.7 a ↓	
100+ Units	0.0 a	0.0 a -	0.7 a	0.2 a ↓	0.4 a	0.3 a ↓	**	0.0 a	0.5 a	0.2 a ↓	
Total	1.0 a	1.2 d -	0.6 a	0.5 a -	0.9 a	0.6 a ↓	0.3 b	0.1 b -	0.7 a	0.6 a ↓	

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Kingston CMA																				
Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total											
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18										
Kingston CMA																				
3 to 5 Units	**	**	803	c	865	b	913	c	1,003	b	**	**	900	c	1,138	c				
6 to 19 Units	739	c	731	b	822	d	871	c	898	b	944	b	2,221	d	2,132	d	1,019	c	1,042	c
20 to 49 Units	707	b	728	a	886	a	929	a	977	a	1,022	a	1,647	c	1,648	c	977	a	1,024	a
50 to 99 Units	717	a	775	a	892	a	945	a	1,148	a	1,186	a	1,212	a	1,243	a	1,058	a	1,099	a
100+ Units	**	**	1,174	a	1,206	a	1,402	a	1,436	a	**	**	2,514	a	1,307	a	1,307	a	1,393	a
Total	730	a	745	a	975	a	1,008	a	1,157	a	1,200	a	1,715	c	1,998	b	1,109	a	1,181	a

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Kingston CMA																							
Zone	3-5		6-19		20-49		50-99		100+														
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18													
Kingston Zone 1	**	**	**	0.3	b	1.6	c	0.7	b	-	**	0.0	a	0.1	a	0.1	a	-					
Kingston Zone 2	**	0.0	c	0.5	b	0.3	b	-	1.2	a	1.5	a	-	0.9	a	1.0	a	↑	0.3	a	0.2	a	↓
Kingston Zone 3	**	**	**	**	0.0	d	0.4	b	1.2	a	↑	1.4	a	0.3	a	↓	0.8	a	0.2	a	↓		
Kingston Zone 4	**	**	**	**	0.0	c	1.2	a	2.0	a	↑	1.0	a	1.2	a	-	0.7	a	0.4	a	-		
Kingston CMA	0.3	b	**	0.8	d	0.2	b	-	0.9	a	1.3	a	-	1.0	a	0.7	a	↓	0.5	a	0.2	a	↓

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.3.4 Private Apartment Turnover Rates (%) by Structure Size and Bedroom Type Kingston CMA											
Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	
Kingston CMA											
3 to 5 Units	**	**	**	**	**	**	**	**	**	**	**
6 to 19 Units	**	**	**	**	**	**	**	**	**	**	26.0 d
20 to 49 Units	**	**	**	22.9 d	**	25.5 a	**	**	**	**	26.1 a
50 to 99 Units	38.9 a	26.0 d ↓	25.1 d	19.8 a ↓	**	16.6 a	**	12.1 d	**	**	17.7 a
100+ Units	**	**	**	23.5 a	**	19.8 a	**	27.7 d	**	**	21.4 a
Total	**	**	26.0 d	21.8 a ↓	22.0 d	20.4 a -	**	**	**	25.6 d	23.1 a -

1.4 Private Apartment Vacancy Rates (%) ¹ by Rent Range and Bedroom Type Kingston CMA											
Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	
Kingston CMA											
LT \$700	1.0 d	**	**	0.0 d	**	0.0 d	**	**	0.3 b	0.4 b -	
\$700 - \$799	0.7 b	0.0 d -	0.3 b	0.2 b -	0.8 d	0.0 d ↓	**	**	0.5 a	0.1 b ↓	
\$800 - \$899	**	**	0.6 a	0.4 a -	**	0.5 b	**	**	1.1 a	0.5 a -	
\$900 - \$999	**	**	0.9 a	0.1 b ↓	0.9 a	0.3 b ↓	**	**	0.9 a	0.3 a ↓	
\$1000 - \$1099	**	**	1.4 d	0.8 a -	1.9 b	1.0 a ↓	0.0 d	**	1.7 b	1.1 a -	
\$1100+	**	**	0.5 b	1.0 a -	0.6 a	0.5 a -	0.4 b	0.0 d -	0.5 a	0.6 a -	
Total	1.0 a	1.2 d -	0.6 a	0.5 a -	0.9 a	0.6 a ↓	0.3 b	0.1 b -	0.7 a	0.6 a ↓	

¹Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Kingston CMA											
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	
Kingston Zone 1	**	**	**	**	0.0	0.0	**	**	0.0	**	
Kingston Zone 2	-	-	-	-	-	-	**	**	**	**	
Kingston Zone 3	-	-	-	-	**	**	**	**	**	**	
Kingston Zone 4	-	-	-	-	**	**	1.5	1.5	1.5	1.4	
Kingston CMA	**	**	**	**	0.0	0.0	1.0	3.1	0.7	2.3	

2.1.2 Private Row (Townhouse) Average Rents (\$) by Zone and Bedroom Type Kingston CMA											
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	
Kingston Zone 1	**	**	**	**	927	991	**	**	931	**	
Kingston Zone 2	-	-	-	-	-	-	**	**	**	**	
Kingston Zone 3	-	-	-	-	**	**	**	**	**	**	
Kingston Zone 4	-	-	-	-	**	**	1,320	1,350	1,320	1,359	
Kingston CMA	**	**	**	**	927	1,042	1,241	1,308	1,143	1,218	

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Kingston CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Kingston Zone 1	2	2	19	19	50	50	32	32	103	103
Kingston Zone 2	0	0	0	0	0	0	36	36	36	36
Kingston Zone 3	0	0	0	0	1	1	2	2	3	3
Kingston Zone 4	0	0	0	0	4	4	134	134	138	138
Kingston CMA	2	2	19	19	55	55	204	204	280	280

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Kingston CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Kingston Zone 1	**	n/a	**	n/a	0.0 d	n/a	**	n/a	**	n/a
Kingston Zone 2	-	n/a	-	n/a	-	n/a	**	n/a	**	n/a
Kingston Zone 3	-	n/a	-	n/a	**	n/a	**	n/a	**	n/a
Kingston Zone 4	-	n/a	-	n/a	**	n/a	2.2 a	n/a	2.2 a	n/a
Kingston CMA	**	n/a	**	n/a	0.0 d	n/a	2.0 b	n/a	3.0 d	n/a

n/a: As of 2018, the number of available units is no longer collected.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent ¹ by Zone and Bedroom Type Kingston CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
	Kingston Zone 1	**	**	**	**	**	**	**	**	**
Kingston Zone 2	-	-	-	-	-	-	**	**	**	**
Kingston Zone 3	-	-	-	-	-	-	-	-	-	-
Kingston Zone 4	-	-	-	-	**	**	1.5 a	2.2 a	1.5 a	2.2 a
Kingston CMA	**	**	**	**	**	**	1.7 a	2.3 a	1.4 a	2.1 b

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

2.1.6 Private Row (Townhouse) Turnover Rates (%) by Zone and Bedroom Type Kingston CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Kingston Zone 1	**	**	**	**	**	**	**	**	**	**
Kingston Zone 2	-	-	-	-	-	-	**	**	**	**
Kingston Zone 3	-	-	-	-	**	**	**	**	**	**
Kingston Zone 4	-	-	-	-	**	**	**	3.4 d	**	3.2 d
Kingston CMA	**	**	**	**	**	**	**	**	**	**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%)											
by Zone and Bedroom Type											
Kingston CMA											
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	
Kingston Zone 1	**	**	0.1 b	0.5 b -	1.0 d	0.8 d -	**	**	0.5 b	0.7 a -	
Kingston Zone 2	1.2 a	1.2 a -	0.5 a	0.4 a -	0.7 a	0.5 a -	0.7 b	0.0 d -	0.7 a	0.5 a -	
Kingston Zone 3	**	**	1.1 a	0.3 a ↓	0.9 a	0.5 a ↓	0.0 d	0.0 d -	1.0 a	0.4 a ↓	
Kingston Zone 4	4.1 c	11.2 d ↑	0.8 a	1.1 a -	0.9 a	0.5 a ↓	1.8 c	1.6 a -	1.0 a	0.9 a -	
Kingston CMA	1.0 a	1.1 d -	0.5 a	0.5 a -	0.9 a	0.6 a ↓	0.4 b	0.6 a -	0.7 a	0.6 a -	

3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$)											
by Zone and Bedroom Type											
Kingston CMA											
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	
Kingston Zone 1	761 c	774 b	1,018 b	1,057 b	1,188 b	1,248 b	1,975 d	2,129 c	1,189 b	1,276 b	
Kingston Zone 2	719 a	747 a	887 a	913 a	1,078 a	1,129 a	1,155 b	1,984 d	1,000 a	1,122 b	
Kingston Zone 3	677 a	660 a	953 a	959 a	1,063 a	1,069 a	1,156 b	1,177 b	1,029 a	1,034 a	
Kingston Zone 4	603 a	640 a	1,035 b	1,081 a	1,345 a	1,405 a	1,299 a	1,385 a	1,238 a	1,296 a	
Kingston CMA	729 a	744 a	975 a	1,007 a	1,155 a	1,199 a	1,612 c	1,883 b	1,109 a	1,181 a	

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Kingston CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Kingston Zone 1	351	352	1,515	1,527	1,824	1,835	375	410	4,065	4,124
Kingston Zone 2	259	261	1,111	1,109	2,157	2,160	315	319	3,842	3,849
Kingston Zone 3	42	44	1,133	1,129	2,175	2,190	135	135	3,485	3,498
Kingston Zone 4	28	28	836	840	1,611	1,603	189	188	2,664	2,659
Kingston CMA	680	685	4,595	4,605	7,767	7,788	1,014	1,052	14,056	14,130

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Kingston CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Kingston Zone 1	**	n/a	**	n/a	2.3 c	n/a	**	n/a	2.0 c	n/a
Kingston Zone 2	1.2 a	n/a	1.9 b	n/a	1.5 b	n/a	1.3 d	n/a	1.6 a	n/a
Kingston Zone 3	**	n/a	2.2 b	n/a	1.6 b	n/a	0.0 d	n/a	1.9 b	n/a
Kingston Zone 4	**	n/a	2.2 b	n/a	1.3 a	n/a	3.0 c	n/a	1.8 a	n/a
Kingston CMA	3.4 d	n/a	2.1 b	n/a	1.7 a	n/a	0.8 a	n/a	1.8 a	n/a

n/a: As of 2018, the number of available units is no longer collected.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent ¹ by Zone and Bedroom Type Kingston CMA											
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	
	Kingston Zone 1	**	++	3.3 d	3.5 c	3.6 b	1.9 c	**	++	3.6 c	3.3 d
Kingston Zone 2	1.3 a	2.9 c	2.0 a	3.3 b	2.8 a	2.8 a	1.0 a	**	2.4 a	3.1 a	
Kingston Zone 3	3.5 c	3.5 d	4.7 c	2.5 c	3.7 b	1.5 c	++	**	3.8 c	2.2 c	
Kingston Zone 4	1.7 b	4.5 b	1.8 c	4.6 d	2.8 c	++	4.4 c	4.6 b	2.6 c	**	
Kingston CMA	4.2 d	++	3.1 b	3.3 b	3.3 b	2.0 b	2.5 c	4.6 d	3.1 b	2.7 a	

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

3.1.6 Private Row (Townhouse) and Apartment Turnover Rates (%) by Zone and Bedroom Type Kingston CMA											
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	
Kingston Zone 1	**	**	**	22.1 d	**	25.4 d	**	**	**	**	
Kingston Zone 2	28.7 d	25.6 d	**	23.3 a	17.6 d	21.3 a	**	25.8 d	23.4 a	22.5 a	
Kingston Zone 3	**	**	**	21.6 d	**	20.8 a	**	**	**	20.6 a	
Kingston Zone 4	**	**	**	20.3 d	**	13.8 c	**	**	12.9 d	15.5 a	
Kingston CMA	**	**	25.9 d	22.0 a	22.3 d	20.5 a	**	**	25.6 d	23.0 a	

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in the previous year vs. \$550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent levels, availability (outside Quebec), turnover and vacancy unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy, availability (outside Quebec), and turnover rates and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of percent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports. The rent levels in new and existing structures are also published. While the percent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR CONDOMINIUM APARTMENT SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the Condominium Apartment Survey (CAS) in late summer and early fall to estimate the relative strengths in the condo apartment rental market. The CAS collects the number of units being rented out and the vacancy and rent levels of these units in the following CMAs: Calgary, Edmonton, Gatineau, Halifax, Hamilton, Kelowna, Kitchener, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg. The CAS is conducted by telephone interviews and information is obtained from the property management company, condominium (strata) board, or building superintendent. If necessary, this data can be supplemented by site visits if no telephone contact is made.

CMHC publishes the number of units rented, vacancy rates and average rents from the Condominium Apartment Survey. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

RENTAL MARKET SURVEY (RMS) AND CONDOMINIUM APARTMENT SURVEY (CAS) DATA RELIABILITY

CMHC does not publish an estimate (e.g. Vacancy Rates and Average Rents) if the reliability of the estimate is too low or the confidentiality rules are violated. The ability to publish an estimate is generally determined by its statistical reliability, which is measured using the coefficient of variation (CV). CV of an estimate is defined as the ratio of the standard deviation to the estimate and CV is generally expressed a percentage. For example, let the average rent for one bedroom apartments in a given CMA be \bar{x} and its standard deviation be $\sigma_{\bar{x}}$. Then the Coefficient of Variation is given by $CV = \frac{\sigma_{\bar{x}}}{\bar{x}}$.

Reliability Codes for Proportions

CMHC uses CV, sampling fraction and universe size to determine the ability to publish proportions such as vacancy rates, availability rates and turnover rates. The following letter codes are used to indicate the level of reliability of proportions:

- a — Excellent
- b — Very good
- c — Good
- d — Fair (Use with Caution)
- ** — Poor — Suppressed
- ++ — Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category
- n/a — Not applicable

The following two tables indicate the level of reliability of proportions:

If the proportion is Zero (0) and sampling fraction is less than 100% then the following levels are assigned:

Sampling Fraction (%) range

Structures in Universe	(0,20]*	(20,40]	(40,60]	(60,80]	(80,100)
3 – 10	Poor	Poor	Poor	Poor	Poor
11 – 20	Poor	Fair	Fair	Fair	Good
21 – 40	Poor	Fair	Fair	Good	Very Good
41 – 80	Poor	Fair	Good	Good	Very Good
81+	Poor	Good	Good	Very Good	Very Good

*(0, 20] means sampling fraction is greater than 0% but less than or equal to 20%; others are similar.

Otherwise, the following table is used to determine the reliability level of proportions:

Coefficient of Variation (CV) %

Vacancy Rate 0	(0,5]	(5,10]	(10,16.5]	(16.5,33.3]	(33.3,50]	50+
(0,0.75]	Excellent	Excellent	Excellent	Excellent	Excellent	V. Good V. Good
(0.75,1.5]	Excellent	Excellent	Excellent	Excellent	Excellent	Fair Poor
(1.5,3]	Excellent	Excellent	Excellent	V. Good	Good	Poor Poor
(3,6]	Excellent	Excellent	V. Good	Good	Fair	Poor Poor
(6,10]	Excellent	Excellent	V. Good	Good	Poor	Poor Poor
(10,15]	Excellent	Excellent	Good	Fair	Poor	Poor Poor
(15,30]	Excellent	Excellent	Fair	Poor	Poor	Poor Poor
(30,100]	Excellent	Excellent	Poor	Poor	Poor	Poor Poor

Reliability Codes for Averages and Totals

CMHC uses the CV to determine the reliability level of the estimates of average rents and a CV cut-off of 10% for publication of totals and averages. It is felt that this level of reliability best balances the need for high quality data and not publishing unreliable data. CMHC assigns a level of reliability as follows (CV's are given in percentages):

- a — If the CV is greater than 0 and less than or equal to 2.5 then the level of reliability is **Excellent**.
- b — If the CV is greater than 2.5 and less than or equal to 5 then the level of reliability is **Very Good**.
- c — If the CV is greater than 5 and less than or equal to 7.5 then the level of reliability is **Good**.
- d — If the CV is greater than 7.5 and less than or equal to 10 then the level of reliability is **Fair**.
- ** — If the CV is greater than 10 then the level of reliability is **Poor**. (Do Not Publish)

Arrows indicate Statistically Significant Changes

Use caution when comparing statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. When applicable, tables in this report include indicators to help interpret changes:

- ↑ indicates the year-over-year change is a statistically significant increase.
- ↓ indicates the year-over-year change is a statistically significant decrease.
- indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.
- △ indicates that the change is statistically significant

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Turnover: A unit is counted as being turned over if it was occupied by a new tenant moved in during the past 12 months. A unit can be counted as being turned over more than once in a 12 month period.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 50,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

October 2017 and October 2018 data is based on Statistics Canada's 2016 Census area definitions.

Acknowledgement

The Rental Market Survey and the Condominium Apartment Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution CMHC is able to provide information that benefits the entire housing industry.

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