

# Ontario Communities Falling Behind on Homebuilding

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## Ontario's Six Years of Slow Housing Growth

- **Ontario's inability to build housing has led to record-low vacancy rates, soaring rents, record foodbank use, and an unofficial estimated 234,000 people experiencing homelessness.**<sup>1</sup>
- Over the last six years<sup>2</sup>, Ontario has ranked in the bottom half of provinces in terms of homebuilding per capita. In terms of homebuilding per 100 new residents, the province finishes 8th, ahead of only New Brunswick and Saskatchewan.
- The picture is only getting worse for Ontario. Recently released CMHC data shows that from January to October 2024, Ontario started 13,000 fewer homes than the previous period last year, while the rest of Canada started 14,000 more homes.
- Examining Canada's 100 largest communities paints a stark picture of Ontario's inability to build homes. Only three communities, Pickering, Oakville, and Kitchener, had housing starts per capita in the top 20. British Columbia had eight communities crack the top 20, while Quebec had 4.
- In contrast, the following Ontario municipalities take up 13 of the bottom 20 spots for per-capita homebuilding: Aurora, Brampton, Peterborough, St. Catharines, Ajax, Windsor, Burlington, Halton Hills, Sarnia, Sault Ste Marie, Sudbury, Thunder Bay, and North Bay.
- Only one Ontario city, Toronto, ranks in the top 20 for per-capita apartment unit starts.<sup>3</sup> At 15<sup>th</sup>, it ranks behind communities such as Burnaby, Moncton, and Gatineau.
- Ontario's inability to build housing, relative to other provinces, is also creating a brain drain. Over the last four years, over 100,000 more people have moved out of Ontario to other provinces than have moved from other provinces to Ontario.
- The province of Ontario, along with Ontario municipalities, needs to enact a series of substantial reforms, from zoning to development charges, if they have any hope of solving the housing crisis.

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<sup>1</sup> <https://www.thetrillium.ca/news/housing/ontarios-unofficial-estimate-of-homeless-population-is-234000-documents-9341464>

<sup>2</sup> Covering the period July 1, 2018 to June 30, 2024

<sup>3</sup> Figures for apartments and ground-oriented housing include freehold ownership, condominiums, and purpose-built rental. Ground-oriented housing includes single-detached, semi-detached, and row/townhouse homes.



## Benchmarking Homebuilding Performance

Over the past six years, from Canada Day 2018 to Canada Day 2024, Canada's population has grown by over 4.2 million people, requiring a substantial increase in Canada's housing supply. This rapid growth naturally leads to the question *Which communities are getting it done when it comes to homebuilding?*

There are a few different metrics we could use to assess performance. The first is comparing the number of housing starts relative to the increase in population. For every 100 persons the population rises, how many new homes are getting built, or at least started.<sup>4</sup> **Figure 1** uses Statistics Canada data on population growth<sup>5</sup> and housing starts<sup>6</sup> to give the number of housing starts, by housing type, per 100-person increase in population.

On our housing starts to population growth measure, Quebec leads the way at 47 new housing units per every 100-person increase in population, which is identical to the G7 average of 47 housing units per 100 persons.<sup>7</sup> At 28.6 units per 100 person increase in population, Ontario ranks 8<sup>th</sup>, just ahead of New Brunswick and Saskatchewan. Examining just apartment unit construction, which includes both condos and purpose-built rentals, Ontario is 4<sup>th</sup> but well behind both British Columbia and Quebec. On the other hand, when examining ground-oriented housing, which includes single-detached, semi-detached, and row housing, Ontario is in a virtual last-place tie with British Columbia.

A growing population needs more homes, but this metric does not necessarily imply that a jurisdiction is adding too few homes, as an alternate explanation is that it is adding too many people. As such, it is helpful to look at a second metric, which considers how many homes a province is building per capita. **Figure 2** examines the same data set but considers how many homes were built in that period relative to each province's 2018 population. Under this metric, Ontario moves up to 6<sup>th</sup> place, still well behind British Columbia. Its ranking of ground-oriented housing construction increases to 6<sup>th</sup> place as well, though it retains its 4<sup>th</sup> place ranking for apartment construction.

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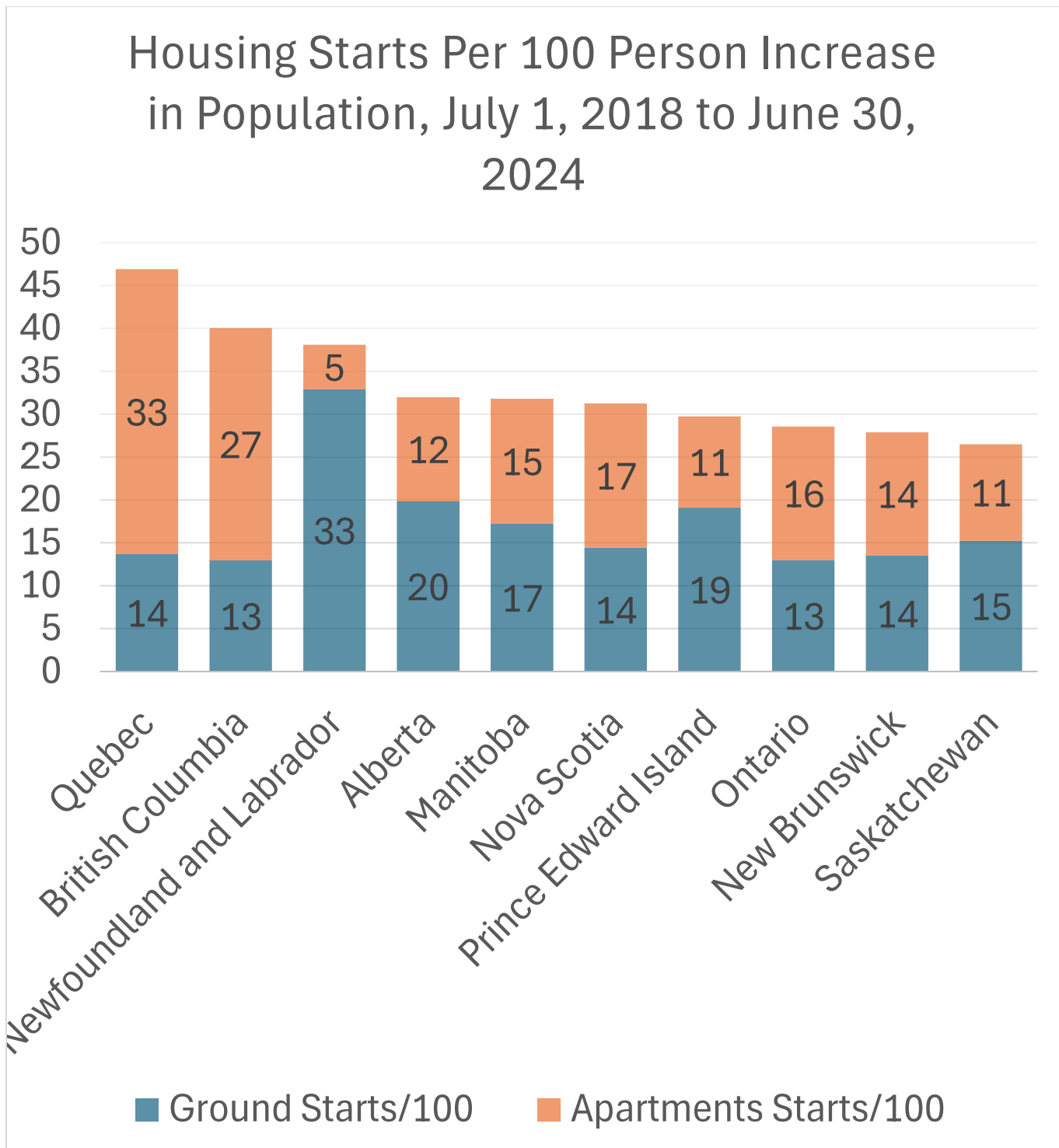
<sup>4</sup> Normally, we would look at housing completions, rather than housing starts, but recent changes to CMHC data collecting have made housing completions data unavailable for some parts of the country.

<sup>5</sup> <https://www150.statcan.gc.ca/t1/tbl1/en/cv.action?pid=1710000501>

<sup>6</sup> <https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=3410013501>

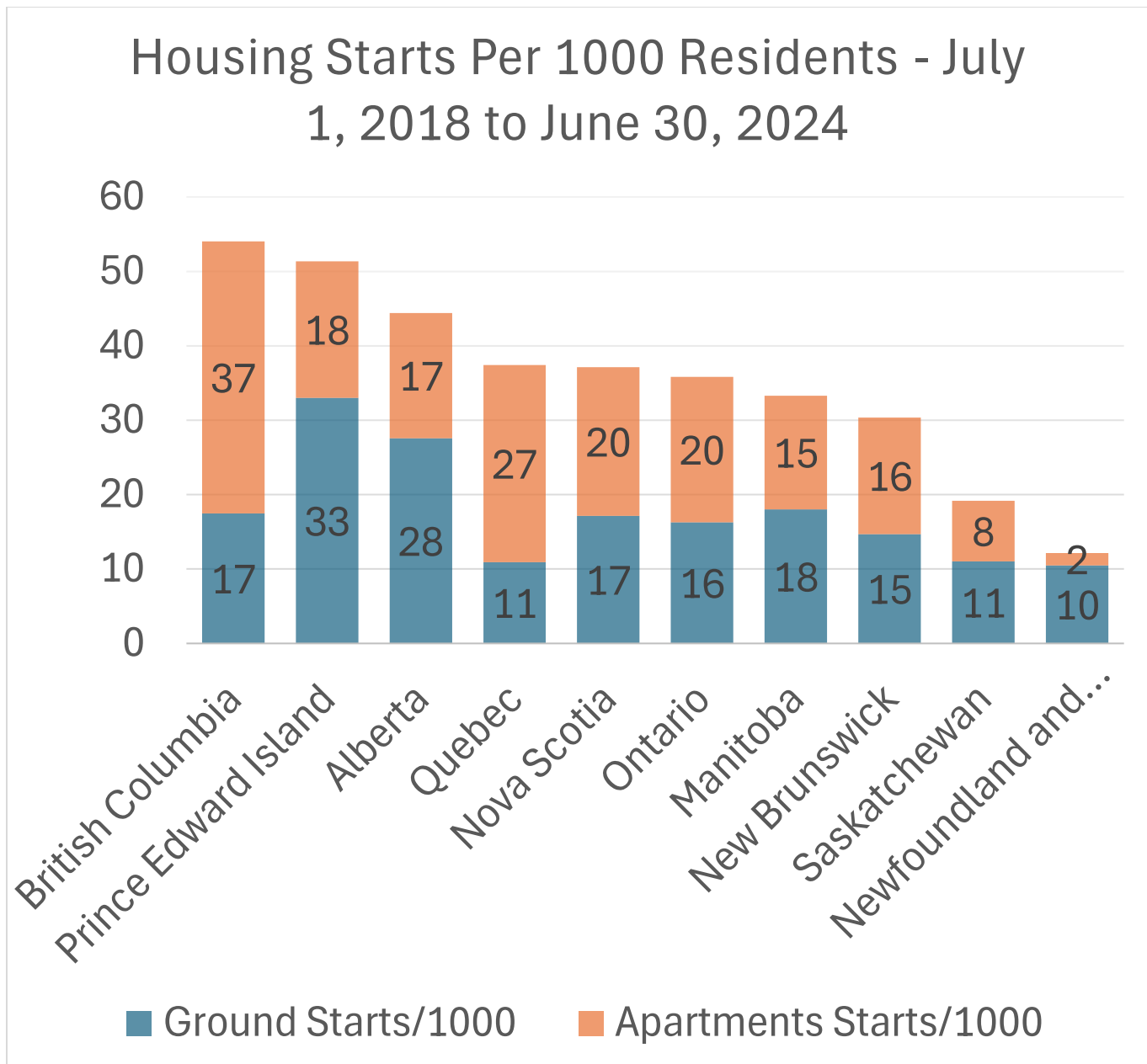
<sup>7</sup> <https://www.scotiabank.com/ca/en/about/economics/economics-publications/post.other-publications.housing.housing-note.housing-note--may-12-2021-.html>

Figure 1: Housing Starts Per 100 Person Increase in Population, July 1, 2018 to June 30, 2024<sup>8</sup>



<sup>8</sup> Sources: Statistics Canada. Population Growth Table 17-10-0005-01, Housing Starts 34-10-0135-01.

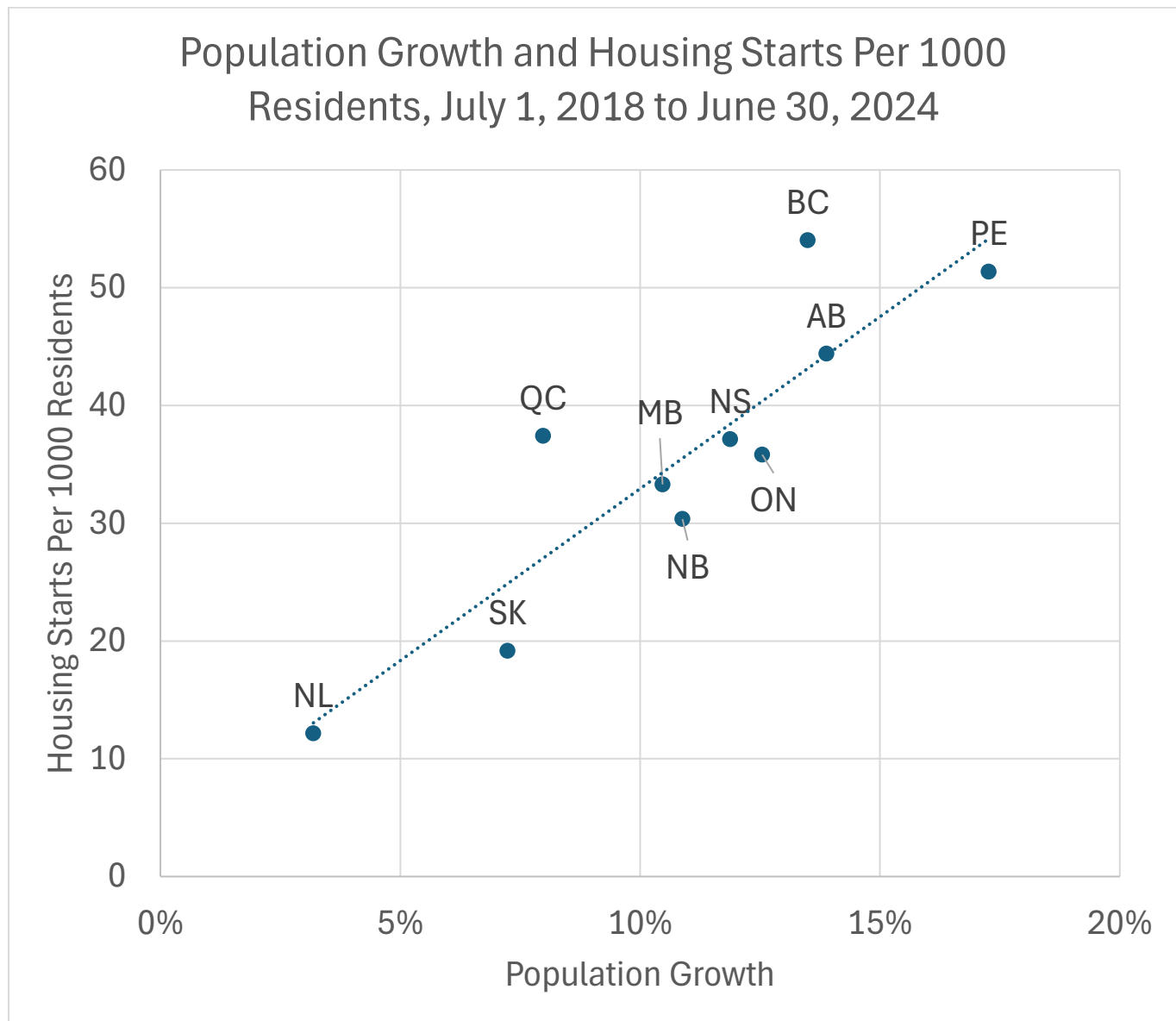
Figure 2: Housing Starts Per 1000 Residents, July 1, 2018 to June 30, 2024<sup>9</sup>



We can combine the insights of both Figure 1 and Figure 2 by creating a dot plot that compares population growth to the number of housing starts per 1000 residents during this period. Figure 3 shows that Quebec and British Columbia stand out positively when it comes to homebuilding relative to population growth. On the other hand, Saskatchewan, New Brunswick, and Ontario are clearly lagging.

<sup>9</sup> Sources: Statistics Canada. Population Growth Table 17-10-0005-01, Housing Starts 34-10-0135-01. Population figures used as of July 1, 2018.

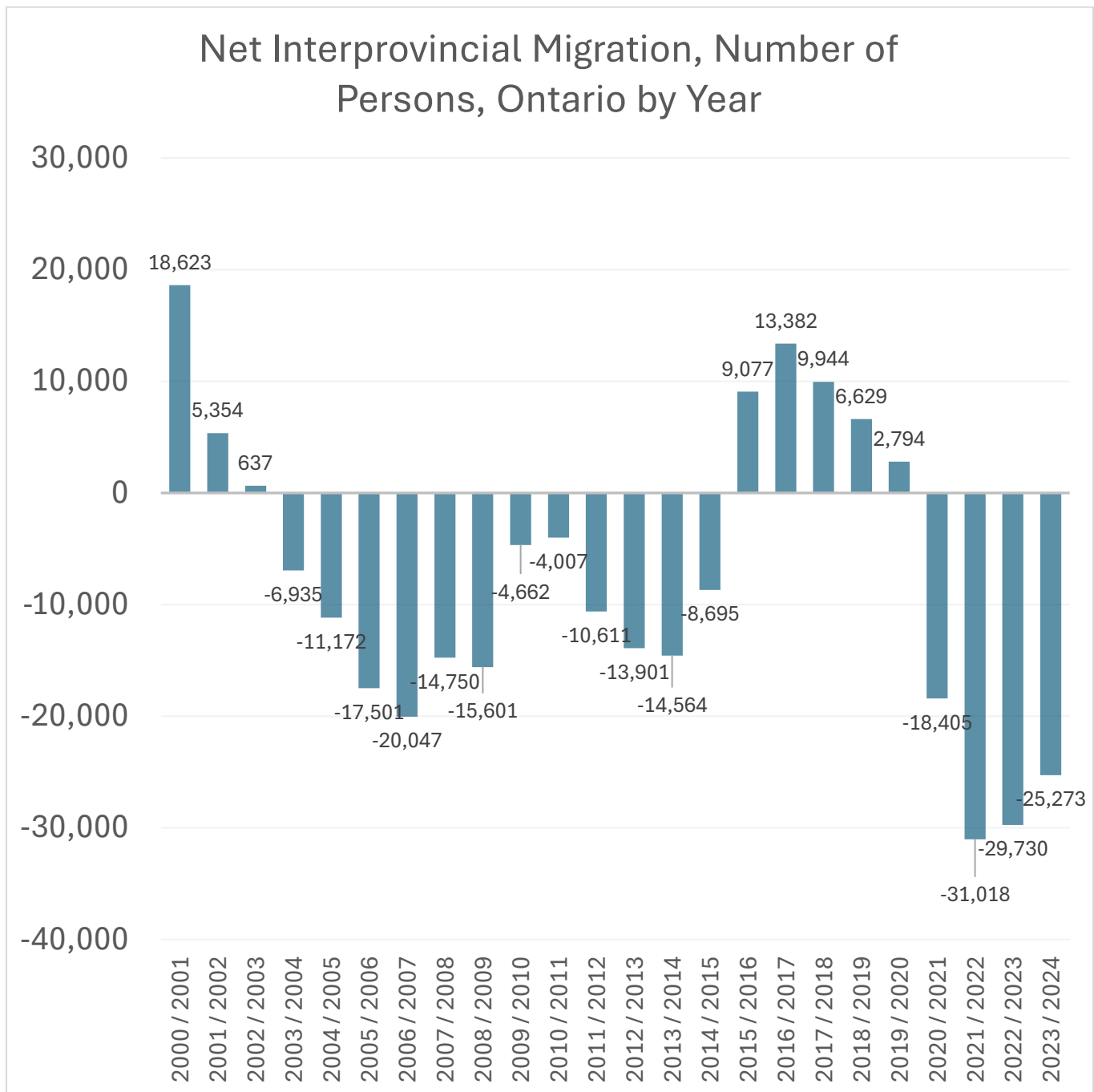
Figure 3: Housing Starts Per 1000 Residents and Population Growth, July 1, 2018 to June 30, 2024<sup>10</sup>



Ontario's lack of homebuilding, coupled with a relatively weak economy and the ability for some workers to work remotely, has led to a substantial outmigration in recent years. Figure 4 shows that more than 100,000 more people have left Ontario to live in another province than have moved in the opposite direction.

<sup>10</sup> Sources: Statistics Canada. Population Growth Table 17-10-0005-01, Housing Starts 34-10-0135-01. Population figures used as of July 1, 2018.

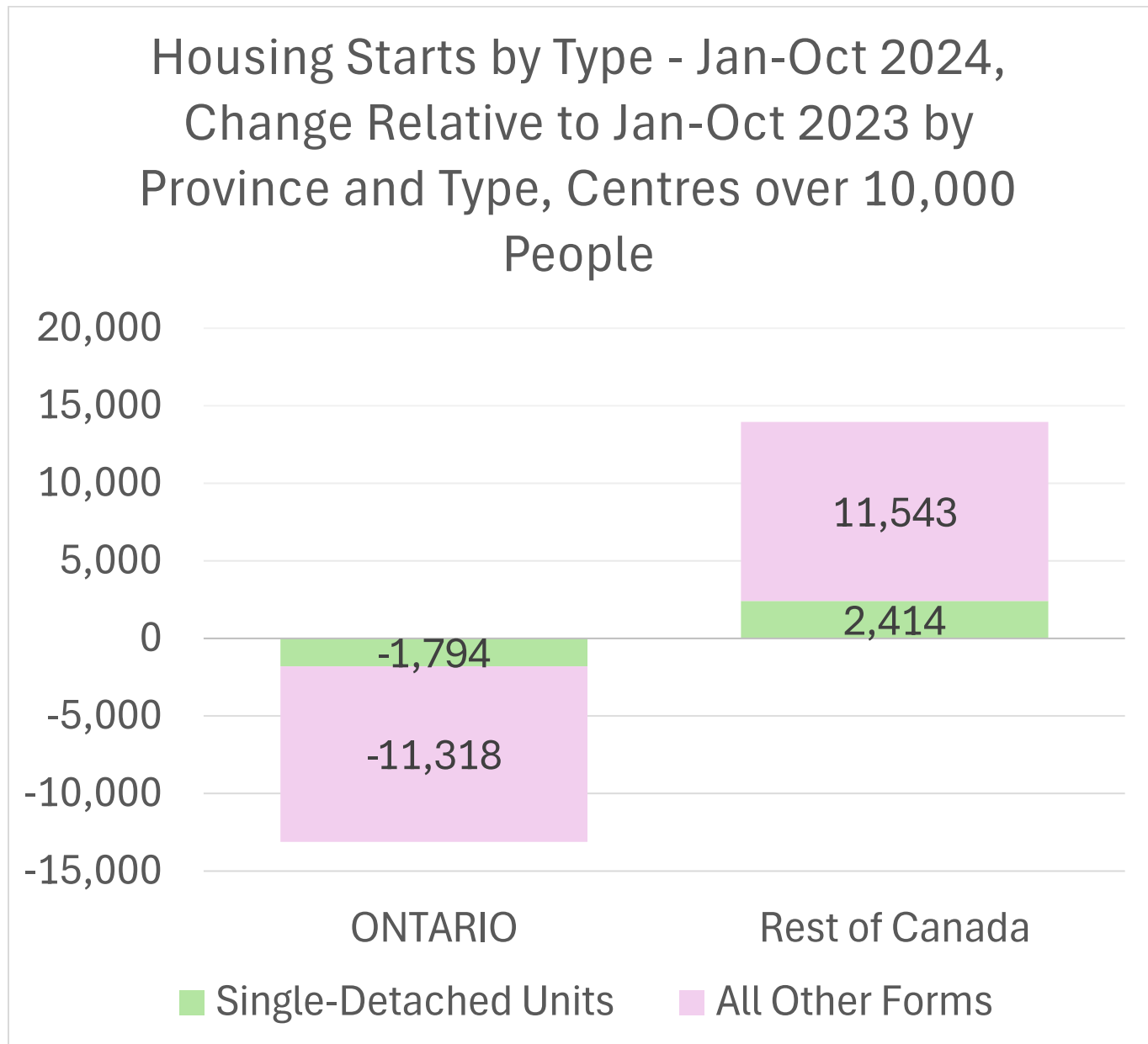
Figure 4: Housing Starts Per 1000 Residents and Population Growth, July 1, 2018 to June 30, 2024<sup>11</sup>



<sup>11</sup> Source: Statistics Canada. Table 17-10-0008-01.

The situation in Ontario is likely to get worse before it gets better. On November 18, 2024, the CMHC released data for housing starts in centres with over 10,000 people for January to October of 2024. As shown in Figure 5, housing starts for these communities in Ontario are down by 13,000 units, whereas they are up by 14,000 in the rest of Canada.

**Figure 6: Housing Starts By Type – Change Relative to 2023<sup>12</sup>**



<sup>12</sup> Author's calculation, from CMHC data obtained via von Bergmann's CMHC R package.

Using CMHC data, it is possible to drill down further and assess homebuilding performance at a municipal level. Using von Bergmann's CMHC R package<sup>13</sup>, my colleague Jesse Helmer obtained housing start data at the census subdivision level, along with Census 2021 population data. Examining performance for Canada's 24 cities with Census 2021 populations of over 220,000 shows that there are substantial differences in the homebuilding record of Canada's largest cities. Figure 6 shows that, among those 24 cities, Burnaby ranked the highest, with 92 units started for every 1000 residents<sup>14</sup>, where Windsor ranked last at just 15. Windsor's lack of homebuilding may help explain why Census 2021 also showed that the Windsor area had the 3<sup>rd</sup> highest proportion of 20–34-year-olds living with their parents in all of Canada.<sup>15</sup>

There are a multitude of reasons why one city has a better homebuilding record than another, from taxes to red tape to availability of development land. Demand-side factors also play a role, from local economic conditions to regional population growth. While relatively modest population growth can explain Regina's performance, as Saskatchewan has experienced relatively modest population growth in recent years, the same does not hold for Greater Toronto Area communities like Markham, Mississauga and Regina.

We can extend our analysis further by examining the 100 largest census subdivisions in Canada, which is every city and town with a Census 2021 population of over 51,000 people. Subsequent pages provide rankings, from 1 to 100, for the categories of *total housing starts per 1000 residents*, *apartment housing starts per 1000 residents* and *ground-oriented housing starts per 1000 residents*. Findings include:

- Only three communities in Ontario, Pickering, Oakville, and Kitchener, had housing starts per capita in the top 20. British Columbia had eight communities crack the top 20, while Quebec had 4.
- In contrast, the following Ontario municipalities take up 13 of the bottom 20 spots for per-capita homebuilding: Aurora, Brampton, Peterborough, St. Catharines, Ajax, Windsor, Burlington, Halton Hills, Sarnia, Sault Ste Marie, Sudbury, Thunder Bay, and North Bay.
- Only one Ontario city, Toronto, ranks in the top 20 for per-capita apartment unit starts. At 15<sup>th</sup>, it ranks behind communities such as Burnaby, Moncton, and Gatineau.
- Of the 40 Ontario communities ranked (see Figure 7), only 10 of 40 had per capita homebuilding rates above the average for the 100 communities on our list (39.4 per 1000 residents).

With housing starts projected to be under 100,000 units a year in 2025, 2026, and 2027, according to Ontario's 2024 *Fall Economic Statement*<sup>16</sup>, the province is in dire need of substantial reforms if it has any hope of addressing the housing crisis.

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<sup>13</sup> [https://mountainmath.github.io/canadian\\_data/intro/intro\\_cmhc.html](https://mountainmath.github.io/canadian_data/intro/intro_cmhc.html)

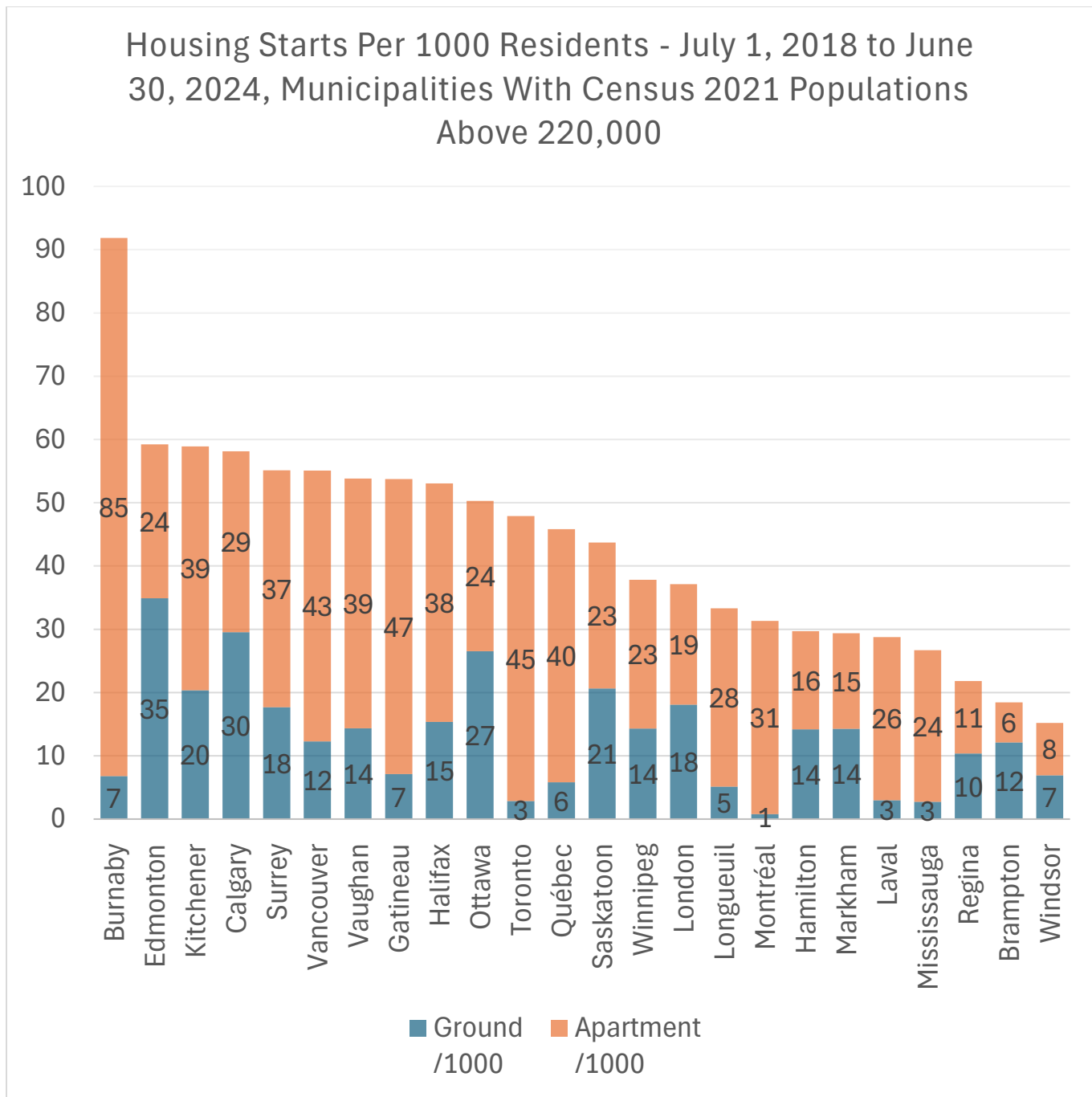
<sup>14</sup> Where the number of residents is defined by the city's Census 2021 population figure.

<sup>15</sup> <https://www150.statcan.gc.ca/n1/daily-quotidien/220713/dq220713a-eng.htm>

<sup>16</sup> <https://budget.ontario.ca/2024/fallstatement/pdf/2024-fall-statement-en.pdf>



Figure 6: Housing Starts Per 1000 Residents, Canada's 24 Largest Census Subdivisions<sup>17</sup>



<sup>17</sup> Author's calculation, from CMHC data obtained via von Bergmann's CMHC R package.

**Figure 7: Housing Start Rankings for Ontario Census Subdivisions<sup>18</sup>**

Community	TOTAL (Rank)	Apartment (Rank)	Ground (Rank)	Community	TOTAL (Rank)	Apartment (Rank)	Ground (Rank)
Pickering	9	36	2	Niagara Falls	65	79	22
Oakville	12	24	12	Markham	66	59	45
Kitchener	16	23	26	Mississauga	70	43	98
Vaughan	23	21	43	Norfolk County	73	97	17
Ottawa	29	44	13	Kawartha Lakes	75	87	28
Welland	30	65	5	Chatham-Kent	77	82	37
Toronto	32	15	97	Newmarket	78	69	59
Barrie	37	48	19	Aurora	81	90	41
Milton	38	62	8	Brampton	83	81	54
Caledon	44	99	3	Peterborough	84	75	67
Kingston	45	38	52	St. Catharines	85	67	85
London	47	52	32	Ajax	87	88	56
Brantford	49	76	10	Windsor	88	78	79
Oshawa	50	57	25	Burlington	89	74	87
Cambridge	53	73	16	Halton Hills	91	93	61
Richmond Hill	56	68	21	Sarnia	95	86	83
Clarington	57	72	18	Sault Ste. Marie	96	92	80
Guelph	62	51	64	Greater Sudbury	97	96	74
Belleville	63	85	15	Thunder Bay	99	89	95
Hamilton	64	58	46	North Bay	100	98	84

<sup>18</sup> Source: Author's calculation, from CMHC data obtained via von Bergmann's CMHC R package.

# Rankings – Total Housing Starts Per 1000 Residents

## Ranking – July 1, 2018 to July 2024 – 1 Through 34

TOTAL (Rank)	Community	Prov	Starts /1000	Census 2021 Population	Total Starts
1	Burnaby	BC	91.8	249,125	22,882
2	Mascouche	QC	90.2	51,183	4,619
3	Kelowna	BC	89.6	144,576	12,952
4	Coquitlam	BC	89.2	148,625	13,264
5	Langley	BC	85.7	132,603	11,361
6	Mirabel	QC	84.4	61,108	5,160
7	Lévis	QC	77.6	149,683	11,609
8	North Vancouver	BC	76.7	58,120	4,460
9	Pickering	ON	75.5	99,186	7,493
10	Airdrie	AB	72.3	74,100	5,357
11	Moncton	NB	69.6	79,470	5,533
12	Oakville	ON	64.5	213,759	13,785
13	Victoria	BC	63.5	91,867	5,830
14	Fredericton	NB	60.8	63,116	3,840
15	Edmonton	AB	59.2	1,010,899	59,862
16	Kitchener	ON	58.9	256,885	15,133
17	Calgary	AB	58.1	1,306,784	75,982
18	Nanaimo	BC	57.0	99,863	5,693
19	New Westminster	BC	56.7	78,916	4,478
20	Brossard	QC	55.4	91,525	5,068
21	Surrey	BC	55.1	568,322	31,341
22	Vancouver	BC	55.1	662,248	36,493
23	Vaughan	ON	53.8	323,103	17,393
24	Gatineau	QC	53.7	291,041	15,637
25	Saint-Hyacinthe	QC	53.4	57,239	3,057
26	Halifax	NS	53.0	439,819	23,330
27	Drummondville	QC	52.0	79,258	4,122
28	Sherbrooke	QC	51.4	172,950	8,889
29	Ottawa	ON	50.3	1,017,449	51,171
30	Welland	ON	49.2	55,750	2,744
31	Saint-Jérôme	QC	48.3	80,213	3,877
32	Toronto	ON	47.9	2,794,356	133,846
33	Richmond	BC	47.4	209,937	9,951
34	Granby	QC	47.3	69,025	3,263

## Rankings – Total Housing Starts Per 1000 Residents Ranking – July 1, 2018 to July 2024 – 35 Through 68

<b>TOTAL (Rank)</b>	<b>Community</b>	<b>Prov</b>	<b>Starts /1000</b>	<b>Census 2021 Population</b>	<b>Total Starts</b>
35	Chilliwack	BC	46.5	93,203	4,338
36	Québec	QC	45.8	549,459	25,190
37	Barrie	ON	45.3	147,829	6,693
38	Milton	ON	45.2	132,979	6,008
39	North Vancouver	BC	44.8	88,168	3,948
40	Saskatoon	SK	43.7	266,141	11,633
41	Maple Ridge	BC	42.8	90,990	3,892
42	St. Albert	AB	40.8	68,232	2,781
43	Terrebonne	QC	40.7	119,944	4,883
44	Caledon	ON	39.9	76,581	3,052
45	Kingston	ON	38.3	132,485	5,074
46	Winnipeg	MB	37.8	749,607	28,339
47	London	ON	37.1	422,324	15,683
48	Abbotsford	BC	37.0	153,524	5,687
49	Brantford	ON	36.8	104,688	3,848
50	Oshawa	ON	36.0	175,383	6,322
51	Kamloops	BC	35.0	97,902	3,426
52	Trois-Rivières	QC	34.4	139,163	4,789
53	Cambridge	ON	33.7	138,479	4,665
54	Longueuil	QC	33.3	254,483	8,481
55	Strathcona County	AB	33.3	99,225	3,300
56	Richmond Hill	ON	33.1	202,022	6,680
57	Clarington	ON	32.9	101,427	3,336
58	Montréal	QC	31.3	1,762,949	55,225
59	Prince George	BC	30.8	76,708	2,359
60	Port Coquitlam	BC	30.7	61,498	1,890
61	Lethbridge	AB	30.2	98,406	2,971
62	Guelph	ON	30.1	143,740	4,325
63	Belleville	ON	29.8	55,071	1,641
64	Hamilton	ON	29.7	569,353	16,920
65	Niagara Falls	ON	29.6	94,415	2,790
66	Markham	ON	29.4	338,503	9,943
67	Brandon	MB	28.9	51,313	1,484
68	Laval	QC	28.8	438,366	12,618

## Rankings – Total Housing Starts Per 1000 Residents Ranking – July 1, 2018 to July 2024 – 69 Through 100

<b>TOTAL (Rank)</b>	<b>Community</b>	<b>Prov</b>	<b>Starts /1000</b>	<b>Census 2021 Population</b>	<b>Total Starts</b>
69	Blainville	QC	26.7	59,819	1,599
70	Mississauga	ON	26.7	717,961	19,163
71	Repentigny	QC	26.6	86,100	2,288
72	Saint-Jean-sur-Richelieu	QC	26.0	97,873	2,540
73	Norfolk County	ON	25.5	67,490	1,723
74	Delta	BC	25.2	108,455	2,733
75	Kawartha Lakes	ON	24.3	79,247	1,922
76	Regina	SK	21.8	226,404	4,944
77	Chatham-Kent	ON	21.7	103,988	2,257
78	Newmarket	ON	21.4	87,942	1,883
79	Saint John	NB	21.0	69,895	1,465
80	Saguenay	QC	19.0	144,723	2,748
81	Aurora	ON	18.8	62,057	1,167
82	Saanich	BC	18.8	117,735	2,212
83	Brampton	ON	18.4	656,480	12,102
84	Peterborough	ON	18.4	83,651	1,540
85	St. Catharines	ON	17.2	136,803	2,349
86	Grande Prairie	AB	16.3	64,141	1,047
87	Ajax	ON	16.0	126,666	2,026
88	Windsor	ON	15.2	229,660	3,493
89	Burlington	ON	14.7	186,948	2,754
90	Red Deer	AB	14.3	100,844	1,443
91	Halton Hills	ON	13.6	62,951	855
92	Medicine Hat	AB	12.8	63,271	812
93	Cape Breton	NS	12.4	93,694	1,162
94	St. John's	NL	12.1	110,525	1,333
95	Sarnia	ON	10.7	72,047	769
96	Sault Ste. Marie	ON	10.2	72,051	733
97	Greater Sudbury	ON	9.4	166,004	1,553
98	Wood Buffalo	AB	8.2	72,326	595
99	Thunder Bay	ON	8.1	108,843	879
100	North Bay	ON	6.9	52,662	366

## Rankings – Apartment Unit Starts Per 1000 Residents Ranking – July 1, 2018 to July 2024 – 1 Through 34

<b>TOTAL (Rank)</b>	<b>Community</b>	<b>Prov</b>	<b>Starts /1000</b>	<b>Census 2021 Population</b>	<b>Apt Starts</b>
1	Burnaby	BC	85.0	249,125	22,882
2	Mascouche	QC	77.9	51,183	4,619
3	Coquitlam	BC	72.3	148,625	13,264
4	North Vancouver	BC	67.1	58,120	4,460
5	Lévis	QC	63.7	149,683	11,609
6	Kelowna	BC	63.2	144,576	12,952
7	Victoria	BC	58.7	91,867	5,830
8	Mirabel	QC	52.7	61,108	5,160
9	Brossard	QC	50.9	91,525	5,068
10	Moncton	NB	50.7	79,470	5,533
11	Langley	BC	48.0	132,603	11,361
12	Saint-Hyacinthe	QC	47.2	57,239	3,057
13	Gatineau	QC	46.6	291,041	15,637
14	New Westminster	BC	46.1	78,916	4,478
15	Toronto	ON	45.0	2,794,356	133,846
16	Fredericton	NB	44.3	63,116	3,840
17	Vancouver	BC	42.8	662,248	36,493
18	Nanaimo	BC	41.4	99,863	5,693
19	Québec	QC	40.0	549,459	25,190
20	Saint-Jérôme	QC	39.7	80,213	3,877
21	Vaughan	ON	39.5	323,103	17,393
22	Sherbrooke	QC	38.6	172,950	8,889
23	Kitchener	ON	38.5	256,885	15,133
24	Oakville	ON	37.7	213,759	13,785
25	Halifax	NS	37.7	439,819	23,330
26	Surrey	BC	37.5	568,322	31,341
27	North Vancouver	BC	37.2	88,168	3,948
28	Richmond	BC	36.3	209,937	9,951
29	Granby	QC	35.8	69,025	3,263
30	Terrebonne	QC	35.1	119,944	4,883
31	Drummondville	QC	31.0	79,258	4,122
32	Montréal	QC	30.6	1,762,949	55,225
33	Calgary	AB	28.6	1,306,784	75,982
34	Longueuil	QC	28.2	254,483	8,481

## Rankings – Apartment Unit Starts Per 1000 Residents Ranking – July 1, 2018 to July 2024 – 35 Through 68

<b>TOTAL (Rank)</b>	<b>Community</b>	<b>Prov</b>	<b>Starts /1000</b>	<b>Census 2021 Population</b>	<b>Apt Starts</b>
35	Chilliwack	BC	27.1	93,203	4,338
36	Pickering	ON	26.3	99,186	7,493
37	Port Coquitlam	BC	26.0	61,498	1,890
38	Kingston	ON	26.0	132,485	5,074
39	Laval	QC	25.8	438,366	12,618
40	Repentigny	QC	25.5	86,100	2,288
41	Edmonton	AB	24.3	1,010,899	59,862
42	Trois-Rivières	QC	24.1	139,163	4,789
43	Mississauga	ON	24.0	717,961	19,163
44	Ottawa	ON	23.8	1,017,449	51,171
45	Winnipeg	MB	23.5	749,607	28,339
46	Kamloops	BC	23.1	97,902	3,426
47	Saskatoon	SK	23.1	266,141	11,633
48	Barrie	ON	22.3	147,829	6,693
49	Abbotsford	BC	21.7	153,524	5,687
50	Maple Ridge	BC	20.1	90,990	3,892
51	Guelph	ON	19.6	143,740	4,325
52	London	ON	19.1	422,324	15,683
53	Blainville	QC	19.0	59,819	1,599
54	Prince George	BC	17.9	76,708	2,359
55	Saint-Jean-sur-Richelieu	QC	17.3	97,873	2,540
56	Saint John	NB	16.4	69,895	1,465
57	Oshawa	ON	15.6	175,383	6,322
58	Hamilton	ON	15.5	569,353	16,920
59	Markham	ON	15.1	338,503	9,943
60	Brandon	MB	14.2	51,313	1,484
61	Strathcona County	AB	14.2	99,225	3,300
62	Milton	ON	13.6	132,979	6,008
63	Saanich	BC	13.5	117,735	2,212
64	St. Albert	AB	13.2	68,232	2,781
65	Welland	ON	13.1	55,750	2,744
66	Regina	SK	11.5	226,404	4,944
67	St. Catharines	ON	11.2	136,803	2,349
68	Richmond Hill	ON	10.6	202,022	6,680

## Rankings – Apartment Unit Starts Per 1000 Residents Ranking – July 1, 2018 to July 2024 – 69 Through 100

<b>TOTAL (Rank)</b>	<b>Community</b>	<b>Prov</b>	<b>Starts /1000</b>	<b>Census 2021 Population</b>	<b>Apt Starts</b>
69	Newmarket	ON	10.4	87,942	1,883
70	Lethbridge	AB	10.4	98,406	2,971
71	Delta	BC	9.8	108,455	2,733
72	Clarington	ON	9.8	101,427	3,336
73	Cambridge	ON	9.2	138,479	4,665
74	Burlington	ON	9.0	186,948	2,754
75	Peterborough	ON	8.5	83,651	1,540
76	Brantford	ON	8.4	104,688	3,848
77	Saguenay	QC	8.4	144,723	2,748
78	Windsor	ON	8.3	229,660	3,493
79	Niagara Falls	ON	7.3	94,415	2,790
80	Airdrie	AB	7.1	74,100	5,357
81	Brampton	ON	6.3	656,480	12,102
82	Chatham-Kent	ON	6.2	103,988	2,257
83	Medicine Hat	AB	5.6	63,271	812
84	Red Deer	AB	5.6	100,844	1,443
85	Belleville	ON	5.3	55,071	1,641
86	Sarnia	ON	4.7	72,047	769
87	Kawartha Lakes	ON	4.5	79,247	1,922
88	Ajax	ON	4.4	126,666	2,026
89	Thunder Bay	ON	4.0	108,843	879
90	Aurora	ON	3.8	62,057	1,167
91	Grande Prairie	AB	3.7	64,141	1,047
92	Sault Ste. Marie	ON	3.3	72,051	733
93	Halton Hills	ON	2.9	62,951	855
94	St. John's	NL	2.5	110,525	1,333
95	Cape Breton	NS	1.8	93,694	1,162
96	Greater Sudbury	ON	1.7	166,004	1,553
97	Norfolk County	ON	1.6	67,490	1,723
98	North Bay	ON	1.0	52,662	366
99	Caledon	ON	1.0	76,581	3,052
100	Wood Buffalo	AB	1.0	72,326	595



# Rankings – Ground Unit Starts Per 1000 Residents

## Ranking – July 1, 2018 to July 2024 – 1 Through 34

<b>TOTAL (Rank)</b>	<b>Community</b>	<b>Prov</b>	<b>Starts /1000</b>	<b>Census 2021 Population</b>	<b>Ground Starts</b>
1	Airdrie	AB	65.2	74,100	4,830
2	Pickering	ON	49.3	99,186	4,885
3	Caledon	ON	38.9	76,581	2,976
4	Langley	BC	37.7	132,603	5,001
5	Welland	ON	36.2	55,750	2,016
6	Edmonton	AB	34.9	1,010,899	35,271
7	Mirabel	QC	31.8	61,108	1,942
8	Milton	ON	31.6	132,979	4,206
9	Calgary	AB	29.6	1,306,784	38,625
10	Brantford	ON	28.3	104,688	2,965
11	St. Albert	AB	27.5	68,232	1,877
12	Oakville	ON	26.8	213,759	5,728
13	Ottawa	ON	26.5	1,017,449	27,001
14	Kelowna	BC	26.4	144,576	3,813
15	Belleville	ON	24.5	55,071	1,351
16	Cambridge	ON	24.5	138,479	3,387
17	Norfolk County	ON	23.9	67,490	1,612
18	Clarington	ON	23.1	101,427	2,346
19	Barrie	ON	23.0	147,829	3,394
20	Maple Ridge	BC	22.7	90,990	2,062
21	Richmond Hill	ON	22.5	202,022	4,543
22	Niagara Falls	ON	22.2	94,415	2,097
23	Drummondville	QC	21.0	79,258	1,664
24	Saskatoon	SK	20.7	266,141	5,498
25	Oshawa	ON	20.5	175,383	3,594
26	Kitchener	ON	20.4	256,885	5,234
27	Lethbridge	AB	19.8	98,406	1,945
28	Kawartha Lakes	ON	19.7	79,247	1,565
29	Chilliwack	BC	19.4	93,203	1,808
30	Strathcona County	AB	19.1	99,225	1,892
31	Moncton	NB	18.9	79,470	1,504
32	London	ON	18.1	422,324	7,637
33	Surrey	BC	17.7	568,322	10,057
34	Coquitlam	BC	17.0	148,625	2,522

## Rankings – Ground Unit Starts Per 1000 Residents Ranking – July 1, 2018 to July 2024 – 35 Through 68

<b>TOTAL (Rank)</b>	<b>Community</b>	<b>Prov</b>	<b>Starts /1000</b>	<b>Census 2021 Population</b>	<b>Ground Starts</b>
35	Fredericton	NB	16.6	63,116	1,046
36	Nanaimo	BC	15.6	99,863	1,556
37	Chatham-Kent	ON	15.5	103,988	1,613
38	Delta	BC	15.4	108,455	1,671
39	Halifax	NS	15.4	439,819	6,754
40	Abbotsford	BC	15.3	153,524	2,350
41	Aurora	ON	15.0	62,057	932
42	Brandon	MB	14.7	51,313	753
43	Vaughan	ON	14.4	323,103	4,640
44	Winnipeg	MB	14.3	749,607	10,736
45	Markham	ON	14.3	338,503	4,827
46	Hamilton	ON	14.2	569,353	8,082
47	Lévis	QC	13.9	149,683	2,081
48	Prince George	BC	12.9	76,708	988
49	Sherbrooke	QC	12.8	172,950	2,212
50	Grande Prairie	AB	12.6	64,141	811
51	Mascouche	QC	12.3	51,183	631
52	Kingston	ON	12.3	132,485	1,633
53	Vancouver	BC	12.3	662,248	8,138
54	Brampton	ON	12.1	656,480	7,947
55	Kamloops	BC	11.9	97,902	1,161
56	Ajax	ON	11.6	126,666	1,475
57	Granby	QC	11.5	69,025	795
58	Richmond	BC	11.1	209,937	2,323
59	Newmarket	ON	11.0	87,942	966
60	Cape Breton	NS	10.7	93,694	998
61	Halton Hills	ON	10.6	62,951	670
62	New Westminster	BC	10.6	78,916	839
63	Saguenay	QC	10.6	144,723	1,536
64	Guelph	ON	10.5	143,740	1,509
65	Regina	SK	10.4	226,404	2,345
66	Trois-Rivières	QC	10.3	139,163	1,432
67	Peterborough	ON	10.0	83,651	833
68	North Vancouver	BC	9.7	58,120	563

## Rankings – Ground Unit Starts Per 1000 Residents

### Ranking – July 1, 2018 to July 2024 – 69 Through 100

<b>TOTAL (Rank)</b>	<b>Community</b>	<b>Prov</b>	<b>Starts /1000</b>	<b>Census 2021 Population</b>	<b>Ground Starts</b>
69	St. John's	NL	9.6	110,525	1,060
70	Red Deer	AB	8.7	100,844	878
71	Saint-Jérôme	QC	8.7	80,213	694
72	Saint-Jean-sur-Richelieu	QC	8.6	97,873	846
73	Blainville	QC	7.7	59,819	462
74	Greater Sudbury	ON	7.7	166,004	1,270
75	North Vancouver	BC	7.6	88,168	666
76	Wood Buffalo	AB	7.3	72,326	525
77	Medicine Hat	AB	7.2	63,271	457
78	Gatineau	QC	7.1	291,041	2,069
79	Windsor	ON	6.9	229,660	1,585
80	Sault Ste. Marie	ON	6.9	72,051	495
81	Burnaby	BC	6.8	249,125	1,694
82	Saint-Hyacinthe	QC	6.2	57,239	355
83	Sarnia	ON	6.0	72,047	433
84	North Bay	ON	5.9	52,662	312
85	St. Catharines	ON	5.9	136,803	810
86	Québec	QC	5.8	549,459	3,205
87	Burlington	ON	5.8	186,948	1,077
88	Terrebonne	QC	5.6	119,944	672
89	Saanich	BC	5.3	117,735	626
90	Longueuil	QC	5.1	254,483	1,307
91	Victoria	BC	4.8	91,867	437
92	Port Coquitlam	BC	4.7	61,498	288
93	Saint John	NB	4.5	69,895	318
94	Brossard	QC	4.4	91,525	405
95	Thunder Bay	ON	4.1	108,843	444
96	Laval	QC	3.0	438,366	1,308
97	Toronto	ON	2.9	2,794,356	8,009
98	Mississauga	ON	2.7	717,961	1,962
99	Repentigny	QC	1.1	86,100	96
100	Montréal	QC	0.8	1,762,949	1,345