

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 2564



The Regional Municipality of Durham Information Report

From: Commissioner of Planning and Economic Development
Report: #2023-INFO-102
Date: December 1, 2023

Subject:

Monitoring of Growth Trends, File: D01-02-01

Recommendation:

Receive for information

Report:

1. Purpose

- 1.1 This report is the second of two biannual reports monitoring growth trends in Durham. It presents historical population and household data for the Region and area municipalities for the 2018 to 2023 period. It also includes short-term forecasts for the 2023 to 2028 period.
- 1.2 The data is provided for the end of May (to correspond with the timing of the Census) and for December (calendar year-end). Information presented in this report is intended for use in various Regional studies and programs including developing capital budgets for Regional infrastructure, Development Charges Studies, and future municipal comprehensive reviews.

2. Previous Reports and Decisions

- 2.1 Monitoring of Growth Trends ([2022-INFO-197](#)).
- 2.2 Monitoring of Growth Trends ([2023-INFO-51](#)).

3. Historical population and household estimates (2018-2023)

- 3.1 The population and household estimates presented in Attachments 1 and 2, are based on:
- a. Statistics Canada Census information for 2016 and 2021 including an estimate for net undercoverage¹; and
 - b. Canada Mortgage and Housing Corporation (CMHC) monthly housing completion data for non-Census years.
- 3.2 The semi-annual population estimates presented in Attachment 1 indicate that the Region's mid-year population growth increased by 11,790 persons from 2022 to 2023, representing a growth rate of 1.6%. The population growth for the five-year period from May 2018 to May 2023 was 9.3%.
- 3.3 The semi-annual household estimates presented in Attachment 2, indicate that the Region's mid-year household growth increased by 4,000 households from 2022 to 2023, representing a growth rate of 1.6%. The household growth for the five-year period from May 2018 to May 2023 was 7.3%.

4. Short-term growth forecasts (2023-2028)

- 4.1 The short-term growth forecasts for population and households presented in Attachments 3 and 4 are based on:
- a. housing production estimates provided by the area municipalities;
 - b. an analysis of past trends; and
 - c. estimates of the timing and anticipated annual housing occupancy across the Region².
- 4.2 The accuracy of the forecasts is subject to the risk of unpredictable changes in economic conditions and other factors affecting residential growth (e.g. significant changes in mortgage rates, persistently high inflation, building trade strikes, etc.)³.

1 Net undercoverage refers to the net population counts that are missed during the Census enumeration due to persons with no usual residence, incorrect questionnaires, missed dwellings, away from home, etc.
2 Growth estimates are supported by a review of housing supply and development timing by Regional staff.
3 Although large and fast-growing municipalities across the province, including Ajax, Clarington, Oshawa, Pickering and Whitby, have committed to meeting ambitious provincial housing targets; short-term growth forecasts are principally informed by the supply of housing in the development pipeline, market and economic conditions.

- 4.3 The short-term forecasts indicate that in the next five years Durham’s population is projected to increase from 753,500 in 2023 to 855,700 in 2028 (refer to Attachment 3). The population growth for the five-year period from May 2023 to May 2028 is expected to be 14.2%.
- 4.4 Similarly, the current number of households in Durham is projected to increase from 252,460 in 2023 to approximately 286,270 in 2028 (refer to Attachment 4). The household growth for the five-year period from May 2023 to May 2028 is expected to be 14.1%.

5. Relationship to Strategic Plan

- 5.1 This report aligns with/addresses the following strategic goals and priorities in the Durham Region Strategic Plan:
- a. Priority 5.1 (Service Excellence) – Optimize resources and partnerships to deliver exceptional quality services and value; and
 - b. Priority 5.3 (Service Excellence) – Demonstrate commitment to continuous quality improvement and communicating results.

6. Conclusion

- 6.1 Regional Council will continue to be kept apprised of emerging population and household data and trends through regular updates of this information.
- 6.2 A copy of this report will be forwarded to the Area Municipalities, the Durham Regional Police Services, the Central East Home and Community Care Support Services and the School Boards in Durham.

7. Attachments

- Attachment #1: Semi-annual Population Estimates, 2018-2023
- Attachment #2: Semi-annual Household Estimates, 2018-2023
- Attachment #3: Semi-annual Population Forecasts, 2023-2028
- Attachment #4: Semi-annual Household Forecasts, 2023-2028

Respectfully submitted,

Original signed by

Brian Bridgeman, MCIP, RPP, PLE
Commissioner of Planning and
Economic Development

Semi-annual Population Estimates, 2018-2023 (May and December)

Year	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby	Durham
2018 (Dec)	127,490	12,525	98,820	172,255	98,370	23,010	22,355	136,310	691,130
2019 (May)	129,670	12,640	100,215	175,040	98,590	22,080	22,245	136,905	697,385
2019 (Dec)	130,235	12,720	101,650	176,505	99,595	22,115	22,290	138,120	703,230
2020 (May)	132,305	12,910	102,000	179,135	101,310	22,140	22,205	140,755	712,760
2020 (Dec)	132,705	13,390	102,865	179,530	103,755	22,175	22,275	142,630	719,325
2021 (May)	134,225	13,700	104,080	181,080	103,240	22,565	22,350	144,790	726,030
2021 (Dec)	134,630	13,725	105,525	182,210	103,985	22,550	22,360	147,220	732,210
2022 (May)	134,990	13,735	106,195	182,935	104,635	22,535	22,435	149,250	736,705
2022 (Dec)	135,615	13,755	107,220	185,275	105,185	22,520	22,510	151,010	743,095
2023 (May)	135,930	13,760	107,770	187,080	106,505	22,505	22,605	152,340	748,495

Note: All figures rounded

Source: Statistics Canada Census and CMHC monthly housing completions data.

Semi-annual Household Estimates, 2018-2023 (May and December)

Year	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby	Durham
2018 (Dec)	38,650	4,610	34,530	65,380	31,895	8,235	7,915	44,505	235,720
2019 (May)	38,740	4,625	34,725	65,765	32,065	8,245	7,925	44,610	236,710
2019 (Dec)	38,910	4,640	35,180	66,330	32,380	8,255	7,945	44,975	238,620
2020 (May)	39,325	4,685	35,460	66,405	32,510	8,260	7,960	45,550	240,160
2020 (Dec)	39,450	4,785	35,730	66,595	33,215	8,275	7,990	46,110	242,140
2021 (May)	39,490	4,790	35,955	66,635	33,425	8,290	8,010	46,460	243,050
2021 (Dec)	39,610	4,795	36,455	67,050	33,665	8,285	8,010	47,240	245,110
2022 (May)	39,715	4,800	36,685	67,315	33,875	8,280	8,035	47,890	246,600
2022 (Dec)	39,895	4,805	37,040	68,175	34,055	8,275	8,065	48,455	248,770
2023 (May)	39,990	4,810	37,230	68,840	34,480	8,270	8,100	48,880	250,600

Note: All figures rounded

Source: Statistics Canada Census and CMHC monthly housing completions data.

Semi-annual Population Forecasts, 2023-2028 (May and December)

Year	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby	Durham
2023 (Dec)	134,200	13,200	110,800	189,300	109,750	22,750	22,750	150,700	753,500
2024 (May)	135,250	13,250	112,200	190,600	111,450	22,900	22,800	151,800	760,300
2024 (Dec)	137,100	13,350	114,600	192,750	114,450	23,100	22,850	153,600	771,800
2025 (May)	138,700	13,450	116,250	194,250	116,400	23,250	22,900	154,800	779,900
2025 (Dec)	141,450	13,600	119,000	196,850	119,700	23,450	22,950	156,850	793,800
2026 (May)	143,200	13,700	120,750	198,350	121,900	23,600	23,000	158,350	802,800
2026 (Dec)	146,200	13,850	123,750	200,950	125,600	23,850	23,050	160,950	818,100
2027 (May)	148,100	13,950	125,600	202,600	128,300	24,000	23,050	162,650	828,200
2027 (Dec)	151,400	14,100	128,850	205,400	132,900	24,200	23,100	165,500	845,500
2028 (May)	153,550	14,200	130,800	207,100	135,300	24,350	23,150	167,250	855,700

Note: All figures rounded

Source: Statistics Canada Census and CMHC monthly housing completions data.

Semi-annual Household Forecasts, 2023-2028 (May and December)

Year	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby	Durham
2023 (Dec)	40,200	4,830	37,740	69,110	35,530	8,350	8,120	48,580	252,460
2024 (May)	40,520	4,860	38,220	69,570	36,090	8,400	8,130	48,920	254,710
2024 (Dec)	41,060	4,890	39,030	70,370	37,050	8,480	8,160	49,500	258,550
2025 (May)	41,540	4,920	39,590	70,920	37,680	8,530	8,170	49,890	261,240
2025 (Dec)	42,360	4,970	40,530	71,850	38,760	8,610	8,190	50,550	265,830
2026 (May)	42,890	5,010	41,130	72,410	39,460	8,660	8,210	51,040	268,800
2026 (Dec)	43,790	5,060	42,140	73,360	40,670	8,750	8,220	51,870	273,870
2027 (May)	44,370	5,100	42,790	73,960	41,540	8,800	8,240	52,420	277,210
2027 (Dec)	45,350	5,160	43,880	74,980	43,030	8,890	8,250	53,340	282,890
2028 (May)	45,990	5,190	44,550	75,610	43,820	8,940	8,270	53,900	286,270

Note: All figures rounded

Source: Statistics Canada Census and CMHC monthly housing completions data.