



The Regional Municipality of Durham Information Report

From: Commissioner of Planning and Economic Development
Report: #2017-INFO-114
Date: October 20, 2017

Subject:

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

Recommendation:

Receive for information.

Report:

1. Purpose

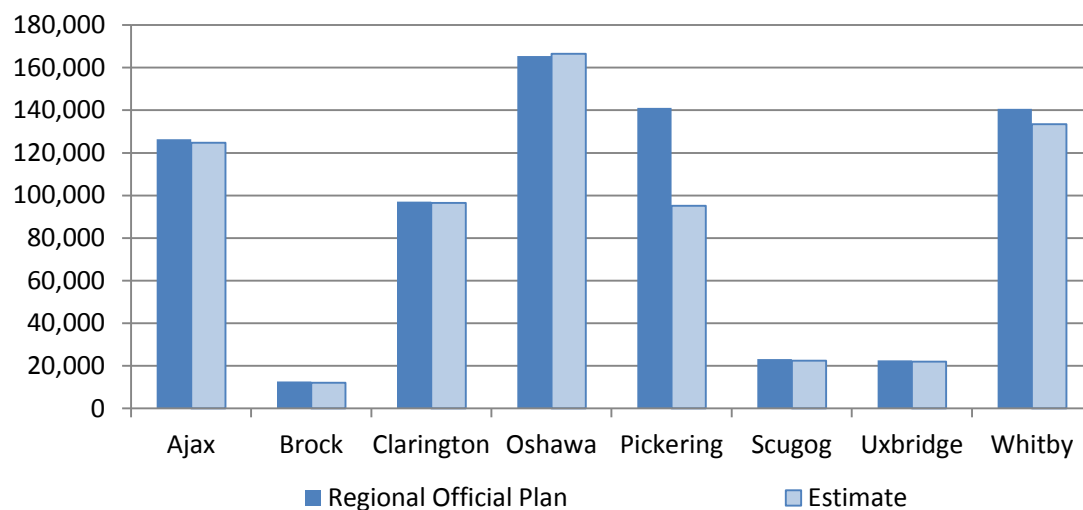
- 1.1 This report is the second of two biannual reports monitoring growth trends in Durham. It presents historical population and household data for the Region and local municipalities for the 2012 to 2017 period. It also includes short-term forecasts for the 2017 to 2022 period.
- 1.2 The data is provided for the end of May (to correspond with the timing of a Census) and for December (calendar year-end). Information presented in this report is intended for use in various Regional studies and programs including the upcoming Municipal Comprehensive Review (Regional Official Plan Update), Development Charges Studies, and the annual Five-year Servicing and Financing Study.

2. Historical population and household estimates (2012-2017)

- 2.1 The population and household estimates presented in Attachments 1 and 2, are based on:

- Statistics Canada Census information for 2011 and 2016 including an estimate for net undercoverage¹; and
 - Canada Mortgage and Housing Corporation (CMHC) monthly housing completion data for non-Census years.
- 2.2 The semi-annual population estimates presented in Attachment 1, indicate that the Region's mid-year population growth increased by 6,820 persons from 2016 to 2017, representing a growth rate of 1.02%. Comparatively, the average annual population growth for the five-year period from 2012 to 2017 was 1.1%.
- 2.3 The semi-annual household estimates presented in Attachment 2, indicate that the Region's mid-year household growth increased by 2,665 households from 2016 to 2017, representing a growth rate of 1.17%. Comparatively, the annual household growth for the five-year period from 2012 to 2017 was 1.24%.
- 2.4 The Region has not kept pace with the forecasted levels of population and households the Regional Official Plan (ROP). The ROP forecast for 2016 provided for a population of 729,030 and 265,115 households. This compares with an estimated year-end population of 673,035 (-7.7%) and 229,005 households (-13.6%). This is largely due to the pace of development in Seaton not proceeding as quickly as originally estimated (see Figure 1).

Figure 1
2016 Durham Population Estimates vs. ROP Forecasts



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.

3. Short-term growth forecasts (2017-2022)

3.1 The short-term growth forecasts for population and households presented in Attachments 3 and 4 are based on:

- housing production estimates provided by the area municipalities;
- an analysis of past trends; and
- estimates of the timing and anticipated annual housing occupancy across the Region.

3.2 The forecasts make no allowances for unpredictable factors such as changes in economic conditions affecting residential growth (e.g. significant increases in mortgage rates, building trade strikes, etc.).

3.3 The short-term forecasts indicate that Durham's current population is expected to increase from 678,235 (2017) to 761,000 in 2022 (refer to Attachment 3). This represents an average annual growth rate of 2.33 per cent between 2017 and 2022.

3.4 Similarly, the current number of households in Durham is expected to increase from 230,530 (2017) to approximately 260,860 in 2022 (refer to Attachment 4). This represents an average annual growth rate of 2.5 per cent between 2017 and 2022.

3.5 These forecasts assume an increased rate of growth in Pickering towards the end of the period, adding approximately 5,700 households and 17,200 people in the last 4 years of the forecast as the Seaton community develops.

4. Conclusion

4.1 Regional Council will continue to be kept apprised of emerging population and household data and trends through regular updates of this information.

4.2 A copy of this report will be forwarded to the Area Municipalities, the Durham Regional Police Services, the Local Health Integration Network and the School Boards in Durham.

5. Attachments

Attachment 1: Semi-annual Population Estimates, 2012-2017

Attachment 2: Semi-annual Household Estimates, 2012-2017

Attachment 3: Semi-annual Population Forecasts, 2017-2022

Attachment 4: Semi-annual Household Forecasts, 2017-2022

Respectfully submitted,

Original signed by

B.E. Bridgeman, MCIP, RPP
Commissioner of Planning and
Economic Development

Semi-annual Population Estimates, 2012-2017 (May and December)

Year	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby	Durham
2012 (Dec)	117,570	11,890	90,940	158,195	93,925	22,440	21,620	130,250	646,830
2013 (May)	118,460	11,925	91,330	158,915	93,810	22,525	21,650	130,705	649,320
2013 (Dec)	119,645	11,955	92,380	160,175	94,510	22,380	21,665	131,425	654,140
2014 (May)	120,290	11,970	92,580	160,760	94,245	22,505	21,740	131,610	655,700
2014 (Dec)	121,670	12,020	93,805	161,840	94,780	22,400	21,785	132,365	660,665
2015 (May)	122,890	12,030	94,210	162,730	94,810	22,475	21,830	132,370	663,345
2015 (Dec)	123,740	12,045	94,860	163,925	95,115	22,380	21,930	132,765	666,755
2016 (May)	124,230	12,085	95,515	165,525	95,265	22,440	21,980	133,265	670,305
2016 (Dec)	124,805	12,065	96,490	166,535	95,220	22,370	22,045	133,515	673,035
2017 (May)	125,505	12,050	97,395	167,430	95,765	22,320	22,265	134,400	677,125

Note: All figures rounded

Source: Statistics Canada 2016 Census and CMHC monthly housing completions data.

Semi-annual Household Estimates, 2012-2017 (May and December)

Year	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby	Durham
2012 (Dec)	35,920	4,400	30,995	59,750	30,030	8,040	7,440	42,210	218,785
2013 (May)	36,135	4,425	31,160	59,985	30,145	8,050	7,460	42,435	219,795
2013 (Dec)	36,440	4,445	31,565	60,520	30,350	8,070	7,485	42,690	221,565
2014 (May)	36,590	4,460	31,700	60,680	30,390	8,095	7,510	42,815	222,245
2014 (Dec)	36,940	4,490	32,135	61,170	30,570	8,130	7,555	43,095	224,085
2015 (May)	37,225	4,500	32,335	61,470	30,690	8,150	7,570	43,175	225,115
2015 (Dec)	37,450	4,520	32,580	61,980	30,815	8,175	7,635	43,325	226,480
2016 (May)	37,550	4,545	32,840	62,595	30,920	8,220	7,665	43,530	227,865
2016 (Dec)	37,655	4,550	33,225	62,990	30,985	8,225	7,705	43,670	229,005
2017 (May)	37,815	4,555	33,570	63,340	31,220	8,230	7,795	44,005	230,530

Note: All figures rounded

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

Semi-annual Population Estimates, 2017-2022 (May and December)

Year	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby	Durham
2017 (Dec)	127,400	12,400	98,100	170,500	97,300	22,300	22,100	134,800	685,100
2018 (May)	128,600	12,400	99,000	171,100	98,400	22,400	22,100	135,400	689,500
2018 (Dec)	130,700	12,500	100,800	172,200	100,300	22,700	22,100	136,500	697,700
2019 (May)	132,100	12,500	101,600	173,100	102,400	22,800	22,200	137,300	703,900
2019 (Dec)	134,500	12,600	103,100	174,800	106,400	23,100	22,200	138,800	715,100
2020 (May)	136,200	12,600	103,900	175,900	108,500	23,200	22,200	139,700	721,800
2020 (Dec)	139,200	12,700	105,500	178,100	112,300	23,400	22,300	141,300	734,000
2021 (May)	140,800	12,700	106,300	179,200	114,600	23,400	22,300	142,400	741,000
2021 (Dec)	143,700	12,800	107,900	181,300	118,800	23,500	22,300	144,400	753,700
2022 (May)	145,500	12,800	108,800	182,400	121,200	23,600	22,300	145,600	761,000

Note: All figures rounded

Source: Statistics Canada 2016 Census and CMHC monthly housing completions data.

Semi-annual Household Estimates, 2017-2022 (May and December)

Year	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby	Durham
2017 (Dec)	38,320	4,690	33,850	64,500	31,820	8,260	7,750	44,200	233,390
2018 (May)	38,630	4,710	34,220	64,750	32,220	8,330	7,770	44,430	235,060
2018 (Dec)	39,190	4,750	34,880	65,180	32,920	8,460	7,800	44,840	238,020
2019 (May)	39,550	4,780	35,200	65,540	33,700	8,540	7,820	45,160	240,280
2019 (Dec)	40,200	4,830	35,760	66,170	35,080	8,680	7,860	45,720	244,300
2020 (May)	40,660	4,850	36,100	66,630	35,850	8,730	7,880	46,060	246,750
2020 (Dec)	41,490	4,880	36,700	67,450	37,210	8,820	7,910	46,670	251,120
2021 (May)	41,920	4,900	37,040	67,890	38,050	8,870	7,930	47,070	253,670
2021 (Dec)	42,680	4,930	37,640	68,690	39,550	8,950	7,960	47,800	258,200
2022 (May)	43,160	4,950	38,000	69,130	40,420	9,010	7,980	48,220	260,860

Note: All figures rounded

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