



The Regional Municipality of Durham Information Report

From: Commissioner of Planning and Economic Development
Report: #2018-INFO-149
Date: November 16, 2018

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 2013 to 2018 period. It also includes short-term forecasts for the 2018 to 2023 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 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 (2013-2018)

- 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 8,585 persons from 2017 to 2018, representing a growth rate of 1.27%. The population growth for the five-year period from May 2013 to May 2018 was 5.6%.
- 2.3 The semi-annual household estimates presented in Attachment 2, indicate that the Region's mid-year household growth increased by 3,255 households from 2017 to 2018, representing a growth rate of 1.41%. The household growth for the five-year period from May 2013 to May 2018 was 6.37%.
- 3. Short-term growth forecasts (2018-2023)**
- 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 in the next five years Durham's population is projected to increase from 685,710 (2018) to 778,900 in 2023 (refer to Attachment 3). This increase represents an average annual growth rate of 2.58% between May 2018 and May 2023.

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.

- 3.4 Similarly, the current number of households in Durham is projected to increase from 233,785 (2018) to approximately 267,380 in 2023 (refer to Attachment 4). This increase represents an average annual growth rate of 2.72% between May 2018 and May 2023.
- 3.5 These forecasts assume an increased rate of growth in Pickering towards the end of the period, adding approximately 9,130 households and 26,800 people to 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, 2013-2018.
- Attachment 2: Semi-annual Household Estimates, 2013-2018.
- Attachment 3: Semi-annual Population Forecasts, 2018-2023.
- Attachment 4: Semi-annual Household Forecasts, 2018-2023.

Respectfully submitted,

Original signed by

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

Semi-annual Population Estimates, 2013-2018 (May and December)

Year	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby	Durham
2013 (Dec)	119,650	11,955	92,380	160,175	94,510	22,380	21,665	131,425	654,140
2014 (May)	120,295	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)	122,895	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	670,310
2016 (Dec)	124,805	12,065	96,490	166,535	95,220	22,370	22,045	133,515	673,040
2017 (May)	125,505	12,050	97,395	167,430	95,765	22,320	22,265	134,400	677,125
2017 (Dec)	126,445	12,140	98,550	169,320	96,255	22,245	22,245	135,050	682,250
2018 (May)	127,840	12,130	99,215	170,120	96,585	22,195	22,345	135,280	685,710

Note: All figures rounded

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

Semi-annual Household Estimates, 2013-2018 (May and December)

Year	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby	Durham
2013 (Dec)	36,440	4,445	31,565	60,520	30,350	8,070	7,485	42,690	221,565
2014 (May)	36,585	4,460	31,700	60,680	30,390	8,095	7,510	42,815	222,235
2014 (Dec)	36,940	4,490	32,135	61,170	30,570	8,130	7,555	43,095	224,090
2015 (May)	37,225	4,500	32,335	61,470	30,685	8,150	7,565	43,175	225,105
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
2017 (Dec)	38,030	4,600	34,020	64,065	31,465	8,235	7,805	44,275	232,495
2018 (May)	38,400	4,605	34,290	64,375	31,630	8,240	7,850	44,395	233,785

Note: All figures rounded

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

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

Year	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby	Durham
2018 (Dec)	127,900	12,200	101,500	171,000	98,000	22,200	22,300	137,300	692,500
2019 (May)	128,600	12,200	102,500	172,200	99,400	22,300	22,300	138,300	697,800
2019 (Dec)	129,600	12,200	104,200	174,300	101,900	22,500	22,300	140,200	707,400
2020 (May)	130,600	12,300	105,200	175,400	104,300	22,600	22,300	141,400	714,200
2020 (Dec)	132,400	12,400	106,900	177,300	108,700	22,800	22,400	143,400	726,400
2021 (May)	133,800	12,400	107,800	178,400	111,600	22,900	22,400	144,800	734,000
2021 (Dec)	136,400	12,400	109,500	180,500	116,600	23,100	22,400	147,100	747,700
2022 (May)	137,900	12,400	110,500	181,500	119,900	23,200	22,500	148,500	755,800
2022 (Dec)	140,400	12,500	112,300	183,400	125,700	23,300	22,500	150,900	770,400
2023 (May)	143,000	12,500	113,400	184,500	128,300	23,400	22,500	152,300	778,900

Note: All figures rounded

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

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

Year	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby	Durham
2018 (Dec)	38,360	4,640	35,140	64,710	32,180	8,270	7,850	45,130	236,260
2019 (May)	38,500	4,660	35,510	65,170	32,690	8,320	7,860	45,510	238,220
2019 (Dec)	38,750	4,680	36,160	65,990	33,610	8,430	7,890	46,180	241,690
2020 (May)	39,000	4,710	36,540	66,410	34,480	8,490	7,910	46,610	244,140
2020 (Dec)	39,450	4,750	37,210	67,150	36,030	8,610	7,940	47,360	248,500
2021 (May)	39,830	4,770	37,560	67,590	37,030	8,670	7,960	47,840	251,250
2021 (Dec)	40,510	4,800	38,180	68,380	38,800	8,800	8,000	48,690	256,160
2022 (May)	40,900	4,810	38,580	68,780	39,970	8,850	8,020	49,180	259,080
2022 (Dec)	41,590	4,840	39,280	69,500	42,040	8,940	8,050	50,060	264,290
2023 (May)	42,290	4,860	39,720	69,940	42,980	8,970	8,070	50,560	267,380

Note: All figures rounded

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