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The Regional Municipality of Durham Information Report

From: Commissioner of Planning and Economic Development
Report: #2019-INFO-90
Date: December 6, 2019

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 2014 to 2019 period. It also includes short-term forecasts for the 2019 to 2024 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 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 (2014-2019)

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

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- a. Statistics Canada Census information for 2011 and 2016 including an estimate for net undercoverage¹; and
 - b. 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 8,825 persons from 2018 to 2019, representing a growth rate of 1.29%. The population growth for the five-year period from May 2014 to May 2019 was 5.92%.
- 2.3 The semi-annual household estimates presented in Attachment 2, indicate that the Region's mid-year household growth increased by 3,400 households from 2018 to 2019, representing a growth rate of 1.45%. The household growth for the five-year period from May 2014 to May 2019 was 6.73%.
- 3. Short-term growth forecasts (2019-2024)**
- 3.1 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 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 694,535 (2019) to 801,900 in 2024 (refer to Attachment 3). This increase represents an average annual growth rate of 2.92% between May 2019 and May 2024.
- 3.4 Similarly, the current number of households in Durham is projected to increase from 237,185 (2019) to approximately 275,640 in 2024 (refer to Attachment 4). This increase represents an average annual growth rate of 3.05% between May 2019 and May 2024.

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.

3.5 These forecasts assume an increased rate of growth in Pickering towards the end of the period, adding approximately 11,000 households and 33,000 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, 2014-2019

Attachment #2: Semi-annual Household Estimates, 2014-2019

Attachment #3: Semi-annual Population Forecasts, 2019-2024

Attachment #4: Semi-annual Household Forecasts, 2019-2024

Respectfully submitted,

Original signed by

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

Semi-annual Population Estimates, 2014-2019 (May and December)

Year	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby	Durham
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
2018 (Dec)	128,725	12,265	100,290	172,660	97,435	22,110	22,340	135,760	691,580
2019 (May)	129,655	12,250	100,875	173,480	97,670	22,070	22,405	136,130	694,535

Note: All figures rounded

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

Semi-annual Household Estimates, 2014-2019 (May and December)

Year	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby	Durham
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
2018 (Dec)	38,595	4,670	34,710	65,355	31,990	8,240	7,870	44,615	236,040
2019 (May)	38,825	4,675	34,955	65,675	32,130	8,245	7,905	44,780	237,185

Note: All figures rounded

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

Semi-annual Population Forecasts, 2019-2024 (May and December)

Year	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby	Durham
2019 (Dec)	131,100	12,300	102,600	176,000	100,300	22,400	22,400	138,700	706,200
2020 (May)	132,000	12,400	103,600	177,100	102,200	22,500	22,400	139,900	712,400
2020 (Dec)	133,500	12,400	105,400	179,200	105,700	22,700	22,400	142,000	723,500
2021 (May)	135,000	12,500	106,400	180,300	108,700	22,800	22,500	143,300	731,500
2021 (Dec)	137,500	12,500	108,200	182,500	114,100	23,100	22,500	145,700	745,800
2022 (May)	139,000	12,500	109,200	183,600	117,700	23,100	22,500	147,000	754,400
2022 (Dec)	141,700	12,500	111,100	185,500	124,200	23,300	22,600	149,400	769,800
2023 (May)	143,500	12,600	112,100	186,700	127,500	23,300	22,600	150,800	778,400
2023 (Dec)	146,500	12,600	113,900	188,800	133,500	23,400	22,600	153,300	793,700
2024 (May)	148,300	12,600	115,000	189,900	136,300	23,500	22,700	154,700	801,900

Note: All figures rounded

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

Semi-annual Household Forecasts, 2019-2024 (May and December)

Year	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby	Durham
2019 (Dec)	39,200	4,710	35,620	66,650	33,090	8,400	7,910	45,690	241,270
2020 (May)	39,410	4,740	36,000	67,090	33,780	8,460	7,930	46,120	243,530
2020 (Dec)	39,790	4,780	36,680	67,860	35,020	8,580	7,970	46,870	247,540
2021 (May)	40,160	4,800	37,060	68,320	36,090	8,640	7,990	47,350	250,410
2021 (Dec)	40,830	4,830	37,750	69,140	37,990	8,770	8,020	48,200	255,520
2022 (May)	41,250	4,840	38,150	69,560	39,260	8,820	8,040	48,690	258,610
2022 (Dec)	41,980	4,870	38,870	70,310	41,530	8,910	8,080	49,570	264,100
2023 (May)	42,440	4,890	39,260	70,770	42,720	8,950	8,090	50,070	267,190
2023 (Dec)	43,270	4,920	39,950	71,580	44,840	9,030	8,130	50,960	272,680
2024 (May)	43,720	4,930	40,370	72,020	45,880	9,080	8,160	51,480	275,640

Note: All figures rounded

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