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# The Regional Municipality of Durham Information Report

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From: Commissioner of Planning and Economic Development  
Report: #2020-INFO-98  
Date: October 23, 2020

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**Subject:**

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

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**Recommendation:**

Receive for information

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**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 2015 to 2020 period. It also includes short-term forecasts for the 2020 to 2025 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. Previous Reports and Decisions**

- 2.1 [\(2019-INFO-90\) December 6, 2019 Monitoring of Growth Trends](#)
- 2.2 [\(2020-INFO-30\) April 9, 2020 Monitoring of Growth Trends](#)

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### **3. Historical population and household estimates (2015-2020)**

- 3.1 The population and household estimates presented in Attachments 1 and 2, are based on:
- a. Statistics Canada Census information for 2011 and 2016 including an estimate for net undercoverage<sup>1</sup>; 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 9,960 persons from 2019 to 2020, representing a growth rate of 1.43%. The population growth for the five-year period from May 2015 to May 2020 was 4.65%, (0.93% per year average).
- 3.3 The semi-annual household estimates presented in Attachment 2, indicate that the Region's mid-year household growth increased by 3,695 households from 2019 to 2020, representing a growth rate of 1.56%. The household growth for the five-year period from May 2015 to May 2020 was 6.96%, (1.39% per year average).

### **4. Short-term growth forecasts (2020-2025)**

- 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 Region.
- 4.2 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.).
- 4.3 The short-term forecasts indicate that in the next five years Durham's population is projected to increase from 704,140 (2020) to 802,000 in 2025 (refer to Attachment

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<sup>1</sup> 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). The population growth for the five-year period from May 2020 to May 2025 is expected to be 13.9%, (approximately 2.78% per year on average).
- 4.4 Similarly, the current number of households in Durham is projected to increase from 240,780 (2020) to approximately 275,920 in 2025 (refer to Attachment 4). The household growth for the five-year period from May 2020 to May 2025 is expected to be 14.6%, (approximately 2.9% per year on average).
- 4.5 These forecasts recognise an increased rate of growth in Pickering towards the end of the period, adding approximately 9,500 households and 28,500 people to the forecast as the Seaton community continues to develop.

## **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. Goal 5.3 – 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 Local Health Integration Network and the School Boards in Durham.

## **7. Attachments**

Attachment #1: Semi-annual Population Estimates, 2015-2020

Attachment #2: Semi-annual Household Estimates, 2015-2020

Attachment #3: Semi-annual Population Forecasts, 2020-2025

Attachment #4: Semi-annual Household Forecasts, 2020-2025

Respectfully submitted,

Original signed by

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

## Semi-annual Population Estimates, 2015-2020 (May and December)

| Year          | Ajax    | Brock  | Clarington | Oshawa  | Pickering | Scugog | Uxbridge | Whitby  | Durham  |
|---------------|---------|--------|------------|---------|-----------|--------|----------|---------|---------|
| 2015<br>(Dec) | 123,740 | 12,045 | 94,860     | 163,925 | 95,115    | 22,380 | 21,930   | 132,765 | 666,755 |
| 2016<br>(May) | 124,230 | 12,085 | 95,515     | 165,525 | 95,265    | 22,440 | 21,980   | 133,265 | 670,310 |
| 2016<br>(Dec) | 124,805 | 12,065 | 96,490     | 166,535 | 95,220    | 22,370 | 22,045   | 133,515 | 673,040 |
| 2017<br>(May) | 125,505 | 12,050 | 97,395     | 167,430 | 95,765    | 22,320 | 22,265   | 134,400 | 677,125 |
| 2017<br>(Dec) | 126,445 | 12,140 | 98,550     | 169,320 | 96,255    | 22,245 | 22,245   | 135,050 | 682,250 |
| 2018<br>(May) | 127,840 | 12,130 | 99,215     | 170,120 | 96,585    | 22,195 | 22,345   | 135,280 | 685,710 |
| 2018<br>(Dec) | 128,725 | 12,265 | 100,290    | 172,660 | 97,435    | 22,110 | 22,340   | 135,760 | 691,580 |
| 2019<br>(May) | 129,150 | 12,305 | 100,815    | 173,595 | 97,950    | 22,080 | 22,330   | 135,955 | 694,180 |
| 2019<br>(Dec) | 129,960 | 12,350 | 102,110    | 175,025 | 98,690    | 22,025 | 22,320   | 136,980 | 699,460 |
| 2020<br>(May) | 131,400 | 12,540 | 102,900    | 175,195 | 99,040    | 21,980 | 22,315   | 138,765 | 704,140 |

Note: All figures rounded

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

## Semi-annual Household Estimates, 2015-2020 (May and December)

| Year          | Ajax   | Brock | Clarington | Oshawa | Pickering | Scugog | Uxbridge | Whitby | Durham  |
|---------------|--------|-------|------------|--------|-----------|--------|----------|--------|---------|
| 2015<br>(Dec) | 37,450 | 4,520 | 32,580     | 61,980 | 30,815    | 8,175  | 7,635    | 43,325 | 226,480 |
| 2016<br>(May) | 37,550 | 4,545 | 32,840     | 62,595 | 30,920    | 8,220  | 7,665    | 43,530 | 227,865 |
| 2016<br>(Dec) | 37,655 | 4,550 | 33,225     | 62,990 | 30,985    | 8,225  | 7,705    | 43,670 | 229,005 |
| 2017<br>(May) | 37,815 | 4,555 | 33,570     | 63,340 | 31,220    | 8,230  | 7,795    | 44,005 | 230,530 |
| 2017<br>(Dec) | 38,030 | 4,600 | 34,020     | 64,065 | 31,465    | 8,235  | 7,805    | 44,275 | 232,495 |
| 2018<br>(May) | 38,400 | 4,605 | 34,290     | 64,375 | 31,630    | 8,240  | 7,850    | 44,395 | 233,785 |
| 2018<br>(Dec) | 38,595 | 4,670 | 34,710     | 65,355 | 31,990    | 8,240  | 7,870    | 44,615 | 236,040 |
| 2019<br>(May) | 38,675 | 4,695 | 34,930     | 65,715 | 32,220    | 8,250  | 7,875    | 44,720 | 237,085 |
| 2019<br>(Dec) | 38,845 | 4,725 | 35,435     | 66,270 | 32,550    | 8,260  | 7,890    | 45,120 | 239,100 |
| 2020<br>(May) | 39,225 | 4,810 | 35,750     | 66,345 | 32,725    | 8,270  | 7,905    | 45,755 | 240,780 |

Note: All figures rounded

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

## Semi-annual Population Forecasts, 2020-2025 (May and December)

| Year          | Ajax    | Brock  | Clarington | Oshawa  | Pickering | Scugog | Uxbridge | Whitby  | Durham  |
|---------------|---------|--------|------------|---------|-----------|--------|----------|---------|---------|
| 2020<br>(Dec) | 131,700 | 12,450 | 104,550    | 178,450 | 102,050   | 22,400 | 22,450   | 139,550 | 714,100 |
| 2021<br>(May) | 133,200 | 12,500 | 105,500    | 179,600 | 103,950   | 22,500 | 22,450   | 140,500 | 720,600 |
| 2021<br>(Dec) | 135,650 | 12,550 | 107,300    | 181,750 | 107,600   | 22,750 | 22,500   | 142,450 | 732,800 |
| 2022<br>(May) | 137,350 | 12,550 | 108,300    | 182,850 | 109,950   | 22,800 | 22,500   | 143,650 | 740,000 |
| 2022<br>(Dec) | 140,200 | 12,600 | 110,150    | 184,800 | 114,400   | 22,950 | 22,550   | 146,000 | 753,500 |
| 2023<br>(May) | 141,950 | 12,600 | 111,100    | 185,950 | 116,600   | 22,950 | 22,550   | 147,250 | 760,700 |
| 2023<br>(Dec) | 144,800 | 12,650 | 113,000    | 188,050 | 120,750   | 23,050 | 22,600   | 149,600 | 774,000 |
| 2024<br>(May) | 146,500 | 12,650 | 113,950    | 189,200 | 123,050   | 23,100 | 22,650   | 150,750 | 781,200 |
| 2024<br>(Dec) | 149,300 | 12,700 | 115,850    | 191,250 | 127,500   | 23,200 | 22,750   | 152,950 | 794,600 |
| 2025<br>(May) | 151,200 | 12,700 | 116,850    | 192,300 | 129,950   | 23,200 | 22,750   | 154,050 | 802,000 |

Note: All figures rounded

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

## Semi-annual Household Forecasts, 2020-2025 (May and December)

| Year          | Ajax   | Brock | Clarington | Oshawa | Pickering | Scugog | Uxbridge | Whitby | Durham  |
|---------------|--------|-------|------------|--------|-----------|--------|----------|--------|---------|
| 2020<br>(Dec) | 39,310 | 4,780 | 36,320     | 67,580 | 33,730    | 8,440  | 7,940    | 46,010 | 244,110 |
| 2021<br>(May) | 39,690 | 4,800 | 36,700     | 68,040 | 34,450    | 8,500  | 7,960    | 46,400 | 246,530 |
| 2021<br>(Dec) | 40,370 | 4,830 | 37,380     | 68,850 | 35,720    | 8,620  | 8,000    | 47,080 | 250,840 |
| 2022<br>(May) | 40,810 | 4,840 | 37,770     | 69,280 | 36,600    | 8,660  | 8,020    | 47,550 | 253,520 |
| 2022<br>(Dec) | 41,600 | 4,870 | 38,470     | 70,030 | 38,150    | 8,740  | 8,050    | 48,370 | 258,290 |
| 2023<br>(May) | 42,040 | 4,890 | 38,860     | 70,490 | 38,980    | 8,790  | 8,070    | 48,840 | 260,960 |
| 2023<br>(Dec) | 42,830 | 4,920 | 39,570     | 71,300 | 40,450    | 8,860  | 8,110    | 49,670 | 265,710 |
| 2024<br>(May) | 43,260 | 4,930 | 39,970     | 71,740 | 41,330    | 8,900  | 8,130    | 50,120 | 268,380 |
| 2024<br>(Dec) | 44,020 | 4,960 | 40,670     | 72,520 | 42,900    | 8,970  | 8,190    | 50,900 | 273,140 |
| 2025<br>(May) | 44,510 | 4,980 | 41,080     | 72,950 | 43,850    | 9,000  | 8,200    | 51,350 | 275,920 |

Note: All figures rounded

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