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The Regional Municipality of Durham Information Report

From: Commissioner of Planning and Economic Development
Report: #2022-INFO-98
Date: December 9, 2022

Subject:

2021 Census of Population – Indigenous Peoples and Housing Portrait (Release 5), File: D01-03

Recommendation:

Receive for information

Report:

1. Purpose

1.1 This report presents an overview of Statistics Canada's fifth release of the 2021 Census of Population data, highlighting Durham Region's statistics on the Indigenous population as well as the housing portrait. Attachment 1 summarizes key statistics in Durham Region, the Greater Toronto and Hamilton Area (GTHA), Ontario, and Canada.

2. Background

2.1 On September 21st, 2022, Statistics Canada released the fifth dataset in a series of 2021 Census of Population statistics for municipalities across Canada. This release focused on the Indigenous population, including First Nations, Métis, and Inuit, and Indigenous ancestry, as well as household characteristics, including private households by tenure, and dwellings by number rooms, period of construction, dwelling condition, and shelter costs. The Census is conducted in Canada every five years.

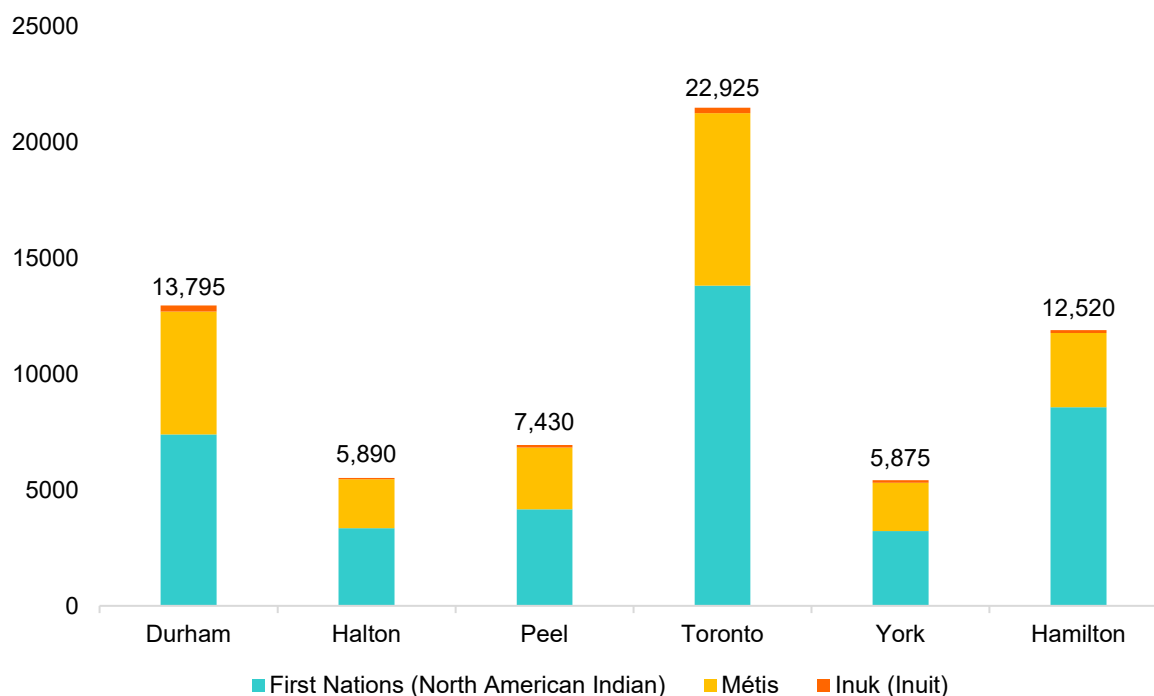
3. Previous Reports and Decisions

- 3.1 [2022-INFO-80](#) – 2021 Census of Population – Language (Release 4)
- 3.2 [2022-INFO-79](#) – 2021 Census of Population – Families, Households, Marital Status, and Income (Release 3)
- 3.3 [2022-INFO-77](#) – 2021 Census of Population – Age, Gender, and Dwelling Type (Release 2)
- 3.4 [2022-INFO-31](#) – 2021 Census of Population – Population and Dwelling Counts (Release 1)

4. Indigenous population

- 4.1 The data on Indigenous populations include identity, such as First Nations, Métis, and Inuit, as well as Indigenous ancestry.
- 4.2 In 2021, a total of 13,795 persons in Durham (2% of the population) reported to identify with at least one Indigenous group (i.e. First Nations, Métis, or Inuit). This represents an increase of 2% from 2016 (11,930 persons), and 1.5% from 2011 (8,905 persons).

Figure 1 | GTHA population with Indigenous identity

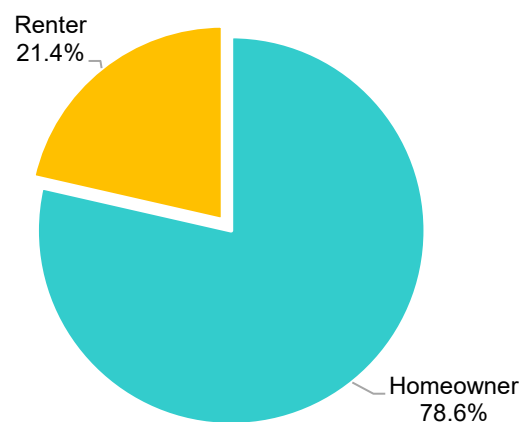


- 4.3 Approximately 19,300 persons in Durham (2.8% of the population) reported they have Indigenous ancestry, with 0.5% (3,530 persons) indicating single Indigenous ancestry identifying as either First Nations, Métis, or Inuit; and 2.3% (15,770 persons) indicating multiple ancestries that include both Indigenous and non-Indigenous origins.
- 4.4 Within the GTHA, Hamilton (2.23%) had the highest percentage of population identifying with at least one Indigenous group, followed by Durham (2%), Halton (1%), Toronto (0.83%), Peel (0.52%), and York (0.50%). Durham had the second-highest total Indigenous population in the GTHA with 13,795 persons. Toronto was first with 22,925 persons; Hamilton was third with 12,520 persons, (see Figure 1).

5. Household characteristics

- 5.1 The data on household characteristics include owner and renter households, number of rooms per dwelling, period of construction, dwelling condition, household maintenance, shelter costs, and the average value of dwellings.
- 5.2 The Census data indicate that the average value of dwellings in Durham increased from \$503,610 in 2016 to \$833,000 in 2021 (+65.4%). The average value of dwellings in Durham was higher than the Ontario average (\$807,000), but lower than the GTHA average (\$1.02 million). The average value of dwellings in Durham was highest in Uxbridge (\$1.04 million), followed by Pickering (\$929,000), and Whitby (\$894,000). These figures generally align with the trends reported in the 2021 annual building activity review using CMHC data (Report [2022-INFO-57](#))¹.
- 5.3 In Durham, 78.6% of households were owners, and 21.4% were renters, compared to 81.2% owners and 18.8% renters in 2016. By comparison, Durham had a lower percentage of renters than in Ontario (33%) and the GTHA (34.2%). Toronto had the highest percentage of renters in the GTHA (48.1%), while York Region had the highest percentage of owners

Figure 2 | Breakdown of Durham's households by tenure

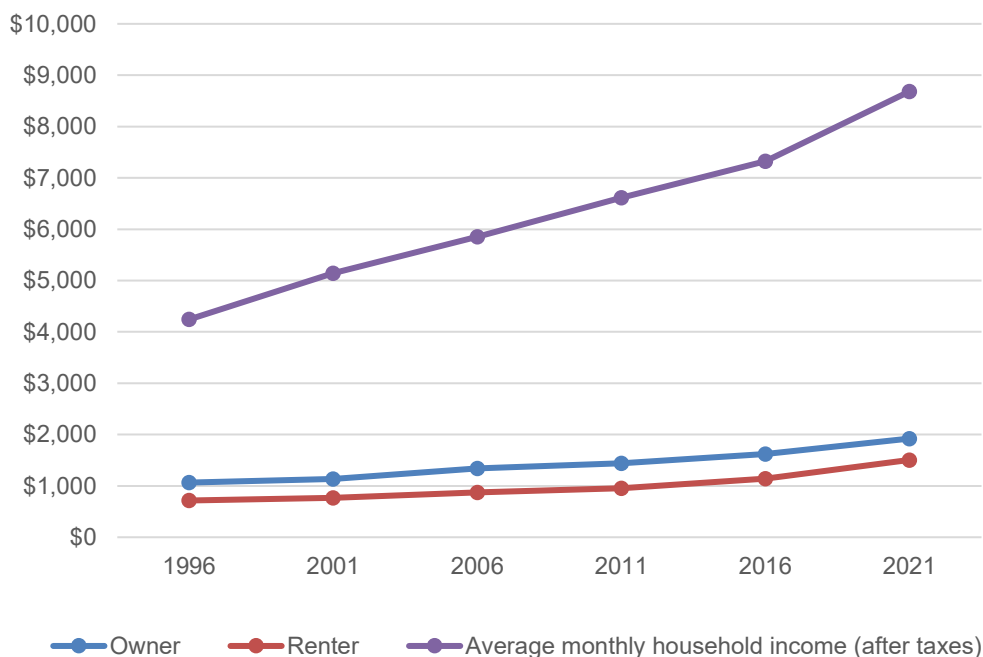


¹ Given the nature of housing market fluctuations, the value of dwellings has shifted since the 2021 Census. These changes will be reflected in the next Census and within other information sources.

(82.2%). Within Durham, Scugog had the highest percentage of owners (86.6%) and Oshawa had the highest percentage of renters (35.8%).

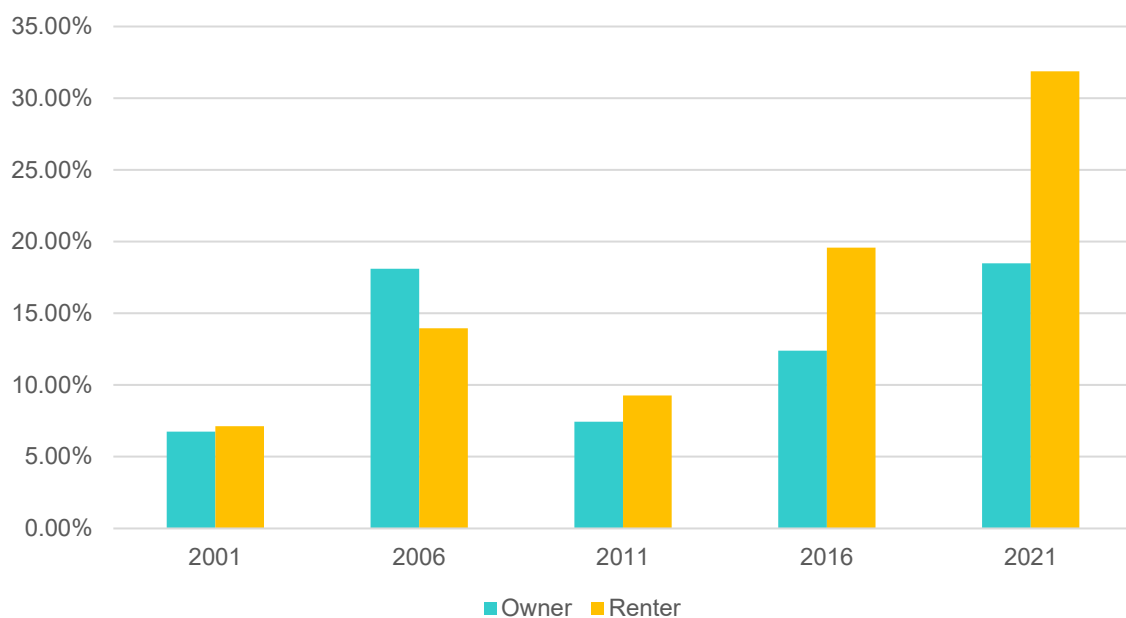
- 5.4 In 2021, 76.6% of Durham households spent less than 30% of their total income on shelter, compared to 74.9% in 2016 and 75% in 2011. In 2021, 75.8% of Ontario households and 70.6% of GTHA households spent less than 30% of their income on shelter costs.
- 5.5 Average monthly shelter costs for homeowners increased from \$1,622 in 2016 to \$1,922 in 2021 (an 18.5% increase). Average monthly shelter costs for homeowners in Durham was higher than the Ontario average (\$1,700), but lower than the GTHA average (\$2,006). Within the GTHA, the average monthly shelter costs for homeowners was highest in York (\$2,190) and lowest in Hamilton (\$1,606). Within Durham, Ajax had the highest average shelter costs for homeowners (\$2,126), while Brock had the lowest (\$1,520).
- 5.6 Average shelter costs for renters increased 31.9% from \$1,142 in 2016 to \$1,506 in 2021. By comparison, Durham's average monthly shelter costs for renters was lower than the GTHA average (\$1,620), but higher than the Ontario average (\$1,408). Within Durham, Brock had the lowest (\$1,188) and Pickering had the highest (\$1,730) average monthly shelter costs for renters. Figure 3 highlights the growth in average monthly shelter costs since 1996.

Figure 3 | Average monthly shelter costs in Durham since 1996 in comparison to average monthly household income (after taxes)



5.7 Comparisons with historical Census data suggests that the growth rate for monthly shelter costs has increased significantly, especially within the last 10 years. The monthly shelter cost for renters in Durham increased 31.9% between 2016 and 2021, compared to 19.6% between 2001 to 2016. The shelter costs for owners have also increased, albeit less dramatically, by 18.5% between 2016 and 2021 compared to 12.4% between 2011 and 2016. Other municipalities in the GTHA have experienced a similar trend, with the highest increase in monthly rental costs in Halton (35.5%) between 2016 and 2021 and the lowest rate of increase in Toronto (25.8%).

Figure 4 | Growth rate of monthly shelter costs in Durham



5.8 There were approximately 16,865 new dwellings built in Durham between 2016 and 2021, representing almost 7% of Durham's total housing stock (243,050 dwellings). Of the total number of dwellings, approximately 95.6% were considered to be in a state of good repair, with only regular maintenance or minor repairs needed; while the remaining 4.4% were considered to require major repairs, compared to 4.8% in 2016.

5.9 Of the total number of dwellings in Durham, approximately 95% were considered “suitable” for living based on the number of bedrooms and size and composition of the household, while the remaining 5% were deemed unsuitable².

6. Potential Impacts of global events

6.1 Global events, including the COVID-19 pandemic, have significantly impacted population and demographic growth trends across the globe. They have also influenced growth patterns in the GTHA as indicated in previous data releases noted in section 3. One key impact is the fluctuations in the local housing market, including recent increases in Canadian interest rates, which have implications on the value of dwellings and monthly shelter costs, including mortgage and rent payments, as identified in this report. Future data releases of the 2021 Census and beyond will provide further insight into the shifts, the longevity of their impacts, and whether they represent long-term trends. Given the nature of these fluctuations, the value of dwellings and shelter costs have already shifted since the 2021 Census, and will be reflected in the next Census period and within other data sources.

7. Relationship to Strategic Plan

- 7.1 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

8. Conclusion

- 8.1 The Census is an essential source of data on the demographic characteristics over time. The Planning and Economic Development Department will report on the following data in the coming weeks:
- Immigration, place of birth, and citizenship; ethnocultural and religious diversity; and mobility and migration.
 - Education, labour, language of work, commuting, and instruction in the minority official language.

² According to Statistics Canada, housing suitability refers to whether a private household is living in suitable accommodations according to the National Occupancy Standard (NOS); that is, whether the dwelling has enough bedrooms for the size and composition of the household. A household is deemed to be living in suitable accommodations if its dwelling has enough bedrooms, as calculated using the NOS.

- 8.2 Following the completion of the seven major releases, there will be further releases (dates to be determined) that will highlight additional themes and key findings in the data, data tables, updates to data products, and further analyses.
- 8.3 The 2021 Census information will be used as input to various Regional projects, including the update to the Regional Official Plan through the Municipal Comprehensive Review (Envision Durham), infrastructure master planning, annual infrastructure capital budgets and forecasts, the annual Business Plan and Budgeting process, Development Charges Studies, and the Durham Region Profile.
- 8.4 A copy of this report will be forwarded to the area municipalities and be made available on the Region's website.

9. Attachments

Attachment #1: Statistics Canada 2021 Census of Population, Fifth Release
(language)

Respectfully submitted,

Original signed by

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

Table 1
Indigenous Population in Durham

	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby
Indigenous Population	1,270	465	2,635	5,325	1,065	600	345	2,085
Percentage	1.0%	3.8%	2.6%	3.1%	1.1%	2.8%	1.6%	1.5%
First Nations	700	260	1,330	3,070	450	370	155	1,045
Métis	455	175	1,030	1,855	540	185	160	890
Inuk (Inuit)	25	15	65	70	15	0	0	60
Multiple	40	0	105	200	25	30	0	25
Other	60	10	115	135	30	10	0	65

Table 2
Indigenous Population in the GTHA

	Durham	Halton	Peel	Toronto	York	Hamilton	GTHA	Ontario
Indigenous Population	13,795	5,890	7,430	22,925	5,875	12,520	68,435	406,585
Percentage	2.0%	1.0%	0.52%	0.83%	0.5%	2.2%	0.95%	2.9%
First Nations	7,385	3,345	4,165	13,800	3,225	8,555	40,475	251,030
Métis	5,295	2,115	2,655	7,440	2,080	3,205	22,790	134,615
Inuk (Inuit)	265	50	115	240	110	120	900	4,310
Multiple	420	100	235	645	180	185	1,765	7115
Other	425	285	255	800	275	460	2,500	9515

Table 3
Households in Durham

Household	Ajax	Brock	Claringto	Oshawa	Pickerin	Scugog	Uxbridge	Whitby
Owner households	32,960	3,910	30,800	42,750	28,470	7,185	6,730	38,125
Median value of dwellings	\$850,000	\$600,000	\$750,000	\$695,000	\$880,000	\$800,000	\$900,000	\$850,000
Average value of dwellings	\$874,000	\$685,000	\$772,000	\$705,000	\$929,000	\$848,000	\$1,038,000	\$894,000
Median monthly shelter costs	\$2,140	\$1,410	\$1,780	\$1,640	\$1,980	\$1,380	\$1,700	\$2,020
Average monthly shelter costs	\$2,126	\$1,520	\$1,810	\$1,726	\$2,052	\$1,620	\$1,944	\$2,048
30% or more on shelter costs	22.1%	17.7%	15%	19.3%	21.7%	13.5%	16%	17.4%
Renter households	6,525	880	5,150	23,880	4,960	10	1,080	1,275
Median monthly shelter costs	\$1,600	\$1,020	\$1,590	\$1,300	\$1,720	\$1,280	\$1,290	\$1,430
Average monthly shelter costs	\$1,662	\$1,188	\$1,620	\$1,400	\$1,730	\$1,304	\$1,512	\$1,536
30% or more on shelter costs	37.8%	31.6%	40.6%	42.7%	38.4%	37.5%	42%	39.5%
% in Subsidized housing	11.1%	17.8%	6.5%	12%	10%	13.2%	9.6%	16.1%

Table 4
Households in the GTHA

Households	Durham	Halton	Peel	Toronto	York	Hamilton	GTHA	Ontario
Owner households	190,935	163,680	335,880	602,925	321,375	146,410	1,761,205	3,755,720
Median value of dwellings	\$800,000	\$1,000,000	\$900,000	\$900,000	\$1,100,000	\$700,000	\$900,000	\$700,000
Average value of dwellings	\$833,000	\$1,148,000	\$999,000	\$1,131,000	\$1,230,000	\$752,000	\$1,015,500	\$807,000
Median monthly shelter costs	\$1,860	\$2,000	\$2,040	\$1,740	\$1,940	\$1,440	\$1,837	\$1,440
Average monthly shelter costs	\$1,922	\$2,156	\$2,124	\$2,038	\$2,190	\$1,606	\$2,006	\$1,700
30% or more on shelter costs	18.7%	18.7%	25.7%	25.6%	26.9%	15.8%	21.9%	17.7%
Renter households	52,085	44,925	114,865	557,970	69,640	76,400	915,885	1,724,970
Median monthly shelter costs	\$1,410	\$1,800	\$1,580	\$1,500	\$1,880	\$1,120	\$1,548	\$1,300
Average monthly shelter costs	\$1,506	\$1,904	\$1,646	\$1,562	\$1,872	\$1,233	\$1,621	\$1,408
30% or more on shelter costs	40.6%	44.4%	38.4%	40%	47.2%	37.5%	41.4%	38.4%
% in Subsidized housing	11.9%	10.7%	12.2%	14.2%	9.7%	13.7%	12.1%	13.7%

Table 5
Housing in Durham by period of construction

Housing	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby
1960 or before	2,765	1,560	4,495	15,700	2,070	2,080	1,575	3,810
1961 to 1980	6,345	1,495	5,240	23,330	8,350	2,310	1,815	7,700
1981 to 1990	8,530	650	6,195	7,925	8,955	1,395	1,175	7,925
1991 to 2000	5,630	330	6,750	5,425	6,540	1,085	1,220	8,910
2001 to 2005	4,900	120	3,390	3,135	1,680	700	745	7,430
2006 to 2010	5,710	150	3,155	3,680	1,315	300	755	4,545
2011 to 2016	3,425	105	3,205	3,325	1,675	190	340	2,915
2015 to 2021	2,180	375	3,520	4,100	2,845	235	390	3,220
Suitable	36,645	4,600	34,800	62,575	31,650	8,115	7,870	44,445
Not suitable	2,845	190	1,150	4,060	1,775	175	140	2,020
Minor repairs	38,175	4,435	34,750	62,465	32,220	7,850	7,620	44,975
Major repairs	1,315	350	1,205	4,170	1,205	440	385	1,485

Table 6
Housing in the GTHA by period of construction

Housing	Durham	Halton	Peel	Toronto	York	Hamilton	GTHA	Ontario
1960 or before	34,065	22,700	27,795	340,185	20,470	73,110	518,325	1,247,430
1961 to 1980	56,580	49,550	114,830	333,990	50,350	62,560	667,860	1,456,110
1981 to 1990	42,750	27,340	76,300	109,780	70,890	24,990	352,050	711,940
1991 to 2000	35,900	27,700	77,935	92,985	72,400	21,365	328,285	644,080
2001 to 2005	22,100	23,760	54,475	58,975	52,635	10,395	222,340	385,045
2006 to 2010	19,610	21,790	38,280	63,995	46,470	9,470	199,615	348,760
2011 to 2015	15,175	17,235	32,935	75,980	39,325	10,035	190,685	328,735
2016 to 2021	16,865	18,525	28,190	85,005	38,495	10,880	197,960	369,095
Suitable	230,685	199,845	397,855	1,016,350	369,250	208,980	2,422,965	5,122,185
Not suitable	12,360	8,755	52,895	144,545	21,785	13,825	254,165	369,015
Minor repairs	232,485	201,165	432,185	1,086,415	378,195	208,115	2,538,560	5,177,155
Major repairs	10,565	7,435	18,560	74,480	12,840	14,690	138,570	314,050