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# The Regional Municipality of Durham Information Report

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From: Commissioner of Community Growth and Economic Development  
Report: #2025-INFO-40  
Date: May 23, 2025

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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 first of two biannual reports monitoring growth trends in Durham. It presents historical population and household data for the Region and area municipalities for the 2020 to 2024 period.
- 1.2 The data is provided for the end of May to correspond with the timing of a Census, and for December to correspond with the calendar year-end. Information presented in this report is intended for use in various Regional studies and programs, such as Development Charges Background Studies, and in preparing capital budgets for Regional infrastructure, as well as other agency initiatives.

**2. Previous Reports and Decisions**

- 2.1 Monitoring of Growth Trends – dated May 24, 2024 ([2024-INFO-38](#))
- 2.2 Monitoring of Growth Trends – dated November 29, 2024 ([2024-INFO-80](#))

### **3. Historical Population and Household Estimates (2020-2024)**

- 3.1 The population and household estimates presented in Attachment 1 are based on:
- a. Statistics Canada Census information for 2016 and 2021 including an estimate for net undercoverage<sup>1</sup>;
  - b. Statistics Canada Annual Demographic Estimates;
  - c. Canada Mortgage and Housing Corporation (CMHC) monthly housing completion data; and
  - d. Building permits issued for residential demolitions.
- 3.2 Base-year household estimates are founded on information from the Statistics Canada Census. Household estimates for 2016 and 2021 are based on the Statistics Canada Census counts for “Private dwellings occupied by usual residents”.
- 3.3 For interim years, CMHC housing completions are used to approximate the number of new households added each year. Housing completions are also the basis for estimating population growth where population estimates are not available from Statistics Canada<sup>2</sup>.
- 3.4 The Statistics Canada Annual Demographic Estimates are calculated from federal records for births, deaths, immigration and emigration. The Regional Health Department also receives this data from the Ministry of Health and Long-term Care, which is based on the same Statistics Canada annual reporting, to inform their demographic analysis. This data is also published on the Durham Region Population [Data Tracker](#)<sup>3</sup>.
- 3.5 The process for estimating population and households also considers the impact of vacant homes, short-term rentals and dwellings occupied by non-permanent residents such as international students and temporary foreign workers. To account

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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.

2. For years where population estimates are not published on the Data Tracker, household growth is used to approximate the increase in population. At the time this report was prepared, population estimates since 2022 were not available through the Data Tracker.

3. Durham Regional Health Department receives population estimates from the Province, that are based on Statistics Canada’s annual population estimate for July 1<sup>st</sup>. This information is used to interpolate the population for May 31<sup>st</sup> and December 31<sup>st</sup>.

for this, household estimates are calibrated with a conservative vacancy rate (0.5%) for new residential units.

3.6 The semi-annual population estimates presented in Attachment #1 indicate that the Region's annual population growth increased by 14,760 persons from 2023 to 2024, which is slightly lower than the five-year average (15,370). The growth rate last year was 1.93%. Comparatively, the average annual population growth for the five-year period from 2020 to 2024 was 2.10%.

3.7 The semi-annual household estimates presented in Attachment #1 indicate that the Region's annual household growth increased by 4,860 households from 2023 to 2024, representing a growth rate of 1.92%. Comparatively, the annual household growth for the five-year period from 2020 to 2024 was 1.61%.

#### **4. Relationship to Strategic Plan**

4.1 This report addresses the following Strategic Directions and Pathways in Durham Region's 2025-2035 Strategic Plan:

a. Connected and Vibrant Communities

- C1. Align Regional infrastructure and asset management with projected growth, climate impacts, and community needs.

b. Strong Relationships

- S3. Collaborate across local area municipalities, with agencies, non-profits, and community partners to deliver co-ordinated and efficient services.

4.2 This report aligns with the following Foundation in Durham Region's 2025-2035 Strategic Plan:

a. Processes: Continuously improving processes to ensure we are responsive to community needs.

#### **5. Conclusion**

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

5.2 A copy of this report will be forwarded to the Area Municipalities, the Durham Regional Police Services, Ontario Health atHome (formerly Local Health Integration Network) and the School Boards in Durham.

5.3 For additional information, contact: Colleen Goodchild, Director of Community Growth at 905-668-7711, extension 2580.

## **6. Attachments**

Attachment #1: Semi-annual Population Estimates, 2020-2024 (Table 1) and  
Semi-annual Household Estimates, 2020-2024 (Table 2)

Respectfully submitted,

Original signed by

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P.Eng., PTOE for  
Elaine C. Baxter-Trahair  
Chief Administrative Officer

Table 1  
Semi-annual Population Estimates, 2020-2024 (May and December)

Year	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby	Durham
2020 (May)	132,305	12,910	102,000	179,135	101,310	22,140	22,205	140,755	712,760
2020 (Dec)	132,705	12,850	102,865	179,530	103,755	22,175	22,275	142,630	718,785
2021 (May)	134,225	13,700	104,080	181,080	103,240	22,565	22,350	144,790	726,030
2021 (Dec)	134,630	13,725	105,525	182,210	103,985	22,550	22,360	147,220	732,210
2022 (May)	135,020	13,825	107,225	187,660	105,235	22,940	22,995	149,555	744,455
2022 (Dec)	135,645	13,845	108,265	190,055	105,790	22,930	23,075	151,315	750,920
2023 (May)	135,965	13,865	108,820	191,910	107,115	22,925	23,170	152,650	756,415
2023 (Dec)	136,370	13,880	109,335	193,775	111,280	22,935	23,295	154,430	765,305
2024 (May)	137,070	13,900	109,820	194,655	114,375	22,935	23,345	155,500	771,600
2024 (Dec)	137,565	13,910	110,520	196,885	117,825	22,940	23,520	156,900	780,065

Note: All figures rounded

Source: Statistics Canada Census, Annual Demographic, CMHC monthly housing completions data and building permit records.

Table 2  
Semi-annual Household Estimates, 2020-2024 (May and December)

Year	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby	Durham
2020 (May)	39,325	4,685	35,460	66,405	32,510	8,260	7,960	45,550	240,160
2020 (Dec)	39,450	4,785	35,730	66,595	33,215	8,275	7,990	46,110	242,140
2021 (May)	39,490	4,790	35,955	66,635	33,425	8,290	8,010	46,460	243,050
2021 (Dec)	39,610	4,795	36,455	67,050	33,665	8,285	8,010	47,240	245,110
2022 (May)	39,715	4,800	36,685	67,315	33,875	8,280	8,035	47,890	246,600
2022 (Dec)	39,895	4,805	37,040	68,175	34,055	8,275	8,065	48,455	248,770
2023 (May)	39,990	4,815	37,230	68,840	34,480	8,275	8,100	48,880	250,610
2023 (Dec)	40,110	4,820	37,405	69,510	35,820	8,275	8,145	49,450	253,540
2024 (May)	40,315	4,825	37,570	69,825	36,820	8,280	8,160	49,795	255,590
2024 (Dec)	40,460	4,830	37,810	70,625	37,930	8,280	8,220	50,245	258,400

Note: All figures rounded

Source: Statistics Canada Census, Annual Demographic, CMHC monthly housing completions data and building permit records.