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The Regional Municipality of Durham Information Report

From: Commissioner of Planning and Economic Development
Report: #2025-INFO-93
Date: December 5, 2025

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 2020 to 2025 period. It also includes short-term forecasts for the 2025 to 2030 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 November 29, 2024 ([2024-INFO-80](#)).
- 2.2 Monitoring of Growth Trends – dated May 23, 2025 ([2025-INFO-40](#)).

3. Historical Population and Household Estimates (2020-2025)

- 3.1 The population and household estimates presented in Attachments 1 and 2 are based on:
- a. Statistics Canada Census information for 2016 and 2021, including an estimate for net undercoverage¹;
 - 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 The semi-annual population estimates presented in Attachment 1 indicate that the Region's mid-year (May) population growth increased by 11,930 persons from 2024 to 2025, representing a growth rate of 1.55%. The population growth for the five-year period from May 2020 to May 2025 was 9.93%.
- 3.3 The semi-annual household estimates presented in Attachment 2 indicate that the Region's mid-year (May) household growth increased by 3,955 households from 2024 to 2025, representing a growth rate of 1.55%. The household growth for the five-year period from May 2020 to May 2025 was 8.08%.

4. Short-term Growth Forecasts (2025-2030)

- 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 Region².
- 4.2 The accuracy of the forecasts are subject to the risk of unpredictable changes in economic conditions and other factors affecting residential growth (e.g. significant changes in mortgage rates, persistently high inflation, building trade strikes, etc.)³.

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 Growth estimates are supported by a review of housing supply and development timing by Regional staff.

³ Although large and fast-growing municipalities across the province, including Ajax, Clarington, Oshawa, Pickering and Whitby, have committed to meeting ambitious provincial housing targets; short-term growth forecasts are principally informed by the supply of housing in the development pipeline, market and economic conditions.

The forecasts assume that the housing market will return to more robust growth as inflation returns to normal, but there is a risk that current economic conditions will persist for longer than expected.

- 4.3 The short-term forecasts indicate that in the next five years Durham's population is projected to increase from 783,560 in May 2025 to 867,800 in May 2030, representing an expected 10.8% increase in population forecasted for the next five-year period (refer to Attachment 3).
- 4.4 Similarly, the current number of households in Durham is projected to increase from 259,555 in May 2025 to approximately 287,260 in May 2030, representing an expected 10.7% increase in households forecasted for the next five-year period (refer to Attachment 4).
- 4.5 These forecasts recognize a significant amount of growth in Seaton, adding approximately 3,900 households and 10,700 people to the forecast as that community continues to be developed.

5. Relationship to Strategic Plan

- 5.1 This report aligns with the following Strategic Direction 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.
- C5. Improve digital connectivity and multi-channel access to information, resources, and service navigation.

6. Conclusion

- 6.1 Growth across the region has slowed in recent years, and while it is expected to improve over time, growth is likely to remain below long-term targets over the forecast period.
- 6.2 Regional Council will continue to be kept apprised of emerging population and household data and trends through regular updates of this information.
- 6.3 A copy of this report will be forwarded to the Area Municipalities, the Durham Regional Police Services, Ontario Health atHome and the School Boards in Durham.

7. Attachments

Attachment #1: Semi-annual Population Estimates, 2020-2025

Attachment #2: Semi-annual Household Estimates, 2020-2025

Attachment #3: Semi-annual Population Forecasts, 2025-2030

Attachment #4: Semi-annual Household Forecasts, 2025-2030

Respectfully submitted,

Original signed by

Sandra Austin
Commissioner of Community Growth and
Economic Development

Semi-annual Population Estimates, 2020-2025 (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	22,950	23,345	155,525	771,630
2024 (Dec)	137,565	13,910	110,520	196,885	117,825	22,940	23,520	156,950	780,110
2025 (May)	137,590	13,930	110,660	197,550	119,590	22,955	23,555	157,730	783,560

Note: All figures rounded

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

Semi-annual Household Estimates, 2020-2025 (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	49,805	255,600
2024 (Dec)	40,460	4,830	37,810	70,625	37,930	8,280	8,220	50,260	258,415
2025 (May)	40,470	4,835	37,860	70,865	38,495	8,285	8,235	50,510	259,555

Note: All figures rounded

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

Semi-annual Population Forecasts, 2025-2030 (May and December)

Year	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby	Durham
2025 (Dec)	139,450	13,950	112,900	199,300	119,800	23,150	23,600	158,600	790,800
2026 (May)	140,450	14,000	114,000	200,500	120,900	23,250	23,600	159,400	796,100
2026 (Dec)	142,100	14,100	115,800	202,550	122,750	23,450	23,700	160,750	805,100
2027 (May)	143,250	14,150	116,900	203,850	124,050	23,550	23,700	161,850	811,300
2027 (Dec)	145,250	14,250	118,750	206,050	126,350	23,750	23,750	163,650	821,800
2028 (May)	146,500	14,300	119,950	207,400	127,800	23,850	23,800	165,100	828,700
2028 (Dec)	148,650	14,400	122,050	209,750	130,300	24,100	23,850	167,500	840,500
2029 (May)	150,050	14,450	123,350	211,100	131,850	24,200	23,900	168,950	847,800
2029 (Dec)	152,400	14,550	125,550	213,450	134,500	24,450	23,950	171,450	860,300
2030 (May)	153,850	14,600	126,900	214,850	136,050	24,600	24,000	172,950	867,800

Note: All figures rounded

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

Semi-annual Household Forecasts, 2025-2030 (May and December)

Year	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby	Durham
2025 (Dec)	41,020	4,850	38,630	71,500	38,570	8,360	8,250	50,790	261,950
2026 (May)	41,310	4,870	38,990	71,930	38,910	8,390	8,260	51,040	263,700
2026 (Dec)	41,800	4,890	39,610	72,660	39,510	8,460	8,280	51,480	266,680
2027 (May)	42,140	4,910	39,990	73,120	39,940	8,500	8,290	51,830	268,710
2027 (Dec)	42,720	4,940	40,620	73,910	40,670	8,570	8,310	52,410	272,160
2028 (May)	43,090	4,960	41,040	74,400	41,140	8,610	8,320	52,860	274,440
2028 (Dec)	43,720	4,990	41,760	75,230	41,940	8,690	8,340	53,640	278,320
2029 (May)	44,130	5,010	42,200	75,730	42,440	8,740	8,360	54,100	280,710
2029 (Dec)	44,830	5,040	42,950	76,570	43,290	8,820	8,380	54,900	284,790
2030 (May)	45,250	5,060	43,410	77,080	43,800	8,870	8,390	55,390	287,260

Note: All figures rounded

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