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# The Regional Municipality of Durham Information Report

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From: Commissioner of Community Growth and Economic Development  
Report: #2026-INFO-031  
Date: May 1, 2026

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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 2021 to 2025 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 23, 2025 (Report #[2025-INFO-40](#))
- 2.2 Monitoring of Growth Trends – dated December 5, 2025 (Report #[2025-INFO-93](#))

### **3. Historical Population and Household Estimates (2021-2025)**

- 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. The process for estimating 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 for this, household estimates are calibrated with a conservative vacancy rate (0.5%) for new residential units.
- 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.
- 3.5 The semi-annual population estimates presented in Attachment #1 indicate that the Region’s annual population growth increased by 15,680 persons, from 799,225 in December 2024 to 815,105 in December 2025. The growth rate last year was 1.96%, which was lower than the average annual population growth for the five-year period from 2021 to 2025 (2.55%).
- 3.6 The semi-annual household estimates presented in Attachment #1 indicate that the Region’s annual household growth increased by 3,590 households between 2024

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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.

and 2025, representing a growth rate of 1.39%. Comparatively, the annual household growth for the five-year period from 2021 to 2025 was 1.59%.

#### **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, Durham Regional Police Services, Ontario Health atHome (formerly Local Health Integration Network) and the School Boards in Durham.

#### **6. Attachments**

Attachment #1: Semi-annual Population Estimates, 2021-2025 (Table 1); and Semi-annual Household Estimates, 2021-2025 (Table 2)

Respectfully submitted,

Original signed by

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Sandra Austin  
Commissioner of Community Growth and  
Economic Development

Table 1  
Semi-annual Population Estimates, 2021-2025 (May and December)

Year	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby	Durham
2021 (May)	131,955	13,120	105,750	182,915	103,365	22,400	22,375	144,240	726,125
2021 (Dec)	132,360	13,145	107,220	184,055	104,115	22,385	22,380	146,665	732,285
2022 (May)	133,430	13,470	109,000	188,320	105,575	22,970	22,440	149,250	744,455
2022 (Dec)	134,045	13,490	110,040	190,680	106,130	22,960	22,520	151,005	750,950
2023 (May)	135,610	13,610	111,365	196,275	108,965	23,470	22,540	154,215	766,050
2023 (Dec)	136,010	13,630	111,885	198,115	113,105	23,480	22,665	155,985	774,805
2024 (May)	138,710	13,765	113,335	207,175	113,295	23,700	22,710	158,335	791,025
2024 (Dec)	139,195	13,775	114,040	209,370	116,730	23,705	22,880	159,725	799,425
2025 (May)	140,845	13,700	114,025	212,665	118,010	23,910	22,605	162,070	807,820
2025 (Dec)	140,860	14,160	114,600	213,265	120,770	25,060	22,655	163,655	815,105

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, 2021-2025 (May and December)**

Year	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby	Durham
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
2025 (May)	40,470	4,830	37,845	70,880	38,500	8,290	8,235	50,500	259,555
2025 (Dec)	40,475	5,000	38,045	71,100	39,395	8,715	8,255	51,010	261,995

Note: All figures rounded

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