



The Regional Municipality of Durham Information Report

From: Commissioner of Planning and Economic Development
Report: #2016-INFO- 33
Date: October 26, 2016

Subject:

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

Recommendation:

Receive for information

Report:

1. Purpose

1.1 This report presents historical population and household data for the Region and the Area Municipalities for the 2011 to 2016 period. It also includes short-term forecasts for the 2016 to 2021 period. Information presented in this report is intended for use in various planning studies and programs as well as other Regional and agency initiatives.

2. Historical population and household estimates (2011-2016)

2.1 The population and household estimates presented in Attachment 1, are based on:

- Statistics Canada Census information for 2006 and 2011; and
- Canada Mortgage and Housing Corporation (CMHC) monthly housing completion data for non-Census years.

2.2 The semi-annual population estimates presented in Attachment 1, indicate that the Region's mid-year annual population growth increased by 5,285 persons from 2015 to 2016, which represents a growth rate of 0.8 per cent. Comparatively, the average annual population growth for the five-year period from 2011 to 2016 was

0.94 per cent.

- 2.3 The semi-annual household estimates presented in Attachment 1, indicate that the Region's mid-year annual household growth increased by 2,560 households from 2015 to 2016, which represents a growth rate of 1.13 per cent. Comparatively, the annual household growth for the five-year period from 2011 to 2016 was 1.24 per cent.

3. Short-term growth forecasts (2016-2021)

- 3.1 The short-term growth forecasts for population and households (refer to Attachment 2) are based on:
- housing production estimates provided by the area municipalities;
 - an analysis of past trends; and
 - estimates of the timing and anticipated annual housing occupancy across the Region.
- 3.2 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.).
- 3.3 The short-term forecasts indicate that Durham's current population is expected to increase from 663,460 (2016) to 747,200 in 2021 (refer to Attachment 2). This represents an average annual growth rate of 2.41 per cent between 2016 and 2021.
- 3.4 Similarly, the current number of households in Durham is expected to increase from 227,370 (2016) to approximately 259,550 in 2021 (refer to Attachment 2). This represents an average annual growth rate of 2.68 per cent between 2016 and 2021.
- 3.5 These forecasts assume an increased rate of growth in Pickering towards the end of the period, adding approximately 8,000 households and 22,000 people in the last 3 years of the forecast as the Seaton community develops.

4. Conclusion

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

4.2 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.

5. Attachments

Attachment #1: Semi-annual Household Estimates, 2011-2016 and Semi-annual Population Estimates, 2011-2016.

Attachment #2: Short-term Household Forecast, 2016-2021 and Short-term Population Forecast, 2016-2021.

Respectfully submitted,

Original signed by

B.E. Bridgeman, MCIP, RPP
Commissioner of Planning and
Economic Development

Semi-annual Household Estimates, 2011-2016 (May and December)

Year	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby	DURHAM
2011 (Dec)	35,295	4,340	30,305	59,210	29,420	8,005	7,375	41,455	215,410
2012 (May)	35,530	4,345	30,490	59,390	29,665	8,005	7,390	41,765	216,580
(Dec)	36,065	4,350	31,010	59,625	30,110	8,015	7,420	42,090	218,690
2013 (May)	36,310	4,355	31,175	59,830	30,235	8,020	7,430	42,295	219,660
(Dec)	36,660	4,360	31,585	60,295	30,465	8,030	7,450	42,525	221,380
2014 (May)	36,835	4,365	31,725	60,435	30,505	8,040	7,470	42,640	222,020
(Dec)	37,245	4,370	32,165	60,865	30,710	8,055	7,505	42,890	223,805
2015 (May)	37,570	4,375	32,365	61,125	30,840	8,065	7,515	42,960	224,810
(Dec)	37,835	4,375	32,620	61,570	30,980	8,075	7,565	43,095	226,115
2016 (May)	37,950	4,385	32,880	62,105	31,095	8,090	7,590	43,280	227,370

Sources: Statistics Canada (May 2006 and 2011).
CMHC monthly housing completions data.
Durham Region Planning and Economic Development Department.

Note: "May" denotes end of May; "Dec" denotes end of December (Year End).

Semi-annual Population Estimates, 2011-2016 (May and December)

Year	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby	DURHAM
2011 (Dec)	114,830	11,780	89,030	156,610	92,340	22,510	21,510	128,310	636,915
2012 (May)	115,505	11,760	89,410	156,905	92,880	22,475	21,510	129,205	639,655
(Dec)	117,120	11,730	90,680	157,290	93,955	22,445	21,545	130,145	644,910
2013 (May)	117,835	11,715	90,990	157,650	94,120	22,415	21,540	130,720	646,985
(Dec)	118,860	11,685	91,930	158,625	94,510	22,380	21,550	131,360	650,895
2014 (May)	119,330	11,665	92,150	158,815	94,400	22,365	21,570	131,650	651,945
(Dec)	120,540	11,635	93,170	159,690	94,700	22,345	21,610	132,345	656,040
2015 (May)	121,505	11,610	93,570	160,190	94,860	22,325	21,600	132,510	658,175
(Dec)	122,235	11,580	94,035	161,100	94,970	22,295	21,695	132,845	660,755
2016 (May)	122,510	11,565	94,595	162,315	95,085	22,305	21,720	133,360	663,460

Source: Statistics Canada (Including Annual Demographic Statistics - May 2006 and 2011).
CMHC monthly housing completions data.
Durham Region Planning and Economic Development Department.

Note: "May" denotes end of May; "Dec" denotes end of December (Year End).

Short-term Household Forecast, 2016-2021 (May and December)

Year	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby	DURHAM
2016 (Dec)	38,590	4,460	33,540	62,280	31,370	8,090	7,630	43,750	229,690
2017 (May)	39,010	4,490	33,880	62,640	31,550	8,140	7,640	44,110	231,450
(Dec)	39,760	4,540	34,480	63,270	31,880	8,230	7,680	44,750	234,570
2018 (May)	40,210	4,570	34,830	63,670	32,790	8,310	7,690	45,110	237,180
(Dec)	41,020	4,620	35,440	64,380	34,430	8,450	7,730	45,750	241,800
2019 (May)	41,420	4,640	35,790	64,840	35,350	8,570	7,740	46,110	244,450
(Dec)	42,150	4,670	36,420	65,650	36,990	8,770	7,780	46,750	249,170
2020 (May)	42,690	4,690	36,770	66,110	37,930	8,840	7,790	47,110	251,930
(Dec)	43,660	4,720	37,410	66,910	39,610	8,960	7,830	47,750	256,830
2021 (May)	44,060	4,740	37,770	67,360	40,680	9,000	7,840	48,110	259,550

Source: Durham Region Planning Division.

Notes:

1. Based on estimates provided by the area municipalities, and an analysis of past trends; anticipated servicing or land constraints; and estimates concerning the proposed Seaton community.
2. The short-term forecasts presented herein are based on the most recently available development information and a specific methodology suited for short-term forecasts, and may vary from the longer-term forecasts presented in the Regional Official Plan.
3. Household forecasts are rounded to the nearest 10.

Short-term Population Forecast, 2016-2021 (May and December)

Year	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby	DURHAM
2016 (Dec)	124,400	11,700	96,200	162,500	95,600	22,200	21,800	134,700	669,200
2017 (May)	125,700	11,800	97,000	163,300	95,900	22,300	21,800	135,800	673,500
(Dec)	128,000	11,900	98,500	164,700	96,500	22,500	21,800	137,600	681,500
2018 (May)	129,400	11,900	99,200	165,500	99,100	22,700	21,800	138,700	688,300
(Dec)	131,800	12,000	100,700	167,100	103,600	23,000	21,900	140,600	700,700
2019 (May)	133,000	12,000	101,500	168,100	106,100	23,300	21,900	141,600	707,600
(Dec)	135,200	12,000	103,000	169,900	110,700	23,800	21,900	143,500	720,000
2020 (May)	136,900	12,100	103,800	170,900	113,200	23,900	21,900	144,600	727,200
(Dec)	139,800	12,100	105,300	172,700	117,800	24,200	22,000	146,400	740,200
2021 (May)	141,000	12,100	106,100	173,700	120,700	24,200	22,000	147,500	747,200

Source: Durham Region Planning Division.

Notes:

1. Based on estimates provided by the area municipalities, and an analysis of: past trends; anticipated servicing or land constraints; and estimates concerning the proposed Seaton community.
2. The short-term forecasts presented herein are based on the most recently available development information and a specific methodology suited for short-term forecasts, and may vary from the longer-term forecasts presented in the Regional Official Plan.
3. Population forecasts are rounded to the nearest 100.