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The Regional Municipality of Durham Information Report

From: Commissioner of Planning and Economic Development
Report: #2022-INFO-97
Date: December 2, 2022

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 2017 to 2022 period. It also includes short-term forecasts for the 2022 to 2027 period.
- 1.2 The data is provided for the end of May (to correspond with the timing of the Census) and for December (calendar year-end). Information presented in this report is intended for use in various Regional studies and programs including the Municipal Comprehensive Review, Development Charges Studies, and developing capital budgets for Regional infrastructure.

2. Previous Reports and Decisions

- 2.1 Monitoring of Growth Trends ([2021-INFO-132](#)).
- 2.2 Census of Population – Population and Dwelling Counts Release ([2022-INFO-31](#)).
- 2.3 Monitoring of Growth Trends ([2022-INFO-53](#)).

2.4 Envision Durham – Growth Management Study, Phase 2: Draft Settlement Area Boundary Expansions and Area Municipal Growth Allocations ([2022-INFO-91](#)).

3. Historical population and household estimates (2017-2022)

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; and
- b. Canada Mortgage and Housing Corporation (CMHC) monthly housing completion data for non-Census years.

3.2 The semi-annual population estimates presented in Attachment 1 indicate that the Region's mid-year population growth increased by 13,300 persons from 2021 to 2022, representing a growth rate of 1.83%. The population growth for the five-year period from May 2017 to May 2022 was 8.79%.

3.3 The semi-annual household estimates presented in Attachment 2, indicate that the Region's mid-year household growth increased by 3,750 households from 2021 to 2022, representing a growth rate of 1.54%. The household growth for the five-year period from May 2017 to May 2022 was 7.11%.

3.4 The population estimates have been updated with information from the recently published 2021 Census of Population. Additionally, it considers Statistics Canada Annual Demographic Estimates for July 1, 2021. Accordingly, estimates for May 2021 along with previous years were revised to match this baseline. The data revealed that the population in Durham had grown more than previously estimated (an increase of 11,727 or +1.64%), while households were slightly lower (a decrease of 1,335 or -0.55%)².

4. Short-term growth forecasts (2022-2027)

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;

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 Variation in household estimate may be influenced by an increase in residential demolitions, vacant homes and dwellings occupied by non-permanent residents between Census enumeration years.

- b. an analysis of past trends; and
 - c. estimates of the timing and anticipated annual housing occupancy across the Region.
- 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 increases in mortgage rates, persistently high inflation, building trade strikes, etc.).
- 4.3 The short-term forecasts indicate that in the next five years Durham's population is projected to increase from 751,500 (2022) to 850,400 in 2027³ (refer to Attachment 3). The population growth for the five-year period from May 2022 to May 2027 is expected to be 15.1%.
- 4.4 Similarly, the current number of households in Durham is projected to increase from 251,380 (2022) to approximately 283,770 in 2027 (refer to Attachment 4). The household growth for the five-year period from May 2022 to May 2027 is expected to be 15.0%.
- 4.5 These forecasts recognise a significant amount of growth in Seaton, adding approximately 4,775 households and 13,100 people to the forecast as that community continues to grow.
- 4.6 With regard to new provincial housing targets⁴, it's important to note that some municipalities in Durham will have to substantially increase their rate of growth to meet the 10-year housing targets.

5. Relationship to Strategic Plan

- 5.1 This report aligns with/addresses the following strategic goals and priorities in the Durham Region Strategic Plan:
- a. Priority 5.1 (Service Excellence) – Optimize resources and partnerships to deliver exceptional quality services and value; and

³ Annual short-term forecasts are developed using a separate methodology from the long-term forecasting work completed for the Envision Durham Growth Management Study. Some variance is expected between Appendix 3 and 4 of this report and the forecasts presented in the Draft Settlement Area Boundary Expansions and Area Municipal Growth Allocations (Report #2022-INFO-91).

⁴ The More Homes Built Faster Act sets 10-year housing targets for the 29 largest and fastest growing municipalities. This includes Ajax (17,000), Clarington (13,000), Oshawa (23,000), Pickering (13,000) and Whitby (18,000).

- b. Priority 5.3 (Service Excellence) – Demonstrate commitment to continuous quality improvement and communicating results.

6. Conclusion

- 6.1 Regional Council will continue to be kept apprised of emerging population and household data and trends through regular updates of this information.
- 6.2 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.

7. Attachments

- Attachment #1: Semi-annual Population Estimates, 2017-2022
- Attachment #2: Semi-annual Household Estimates, 2017-2022
- Attachment #3: Semi-annual Population Forecasts, 2017-2022
- Attachment #4: Semi-annual Household Forecasts, 2017-2022

Respectfully submitted,

Original signed by

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

Semi-annual Population Estimates, 2017-2022 (May and December)

Year	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby	Durham
2017 (Dec)	126,020	12,220	99,000	170,860	96,790	22,570	22,380	135,740	685,590
2018 (May)	127,620	12,130	99,790	172,500	96,900	22,510	22,440	135,940	689,830
2018 (Dec)	128,140	12,360	101,090	175,770	97,950	22,510	22,500	136,910	697,220
2019 (May)	128,910	12,330	101,640	179,080	98,580	22,540	22,420	136,830	702,350
2019 (Dec)	129,350	12,920	103,080	181,300	99,550	22,670	22,480	138,330	709,680
2020 (May)	130,960	12,600	104,050	180,200	99,930	22,570	22,400	140,560	713,280
2020 (Dec)	131,260	12,630	105,040	183,560	101,740	22,670	22,480	142,720	722,100
2021 (May)	131,830	13,080	105,560	182,530	103,230	22,590	22,430	144,150	725,410
2021 (Dec)	132,380	13,150	107,190	184,560	104,110	22,590	22,430	146,850	733,230
2022 (May)	132,830	13,190	107,970	185,840	104,830	22,590	22,460	149,070	738,710

Note: All figures rounded

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

Semi-annual Household Estimates, 2017-2022 (May and December)

Year	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby	Durham
2017 (Dec)	38,060	4,575	33,905	64,090	31,400	8,230	7,840	44,210	232,305
2018 (May)	38,450	4,575	34,145	64,405	31,545	8,235	7,895	44,315	233,570
2018 (Dec)	38,660	4,610	34,525	65,400	31,865	8,235	7,915	44,515	235,725
2019 (May)	38,740	4,625	34,725	65,765	32,065	8,245	7,925	44,610	236,710
2019 (Dec)	38,920	4,640	35,175	66,330	32,355	8,255	7,945	44,975	238,605
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	66,560	33,215	8,275	7,990	46,110	242,105
2021 (May)	39,490	4,790	35,955	66,635	33,425	8,290	8,010	46,460	243,050
2021 (Dec)	39,610	4,800	36,465	67,105	33,700	8,295	8,025	47,260	245,260
2022 (May)	39,715	4,805	36,705	67,375	33,930	8,295	8,055	47,920	246,800

Note: All figures rounded

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

Semi-annual Population Forecasts, 2022-2027 (May and December)

Year	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby	Durham
2022 (Dec)	135,650	13,350	109,400	190,150	106,050	22,800	22,650	151,500	751,500
2023 (May)	136,850	13,400	110,600	191,600	107,700	22,900	22,700	152,850	758,600
2023 (Dec)	138,900	13,500	112,550	194,150	110,550	23,150	22,750	155,150	770,800
2024 (May)	140,550	13,550	113,800	195,700	112,300	23,250	22,800	156,700	778,600
2024 (Dec)	143,300	13,650	115,850	198,300	115,250	23,500	22,900	159,250	792,100
2025 (May)	145,850	13,750	117,100	199,700	117,050	23,650	22,950	160,850	800,900
2025 (Dec)	150,200	13,900	119,200	202,050	120,100	23,900	23,050	163,600	816,000
2026 (May)	153,000	14,000	120,550	203,450	122,000	24,050	23,050	165,200	825,300
2026 (Dec)	157,700	14,150	122,800	205,850	125,200	24,300	23,150	167,950	841,100
2027 (May)	160,250	14,250	124,200	207,150	127,350	24,400	23,200	169,550	850,400

Note: All figures rounded

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

Semi-annual Household Forecasts, 2022-2027 (May and December)

Year	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby	Durham
2022 (Dec)	40,600	4,870	37,230	69,130	34,330	8,370	8,100	48,760	251,370
2023 (May)	40,950	4,890	37,620	69,670	34,870	8,420	8,120	49,190	253,730
2023 (Dec)	41,570	4,930	38,300	70,590	35,790	8,490	8,150	49,930	257,750
2024 (May)	42,050	4,950	38,710	71,150	36,350	8,540	8,170	50,420	260,350
2024 (Dec)	42,880	4,990	39,420	72,110	37,310	8,630	8,200	51,250	264,780
2025 (May)	43,640	5,020	39,840	72,610	37,890	8,680	8,210	51,770	267,660
2025 (Dec)	44,950	5,070	40,550	73,470	38,880	8,770	8,240	52,650	272,580
2026 (May)	45,770	5,100	41,010	73,970	39,490	8,820	8,260	53,170	275,600
2026 (Dec)	47,190	5,160	41,790	74,840	40,520	8,910	8,290	54,050	280,740
2027 (May)	47,940	5,190	42,260	75,320	41,230	8,960	8,300	54,570	283,780

Note: All figures rounded

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