



 **Watson
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ECONOMISTS LTD.

Durham Region Growth Management Study (G.M.S.) – Phase 2

Area Municipal Growth Allocations and Land Needs,
2051

Final Report

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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
B.U.A.	Built-Up Area
C.P.D.P.	Central Pickering Development Plan
D.G.A.	Designated Greenfield Area
E.L.E.	Employment Land Employment
G.M.S.	Growth Management Study
ha	Hectares
L.N.A.	Land Needs Assessment
M.C.R.	Municipal Comprehensive Review
M.O.E.	Major Office Employment
M.T.S.A.	Major Transit Station Area
P&J/ha	People and jobs per developable hectare
P.P.U.	Persons per unit
P.R.E.	Population-Related Employment
R.O.P.	Regional Official Plan



Executive Summary



Executive Summary

Introduction

The first phase of the Growth Management Study (G.M.S.) entailed the preparation of a Land Needs Assessment (L.N.A.) to quantify the amount of land that will be required to accommodate future population and employment growth across Durham Region to the year 2051. A Growth Scenario established a Community Area land need of 2,500 hectares (ha) and an Urban Employment Area land need of 1,171 ha which has been endorsed by Council. This Scenario also forecasts the Region to achieve an annual housing intensification rate of 50% between 2021 and 2051.

As part of Phase 2 of the Durham Region G.M.S., this report details the draft population, housing, and employment growth allocations by area municipality and policy area. Furthermore, this report summarizes the anticipated D.G.A. Community Area and Urban Employment Area densities and land needs to 2051 within the context of the Durham Region G.M.S. Phase 1 Region-wide L.N.A.

Durham Region Population, Housing and Employment Forecast and Growth Allocations by Area Municipality, 2021 to 2051

By 2051, Durham Region's total population base is forecast to grow to 1.3 million people. This represents an increase of approximately 577,000 residents between 2021 and 2051, or an average annual population growth rate of approximately 2% during this period. Comparatively, the population of the Province as a whole is forecast to increase at a rate of 1.3% over the 2021 to 2046 period.^[1] Accommodating forecast total population growth in Durham will require approximately 225,800 new households, or approximately 7,500 new households annually. To adequately accommodate future housing demand across a diverse selection of demographic and socio-economic groups, a range of housing typologies will be required with respect to built-form, location and affordability across the Region.

The strong long-term population and employment growth outlook for Durham is anticipated to be driven by the robust economic growth potential identified for the

^[1] Ministry of Finance Summer 2022 Population Projections, Reference Scenario for the Province of Ontario.



Region and the surrounding commuter-shed. As discussed in the Phase 1 G.M.S., Durham is located within an internationally recognized technology innovation supercluster, known as the Toronto-Waterloo Innovation Corridor and is well-positioned to leverage its growing local economy across a broad range of employment sectors. Many of Durham's growing employment sectors are increasingly geared towards innovation, knowledge and the creative economy, such as advanced manufacturing, energy, logistics, tourism and agriculture. By 2051, the total employment base for Durham is forecast to grow to 460,000 jobs. This represents an increase of approximately 218,400 jobs between 2021 and 2051, or an average annual employment growth rate of 2.2% during this period. The Growth Plan for the Greater Golden Horseshoe (G.G.H.), 2019, forecasts that Durham Region will have the fastest growing economy across the Greater Toronto Hamilton Area (G.T.H.A.) over the next 30 years.¹

Population and employment growth is not anticipated to be uniform across Durham, with the forecast amount and annual rate of urban development anticipated to be highest within the southern municipalities. Forecast population and employment growth rates are anticipated to be highest for the City of Pickering and the Municipality of Clarington driven by increased demand for residential intensification combined with steady demand for urban development on remaining vacant D.G.A. lands as well as through large-scale future urban expansion areas. The remaining southern Durham Region municipalities, including Ajax, Whitby and Oshawa are also anticipated to experience moderate to strong rates of forecast population and employment growth over the next 30 years. For Durham's northern municipalities, significant opportunities have been identified for urban development. However, the annual rate of forecast population and employment growth for these municipalities is anticipated to slow over time due to constraints to urban expansion in new greenfield areas and municipal water/wastewater servicing capacity.

D.G.A. Community Area Land Needs by Area Municipality, 2051

As previously mentioned, the Council-Endorsed Growth Scenario requires that 2,500 developable ha of greenfield land be added to the urban land supply by 2051. Based on the expected population and employment growth across the Region's D.G.A. lands, this results in a Region-wide D.G.A. density of 53 P&J/ha by 2051. To achieve conformity with the Central Pickering Development Plan (C.P.D.P.), a considerably higher density

¹ A Place to Grow, Growth Plan for Greater Golden Horseshoe, Office Consolidation, 2020.



of 79 P&J/ha has been assumed for Seaton. Figure ES-1 summarizes the Region's Community Area land needs to the year 2051 by area municipality.

Figure ES-1
Durham Region - Urban Community Area Land Needs at 2051

Municipality	People and Jobs	People and Jobs Density	D.G.A. Land Required at 2051, ha	Total Designated D.G.A. Community Area Land Area, ha	Community Area Land Required for Urban Expansion
	A	B	C = A / B	D	E = C - D
Town of Ajax	36,740	67	551	551	0
Township of Brock ¹	7,660	39	198	227	0
Municipality of Clarington	109,220	48	2,283	1,438	845
City of Oshawa	96,490	50	1,935	1,532	403
City of Pickering	123,500	65	1,892	944	948
Township of Scugog	4,460	32	140	130	10
Township of Uxbridge	4,170	42	99	99	0
Town of Whitby	86,740	52	1,656	1,362	294
Durham Region	468,980	54	8,754	6,284	2,500

¹ The Township of Brock is expected to have a Community Area surplus of 29 ha at 2051.

Note: Figures may not add precisely due to rounding.

Source: Watson & Associates Economists Ltd., 2022.

Urban Employment Area Land Needs by Area Municipality, 2051

Employment Areas in the Region are forecast to accommodate approximately 99,500 jobs over the 2019 to 2051 period or 98,100 jobs between the 2021 and 2051 period. This represents approximately 45% of the Region's total employment growth over that period. The existing supply of urban lands to accommodate jobs in established and planned Employment Areas, as well as employment expansion areas, directly informs the number of jobs forecast in each area municipality to 2051.

An expansion of 1,171 gross ha has been identified in the Council-Endorsed Growth Scenario.¹ It is important to note that the Township of Scugog is forecast to contain an Employment Area surplus of 122 ha which is not expected to be developed by 2051. To maintain Council's endorsed Employment Area land need of 1,171 hectares, a slight

¹ Alternative Growth Scenarios Recommendations. Part of the Region of Durham Growth Management Study: Land Needs Analysis. April, 2022



adjustment to the overall Urban Employment Area density has been made. Figure ES-2 summarizes the Region's Employment Area land needs to the year 2051 by area municipality.

With nearly 1,200 additional ha being added to the Regional Employment Area supply, there will be a requirement to strategically plan growth along the Region's major transportation routes to attract and accommodate E.L.E. jobs. Nearly 80,000 of the Region E.L.E. jobs are forecast to occur in vacant designated Employment Areas or future employment expansion areas. As such, ensuring that Employment Area lands are appropriately planned, serviced and available (i.e. for sale/lease) with appropriately sized parcels to accommodate anticipated demand will be critical to the Region's success in achieving its long-term employment forecast.

For many municipalities across Durham Region, vacant land supply for Employment Area development will be exhausted by 2051. As these municipalities approach a mature state, it becomes increasingly important to prioritize opportunities for employment intensification. With 19,900 jobs forecast on existing Employment Area lands within the Region between 2019 and 2051, Durham Region and its area municipalities will need to proactively plan how to best incentivize and promote opportunities to increase employment densities on underutilized lands.



Figure ES-2
Durham Region – Employment Area Land Needs at 2051

Area Municipality	Total Employment Area Job Forecast, 2019 to 2051	Jobs Forecast on Underutilized Employment Lands	Jobs Forecast on Vacant Employment Lands	Employment Area Density (Jobs per Gross ha)	Employment Land Demand (Gross ha)	Employment Land Supply (Gross ha), 2019	Additional Employment Land Required (Gross ha)
	A	B	C = A - B	D	E = C / D	F	G = E - F
Town of Ajax	7,480	2,710	4,770	31	155	155	0
Township of Brock	1,400	900	500	9	59	43	16
Municipality of Clarington	18,900	2,190	16,710	22	764	275	489
City of Oshawa	20,080	4,950	15,130	28	543	317	226
City of Pickering	24,310	2,860	21,450	41	517	282	235
Township of Scugog ¹	1,140	820	320	9	38	159	0
Township of Uxbridge	300	200	100	9	12	0	12
Town of Whitby	25,890	5,270	20,620	28	740	548	192
Durham Region	99,500	19,900	79,600	28	2,828	1,779	1,171

¹ The Township of Scugog is forecast to have a 122 surplus of Employment Area land at 2051.

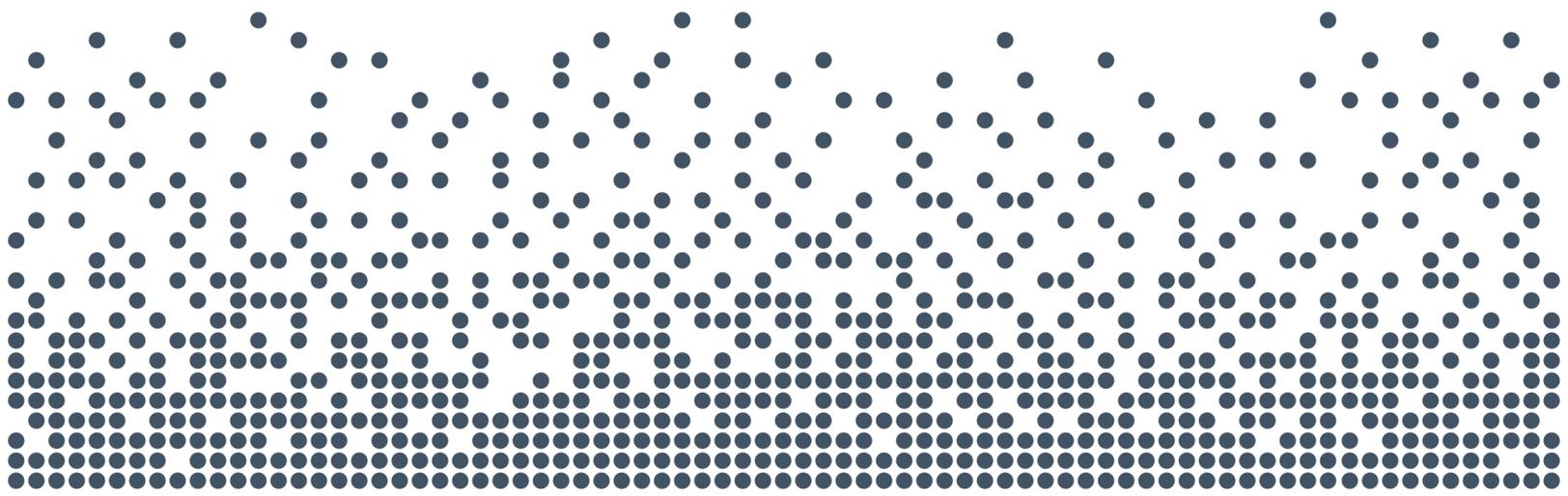
Note: Figures may not add precisely due to rounding.

Source: Watson & Associates Economists Ltd., 2022.



Conclusions

Building on the extensive analysis carried out under the Phases 1 and 2 G.M.S., it is imperative that the Region, working with all of the area municipalities, continue to monitor development trends by planning policy area including annual residential intensification rates, trends in average D.G.A. density as well as Community Area D.G.A. and Employment Area land absorption rates. These monitoring efforts should be coordinated with Regional phasing policies to ensure the alignment of Regional and local service and infrastructure delivery with planned intensification and greenfield urban land development on D.G.A. lands as well as future urban expansion areas. Additional details in this regard will be further addressed through local Official Plans and related planning studies.



Report



Chapter 1

Introduction



1. Introduction

Durham Region is undertaking a Growth Management Study (G.M.S.) as part of Envision Durham, the Municipal Comprehensive Review (M.C.R.) of the Durham Regional Official Plan (R.O.P.). This is a two-phase study to assess how to accommodate the Growth Plan forecast growth for the Greater Golden Horseshoe (G.G.H.) to 2051 of 1,300,000 people and 460,000 jobs in the Region of Durham.^[1] The first phase of the G.M.S. entailed the preparation of a Land Needs Assessment (L.N.A.) to quantify the amount of land that will be required to accommodate future population and employment growth to the year 2051. A Community Area land need of 2,500 ha and an Urban Employment Area land need of 1,171 ha has been endorsed by Council. The Phase 1 analysis did not explore the allocation of growth or land at the area municipal level.

As part of Phase 2 of the Durham Region G.M.S., this report provides details regarding the Region's population, housing, and employment growth allocations by area municipality and planning policy area. Furthermore, this report identifies the anticipated D.G.A. Community Area and Urban Employment Area densities and land needs to 2051 by area municipality within the context of the Durham Region G.M.S. Phase 1 Region-wide land needs.

[1] A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Office Consolidation 2020).



Chapter 2

Durham Region Population, Housing and Employment Forecast and Growth Allocations by Area Municipality, 2021 to 2051



2. Durham Region Population, Housing and Employment Forecast and Growth Allocations by Area Municipality, 2021 to 2051

2.1 Introduction

By 2051, Durham Region is forecast to grow to 1,300,000 people and 460,000 jobs. In order to achieve this population forecast, the Region is expected to add 577,000 people and 218,000 jobs between 2021 and 2051. To reach this level of growth, the Region is forecast to grow by approximately 226,000 households, or 7,500 new housing units annually. Based on the Council-Endorsed Growth Scenario, slightly over 70% of new housing growth is forecast as ground-oriented dwellings (i.e., single/semi-detached, townhouses), with the remaining housing development expected as high-density dwellings (i.e., apartments of various forms, including low rise).^[1]

Accommodating this growth at the Regional level will require a varied approach to planning for growth within each area municipality. Accordingly, this chapter provides an overview of the 30-year population, housing, and employment growth allocations for each area municipality. More detailed information regarding the allocation and timing of growth can be found in Appendices A and D.

2.2 Growth Forecast Approach and Key Assumptions

The population, housing and employment allocations by area municipality were developed based on a detailed review of the following local supply and demand factors:

Local Supply Factors:

- Supply of potential future housing stock in the development approvals process by housing structure type, approval status and location.
- Current inventory of net vacant designated urban “greenfield” lands not currently in the development approvals process.

^[1] Low density includes single and semi-detached dwellings. Medium density includes back-to-back townhouses, standard row houses, and duplexes. High density includes stacked townhouses, apartments, and secondary units.



- Supply of designated vacant Employment Area lands by area municipality.
- Potential constraints to urban land expansion associated with lands identified as protected in accordance with the Greenbelt Plan and Oak Ridges Moraine Conservation Plan.
- Provincial growth requirements for the Seaton community, established in the Central Pickering Development Plan (C.P.D.P.) and Amendment 1 to the C.P.D.P.
- Consideration with respect to municipal water and wastewater servicing capacity and long-term servicing constraints based on discussions with Durham Region and area municipal staff.
- Provincial, Regional and area municipal policy direction regarding forecast growth by urban and rural area.

Demand Factors:

- Historical population, housing and employment trends based on 2001 to 2021 Statistics Canada (Census) data and by area municipality.
- A review of recent residential and non-residential building permit data by housing structure type and employment sector by area municipality.
- A review of the Durham Region Business Count Survey.
- A review of the Region's current population and employment growth allocations to 2031 relative to residential and non-residential development trends between 2011 and 2021.
- Market demand for unit types normally found within intensification areas by area municipality.
- Housing market demand by area municipality across all major demographic groups including young adults, new families, move-up buyers and empty nesters/seniors.
- Historical commuting trends and anticipated employment growth opportunities within the surrounding market area.
- A review of local employment opportunities by sector.

In addition to the above factors, these area municipal allocations consider the broader Durham Region context which has been established through the Council-Endorsed Growth Scenario. This Growth Scenario specifically sets out the amount of housing units forecast by structure type, the Region's residential intensification target, as well as



the amount of additional urban land which will be required by 2051 to accommodate residential and non-residential growth. Based on these requirements of the Council-Endorsed Growth Scenario, the following assumptions guide the area municipal growth allocations:

Population and Housing Growth Considerations

- Designated Greenfield Area (D.G.A.) housing growth is, in part, informed by the potential urban land capacity of each area municipality including vacant D.G.A. lands and the potential for urban expansion within “Whitebelt lands” by area municipality.^[1] With respect to this relationship between urban development potential and available land, the following assumptions have been made:
 - The Town of Ajax has a fixed urban boundary, and therefore no ability to expand its urban boundary.
 - The supply of developable Whitebelt land in Oshawa and Whitby will be exhausted by 2051 under the Council-Endorsed Growth Scenario, except for small, isolated pockets that are difficult to access, service, and develop.
 - A 15-ha Urban Employment Area expansion has been assumed in the Township of Brock across two of the three urban settlement areas.
 - A 10-ha Greenbelt expansion available for Scugog has been assumed as Community Area.^[2]
 - Uxbridge is forecast to utilize a 10-ha expansion for Employment Area development.
 - Pickering and Clarington form the remaining allocation of Regional D.G.A. expansion. Growth within Seaton is informed by the 2031 C.P.D.P. population and employment targets of 61,000 people and 30,500 jobs.
- It is important to emphasize that the average density assumed across the Region’s D.G.A. lands under the Council-Endorsed Scenario is low relative to the

^[1] Whitebelt lands are referred to as lands which are within area municipal boundaries but are not currently captured within the urban serviced boundary and are not restricted for development in accordance with the Greenbelt Plan.

^[2] Section 2.2.8.3k of the Growth Plan, 2019 specifies that residential development is only permitted to a maximum of 50% of the land area identified for a Greenbelt expansion.



average densities identified within active development plans. It is also expected that future development on the Region's currently vacant D.G.A. lands will likely occur at higher densities than assumed through the Council-Endorsed Scenario. The Growth Scenario endorsed by Regional Council assumes that development patterns within remaining vacant and future D.G.A. expansion lands will generally consist of low-density housing forms. While increasing demand is anticipated with respect to medium-housing types, long-term demand for high-density housing is forecast primarily within B.U.A.s resulting in the assumed growth in the D.G.A. to be very limited. Accordingly, a conservative assumption with respect to average D.G.A. density reduces the potential forecast long-term D.G.A. land capacity of each area municipality. In turn, this limits the population and employment growth allocation on D.G.A. lands within the existing urban boundaries of each area municipality. As a result of utilizing lower density D.G.A. assumptions, overall area municipal growth allocations are weighted towards area municipalities with the greatest amount of existing D.G.A. land supply and whitebelt land supply.

- While the planned densities under the Council-Endorsed Scenario are low compared to existing and anticipated development patterns, the overall D.G.A. density at 2051 is still forecast to meet and exceed the provincial Growth Plan minimum target of 50 people and jobs per developable hectare (P&J/ha).
- The allocation of growth to the Built-Up Area (B.U.A.) is informed by active development applications, long-term supply opportunities, as well as area municipal intensification targets.
- Rural growth is expected to be concentrated in the northern Durham municipalities because of the limited rural land base in southern Durham municipalities.
- While secondary unit growth in the Council-Endorsed Growth Scenario is contained within low-density housing categories, they have been conservatively estimated herein to ensure appropriate persons per unit (P.P.U.s) are applied to the housing forecast by structure type.

Employment Growth Considerations

- Urban land supply, both available vacant lands and opportunities for urban expansion, largely influence the amount of Employment Land Employment (E.L.E.) that can be allocated to each area municipality. Furthermore, the



allocation of jobs within D.G.A. Community Areas is also influenced by the ultimate P&J/ha capacity of each area municipality.

- Population-related employment by area municipality and policy area is guided by population growth.
- Similar to rural population growth, the Rural component of the employment forecast is largely allocated to the northern Durham municipalities, with a small provision for Rural employment growth in the southern municipalities.
- Historically, most of the suburban office development across the Greater Toronto and Hamilton Area “905” area has been accommodated within Employment Areas; however, market prospects for conventional stand-alone suburban office development within Employment Areas is diminishing, as demand shifts to more urban environments. Looking forward, market demand for stand-alone office space is anticipated to strengthen over the long term within mixed-use environments, such as within Durham’s proposed Major Transit Station Areas (M.T.S.A.s), Urban Growth Centres and Regional Centres, which will be transit-supportive, pedestrian-oriented and will offer proximity/access to amenities, entertainment, cultural activities, and public spaces. There is also likely to be a growing trend for office development within mixed-use developments featuring residential and retail components.
 - Major Office Employment (M.O.E) growth is, as a starting point, informed by known metrics associated with the Ontario Power Generation Headquarters planned in Clarington. Furthermore, a provision for M.O.E within the Seaton Employment Area has been made in support of achieving the C.P.D.P. employment target of 30,500 jobs. The distribution of existing M.O.E. by area municipality, as well as the future potential around M.T.S.A.s, partially informed the forecast distributions.

2.3 Summary of Long-Term Population, Housing and Employment Growth Forecasts by Area Municipality

Figure 2-1 through Figure 2-5 provide a summary of the population, housing and employment growth to 2051 by area municipality.^[1] Appendix A includes further details



regarding population, housing by structure type and employment by sector. Appendix D provides further details on the area municipal forecasts in five-year increments, from 2021 to 2051. Key observations include:

Town of Ajax

- The existing Ajax population and employment base as of 2021 comprises 18% and 15%, respectively, of Region-wide residents and jobs.
- As summarized in Figure 2-1, the population of Ajax is anticipated to reach nearly 200,000 by 2051, accommodating approximately 12% of the Region's population growth over the forecast horizon.
- The annual population growth rate of Ajax is anticipated to increase at an annual rate of 1.4%, which is similar to the rate of growth experienced between 2016 and 2021. The population growth rate in Ajax has been steadily declining over the last two decades, and it is expected to moderate as opportunities for greenfield development diminish and population growth is increasingly accommodated through intensification.
- As summarized in Figure 2-4, it is anticipated that Ajax will add approximately 1,070 households annually over the forecast horizon, which is substantially higher than the annual amount of housing growth experienced over the most recent three-year Census period (approximately 730 households annually).
- The Town of Ajax housing forecast is comprised of 4% low-density, 37% medium-density, and 59% high-density dwellings, representing a substantial shift from historical patterns towards higher-density forms of housing.^[1]
- Employment within the Town is forecast to grow by 24,900 jobs between 2021 and 2051, representing an annual growth rate of 1.7%, which is slightly lower than the growth rate of 1.9% observed historically between 2006 and 2021.

^[1] It is noted that all population figures referenced herein are upwardly adjusted for the Statistics Canada Census population undercount. The Census population undercount represents the number of persons who are missed (i.e., over-coverage less under-coverage) during Census enumeration. For Durham Region, the forecast Census population undercount is estimated at approximately 4%.

^[1] Secondary Units are captured under the low-density category.



Township of Brock

- The Township of Brock's existing (2021) population and employment base comprises 2% of both Region-wide residents and jobs.
- As summarized in Figure 2-1, the population of Brock is anticipated to reach approximately 20,900 by 2051, accommodating approximately 1% of the Region's population growth over the forecast horizon.
- By 2051, it is assumed that Brock will have an urban population of approximately 14,600. The ability of the Township to ultimately grow to nearly 21,000 people and 7,400 jobs by 2051 will be dependent on the ability to provide servicing infrastructure to accommodate growth.
- The annual population growth rate of Brock is anticipated to increase at a rate of 1.6% which is significantly higher than the growth rate observed over the most recent 15-year Census period of 0.5% annually.
- As summarized in Figure 2-4, it is anticipated that Brock will add 2,900 housing units, or 100 units annually, over the forecast horizon, which is over three times greater than the annual amount of housing growth experienced over the most recent three Census periods between 2006 and 2021 (approximately 30 housing units annually).
- In accordance with P.P.S. direction to encourage growth towards urban areas, as well as Greenbelt Plan restrictions to the rounding out of hamlets, rural areas within the Township are forecast to accommodate a modest share of housing development at 17%.
- The Township of Brock housing forecast is comprised of 72% low-density, 14% medium-density, and 14% high-density dwellings, representing a slight shift towards medium-density dwellings compared to historical patterns.
- Employment within the Township is forecast to grow by 3,700 jobs between 2021 and 2051, representing an annual growth rate of 2.3%. Considering that Brock experienced job losses between 2006 and 2021, this represents a strong outlook compared to historical trends.

Municipality of Clarington

- Clarington's existing population and employment base as of 2021 comprises approximately 15% and 12% of Region-wide residents and jobs, respectively.



- Clarington's share of Region-wide residential housing activity has been increasing over the past several decades. As summarized in Figure 2-1, the population of Clarington is anticipated to reach 221,000 by 2051, accommodating approximately 20% of Region-wide population growth over the forecast horizon.
- Population growth within Clarington is anticipated to increase at a growth rate of 2.5% annually, which represents the second highest forecast population growth rate in the Region after the City of Pickering. This also represents a significantly higher rate than the growth rate observed over the most recent three Census periods, which averaged 1.9% annually. This forecast increase in the rate of population growth for the Municipality of Clarington is anticipated to be driven by increased demand for housing across the Municipality's priority intensification areas as well as designated and future greenfield areas.
- As summarized in Figure 2-4, it is anticipated that Clarington will add approximately 1,470 housing units annually over the forecast horizon, which is more than double the annual amount of housing growth experienced over the most recent three Census periods (610 housing units annually).
- The Municipality of Clarington's housing forecast comprises 47% low-density, 35% medium-density, and 18% high-density dwellings, representing a moderate shift towards medium- and high-density dwelling types.
- Employment within the Municipality is forecast to grow by 40,400 jobs between 2021 and 2051, representing an annual growth rate of 2.9%, which is moderately higher than the growth rate of 2.2% observed historically between 2006 and 2021.

City of Oshawa

- The City of Oshawa's existing population and employment base as of 2021 comprises approximately 25% and 26%, respectively, of the Region-wide residents and jobs.
- As summarized in Figure 2-1, Oshawa is anticipated to accommodate approximately 20% of the Region's population over the forecast horizon. The City is anticipated to consume its supply of remaining whitebelt lands by 2051, resulting in a gradual decline in annual population growth over the long-term forecast horizon.
- Oshawa is anticipated to grow at an annual population rate of 1.8% over the next 30 years (2021 to 2051), which is higher than the annual growth rate experienced



over the most recent three Census periods (2006 to 2021), which averaged an annual growth rate of 1.4%.

- As summarized in Figure 2-4, Oshawa is anticipated to add 1,540 additional housing units annually over the 2021 to 2051 period, the second highest share of housing growth in the Region. This level of forecast growth is double the annual housing growth of 780 units added over the 2006 to 2021 Census period.
- The housing forecast for the City of Oshawa comprises 34% low-density, 42% medium-density, and 24% high-density dwellings, representing a strong shift towards medium- and high-density dwelling types.
- Employment within the City is forecast to grow by 43,600 jobs between 2021 and 2051, representing an annual growth rate of 1.8%. Considering that Oshawa experienced job losses largely in the industrial sector between 2006 and 2021, this represents a strong outlook compared to historical trends.

City of Pickering

- Pickering's existing population and employment base as of 2021 comprises 14% and 16%, respectively, of the Region-wide residents and jobs.
- As summarized in Figure 2-1, Pickering is anticipated to accommodate the largest share of Regional population growth (approximately 27%) over the forecast horizon.
- Pickering is anticipated to grow at the highest municipal annual population rate of 3.3% over the next 30 years (2021 to 2051), which is significantly higher than the annual growth rate experienced over the most recent three Census periods (2006 to 2021). During this historical period, the City's population growth rate averaged 1.1% annually.
- As summarized in Figure 2-4, Pickering is forecast to add approximately 1,840 additional households annually over the 2021 to 2051 period, representing the largest share of Regional housing development. The City's housing forecast is significantly higher than the 350 housing units added annually over the 2006 to 2021 period. This significant increase in forecast housing growth for the City of Pickering is anticipated to be driven by increased demand in the City's priority intensification areas as well as designated and future greenfield areas.
- The housing forecast for the City of Pickering comprises 34% low-density, 35% medium-density, and 31% high-density dwellings. This is a slight shift towards



more dense housing development patterns, partly driven by active development applications within Seaton, the City Centre and Duffins Heights communities.

- Employment within the City is forecast to grow by 54,500 jobs between 2021 and 2051, representing an annual growth rate of 2.9%, which is significantly higher than the growth rate of 0.4% observed historically between 2006 and 2021.
- According to the C.P.D.P., Seaton is planned to accommodate a population of 61,000 residents and 30,500 jobs by 2031, with a long-term intensification target of 70,000 residents and 35,000 jobs. For the purposes of this analysis, the 2031 C.P.D.P. population target is assumed to be achieved prior to 2051.

Township of Scugog

- Scugog's existing population and employment base as of 2021 comprises approximately 3% and 4%, respectively, of Region-wide residents and jobs.
- As summarized in Figure 2-1, Scugog is anticipated to accommodate approximately 1% of Region-wide population growth over the forecast horizon.
- It is forecast that Scugog will reach an urban population of approximately 17,700 by 2051.^[1]
- Scugog is anticipated to grow at an annual population rate of 1% over the next 30 years (2021 to 2051) which is higher than the annual growth rate experienced over the most recent 15-year Census period (2006 to 2021). During this period the Township achieved an average annual population growth rate of 0.4%.
- As summarized in Figure 2-4, Scugog is anticipated to add 100 additional housing units annually over the 2021 to 2051 period, which is nearly three times the annual housing added over the 2006 and 2021 period, which averaged 40 units annually.
- In accordance with P.P.S. direction to encourage growth towards urban areas, as well as Greenbelt Plan restrictions to the rounding out of hamlets, rural areas within the Township are forecast to accommodate a modest share of housing development at 10%.
- The Township of Scugog housing forecast comprises 34% low-density, 47% medium-density, and 19% high-density dwellings, representing a shift towards medium-density dwelling types compared to historical patterns as affordability

[1] Servicing capacity for the northern Durham municipalities was provided by Durham Region staff.



and housing pressures associated with the Township's aging population continue to increase.

- Employment within the Township is forecast to grow by 2,600 jobs between 2021 and 2051, representing an annual growth rate of 0.8%, which is less than the growth rate of 1.9% observed historically between 2006 and 2021.

Township of Uxbridge

- The existing population and employment base within Uxbridge, as of 2021, comprises approximately 3% and 4%, respectively, of Region-wide residents and jobs.
- As summarized in Figure 2-1, Uxbridge, similar to the rest of northern Durham, is anticipated to accommodate a relatively small share of Region-wide population growth over the forecast horizon, estimated at approximately 1%.
- Uxbridge is forecast to reach its urban capacity by 2051, with an urban population of 19,000.^[1] Providing municipal sanitary services to support this planned population is a known challenge that remains under study.
- Uxbridge is anticipated to grow at an annual population rate of 1% over the next 30 years (2021 to 2051) which is slightly lower than the annual growth rate over the most recent three Census periods (2006 to 2021), in which the population growth rate averaged 1.2% annually. The Township's diminishing supply of vacant greenfield lands and ultimate constraints to water/wastewater servicing are anticipated to ultimately slow the rate of population growth within the Township compared to longer-term historical trends.
- As summarized in Figure 2-4, Uxbridge is anticipated to add approximately 100 additional housing units annually over the 2021 to 2051 period, which is slightly above the 90 units built annually from 2006 to 2021.
- In accordance with P.P.S. direction to encourage growth towards urban areas, as well as Greenbelt Plan restrictions to the rounding out of hamlets, rural areas within the Township are forecast to accommodate a modest share of housing development at 13%.
- It is anticipated that Uxbridge will accommodate a greater range of housing by structure type compared to historical trends, including an increasing share of

^[1] Servicing capacity for the northern Durham municipalities was provided by Durham Region staff.



medium-density and high-density housing forms. This is consistent with the identified opportunities for medium-density development in the Township's active development pipeline (registered/unbuilt and proposed).

- The housing forecast for the Township of Uxbridge comprises 34% low-density, 52% medium-density, and 14% high-density dwellings, representing a shift towards medium-density dwelling types.
- Employment within the Township is forecast to grow by 2,300 jobs between 2021 and 2051, representing an annual growth rate of 0.7%, which is less than the growth rate of 1.8% observed historically between 2006 and 2021.

Town of Whitby

- Whitby's existing population and employment base as of 2021 comprises approximately 20% of both Region-wide residents and jobs.
- As summarized in Figure 2-1, the population of Whitby is anticipated to reach 245,000 by 2051, accommodating approximately 18% of Region-wide population growth over the forecast horizon.
- The population in Whitby is anticipated to grow at an annual population growth rate of 2.1% which is higher than the growth rate observed over the most recent three Census periods (2006 to 2021), which averaged 1.5% annually.
- As summarized in Figure 2-4, it is anticipated that Whitby will add 1,310 housing annually over the forecast horizon, which is slightly more than double the annual amount of housing growth experienced over the most recent 15-year Census period (620 housing units annually).
- The housing forecast for the Town of Whitby is comprised of 35% low-density, 42% medium-density, and 23% high-density dwellings, representing a shift towards medium- and high-density dwelling types.
- Employment within the Town is forecast to grow by 46,500 jobs between 2021 and 2051, representing an annual growth rate of 2.3%, which is substantially more than the growth rate of 0.8% observed historically between 2006 and 2021.



Figure 2-1
Durham Region
Population Forecast by Area Municipality, 2021 to 2051

Period	Area Municipality								Durham Region
	Town of Ajax	Township of Brock	Municipality of Clarington	City of Oshawa	City of Pickering	Township of Scugog	Township of Uxbridge	Town of Whitby	
2021	131,500	13,000	105,300	182,000	102,900	22,400	22,400	143,700	723,200
2051	199,100	20,900	221,000	298,500	256,400	29,300	29,800	244,900	1,299,900
2021 to 2051	67,600	7,900	115,700	116,500	153,500	6,900	7,400	101,200	576,700
Percentage of Total Population									
2021	18%	2%	15%	25%	14%	3%	3%	20%	100%
2051	15%	2%	17%	23%	20%	2%	2%	19%	100%
2021 to 2051	12%	1%	20%	20%	27%	1%	1%	18%	100%

Note: Figures may not add precisely due to rounding. 2021 population with the population undercount is estimated at 4% by Watson & Associates Economists Ltd., 2022.



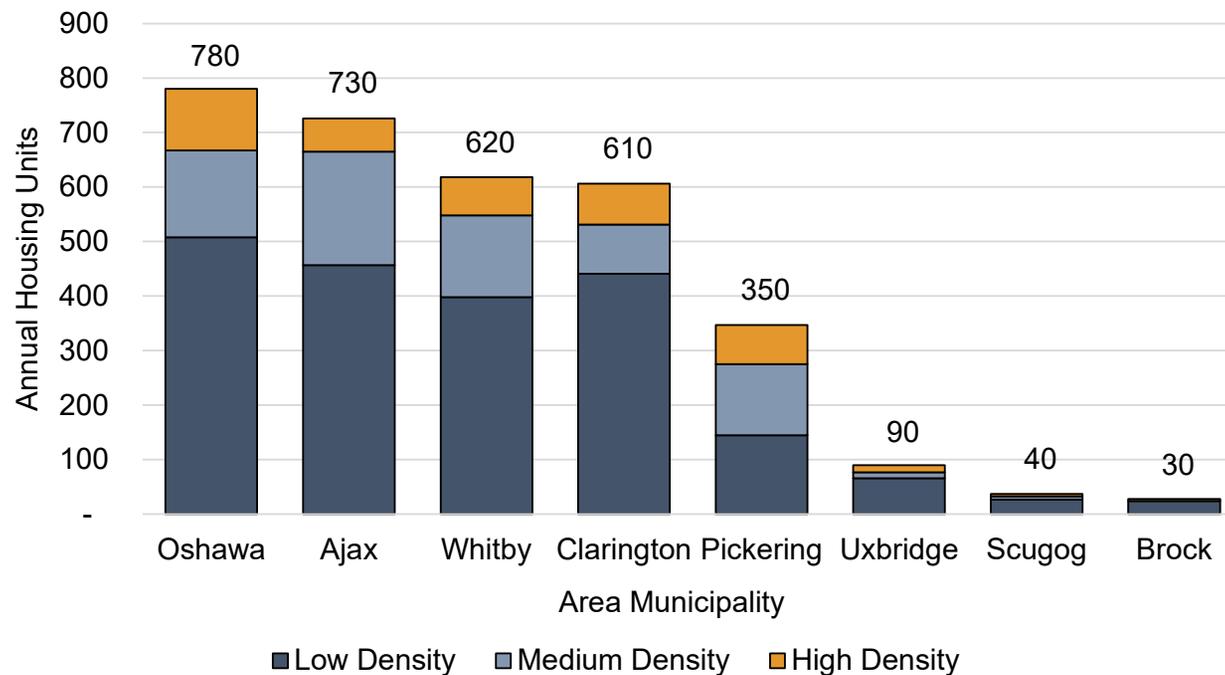
**Figure 2-2
Durham Region
Housing Forecast by Area Municipality, 2021 to 2051**

Period	Area Municipality								Durham Region
	Town of Ajax	Township of Brock	Municipality of Clarington	City of Oshawa	City of Pickering	Township of Scugog	Township of Uxbridge	Town of Whitby	
2021	39,500	4,800	35,900	66,500	33,400	8,200	8,000	46,400	242,700
2051	71,600	7,700	80,100	112,800	88,500	11,100	10,900	85,700	468,400
2021 to 2051	32,100	2,900	44,200	46,300	55,100	2,900	2,900	39,300	225,700
2021	16%	2%	15%	27%	14%	3%	3%	19%	100%
2051	15%	2%	17%	24%	19%	2%	2%	18%	100%
2021 to 2051	14%	1%	20%	21%	24%	1%	1%	17%	100%

Note: Figures may not add precisely due to rounding. 2021 population with the population undercount is estimated at 4% by Watson & Associates Economists Ltd., 2022.



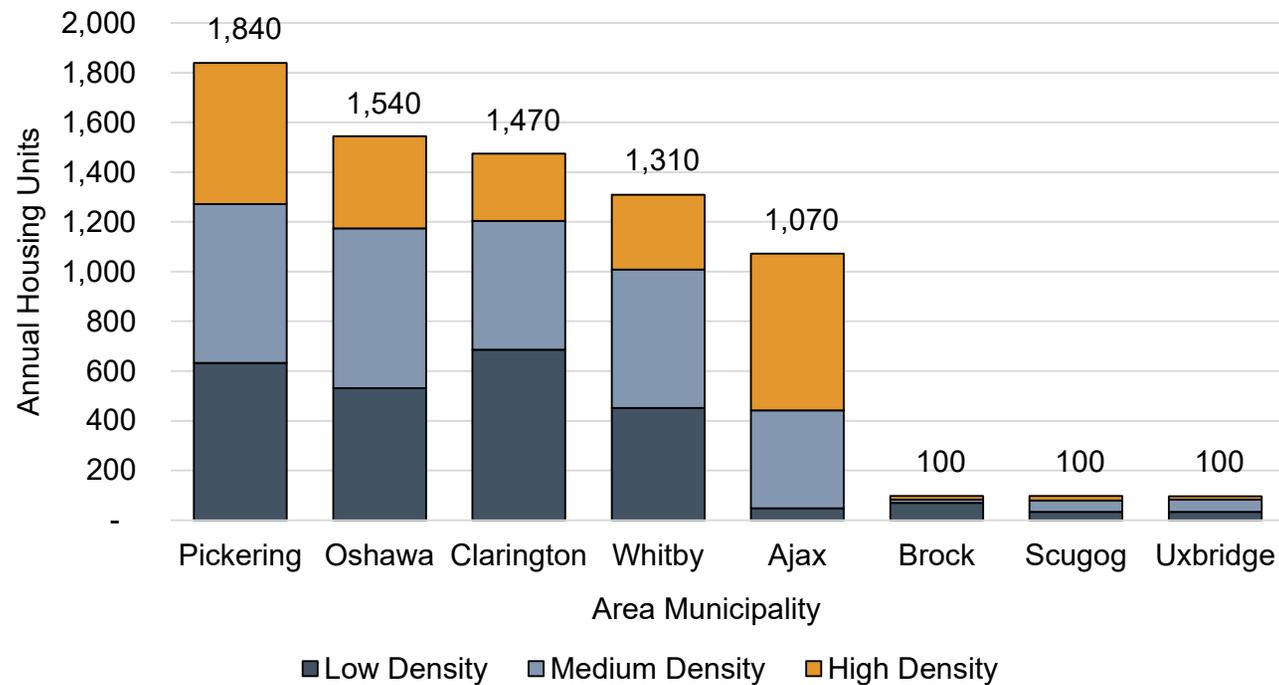
Figure 2-3
Durham Region
Annual Housing Unit Growth by Area Municipality and Structure Type, 2006 to 2021



Low Density includes all single and semi-detached houses as well as "other" detached houses as per Statistics Canada.
Medium Density includes townhouses, back-to-back townhouses and apartments in duplexes.
High Density includes all apartments with less than or greater than five storeys, and stacked townhouses.
Note: Figures may not add precisely due to rounding. Secondary unit growth from 2021 to 2051 captured as low density for the purposes of this table.
Source: Watson & Associates Economists Ltd., 2022.



Figure 2-4
Durham Region
Annual Housing Unit Growth by Area Municipality and Structure Type, 2021 to 2051



Note: Figures may not add precisely due to rounding. Secondary unit growth from 2021 to 2051 captured as low density for the purposes of this table.

Source: Watson & Associates Economists Ltd., 2022.



**Figure 2-5
Durham Region
Employment Forecast by Area Municipality, 2021 to 2051**

Period	Area Municipality								Durham Region
	Town of Ajax	Township of Brock	Municipality of Clarington	City of Oshawa	City of Pickering	Township of Scugog	Township of Uxbridge	Town of Whitby	
2021	37,000	3,700	29,900	63,700	39,300	9,700	9,500	48,700	241,500
2051	61,900	7,400	70,300	107,300	93,800	12,300	11,800	95,200	460,000
2021 to 2051	24,900	3,700	40,400	43,600	54,500	2,600	2,300	46,500	218,500
<hr/>									
2021	15%	2%	12%	26%	16%	4%	4%	20%	100%
2051	13%	2%	15%	23%	20%	3%	3%	21%	100%
2021 to 2051	11%	2%	19%	20%	25%	1%	1%	21%	100%

Note: Figures may not add precisely due to rounding. 2021 estimated by Watson & Associates Economists Ltd., 2022.



2.4 Observations

By 2051, Durham Region's total population base is forecast to grow to 1.3 million people. This represents an increase of approximately 577,000 residents between 2021 and 2051, or an average annual population growth rate of approximately 2% during this time period. Comparatively, the population of the Province as a whole is forecast to increase at a rate of 1.3% over the 2021 to 2046 period.^[1] Accommodating forecast total population growth in Durham will require approximately 225,800 new households, or approximately 7,500 new households annually. To adequately accommodate future housing demand across a diverse selection of demographic and socio-economic groups, a range of new housing typologies will be required with respect to built-form, location and affordability across the Region.

The strong long-term population and employment growth outlook for Durham Region is anticipated to be driven by the robust economic growth potential identified for the Region and the surrounding commuter-shed. By 2051, the total employment base for Durham is forecast to grow to 460,000 jobs. This represents an increase of approximately 218,400 jobs between 2021 and 2051, or an average annual employment growth rate of 2.2% during this time period.

Population and employment growth is not anticipated to be uniform across the Region, with the forecast amount and annual rate of urban development anticipated to be highest within the southern Durham Region municipalities. Forecast growth rates are anticipated to be highest for Pickering and Clarington driven by increased demand for residential intensification combined with steady demand for urban development on remaining vacant D.G.A. lands as well as through large-scale future urban expansion areas. The remaining southern Durham Region municipalities, including Ajax, Whitby and Oshawa are also anticipated to experience moderate to strong rates of forecast population and employment growth over the next 30 years. For the Region's northern municipalities, significant opportunities have been identified for urban development. However, the annual rate of forecast population and employment growth for these municipalities is anticipated to slow over time due to constraints to urban expansion because of the Greenbelt Plan area and municipal water/wastewater servicing capacity.

[1] Ministry of Finance Summer 2022 Population Projections, Reference Scenario for the Province of Ontario.



Chapter 3

D.G.A. Community Area Land Needs by Area Municipality, 2051



3. D.G.A. Community Area Land Needs by Area Municipality, 2051

3.1 Introduction

This chapter summarizes the results of the Community Area L.N.A. by area municipality for the Region. This assessment has been carried out in accordance with the requirements of the provincial L.N.A. Methodology for Community Area lands (Components 1 to 6).^[1] Community Areas are where most of the housing required to accommodate the forecast population will be located, as well as most population-related jobs, most office jobs and some employment land employment jobs. Community areas include B.U.A.s and D.G.A.s.

3.2 Population and Housing Growth by Area Municipality and Planning Policy Area

Figure 3-1 and Figure 3-2 summarize the Region's long-term population forecast by Area Municipality and Planning Policy Area (i.e., B.U.A., D.G.A. and Rural Area) over the 2021 to 2051 planning horizon; see Appendix A for additional details.^[2] The following trends can be observed:

- As shown in Figure 3-1, the Region is forecast to achieve 50% housing intensification between 2021 and 2051.
- As mentioned previously, the allocation of D.G.A. population growth by area municipality is influenced by the calculated minimum population and jobs capacity (i.e., greenfield density) assumed under the Council-Endorsed Growth Scenario and area municipal land supply.
- Within Durham, the Town of Ajax is forecast to achieve the highest rate and amount of residential intensification, based on anticipated market demand

^[1] A Place to Grow: Growth Plan for the Greater Golden Horseshoe. Land Needs Assessment Methodology for the Greater Golden Horseshoe (2020).

^[2] The growth forecasts provided herein are from 2021 to 2051; however, for the purposes of land needs calculations all forecasts are provided from 2019 to 2051 to align with the year of the land supply analysis.



and available supply opportunities, largely within the Town's planned M.T.S.A., Uptown, Downtown Centre and remaining priority intensification areas. As previously mentioned, the Town of Ajax has a fixed urban boundary, which ultimately limits the Town's long-term potential for greenfield development.

- For the Township of Brock, population growth is anticipated to be concentrated in the D.G.A., with increasing opportunities within the B.U.A.
- Pickering is forecast to capture the largest share of population growth in the D.G.A. and significant residential intensification over the planning horizon.
- Clarington is forecast to contain the second highest share of D.G.A. population growth between 2021 and 2051. As previously discussed, increasing opportunities are also assumed within Clarington B.U.A., largely in priority intensification areas.
- As previously mentioned, Oshawa and Whitby are both anticipated to exhaust their existing supply of D.G.A. lands as well as all available whitebelt lands by 2051. Similar to the other southern Durham Region municipalities, significant opportunities exist for future intensification within both Oshawa and Whitby, largely within priority intensification areas.
- Scugog and Uxbridge are forecast to build out their existing D.G.A. lands and achieve their respective urban buildout populations based on assumed servicing capacity. Over the planning horizon, higher demand is identified within the B.U.A. of both Scugog and Uxbridge relative to historical trends observed since 2006.



Figure 3-1
Durham Region
Housing Forecast by Area Municipality and Planning Policy Area, 2021 to 2051

	Built-Up Area	Designated Greenfield Area	Rural	Total	% Intensification
Town of Ajax	27,690	4,450	-	32,140	86%
Township of Brock	570	1,870	490	2,930	20%
Municipality of Clarington	17,460	26,460	280	44,200	40%
City of Oshawa	22,940	23,380	20	46,340	50%
City of Pickering	21,790	33,280	80	55,150	40%
Township of Scugog	1,530	1,080	280	2,890	53%
Township of Uxbridge	1,440	1,090	370	2,900	50%
Town of Whitby	19,440	19,780	40	39,260	50%
Durham Region	112,860	111,390	1,560	225,810	50%

Note: Numbers may not add correctly due to rounding.

Source: Watson & Associates Economists Ltd., 2022

Figure 3-2
Durham Region
Population Forecast by Area Municipality and Planning Policy Area, 2021 to 2051

	Built-Up Area	Designated Greenfield Area	Rural	Total
Town of Ajax	58,500	9,150	- 30	67,620
Township of Brock	1,120	5,410	1,360	7,890
Municipality of Clarington	37,550	77,760	470	115,780
City of Oshawa	48,910	67,550	30	116,490
City of Pickering	48,860	104,410	180	153,450
Township of Scugog	3,750	2,620	540	6,910
Township of Uxbridge	3,390	3,090	970	7,450
Town of Whitby	40,560	60,500	80	101,140
Durham Region	242,640	330,490	3,600	576,730

Note: Numbers may not add correctly due to rounding.

Source: Watson & Associates Economists Ltd., 2022

3.3 D.G.A. Community Area Employment Growth by Area Municipality

Component 5 of the provincial L.N.A. Methodology requires an assessment of the number of jobs to be accommodated in the Community Area by planning policy area



(i.e., B.U.A., D.G.A. and remaining rural area) over the planning horizon. The Community Area employment component in the D.G.A. then forms part of the D.G.A. people and jobs density calculation. The Community Area employment is anticipated to be largely comprised of Population-related Employment (P.R.E.), with a small provision of Major Office Employment (M.O.E.) and Employment Land Employment (E.L.E.). Additional details regarding forecast employment growth can be found in Appendix B.

With respect to D.G.A. Community Area growth, the Region is forecast to add one job for approximately every six residents in the D.G.A. It is important to recognize that a large portion of P.R.E. includes work at home employment. While work at home employment does not consume urban land, it contributes towards the people and jobs density in the D.G.A. As shown in Figure 3-3, the D.G.A. is anticipated to accommodate 55,500 jobs over the 2021 to 2051 period, representing approximately 25% of the Region's employment growth over that period.

Figure 3-3
Durham Region
Total Employment Forecast by Area Municipality and Policy Area, 2021 to 2051

	Urban Employment Areas	Built-Up Area ¹	Designated Greenfield Area ¹	Rural	Total
Town of Ajax	7,360	15,690	1,810	-	24,860
Township of Brock	1,350	190	890	1,210	3,640
Municipality of Clarington	18,620	7,630	13,670	490	40,410
City of Oshawa	19,800	12,600	11,110	30	43,540
City of Pickering	23,960	13,020	17,340	170	54,490
Township of Scugog	1,110	620	440	490	2,660
Township of Uxbridge	290	570	260	1,120	2,240
Town of Whitby	25,560	10,870	9,970	80	46,480
Durham Region	98,050	61,190	55,490	3,590	218,320

Note: Numbers may not add correctly due to rounding.

¹ Employment within the B.U.A. and D.G.A. that is not located within an Urban Employment Area.

Source: Watson & Associates Economists Ltd., 2022



3.4 D.G.A. Community Area Land Needs Analysis by Area Municipality

The following subsection explores the D.G.A. Community Area land needs to 2051 by area municipality. ^[1] The D.G.A. density target set out in the Council-Endorsed scenario is a minimum target which must be achieved. Each of the area municipal D.G.A. targets assumed within the Phase 2 analysis represent minimum targets with the potential that they may be exceeded over time. Accordingly, it is important that Regional phasing policies are established to ensure the coordination of Regional service delivery and urban land development. Additional details with respect to the timing of urban development on D.G.A. lands as well as for future urban expansion areas will be determined through local Official Plans and related planning studies.

Based on the finalized developable land area associated with Employment Conversions, as well as area municipal weighting, the Durham Region Community Area D.G.A. density at 2051 is 53 P&J/ha (refer to Figure 3-4). Excluding the developed land area, as shown in Figure 3-5, the Durham Region density is 55 P&J/ha between 2019 and 2051. To achieve conformity with the C.P.D.P., a density of 79 P&J/ha has been assumed within Seaton. ^[2] The density for Durham Region excluding Seaton is forecast at 50 P&J/ha. Should development patterns on Community Area D.G.A. lands continue to trend towards more compact and higher-density development, the minimum area municipal D.G.A. density targets by 2051 would ultimately be exceeded. Refinements to Whitebelt land supply potential, for example as a result of environmental system refinements, would also likely result in higher D.G.A. densities. In accordance with the Phase 1 results, the D.G.A. Community Area land need by 2051 is 2,500 ha. Additional details regarding the Community Area land need calculations can be found in Appendix C.

^[1] The forecasts provided herein represent a 2021 to 2051 planning horizon. For the purposes of the land needs calculation, the growth forecasts have been utilized from 2019 to 2051, to align with the year of the supply analysis.

^[2] According to the C.P.D.P., the Seaton Community lands are planned to accommodate 61,000 residents and 30,500 jobs by 2031, with a long-term intensification target of 70,000 residents and 35,000 jobs. For the purposes of this analysis, the 2031 C.P.D.P. growth targets are assumed to be achieved.



Figure 3-4
Durham Region - Urban Community Area Land Needs at 2051

Area Municipality	People and Jobs	People and Jobs Density	Total D.G.A. Land at 2051, ha	Total Designated D.G.A. Community Area Land Area, ha	Land Required for Expansion
	A	B	C = A / B	D	E = C - D
Town of Ajax	36,740	67	551	551	0
Township of Brock ¹	7,660	39	227	227	0
Municipality of Clarington	109,220	48	2,283	1,438	845
City of Oshawa	96,490	50	1,935	1,532	403
City of Pickering	123,500	65	1,892	944	948
Township of Scugog	4,460	32	140	130	10
Township of Uxbridge	4,170	42	99	99	0
Town of Whitby	86,740	52	1,656	1,362	294
Durham Region	468,980	53	8,784	6,284	2,500

¹ The Township of Brock is expected to have a Community Area surplus of 29 ha at 2051.

Note: Figures may not add precisely due to rounding.

Source: Watson & Associates Economists Ltd., 2022.

Figure 3-5
Durham Region - Urban Community Area Land Needs, 2019 to 2051 (Excluding Developed Community Area Land)

Area Municipality	People and Jobs	People and Jobs Density	Land Area Demand, ha	Total Vacant Designated D.G.A. Community Area Land Area, ha	Land Required for Expansion
	A	B	C = A / B	D	E = C - D
Town of Ajax	11,923	72	167	167	0
Township of Brock ¹	7,150	40	179	208	0
Municipality of Clarington	93,378	48	1,933	1,088	845
City of Oshawa	80,150	54	1,483	1,080	403
City of Pickering	123,500	65	1,892	944	948
Township of Scugog	3,500	34	103	93	10
Township of Uxbridge	3,539	48	74	74	0
Town of Whitby	75,450	53	1,434	1,140	294
Durham Region	398,590	55	7,264	4,794	2,500

¹ The Township of Brock is expected to have a Community Area surplus of 29 ha at 2051.

Note: Figures may not add precisely due to rounding.

Source: Watson & Associates Economists Ltd., 2022.



3.5 Observations

The Council-Endorsed Growth Scenario requires an urban expansion of 2,500 developable ha of greenfield land be added to the urban land supply by 2051. Based on the expected population and employment growth across the Region, this results in an overall D.G.A. density of 53 P&J/ha by 2051. Building on the extensive analysis carried out under Phases 1 and 2 of the Durham Region G.M.S., it is important that the Region, working with each of the area municipalities, continues to monitor development trends by planning policy including annual residential intensification rates, trends in average D.G.A. density as well as D.G.A. land absorption rates. These monitoring efforts should be coordinated with Regional phasing policies to ensure the alignment of Regional and local service delivery with planned intensification and greenfield urban land development on D.G.A. lands as well as future urban expansion areas. Furthermore, the ability to facilitate the forecast pace of development across Durham will directly be affected by the ability of privately-owned service providers (such as gas or hydro) to be able to provide infrastructure in a timely manner. Facilitating growth will also be dependent on the ability of private developers to have adequate material and labour resources to maintain forecast annual housing development. Additional details in this regard will be further addressed through local Official Plans and related planning studies.



Chapter 4

Urban Employment Area Land Needs by Area Municipality, 2051



4. Urban Employment Area Land Needs Analysis by Area Municipality

4.1 Introduction

Employment Areas are where most of the E.L.E. jobs (i.e., employment in industrial-type buildings) are located, as well as office jobs and some population-related jobs, which typically provide services to the Employment Area. Employment Areas may be located within both delineated B.U.A.s and D.G.A.s.

4.2 Forecast Employment Growth by Policy Area

This section of the report provides the employment forecast from 2019 to 2051, in alignment with the land supply and land needs analysis. Employment Areas in the Region are forecast to accommodate approximately 99,500 jobs over the 2019 to 2051 period or 98,100 jobs over the 2021 to 2051 period. This represents approximately 45% of the Region's total employment growth over that period. It is assumed that 98% of Region-wide E.L.E. growth will occur within Employment Areas, while 10% of the Region's P.R.E. and 30% of M.O.E. will be accommodated within Employment Areas. As shown in Figure 4-1, employment growth between 2019 and 2051 within Employment Areas is anticipated to be comprised of 80% E.L.E. (80,000 jobs), 11% P.R.E. (10,900 jobs) and 9% M.O.E. (8,600 jobs).

Figure 4-1 also summarizes the long-term employment forecast by area municipality from 2019 to 2051. Many municipalities are forecast to exhaust their supply of existing Employment Area land as well as opportunities for Whitebelt and Greenbelt lands by 2051. The capacity to accommodate Employment Area growth directly informs the number of jobs forecast in each area municipality to 2051. The following growth trends can be observed:

- Whitby and Pickering are forecast to contain the largest share of total Employment Area jobs over the forecast period.
- Oshawa and Clarington are also expected to experience some of the strongest levels of Employment Area job growth across the Region.



- The share of Employment Area job growth in Ajax is expected to slow compared to historical levels of development because of a shrinking land supply and fixed urban boundary. Opportunities to accommodate job growth through intensification will become increasingly important.
- The northern Durham municipalities are forecast to contain a minimal share of Regional Employment Area growth; however, this represents steady relative employment growth rates compared to historical development patterns.

Figure 4-1
Durham Region
Urban Employment Area Forecast by Employment Land Use Category, 2019 to 2051

	Employment Land Employment	Major Office Employment	Population-Related Employment	Total
Town of Ajax	4,720	2,130	640	7,490
Township of Brock	1,230	-	170	1,400
Municipality of Clarington	14,060	2,920	1,920	18,900
City of Oshawa	17,320	400	2,360	20,080
City of Pickering	19,290	2,390	2,630	24,310
Township of Scugog	1,000	-	140	1,140
Township of Uxbridge	270	-	30	300
Town of Whitby	22,120	760	3,010	25,890
Durham Region	80,010	8,600	10,900	99,510

Note: Numbers may not add correctly due to rounding.

Source: Watson & Associates Economists Ltd., 2022

4.3 Urban Employment Area Land Needs by Area Municipality, 2019 to 2051

The following provides a summary of Employment Area Component 4 of the provincial L.N.A. Methodology. The allocation of employment growth within Urban Employment Areas by area municipality is based on a comprehensive review of forecast demand for E.L.E. by area municipality, forecast density trends regarding E.L.E., and available land supply in Employment Areas including intensification opportunities.

Figure 4-2 displays the Urban Employment Area land needs by area municipality. This includes a breakdown of the jobs which are anticipated to occur on vacant and underutilized lands. An area municipal density was applied to the jobs forecast on



vacant lands to determine the gross ha land demand to 2051. The area municipal densities have been adjusted to align with the Urban Employment Area expansion requirement of 1,171 ha identified in the Council-Endorsed Growth Scenario. Accordingly, a Region-wide aggregate density of 28 jobs per gross ha is required to arrive at the established land expansion requirement. Further area municipal trends can be observed:

- Ajax is forecast to build out its remaining supply of vacant Employment Area land.
- Brock and Uxbridge are forecast to build out all available Employment Area land to 2051 as well as utilize the Growth Plan policies which permit expansion of Towns/Villages located within the Greenbelt Plan Protected Countryside accommodate additional Employment Area development beyond existing land supplies.
- Oshawa and Whitby are forecast to build out both the existing vacant Employment Area land supply as well as the supply of Whitebelt lands. Despite building out all lands with development potential, Whitby and Oshawa are forecast to account for some of the largest shares of Employment Area growth between 2019 and 2051.
- Scugog is forecast to contain an Employment Area surplus of 122 ha. A conversion of the surplus Urban Employment Area lands to a Community Area use is not recommended at this time. The surplus Employment Area site in Scugog represents a location with an adequate size and configuration to accommodate a wide range of future parcels and employment uses, with surrounding environmental features providing a natural buffer. The site is also close to the Regional Strategic Goods Movement Network and can function as a strategic long-term site to accommodate Regional employment growth.
- Pickering and Clarington are forecast to contain the largest Employment Area land expansions across the Region, with 233 and 486 ha, respectively. These large expansions are, in part, caused by the forecast diminishing land supplies across Ajax, Oshawa, and Whitby which will place greater development pressures on municipalities with available lands for development.



Figure 4-2
Durham Region
Employment Area Land Demand Allocations and Land Needs by Area Municipality, 2019 to 2051

Area Municipality	Total Employment Area Job Forecast, 2019 to 2051	Jobs Forecast on Underutilized Employment Lands	Jobs Forecast on Vacant Employment Lands	Employment Area Density (Jobs per Gross ha)	Employment Land Demand (Gross ha)	Employment Land Supply (Gross ha), 2019	Additional Employment Land Required (Gross ha)
	A	B	C = A - B	D	E = C / D	F	G = E - F
Town of Ajax	7,480	2,710	4,770	31	155	155	0
Township of Brock	1,400	900	500	9	59	43	16
Municipality of Clarington	18,900	2,190	16,710	22	764	275	489
City of Oshawa	20,080	4,950	15,130	28	543	317	226
City of Pickering	24,310	2,860	21,450	41	517	282	235
Township of Scugog ¹	1,140	820	320	9	38	159	0
Township of Uxbridge	300	200	100	9	12	0	12
Town of Whitby	25,890	5,270	20,620	28	740	548	192
Durham Region	99,500	19,900	79,600	28	2,828	1,779	1,171

¹ The Township of Scugog is forecast to have a 122 surplus of Employment Area land at 2051.

Note: Figures may not add precisely due to rounding.

Source: Watson & Associates Economists Ltd., 2022.



4.4 Observations

With nearly 1,200 additional ha being added to the Regional Employment Area supply, there will be a requirement to strategically plan growth along the Region's major transportation routes to attract and accommodate E.L.E. jobs. Nearly 80,000 of the Region E.L.E. jobs are forecast to occur in vacant designated Employment Areas or future employment expansion areas. As such, ensuring that Employment Area lands are appropriately planned, serviced and available (i.e. for sale/lease) to accommodate anticipated demand will be critical to the Region's success in achieving its long-term employment forecast.

For many municipalities across Durham, vacant land supply for Employment Area development will be exhausted by 2051. As these municipalities approach a mature state, it becomes increasingly important to prioritize opportunities for intensification. With 19,900 jobs forecast on existing Employment Area lands within the Region between 2019 and 2051, Durham Region and its area municipalities will need to proactively plan how to best incentivize and promote opportunities to increase employment densities on underutilized lands.



Chapter 5

Conclusions



5. Conclusions

The long-term population and employment growth outlook for Durham is very positive. The Growth Plan for the Greater Golden Horseshoe (G.G.H.), 2019, forecasts that Durham Region will have the fastest growing economy across the Greater Toronto Hamilton Area (G.T.H.A.) over the next 30 years.¹

Population and employment growth is not anticipated to be uniform across the Region, with forecast growth levels and annual rates anticipated to be highest within the southern Durham municipalities. Forecast population and employment growth rates are anticipated to be highest for the City of Pickering and the Municipality of Clarington driven by increased demand for residential intensification combined with steady demand for urban development on remaining vacant D.G.A. lands as well as through large-scale future urban expansion areas. For the Region's northern municipalities, significant opportunity has been identified for urban development. The annual rate of forecast population and employment growth, however, is anticipated to slow over time due to constraints to urban expansion in new greenfield areas and municipal water/wastewater servicing capacity.

Through this analysis, the Council-Endorsed Growth Scenario established a Community Area land need of 2,500 ha and an Urban Employment Area land need of 1,171 ha. Under the Council-Endorsed Growth Scenario the Region is forecast to achieve an annual housing intensification rate of 50% between 2021 and 2051. Based on the expected population and employment growth across the Region, this results in a Region-wide D.G.A. density of 53 P&J/ha by 2051. To achieve conformity with the Central Pickering Development Plan (C.P.D.P.), a considerably higher density of 79 P&J/ha has been assumed for Seaton.

Employment Areas in the Region are forecast to accommodate approximately 99,500 jobs over the 2019 to 2051 period or 98,100 jobs between the 2021 and 2051 period. This represents approximately 45% of the Region's total employment growth over that period. The supply of urban lands to accommodate jobs in established and planned Employment Area as well as employment expansion areas directly informs the number

¹ A Place to Grow, Growth Plan for Greater Golden Horseshoe, Office Consolidation, 2020.



of jobs forecast in each area municipality to 2051. Figure 5-1 summarizes Durham Region's combined Community Area and Employment Area land needs to 2051.

Figure 5-1
Durham Region
Land Needs by Area Municipality, 2019 to 2051

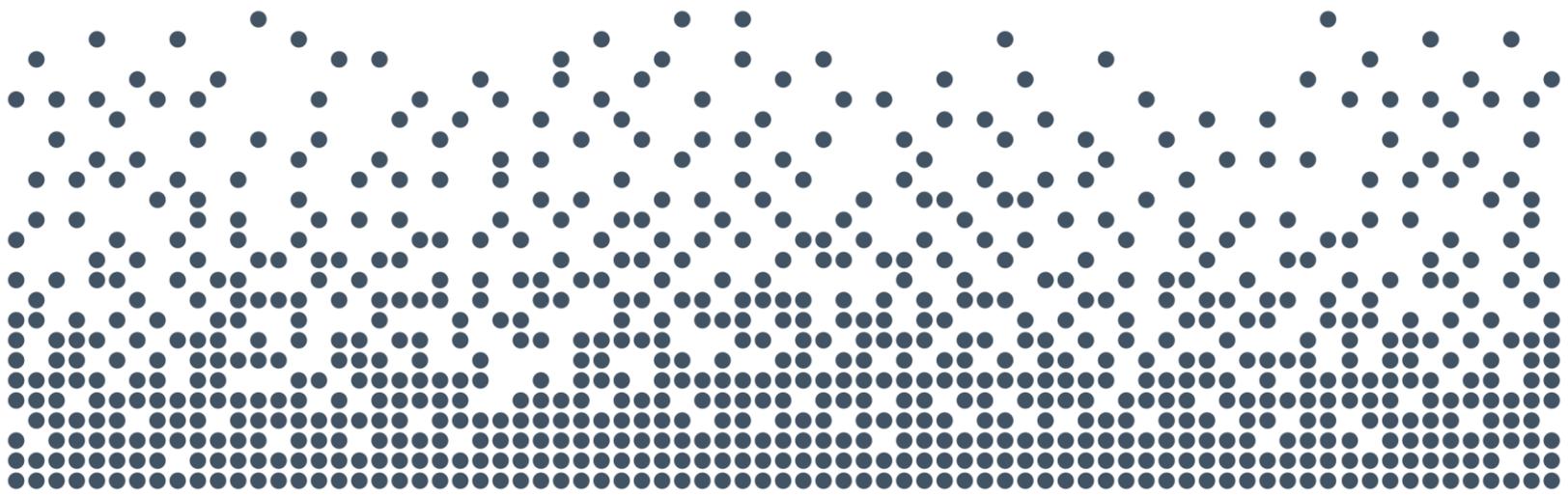
Municipality	Community Area Expansion at 2051 (Gross ha)	Employment Area Expansion at 2051 (Gross ha)	Combined Expansion at 2051 (Gross ha)	Supply of Current Developable Whitebelt Land (Gross ha)	Remaining Whitebelt Land at 2051 (Gross ha)
	A	B	C = A + B	D	E = D - C
Town of Ajax	0	0	0	0	0
Township of Brock ¹	0	16	16	16	0
Municipality of Clarington	845	489	1,335	3,391	2,056
City of Oshawa	403	227	630	630	0
City of Pickering	948	235	1,183	1,731	548
Township of Scugog ¹	10	0	10	10	0
Township of Uxbridge	0	12	12	12	0
Town of Whitby	294	192	486	486	0
Durham Region	2,500	1,171	3,670	6,281	2,605

¹ Brock has a Community Area land surplus of 29 ha. Scugog is forecast to have a surplus of 122 gross ha still available of Employment Area development beyond 2051.

Note: Figures may not add precisely due to rounding.

Source: Watson & Associates Economists Ltd., 2022.

Building on the extensive analysis carried out under the Phase 1 and 2 G.M.S., it is important that the Region, working with each of the area municipalities, continues to monitor development trends by planning policy area including annual residential intensification rates, trends in average D.G.A. density as well as D.G.A. land absorption rates. These monitoring efforts should be coordinated with Regional phasing policies to ensure the alignment of Regional and local service delivery with planned intensification and greenfield urban land development on D.G.A. lands as well as future urban expansion areas. Additional details in this regard will be further addressed through local Official Plans and related planning studies.



Appendices



Appendix A

Residential Growth Summary by Area Municipality and Planning Policy Area, 2021 to 2051



Appendix A: Residential Growth Summary by Area Municipality and Planning Policy Area

Figure A - 1
Durham Region Total Population and Census Housing Growth by Area Municipality 2021 to 2051 – Council Endorsed Growth Scenario

Town of Ajax

Year	Population (Including Census Undercount) ¹	Households				Persons Per Unit (PPU)
		Low Density ²	Medium Density ³	High Density ⁴	Total	
2021	131,460	27,825	7,405	4,245	39,475	3.33
2051	199,080	29,255	19,225	23,135	71,615	2.78
2021-2051	67,620	1,430	11,820	18,890	32,140	

Township of Brock

Year	Population (Including Census Undercount) ¹	Households				Persons Per Unit (PPU)
		Low Density ²	Medium Density ³	High Density ⁴	Total	
2021	13,040	4,220	145	405	4,770	2.73
2051	20,930	6,330	545	825	7,700	2.72
2021-2051	7,890	2,110	400	420	2,930	

Municipality of Clarington

Year	Population (Including Census Undercount) ¹	Households				Persons Per Unit (PPU)
		Low Density ²	Medium Density ³	High Density ⁴	Total	
2021	105,270	29,020	4,035	2,815	35,870	2.93
2051	221,040	49,600	19,565	10,905	80,070	2.76
2021-2051	115,770	20,580	15,530	8,090	44,200	



City of Oshawa

Year	Population (Including Census Undercount) ¹	Households				Persons Per Unit (PPU)
		Low Density ²	Medium Density ³	High Density ⁴	Total	
2021	182,020	42,330	10,095	14,065	66,490	2.74
2051	298,520	58,260	29,395	25,165	112,820	2.65
2021-2051	116,500	15,930	19,300	11,100	46,330	

City of Pickering

Year	Population (Including Census Undercount) ¹	Households				Persons Per Unit (PPU)
		Low Density ²	Medium Density ³	High Density ⁴	Total	
2021	102,940	22,425	6,805	4,165	33,395	3.08
2051	256,400	41,415	25,955	21,165	88,535	2.90
2021-2051	153,460	18,990	19,150	17,000	55,140	

Township of Scugog

Year	Population (Including Census Undercount) ¹	Households				Persons Per Unit (PPU)
		Low Density ²	Medium Density ³	High Density ⁴	Total	
2021	22,400	7,515	215	495	8,225	2.72
2051	29,310	8,485	1,605	1,025	11,115	2.64
2021-2051	6,910	970	1,390	530	2,890	



Township of Uxbridge

Year	Population (Including Census)	Households				Persons Per Unit (PPU)
		Low Density ²	Medium Density ³	High Density ⁴	Total	
2021	22,370	6,645	535	810	7,990	2.80
2051	29,820	7,645	2,045	1,210	10,900	2.74
	7,450	1,000	1,510	400	2,910	

Town of Whitby

		Low Density ²	Medium Density ³	High Density ⁴	Total	
2021	143,740	33,680	7,005	5,735	46,420	3.10
2051	244,890	47,220	23,685	14,775	85,680	2.86

Durham Region

Year	Population (Including Census Undercount) ¹	Households				Persons Per Unit (PPU)
		Low Density ²	Medium Density ³	High Density ⁴	Total	
2021	723,240	173,660	36,240	32,735	242,635	2.98
2051	1,299,990	248,210	122,020	98,205	468,435	2.78
2021-2051	576,750	74,550	85,780	65,470	225,800	

¹ Population undercount estimated at 103.79%.

² Includes all single and semi-detached houses as well as "other" detached houses as per Statistics Canada.

³ Includes townhouses, back-to-back townhouses and apartments in duplexes.

⁴ Includes all apartments with less than or greater than five storeys, and stacked townhouses.

Note: Figures may not add precisely due to rounding. Secondary units in 2016 are embedded in the Census housing categories, and 2016 to 2051 secondary unit growth is captured as low density for the purposes of this table.

Source: Watson & Associates Economists Ltd., 2022.



Figure A - 2
Durham Region
Census Housing Intensification Forecast by Area Municipality 2021
to 2051 – Council Endorsed Growth Scenario

Ajax

Year	Households by Policy Area				% Intensification
	BUA	DGA	Rural	Total	
2021	32,575	6,660	255	39,490	
2051	60,265	11,110	255	71,630	
2021-2051	27,690	4,450	-	32,140	86%

Brock

Year	Households by Policy Area				% Intensification
	BUA	DGA	Rural	Total	
2021	2,675	310	1,800	4,785	
2051	3,245	2,180	2,290	7,715	
2021-2051	570	1,870	490	2,930	20%

Clarington

Year	Households by Policy Area				% Intensification
	BUA	DGA	Rural	Total	
2021	25,305	5,780	4,880	35,965	
2051	42,765	32,240	5,160	80,165	
2021-2051	17,460	26,460	280	44,200	40%

Oshawa

Year	Households by Policy Area				% Intensification
	BUA	DGA	Rural	Total	
2021	58,375	7,935	330	66,640	
2051	81,315	31,315	350	112,980	
2021-2051	22,940	23,380	20	46,340	50%

Pickering

Year	Households by Policy Area				% Intensification
	BUA	DGA	Rural	Total	
2021	31,065	1,090	1,270	33,425	
2051	52,855	34,370	1,350	88,575	
2021-2051	21,790	33,280	80	55,150	40%



Scugog

Year	Households by Policy Area				% Intensification
	BUA	DGA	Rural	Total	
2021	3,970	275	4,005	8,250	
2051	5,500	1,355	4,285	11,140	
2021-2051	1,530	1,080	280	2,890	53%

Uxbridge

	BUA	DGA	Rural	Total	
2021	4,410	250	3,355	8,015	
2051	5,850	1,340	3,725	10,915	
2021-2051	1,440	1,090	370	2,900	50%

Whitby

	BUA	DGA	Rural	Total	
2021	41,390	4,395	665	46,450	
2051	60,830	24,175	705	85,710	
2021-2051	19,440	19,780	40	39,260	50%

Durham Region

Year	Households by Policy Area				% Intensification
	BUA	DGA	Rural	Total	
2021	199,765	26,695	16,560	243,020	
2051	312,625	138,085	18,120	468,830	
2021-2051	112,860	111,390	1,560	225,810	50%

Source: Watson & Associates Economists Ltd., 2022.



Figure A - 3
Durham Region
Housing Growth by Area Municipality and Planning Policy
Area 2021 to 2051 – Council Endorsed Growth Scenario

Durham Region Total				
Area Municipality	Households			Total
	Low Density ¹	Medium Density ²	High Density ³	
Total Housing Growth, 2021 to 2051				
Town of Ajax	1,430	11,820	18,895	32,145
Township of Brock	2,110	400	420	2,930
Municipality of Clarington	20,575	15,530	8,085	44,190
City of Oshawa	15,935	19,295	11,100	46,330
City of Pickering	18,995	19,155	17,005	55,155
Township of Scugog	975	1,390	525	2,890
Township of Uxbridge	1,000	1,510	395	2,905
Town of Whitby	13,545	16,680	9,035	39,260
Durham Region	74,565	85,780	65,460	225,805
Total Housing Growth Share, 2021 to 2051				
Town of Ajax	2%	14%	29%	14%
Township of Brock	3%	0%	1%	1%
Municipality of Clarington	28%	18%	12%	20%
City of Oshawa	21%	22%	17%	21%
City of Pickering	25%	22%	26%	24%
Township of Scugog	1%	2%	1%	1%
Township of Uxbridge	1%	2%	1%	1%
Town of Whitby	18%	19%	14%	17%

¹ Includes all single and semi-detached houses as well as “other” detached houses as per Statistics Canada.

² Includes townhouses, back-to-back townhouses and apartments in duplexes.

³ Includes all apartments with less than or greater than five storeys, and stacked townhouses.

Note: Figures may not add precisely due to rounding. Secondary unit growth from 2021 to 2051 captured as low density for the purposes of this table.

Source: Watson & Associates Economists Ltd., 2022.



Built-Up Area (BUA)				
Area Municipality	Households			Total
	Low Density ¹	Medium Density ²	High Density ³	
Total BUA Housing Growth, 2021 to 2051				
Town of Ajax	1,020	10,690	15,985	27,695
Township of Brock	160	125	290	575
Municipality of Clarington	2,045	8,475	6,945	17,465
City of Oshawa	2,300	11,495	9,135	22,930
City of Pickering	655	9,585	11,555	21,795
Township of Scugog	330	1,040	165	1,535
Township of Uxbridge	105	1,105	230	1,440
Town of Whitby	1,340	10,650	7,450	19,440
Durham Region	7,955	53,165	51,755	112,875
Total BUA Housing Growth Share, 2021 to 2051				
Town of Ajax	13%	20%	31%	25%
Township of Brock	2%	0%	1%	1%
Municipality of Clarington	26%	16%	13%	15%
City of Oshawa	29%	22%	18%	20%
City of Pickering	8%	18%	22%	19%
Township of Scugog	4%	2%	0%	1%
Township of Uxbridge	1%	2%	0%	1%
Town of Whitby	17%	20%	14%	17%

¹ Includes all single and semi-detached houses as well as “other” detached houses as per Statistics Canada.

² Includes townhouses, back-to-back townhouses and apartments in duplexes.

³ Includes all apartments with less than or greater than five storeys, and stacked townhouses.

Note: Figures may not add precisely due to rounding. Secondary unit growth from 2021 to 2051 captured as low density for the purposes of this table.

Source: Watson & Associates Economists Ltd., 2022.



Designated Greenfield Areas (DGA)				
Area Municipality	Households			Total
	Low Density ¹	Medium Density ²	High Density ³	
Total DGA Housing Growth, 2021 to 2051				
Town of Ajax	415	1,130	2,910	4,455
Township of Brock	1,460	270	135	1,865
Municipality of Clarington	18,255	7,055	1,145	26,455
City of Oshawa	13,615	7,800	1,965	23,380
City of Pickering	18,255	9,570	5,450	33,275
Township of Scugog	365	350	365	1,080
Township of Uxbridge	520	405	165	1,090
Town of Whitby	12,165	6,035	1,585	19,785
Durham Region	65,050	32,615	13,720	111,385
Total DGA Housing Growth Share, 2021 to 2051				
Town of Ajax	1%	3%	21%	4%
Township of Brock	2%	1%	1%	2%
Municipality of Clarington	28%	22%	8%	24%
City of Oshawa	21%	24%	14%	21%
City of Pickering	28%	29%	40%	30%
Township of Scugog	1%	1%	3%	1%
Township of Uxbridge	1%	1%	1%	1%
Town of Whitby	19%	19%	12%	18%

¹ Includes all single and semi-detached houses as well as “other” detached houses as per Statistics Canada.

² Includes townhouses, back-to-back townhouses and apartments in duplexes.

³ Includes all apartments with less than or greater than five storeys, and stacked townhouses.

Note: Figures may not add precisely due to rounding. Secondary unit growth from 2021 to 2051 captured as low density for the purposes of this table.

Source: Watson & Associates Economists Ltd., 2022.



Rural				
Area Municipality	Households			Total
	Low Density ¹	Medium Density ²	High Density ³	
Total Rural Housing Growth, 2021 to 2051				
Town of Ajax	-	-	-	-
Township of Brock	490	-	-	490
Municipality of Clarington	275	-	-	275
City of Oshawa	20	-	-	20
City of Pickering	85	-	-	85
Township of Scugog	280	-	-	280
Township of Uxbridge	370	-	-	370
Town of Whitby	40	-	-	40
Durham Region	1,560	-	-	1,560
Total Rural Housing Growth Share, 2021 to 2051				
Town of Ajax	0%	0%	0%	0%
Township of Brock	31%	0%	0%	31%
Municipality of Clarington	18%	0%	0%	18%
City of Oshawa	1%	0%	0%	1%
City of Pickering	5%	0%	0%	5%
Township of Scugog	18%	0%	0%	18%
Township of Uxbridge	24%	0%	0%	24%
Town of Whitby	3%	0%	0%	3%

¹ Includes all single and semi-detached houses as well as “other” detached houses as per Statistics Canada.

² Includes townhouses, back-to-back townhouses and apartments in duplexes.

³ Includes all apartments with less than or greater than five storeys, and stacked townhouses.

Note: Figures may not add precisely due to rounding. Secondary unit growth from 2021 to 2051 captured as low density for the purposes of this table.

Source: Watson & Associates Economists Ltd., 2022.



Figure A - 4
Durham Region Population Summary by Area Municipality
2021 to 2051 – Council Endorsed Growth Scenario

Period	Area Municipality								Durham Region	
	Town of Ajax	Township of Brock	Municipality of Clarington	City of Oshawa	City of Pickering	Township of Scugog	Township of Uxbridge	Town of Whitby		
2006	93,862	12,470	81,009	147,392	91,437	22,317	19,954	115,740	584,181	
2011	112,960	11,689	87,140	154,193	91,441	22,230	21,255	125,762	626,670	
2016	123,378	12,002	94,858	164,389	94,609	22,285	21,831	132,347	665,699	
2021	131,460	13,040	105,270	182,020	102,940	22,400	22,370	143,740	723,240	
2051	199,080	20,930	221,040	298,520	256,400	29,310	29,820	244,890	1,299,990	
Annual Population Growth										
2006-2011	3,820	- 160	1,230	1,360	-	- 20	260	2,000	8,500	
2011-2016	2,080	60	1,540	2,040	630	10	120	1,320	7,810	
2016-2021	1,620	210	2,080	3,530	1,670	20	110	2,280	11,510	
2021-2051	2,250	260	3,860	3,880	5,120	230	250	3,370	19,230	
Incremental Population Growth Shares										
2006-2011	45%	-2%	14%	16%	0%	0%	3%	24%	100%	
2011-2016	27%	1%	20%	26%	8%	0%	2%	17%	100%	
2016-2021	14%	2%	18%	31%	15%	0%	1%	20%	100%	
2021-2051	12%	1%	20%	20%	27%	1%	1%	18%	100%	
Annual Population Growth Rates										
2006-2011	3.8%	-1.3%	1.5%	0.9%	0.0%	-0.1%	1.3%	1.7%	1.4%	
2011-2016	1.8%	0.5%	1.7%	1.3%	0.7%	0.0%	0.5%	1.0%	1.2%	
2016-2021	1.3%	1.7%	2.1%	2.1%	1.7%	0.1%	0.5%	1.7%	1.7%	
2021-2051	1.4%	1.6%	2.5%	1.7%	3.1%	0.9%	1.0%	1.8%	2.0%	

Note: Figures may not add precisely due to rounding. 2021 population with the undercount was calculated with the 2016 undercount to the 2021 Census population without the undercount.

Source: 2006 to 2021 from Statistics Canada Census. Forecast by Watson & Associates Economists Ltd., 2022.



Figure A - 5
Durham Region Housing Summary by Area Municipality 2021
to 2051 – Council Endorsed Growth Scenario

Period	Area Municipality								Durham Region
	Town of Ajax	Township of Brock	Municipality of Clarington	City of Oshawa	City of Pickering	Township of Scugog	Township of Uxbridge	Town of Whitby	
2006	28,616	4,422	26,865	54,923	28,210	7,705	6,658	37,240	194,639
2011	35,038	4,336	29,880	58,797	29,330	7,959	7,345	41,021	213,706
2016	37,549	4,543	32,838	62,595	30,919	8,218	7,663	43,529	227,854
2021	39,475	4,770	35,870	66,490	33,395	8,225	7,990	46,420	242,635
2051	71,615	7,700	80,070	112,820	88,535	11,115	10,900	85,680	468,435
Annual Housing Growth									
2006-2011	1,280	- 20	600	770	220	50	140	760	3,810
2011-2016	500	40	590	760	320	50	60	500	2,830
2016-2021	390	50	610	780	500	-	70	580	2,960
2021-2051	1,070	100	1,470	1,540	1,840	100	100	1,310	7,530
Incremental Housing Growth Shares									
2006-2011	34%	-1%	16%	20%	6%	1%	4%	20%	100%
2011-2016	18%	1%	21%	27%	11%	2%	2%	18%	100%
2016-2021	13%	2%	21%	26%	17%	0%	2%	20%	100%
2021-2051	14%	1%	20%	20%	24%	1%	1%	17%	100%
Annual Housing Growth Rates									
2006-2011	4.1%	-0.4%	2.2%	1.4%	0.8%	0.7%	2.0%	2.0%	1.9%
2011-2016	1.4%	0.9%	1.9%	1.3%	1.1%	0.6%	0.9%	1.2%	1.3%
2016-2021	1.0%	1.0%	1.8%	1.2%	1.6%	0.0%	0.8%	1.3%	1.3%
2021-2051	2.0%	1.6%	2.7%	1.8%	3.3%	1.0%	1.0%	2.1%	2.2%

Note: Figures may not add precisely due to rounding.

Source: 2006 to 2021 from Statistics Canada Census. Forecast by Watson & Associates Economists Ltd., 2022.



Figure A - 6
Durham Region
Total Secondary Unit Summary by Area Municipality
2021 to 2051 – Council Endorsed Growth Scenario

Area Municipality	Secondary Units, 2021 to 2051		
	BUA	DGA	Total
Town of Ajax	895	10	905
Township of Brock	60	10	70
Municipality of Clarington	560	125	670
City of Oshawa	995	95	1,090
City of Pickering	545	125	670
Township of Scugog	95	-	95
Township of Uxbridge	85	5	90
Town of Whitby	795	85	885
Durham Region	4,025	445	4,470

Note: Figures may not add precisely due to rounding.

Source: Watson & Associates Economists Ltd., 2022.



Appendix B

Non-Residential Growth Summary by Area Municipality and Planning Policy Area, 2021 to 2051



Appendix B: Non-Residential Growth Summary by Area Municipality and Planning Policy Area, 2021 to 2051

Figure B - 1
Durham Region
Council Endorsed Growth Scenario
Employment Forecast by Area Municipality, 2019 to 2051

Durham Region						
Year	Population ¹	Major Office	Employment Land Employment	Rural	Population Related	Total
2016	665,699	11,737	69,351	14,890	127,567	223,545
2019	700,224	12,341	71,751	15,881	138,430	238,403
2021	723,240	12,742	72,317	16,096	140,509	241,664
2051	1,299,990	41,141	153,351	18,581	246,929	460,003
2021 to 2051	576,750	28,399	81,034	2,485	106,420	218,339

Town of Ajax						
Year	Population ¹	Major Office	Employment Land Employment	Rural	Population Related	Total
2016	123,378	2,703	11,129	343	18,773	32,948
2019	128,227	2,842	11,706	366	21,732	36,646
2021	131,460	2,931	11,740	366	22,001	37,038
2051	199,080	9,209	16,564	366	35,770	61,909
2021 to 2051	67,620	6,278	4,824	0	13,769	24,871

Township of Brock						
Year	Population ¹	Major Office	Employment Land Employment	Rural	Population Related	Total
2016	12,002	0	700	1,123	1,697	3,520
2019	12,625	0	700	1,198	1,697	3,595
2021	13,040	0	709	1,278	1,726	3,713
2051	20,930	0	1,950	2,210	3,199	7,358
2021 to 2051	7,890	0	1,241	932	1,473	3,645



Municipality of Clarington						
Year	Population ¹	Major Office	Employment Land Employment	Rural	Population Related	Total
2016	94,858	0	7,733	6,408	12,878	27,019
2019	101,105	0	8,582	6,834	13,904	29,320
2021	105,270	73	8,681	6,862	14,307	29,923
2051	221,040	5,247	22,947	7,181	34,952	70,327
2021 to 2051	115,770	5,174	14,266	319	20,645	40,404

City of Oshawa						
Year	Population ¹	Major Office	Employment Land Employment	Rural	Population Related	Total
2016	164,389	1,323	17,697	214	39,468	58,702
2019	174,968	1,391	17,697	228	43,815	63,131
2021	182,020	1,460	17,819	230	44,229	63,737
2051	298,520	6,339	35,276	254	65,415	107,237
2021 to 2051	116,500	4,879	17,457	24	21,186	43,500

City of Pickering						
Year	Population ¹	Major Office	Employment Land Employment	Rural	Population Related	Total
2016	94,609	5,365	15,979	660	15,435	37,439
2019	99,608	5,641	16,480	704	15,699	38,524
2021	102,940	5,743	16,617	715	16,235	39,310
2051	256,400	12,979	36,300	841	43,682	93,802
2021 to 2051	153,460	7,236	19,683	126	27,447	54,492

Township of Scugog						
Year	Population ¹	Major Office	Employment Land Employment	Rural	Population Related	Total
2016	22,285	0	1,440	2,775	4,683	8,898
2019	22,354	0	1,625	2,960	5,033	9,618
2021	22,400	0	1,632	2,992	5,058	9,682
2051	29,310	0	2,648	3,358	6,337	12,343
2021 to 2051	6,910	0	1,016	366	1,279	2,661



Township of Uxbridge						
Year	Population ¹	Major Office	Employment Land Employment	Rural	Population Related	Total
2016	21,831	0	1,388	2,718	3,969	8,075
2019	22,154	0	1,676	2,899	4,873	9,448
2021	22,370	0	1,678	2,956	4,898	9,532
2051	29,820	0	1,982	3,619	6,166	11,767
2021 to 2051	7,450	0	304	663	1,268	2,235

Town of Whitby						
Year	Population	Major Office	Employment Land Employment	Rural	Population Related	Total
2016	132,347	2,346	13,285	649	30,664	46,944
2019	139,183	2,467	13,285	692	31,677	48,121
2021	143,740	2,535	13,440	697	32,055	48,727
2051	244,890	7,367	35,686	752	51,402	95,207
2021 to 2051	101,150	4,832	22,246	55	19,347	46,480

Note: Figures may not add precisely due to rounding. 2021 population with the undercount was calculated by applying the 2016 undercount to the 2021 Census population without the undercount.

Source: 2016 and 2019 employment derived from Statistics Canada Census and the Durham Region Employment Survey, by Watson & Associates Economists Ltd., 2022.

Figure B - 2
Durham Region
Council Endorsed Growth Scenario
Employment Forecast by Area Municipality and Policy Area, 2019 to 2051

		Employment Land Employment	Major Office Employment	Population Related Employment	Rural Employment	Total
Ajax	Urban Employment Areas	4,720	2,130	640		7,490
	Built-Up Area	110	4,240	11,580	-	15,930
	Designated Greenfield	30	-	1,810	-	1,840
	Rural	-	-	-	-	-
	Total	4,860	6,370	14,030	-	25,260
Brock	Urban Employment Areas	1,230	-	170		1,400
	Built-Up Area	10	-	190	-	200
	Designated Greenfield	10	-	920	-	930
	Rural	10	-	230	1,010	1,250
	Total	1,260	-	1,510	1,010	3,780
Clarington	Urban Employment Areas	14,060	2,920	1,920		18,900



		Employment Land Employment	Major Office Employment	Population Related Employment	Rural Employment	Total
	Built-Up Area	120	1,410	6,200	-	7,730
	Designated Greenfield	110	910	12,850	-	13,870
	Rural	70	-	80	350	500
	Total	14,360	5,240	21,050	350	41,000
Oshawa	Urban Employment Areas	17,320	400	2,360		20,080
	Built-Up Area	160	4,550	8,080	-	12,790
	Designated Greenfield	110	-	11,160	-	11,270
	Rural	-	-	10	30	40
	Total	17,540	4,950	21,600	30	44,120
Pickering	Urban Employment Areas	19,290	2,390	2,630		24,310
	Built-Up Area	180	4,950	8,070	-	13,200
	Designated Greenfield	340	-	17,250	-	17,590
	Rural	10	-	30	140	180
	Total	19,820	7,340	27,980	140	55,280
Scugog	Urban Employment Areas	1,000	-	140		1,140
	Built-Up Area	10	-	640	-	650
	Designated Greenfield	10	-	440	-	450
	Rural	10	-	90	400	500
	Total	1,030	-	1,310	400	2,740
Uxbridge	Urban Employment Areas	270	-	30		380
	Built-Up Area	10	-	570	-	580
	Designated Greenfield	10	-	260	-	270
	Rural	20	-	430	720	1,170
	Total	310	-	1,290	720	2,320
Whitby	Urban Employment Areas	22,120	760	3,010		25,890
	Built-Up Area	170	4,140	6,700	-	11,010
	Designated Greenfield	110	-	10,000	-	10,110
	Rural	-	-	10	60	70
	Total	22,400	4,900	19,720	60	47,080
Durham Region	Urban Employment Areas	80,010	8,600	10,900	-	99,510
	Built-Up Area	770	19,290	42,030	-	62,090
	Designated Greenfield	730	910	54,690	-	56,330
	Rural	120	-	880	2,710	3,710
	Total	81,630	28,800	108,500	2,710	221,640

Note: Numbers may not add due to rounding.
Source: Watson & Associates Economists Ltd., 2022.



Appendix C

DGA Community Area Land Needs by Area Municipality, 2019 to 2051



Appendix C: DGA Community Area Land Needs by Area Municipality, 2019 to 2051

Figure C - 1
Durham Region
Components of the DGA Land Area

Area Municipality	Total Gross DGA Land Area, ha ¹	Total Non-Developable Take-outs ¹	DGA Net of Take-Outs, ha	Gross Developable Employment Lands, ha	Employment Area Conversions (Developable ha)	Land Vacancy (Developable ha) ²	Gross Developable Community Areas, ha
	A	B	C = A - B	D	E	F	G = C - D + E - F
Town of Ajax	1,093	277	816	279	23	9	551
Township of Brock	468	114	354	146	31	12	227
Municipality of Clarington	2,718	968	1,750	413	161	61	1,438
City of Oshawa	2,425	679	1,745	236	36	14	1,532
City of Pickering	3,028	1,726	1,303	359	0	0	944
Township of Scugog	406	105	302	172	0	0	130
Township of Uxbridge	153	54	99	0	0	0	99
Town of Whitby	2,925	992	1,933	573	3	1	1,362
Total Region of Durham DGA	13,216	4,914	8,302	2,177	255	96	6,284

¹ Growth Plan, 2019 Developable Land Area.

² Land Contingency factor of 1.5% accounts for Employment Area conversions that may not redevelop during the planning horizon, as well as other DGA Community Area which may not develop by 2051.



Figure C - 2
Durham Region Recommended Approach to Growth
DGA Density Components by Area Municipality

Durham Region				
Category	Calculation	Land Area (ha)	People and Jobs	People and Jobs Per Developable ha
Total Existing DGA	A	6,284		
Developed	B	1,490	70,393	47
Category 1	C	2,475	151,140	61
Category 2	$D = A - B - C$	2,318	121,088	52
Forecast, 2019 to 2051	E	7,293	398,590	
Total DGA at 2051	$F = B + E$	8,784	468,983	53
Expansion Requirement	$G = E - C - D$	2,500	126,362	51

Source: Watson & Associates Economists Ltd., 2022.

Town of Ajax				
Category	Calculation	Land Area (ha)	People and Jobs	People and Jobs Per Developable ha
Total Existing DGA	A	551		
Developed	B	385	24,821	65
Category 1	C	92	6,680	73
Category 2	$D = A - B - C$	75	5,243	70
Forecast, 2019 to 2051	E	167	11,923	
Total DGA at 2051	$F = B + E$	551	36,744	67
Expansion Requirement	$G = E - C - D$	-	-	-



Township of Brock				
Category	Calculation	Land Area (ha)	People and Jobs	People and Jobs Per Developable ha
Total Existing DGA	A	227		
Developed	B	19	510	27
Category 1	C	85	2,800	33
Category 2	$D = A - B - C$	124	5,711	46
Forecast, 2019 to 2051	E	179	7,150	
Total DGA at 2051	$F = B + E$	198	7,660	39
Expansion Requirement	$G = E - C - D$	- 29	- 1,361	46

Municipality of Clarington				
Category	Calculation	Land Area (ha)	People and Jobs	People and Jobs Per Developable ha
Total Existing DGA	A	1,438		
Developed	B	350	15,846	45
Category 1	C	416	18,240	44
Category 2	$D = A - B - C$	672	33,281	50
Forecast, 2019 to 2051	E	1,933	93,378	
Total DGA at 2051	$F = B + E$	2,283	109,224	48
Expansion Requirement	$G = E - C - D$	845	41,857	50



City of Oshawa				
Category	Calculation	Land Area (ha)	People and Jobs	People and Jobs Per Developable ha
Total Existing DGA	A	1,532		
Developed	B	453	16,339	36
Category 1	C	574	32,560	57
Category 2	$D = A - B - C$	505	26,467	52
Forecast, 2019 to 2051	E	1,483	80,150	
Total DGA at 2051	$F = B + E$	1,935	96,489	50
Expansion Requirement	$G = E - C - D$	403	21,123	52

City of Pickering				
Category	Calculation	Land Area (ha)	People and Jobs	People and Jobs Per Developable ha
Total Existing DGA	A	944		
Developed	B	-	-	-
Category 1	C	859	67,520	79
Category 2	$D = A - B - C$	86	6,755	79
Forecast, 2019 to 2051	E	1,892	123,500	
Total DGA at 2051	$F = B + E$	1,892	123,500	65
Expansion Requirement	$G = E - C - D$	948	49,225	52



Township of Scugog				
Category	Calculation	Land Area (ha)	People and Jobs	People and Jobs Per Developable ha
Total Existing DGA	A	130		
Developed	B	37	961	26
Category 1	C	67	1,860	28
Category 2	$D = A - B - C$	26	1,187	46
Forecast, 2019 to 2051	E	103	3,500	
Total DGA at 2051	$F = B + E$	140	4,461	32
Expansion Requirement	$G = E - C - D$	10	453	46

Township of Uxbridge				
Category	Calculation	Land Area (ha)	People and Jobs	People and Jobs Per Developable ha
Total Existing DGA	A	99		
Developed	B	25	628	25
Category 1	C	10	430	45
Category 2	$D = A - B - C$	64	3,109	48
Forecast, 2019 to 2051	E	74	3,539	
Total DGA at 2051	$F = B + E$	99	4,167	42
Expansion Requirement	$G = E - C - D$	-	-	-



Town of Whitby				
Category	Calculation	Land Area (ha)	People and Jobs	People and Jobs Per Developable ha
Total Existing DGA	A	1,362		
Developed	B	222	11,288	51
Category 1	C	373	21,050	56
Category 2	$D = A - B - C$	767	39,335	51
Forecast, 2019 to 2051	E	1,434	75,450	
Total DGA at 2051	$F = B + E$	1,656	86,738	52
Expansion Requirement	$G = E - C - D$	294	15,065	51

Source: Watson & Associates Economists Ltd., 2022.



Appendix D

Area Municipal Growth Forecasts in 5-Year Increments, 2021 to 2051



Appendix D: Area Municipal Growth Forecasts in 5-Year Increments, 2021 to 2051



**Figure D-1
Durham Region
Population and Housing Forecast, 2021 to 2051**

Year		Population (Including Census Undercount) ¹	Population Excluding Undercount	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings	Apartments	Other	Total Households	Person Per Unit (P.P.U.): Total Population/ Total Households
Historical	2006	584,190	561,190	5,150	556,040	142,700	24,930	26,590	500	194,720	2.88
	2011	632,950	608,030	6,520	601,510	156,370	29,480	27,480	370	213,700	2.85
	2016	672,200	645,740	6,380	639,360	164,620	33,120	29,770	410	227,920	2.83
	2021	723,240	696,880	5,640	691,240	173,680	36,280	32,770	410	243,140	2.87
Forecast	2026	810,840	781,240	6,440	774,800	188,240	46,570	41,320	410	276,540	2.83
	2031	907,290	874,210	7,320	866,890	202,470	59,110	51,450	410	313,440	2.79
	2036	1,001,550	965,030	8,230	956,800	214,710	72,740	62,170	410	350,030	2.76
	2041	1,092,730	1,052,870	9,110	1,043,760	225,950	87,170	73,190	410	386,720	2.72
	2046	1,194,930	1,151,350	10,080	1,141,270	237,300	104,140	85,540	410	427,390	2.69
	2051	1,300,000	1,252,590	11,090	1,241,500	248,240	122,020	98,200	410	468,870	2.67
Incremental	2006-2011	48,760	46,840	1,370	45,470	13,670	4,550	890	-130	18,980	
	2011-2016	39,250	37,710	-140	37,850	8,250	3,640	2,290	40	14,220	
	2016-2021	51,040	51,140	-740	51,880	9,060	3,160	3,000	0	15,220	
	2021-2026	87,600	84,360	800	83,560	14,560	10,290	8,550	0	33,400	
	2021-2031	184,050	177,330	1,680	175,650	28,790	22,830	18,680	0	70,300	
	2021-2036	278,310	268,150	2,590	265,560	41,030	36,460	29,400	0	106,890	
	2021-2041	369,490	355,990	3,470	352,520	52,270	50,890	40,420	0	143,580	
	2021-2046	471,690	454,470	4,440	450,030	63,620	67,860	52,770	0	184,250	
2021-2051	576,760	555,710	5,450	550,260	74,560	85,740	65,430	0	225,730		

Note: Numbers may not add correctly due to rounding

¹ Undercount estimated at 103.79%.

Source: Watson & Associates Economists Ltd., 2022.



Figure D-2
Town of Ajax
Population and Housing Forecast, 2021 to 2051

Year		Population (Including Census Undercount) ¹	Population Excluding Undercount	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings	Apartments	Other	Total Households	Person Per Unit (P.P.U.): Total Population/ Total Households
Historical	2006	93,860	90,170	390	89,780	20,970	4,290	3,340	20	28,620	3.15
	2011	114,090	109,600	380	109,220	25,100	6,350	3,580	10	35,040	3.13
	2016	124,580	119,680	500	119,180	26,830	7,050	3,660	10	37,550	3.19
	2021	131,460	126,670	420	126,250	27,830	7,410	4,250	20	39,510	3.21
Forecast	2026	140,960	135,800	520	135,280	28,160	9,030	6,870	20	44,080	3.08
	2031	151,530	146,000	610	145,390	28,470	10,800	9,790	20	49,080	2.97
	2036	162,900	156,960	720	156,240	28,720	12,710	12,970	20	54,420	2.88
	2041	174,320	167,960	830	167,130	28,910	14,770	16,310	20	60,010	2.80
	2046	186,540	179,740	950	178,790	29,090	16,980	19,710	20	65,800	2.73
	2051	199,110	191,850	1,070	190,780	29,260	19,220	23,140	20	71,640	2.68
Incremental	2006-2011	20,230	19,430	-10	19,440	4,130	2,060	240	-10	6,420	
	2011-2016	10,490	10,080	120	9,960	1,730	700	80	0	2,510	
	2016-2021	6,880	6,990	-80	7,070	1,000	360	590	10	1,960	
	2021-2026	9,500	9,130	100	9,030	330	1,620	2,620	0	4,570	
	2021-2031	20,070	19,330	190	19,140	640	3,390	5,540	0	9,570	
	2021-2036	31,440	30,290	300	29,990	890	5,300	8,720	0	14,910	
	2021-2041	42,860	41,290	410	40,880	1,080	7,360	12,060	0	20,500	
	2021-2046	55,080	53,070	530	52,540	1,260	9,570	15,460	0	26,290	
2021-2051	67,650	65,180	650	64,530	1,430	11,810	18,890	0	32,130		

Note: Numbers may not add correctly due to rounding

¹ Undercount estimated at 103.79%.

Source: Watson & Associates Economists Ltd., 2022.



**Figure D-3
Township of Brock
Population and Housing Forecast, 2021 to 2051**

Year		Population (Including Census Undercount) ¹	Population Excluding Undercount	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings	Apartments	Other	Total Households	Person Per Unit (P.P.U.): Total Population/ Total Households
Historical	2006	12,470	11,980	230	11,750	3,870	150	350	50	4,420	2.71
	2011	11,810	11,340	270	11,070	3,800	200	330	0	4,330	2.62
	2016	12,120	11,640	280	11,360	3,990	190	350	30	4,560	2.55
	2021	13,040	12,570	260	12,310	4,220	150	410	20	4,800	2.62
Forecast	2026	14,060	13,550	270	13,280	4,520	180	460	20	5,180	2.62
	2031	15,180	14,630	280	14,350	4,840	220	510	20	5,590	2.62
	2036	16,340	15,740	290	15,450	5,150	270	580	20	6,020	2.61
	2041	17,670	17,030	310	16,720	5,510	340	650	20	6,520	2.61
	2046	19,230	18,530	320	18,210	5,910	440	740	20	7,110	2.61
	2051	20,930	20,170	330	19,840	6,330	540	830	20	7,720	2.61
Incremental	2006-2011	-660	-640	40	-680	-70	50	-20	-50	-90	
	2011-2016	310	300	10	290	190	-10	20	30	230	
	2016-2021	920	930	-20	950	230	-40	60	-10	240	
	2021-2026	1,020	980	10	970	300	30	50	0	380	
	2021-2031	2,140	2,060	20	2,040	620	70	100	0	790	
	2021-2036	3,300	3,170	30	3,140	930	120	170	0	1,220	
	2021-2041	4,630	4,460	50	4,410	1,290	190	240	0	1,720	
	2021-2046	6,190	5,960	60	5,900	1,690	290	330	0	2,310	
2021-2051	7,890	7,600	70	7,530	2,110	390	420	0	2,920		

Note: Numbers may not add correctly due to rounding
¹ Undercount estimated at 103.79%.
 Source: Watson & Associates Economists Ltd., 2022.



Figure D-4
Municipality of Clarington
Population and Housing Forecast, 2021 to 2051

Year		Population (Including Census Undercount) ¹	Population Excluding Undercount	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings	Apartments	Other	Total Households	Person Per Unit (P.P.U.): Total Population/ Total Households
Historical	2006	81,010	77,820	710	77,110	22,410	2,680	1,690	90	26,870	2.90
	2011	88,010	84,550	820	83,730	24,630	3,090	2,050	110	29,880	2.83
	2016	95,790	92,010	820	91,190	26,990	3,640	2,100	110	32,840	2.80
	2021	105,270	101,430	700	100,730	29,020	4,040	2,820	100	35,980	2.82
Forecast	2026	123,730	119,220	860	118,360	33,090	5,740	3,910	100	42,840	2.78
	2031	143,970	138,720	1,050	137,670	37,070	7,970	5,310	100	50,450	2.75
	2036	162,640	156,710	1,230	155,480	40,390	10,430	6,630	100	57,550	2.72
	2041	180,250	173,680	1,400	172,280	43,450	12,970	7,860	100	64,380	2.70
	2046	200,480	193,170	1,590	191,580	46,590	16,140	9,410	100	72,240	2.67
	2051	221,020	212,960	1,780	211,180	49,600	19,570	10,900	100	80,170	2.66
Incremental	2006-2011	7,000	6,730	110	6,620	2,220	410	360	20	3,010	
	2011-2016	7,780	7,460	0	7,460	2,360	550	50	0	2,960	
	2016-2021	9,480	9,420	-120	9,540	2,030	400	720	-10	3,140	
	2021-2026	18,460	17,790	160	17,630	4,070	1,700	1,090	0	6,860	
	2021-2031	38,700	37,290	350	36,940	8,050	3,930	2,490	0	14,470	
	2021-2036	57,370	55,280	530	54,750	11,370	6,390	3,810	0	21,570	
	2021-2041	74,980	72,250	700	71,550	14,430	8,930	5,040	0	28,400	
	2021-2046	95,210	91,740	890	90,850	17,570	12,100	6,590	0	36,260	
2021-2051	115,750	111,530	1,080	110,450	20,580	15,530	8,080	0	44,190		

Note: Numbers may not add correctly due to rounding

¹ Undercount estimated at 103.79%.

Source: Watson & Associates Economists Ltd., 2022.



Figure D-5
City of Oshawa
Population and Housing Forecast, 2021 to 2051

Year		Population (Including Census Undercount) ¹	Population Excluding Undercount	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings	Apartments	Other	Total Households	Person Per Unit (P.P.U.): Total Population/ Total Households
Historical	2006	147,400	141,590	1,870	139,720	34,710	7,710	12,380	150	54,950	2.58
	2011	155,740	149,610	1,930	147,680	38,100	8,190	12,380	120	58,790	2.54
	2016	166,000	159,460	1,830	157,630	40,090	9,080	13,290	150	62,610	2.55
	2021	182,020	175,380	1,370	174,010	42,330	10,100	14,070	150	66,650	2.63
Forecast	2026	200,280	192,970	1,540	191,430	45,440	12,610	15,600	150	73,800	2.61
	2031	219,990	211,970	1,720	210,250	48,470	15,530	17,300	150	81,450	2.60
	2036	239,390	230,660	1,900	228,760	51,150	18,650	19,120	150	89,070	2.59
	2041	257,950	248,540	2,080	246,460	53,570	21,940	21,020	150	96,680	2.57
	2046	277,880	267,740	2,280	265,460	55,930	25,620	23,010	150	104,710	2.56
	2051	298,540	287,650	2,480	285,170	58,260	29,390	25,160	150	112,960	2.55
Incremental	2006-2011	8,340	8,020	60	7,960	3,390	480	0	-30	3,840	
	2011-2016	10,260	9,850	-100	9,950	1,990	890	910	30	3,820	
	2016-2021	16,020	15,920	-460	16,380	2,240	1,020	780	0	4,040	
	2021-2026	18,260	17,590	170	17,420	3,110	2,510	1,530	0	7,150	
	2021-2031	37,970	36,590	350	36,240	6,140	5,430	3,230	0	14,800	
	2021-2036	57,370	55,280	530	54,750	8,820	8,550	5,050	0	22,420	
	2021-2041	75,930	73,160	710	72,450	11,240	11,840	6,950	0	30,030	
	2021-2046	95,860	92,360	910	91,450	13,600	15,520	8,940	0	38,060	
2021-2051	116,520	112,270	1,110	111,160	15,930	19,290	11,090	0	46,310		

Note: Numbers may not add correctly due to rounding

¹ Undercount estimated at 103.79%.

Source: Watson & Associates Economists Ltd., 2022.



Figure D-6
City of Pickering
Population and Housing Forecast, 2021 to 2051

Year		Population (Including Census Undercount) ¹	Population Excluding Undercount	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings	Apartments	Other	Total Households	Person Per Unit (P.P.U.): Total Population/ Total Households
Historical	2006	91,440	87,840	570	87,270	20,260	4,850	3,090	30	28,230	3.11
	2011	92,360	88,720	810	87,910	20,740	5,380	3,190	20	29,330	3.02
	2016	95,530	91,770	780	90,990	21,130	6,060	3,700	30	30,920	2.97
	2021	102,940	99,190	600	98,590	22,430	6,810	4,170	30	33,440	2.97
Forecast	2026	125,830	121,240	810	120,430	26,150	8,900	6,230	30	41,310	2.93
	2031	151,650	146,120	1,050	145,070	29,820	11,630	8,880	30	50,360	2.90
	2036	176,400	169,970	1,290	168,680	32,880	14,650	11,660	30	59,220	2.87
	2041	200,380	193,070	1,510	191,560	35,710	17,820	14,440	30	68,000	2.84
	2046	228,070	219,750	1,770	217,980	38,630	21,740	17,800	30	78,200	2.81
	2051	256,370	247,020	2,030	244,990	41,420	25,960	21,170	30	88,580	2.79
Incremental	2006-2011	920	880	240	640	480	530	100	-10	1,100	
	2011-2016	3,170	3,050	-30	3,080	390	680	510	10	1,590	
	2016-2021	7,410	7,420	-180	7,600	1,300	750	470	0	2,520	
	2021-2026	22,890	22,050	210	21,840	3,720	2,090	2,060	0	7,870	
	2021-2031	48,710	46,930	450	46,480	7,390	4,820	4,710	0	16,920	
	2021-2036	73,460	70,780	690	70,090	10,450	7,840	7,490	0	25,780	
	2021-2041	97,440	93,880	910	92,970	13,280	11,010	10,270	0	34,560	
	2021-2046	125,130	120,560	1,170	119,390	16,200	14,930	13,630	0	44,760	
2021-2051	153,430	147,830	1,430	146,400	18,990	19,150	17,000	0	55,140		

Note: Numbers may not add correctly due to rounding

¹ Undercount estimated at 103.79%.

Source: Watson & Associates Economists Ltd., 2022.



Figure D-7
Township of Scugog
Population and Housing Forecast, 2021 to 2051

Year		Population (Including Census Undercount) ¹	Population Excluding Undercount	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings	Apartments	Other	Total Households	Person Per Unit (P.P.U.): Total Population/ Total Households
Historical	2006	22,320	21,440	310	21,130	7,110	130	440	30	7,710	2.78
	2011	22,450	21,570	370	21,200	7,280	200	460	20	7,960	2.71
	2016	22,500	21,620	370	21,250	7,500	210	490	20	8,220	2.63
	2021	22,400	21,580	300	21,280	7,520	220	500	30	8,270	2.61
Forecast	2026	23,230	22,380	310	22,070	7,680	370	530	30	8,610	2.60
	2031	24,190	23,310	320	22,990	7,840	560	580	30	9,010	2.59
	2036	25,180	24,260	330	23,930	7,980	750	640	30	9,400	2.58
	2041	26,200	25,240	340	24,900	8,130	980	720	30	9,860	2.56
	2046	27,670	26,660	350	26,310	8,310	1,280	860	30	10,480	2.54
	2051	29,310	28,240	370	27,870	8,490	1,600	1,020	30	11,140	2.54
Incremental	2006-2011	130	130	60	70	170	70	20	-10	250	
	2011-2016	50	50	0	50	220	10	30	0	260	
	2016-2021	-100	-40	-70	30	20	10	10	10	50	
	2021-2026	830	800	10	790	160	150	30	0	340	
	2021-2031	1,790	1,730	20	1,710	320	340	80	0	740	
	2021-2036	2,780	2,680	30	2,650	460	530	140	0	1,130	
	2021-2041	3,800	3,660	40	3,620	610	760	220	0	1,590	
	2021-2046	5,270	5,080	50	5,030	790	1,060	360	0	2,210	
2021-2051	6,910	6,660	70	6,590	970	1,380	520	0	2,870		

Note: Numbers may not add correctly due to rounding

¹ Undercount estimated at 103.79%.

Source: Watson & Associates Economists Ltd., 2022.



**Figure D-8
Township of Uxbridge
Population and Housing Forecast, 2021 to 2051**

Year		Population (Including Census Undercount) ¹	Population Excluding Undercount	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings	Apartments	Other	Total Households	Person Per Unit (P.P.U.): Total Population/ Total Households
Historical	2006	19,950	19,170	100	19,070	5,660	370	620	20	6,670	2.87
	2011	21,470	20,620	210	20,410	6,160	490	690	10	7,350	2.81
	2016	22,040	21,180	210	20,970	6,440	510	700	30	7,680	2.76
	2021	22,370	21,560	150	21,410	6,650	540	810	30	8,030	2.68
Forecast	2026	23,310	22,460	160	22,300	6,800	710	850	30	8,390	2.68
	2031	24,420	23,530	170	23,360	6,960	930	910	30	8,830	2.66
	2036	25,610	24,680	190	24,490	7,130	1,150	970	30	9,280	2.66
	2041	26,820	25,840	200	25,640	7,290	1,420	1,040	30	9,780	2.64
	2046	28,250	27,220	210	27,010	7,460	1,720	1,120	30	10,330	2.64
	2051	29,830	28,740	230	28,510	7,650	2,050	1,210	30	10,940	2.63
Incremental	2006-2011	1,520	1,450	110	1,340	500	120	70	-10	680	
	2011-2016	570	560	0	560	280	20	10	20	330	
	2016-2021	330	380	-60	440	210	30	110	0	350	
	2021-2026	940	900	10	890	150	170	40	0	360	
	2021-2031	2,050	1,970	20	1,950	310	390	100	0	800	
	2021-2036	3,240	3,120	40	3,080	480	610	160	0	1,250	
	2021-2041	4,450	4,280	50	4,230	640	880	230	0	1,750	
	2021-2046	5,880	5,660	60	5,600	810	1,180	310	0	2,300	
2021-2051	7,460	7,180	80	7,100	1,000	1,510	400	0	2,910		

Note: Numbers may not add correctly due to rounding

¹ Undercount estimated at 103.79%.

Source: Watson & Associates Economists Ltd., 2022.



**Figure D-9
Town of Whitby
Population and Housing Forecast, 2021 to 2051**

Year		Population (Including Census Undercount) ¹	Population Excluding Undercount	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings	Apartments	Other	Total Households	Person Per Unit (P.P.U.): Total Population/ Total Households
Historical	2006	115,740	111,180	970	110,210	27,710	4,750	4,680	110	37,250	2.98
	2011	127,020	122,020	1,730	120,290	30,560	5,580	4,800	80	41,020	2.97
	2016	133,640	128,380	1,590	126,790	31,650	6,380	5,480	30	43,540	2.95
	2021	143,740	138,500	1,840	136,660	33,680	7,010	5,740	30	46,460	2.98
Forecast	2026	159,440	153,620	1,970	151,650	36,400	9,030	6,870	30	52,330	2.94
	2031	176,360	169,930	2,120	167,810	39,000	11,470	8,170	30	58,670	2.90
	2036	193,090	186,050	2,280	183,770	41,310	14,130	9,600	30	65,070	2.86
	2041	209,140	201,510	2,440	199,070	43,380	16,930	11,150	30	71,490	2.82
	2046	226,810	218,540	2,610	215,930	45,380	20,220	12,890	30	78,520	2.78
	2051	244,890	235,960	2,800	233,160	47,230	23,690	14,770	30	85,720	2.75
Incremental	2006-2011	11,280	10,840	760	10,080	2,850	830	120	-30	3,770	
	2011-2016	6,620	6,360	-140	6,500	1,090	800	680	-50	2,520	
	2016-2021	10,100	10,120	250	9,870	2,030	630	260	0	2,920	
	2021-2026	15,700	15,120	130	14,990	2,720	2,020	1,130	0	5,870	
	2021-2031	32,620	31,430	280	31,150	5,320	4,460	2,430	0	12,210	
	2021-2036	49,350	47,550	440	47,110	7,630	7,120	3,860	0	18,610	
	2021-2041	65,400	63,010	600	62,410	9,700	9,920	5,410	0	25,030	
	2021-2046	83,070	80,040	770	79,270	11,700	13,210	7,150	0	32,060	
2021-2051	101,150	97,460	960	96,500	13,550	16,680	9,030	0	39,260		

Note: Numbers may not add correctly due to rounding

¹ Undercount estimated at 103.79%.

Source: Watson & Associates Economists Ltd., 2022.



Figure D-10
Durham Region
Employment Forecast, 2021 to 2051

Period	Population	Major Office Employment	Employment Land Employment	Rural Employment	Population-Related Employment	Total Employment
2016	672,200	11,740	69,360	14,890	127,570	223,560
2021	723,240	12,740	72,320	16,110	140,530	241,700
2026	810,840	15,360	85,880	16,480	155,210	272,930
2031	907,290	19,570	97,890	16,840	173,170	307,470
2036	1,001,550	24,010	109,010	17,170	190,480	340,670
2041	1,092,730	28,630	121,310	17,570	207,040	374,550
2046	1,194,930	34,510	136,390	18,050	226,880	415,830
2051	1,300,000	41,150	153,360	18,580	246,930	460,020
2016 - 2021	51,040	1,000	2,960	1,220	12,960	18,140
2021 - 2026	87,600	2,620	13,560	370	14,680	31,230
2021 - 2031	184,050	6,830	25,570	730	32,640	65,770
2021 - 2036	278,310	11,270	36,690	1,060	49,950	98,970
2021 - 2041	369,490	15,890	48,990	1,460	66,510	132,850
2021 - 2046	471,690	21,770	64,070	1,940	86,350	174,130
2021 - 2051	576,760	28,410	81,040	2,470	106,400	218,320

Note: Numbers may not add correctly due to rounding
Source: Watson & Associates Economists Ltd., 2022.



Figure D-11
Town of Ajax
Employment Forecast, 2021 to 2051

Period	Population	Major Office Employment	Employment Land Employment	Rural Employment	Population-Related Employment	Total Employment
2016	124,580	2,700	11,130	340	18,770	32,940
2021	131,460	2,930	11,740	370	22,000	37,040
2026	140,960	3,510	12,620	370	23,750	40,250
2031	151,530	4,440	13,450	370	25,930	44,190
2036	162,900	5,420	14,270	370	28,230	48,290
2041	174,320	6,440	15,060	370	30,540	52,410
2046	186,540	7,740	15,820	370	33,140	57,070
2051	199,110	9,210	16,570	370	35,770	61,920
2016 - 2021	6,880	230	610	30	3,230	4,100
2021 - 2026	9,500	580	880	0	1,750	3,210
2021 - 2031	20,070	1,510	1,710	0	3,930	7,150
2021 - 2036	31,440	2,490	2,530	0	6,230	11,250
2021 - 2041	42,860	3,510	3,320	0	8,540	15,370
2021 - 2046	55,080	4,810	4,080	0	11,140	20,030
2021 - 2051	67,650	6,280	4,830	0	13,770	24,880

Note: Numbers may not add correctly due to rounding
Source: Watson & Associates Economists Ltd., 2022.



Figure D-12
Township of Brock
Employment Forecast, 2021 to 2051

Period	Population	Major Office Employment	Employment Land Employment	Rural Employment	Population-Related Employment	Total Employment
2016	12,120	0	700	1,120	1,700	3,520
2021	13,040	0	710	1,280	1,730	3,720
2026	14,060	0	890	1,420	1,900	4,210
2031	15,180	0	1,070	1,560	2,100	4,730
2036	16,340	0	1,260	1,680	2,310	5,250
2041	17,670	0	1,460	1,830	2,550	5,840
2046	19,230	0	1,690	2,010	2,860	6,560
2051	20,930	0	1,950	2,210	3,200	7,360
2016 - 2021	920	0	10	160	30	200
2021 - 2026	1,020	0	180	140	170	490
2021 - 2031	2,140	0	360	280	370	1,010
2021 - 2036	3,300	0	550	400	580	1,530
2021 - 2041	4,630	0	750	550	820	2,120
2021 - 2046	6,190	0	980	730	1,130	2,840
2021 - 2051	7,890	0	1,240	930	1,470	3,640

Note: Numbers may not add correctly due to rounding
Source: Watson & Associates Economists Ltd., 2022.



Figure D-13
Municipality of Clarington
Employment Forecast, 2021 to 2051

Period	Population	Major Office Employment	Employment Land Employment	Rural Employment	Population-Related Employment	Total Employment
2016	95,790	0	7,730	6,410	12,880	27,020
2021	105,270	70	8,680	6,860	14,310	29,920
2026	123,730	550	10,330	6,910	17,260	35,050
2031	143,970	1,320	11,690	6,960	20,950	40,920
2036	162,640	2,130	12,940	7,000	24,270	46,340
2041	180,250	2,970	14,790	7,050	27,340	52,150
2046	200,480	4,040	18,300	7,110	31,140	60,590
2051	221,020	5,250	22,950	7,180	34,950	70,330
2016 - 2021	9,480	70	950	450	1,430	2,900
2021 - 2026	18,460	480	1,650	50	2,950	5,130
2021 - 2031	38,700	1,250	3,010	100	6,640	11,000
2021 - 2036	57,370	2,060	4,260	140	9,960	16,420
2021 - 2041	74,980	2,900	6,110	190	13,030	22,230
2021 - 2046	95,210	3,970	9,620	250	16,830	30,670
2021 - 2051	115,750	5,180	14,270	320	20,640	40,410

Note: Numbers may not add correctly due to rounding
Source: Watson & Associates Economists Ltd., 2022.



Figure D-14
City of Oshawa
Employment Forecast, 2021 to 2051

Period	Population	Major Office Employment	Employment Land Employment	Rural Employment	Population-Related Employment	Total Employment
2016	166,000	1,320	17,700	210	39,470	58,700
2021	182,020	1,460	17,820	230	44,230	63,740
2026	200,280	1,910	21,190	230	47,270	70,600
2031	219,990	2,630	24,280	240	50,930	78,080
2036	239,390	3,400	27,170	240	54,440	85,250
2041	257,950	4,190	29,930	240	57,750	92,110
2046	277,880	5,200	32,650	250	61,580	99,680
2051	298,540	6,340	35,270	250	65,420	107,280
2016 - 2021	16,020	140	120	20	4,760	5,040
2021 - 2026	18,260	450	3,370	0	3,040	6,860
2021 - 2031	37,970	1,170	6,460	10	6,700	14,340
2021 - 2036	57,370	1,940	9,350	10	10,210	21,510
2021 - 2041	75,930	2,730	12,110	10	13,520	28,370
2021 - 2046	95,860	3,740	14,830	20	17,350	35,940
2021 - 2051	116,520	4,880	17,450	20	21,190	43,540

Note: Numbers may not add correctly due to rounding
Source: Watson & Associates Economists Ltd., 2022.



Figure D-15
City of Pickering
Employment Forecast, 2021 to 2051

Period	Population	Major Office Employment	Employment Land Employment	Rural Employment	Population-Related Employment	Total Employment
2016	95,530	5,370	15,980	660	15,440	37,450
2021	102,940	5,740	16,620	720	16,240	39,320
2026	125,830	6,410	19,910	730	19,950	47,000
2031	151,650	7,480	22,380	750	24,650	55,260
2036	176,400	8,610	24,400	770	29,060	62,840
2041	200,380	9,790	27,230	790	33,280	71,090
2046	228,070	11,290	31,300	810	38,480	81,880
2051	256,370	12,980	36,300	840	43,680	93,800
2016 - 2021	7,410	370	640	60	800	1,870
2021 - 2026	22,890	670	3,290	10	3,710	7,680
2021 - 2031	48,710	1,740	5,760	30	8,410	15,940
2021 - 2036	73,460	2,870	7,780	50	12,820	23,520
2021 - 2041	97,440	4,050	10,610	70	17,040	31,770
2021 - 2046	125,130	5,550	14,680	90	22,240	42,560
2021 - 2051	153,430	7,240	19,680	120	27,440	54,480

Note: Numbers may not add correctly due to rounding
Source: Watson & Associates Economists Ltd., 2022.



Figure D-16
Township of Scugog
Employment Forecast, 2021 to 2051

Period	Population	Major Office Employment	Employment Land Employment	Rural Employment	Population-Related Employment	Total Employment
2016	22,500	0	1,440	2,780	4,680	8,900
2021	22,400	0	1,630	2,990	5,060	9,680
2026	23,230	0	1,770	3,050	5,210	10,030
2031	24,190	0	1,920	3,100	5,390	10,410
2036	25,180	0	2,080	3,150	5,560	10,790
2041	26,200	0	2,260	3,210	5,740	11,210
2046	27,670	0	2,450	3,280	6,030	11,760
2051	29,310	0	2,650	3,360	6,340	12,350
2016 - 2021	-100	0	190	210	380	780
2021 - 2026	830	0	140	60	150	350
2021 - 2031	1,790	0	290	110	330	730
2021 - 2036	2,780	0	450	160	500	1,110
2021 - 2041	3,800	0	630	220	680	1,530
2021 - 2046	5,270	0	820	290	970	2,080
2021 - 2051	6,910	0	1,020	370	1,280	2,670

Note: Numbers may not add correctly due to rounding
Source: Watson & Associates Economists Ltd., 2022.



Figure D-17
Township of Uxbridge
Employment Forecast, 2021 to 2051

Period	Population	Major Office Employment	Employment Land Employment	Rural Employment	Population-Related Employment	Total Employment
2016	22,040	0	1,390	2,720	3,970	8,080
2021	22,370	0	1,680	2,960	4,900	9,540
2026	23,310	0	1,710	3,060	5,060	9,830
2031	24,420	0	1,740	3,150	5,230	10,120
2036	25,610	0	1,780	3,240	5,420	10,440
2041	26,820	0	1,840	3,350	5,630	10,820
2046	28,250	0	1,900	3,480	5,890	11,270
2051	29,830	0	1,980	3,620	6,170	11,770
2016 - 2021	330	0	290	240	930	1,460
2021 - 2026	940	0	30	100	160	290
2021 - 2031	2,050	0	60	190	330	580
2021 - 2036	3,240	0	100	280	520	900
2021 - 2041	4,450	0	160	390	730	1,280
2021 - 2046	5,880	0	220	520	990	1,730
2021 - 2051	7,460	0	300	660	1,270	2,230

Note: Numbers may not add correctly due to rounding
Source: Watson & Associates Economists Ltd., 2022.



Figure D-18
Town of Whitby
Employment Forecast, 2021 to 2051

Period	Population	Major Office Employment	Employment Land Employment	Rural Employment	Population-Related Employment	Total Employment
2016	133,640	2,350	13,290	650	30,660	46,950
2021	143,740	2,540	13,440	700	32,060	48,740
2026	159,440	2,980	17,460	710	34,810	55,960
2031	176,360	3,700	21,360	710	37,990	63,760
2036	193,090	4,450	25,110	720	41,190	71,470
2041	209,140	5,240	28,740	730	44,210	78,920
2046	226,810	6,240	32,280	740	47,760	87,020
2051	244,890	7,370	35,690	750	51,400	95,210
2016 - 2021	10,100	190	150	50	1,400	1,790
2021 - 2026	15,700	440	4,020	10	2,750	7,220
2021 - 2031	32,620	1,160	7,920	10	5,930	15,020
2021 - 2036	49,350	1,910	11,670	20	9,130	22,730
2021 - 2041	65,400	2,700	15,300	30	12,150	30,180
2021 - 2046	83,070	3,700	18,840	40	15,700	38,280
2021 - 2051	101,150	4,830	22,250	50	19,340	46,470

Note: Numbers may not add correctly due to rounding
Source: Watson & Associates Economists Ltd., 2022.



Figure D-19
Durham Region
Population, Housing and Employment Forecast by Area Municipality, 2021 to 2051

Municipality	2021	2026	2031	2036	2041	2046	2051
<u>Town of Ajax</u>							
Urban Population:	130,510	140,000	150,570	161,940	173,370	185,590	198,160
Rural Population:	960	960	960	960	950	950	950
Total Population:	131,470	140,960	151,530	162,900	174,320	186,540	199,110
Households:	39,490	44,080	49,070	54,420	60,010	65,790	71,640
Employment:	37,040	40,240	44,190	48,280	52,400	57,070	61,910
<u>Township of Brock</u>							
Urban Population:	8,100	8,850	9,700	10,630	11,770	13,130	14,620
Rural Population:	4,940	5,210	5,480	5,710	5,900	6,100	6,310
Total Population:	13,040	14,060	15,180	16,340	17,670	19,230	20,930
Households:	4,790	5,170	5,580	6,010	6,520	7,100	7,720
Employment:	3,710	4,200	4,720	5,250	5,840	6,570	7,370
<u>Municipality of</u>							
Urban Population:	89,960	108,330	128,460	147,040	164,620	184,790	205,250
Rural Population:	15,310	15,400	15,510	15,600	15,630	15,690	15,770
Total Population:	105,270	123,730	143,970	162,640	180,250	200,480	221,020
Households:	35,970	42,840	50,450	57,540	64,380	72,240	80,160
Employment:	29,920	35,040	40,900	46,330	52,150	60,590	70,320
<u>City of Oshawa</u>							
Urban Population:	180,980	199,230	218,930	238,320	256,880	276,800	297,450
Rural Population:	1,040	1,050	1,060	1,070	1,070	1,080	1,090
Total Population:	182,020	200,280	219,990	239,390	257,950	277,880	298,540
Households:	66,640	73,800	81,450	89,060	96,680	104,710	112,970
Employment:	63,740	70,600	78,070	85,250	92,110	99,670	107,280
<u>City of Pickering</u>							
Urban Population:	98,360	121,220	147,000	171,710	195,670	223,330	251,600
Rural Population:	4,580	4,610	4,650	4,690	4,710	4,740	4,770
Total Population:	102,940	125,830	151,650	176,400	200,380	228,070	256,370
Households:	33,430	41,310	50,360	59,230	68,010	78,200	88,590
Employment:	39,310	47,000	55,260	62,840	71,080	81,860	93,790
<u>Township of Scugog</u>							
Urban Population:	11,370	12,100	12,940	13,830	14,800	16,190	17,740
Rural Population:	11,030	11,130	11,250	11,350	11,400	11,480	11,570
Total Population:	22,400	23,230	24,190	25,180	26,200	27,670	29,310
Households:	8,250	8,610	9,000	9,400	9,850	10,470	11,140
Employment:	9,680	10,030	10,410	10,800	11,210	11,760	12,350
<u>Township of Uxbridge</u>							
Urban Population:	12,520	13,260	14,170	15,190	16,280	17,570	19,000
Rural Population:	9,860	10,050	10,250	10,420	10,540	10,680	10,830
Total Population:	22,380	23,310	24,420	25,610	26,820	28,250	29,830
Households:	8,020	8,400	8,830	9,290	9,780	10,340	10,940
Employment:	9,530	9,820	10,120	10,440	10,810	11,270	11,770



Municipality	2021	2026	2031	2036	2041	2046	2051
<u>Town of Whitby</u>							
Urban Population:	141,600	157,270	174,170	190,890	206,930	224,590	242,650
Rural Population:	2,150	2,170	2,190	2,200	2,210	2,220	2,240
Total Population:	143,750	159,440	176,360	193,090	209,140	226,810	244,890
Households:	46,450	52,330	58,670	65,060	71,480	78,510	85,710
Employment:	48,730	55,950	63,760	71,480	78,910	87,020	95,210
<u>DURHAM REGION</u>							
Urban Population:	673,400	760,260	855,940	949,550	1,040,320	1,141,990	1,246,470
Rural Population:	49,870	50,580	51,350	52,000	52,410	52,940	53,530
Total Population:	723,270	810,840	907,290	1,001,550	1,092,730	1,194,930	1,300,000
Households:	243,040	276,540	313,410	350,010	386,710	427,360	468,870
Employment:	241,660	272,880	307,430	340,670	374,510	415,810	460,000

Note: Numbers may not add correctly due to rounding.

Note: Population figures include the undercount estimated at 103.79%.

Source: Watson & Associates Economists Ltd., 2022.