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# The Regional Municipality of Durham Information Report

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From: Commissioner of Planning and Economic Development  
Report: #2021-INFO-132  
Date: December 17, 2021

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**Subject:**

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

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**Recommendation:**

Receive for information

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**Report:**

**1. Purpose**

- 1.1 This report is the second of two biannual reports monitoring growth trends in Durham. It presents historical population and household data for the Region and area municipalities for the 2016 to 2021 period. It also includes short-term forecasts for the 2021 to 2026 period.
- 1.2 The data is provided for the end of May (to correspond with the timing of the Census) and for December (calendar year-end). Information presented in this report is intended for use in various Regional studies and programs including the Municipal Comprehensive Review (Regional Official Plan Update), Development Charges Studies, and the annual Five-year Servicing and Financing Study.

**2. Previous Reports and Decisions**

- 2.1 On October 23, 2020 Commissioners Report [#2020-INFO-98](#) reported semi-annual population and household estimates, as well as short-term population and household forecasts.

2.2 On May 7, 2021 Commissioners Report [#2021-INFO-51](#) reported semi-annual population and household estimates.

### **3. Historical population and household estimates (2016-2021)**

3.1 The population and household estimates presented in Attachments 1 and 2, are based on:

- a. Statistics Canada Census information for 2011 and 2016 including an estimate for net undercoverage<sup>1</sup>; and
- b. Canada Mortgage and Housing Corporation (CMHC) monthly housing completion data for non-Census years.

3.2 The semi-annual population estimates presented in Attachment 1 indicate that the Region's mid-year population growth increased by 9,540 persons from 2020 to 2021, representing a growth rate of 1.35%. The population growth for the five-year period from May 2016 to May 2021 was 6.47%.

3.3 The semi-annual household estimates presented in Attachment 2, indicate that the Region's mid-year household growth increased by 3,605 households from 2020 to 2021, representing a growth rate of 1.50%. The household growth for the five-year period from May 2016 to May 2021 was 7.25%.

### **4. Short-term growth forecasts (2021-2026)**

4.1 The short-term growth forecasts for population and households presented in Attachments 3 and 4 are based on:

- a. housing production estimates provided by the area municipalities;
- b. an analysis of past trends; and
- c. estimates of the timing and anticipated annual housing occupancy across the Region.

4.2 The forecasts make no allowances for unpredictable factors such as changes in economic conditions affecting residential growth (e.g. significant increases in mortgage rates, building trade strikes, etc.).

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<sup>1</sup> Net undercoverage refers to the net population counts that are missed during the Census enumeration due to persons with no usual residence, incorrect questionnaires, missed dwellings, away from home, etc.

- 4.3 The short-term forecasts indicate that in the next five years Durham's population is projected to increase from 713,680 (2021) to 805,200 in 2026 (refer to Attachment 3). The population growth for the five-year period from May 2021 to May 2026 is expected to be 12.8%.
- 4.4 Similarly, the current number of households in Durham is projected to increase from 244,385 (2021) to approximately 277,410 in 2026 (refer to Attachment 4). The household growth for the five-year period from May 2020 to May 2025 is expected to be 13.5%.
- 4.5 These forecasts recognise an increased rate of growth in Pickering towards the end of the period, adding approximately 4,250 households and 11,700 people to the forecast as the Seaton community continues to develop.

## **5. Relationship to Strategic Plan**

- 5.1 This report aligns with/addresses the following strategic goals and priorities in the Durham Region Strategic Plan:
  - a. Goal 5.3 – Demonstrate commitment to continuous quality improvement and communicating results.

## **6. Conclusion**

- 6.1 Regional Council will continue to be kept apprised of emerging population and household data and trends through regular updates of this information.
- 6.2 A copy of this report will be forwarded to the Area Municipalities, the Durham Regional Police Services, the Local Health Integration Network and the School Boards in Durham.

## **7. Attachments**

- Attachment #1: Semi-annual Population Estimates, 2016-2021
- Attachment #2: Semi-annual Household Estimates, 2016-2021
- Attachment #3: Semi-annual Population Forecasts, 2016-2021
- Attachment #4: Semi-annual Household Forecasts, 2016-2021

Respectfully submitted,

Original signed by

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

## Semi-annual Population Estimates, 2016-2021 (May and December)

Year	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby	Durham
2016 (Dec)	124,810	12,060	96,490	166,530	95,220	22,370	22,040	133,510	673,040
2017 (May)	125,510	12,050	97,390	167,430	95,760	22,320	22,260	134,400	677,130
2017 (Dec)	126,440	12,140	98,550	169,320	96,260	22,240	22,250	135,050	682,250
2018 (May)	127,840	12,130	99,220	170,120	96,590	22,190	22,340	135,280	685,710
2018 (Dec)	128,730	12,260	100,290	172,660	97,430	22,110	22,340	135,760	691,580
2019 (May)	129,210	12,310	100,810	174,460	97,950	22,080	22,330	135,960	695,100
2019 (Dec)	129,960	12,350	102,110	175,030	98,690	22,020	22,320	136,980	699,460
2020 (May)	131,400	12,540	102,900	175,190	99,040	21,980	22,310	138,770	704,140
2020 (Dec)	132,030	12,970	103,610	176,560	101,190	21,930	22,330	140,440	711,060
2021 (May)	132,320	12,970	104,210	176,730	101,720	21,920	22,340	141,470	713,680

Note: All figures rounded

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

## Semi-annual Household Estimates, 2016-2021 (May and December)

Year	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby	Durham
2016 (Dec)	37,655	4,550	33,225	62,990	30,985	8,225	7,705	43,670	229,005
2017 (May)	37,815	4,555	33,570	63,340	31,220	8,230	7,795	44,005	230,530
2017 (Dec)	38,030	4,600	34,020	64,065	31,465	8,235	7,805	44,275	232,495
2018 (May)	38,400	4,605	34,290	64,375	31,630	8,240	7,850	44,395	233,785
2018 (Dec)	38,595	4,670	34,710	65,355	31,990	8,240	7,870	44,615	236,040
2019 (May)	38,690	4,695	34,930	66,045	32,220	8,250	7,875	44,720	237,430
2019 (Dec)	38,845	4,725	35,435	66,270	32,550	8,260	7,890	45,120	239,100
2020 (May)	39,225	4,810	35,750	66,345	32,725	8,270	7,905	45,755	240,780
2020 (Dec)	39,345	4,985	36,050	66,875	33,525	8,280	7,925	46,365	243,355
2021 (May)	39,380	4,995	36,295	66,950	33,765	8,305	7,945	46,755	244,385

Note: All figures rounded

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

## Semi-annual Population Forecasts, 2021-2026 (May and December)

Year	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby	Durham
2021 (Dec)	133,900	13,050	105,800	179,850	103,700	22,300	22,450	146,350	728,100
2022 (May)	134,950	13,050	106,750	180,950	104,950	22,350	22,450	147,250	733,900
2022 (Dec)	136,850	13,150	108,600	183,000	107,400	22,500	22,500	149,050	744,800
2023 (May)	137,950	13,150	109,500	184,200	108,750	22,550	22,500	149,900	750,800
2023 (Dec)	139,950	13,200	111,350	186,450	111,450	22,700	22,550	151,650	762,200
2024 (May)	141,150	13,200	112,250	187,650	112,900	22,750	22,550	152,750	768,500
2024 (Dec)	143,250	13,300	114,050	189,800	115,750	22,900	22,600	154,850	780,500
2025 (May)	144,400	13,300	114,950	191,000	117,150	22,900	22,600	156,000	786,900
2025 (Dec)	146,400	13,350	116,750	193,200	119,950	23,050	22,650	158,350	798,900
2026 (May)	147,500	13,350	117,700	194,400	121,250	23,100	22,650	159,500	805,200

Note: All figures rounded

Source: Statistics Canada 2016 Census and CMHC monthly housing completions data.

## Semi-annual Household Forecasts, 2021-2026 (May and December)

Year	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby	Durham
2021 (Dec)	40,000	5,020	36,850	68,130	34,420	8,450	7,980	48,370	249,230
2022 (May)	40,410	5,050	37,240	68,570	34,930	8,500	8,000	48,730	251,410
2022 (Dec)	41,140	5,080	37,920	69,350	35,820	8,590	8,030	49,370	255,300
2023 (May)	41,570	5,100	38,300	69,830	36,370	8,630	8,050	49,730	257,580
2023 (Dec)	42,340	5,140	38,990	70,670	37,340	8,720	8,080	50,360	261,630
2024 (May)	42,800	5,160	39,370	71,140	37,920	8,760	8,100	50,780	264,030
2024 (Dec)	43,630	5,190	40,040	71,980	38,950	8,850	8,130	51,530	268,300
2025 (May)	44,060	5,210	40,420	72,450	39,530	8,890	8,150	52,000	270,710
2025 (Dec)	44,840	5,250	41,090	73,290	40,550	8,980	8,180	52,820	275,000
2026 (May)	45,280	5,270	41,500	73,760	41,100	9,020	8,190	53,280	277,410

Note: All figures rounded

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