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The Regional Municipality of Durham Information Report

From: Commissioner of Planning and Economic Development
Report: #2023-INFO-102
Date: December 1, 2023

Subject:

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

Recommendation:

Receive for information

Report:

1. Purpose

- 1.1 This report is the second of two biannual reports monitoring growth trends in Durham. It presents historical population and household data for the Region and area municipalities for the 2018 to 2023 period. It also includes short-term forecasts for the 2023 to 2028 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 developing capital budgets for Regional infrastructure, Development Charges Studies, and future municipal comprehensive reviews.

2. Previous Reports and Decisions

- 2.1 Monitoring of Growth Trends ([2022-INFO-197](#)).
- 2.2 Monitoring of Growth Trends ([2023-INFO-51](#)).

3. Historical population and household estimates (2018-2023)

- 3.1 The population and household estimates presented in Attachments 1 and 2, are based on:
- a. Statistics Canada Census information for 2016 and 2021 including an estimate for net undercoverage¹; and
 - b. Canada Mortgage and Housing Corporation (CMHC) monthly housing completion data for non-Census years.
- 3.2 The semi-annual population estimates presented in Attachment 1 indicate that the Region's mid-year population growth increased by 11,790 persons from 2022 to 2023, representing a growth rate of 1.6%. The population growth for the five-year period from May 2018 to May 2023 was 9.3%.
- 3.3 The semi-annual household estimates presented in Attachment 2, indicate that the Region's mid-year household growth increased by 4,000 households from 2022 to 2023, representing a growth rate of 1.6%. The household growth for the five-year period from May 2018 to May 2023 was 7.3%.

4. Short-term growth forecasts (2023-2028)

- 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 Region².
- 4.2 The accuracy of the forecasts is subject to the risk of unpredictable changes in economic conditions and other factors affecting residential growth (e.g. significant changes in mortgage rates, persistently high inflation, building trade strikes, etc.)³.

1 Net undercoverage refers to the net population counts that are missed during the Census enumeration due to persons with no usual residence, incorrect questionnaires, missed dwellings, away from home, etc.
2 Growth estimates are supported by a review of housing supply and development timing by Regional staff.
3 Although large and fast-growing municipalities across the province, including Ajax, Clarington, Oshawa, Pickering and Whitby, have committed to meeting ambitious provincial housing targets; short-term growth forecasts are principally informed by the supply of housing in the development pipeline, market and economic conditions.

- 4.3 The short-term forecasts indicate that in the next five years Durham’s population is projected to increase from 753,500 in 2023 to 855,700 in 2028 (refer to Attachment 3). The population growth for the five-year period from May 2023 to May 2028 is expected to be 14.2%.
- 4.4 Similarly, the current number of households in Durham is projected to increase from 252,460 in 2023 to approximately 286,270 in 2028 (refer to Attachment 4). The household growth for the five-year period from May 2023 to May 2028 is expected to be 14.1%.

5. Relationship to Strategic Plan

- 5.1 This report aligns with/addresses the following strategic goals and priorities in the Durham Region Strategic Plan:
- a. Priority 5.1 (Service Excellence) – Optimize resources and partnerships to deliver exceptional quality services and value; and
 - b. Priority 5.3 (Service Excellence) – Demonstrate commitment to continuous quality improvement and communicating results.

6. Conclusion

- 6.1 Regional Council will continue to be kept apprised of emerging population and household data and trends through regular updates of this information.
- 6.2 A copy of this report will be forwarded to the Area Municipalities, the Durham Regional Police Services, the Central East Home and Community Care Support Services and the School Boards in Durham.

7. Attachments

- Attachment #1: Semi-annual Population Estimates, 2018-2023
- Attachment #2: Semi-annual Household Estimates, 2018-2023
- Attachment #3: Semi-annual Population Forecasts, 2023-2028
- Attachment #4: Semi-annual Household Forecasts, 2023-2028

Respectfully submitted,

Original signed by

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

Semi-annual Population Estimates, 2018-2023 (May and December)

| Year | Ajax | Brock | Clarington | Oshawa | Pickering | Scugog | Uxbridge | Whitby | Durham |
|---------------|---------|--------|------------|---------|-----------|--------|----------|---------|---------|
| 2018 (Dec) | 127,490 | 12,525 | 98,820 | 172,255 | 98,370 | 23,010 | 22,355 | 136,310 | 691,130 |
| 2019 (May) | 129,670 | 12,640 | 100,215 | 175,040 | 98,590 | 22,080 | 22,245 | 136,905 | 697,385 |
| 2019 (Dec) | 130,235 | 12,720 | 101,650 | 176,505 | 99,595 | 22,115 | 22,290 | 138,120 | 703,230 |
| 2020 (May) | 132,305 | 12,910 | 102,000 | 179,135 | 101,310 | 22,140 | 22,205 | 140,755 | 712,760 |
| 2020 (Dec) | 132,705 | 13,390 | 102,865 | 179,530 | 103,755 | 22,175 | 22,275 | 142,630 | 719,325 |
| 2021 (May) | 134,225 | 13,700 | 104,080 | 181,080 | 103,240 | 22,565 | 22,350 | 144,790 | 726,030 |
| 2021 (Dec) | 134,630 | 13,725 | 105,525 | 182,210 | 103,985 | 22,550 | 22,360 | 147,220 | 732,210 |
| 2022 (May) | 134,990 | 13,735 | 106,195 | 182,935 | 104,635 | 22,535 | 22,435 | 149,250 | 736,705 |
| 2022 (Dec) | 135,615 | 13,755 | 107,220 | 185,275 | 105,185 | 22,520 | 22,510 | 151,010 | 743,095 |
| 2023 (May) | 135,930 | 13,760 | 107,770 | 187,080 | 106,505 | 22,505 | 22,605 | 152,340 | 748,495 |

Note: All figures rounded

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

Semi-annual Household Estimates, 2018-2023 (May and December)

| Year | Ajax | Brock | Clarington | Oshawa | Pickering | Scugog | Uxbridge | Whitby | Durham |
|---------------|--------|-------|------------|--------|-----------|--------|----------|--------|---------|
| 2018 (Dec) | 38,650 | 4,610 | 34,530 | 65,380 | 31,895 | 8,235 | 7,915 | 44,505 | 235,720 |
| 2019 (May) | 38,740 | 4,625 | 34,725 | 65,765 | 32,065 | 8,245 | 7,925 | 44,610 | 236,710 |
| 2019 (Dec) | 38,910 | 4,640 | 35,180 | 66,330 | 32,380 | 8,255 | 7,945 | 44,975 | 238,620 |
| 2020 (May) | 39,325 | 4,685 | 35,460 | 66,405 | 32,510 | 8,260 | 7,960 | 45,550 | 240,160 |
| 2020 (Dec) | 39,450 | 4,785 | 35,730 | 66,595 | 33,215 | 8,275 | 7,990 | 46,110 | 242,140 |
| 2021 (May) | 39,490 | 4,790 | 35,955 | 66,635 | 33,425 | 8,290 | 8,010 | 46,460 | 243,050 |
| 2021 (Dec) | 39,610 | 4,795 | 36,455 | 67,050 | 33,665 | 8,285 | 8,010 | 47,240 | 245,110 |
| 2022 (May) | 39,715 | 4,800 | 36,685 | 67,315 | 33,875 | 8,280 | 8,035 | 47,890 | 246,600 |
| 2022 (Dec) | 39,895 | 4,805 | 37,040 | 68,175 | 34,055 | 8,275 | 8,065 | 48,455 | 248,770 |
| 2023 (May) | 39,990 | 4,810 | 37,230 | 68,840 | 34,480 | 8,270 | 8,100 | 48,880 | 250,600 |

Note: All figures rounded

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

Semi-annual Population Forecasts, 2023-2028 (May and December)

| Year | Ajax | Brock | Clarington | Oshawa | Pickering | Scugog | Uxbridge | Whitby | Durham |
|---------------|---------|--------|------------|---------|-----------|--------|----------|---------|---------|
| 2023 (Dec) | 134,200 | 13,200 | 110,800 | 189,300 | 109,750 | 22,750 | 22,750 | 150,700 | 753,500 |
| 2024 (May) | 135,250 | 13,250 | 112,200 | 190,600 | 111,450 | 22,900 | 22,800 | 151,800 | 760,300 |
| 2024 (Dec) | 137,100 | 13,350 | 114,600 | 192,750 | 114,450 | 23,100 | 22,850 | 153,600 | 771,800 |
| 2025 (May) | 138,700 | 13,450 | 116,250 | 194,250 | 116,400 | 23,250 | 22,900 | 154,800 | 779,900 |
| 2025 (Dec) | 141,450 | 13,600 | 119,000 | 196,850 | 119,700 | 23,450 | 22,950 | 156,850 | 793,800 |
| 2026 (May) | 143,200 | 13,700 | 120,750 | 198,350 | 121,900 | 23,600 | 23,000 | 158,350 | 802,800 |
| 2026 (Dec) | 146,200 | 13,850 | 123,750 | 200,950 | 125,600 | 23,850 | 23,050 | 160,950 | 818,100 |
| 2027 (May) | 148,100 | 13,950 | 125,600 | 202,600 | 128,300 | 24,000 | 23,050 | 162,650 | 828,200 |
| 2027 (Dec) | 151,400 | 14,100 | 128,850 | 205,400 | 132,900 | 24,200 | 23,100 | 165,500 | 845,500 |
| 2028 (May) | 153,550 | 14,200 | 130,800 | 207,100 | 135,300 | 24,350 | 23,150 | 167,250 | 855,700 |

Note: All figures rounded

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

Semi-annual Household Forecasts, 2023-2028 (May and December)

| Year | Ajax | Brock | Clarington | Oshawa | Pickering | Scugog | Uxbridge | Whitby | Durham |
|---------------|--------|-------|------------|--------|-----------|--------|----------|--------|---------|
| 2023 (Dec) | 40,200 | 4,830 | 37,740 | 69,110 | 35,530 | 8,350 | 8,120 | 48,580 | 252,460 |
| 2024 (May) | 40,520 | 4,860 | 38,220 | 69,570 | 36,090 | 8,400 | 8,130 | 48,920 | 254,710 |
| 2024 (Dec) | 41,060 | 4,890 | 39,030 | 70,370 | 37,050 | 8,480 | 8,160 | 49,500 | 258,550 |
| 2025 (May) | 41,540 | 4,920 | 39,590 | 70,920 | 37,680 | 8,530 | 8,170 | 49,890 | 261,240 |
| 2025 (Dec) | 42,360 | 4,970 | 40,530 | 71,850 | 38,760 | 8,610 | 8,190 | 50,550 | 265,830 |
| 2026 (May) | 42,890 | 5,010 | 41,130 | 72,410 | 39,460 | 8,660 | 8,210 | 51,040 | 268,800 |
| 2026 (Dec) | 43,790 | 5,060 | 42,140 | 73,360 | 40,670 | 8,750 | 8,220 | 51,870 | 273,870 |
| 2027 (May) | 44,370 | 5,100 | 42,790 | 73,960 | 41,540 | 8,800 | 8,240 | 52,420 | 277,210 |
| 2027 (Dec) | 45,350 | 5,160 | 43,880 | 74,980 | 43,030 | 8,890 | 8,250 | 53,340 | 282,890 |
| 2028 (May) | 45,990 | 5,190 | 44,550 | 75,610 | 43,820 | 8,940 | 8,270 | 53,900 | 286,270 |

Note: All figures rounded

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