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The Regional Municipality of Durham Information Report

From: Commissioner of Planning and Economic Development
Report: #2024-INFO-80
Date: November 29, 2024

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 2019 to 2024 period. It also includes short-term forecasts for the 2024 to 2029 period.
- 1.2 The data is provided for the end of May to correspond with the timing of a Census, and for December to correspond with the calendar year-end. Information presented in this report is intended for use in various Regional studies and programs, such as Development Charges Background Studies and in preparing capital budgets for Regional infrastructure, as well as other agency initiatives.

2. Previous Reports and Decisions

- 2.1 Monitoring of Growth Trends – dated December 1, 2023 ([2023-INFO-102](#)).
- 2.2 Monitoring of Growth Trends – dated May 24, 2024 ([2024-INFO-38](#)).

3. Historical Population and Household Estimates (2019-2024)

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;
- b. Statistics Canada Annual Demographic Estimates;
- c. Canada Mortgage and Housing Corporation (CMHC) monthly housing completion data; and
- d. Building permits issued for residential demolitions.

3.2 The semi-annual population estimates presented in Attachment 1 indicate that the Region's mid-year population growth increased by 15,275 persons from 2023 to 2024, representing a growth rate of 2.0%. The population growth for the five-year period from May 2019 to May 2024 was 10.7%.

3.3 The semi-annual household estimates presented in Attachment 2 indicate that the Region's mid-year household growth increased by 5,010 households from 2023 to 2024, representing a growth rate of 2.0%. The household growth for the five-year period from May 2019 to May 2024 was 8.0%.

4. Short-term Growth Forecasts (2024-2029)

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 are 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.

The forecasts assume that the housing market will return to more robust growth as inflation returns to normal, but there is a risk that current economic conditions will persist for longer than expected.

- 4.3 The short-term forecasts indicate that in the next five years Durham's population is projected to increase from 780,300 in 2024 to 896,300 in 2029 (refer to Attachment 3). The population growth for the five-year period from May 2024 to May 2029 is expected to be 16.1%.
- 4.4 Similarly, the current number of households in Durham is projected to increase from 258,480 in 2024 to approximately 296,050 in 2029 (refer to Attachment 4). The household growth for the five-year period from May 2024 to May 2029 is expected to be 15.8%.
- 4.5 These forecasts recognize a significant amount of growth in Seaton, adding approximately 5,965 households and 16,370 people to the forecast as that community continues to grow.

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, Ontario Health atHome and the School Boards in Durham.

7. Attachments

Attachment #1: Semi-annual Population Estimates, 2019-2024

Attachment #2: Semi-annual Household Estimates, 2019-2024

Attachment #3: Semi-annual Population Forecasts, 2024-2029

Attachment #4: Semi-annual Household Forecasts, 2024-2029

Respectfully submitted,

Original signed by

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

Semi-annual Population Estimates, 2019-2024 (May and December)

Year	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby	Durham
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)	135,020	13,825	107,225	187,660	105,235	22,940	22,995	149,555	744,455
2022 (Dec)	135,645	13,845	108,265	190,055	105,790	22,930	23,075	151,315	750,920
2023 (May)	135,965	13,865	108,820	191,910	107,115	22,965	23,170	152,650	756,455
2023 (Dec)	136,370	13,880	109,335	193,775	111,280	23,015	23,295	154,430	765,385
2024 (May)	137,080	13,900	109,830	194,635	114,375	23,055	23,355	155,500	771,730

Note: All figures rounded

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

Semi-annual Household Estimates, 2019-2024 (May and December)

Year	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby	Durham
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	4,815	37,230	68,840	34,480	8,290	8,100	48,880	250,625
2023 (Dec)	40,110	4,820	37,405	69,510	35,820	8,305	8,145	49,450	253,570
2024 (May)	40,320	4,825	37,575	69,820	36,820	8,320	8,165	49,795	255,635

Note: All figures rounded

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

Semi-annual Population Forecasts, 2024-2029 (May and December)

Year	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby	Durham
2024 (Dec)	137,850	13,950	111,100	196,450	116,850	23,200	23,400	157,450	780,300
2025 (May)	139,400	14,000	112,400	198,050	119,050	23,350	23,450	158,750	788,500
2025 (Dec)	142,100	14,100	114,550	200,750	122,850	23,550	23,550	160,900	802,300
2026 (May)	144,850	14,150	115,900	202,400	125,050	23,700	23,550	162,500	812,100
2026 (Dec)	149,450	14,200	118,250	205,250	128,850	23,950	23,650	165,250	828,800
2027 (May)	152,700	14,250	119,600	207,000	130,950	24,100	23,650	167,000	839,300
2027 (Dec)	158,200	14,350	121,900	209,950	134,600	24,400	23,700	170,000	857,100
2028 (May)	161,500	14,400	123,450	211,750	136,500	24,550	23,750	171,750	867,600
2028 (Dec)	167,100	14,500	126,100	214,850	139,700	24,800	23,800	174,700	885,600
2029 (May)	170,500	14,550	127,700	216,650	141,600	24,900	23,850	176,500	896,300

Note: All figures rounded

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

Semi-annual Household Forecasts, 2024-2029 (May and December)

Year	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby	Durham
2024 (Dec)	40,540	4,840	38,020	70,480	37,620	8,370	8,190	50,420	258,480
2025 (May)	41,010	4,860	38,450	71,050	38,330	8,420	8,200	50,830	261,150
2025 (Dec)	41,800	4,890	39,200	72,010	39,540	8,510	8,230	51,530	265,700
2026 (May)	42,600	4,910	39,660	72,610	40,260	8,560	8,240	52,040	268,870
2026 (Dec)	43,960	4,940	40,450	73,620	41,470	8,650	8,260	52,920	274,270
2027 (May)	44,910	4,960	40,910	74,250	42,160	8,700	8,270	53,480	277,640
2027 (Dec)	46,530	4,990	41,700	75,310	43,330	8,800	8,290	54,430	283,380
2028 (May)	47,500	5,010	42,240	75,960	43,940	8,850	8,300	54,990	286,790
2028 (Dec)	49,150	5,040	43,150	77,070	44,980	8,940	8,320	55,950	292,600
2029 (May)	50,150	5,060	43,690	77,720	45,590	8,990	8,330	56,530	296,050

Note: All figures rounded

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