

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 2564



The Regional Municipality of Durham Information Report

From: Commissioner of Planning and Economic Development
Report: #2023-INFO-51
Date: June 2, 2023

Subject:

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

Recommendation:

Receive for information

Report:

1. Purpose

- 1.1 This report is the first 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 2022 period.
- 1.2 The data is provided for the end of May to correspond with the timing of a Census and for December. Information presented in this report is intended for use in various Regional background studies and programs as well as other agency initiatives.
- 1.3 The methodology that was developed for estimating population and households in Durham had not changed significantly for over a decade, while the housing market and regional demographics have changed significantly. Importantly, the data that is available has also changed. This year, modifications to the process for estimating population and households include incorporating Statistics Canada Annual Demographic Estimates, having consideration for demolitions, vacant homes, short-term rentals and dwellings occupied by non-permanent residents such as international students and temporary foreign workers.

2. Previous Reports and Decisions

2.1 Monitoring of Growth Trends ([2022-INFO-97](#))

2.2 Monitoring of Growth Trends ([2022-INFO-53](#))

3. Historical population and household estimates (2018-2022)

3.1 The population and household estimates presented in Attachment 1 are based on:

- Statistics Canada Census information for 2016 and 2021 including an estimate for net undercoverage¹;
- Statistics Canada Annual Demographic Estimates;
- Canada Mortgage and Housing Corporation (CMHC) monthly housing completion data for non-Census years; and
- Building permits issued for residential demolitions.

3.2 For this year, the methodology for estimating both population and households has been updated to account for challenges² that were identified following the release of the 2021 Census of Population.

3.3 Base-year household estimates are founded on information from the Statistics Canada Census. Household estimates for 2016 and 2021 are based on the Statistics Canada Census counts for “Private dwellings occupied by usual residents”.

3.4 For interim years, CMHC housing completions are used to approximate the number of new households added each year; however, the completions are no longer the basis for estimating population growth where July 1st population estimates are available from Statistics Canada³.

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. Estimates based on housing completions were lower than private dwellings occupied by usual residents reported by the Census, which may have been influenced by an increase in residential demolitions, vacant homes, short-term rentals and dwellings occupied by non-permanent residents such as international students and temporary foreign workers between Census enumeration years.

3. For years where population estimates are not published on the Data Tracker, household growth is still used to approximate the increase in population. At the time this report was prepared, population estimates for July 1st, 2022, were not available through the Data Tracker.

- 3.5 The Statistics Canada Annual Demographic Estimates are calculated from federal records for births, deaths, immigration and emigration. The Health Department receives data from the Ministry of Health and Long-term Care that based on the same Statistics Canada reporting, to inform their demographic analysis.
- 3.6 Population estimates for this report are based on Statistics Canada Annual Demographic Estimates, that are published on the Durham Region Population [Data Tracker](#)⁴.
- 3.7 Previous reports had overestimated the number of new households created between 2016 and 2021. This was the result of a small proportion of completions that were not occupied, and some instances where the new residential unit replaced an older home that was demolished. Census reporting indicated that the number of households was 1,335 lower than previously estimated in report [2021-INFO-132](#).
- 3.8 To account for this refinement, household estimates now calibrated to consider demolitions and apply a conservative vacancy rate (0.5%) for new residential units. Accordingly, December 2021 and May 2022 household and population estimates are lower than previously reported (0.1% and 0.2% respectively).
- 3.9 The semi-annual population estimates presented in Attachment 1, indicate that the Region's annual population growth increased by 10,890 persons in 2022, which is lower than the five-year average (12,690). The growth rate last year was 1.49%. Comparatively, the average annual population growth for the five-year period from 2018 to 2022 was 1.96%.
- 3.10 The semi-annual household estimates presented in Attachment 1, indicate that the Region's annual household growth increased by 3,660 households from 2021 to 2022, representing a growth rate of 1.49%. Comparatively, the annual household growth for the five-year period from 2018 to 2022 was 1.38%.

4. Durham Regional Health Department receives population estimates from the province, that are based on Statistics Canada's annual population estimate for July 1st. This information is used to interpolate the population for May 31st and December 31st.

4. Relationship to Strategic Plan

- 4.1 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.

5. Conclusion

- 5.1 Council will continue to be kept apprised of emerging population and household data and trends through regular updates of this information.
- 5.2 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.

6. Attachments

Attachment #1: Semi-annual Population Estimates, 2018-2022 and Semi-annual Household Estimates, 2018-2022.

Respectfully submitted,

Original signed by

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

Table 1
Semi-annual Population Estimates, 2018-2022 (May and December)

Year	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby	Durham
2018 (May)	126,840	12,355	97,610	169,685	97,265	23,010	22,310	135,640	684,715
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

Note: All figures rounded

Source: Statistics Canada Census, Annual Demographic, CMHC monthly housing completions data and building permit records.

Table 2
Semi-annual Household Estimates, 2018-2022 (May and December)

Year	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby	Durham
2018 (May)	38,450	4,575	34,145	64,405	31,545	8,235	7,895	44,315	233,570
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

Note: All figures rounded

Source: Statistics Canada Census, Annual Demographic, CMHC monthly housing completions data and building permit records.