

Laura Rupprecht

Subject: FW: Report #2022-INFO-97 Monitoring of Growth Trends
Attachments: 2022-INFO-97 Monitoring of Growth Trends.pdf

From: Margret Rzymiski <Margret.Rzymiski@durham.ca>

Date: 2022-12-12 9:34 a.m. (GMT-05:00)

To: "'CE-Communications@lhins.on.ca'" <CE-Communications@lhins.on.ca>, 3309@drps.ca, CHRISTINE NANCEKIVELL <christine.nancekivell@ddsb.ca>, "'daniel.carlin@dcdsb.ca'" <daniel.carlin@dcdsb.ca>, "'ladouceurm@csvgamonde.ca'" <ladouceurm@csvgamonde.ca>, "'kevhickey@pvnccdsb.on.ca'" <kevhickey@pvnccdsb.on.ca>, "'planning_info@kprdsb.ca'" <planning_info@kprdsb.ca>, "'planification@cscmonavenir.ca'" <planification@cscmonavenir.ca>, clerks@ajax.ca, Fernando.Lamanna@Brock.ca, ClerksExternalEmail <clerks@clarington.net>, Mary Medeiros <clerks@oshawa.ca>, Clerks Web Email <clerks@pickering.ca>, mail@scugog.ca, Debbie Leroux <dleroux@uxbridge.ca>, clerk@whitby.ca

Subject: Report #2022-INFO-97 Monitoring of Growth Trends

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Please find attached Commissioners Report #2022-INFO-97 Monitoring of Growth Trends, dated December 2, 2022 for your information.

Thank you,

Margret



Margret Rzymiski | Administrative Assistant
Planning and Economic Development Department
The Regional Municipality of Durham
Margret.Rzymiski@durham.ca | 905-668-7711 extension 2564 | durham.ca

My pronouns are she/her



THIS MESSAGE IS FOR THE USE OF THE INTENDED RECIPIENT(S) ONLY AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, PROPRIETARY, CONFIDENTIAL, AND/OR EXEMPT FROM DISCLOSURE UNDER ANY RELEVANT PRIVACY LEGISLATION. No rights to any privilege have been waived. If you are not the intended recipient, you are hereby notified that any review, re-transmission, dissemination, distribution, copying, conversion to hard copy, taking of action in reliance on or other use of this communication is strictly prohibited. If you are not the intended recipient and have received this message in error, please notify me by return e-mail and delete or destroy all copies of this message.

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: #2022-INFO-97
Date: December 2, 2022

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 2017 to 2022 period. It also includes short-term forecasts for the 2022 to 2027 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, Development Charges Studies, and developing capital budgets for Regional infrastructure.

2. Previous Reports and Decisions

- 2.1 Monitoring of Growth Trends ([2021-INFO-132](#)).
- 2.2 Census of Population – Population and Dwelling Counts Release ([2022-INFO-31](#)).
- 2.3 Monitoring of Growth Trends ([2022-INFO-53](#)).

- 2.4 Envision Durham – Growth Management Study, Phase 2: Draft Settlement Area Boundary Expansions and Area Municipal Growth Allocations ([2022-INFO-91](#)).

3. Historical population and household estimates (2017-2022)

- 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 13,300 persons from 2021 to 2022, representing a growth rate of 1.83%. The population growth for the five-year period from May 2017 to May 2022 was 8.79%.
- 3.3 The semi-annual household estimates presented in Attachment 2, indicate that the Region's mid-year household growth increased by 3,750 households from 2021 to 2022, representing a growth rate of 1.54%. The household growth for the five-year period from May 2017 to May 2022 was 7.11%.
- 3.4 The population estimates have been updated with information from the recently published 2021 Census of Population. Additionally, it considers Statistics Canada Annual Demographic Estimates for July 1, 2021. Accordingly, estimates for May 2021 along with previous years were revised to match this baseline. The data revealed that the population in Durham had grown more than previously estimated (an increase of 11,727 or +1.64%), while households were slightly lower (a decrease of 1,335 or -0.55%)².

4. Short-term growth forecasts (2022-2027)

- 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;

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 Variation in household estimate may be influenced by an increase in residential demolitions, vacant homes and dwellings occupied by non-permanent residents between Census enumeration years.

- b. an analysis of past trends; and
 - c. estimates of the timing and anticipated annual housing occupancy across the Region.
- 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 increases in mortgage rates, persistently high inflation, building trade strikes, etc.).
- 4.3 The short-term forecasts indicate that in the next five years Durham's population is projected to increase from 751,500 (2022) to 850,400 in 2027³ (refer to Attachment 3). The population growth for the five-year period from May 2022 to May 2027 is expected to be 15.1%.
- 4.4 Similarly, the current number of households in Durham is projected to increase from 251,380 (2022) to approximately 283,770 in 2027 (refer to Attachment 4). The household growth for the five-year period from May 2022 to May 2027 is expected to be 15.0%.
- 4.5 These forecasts recognise a significant amount of growth in Seaton, adding approximately 4,775 households and 13,100 people to the forecast as that community continues to grow.
- 4.6 With regard to new provincial housing targets⁴, it's important to note that some municipalities in Durham will have to substantially increase their rate of growth to meet the 10-year housing targets.

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

3 Annual short-term forecasts are developed using a separate methodology from the long-term forecasting work completed for the Envision Durham Growth Management Study. Some variance is expected between Appendix 3 and 4 of this report and the forecasts presented in the Draft Settlement Area Boundary Expansions and Area Municipal Growth Allocations (Report #2022-INFO-91).

4 The More Homes Built Faster Act sets 10-year housing targets for the 29 largest and fastest growing municipalities. This includes Ajax (17,000), Clarington (13,000), Oshawa (23,000), Pickering (13,000) and Whitby (18,000).

- 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 Local Health Integration Network and the School Boards in Durham.

7. Attachments

- Attachment #1: Semi-annual Population Estimates, 2017-2022
- Attachment #2: Semi-annual Household Estimates, 2017-2022
- Attachment #3: Semi-annual Population Forecasts, 2017-2022
- Attachment #4: Semi-annual Household Forecasts, 2017-2022

Respectfully submitted,

Original signed by

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