

REGION OF DURHAM COMMUNITY TRENDS 2008



United Way

United Way of • Ajax • Pickering • Uxbridge



Community
Development
Council
Durham



Region of Durham Community Trends Report, 2008

© 2008 Community Development Council Durham and the United Way Ajax-Pickering-Uxbridge, all rights reserved.

Copies of this document may be reproduced non-commercially for the purpose of community awareness or community development with appropriate recognition to the Community Development Council Durham (CDCD) and the United Way Ajax-Pickering-Uxbridge (UWAPU). In all other cases, permission must be sought from these organizations.

Copies of this report may be obtained from:

Community Development Council Durham
134 Commercial Avenue
Ajax, Ontario, L1S 2H5
Tel. (905) 686 – 2661
Fax (905) 686 – 4157
bearle@cdcd.org

Or Online at:

www.cdcd.org

This report is the result of a research partnership between the United Way Ajax-Pickering-Uxbridge and the Community Development Council Durham.

This report was prepared by:

Benjamin Earle, Community Development Council Durham, and
Barb Fannin, United Way Ajax-Pickering-Uxbridge

Research Support:

Travis Smith, CDCD
Weronika Lechowicz, CDCD/UOIT

TABLE OF CONTENTS

Introduction	7
Community Data	8
Population	8
Growth	8
Density	8
Age	10
Families and Children at Home	10
Diversity	12
Immigration	12
Language	12
Ethnic Identity	12
Visible Minorities	14
Aboriginal Population	14
Housing	16
Stock	16
New Housing	16
Core Housing Need	18
Subsidized Housing	18
Economy	20
Labour Force Participation	20
Unemployment	20
Income	22
Prevalence of Low Income	22
Ontario Works	24
Summary	26
Glossary of Terms	28
Appendix A: Additional Charts and Tables	29

LIST OF FIGURES

Community Data

1. Population in Durham and Municipalities, 1991-2006 (p. 8)
2. Population Growth in the GTA, Ontario, and Durham (p. 8)
3. Projected Population Growth in GTA Regions, 2006 – 2031 (p. 9)
4. Population density in Durham, Municipalities, and GTA Regions, 2006 (p. 9)
5. Change in Population Density in Durham and Municipalities, 2001 – 2006 (p. 9)
6. Durham Population Age Pyramid, 2001 and 2006 (p. 10)
7. Number of Families by Municipality and % Change, 2001 – 2006 (p. 10)
8. Families by Family Structure in Durham (p. 11)
9. Breakdown of Lone Parent Families by Sex of Parent (p. 11)
10. Number of Children per Family as a Proportion of Family Type (p. 11)
11. Children at Home in Durham by Age Group, 2001 and 2006 (p. 11)
12. Children at Home in Durham by Proportion of Age Group, 2001 and 2006 (p. 11)
13. Seniors by Select Living Arrangements in Durham, 2001 and 2006 (p. 11)
14. Immigrants as a Percent of Total Population (p. 12)
15. Growth in Immigrant Population in Durham Municipalities, 2001 – 2006 (p. 12)
16. Durham Immigrants by Place of Birth (p. 13)
17. Population Speaking Non-Official Languages as a Percentage of the Total (p. 13)
18. Primary Ethnic Groups as a Percentage of the Total Durham Population (p. 13)
19. Growth in Ethnic Groups in Durham, 2001 – 2006 (p. 13)
20. Visible Minorities as a Percentage of the Total Population in Durham, 2001 and 2006 (p. 14)
21. Growth in Visible Minority Population in Durham, 2001 – 2006 (p. 14)
22. Aboriginal Population in Durham as a Percentage of the Total Population (p. 14)
23. Distribution of Aboriginal Population in Durham by Municipality (p. 14)
24. Structure Type as a Percentage of the Total Housing Stock in Durham (p. 16)
25. Households by Tenure in Durham (p. 16)
26. Dwellings by Maintenance Required in Durham and Municipalities (p. 16)
27. Vacancy Rates in Durham, 2001 – 2007 (p. 17)
28. Average Rental Housing Cost in Durham, 2-Bedroom Apartment (p. 17)
29. New Housing Units in Durham by Unit Type, 2005/2006 (p. 17)
30. New Housing Units in Durham by Municipality, 2005/2006 (p. 17)
31. Core Housing Need in Durham, 1991 – 2001 (p. 18)
32. Households paying 30% or More of Income on Housing by Tenure (p. 18)
33. Subsidized Housing Units by Municipality (p. 18)
34. Subsidized Housing Waiting List by Status (p. 19)
35. Subsidized Housing Waiting List Applicants by Municipality (p. 19)
36. Labour Force Participation by Sex and Municipality (p. 20)

37. Labour Force Participation by Municipality (p. 20)
38. Work Activity by Sex in Durham, 2005 (p. 20)
39. Place of Employment of Durham Resident's by Sex and Municipality (p. 21)
40. Unemployment Rates by Municipality, 2001 and 2006 (p. 21)
41. Unemployment by Sex and Municipality, 2006 (p. 21)
42. Youth (Age 15 to 24) Unemployment by Sex and Municipality, 2006 (p. 21)
43. Average Individual Income in Durham and Municipalities, 2000 and 2005 (p. 22)
44. Average individual Income in Durham and Municipalities by Sex, 2000 and 2005 (p. 22)
45. Distribution of Income by Sex, 2000 and 2005 (p. 23)
46. Average Family Income in Durham, 2005 (p. 23)
47. Percentage of Population with Low-Income After-Tax, 2000 and 2005 (p. 23)
48. Population 15 Years and Over with Income Below \$20,000 in Durham by Sex, 2005 (p. 23)
49. Percentage of Ontario Works Cases by Municipality, 2007 (p. 24)
50. Ontario Works Cases as a Percentage of the Municipal Population, 2007 (p. 24)
51. Growth in Ontario Works Caseload by Municipality, 2006 – 2007 (p. 24)

Maps

1. Distribution of Total and Recent Immigrant Population in Durham Region (p. 15)
2. Distribution of Families with Low-Income (LICO Measure) in the Oshawa CMA (p. 25)

Appendix A

1. Families by Family Size in Durham and Municipalities (p. 29)
2. Average Number of Persons Per Family in Durham, 2001 and 2006 (p. 29)
3. Children at Home By Age Group and Municipality (p. 29)
4. Immigrant Population in Durham by Time of Arrival (p. 30)
5. Children of Immigrants as a Percentage of the Total Population in Durham and Municipalities (p. 30)
6. Dwellings by Period of Construction in Durham and Municipalities (p. 30)
7. Substandard Housing in Durham by Various Standards, 2001 (p. 31)
8. Average STIR in GTA Regions and Ontario, 1991 – 2001 (p. 31)
9. Average Individual Income of Those Who Worked Full-Year, Full-Time in 2000 and 2005 by Sex (p. 31)
10. Average Individual Income of Those Who Worked Part-Year, Part-Time in 2000 and 2005 by Sex (p. 31)
11. Percentage of Residential Development in GTA by Region, 2005 and 2006 (p. 32)
12. Average Cost of New Single Detached Dwelling in Durham Municipalities, 2006 (p. 32)
13. Ontario Works Caseload by Municipality, 2007 (p. 32)

**REGION OF DURHAM
COMMUNITY TRENDS
2008**

INTRODUCTION

This report has been completed as a result of a partnership between the Community Development Council Durham (CDCD) and the United Way of Ajax-Pickering-Uxbridge (UWAPU). The purpose of this report is to identify current social and demographic trends that are taking place in the Region of Durham, and to discuss the implications of these trends for the community. Combined with the 2008 *Community Social Profile* – published by the CDCD and UWAPU in October 2008 – this document provides the community with a resource for basic statistical and demographic data that can be used as the foundation for sound organizational and program planning and development, policy analysis, and community development.

This report is divided into four themed sections that help present the data logically and coherently. However, there are areas of overlap that are highlighted in the discussion that follows the presentation of the data. We do acknowledge that there are other themes and trends that are playing an important role in the shaping of the Region that we have not discussed here. Generally, this was the result of a lack of accessible and relevant data at the time of publication. However, we have addressed these concerns at the end of the report in a series of recommendations for further research and analysis. Also notable, we have only presented a limited discussion of economic trends, focusing primarily labour market participation and income statistics. This decision was made consciously as we acknowledge and recommend the work of the Durham Region Local Training Board, who annually produce a report on the labour market trends in the Region of Durham (1).

This report focuses on the Region of Durham as a whole, and makes comparisons between the municipalities where appropriate. The municipalities in North Durham (Uxbridge, Brock, and Scugog) are presented separately where appropriate. However, due to the small population in these communities, relative to the lakeshore municipalities, the data has at times been aggregated into a single category, *North Durham*. For more detailed analysis of these communities the CDCD produced the *North Durham Community Profile* in October 2008.

It is our hope that the data presented in this report is useful to the organizations and individuals in our community. We further hope that the documents presented in this series provide the foundation for discussion, further research and action as we work to adapt to the changes taking place in the Region of Durham.

All Data sources are noted. For more information on these source please contact the CDCD, Manager of Social Research and Planning. Note that Statistics Canada randomly rounds its census data up or down to protect anonymity, so totals for the region may not equal the sum of the municipalities and percentages may not equal 100%.

1. Durham Region Local Training Board (2007). *Trends, Opportunities, Priorities (TOP) Report, 2008* [On-Line]. Available: http://www.driltb.com/topreport_2008-e.PDF

COMMUNITY DATA

Population

Growth

According to Statistics Canada the population of the Region of Durham was 561, 258 in 2006 (Figure 1). This represents an increase of 11% between 2001 and 2006, and an increase of 22% since 1996 (Figure 2). This growth is on par with the provincial rate since 2001 and is 5% higher than the 10 year provincial rate from 1996 to 2006. According to the Ontario Ministry of Finance, this trend of growth is expected to continue at an average rate of 1.54% per year for the 25 year period starting in 2006, resulting in population increase of 46%, placing the total population of Durham at 857, 039 in 2031 (Figure 3).

Municipality	Population			
	1991	1996	2001	2006
Durham	409070	458616	506901	561258
Pickering	68631	78989	87139	87800
Ajax	57350	64430	73753	90220
Whitby	61281	73794	87413	111190
Oshawa	129344	134364	139051	141580
Clarington	49479	60615	69834	77800
Scugog	17810	18837	20224	21440
Brock	11057	11705	12110	11990
Uxbridge	14092	15882	17377	19170

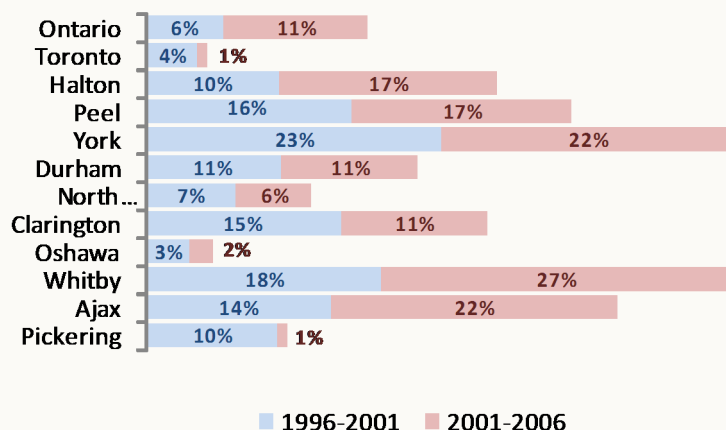
Fig. 1: Population in Durham and Municipalities, 1991–2006, Statistics Canada, 1991–2006

Although significant, when compared to other regions in the GTA (i.e. Halton, Peel, and York), Durham's growth is still modest. For example, although the overall population in Durham remains higher than in Halton, the latter region experienced 17% growth in the period between 2001 and 2006 (Figure 3). This is comparable with both Peel and York, whose population grew by 17% and 22% respectively over the same five year period. Further, since 1996 the population in York has increased at a rate that is double that of Durham (Figure 2). These trends are expected to continue, with the Ontario Ministry of Finance predicting that by 2031 the population in Halton will increase by 63%, in Peel by 56%, and in York by a staggering 73% (Figure 3).

When we look at population growth in Durham's municipalities we see the greatest amount of growth occurring in the Town of Ajax, the Town of Whitby and the Municipality of Clarington, with population increases between 2001 and 2006 of 22%, 27% and 11% respectively (Figure 1). Combined, these three municipalities account for 89% of the total population growth in the Region between 2001 and 2006, and 78% of the growth since 1996. With a population increase of only 1% between 2001 and 2006, the City of Pickering demonstrated a significant decline in the rate of growth when compared to the previous five year period (Figure 1). Both the City of Oshawa and the municipalities in North Durham (Scugog, Brock and Uxbridge) have maintained a relatively low, though steady rate of growth over the ten year period starting in 1996.

Density

With increases in the population of the Region of Durham there have been some significant increases in the population density in the municipalities along the lakeshore corridor (Figure 5). In 2006, the Town of Ajax had the highest population density, with 1329.3 persons per square kilometre and 435.4 dwellings per square kilometre (Figure 4). This intensification has been congruent with population growth, and therefore we see the highest increases in both the number of individuals per square kilometre and the number of dwellings per square kilometre in the Town of Ajax, the Town of Whitby, and, to a lesser degree, in the Municipality of Clarington. Also in line with overall population growth, we see next to no intensification occurring in either Pickering or Oshawa.



When compared to the rest of the GTA Durham's overall population density, in terms of both persons and dwellings, is low (Figure 4). However, these Regional levels are mitigated by the vast rural municipalities in North Durham and the northern areas of both Pickering and Clarington, where population density reflects the rural/agricultural makeup of these communities. When we look at the individual municipalities in the lakeshore corridor we see density levels that are congruent with the rest of the GTA.

Fig. 2: Population Growth in GTA, Ontario, and Durham, Statistics Canada, 2006

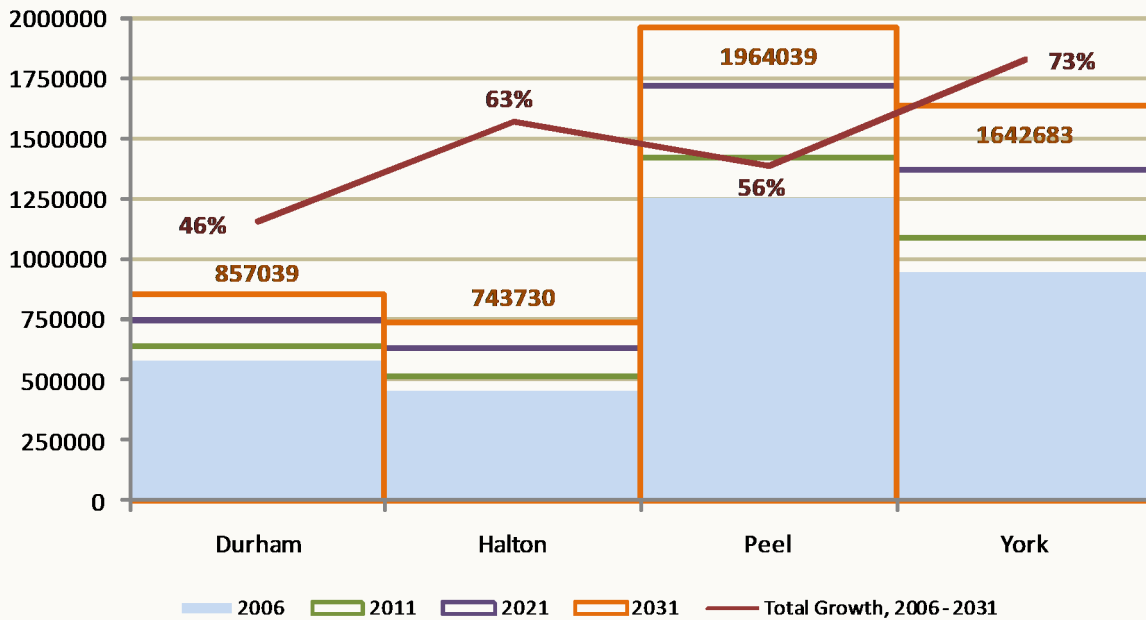


Fig. 3: Projected Population Growth in GTA Regions, 2006—2031, Ontario Ministry of Finance, 2007

	Persons / sq km	Dwellings / sq km
York	510.7	164.1
Peel	933.2	300.6
Halton	454.2	167.9
Durham	222.3	80.1
Pickering	378.2	125.1
Ajax	1329.3	435.4
Whitby	755.5	259.1
Oshawa	964.1	391.3
Clarington	127.2	45.4
Scugog	45.2	17.6
Brock	28.3	11.6
Uxbridge	45.6	16.4

Fig. 4: Population Density in Durham, Municipalities and GTA Regions, 2006, Statistics Canada 2006

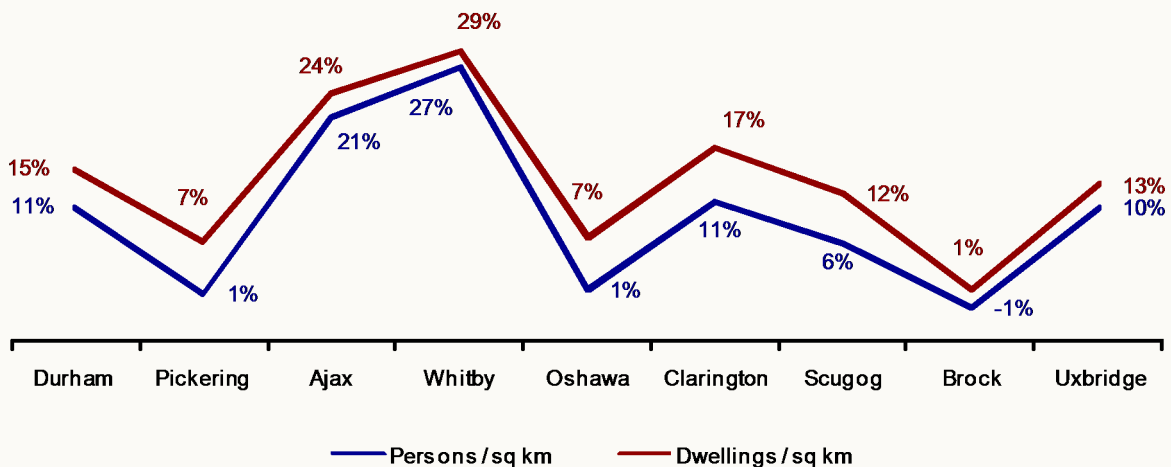


Fig. 5: Change in Population Density in Durham and Municipalities, 2001—2006, Statistics Canada 2006

Age

The population in the Region of Durham is aging. When we look at an age pyramid for the population in Durham (Figure 6) we see that nearly all the age groups below 39 years experienced a decline in the five year period 2001 to 2006, with the most significant declines occurring in the 35 to 39 and the 5 to 9 age groups. The 0 to 4 and 30 to 34 age groups also experienced a significant decline between 2001 and 2006. At the same time we saw an increase in the population in older age groups, beginning with the 40 to 44 group. The most significant increases occurred in the 45 to 49 and the 55 to 59 age groups. Also, we start to see a significant imbalance between males and females when we reach the 65 to 69 age group. The most significant imbalance occurs when we reach the 80 to 84 and the 85 plus age groups, with females outweighing males.

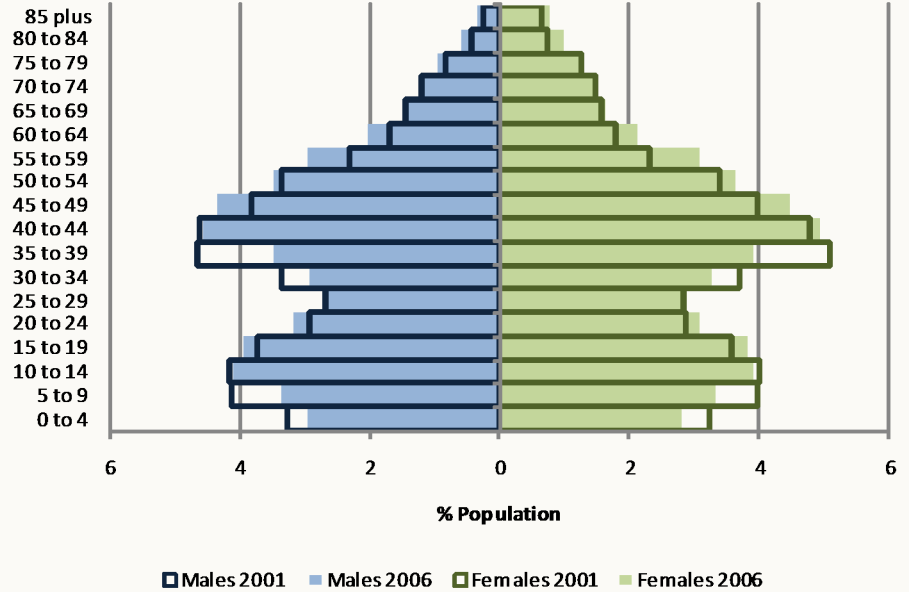


Fig. 6: Durham Population Age Pyramid, 2001 and 2006, Statistics Canada 2001, 2006

Families and Children at Home

Between 2001 and 2006 the number of families in the Region of Durham increased by 11%, from 143, 515 to 159, 900. The most significant increases over this period were seen in the Town of Whitby (27%) and the Town of Ajax (22%), followed by the Municipality of Clarington (13%) and the Township of Uxbridge (12%) (Figure 7). The majority of families in Durham consist of 3 or more individuals (see Appendix A, Chart 1), and the average number of individuals per family in Durham in 2006 was 3.1. This figure generally remained constant across the Region between 2001 and 2006 (see Appendix A, Chart 2). The dominant family structure in the Region is married couples with children, representing 48% of all families, and 70% of families with children (Figure 8). Lone parent families account for 18% of all families in the Region, with lone female parents significantly outweighing males at 80% of all lone parent families and 13% of all families in Durham (Figure 8 and Figure 9). We see the highest proportion of lone parent families in Oshawa at 20% of all families. This is

followed by Pickering at 17% and Ajax at 16%. In all communities the number of female lone parent families significantly outweighs the number of male lone parent families. Lone parent families are more likely to have only one child than are couple families, and lone female parents are more likely to have 2 or more children than lone male parents (Figure 10).

In 2006 there was an average of 1.3 children per family in Durham and a total of 202, 455 children at home, representing 36% the total population. Of these children, 56% are under the age of 15 years, with 19% under the age of 6 years (see Appendix A, Chart 3).

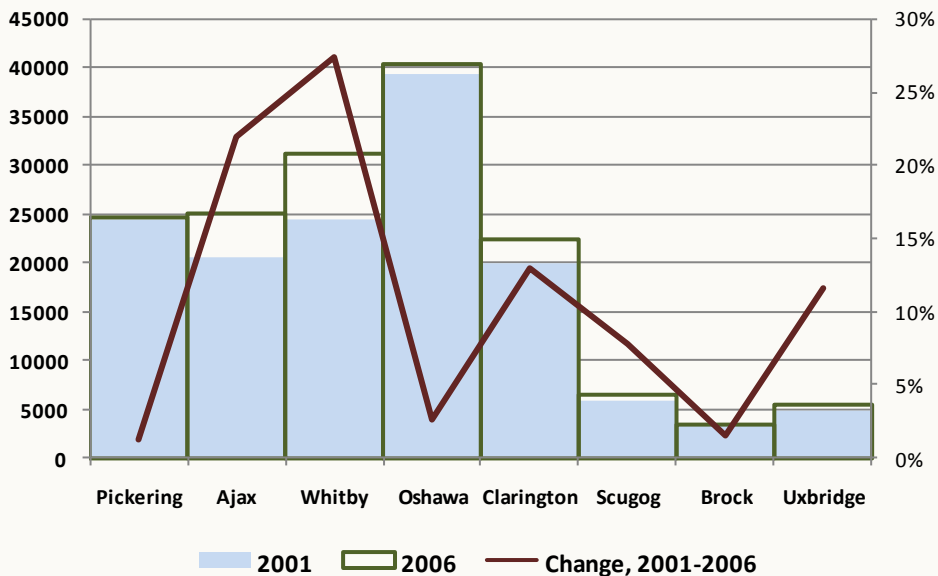


Fig. 7: Number of Families by Municipality and % Change, 2001—2006, Statistics Canada, 2001, 2006

The municipality with the highest proportion of children at home under the age of 15 years in Clarington, at 61%, with 20% under 6 years of age. This is followed by Whitby, with 59% of the children at home under the age of 15 years and 22% under 6 years of age (see Appendix A, Chart 3). Between 2001 and 2006 there were increases in all age groups of children living at home with the exception of those under the age of 6 years, where there was a decrease of 40% (Figure 11). As expected, the proportion of children in each age group living at home decreases with the age of the child, however, notably, there was a 10% increase in the proportion of individuals age 25 years and over living at home between 2001 and 2006 (Figure 12).

With the aging population we have also seen a significant increase in the number of persons over the age of 65 in the Region. It is notable that, since 2001, we have seen growth in both the number of seniors living with relatives and those living alone (Figure 13).

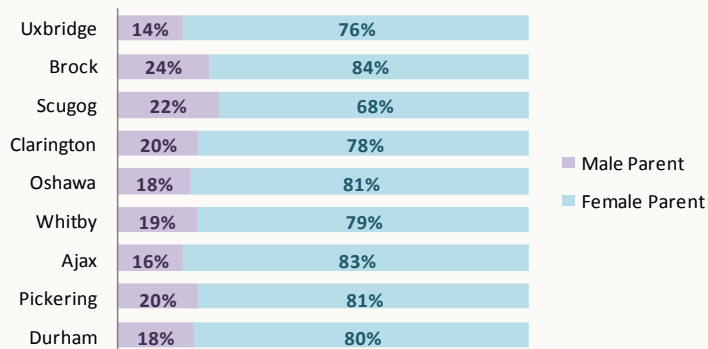
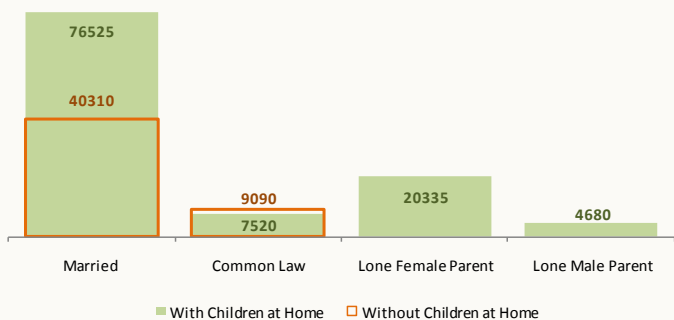


Fig. 8: Families by Family Structure in Durham, Statistics Canada, 2006

Fig. 9: Breakdown of Lone Parent Families by Sex of Parent, Statistics Canada 2006

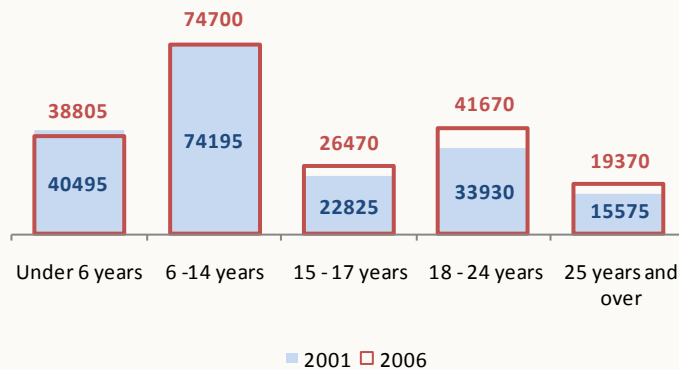
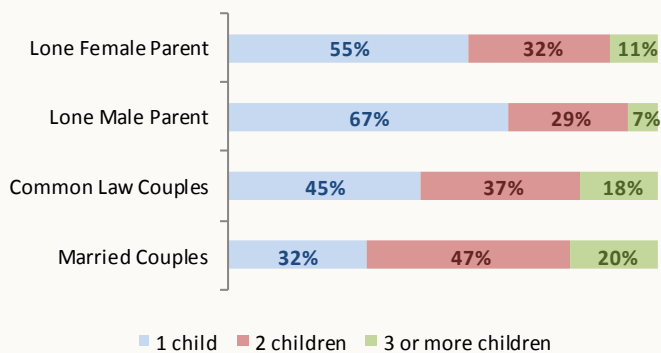


Fig. 10: Number of Children per Family in Durham as a Proportion of Family Type, Statistics Canada 2006

Fig. 11: Children at Home in Durham by Age Group, 2001 and 2006 Statistics Canada, 2001, 2006

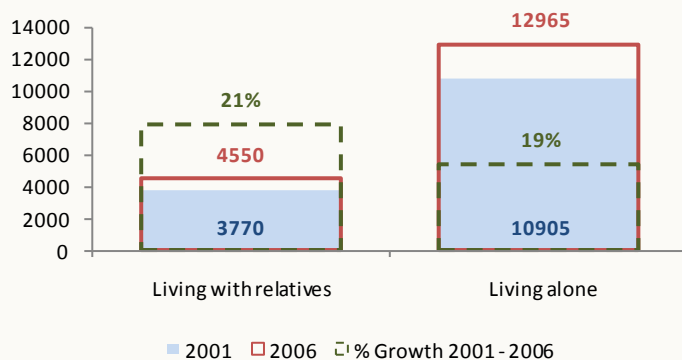
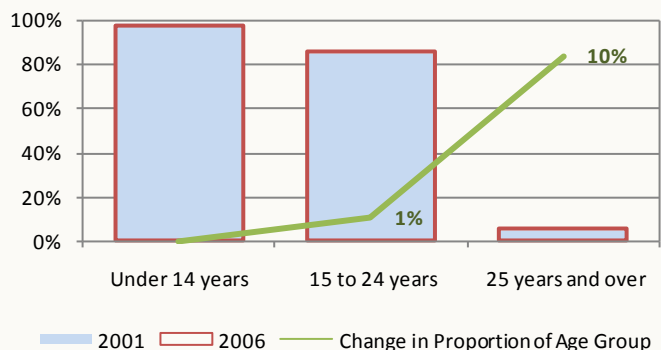


Fig. 12: Children at Home in Durham by Proportion of Age Group, 2001 and 2006, Statistics Canada, 2001, 2006

Fig. 13: Seniors by Select Living Arrangements in Durham, 2001 and 2006 Statistics Canada, 2001, 2006

Diversity

Immigration

In 2006 the immigrant population represented 20% of the total population in the Region. Pickering and Ajax remain the municipalities with the largest immigrant population in the Region, with 30% of the population being foreign born. The municipalities with the smallest immigrant populations remain those in North Durham (Brock, Scugog, and Uxbridge), with a combined 10% of the population being immigrants (Figure 14).

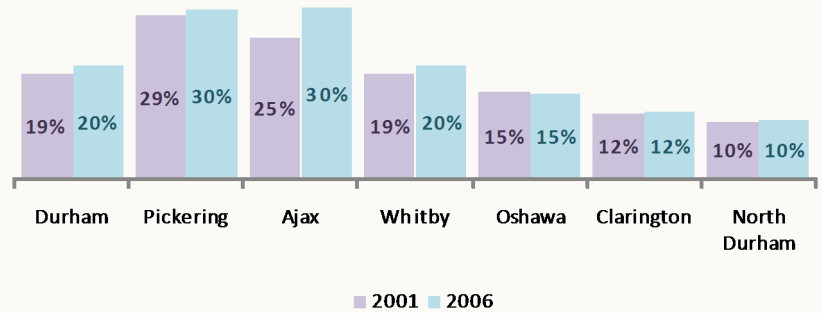


Fig. 14: Immigrants as a Percent of Total Population, Statistics Canada, 2001, 2006

The immigrant population in both Ajax and Whitby grew significantly between 2001 and 2006 (Figure 15). However, only in Ajax did this translate into an actual increase in the proportion of the population that is foreign born (Figure 14). In Whitby the large growth in the immigrant population has not yet translated into a significant increase in the proportion of the population that is foreign born. This leads to the conclusion that the growth in the immigrant population in this municipality is largely the result of growth in the overall population and not increased population diversity.

The majority of immigrants living in the Region arrived prior to 1996. This pattern may be indicative of the patterns of secondary migration present in the GTA, where newcomers initially settle in within the borders of the City of Toronto, and then move out into the peripheral GTA Regions after several years in Canada. However, with population growth we are seeing a change, with increases in the number of recent immigrant settling in Durham (see Appendix A, Chart 4).

While the United Kingdom remains the primary place of birth for the immigrant population that arrived prior to 2001 in Durham, we are seeing a significant shift in the recent immigrant population, whose primary place of birth is now South Asia, and other, non-European nations (Figure 16). The Caribbean has been a consistent source of newcomers moving into Durham, as it is a primary place of birth for both the immigrant population overall and the recent immigrant population. These shifts in place of birth are indicative of the increasing diversity of the population in Durham and its municipalities.

Overall, 18% of the population in Durham are the children of immigrants to Canada (see Appendix A, Chart 5). This is a significant portion of the population that may have singular needs and desires that are both different from their parents and those of other Canadians.

Language

Overall, 12% of the population in Durham has a mother tongue that is neither English or French, and a further 17% of the population in Durham speaks a language other than English or French (Figure 17). Pickering and Ajax have the largest proportion of the population whose primary language is not English or French, at 18% in both municipalities.

Ethnic Identity

The vast majority of the population in Durham (77%) identifies British as at least part of their ethnic heritage and a further 28% identify Canadian as part of their ethnic identity (Figure 18). However, when we look at the changes occurring to the ethnic make-up of the Region, we see overwhelming growth in those populations from outside of Western Europe (Figure 19). The most significant growth has been in the Latin American population, with a 683% increase in the number of residents in Durham identifying with this ethnic category between 2001 and 2006. We also say significant growth in those identifying as Sri Laken, Pakistani, African, and Romanian. This growth is congruent with the increasing diversity of the immigrant population in Durham, but may also indicate a shift in the non-immigrant population.

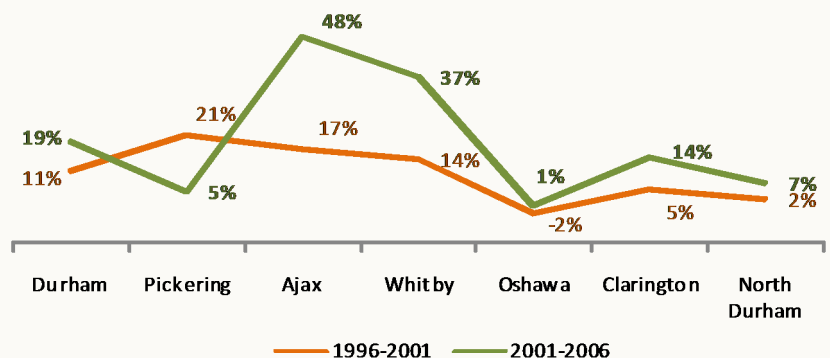


Fig. 15: Growth in Immigrant Population in Durham Municipalities, 2001—2006, Statistics Canada, 2001, 2006

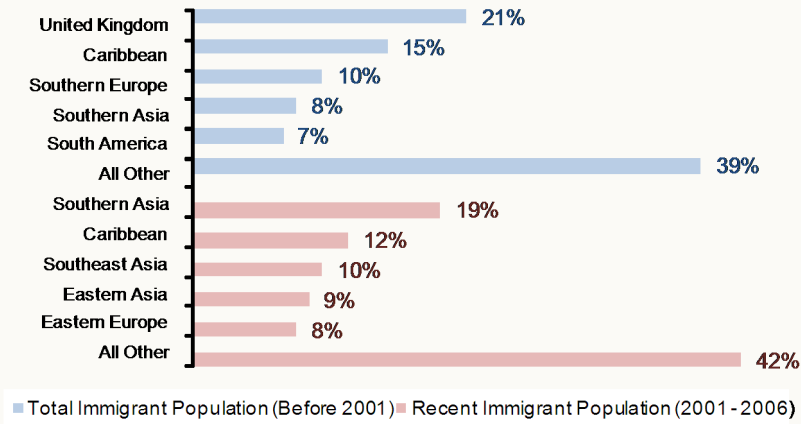


Fig. 16: Durham Immigrants by Place of Birth, Statistics Canada 2006

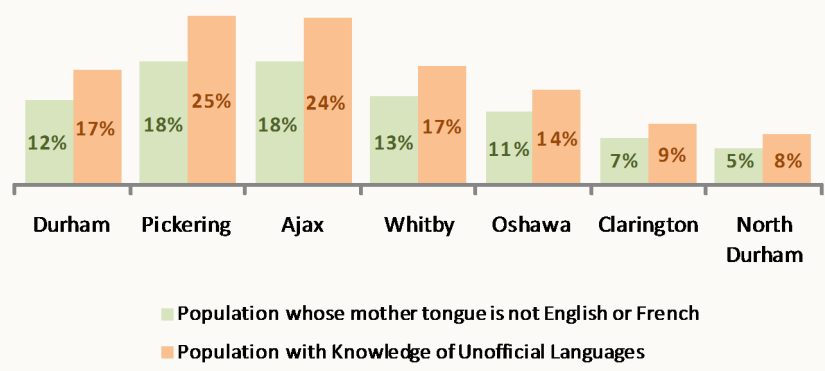


Fig. 17: Population Speaking Non-Official Languages as a Percentage of the Total, Statistics Canada 2006

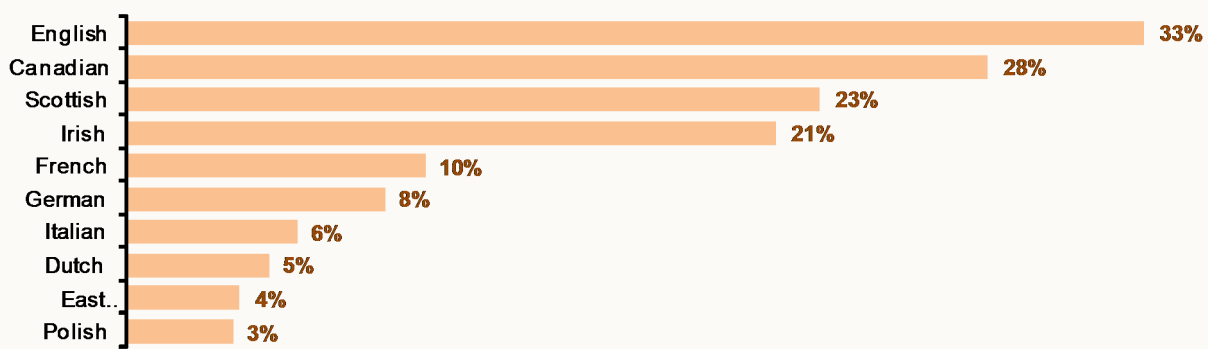


Fig. 18: Primary Ethnic Groups as a Percentage of the Total Durham Population, Statistics Canada 2006

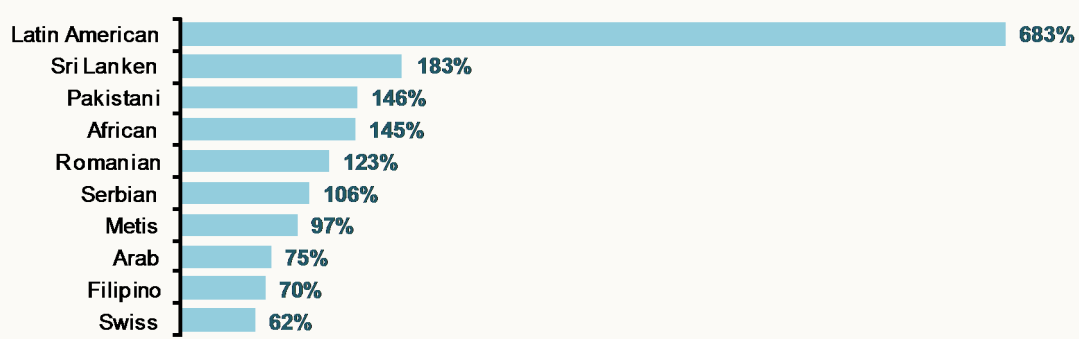


Fig. 19: Growth in Ethnic Groups in Durham, 2001 to 2006, Statistics Canada 2001, 2006

Visible Minorities

Overall, in 2006 visible minorities made up 17% of the population in Durham (Figure 20), which represents a 5% increase from 2001. Ajax has the highest proportion of visible minorities as part of its population at 35%. This is followed closely by Pickering at 30%. The other municipalities in Durham trail these numbers significantly. However, we see significant difference when we look at the growth of the visible minority populations between 2001 and 2006 (Figure 21). In Durham as a whole the visible minority population grew by 49%. This was largely the result of significant growth in Whitby and Ajax, where the visible minority population grew by 92% and 79% respectively. However, this overwhelming growth was tempered by moderate growth in Pickering and Oshawa, and negative growth in Scugog and Uxbridge.

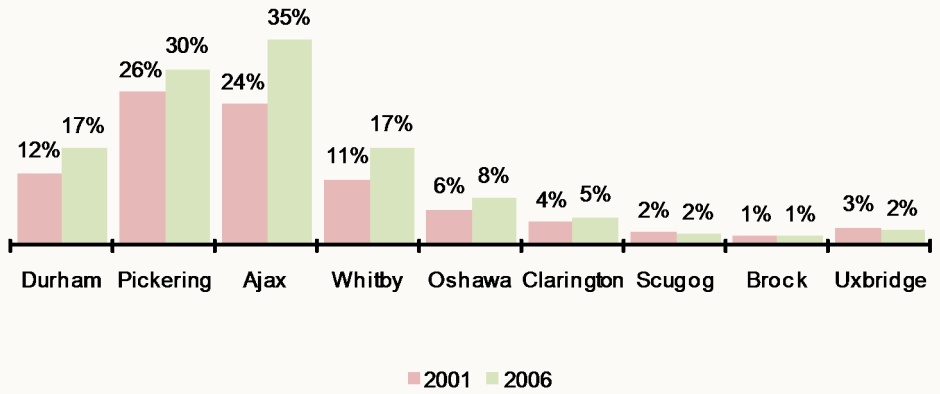


Fig. 20: Visible Minorities as a Percentage of the Total Population in Durham, 2001 and 2006, Statistics Canada 2001, 2006

Aboriginal Population

Overall, the aboriginal population in Durham remains low, with only 3% of the total population identifying aboriginal ancestry (Fig. 23). Oshawa and Brock are the municipalities with the highest proportion of its population identifying aboriginal ancestry, at 4%. As such, the majority of aboriginal people in Durham live in Oshawa (Fig. 24).

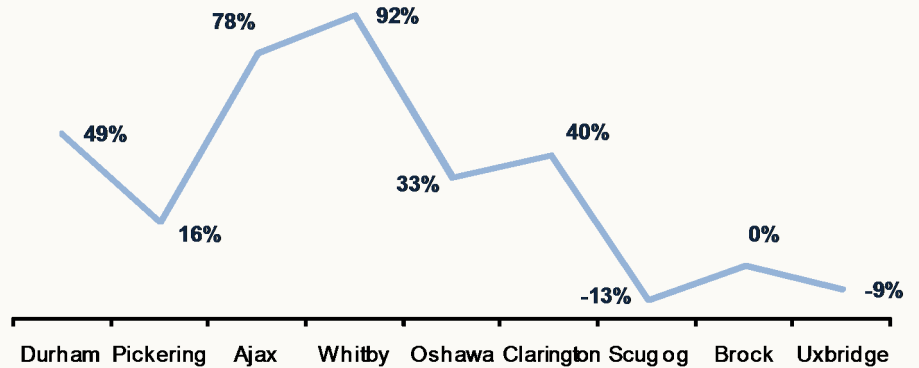


Fig. 21: Growth in Visible Minorities Population in Durham, 2001–2006, StatsCan 2001, 2006

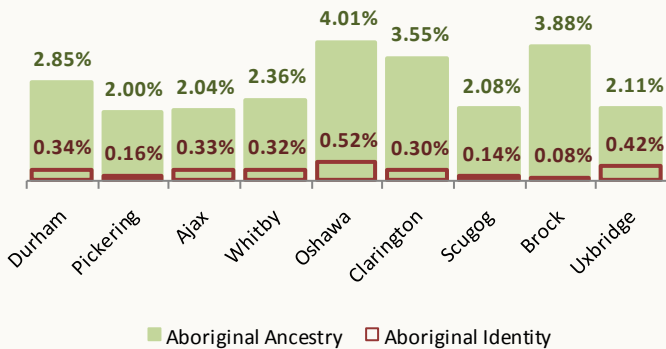


Fig. 22: Aboriginal Population in Durham as a Percentage of the Total Population, Statistics Canada 2006

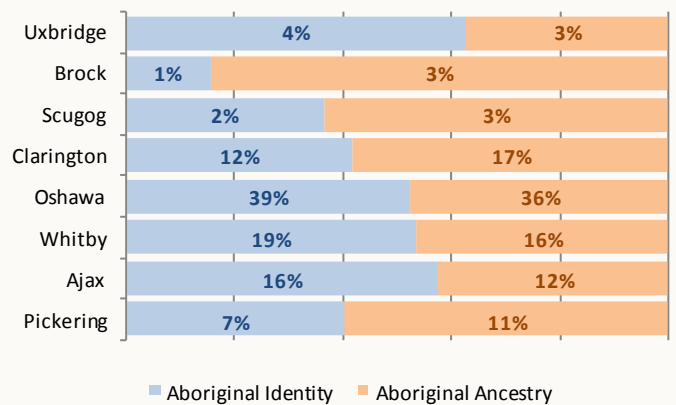
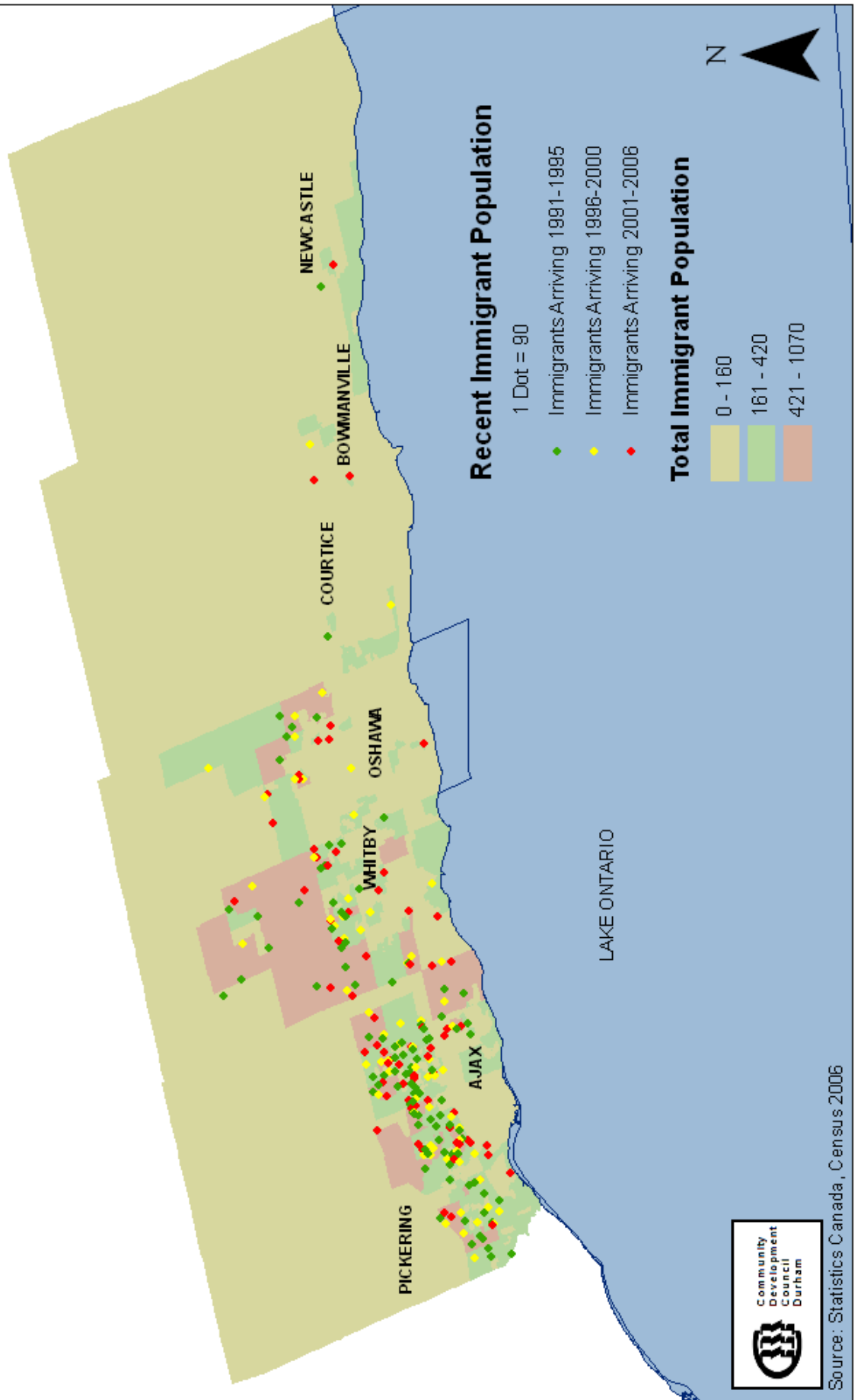


Fig. 23: Distribution of Aboriginal Population in Durham by Municipality, Statistics Canada 2006

Distribution of Total and Recent Immigrant Population in Durham Region



Housing

Stock

The vast majority, approximately 71%, of housing stock in the Region of Durham is made up of single-detached family houses (Figure 24), the majority of which was built prior to 1996 (see Appendix A, Chart 6). Only 14% of the housing stock in Durham is multi-tenant apartments.

The nature of the housing stock in Durham is reflected in housing tenure, where the majority of residents own their homes and have mortgages (Figure 25). There is a smaller proportion of the population who own their homes without mortgages, and an even smaller proportions living in rental housing. Oshawa has the largest rental population in the Region, and has the lowest proportion of homeowners with only 45% of all households owning their homes with a mortgage and 25% owning without a mortgage. Ajax is the municipality with the largest proportion of households that own their homes at 67% owning with a mortgage and a further 31% owning their homes outright.

According to Statistics Canada, in 2006 31% of the housing stock in Durham is in need of repair, with 5% requiring major repairs (Figure 26). The City of Oshawa and the three municipalities in North Durham have the highest proportion of their housing in need of repair, a fact that is reflective of an older stock.

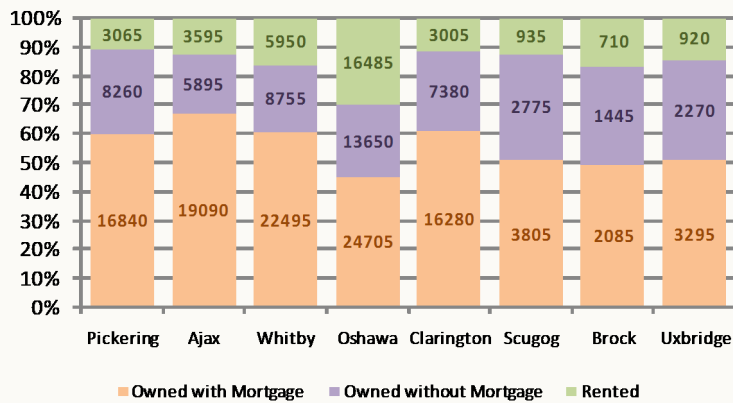


Fig. 25: Households by Tenure in Durham, Statistics Canada 2006

by municipality and is highest in Ajax and Pickering, where the average cost for a two bedroom apartment in 2007 was \$922 per month. The average rental housing costs have risen steadily in Durham since 1995, and are now 28% higher than they were a decade ago. As housing costs have risen in the Region the average housing wage has greatly outpaced the rise in hourly employment wages. In 2007 the average housing wage for Durham was \$17.28, a rate nearly double the current minimum wage in Ontario.

New Housing

Between 2005 and 2006 there were 11,027 new housing units constructed in the Region of Durham. The majority of these new units, 65%, were single, detached family homes, and only 7% were apartment units (Figure 29). None of them were public housing units. Nearly all of these units, 97%, were built in urban communities, primarily in Ajax and Whitby (Figure 30). In 2006, 14.2% of all residential development in the GTA occurred in the Region of Durham (see Appendix A, Chart 11)

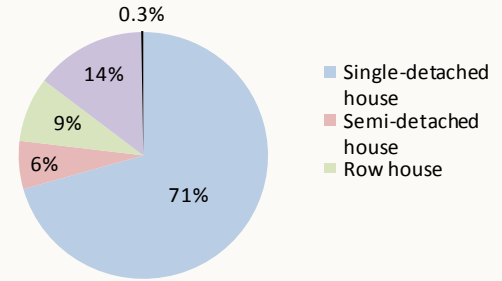


Fig. 24: Structure Type as a Percentage of the Total Housing Stock in Durham, Statistics Canada 2006

The Region of Durham Housing Services, estimates that there are approximately 34,785 rental units in the Region of Durham, of which 4,500 are designated as affordable Housing (Region of Durham Housing Stability Fact Sheet, July 2008). Vacancy rates for market rent housing vary across the Region, and are lowest in Pickering and Ajax. The average vacancy rate for the entire Region was around 3% in 2007 and has generally been on the rise since 2001, fluctuating between 3% and 4% since 2003 (Figure 27).

The average market rental cost for a two bedroom apartment in Durham was \$899 per month in 2007 (Figure 28). The cost of rental housing generally varies

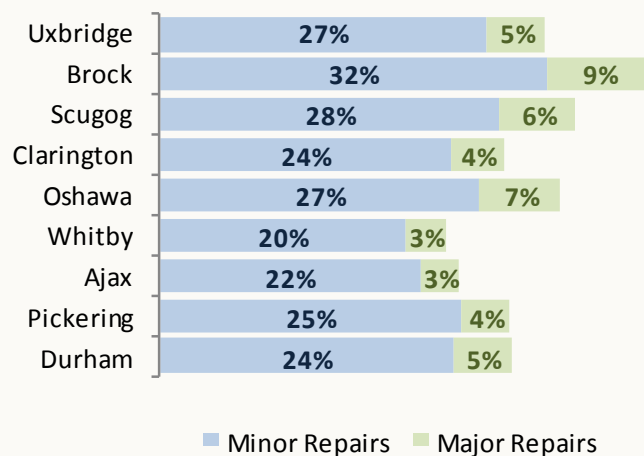


Fig. 26: Dwellings by Maintenance Required in Durham and Municipalities, Statistics Canada 2006

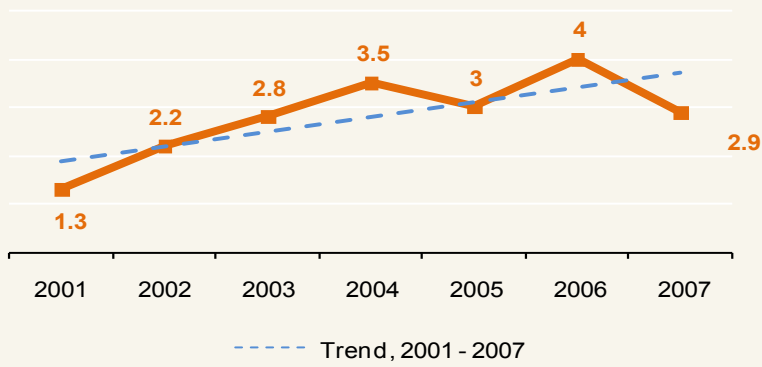


Fig. 27: Vacancy Rates in Durham, 2001—2007, CMHC 2007

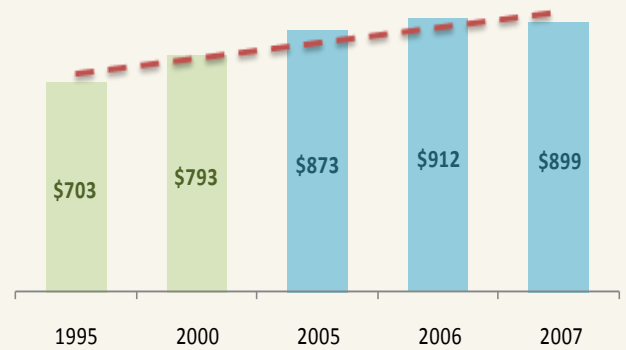


Fig. 28: Average Rental Housing Cost in Durham, 2-Bedroom Apartment, CMHC 2007

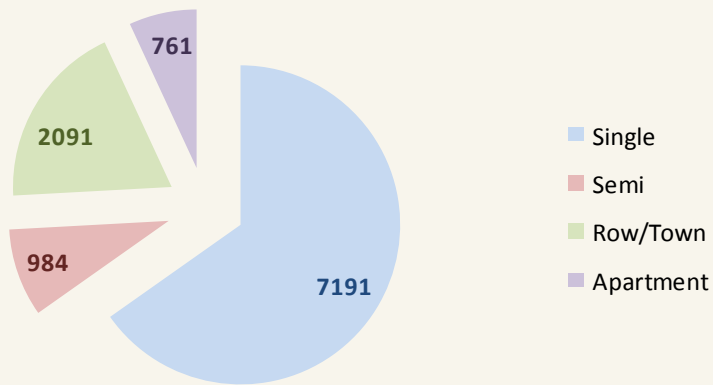


Fig. 29: New Housing Units in Durham by Unit Type, 2005/2006, Durham Region Planning Department, 2006

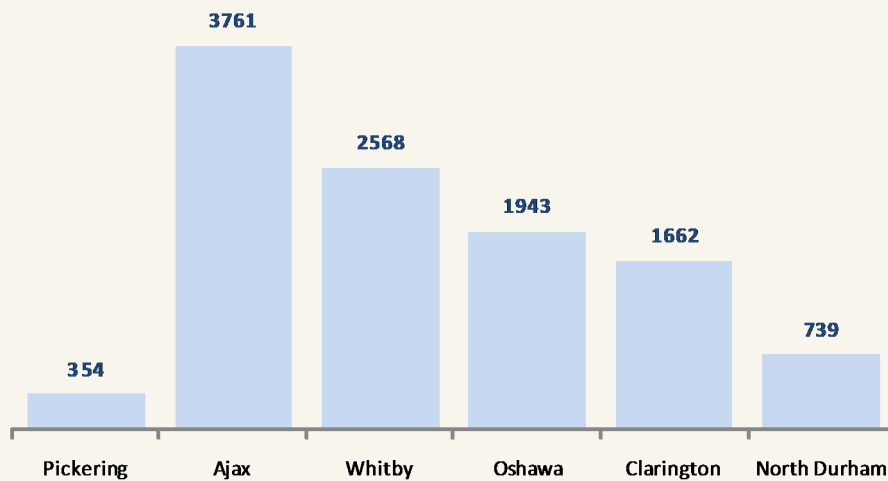


Fig. 30: New Housing Units in Durham by Municipality, 2005/2006, Durham Region Planning Department, 2006

Core Housing Need

According to CMHC, a household is said to be in Core Housing Need if its housing falls below at least one of the adequacy, suitability, or affordability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (i.e. meets all three of these standards). The most recently available data from the CMHC indicates that in 2001 11% of households in Durham were in Core Housing need (Figure 31). Between 1991 and 2001 the number of households in Durham in Core Housing Need rose by 55% to 18,680 households.

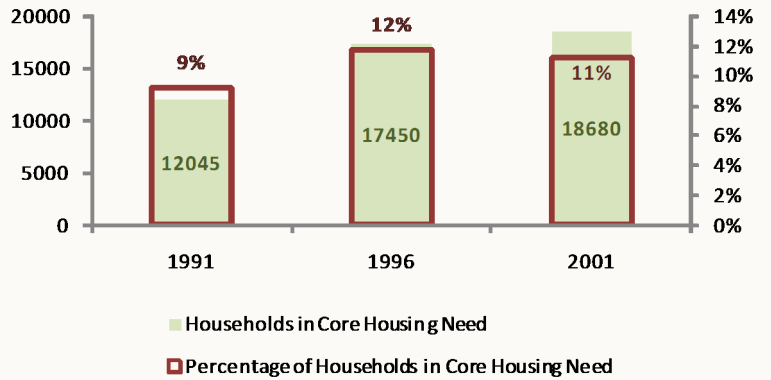


Fig. 31: Core Housing Need in Durham, 1991–2001, CMHC 2001

In 2001, 27% of all housing in Durham fell below standards in at least one of the three categories (see Appendix A, Chart 7). Of these households, 6% did not meet the CMHC Adequacy standard, 20% did not meet the Affordability standard, and 5% did not meet the Suitability standard.

The average Shelter-cost-to-income-ratio (STIR) for all households in Durham is 22%. This number has been stable since 1991 and is generally consistent across the GTA (see Appendix A, Chart 8). Households that are renting accommodations are more likely to pay more than 30% of their income on housing than are those who own their homes. Between 2001 and 2006 there was a 3% increase in the proportions of tenant households in Durham paying more than 30% of their income on housing (Figure 32). In both Ajax and Whitby the proportion of tenant households in this situation is close to 50%. At the same time, there was a 4% increase in the number of homeowners in Durham paying more than 30% of their household income on housing.

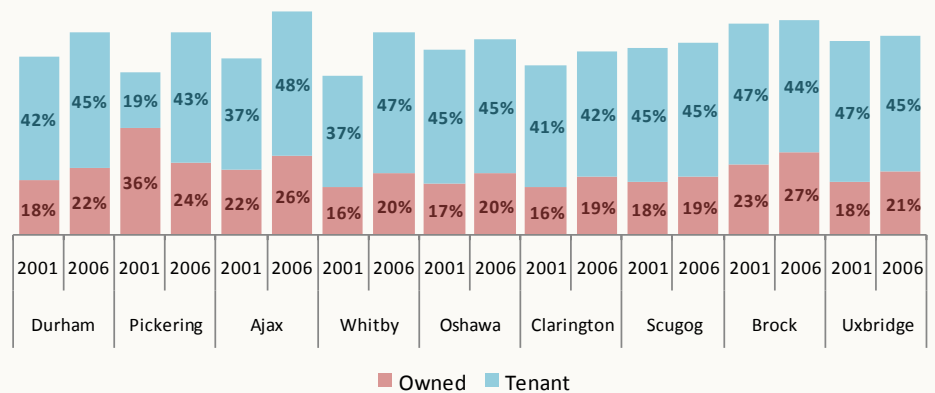


Fig. 32: Households Paying 30% or More of Income on Housing by Tenure, 2001 and 2006
Statistics Canada 2006

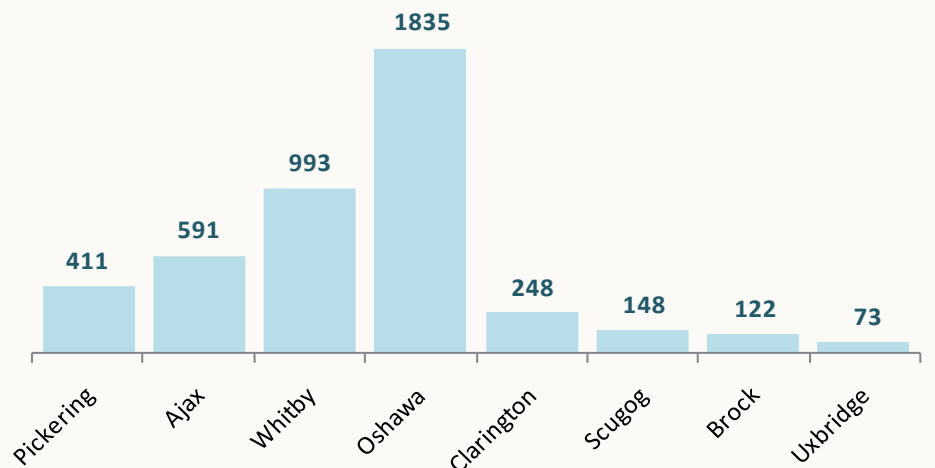


Fig. 33: Subsidized Housing Units by Municipality, Durham Housing Services, 2007

Subsidized Housing

There are approximately 4500 subsidized rental units in the Region of Durham, the majority (87%) of which are located in the urban centre's of Oshawa, Whitby, Ajax, and Pickering (Figure 33). Only 8% of all available units are located in the municipalities in North Durham (Scugog, Brock, and Uxbridge). There are currently 3658 households on the waiting lists for subsidized housing across the Region of Durham, of which 288 are priority listings (Figure 34). According to the Region of Durham Housing Services, there are approximately 1821 families on the current waiting list, with approximately 3000 children living in these families (Region of Durham Housing Stability Fact Sheet, July 2008). The majority (35%) of waiting list applicants reside in Oshawa, and 25% live in locations outside of the Region of Durham (Figure 35). There have been no new subsidized housing units created in the Region of Durham over the past 15 years.

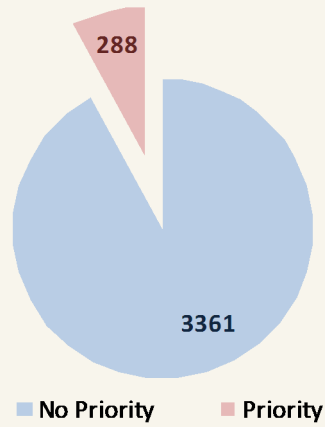


Fig. 34: Subsidized Housing Waiting List by Status, Durham Housing Services, 2007

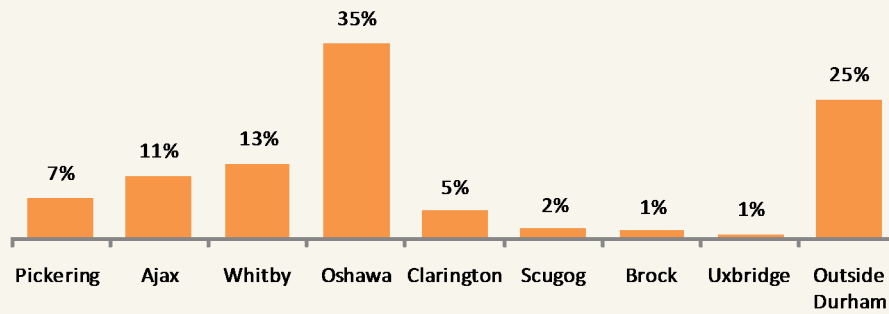


Fig. 35: Subsidized Housing Waiting List Applicants by Municipality, Durham Housing Services, 2007

ECONOMY

Labour Force Participation

In Durham, as in the province of Ontario, men are more likely to participate in the labour force than are women, with 76% of all males 15 years and over participating (Figure 36). However, 66% of females 15 years and over in Durham are still actively part of the labour market. This is reflective of an increasing trend toward dual income families in communities across Canada. The labour market participation rates are generally congruent across the Region (Figure 37), and both men and women who are participating are more likely to be employed full-time than part-time (Figure 38). When we do compare sexes, males are more likely to have full employment, with 58% of all Durham resident's who working full-year, full-time, being male, and 66% of all males in the labour force working full-year, full-time (Figure 38). At the same time, women are more likely to have part-time employment, with 57% of all Durham resident's who are working part-year, part-time being female, and 48% of all females in the labour force working part-year, part-time.

The majority, 65%, of the population in Durham participating in the labour force work outside of their municipality of Residence (Figure 39). This is especially true in the urban communities along the lakeshore corridor, with the exception of Oshawa, where only 47% of male resident's and 44% of female resident's work outside of the city. The proportion of the labour force that works outside of their municipality of residence is also lower in North Durham. In addition, a significant portion of the labour force in Durham actually work outside of the Region of Durham (Figure 39). This is especially true of those who live in Pickering and Ajax. The City of Oshawa and the Municipality of Clarington have the lowest proportion of their population who are engaged in the labour market working outside of the Region of Durham.

Unemployment

The overall unemployment rate for the Region of Durham was approximately 6% in 2006, which is roughly equal to the provincial average at that time. This rate has generally been consistent in the Region since 2001 (Figure 40). The City of Oshawa has the highest unemployment rate in the Region, with 7.5% of the population being unemployed in 2006. With recent shifts in the manufacturing sector in Oshawa this number may experience significant fluctuations over the next several years. The municipalities with the lowest unemployment rates are the rural communities of Brock and Uxbridge, both having an unemployment rate around 4% in 2006.

In nearly all municipalities there is a minimal sex disparity in unemployment rates, with women generally experiencing a higher rate than men (Figure 41). Uxbridge is a minor exception to this, with males experiencing only 2% unemployment and women experiencing a rate of 6%.

Youth aged 15 to 24 years are more likely to be unemployed than the general population, with 17% of young men and 15% of young women being unemployed in Durham in 2006 (Figure 42). These figures are congruent with provincial averages for youth. The lowest rate of youth unemployment in the Region occurs in Uxbridge, where only 6% of young men and 9% of young women were unemployed in 2006. As with the general population, sex disparities in youth unemployment rates are minimal across Durham, with the exception of Brock, where there is was a 14% difference between males and females in 2006 (see Figure 42). However, this may be the result of informal employment of young men in the local agricultural sector.

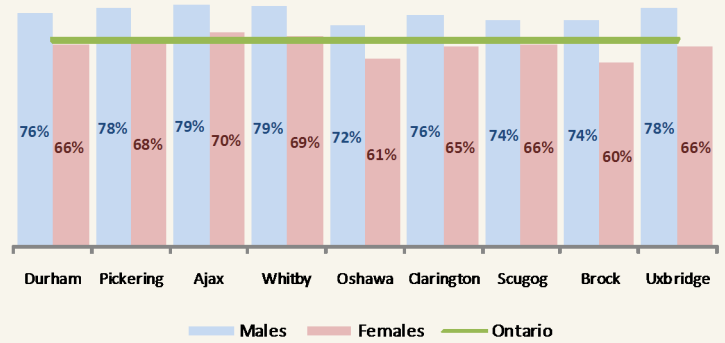


Fig. 36: Labour Force Participation by Sex and Municipality, Statistics Canada 2006

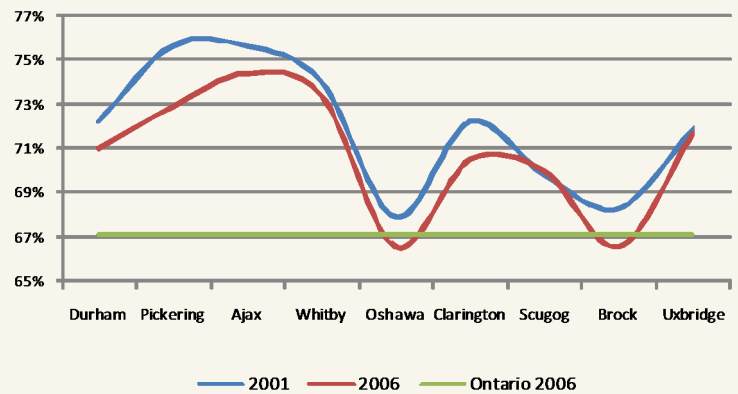


Fig. 37: Labour Force Participation by Municipality, Statistics Canada 2006

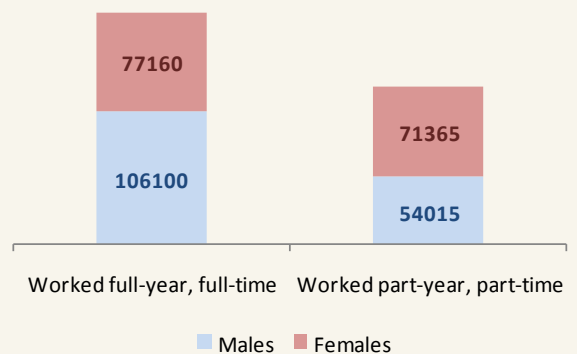


Fig. 38: Work Activity by Sex in Durham, 2005, Statistics Canada, 2006

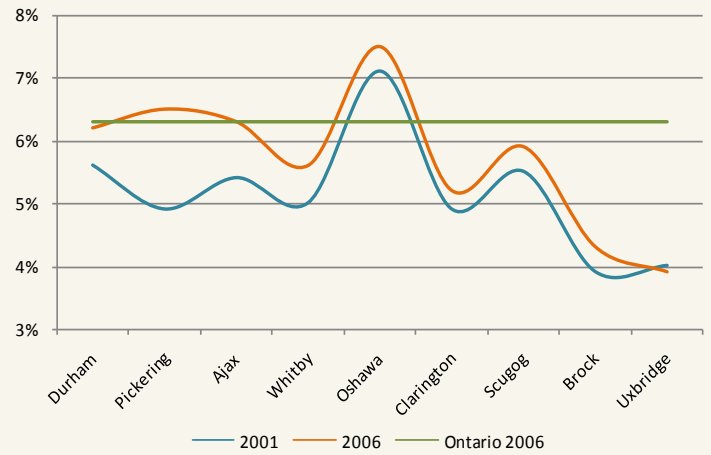
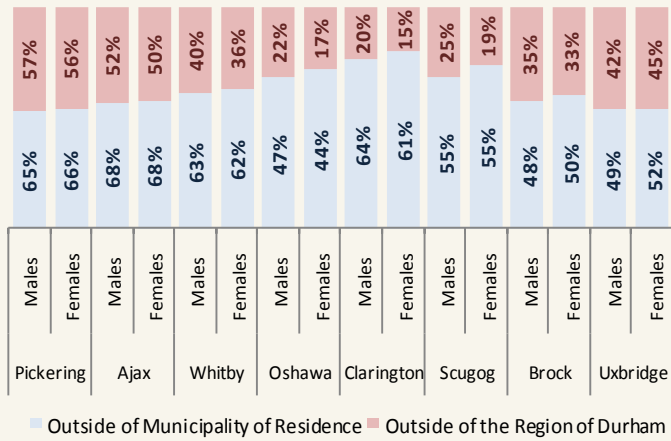


Fig. 39: Place of Employment of Durham Resident's by Sex and Municipality, Statistics Canada 2006

Fig. 40: Unemployment Rates by Municipality, 2001 and 2006 Statistics Canada 2006

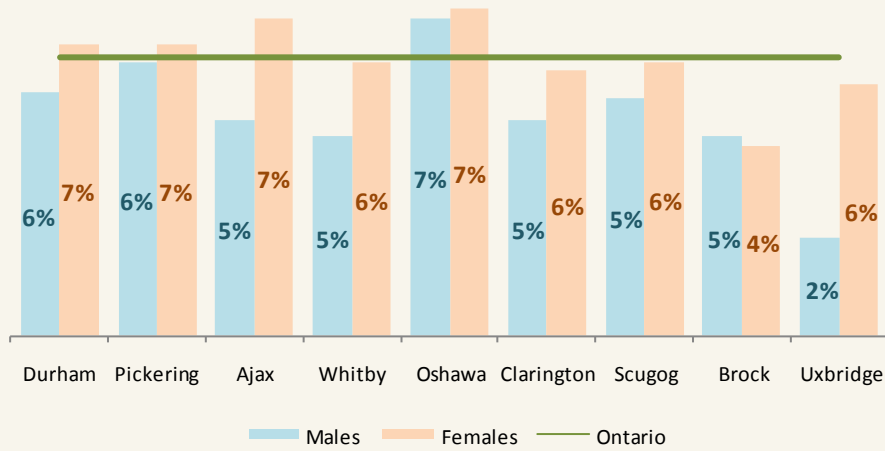


Fig. 41: Unemployment by Sex and Municipality, 2006, Statistics Canada 2006

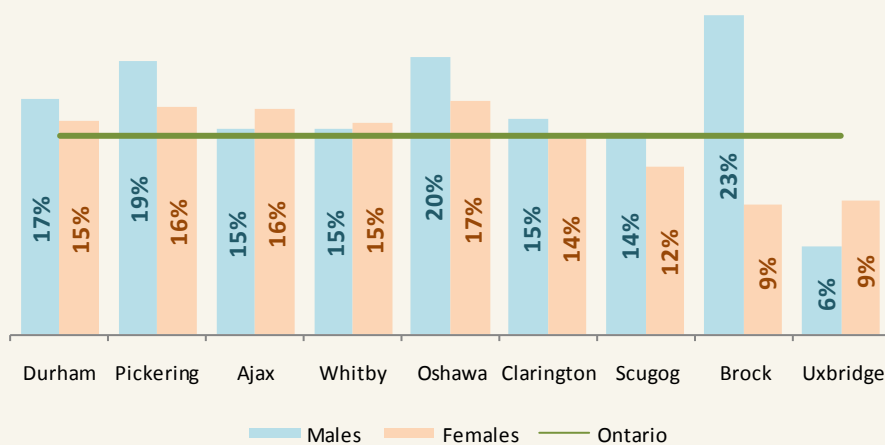


Fig. 42: Youth (Age 15 to 24) Unemployment by Sex and Municipality, 2006, Statistics Canada 2006

Income

The average individual income for all residents in the Region of Durham was \$40,249 in 2005. This represents an increase of 15% over the average income in 2000 (Figure 43). Uxbridge and Whitby are the municipalities with the highest average individual income in the Region, with 2005 averages of \$44,804 and \$43,988 respectively. Oshawa and Brock are the municipalities with the lowest average individual income in the Region.

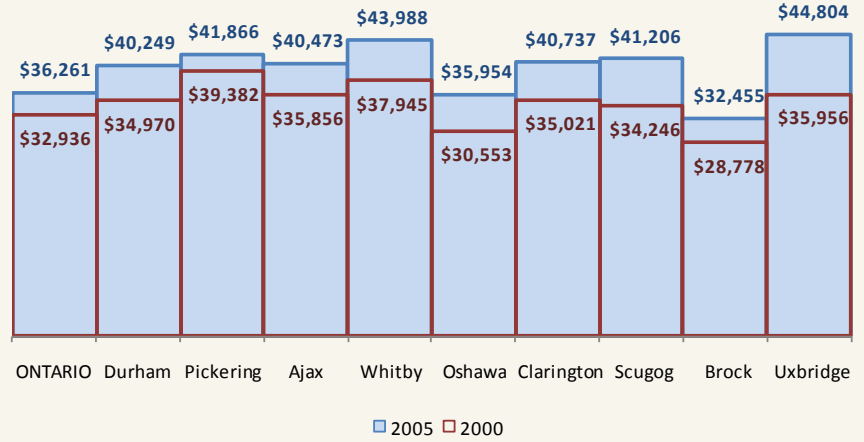


Fig. 43: Average Individual Income in Durham and Municipalities, 2000 and 2005, Statistics Canada 2001, 2006

In 2005, the average individual income for males in Durham was 61% higher than that of individual females (Figure 44). This gender disparity is consistent across municipalities, with the greatest disparity occurring in Whitby and Clarington, where the average individual male income is 70% higher than that of individual females.

This disparity is further illustrated when we look at the distribution of the population by sex across income categories for both the 2000 and 2005 income tax years (Figure 45). Males in Durham are more likely to fall in the highest income categories, whereas females are more evenly distributed across income categories. However, there was a slight increase in the proportion of females in the highest income categories in Durham between 2000 and 2005 (Figure 45).

The average family income in Durham was \$77,797 in 2005. Lone parent families earn significantly less than this, with male lone parent families earning 37% less and female lone parent families earning 76% less (Figure 46).

The gender disparity is also prevalent when we examine employment tenure. In 2005 males in Durham who worked full-year, full-time earned 39% more than females who worked full-year, full-time (see Appendix A, Chart 9). The same trend is observed when we look at part-time employment, where males earn 50% more on average than females who are similarly employed (see Appendix A, Chart 10).

Prevalence of Low Income

In 2005, 9% of the population in Durham was living with low income. The number of individuals living with low income in Durham increased by 25% between 2000 and 2005 (Figure 47). The municipality with the highest proportion of the population living with low income is Oshawa, at 13%. This is followed by Ajax at 11%, and Pickering at 10%. However, between 2000 and 2005 there was no growth in the proportion of the population living with low income in the City of Oshawa. In contrast, over the same five year period there was a 64% increase in the population living with low income in the Town of Ajax, resulting in a 3% proportional increase in this community. This was followed by Pickering, where although the absolute increase in population living with low income increased less than in Whitby, there was a proportional increase of 3% in this community, compared to only 1% in Whitby.

When we look at the population earning less than \$20,000 in 2005, we see that females outweigh males, with 94,750 women earning under \$20,000, compared to only 54,565 men, a difference of 74% (Figure 48). Further, in 2005, there were 47,840 women earning under \$10,000, compared to 30,470 men, a difference of 57%.

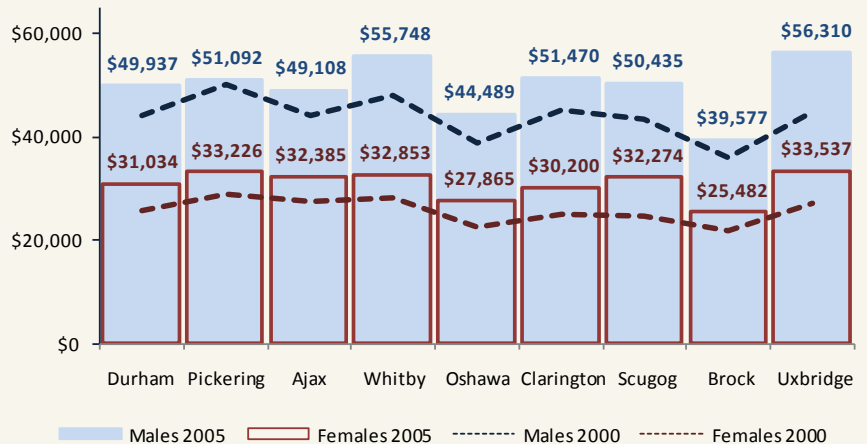


Fig. 44: Average Individual Income in Durham and Municipalities by Sex, 2000 and 2005 Statistics Canada 2001, 2006

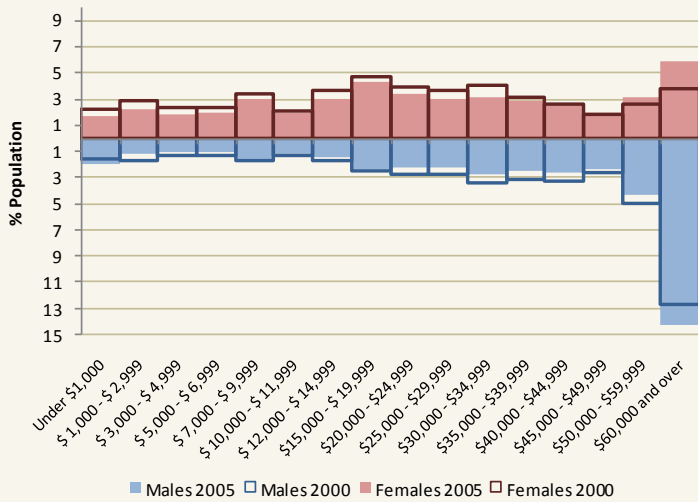


Fig. 45: Distribution of Income by Sex, 2000 and 2005, Statistics Canada 2001, 2006

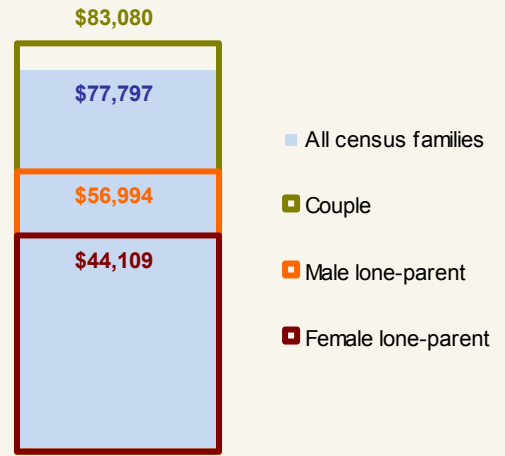


Fig. 46: Average Family Income in Durham, 2005 Statistics Canada 2006

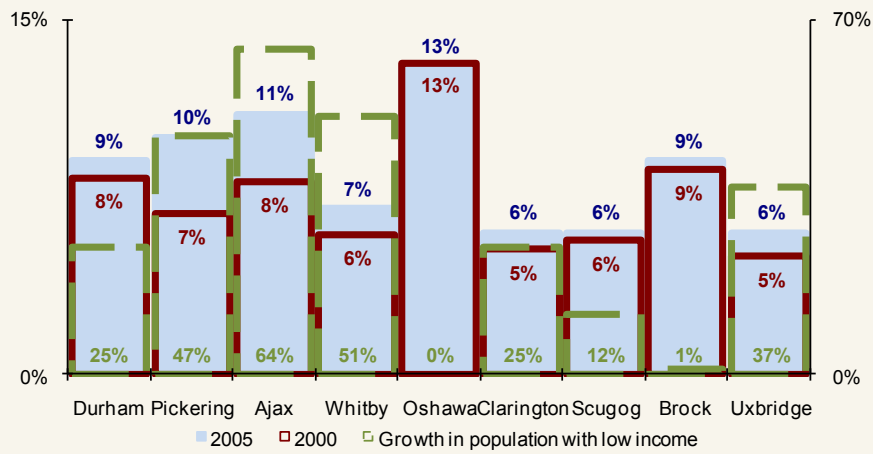


Fig. 47: Percentage of Population with Low-Income After-Tax, 2000 and 2005, Statistics Canada 2001, 2006

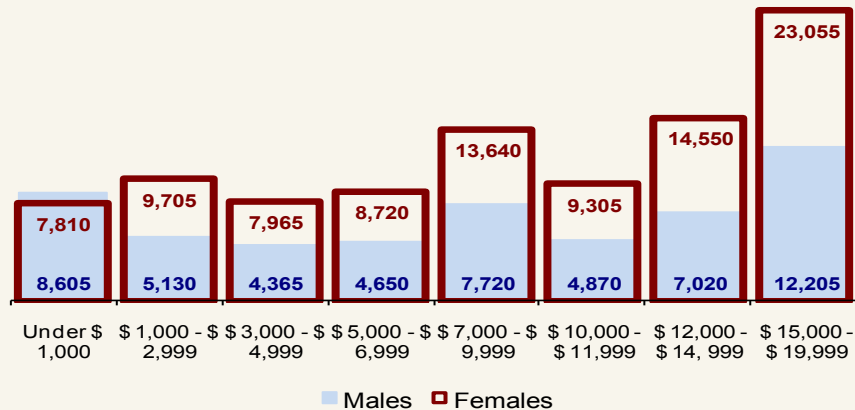


Fig. 48: Population 15 Years and Over with Income Below \$20,000 in Durham by Sex, 2005, Statistics Canada 2006

Ontario Works

At the end of 2007 there were 7330 Ontario Works (OW) cases across the Region of Durham (see Appendix A, Chart 13), representing 16222 persons. This indicates an increase of 10% in the OW caseload across the Region of Durham. The majority of OW cases are located in the City of Oshawa, with 56% of all cases occurring in this municipality (Figure 49), and 2.9% of the population in Oshawa receiving OW in 2007 (Figure 50). Ontario Works cases are generally increasing across the Region, with the greatest increase occurring in the Rural community of Brock (Figure 51).

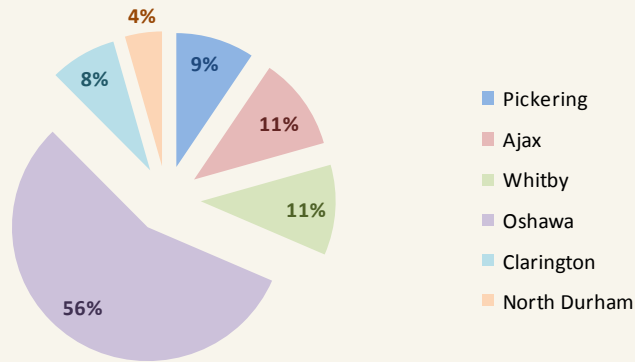


Fig. 49: Percentage of Ontario Works Cases by Municipality, 2007, Region of Durham, 2008

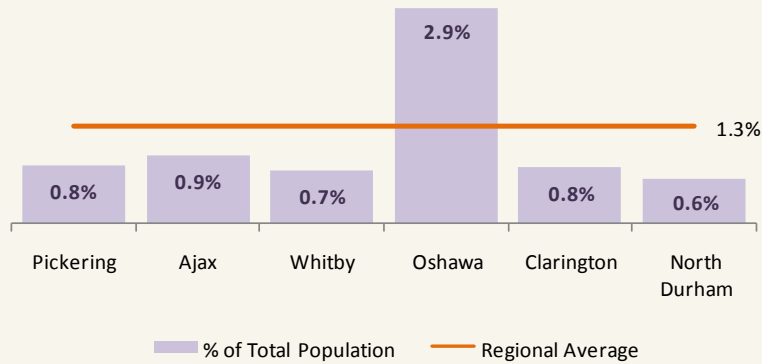


Fig. 50: Ontario Works Cases as a Percentage of the Municipal Population, 2007, Region of Durham 2008

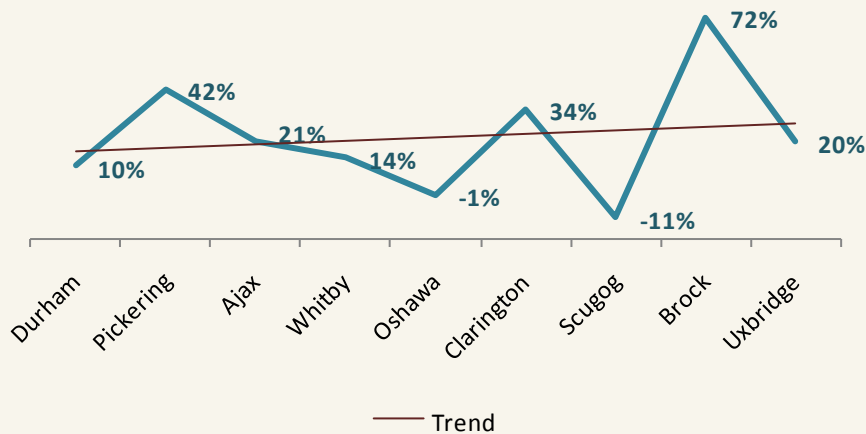
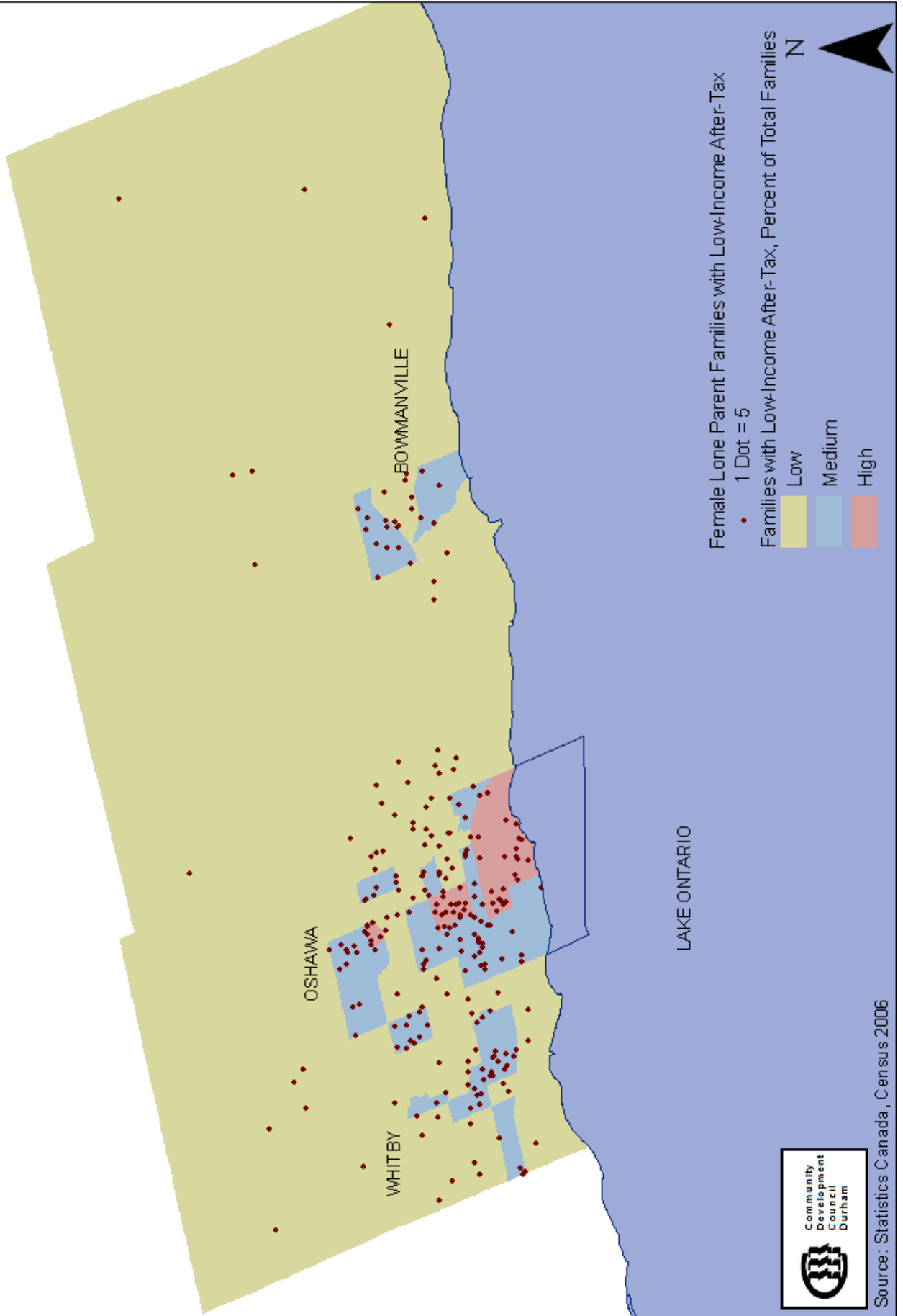


Fig. 51: Growth in Ontario Works Caseload by Municipality, 2006—2007, Region of Durham

Distribution of Families with Low-Income (LICO Measure) in the Oshawa CMA, 2005



SUMMARY

As the data presented in this report indicates, the Region of Durham is currently in the midst of a period of rapid and significant growth and change. These trends have been increasingly prevalent over the past fifteen to twenty years as the Greater Toronto Area (GTA) has become one of the fastest growing urban areas in North America. With this growth and change has come significant shifts the needs, desires, strengths, and problems of the communities that make up the Region's population. In order to build a successful and sustainable community, that is welcoming and inclusive of all of its citizens, we must be able to respond to these changes with community driven planning and locally relevant solutions. The foundation of this work must be sound social data and statistics that provide us with information about the communities in which we live. This report provides the basis of these efforts by presenting the base data required to further an understanding of the shifting demographics and socioeconomic make up of the Region of Durham and its municipalities.

Based on the data presented in this report we may discern the following trends:

1. The population in the Region of Durham has experienced a steady rate of growth over the past decade, increasing at an average of 2.2% annually from the middle of the 1990s to present. This growth is currently projected to continue at a pace of between 1.5% and 2% annually over the next 25 years.
 - The population projection for the Region of Durham presented in this report does not accommodate the projected development of the Seaton Community in central Pickering. It is anticipated that this community will become home to at least 70,000 people (see <http://www.sustainablepickering.com/seaton/>).
 - The population growth in Durham is occurring almost exclusively in the communities along the lakeshore corridor, and although population density is rising in many of these communities, the current density levels still reflect sub-urban character of the Region.
2. As with the population in Ontario and Canada, the population in the Region of Durham is aging.
 - With the aging population we are seeing a growing number of seniors living in the Region. Although the majority of these individuals live alone or with a spouse, there is a growing number of seniors living with relatives in Durham.
3. There are an increasing number of families living in Durham, especially families with school age children. The majority of these families are married couples with children.
 - Nearly 20% of all families in Durham are headed by a single parent, the vast majority of which are female lone-parent families.
 - Notably, there are a growing number of children between the ages of 18 and 24, and over the age of 25 living at home in Durham. This may be due to several factors, including increasing housing costs in Durham and the rising debt load of new post-secondary graduates in Ontario.
4. The population in the Region of Durham is becoming more ethnically and culturally diverse as the population of immigrants and visible minorities continue to grow at a steady rate.
 - Although the immigrant population in Durham is still dominated by older immigrant groups (notably British and German), new immigrants to the Region's municipalities are increasing from non-traditional source countries in Latin America, South Asia, the Caribbean, the Middle East, and Africa. The establishment of these new ethnocultural communities in Durham is also reflected in the growth of visible minority population.

5. The housing stock in the Region of Durham is generally reflective of the sub-urban make up of the community, with the vast majority of housing being single-detached family homes. This is true of the existing housing stock as well as the planned housing being built in the Region's lake-shore communities.
 - Notably, no new subsidized housing has been constructed in the Region for at least the past fifteen years, despite growing waiting lists. This is a trend in many communities across the province of Ontario.
6. There are gender differences in the local labour force, with men more likely to be actively employed than women. However, 66% percent of women in Durham are actively engaged in the labour force, a fact that is indicative of the increasing prevalence of dual income families in the Region. Notably, women are more likely to have only part-time employment than are men.
7. The municipalities in Durham are increasingly becoming bedroom communities, with the majority of employed residents working outside of their municipality of residence and a significant proportion of the employed population working outside of the Region of Durham.
8. There has been an increase in the average income of individuals and families in the Region of Durham. However, there has also been an equally significant increase in the population living with low income in the Region's municipalities.

The preceding points are obviously the distilled version of a complex array of changes and areas of growth and development currently at play in the Region. These trends are not mutually exclusive, and ultimately we must address them with integrated planning and cooperation across communities and sectors. Further, there are many important areas not covered by the data presented here, such as population health, civic engagement, and environmental concerns.

Some specific areas not covered in this report that warrant further attention include:

1. Changes to the local labour market and an assessment of the social and economic impact that these changes have on local communities.
2. Assessment of the impact of population growth and change on the local healthcare system and population health in general.
3. The impact of rapid sub-urban development on the local environment, and assessment of the social implications of local environmental concerns (e.g. the planned development of an incinerator in Clarington).
4. Assessment of the increasing urban-rural divide in the Region and the implications of this divide for social planning and community development.

GLOSSARY OF TERMS

Aboriginal Ancestry/Origin refers to those persons who reported at least one Aboriginal origin (North American Indian, Métis or Inuit) on the ethnic origin question in the Census. The question asks about the ethnic or cultural group(s) to which the respondent's ancestors belong. **Aboriginal Identity** refers to those persons who reported identifying with at least one Aboriginal group, i.e. North American Indian, Métis or Inuit. Also included are individuals who did not report an Aboriginal identity, but did report themselves as a Registered or Treaty Indian, and/or Band or First Nation membership.

Vacancy Rate refers to the percentage of all rental units that are unoccupied at a given time.

Average Housing Wage refers to the amount that a person working full time must earn to afford fair-market rent on a two bedroom unit without paying more than 30% of their income on rent.

Housing Standards indicate whether households live in accommodation that meets or falls short of the adequacy, suitability and affordability housing standards. **Adequate** dwellings are those reported by their residents as not requiring any major repairs. **Suitable** dwellings have enough bedrooms for the size and make-up of resident households, according to National Occupancy Standard (NOS) requirements. The NOS, derived from the common elements of provincial/territorial standards, stipulates that, (1) parents are eligible for a bedroom separate from their children; (2) household members aged 18 or more are eligible for a separate bedroom unless married or otherwise cohabiting as spouses; (3) dependants aged 5 or more of opposite sex do not share a bedroom; and (4) bachelor dwelling units in adequate condition are considered suitable accommodation for one-person households. **Affordable** dwellings cost less than 30% of before-tax household income. Shelter costs include the following: (1) for renters, rent and any payments for electricity, fuel, water and other municipal services; and (2) for owners, mortgage payments (principal and interest), property taxes, and any condominium fees, along with payments for electricity, fuel, water and other municipal services.

The total number of households below housing standards will not be the sum of the number below the individual standards since some households are below two or more housing standards. For example, a household living below both the affordability and adequacy standards would be counted as being under both standards, resulting in double counting when the two standards are added together."

A household is not in core housing need if its housing meets all of the adequacy, suitability and affordability standards OR, if its housing does not meet one or more of these standards, but it has sufficient income to obtain alternative local housing that is acceptable (meets all three standards)."

APPENDIX A: ADDITIONAL CHARTS AND TABLES

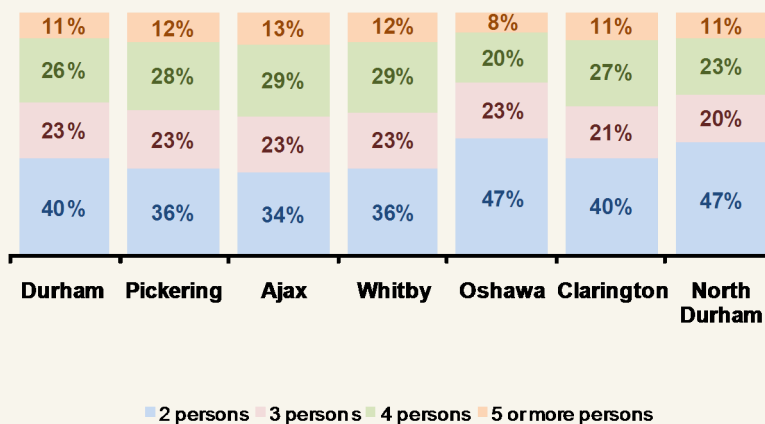


Chart 1: Families by Family Size in Durham and Municipalities, Statistics Canada 2006

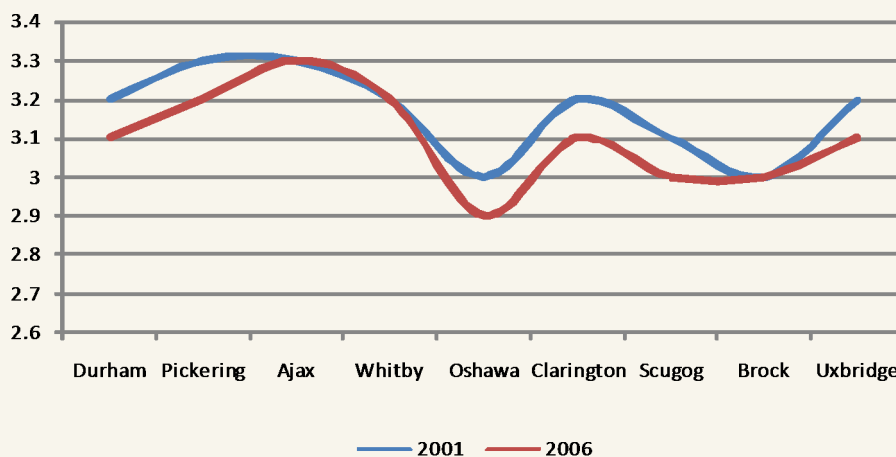


Chart 2: Average Number of Individuals Per Family in Durham, 2001 and 2006, Statistics Canada 2001, 2006

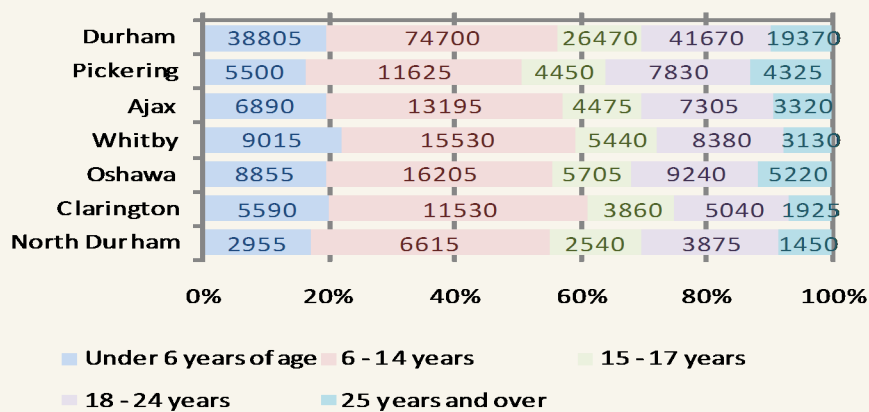


Chart 3: Children at Home by Age Group and Municipality, 2006, Statistics Canada, 2006

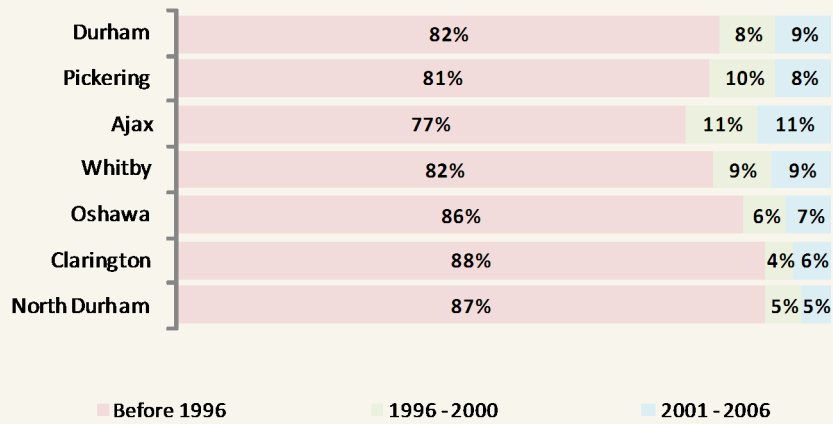


Chart 4: Immigrant Population in Durham by Time of Arrival, Statistics Canada, 2006

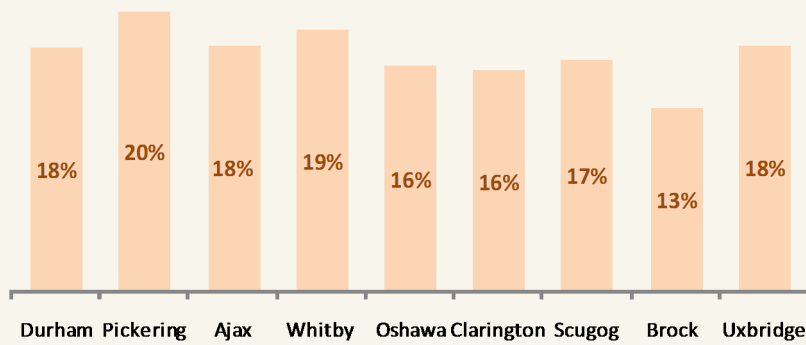


Chart 5: Children of Immigrants as a Percentage of the Total Population in Durham and Municipalities, Statistics Canada, 2006

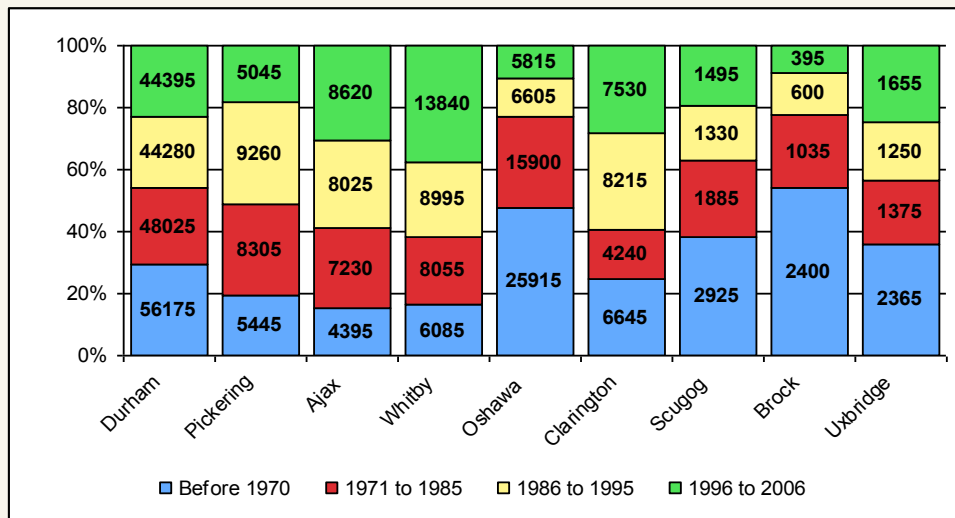


Chart 6: Dwellings by Period of Construction in Durham and Municipalities, Statistics Canada 2006

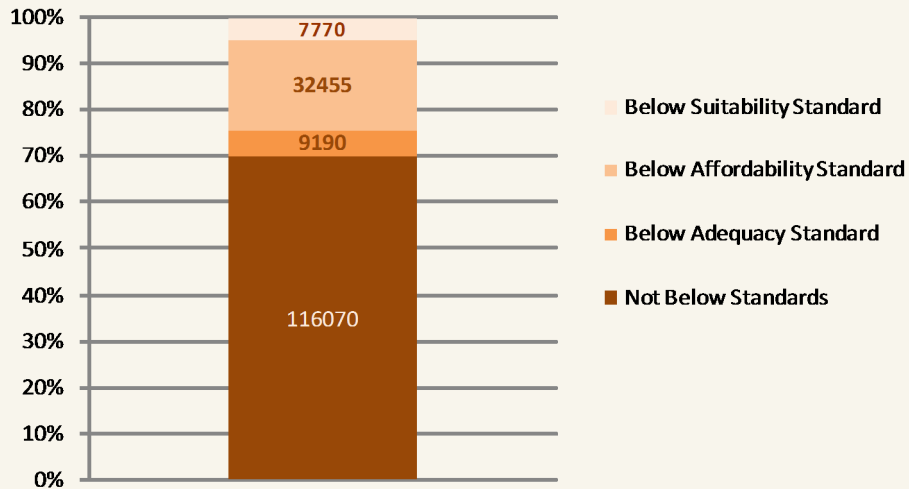


Chart 7: Substandard Housing in Durham by Various Standards, 2001, CMHC 2001

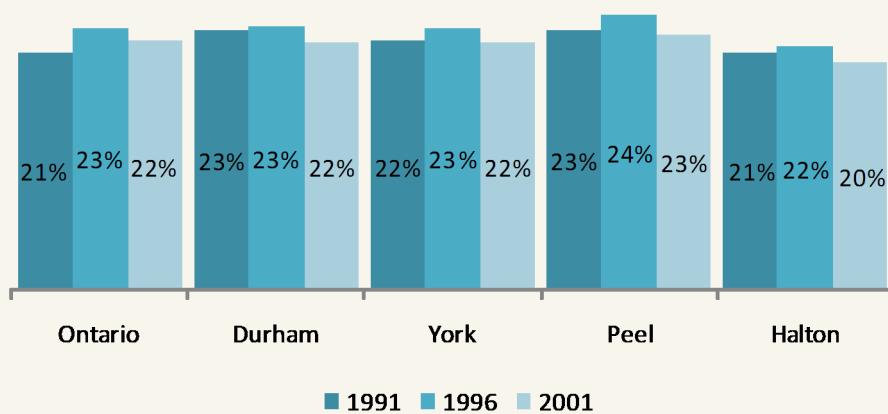


Chart 8: Average STIR in GTA Regions and Ontario, 1991-2001, CMHC 2001

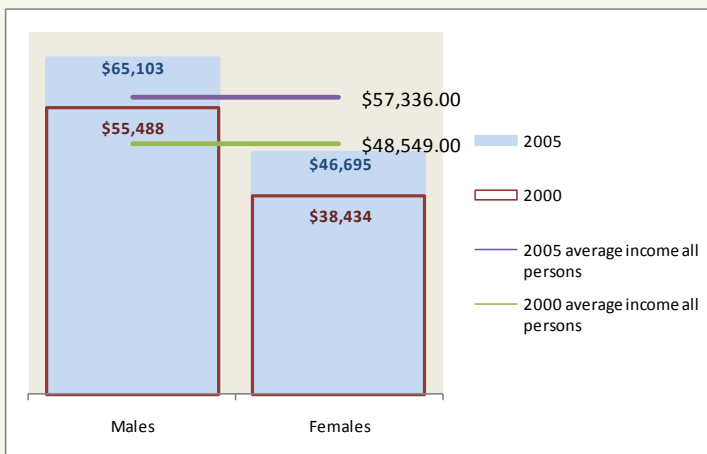


Chart 9: Average Individual Income of Those Who Worked Full-Year, Full-Time in 2000 and 2005 by Sex, Statistics Canada 2001, 2006

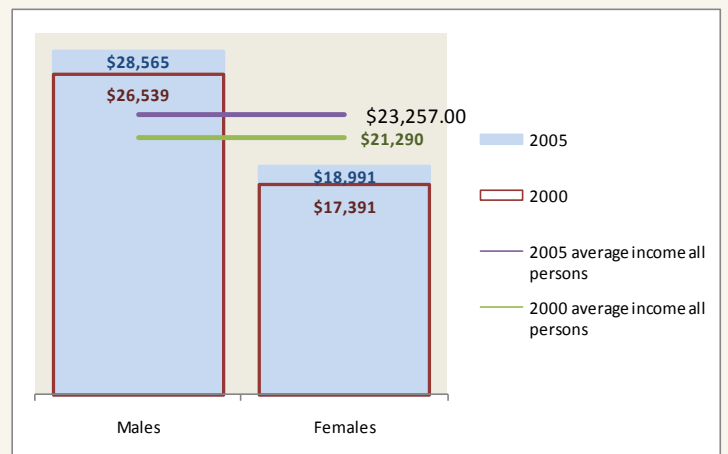


Chart 10: Average Individual Income of Those Who Worked Part-Year, Part-Time in 2000 and 2005 by Sex, Statistics Canada 2001, 2006

APPENDIX A: ADDITIONAL CHARTS AND TABLES

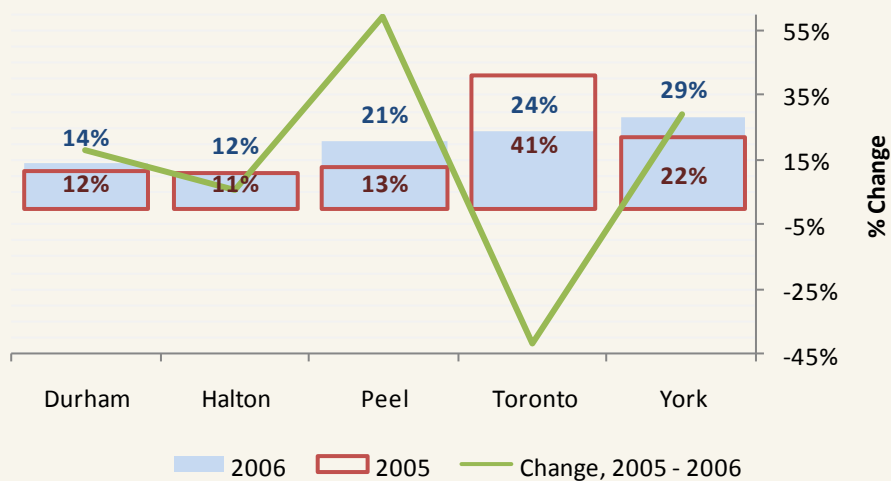


Chart 11: Percentage of Residential Development in GTA by Region, 2006 and 2006
Durham Region Planning Department 2006

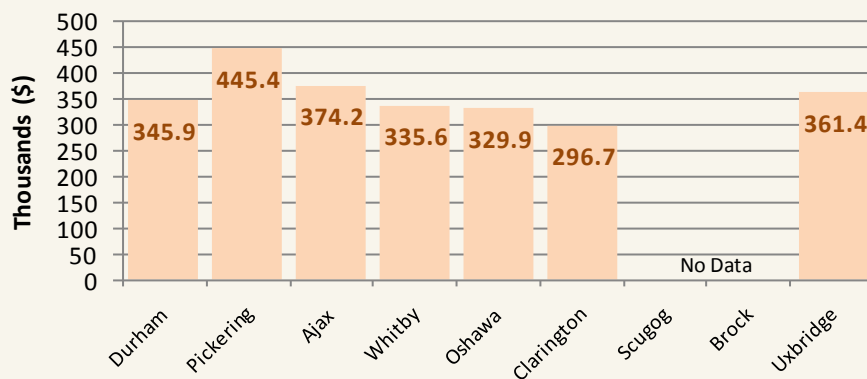


Chart 12: Average Cost of New Single Detached Dwelling in Durham Municipalities, 2006,
Region of Durham Planning Department 2006

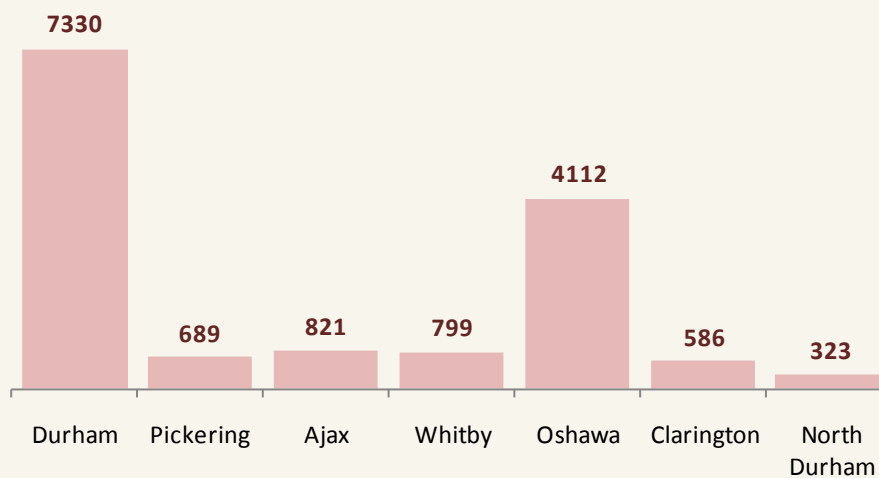


Chart 13: Ontario Works Caseload by Municipality, 2007, Region of Durham Housing, 2008