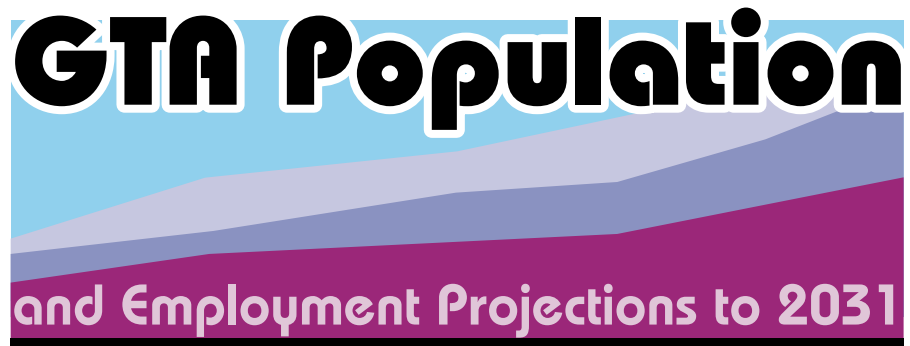


This GTA Population and Employment Projections bulletin presents the results of an economic forecast and demographic projections to 2031. They were developed under the direction of representatives from the Ministry of Municipal Affairs and Housing, the City of Toronto and Regions of the GTA. This bulletin is part of the ongoing monitoring of urban change for the new city.

GTA Population and Employment Projections to 2031



June 2000

Background

The work undertaken by the Population and Employment Projections Steering Committee involved a review of the 1993 projections¹ versus the 1996 Census, the contributions of two consulting firms and the selection of a recommended forecast from a number of scenarios. The assumptions underpinning this forecast are as follows:

- The Province's conception of the GTA's future² (as a compact urban form of interconnected nodes, with a linked and protected rural/agricultural area) will be implemented through the respective regional and local Official Plans.
- The GTA will continue to be economically competitive versus other North American and global urban centres.
- According to the consultants' economic forecast, the GTA will experience very strong growth over the next 15 years, rivaling the level of the late 1980s. The GTA's Real GDP growth rate will gradually decline from 4.9% to under 2% in the long term.
- Net in-migration, rather than natural increase, is the primary source of population growth in the GTA. Strong net in-migration is required over the projection period to reach the forecasted growth; federal immigration policy plays a key role in this assumption.

Forecast: Strong Growth Ahead

The recommended forecast represents a possible future for the GTA, one of many. Economic uncertainty is inherent in a forecasting exercise. Over the long term, the periodic impact of the business cycle is superceded by general economic trends. However, there is always the possibility of unforeseen events such as a severe recession. As a result, the longer the forecast period, the greater the uncertainty.

To the extent that these forecasts are based upon North American economic trends and cannot fully account for the extent and quality of the cultural connections between the GTA and many countries worldwide, the variability in alternate possible outcomes is tempered somewhat. While the results are higher than those of the 1993 projections, the rates of growth are borne out by recent trends, and the forecasts do fit within the range of projections currently under development or recently completed by other Canadian organizations.

The recommended forecast yields the following results. The population of the GTA is projected to grow by more than 2.6 million people, from 4.78 million in 1996 to 7.45 million by

2031. This means that a population equivalent to that of the new city of Toronto is expected to be added to the GTA by 2031. The city itself is projected to increase by over half a million people, from 2.46 million to 3 million by 2031. The regions are anticipated to grow more quickly than the city. By 2021, York will have nearly doubled in size, and Durham and Halton will have reached the same mark about 10 years later. By 2001, Toronto will make up less than half of the GTA's population and will represent 40% of the GTA by 2031. GTA population growth is expected to be strongest until 2011, and to gradually decline over the following two decades.

The city's employment will continue to grow, from 1.291 million jobs in 1996 to 1.835 million in 2031, or by more than 544,000 jobs. This will represent 44% of GTA employment in 2031, down from 55.5% in 1996. Employment in Durham, Halton, Peel and York is anticipated to increase at a remarkable pace of between 2.5% and 4.1% annually on average between 2001 and 2011. Durham and York are expected to more than double their employment by 2021.

¹ Hemson Consulting Ltd. and The Coopers & Lybrand Consulting Group. *The Outlook for Population and Employment in the GTA*, August, 1993.

² Ontario. Office for the GTA. *2021: The Challenge Of Our Future*, 1992.

The distribution of GTA growth suggested by this scenario is based upon expectations about existing and future patterns of growth and the execution of regional Official Plan policies:

- the city of Toronto will continue to experience strong economic and population growth
- Highway 407 will continue to act as a stimulus for the growth of the regions
- plans for the Pickering Airport will be implemented
- the Seaton community will be developed.

Generally, it is expected that the choice of location of people and businesses will continue to be influenced by cost and availability of land, affordable housing, quality of life and availability of infrastructure and services.

The forecast makes plain that to attain this growth and remain competitive with other North American centres, the GTA will need to invest in infrastructure and quality of life to ensure its long-term success and desirability. The ability of the GTA to attract migrants and create jobs will be directly affected by its transportation infrastructure and transit, and the availability of social services and affordable housing.

Next Steps

The Steering Committee has recommended some follow-up work to the regional planning commissioners:

- Now that a number of different projection methods have been used for the GTA, evaluate the strengths and weaknesses of different methods of projecting population and employment that have been used to date.
- The employment projections were difficult to develop owing to an absence of GTA-wide employment data. Undertaking a GTA-wide employment survey would provide useful information for the next round of employment projections. The regional planning commissioners might undertake to establish a common methodology for employment projections.
- Revisit the GTA 2021 study to extend it to 2031, in line with the projections.

Meanwhile, more detailed age- and location-specific projections are under development by city staff, which use this forecast as a starting point.

Table 1 Population

	1996**	2001*	2011	2021	2031
GTA	4,781,000	5,284,000	6,260,000	6,975,000	7,450,000
Toronto	2,463,000	2,594,000	2,855,000	2,915,000	3,000,000
Peel	882,000	1,000,000	1,185,000	1,350,000	1,400,000
York	612,000	760,000	1,010,000	1,200,000	1,360,000
Durham	474,000	530,000	710,000	900,000	1,000,000
Halton	350,000	400,000	500,000	610,000	690,000

* Not included in official results.
 **Source: Statistics Canada. Includes Census undercounts.
 Source: UDS Research and Information

GTA Population

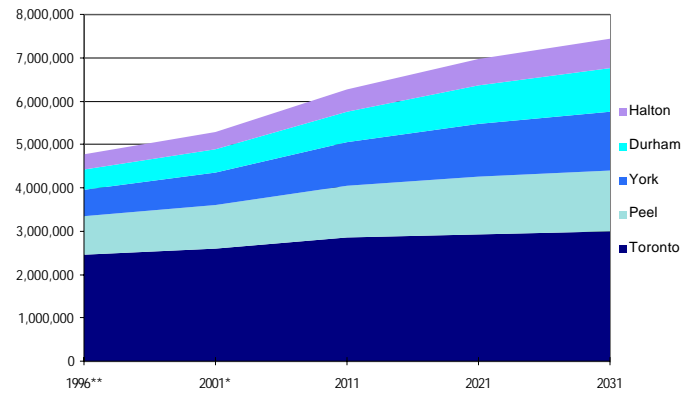


Table 2 Population Change vs 1996

	1996	2001*	2011	2021	2031												
GTA	0	503,000	1,479,000	2,194,000	2,669,000												
Toronto	0	131,000	392,000	452,000	537,000												
Peel	0	118,000	303,000	468,000	518,000												
York	0	148,000	398,000	588,000	748,000 </tr <tr> <td>Durham</td> <td>0</td> <td>56,000</td> <td>236,000</td> <td>426,000</td> <td>526,000</td> </tr> <tr> <td>Halton</td> <td>0</td> <td>50,000</td> <td>150,000</td> <td>260,000</td> <td>340,000</td> </tr>	Durham	0	56,000	236,000	426,000	526,000	Halton	0	50,000	150,000	260,000	340,000
Durham	0	56,000	236,000	426,000	526,000												
Halton	0	50,000	150,000	260,000	340,000												

* Not included in official results.
 Source: UDS Research and Information

Population Change versus 1996

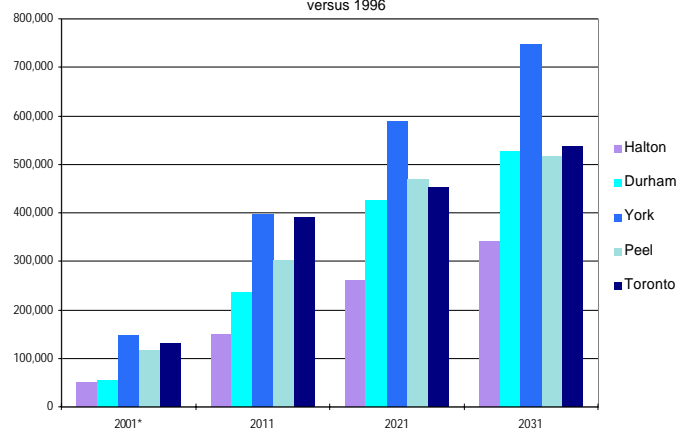


Table 3 Population Change vs 1996

	1996	2001*	2011	2021	2031
	%	%	%	%	%
GTA	0	10.5	30.9	45.9	55.8
Toronto	0	5.3	15.9	18.4	21.8
Peel	0	13.4	34.4	53.1	58.7
York	0	24.2	65.0	96.1	122.2
Durham	0	11.8	49.8	89.9	111.0
Halton	0	14.3	42.9	74.3	97.1

* Not included in official results.
 Source: UDS Research and Information

Population Change Percent versus 1996

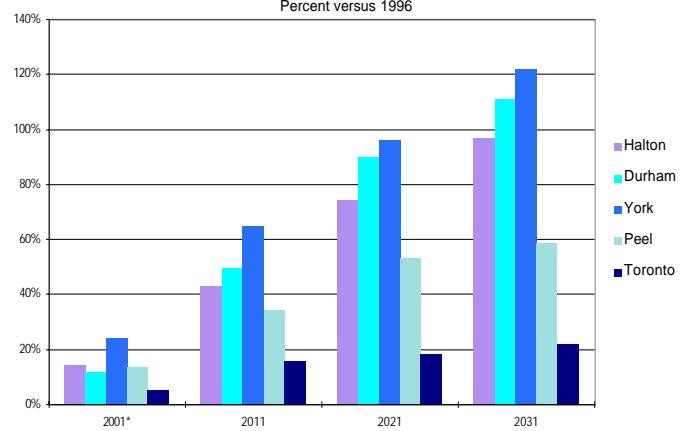


Table 4 Average Annual Population Growth

	2001-11	2011-21	2021-31
	%	%	%
GTA	1.8	1.1	0.7
Toronto	1.0	0.2	0.3
Peel	1.9	1.4	0.4
York	3.3	1.9	1.3
Durham	3.4	2.7	1.1
Halton	2.5	2.2	1.3

Source: UDS Research and Information

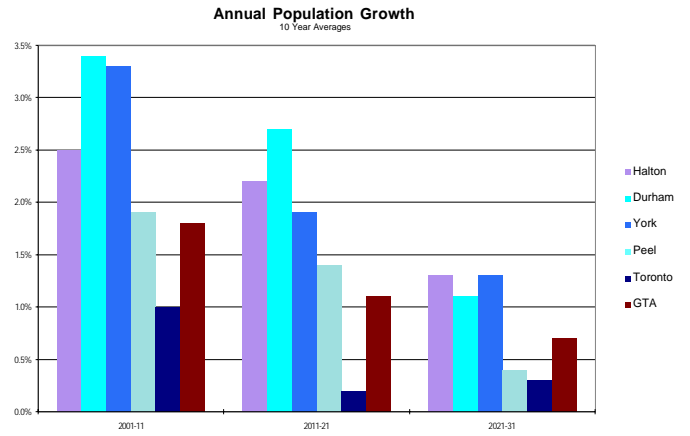


Table 5 Population Percentage of GTA

	1996	2001*	2011	2021	2031
	%	%	%	%	%
Toronto	51.5	49.1	45.6	41.8	40.3
Peel	18.4	18.9	18.9	19.4	18.8
York	12.8	14.4	16.1	17.2	18.3
Durham	9.9	10.0	11.3	12.9	13.4
Halton	7.3	7.6	8.0	8.7	9.3

* Not included in official results.
Source: UDS Research and Information

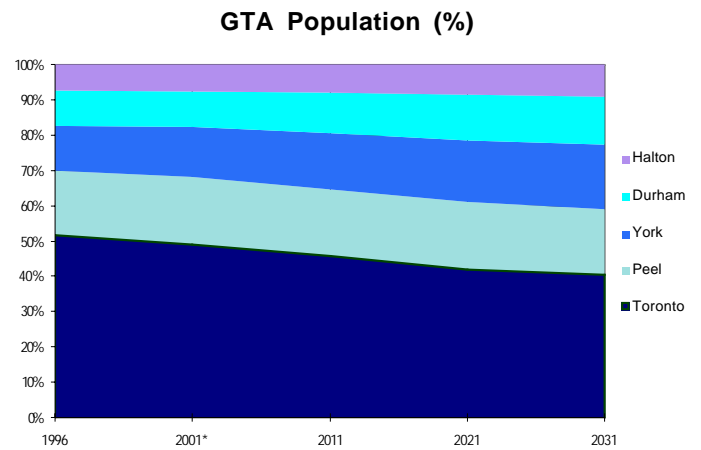


Table 6 Activity Rate

(Population x Activity Rate = Employment)

	1996	2001*	2011	2021	2031
	%	%	%	%	%
Toronto	52.4	56.0	56.6	59.0	61.2
Peel	47.7	51.5	54.3	53.6	54.3
York	47.7	50.9	54.1	53.9	54.3
Durham	34.7	37.7	39.4	41.6	43.4
Halton	45.4	46.4	47.5	50.5	53.6

* Not included in official results.
Source: UDS Research and Information

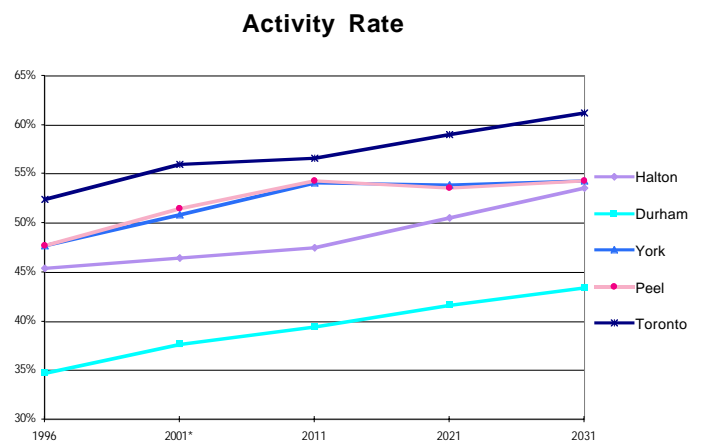


Table 7 Employment

	1996	2001*	2011	2021	2031
GTA	2,326,628	2,740,412	3,321,974	3,772,932	4,136,516
Toronto	1,290,612	1,453,545	1,615,617	1,719,471	1,835,088
Peel	420,714	514,502	643,038	724,174	759,687
York	291,924	387,150	546,034	647,274	737,982
Durham	164,478	199,790	279,813	374,112	434,107
Halton	158,900	185,425	237,472	307,900	369,652

* Not included in official results.
Source : UDS Research and Information

GTA Employment

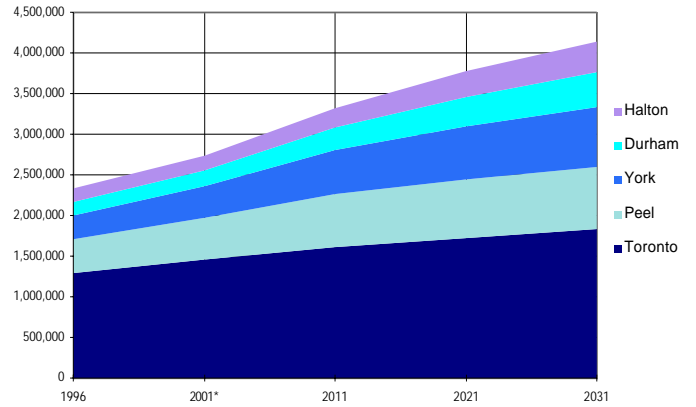


Table 8 Employment Change vs 1996

	1996	2001*	2011	2021	2031
GTA	0	413,784	995,346	1,446,304	1,809,888
Toronto	0	162,933	325,005	428,859	544,476
Peel	0	93,788	222,324	303,460	338,973
York	0	95,226	254,110	355,350	446,058
Durham	0	35,312	115,335	209,634	269,629
Halton	0	26,525	78,572	149,000	210,752

* Not included in official results.
Source: UDS Research and Information

Employment Change versus 1996

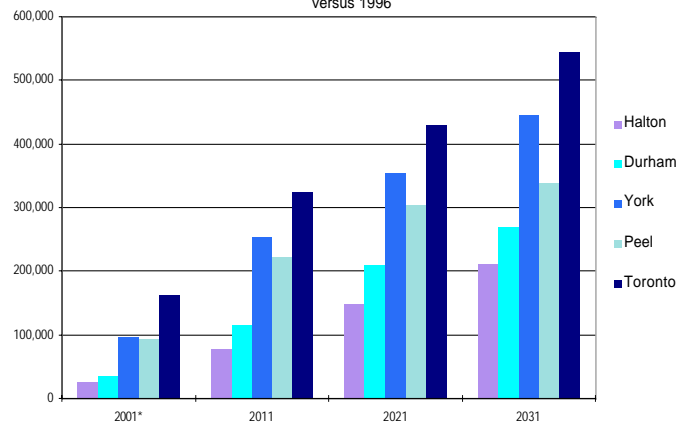


Table 9 Employment Change vs 1996

	1996	2001*	2011	2021	2031
	%	%	%	%	%
GTA	0	17.8	42.8	62.2	77.8
Toronto	0	12.6	25.2	33.2	42.2
Peel	0	22.3	52.8	72.1	80.6
York	0	32.6	87.0	121.7	152.8
Durham	0	21.5	70.1	127.5	163.9
Halton	0	16.7	49.4	93.8	132.6

* Not included in official results.
Source: UDS Research and Information

Employment Change Percent vs 1996

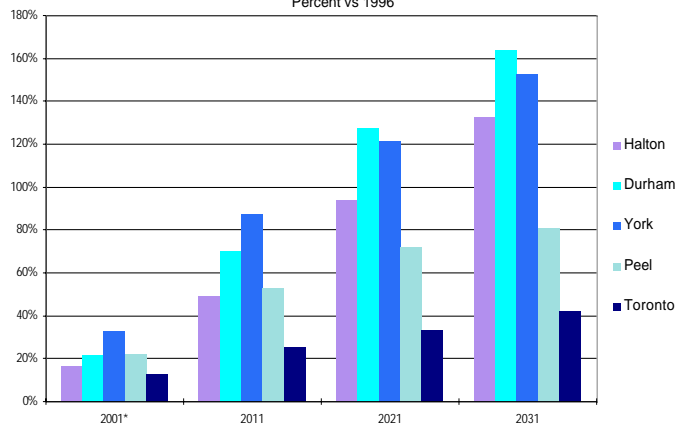


Table 10 Average Annual Employment Growth

	2001-11	2011-21	2021-31
	%	%	%
GTA	2.1	1.4	1.0
Toronto	1.1	0.6	0.7
Peel	2.5	1.3	0.5
York	4.1	1.9	1.4
Durham	4.0	3.4	1.6
Halton	2.8	3.0	2.0

Source: UDS Research and Information

Annual Employment Growth
10 Year Averages

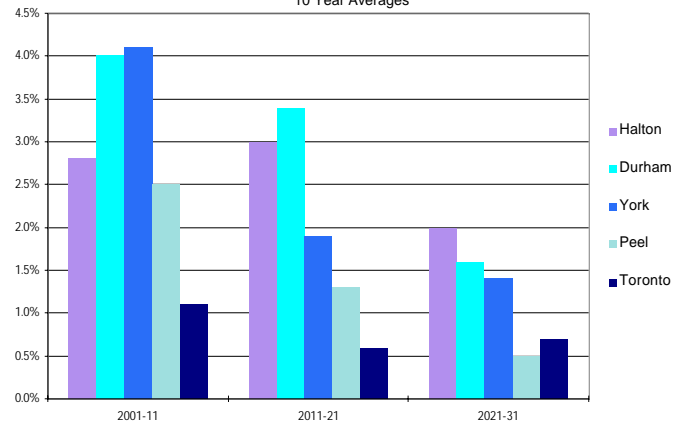
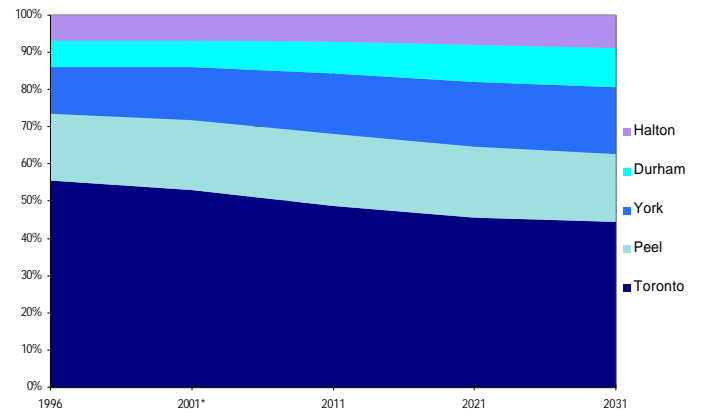


Table 11 Employment Percentage of GTA

	1996	2001*	2011	2021	2031
	%	%	%	%	%
Toronto	55.5	53.0	48.6	45.6	44.4
Peel	18.1	18.8	19.4	19.2	18.4
York	12.5	14.1	16.4	17.2	17.8
Durham	7.1	7.3	8.4	9.9	10.5
Halton	6.8	6.8	7.1	8.2	8.9

* Not included in official results.
Source: UDS Research and Information

GTA Employment (%)



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