

APPENDIX A - TABLE 1
TOWN OF WHITBY
HISTORICAL POPULATION, OCCUPIED DWELLINGS & EMPLOYMENT SUMMARY

Mid-Year	Census Population	Annual Growth	Occupied Households	Annual Growth	Av. Household Size (PPU)	Place of Work Employment	Annual Growth	Activity Rate
2006	111,184		37,240		2.99	38,034		34.2%
2007	113,272	2,088	37,967	727	2.98	37,988	(46)	33.5%
2008	115,399	2,127	38,708	741	2.98	37,965	(23)	32.9%
2009	117,566	2,167	39,464	756	2.98	37,965	0	32.3%
2010	119,774	2,208	40,235	771	2.98	37,988	23	31.7%
2011	122,022	2,248	41,021	786	2.97	38,031	43	31.2%
2012	123,267	1,245	41,511	490	2.96	38,807	776	31.5%
2013	124,525	1,258	42,007	496	2.95	39,602	795	31.8%
2014	125,796	1,271	42,509	502	2.94	40,417	815	32.1%
2015	127,080	1,284	43,017	508	2.93	41,251	834	32.5%
2016	128,377	1,297	43,529	512	2.92	42,107	856	32.8%
2017	130,575	2,198	44,134	605	2.91	42,828	721	32.8%
2018	132,810	2,235	44,448	314	2.90	43,561	733	32.8%
2019	135,084	2,274	44,954	506	2.89	44,307	746	32.8%
2020	136,562	1,478	46,201	1,247	2.88	44,519	212	32.6%
Growth 2011-2020		16,788		5,966			6,531	

Source: Statistics Canada, Census of Canada, Hemson estimates

APPENDIX A - TABLE 2
TOWN OF WHITBY
HISTORICAL ANNUAL HOUSING COMPLETIONS (CMHC)

Year	CMHC Annual Housing Completions				Shares By Unit Type			
	Singles/Semis	Rows	Apartments	Total	Singles/Semis	Rows	Apartments	Total
2006	794	139	240	1,173	68%	12%	20%	100%
2007	540	118	215	873	62%	14%	25%	100%
2008	596	259	0	855	70%	30%	0%	100%
2009	351	181	131	663	53%	27%	20%	100%
2010	404	66	0	470	86%	14%	0%	100%
2011	479	167	0	646	74%	26%	0%	100%
2012	431	205	0	636	68%	32%	0%	100%
2013	241	93	102	436	55%	21%	23%	100%
2014	154	68	141	363	42%	19%	39%	100%
2015	154	52	0	206	75%	25%	0%	100%
2016	174	153	0	327	53%	47%	0%	100%
2017	171	168	266	605	28%	28%	44%	100%
2018	62	252	0	314	20%	80%	0%	100%
2019	415	91	0	506	82%	18%	0%	100%
2020	656	553	38	1,247	53%	44%	3%	100%
Growth 2016-2020	1,478	1,217	304	2,999	49%	41%	10%	100%
Growth 2011-2020	2,937	1,802	547	5,286	56%	34%	10%	100%
5-year Average	296	243	61	600				
10-year Average	294	180	55	529				

Source: Canada Mortgage and Housing Corporation (CMHC), Housing Market Information

APPENDIX A - TABLE 3
TOWN OF WHITBY
HISTORICAL HOUSEHOLDS BY PERIOD OF CONSTRUCTION SHOWING HOUSEHOLD SIZE

Dwelling Unit Type	Period of Construction										Period of Construction Summaries		
	Pre 1945	1946-1960	1961-1970	1971-1980	1981-1990	1991-1995	1996-2000	2001-2005	2006-2010	2011-2016	Pre 2006	2006-2016	Total
<i>Singles & Semis</i>													
Household Population	2,138	5,403	3,750	9,778	20,505	8,958	13,160	21,655	11,290	5,210	85,345	16,500	101,845
Households	830	2,178	1,473	3,415	6,510	2,670	3,928	6,275	3,155	1,550	27,278	4,705	31,983
Household Size	2.58	2.48	2.55	2.86	3.15	3.35	3.35	3.45	3.58	3.36	3.13	3.51	3.18
<i>Rows 2BR: or Less</i>													
Household Population	0	0	45	75	155	160	140	245	190	75	820	265	1,085
Households	0	0	15	45	90	80	80	130	130	50	440	180	620
Household Size	n/a	n/a	3.00	1.67	1.72	2.00	1.75	1.88	1.46	1.50	1.86	1.47	1.75
<i>Rows: 3BR or more</i>													
Household Population	55	0	150	770	1,445	1,175	1,615	3,935	2,180	1,495	9,145	3,675	12,820
Households	15	15	65	335	530	480	625	1,480	800	575	3,545	1,375	4,920
Household Size	3.67	n/a	2.31	2.30	2.73	2.45	2.58	2.66	2.73	2.60	2.58	2.67	2.61
<i>Rows: Total</i>													
Household Population	55	0	195	845	1,600	1,335	1,755	4,180	2,370	1,570	9,965	3,940	13,905
Households	15	15	80	380	620	560	705	1,610	930	625	3,985	1,555	5,540
Household Size	3.67	n/a	2.44	2.22	2.58	2.38	2.49	2.60	2.55	2.51	2.50	2.53	2.51
<i>Apartments: Bachelor or 1BR</i>													
Household Population	140	260	385	455	570	330	105	125	230	175	2,370	405	2,775
Households	120	235	345	395	475	285	125	120	200	160	2,100	360	2,460
Household Size	1.17	1.11	1.12	1.15	1.20	1.16	0.84	1.04	1.15	1.09	1.13	1.13	1.13
<i>Apartments: 2BR or more</i>													
Household Population	293	533	1,050	1,678	1,415	903	245	280	415	225	6,395	640	7,035
Households	180	273	483	765	620	425	143	165	275	160	3,053	435	3,488
Household Size	1.63	1.95	2.18	2.19	2.28	2.12	1.72	1.70	1.51	1.41	2.10	1.47	2.02
<i>Apartments: Total</i>													
Household Population	433	793	1,435	2,133	1,985	1,233	350	405	645	400	8,765	1,045	9,810
Households	300	508	828	1,160	1,095	710	268	285	475	320	5,153	795	5,948
Household Size	1.44	1.56	1.73	1.84	1.81	1.74	1.31	1.42	1.36	1.25	1.70	1.31	1.65
<i>Rows 2BR: or Less and Apartments: 2BR or more</i>													
Household Population	293	533	1,095	1,753	1,570	1,063	385	525	605	300	7,215	905	8,120
Households	180	273	498	810	710	505	223	295	405	210	3,493	615	4,108
Household Size	1.63	1.95	2.20	2.16	2.21	2.10	1.73	1.78	1.49	1.43	2.07	1.47	1.98
<i>Total Apartments (inclds "Rows 2BR: or Less")</i>													
Household Population	433	793	1,480	2,208	2,140	1,393	490	650	835	475	9,585	1,310	10,895
Households	300	508	843	1,205	1,185	790	348	415	605	370	5,593	975	6,568
Household Size	1.44	1.56	1.76	1.83	1.81	1.76	1.41	1.57	1.38	1.28	1.71	1.34	1.66
<i>All Units</i>													
Household Population	2,625	6,240	5,415	12,800	24,125	11,545	15,265	26,240	14,305	7,180	104,255	21,485	125,740
Households	1,165	2,735	2,415	4,980	8,255	3,955	4,915	8,180	4,560	2,495	36,600	7,055	43,655
Household Size	2.25	2.28	2.24	2.57	2.92	2.92	3.11	3.21	3.14	2.88	2.85	3.05	2.88

Source: Statistics Canada, 2016

**APPENDIX A - TABLE 4
TOWN OF WHITBY
HISTORICAL PLACE OF WORK EMPLOYMENT**

Mid-Year	Retail Commercial & Office						Institutional		Industrial		Rural-Based	
	Office	Annual Growth	Commercial	Annual Growth	Subtotal	Annual Growth	Institutional	Annual Growth	Industrial	Annual Growth	Rural	Annual Growth
2006	5,672		8,717		14,389		9,095		13,259		1,291	
2007	5,799	127	8,853	136	14,652	263	9,261	166	12,810	(449)	1,265	(26)
2008	5,929	130	8,991	138	14,920	268	9,430	169	12,376	(434)	1,239	(26)
2009	6,062	133	9,131	140	15,193	273	9,602	172	11,956	(420)	1,214	(25)
2010	6,198	136	9,273	142	15,471	278	9,777	175	11,551	(405)	1,189	(25)
2011	6,338	140	9,416	143	15,754	283	9,954	177	11,159	(392)	1,164	(25)
2012	6,483	145	9,730	314	16,213	459	10,034	80	11,363	204	1,197	33
2013	6,631	148	10,054	324	16,685	472	10,115	81	11,571	208	1,231	34
2014	6,783	152	10,389	335	17,172	487	10,197	82	11,782	211	1,266	35
2015	6,938	155	10,735	346	17,673	501	10,279	82	11,997	215	1,302	36
2016	7,097	159	11,092	357	18,189	516	10,362	83	12,216	219	1,340	38
2017	7,248	151	11,310	218	18,558	369	10,566	204	12,364	148	1,340	0
2018	7,402	154	11,532	222	18,934	376	10,773	207	12,514	150	1,340	0
2019	7,559	157	11,758	226	19,317	383	10,984	211	12,666	152	1,340	0
2020	7,569	10	11,798	40	19,367	50	10,994	10	12,817	152	1,340	0
Growth 2011-2020		1,371		2,525		3,896		1,217		1,266		151

Mid-Year	Total For DC Study	Annual Growth	Work at Home	Annual Growth	Total w/ Work At Home	Annual Growth
2006	38,034		3,815		41,849	
2007	37,988	(46)	3,954	139	41,942	93
2008	37,965	(23)	4,099	145	42,064	122
2009	37,965	0	4,249	150	42,214	150
2010	37,988	23	4,404	155	42,392	178
2011	38,031	43	4,565	161	42,596	204
2012	38,807	776	4,623	58	43,430	834
2013	39,602	795	4,681	58	44,283	853
2014	40,417	815	4,740	59	45,157	874
2015	41,251	834	4,800	60	46,051	894
2016	42,107	856	4,860	60	46,967	916
2017	42,828	721	4,955	95	47,783	816
2018	43,561	733	5,052	97	48,613	830
2019	44,307	746	5,151	99	49,458	845
2020	44,519	212	5,252	101	49,771	313
Growth 2011-2020		6,531		848		7,379

Note: Employment Values Include No Fixed Place of Work Employment

Source: Statistics Canada, Census of Canada

APPENDIX A - TABLE 5
TOWN OF WHITBY
POPULATION, HOUSEHOLD & EMPLOYMENT FORECAST SUMMARY

Mid-Year	Census Population	Annual Growth	Total Occupied Households	Annual Growth	Av. Household Size (PPU)	Place of Work Employment	Annual Growth	Activity Rate
2016	128,377		43,529		2.95	42,107		32.8%
2017	130,575	2,198	44,134	605	2.96	42,828	721	32.8%
2018	132,810	2,235	44,448	314	2.99	43,561	733	32.8%
2019	135,084	2,274	44,954	506	3.00	44,307	746	32.8%
2020	136,562	1,478	46,201	1,247	2.96	44,519	212	32.6%
2021	139,748	3,186	47,601	1,400	2.94	44,998	480	32.2%
2022	141,901	2,153	48,666	1,065	2.92	46,623	1,625	32.9%
2023	144,082	2,180	49,755	1,089	2.90	48,306	1,683	33.5%
2024	146,287	2,206	50,868	1,113	2.88	50,050	1,744	34.2%
2025	148,520	2,233	52,006	1,138	2.86	51,857	1,807	34.9%
2026	150,775	2,255	53,168	1,162	2.84	53,729	1,872	35.6%
2027	157,385	6,610	56,437	3,269	2.79	55,668	1,939	35.4%
2028	164,285	6,900	59,907	3,470	2.74	57,677	2,009	35.1%
2029	171,488	7,203	63,590	3,683	2.70	59,759	2,082	34.8%
2030	179,006	7,518	67,500	3,910	2.65	61,916	2,157	34.6%
2031	186,855	7,849	71,650	4,150	2.61	64,151	2,235	34.3%
Official Plan Targets	186,855		71,650		2.61	64,151		34.3%
Growth 2021-2030		42,444		21,299			17,397	
Growth 2021-2031		50,293		25,449			19,632	

Source: Hemson Consulting

APPENDIX A - TABLE 6
TOWN OF WHITBY
FORECAST OF ANNUAL GROWTH IN OCCUPIED HOUSEHOLDS BY UNIT TYPE

Mid-Year	Annual Growth in Occupied Households						Shares By Unit Type					
	Singles/ Semis	Rows 3+ Beds	Rows 2 Beds or Less	Apartments 2+ Beds	Apartments 1 Bed or Less	Total	Singles/ Semis	Rows 3+ Beds	Rows 2 Beds or Less	Apartments 2+ Beds	Apartments 1 Bed or Less	Total
2016	292	210	10	0	0	512	57%	41%	2%	0%	0%	100%
2017	158	151	30	145	121	605	26%	25%	5%	24%	20%	100%
2018	75	223	16	0	0	314	24%	71%	5%	0%	0%	100%
2019	405	81	20	0	0	506	80%	16%	4%	0%	0%	100%
2020	662	486	62	25	12	1,247	53%	39%	5%	2%	1%	100%
2021	812	272	36	154	126	1,400	58%	19%	3%	11%	9%	100%
2022	601	213	32	120	99	1,065	56%	20%	3%	11%	9%	100%
2023	601	223	34	126	105	1,089	55%	20%	3%	12%	10%	100%
2024	603	233	35	132	110	1,113	54%	21%	3%	12%	10%	100%
2025	603	244	36	139	116	1,138	53%	21%	3%	12%	10%	100%
2026	616	257	34	139	116	1,162	53%	22%	3%	12%	10%	100%
2027	1,667	739	111	409	343	3,269	51%	23%	3%	13%	11%	100%
2028	1,718	802	135	451	364	3,470	50%	23%	4%	13%	11%	100%
2029	1,768	869	162	497	387	3,683	48%	24%	4%	14%	11%	100%
2030	1,818	943	191	547	411	3,910	47%	24%	5%	14%	11%	100%
2031	1,867	1,021	224	602	436	4,150	45%	25%	5%	15%	11%	100%
Growth 2021-2030	10,807	4,795	806	2,714	2,177	21,299	51%	23%	4%	13%	10%	100%
Growth 2021-2031	12,674	5,816	1,030	3,316	2,613	25,449	50%	23%	4%	13%	10%	100%

Source: Hemson Consulting

**APPENDIX A - TABLE 7
TOWN OF WHITBY
FORECAST POPULATION IN NEW HOUSEHOLDS BY UNIT TYPE**

Mid-Year	Assumed Average Occupancies (PPU)						Forecast Population in New Households					
	Singles/ Semis	Rows 3+ Beds	Rows 2 Beds or Less	Apartments 2+ Beds	Apartments 1 Bed or Less	Total	Singles/ Semis	Rows 3+ Beds	Rows 2 Beds or Less	Apartments 2+ Beds	Apartments 1 Bed or Less	Total
2016	3.51	2.67	1.47	1.47	1.13	3.13	1,024	561	15	0	0	1,600
2017	3.51	2.67	1.47	1.47	1.13	2.23	554	404	44	213	136	1,351
2018	3.51	2.67	1.47	1.47	1.13	2.81	263	596	24	0	0	883
2019	3.51	2.67	1.47	1.47	1.13	3.29	1,420	216	29	0	0	1,666
2020	3.51	2.67	1.47	1.47	1.13	3.02	2,322	1,299	91	37	14	3,762
2021	3.51	2.67	1.47	1.47	1.13	2.85	2,848	727	53	227	142	3,996
2022	3.51	2.67	1.47	1.47	1.13	2.83	2,108	569	47	177	111	3,012
2023	3.51	2.67	1.47	1.47	1.13	2.81	2,108	596	50	185	118	3,057
2024	3.51	2.67	1.47	1.47	1.13	2.79	2,115	623	52	194	124	3,107
2025	3.51	2.67	1.47	1.47	1.13	2.77	2,115	652	53	205	131	3,155
2026	3.51	2.67	1.47	1.47	1.13	2.78	2,160	687	50	205	131	3,232
2027	3.51	2.67	1.47	1.47	1.13	2.74	5,846	1,975	163	602	386	8,972
2028	3.51	2.67	1.47	1.47	1.13	2.72	6,025	2,144	199	664	410	9,440
2029	3.51	2.67	1.47	1.47	1.13	2.70	6,200	2,323	239	731	435	9,928
2030	3.51	2.67	1.47	1.47	1.13	2.67	6,376	2,520	281	805	462	10,444
2031	3.51	2.67	1.47	1.47	1.13	2.65	6,547	2,729	330	886	491	10,982
Growth 2021-2030							37,899	12,816	1,187	3,993	2,449	58,344
Growth 2021-2031							44,447	15,545	1,516	4,879	2,940	69,326

Source: Statistics Canada, 2011 National Household Survey Special Run.

**APPENDIX A - TABLE 8
TOWN OF WHITBY
FORECAST OF PLACE OF WORK EMPLOYMENT**

Mid-Year	Commercial					Industrial		Institutional		Rural-Based		
	Office	Annual Growth	Retail Commercial	Annual Growth	Subtotal	Annual Growth	Industrial	Annual Growth	Institutional	Annual Growth	Rural	Annual Growth
2016	7,097		11,092		18,189		12,216		10,362		1,340	
2017	7,248	151	11,310	218	18,558	369	12,364	148	10,566	204	1,340	0
2018	7,402	154	11,532	222	18,934	376	12,514	150	10,773	207	1,340	0
2019	7,559	157	11,758	226	19,317	383	12,666	152	10,984	211	1,340	0
2020	7,569	10	11,798	40	19,367	50	12,817	152	10,994	10	1,340	0
2021	7,589	20	11,848	50	19,437	70	13,212	395	11,009	15	1,340	0
2022	7,619	30	12,276	428	19,895	458	14,360	1,148	11,028	19	1,340	0
2023	7,669	50	12,720	444	20,389	494	15,519	1,159	11,058	30	1,340	0
2024	8,005	336	13,180	460	21,185	796	15,964	445	11,561	503	1,340	0
2025	8,356	351	13,656	476	22,012	827	16,418	454	12,087	526	1,340	0
2026	8,723	367	14,150	494	22,873	861	16,879	461	12,637	550	1,340	0
2027	9,106	383	14,661	511	23,767	894	17,349	470	13,212	575	1,340	0
2028	9,505	399	15,191	530	24,696	929	17,828	479	13,813	601	1,340	0
2029	9,922	417	15,740	549	25,662	966	18,315	487	14,442	629	1,340	0
2030	10,357	435	16,309	569	26,666	1,004	18,811	496	15,099	657	1,340	0
2031	10,812	455	16,899	590	27,711	1,045	19,313	502	15,787	688	1,340	0
2032	10,812	0	16,899	0	27,711	0	19,313	0	15,787	0	1,340	0
2033	10,812	0	16,899	0	27,711	0	19,313	0	15,787	0	1,340	0
2034	10,812	0	16,899	0	27,711	0	19,313	0	15,787	0	1,340	0
2035	10,812	0	16,899	0	27,711	0	19,313	0	15,787	0	1,340	0
2036	10,812	0	16,899	0	27,711	0	19,313	(0)	15,787	0	1,340	0
Growth 2021-2030		2,788		4,511		7,299		5,994		4,105		0
Growth 2021-2031		3,243		5,101		8,344		6,496		4,793		0

Mid-Year	Total for DC Study		Total Employment			
	Total	Annual Growth	Work at Home	Annual Growth	Total w/ Work At Home	Annual Growth
2016	42,107		4,860		46,967	
2017	42,828	721	4,955	95	47,783	816
2018	43,561	733	5,052	97	48,613	830
2019	44,307	746	5,151	99	49,458	845
2020	44,519	212	5,252	101	49,771	313
2021	44,998	480	5,355	103	50,353	583
2022	46,623	1,625	5,460	105	52,083	1,730
2023	48,306	1,683	5,567	107	53,873	1,790
2024	50,050	1,744	5,676	109	55,726	1,853
2025	51,857	1,807	5,787	111	57,644	1,918
2026	53,729	1,872	5,900	113	59,629	1,985
2027	55,668	1,939	6,015	115	61,683	2,054
2028	57,677	2,009	6,132	117	63,809	2,126
2029	59,759	2,082	6,252	120	66,011	2,202
2030	61,916	2,157	6,374	122	68,290	2,279
2031	64,151	2,235	6,499	125	70,650	2,360
Growth 2021-2030		17,397		1,122		18,519
Growth 2021-2031		19,632		1,247		20,879

Note: Includes No Fixed Place of Work Employment

APPENDIX A - TABLE 9
TOWN OF WHITBY
NON-RESIDENTIAL SPACE FORECAST

Employment Density Assumptions	
Commercial	40.0 m ² per employee
Institutional	60.0 m ² per employee
Employment Land	120.0 m ² per employee
Office	23.0 m ² per employee
Rural	- m ² per employee

Mid-Year	Office	Commercial	Subtotal	Institutional	Industrial	Rural	Total Non-Res GFA m2
2016							
2017	3,473	8,731	12,204	12,234	17,739	0	42,177
2018	3,542	8,878	12,420	12,440	17,966	0	42,826
2019	3,611	9,033	12,644	12,658	18,267	0	43,568
2020	230	1,600	1,830	600	18,198	0	20,628
2021	460	2,000	2,460	900	47,361	0	50,721
2022	690	17,119	17,809	1,140	137,723	0	156,672
2023	1,150	17,760	18,910	1,800	139,080	0	159,790
2024	7,728	18,400	26,128	30,168	53,425	0	109,720
2025	8,073	19,040	27,113	31,560	54,480	0	113,153
2026	8,441	19,760	28,201	33,000	55,320	0	116,521
2027	8,809	20,440	29,249	34,500	56,400	0	120,149
2028	9,177	21,200	30,377	36,060	57,480	0	123,917
2029	9,591	21,960	31,551	37,740	58,440	0	127,731
2030	10,005	22,760	32,765	39,420	59,520	0	131,705
2031	10,465	23,600	34,065	41,280	60,240	0	135,585
2032	0	0	0	0	0	0	0
2033	0	0	0	0	0	0	0
2034	0	0	0	0	0	0	0
2035	0	0	0	0	0	0	0
2036	0	0	0	0	0	0	0
Growth 2021-2030	64,124	180,439	244,563	246,288	719,229	0	1,210,080
Growth 2021-2031	74,589	204,039	278,628	287,568	779,469	0	1,345,665

Source: Hemson Consulting