

Ontarians on the Move – Simcoe Census Division (CD)

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1. The Growing Province

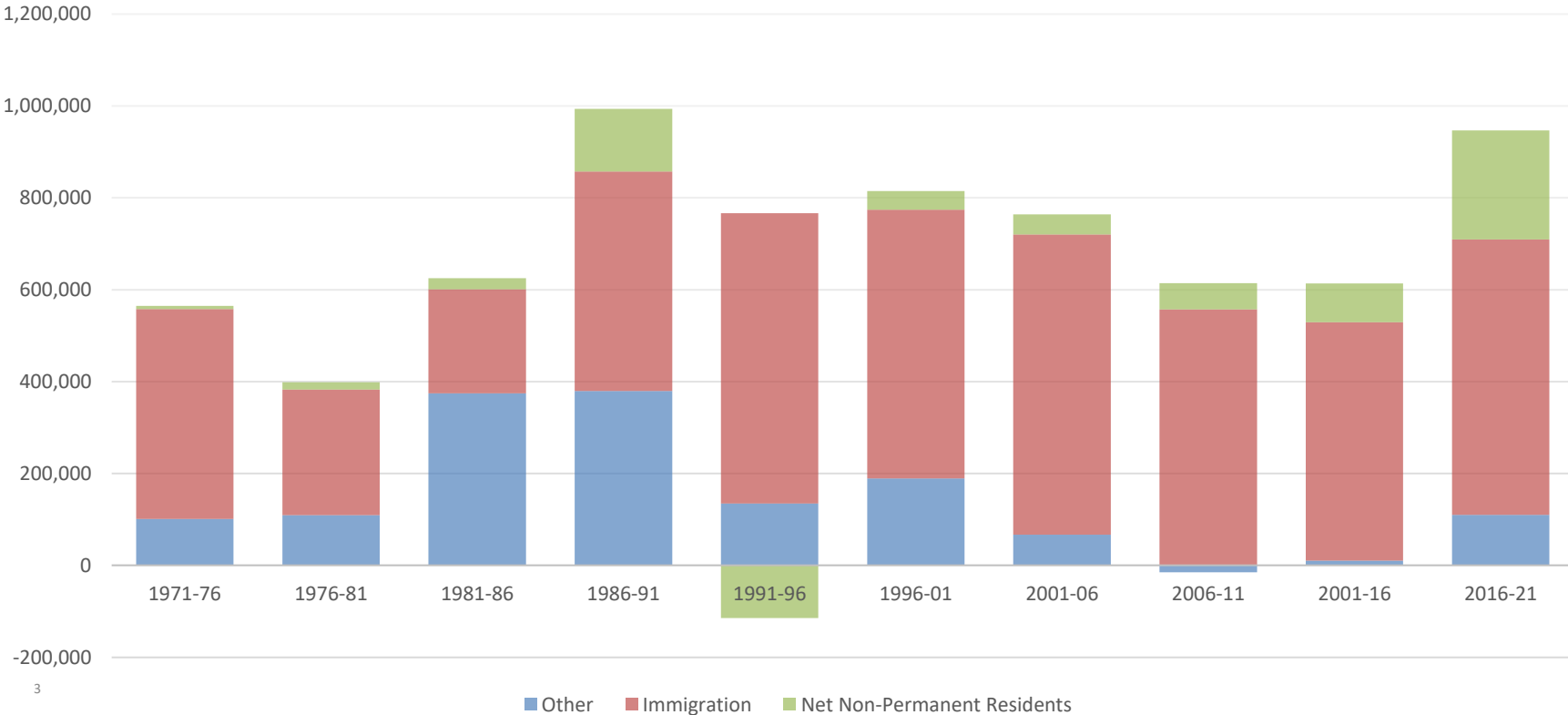


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1 Million New Ontarians in the Last 5 Years

Components of Population Growth - Ontario



2. A Lack of Homes and “Drive Until You Qualify”

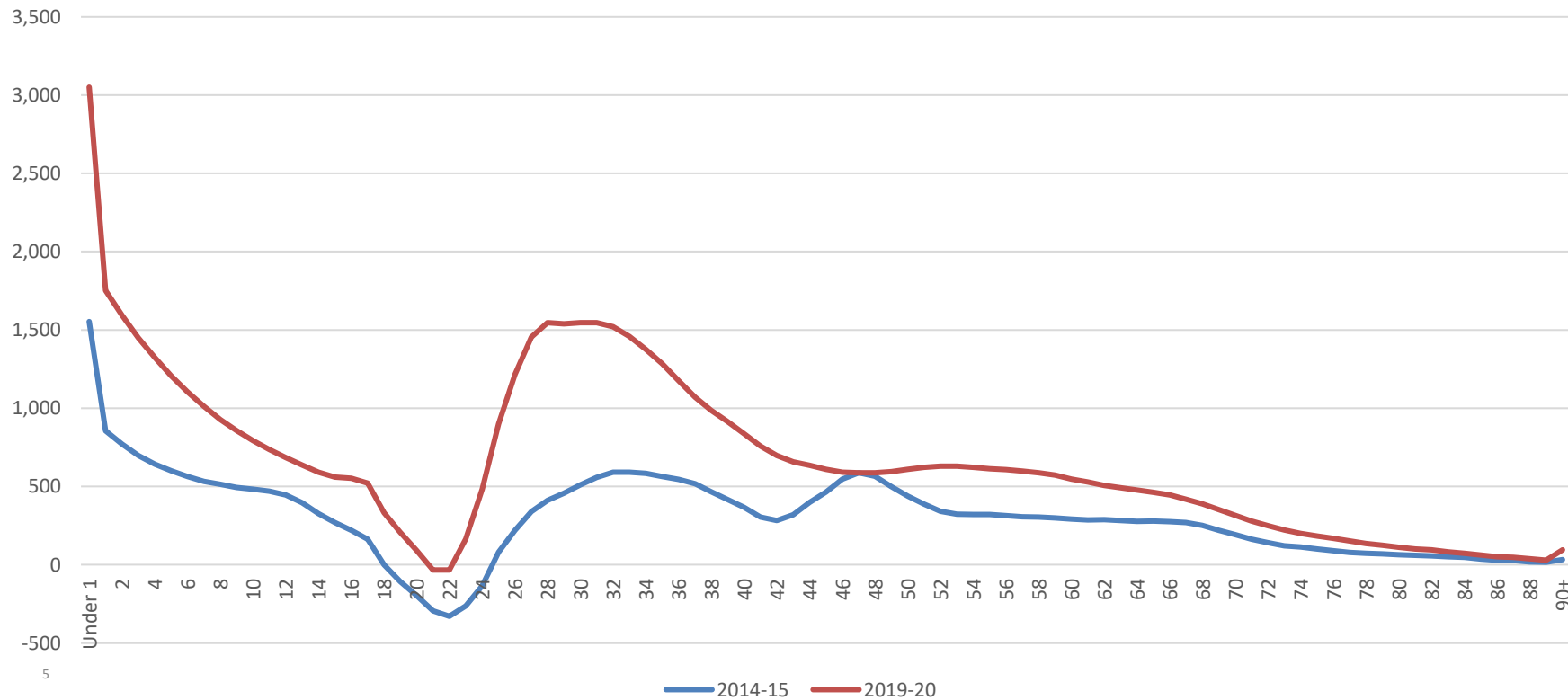


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60,000 Kids & Parents, in One Year, Leave Toronto & Peel – Why? Lack of Housing

Net Intraprovincial Migration by Age - Ontario Excluding City of Toronto and Peel

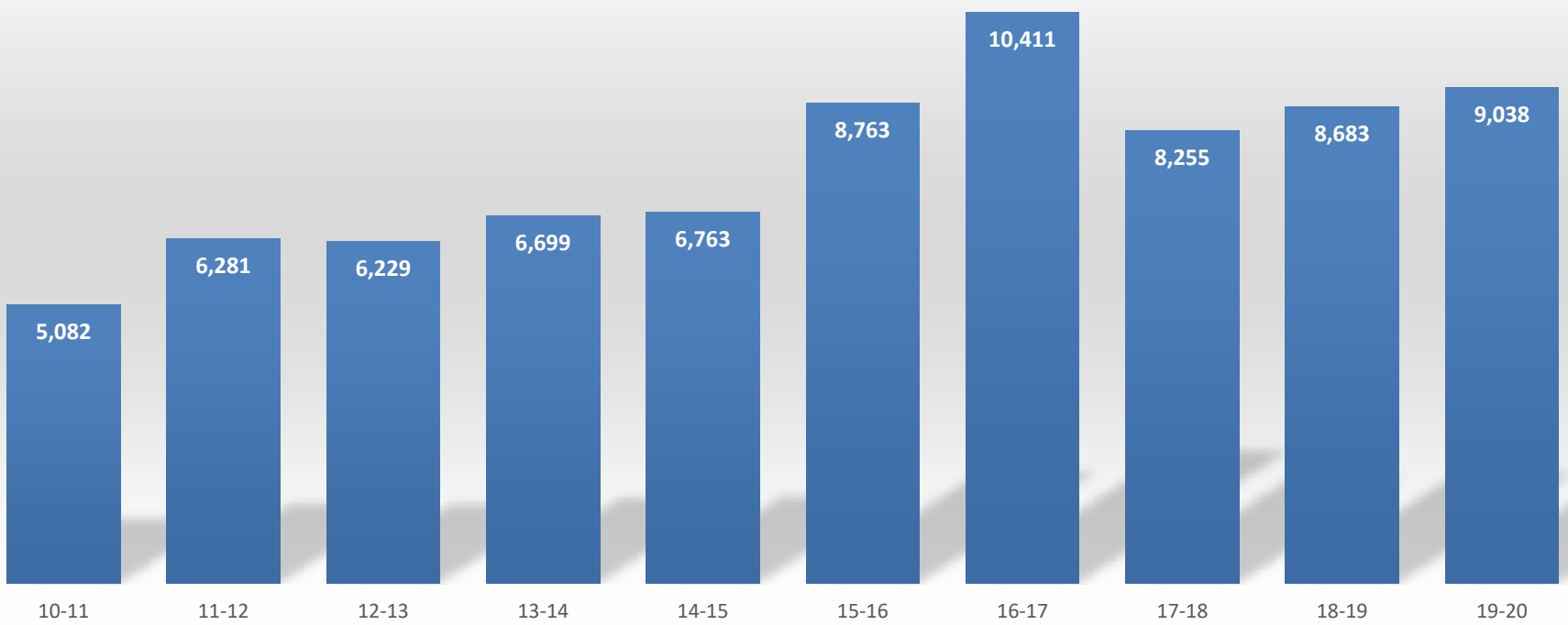


Musical Chairs Effect Occurs

1. Toronto residents move to Durham CD. Durham residents move to Simcoe CD, etc.
2. High housing prices transmitted across S. Ontario.
3. Increased commuting time and distances
4. Growth where little growth occurred before
5. Home prices rise everywhere, but at a higher rate closer to Toronto...

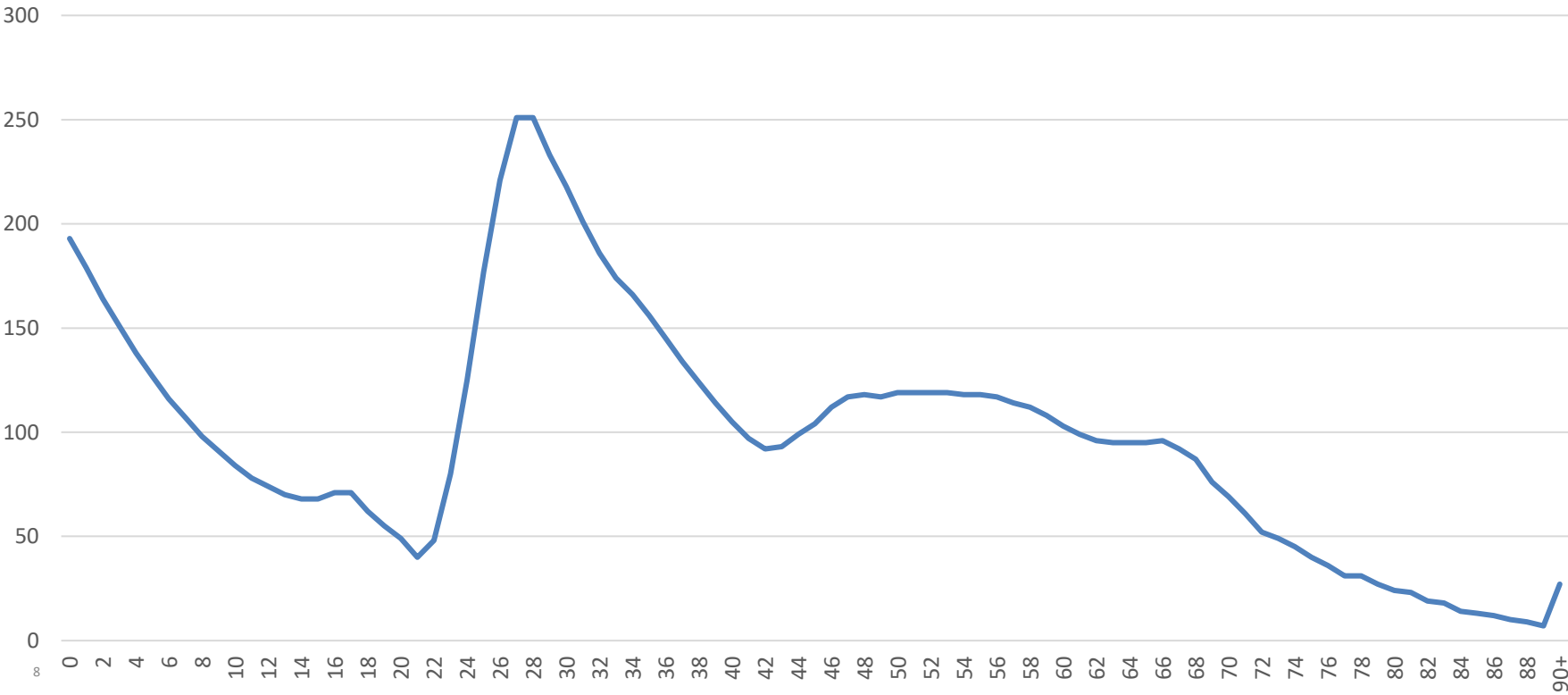
Simcoe CD – Drive Until You Qualify

Simcoe - Net intraprovincial migration



Who is moving to Simcoe CD? Young Families

Simcoe CD Net Intraprovincial Migration by Age: 2019-20



3. What's Next

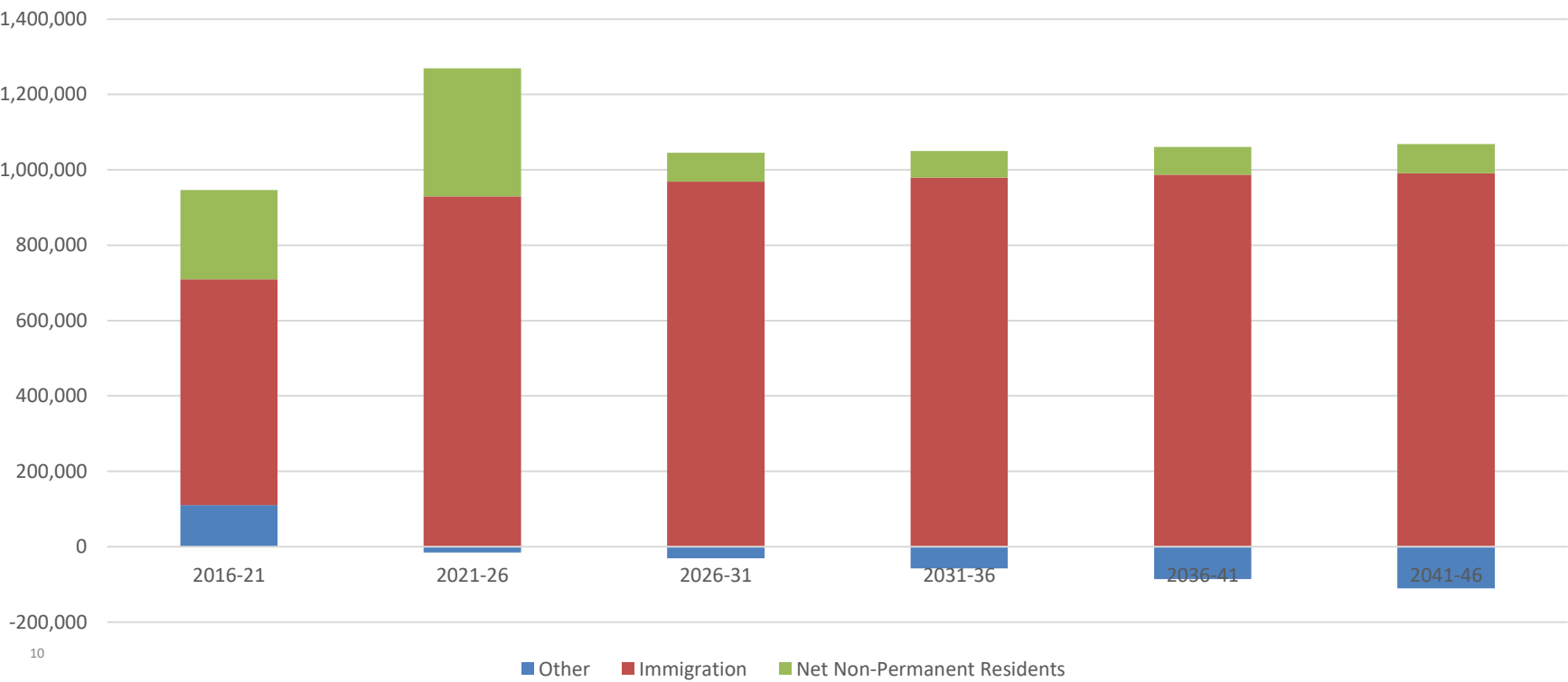


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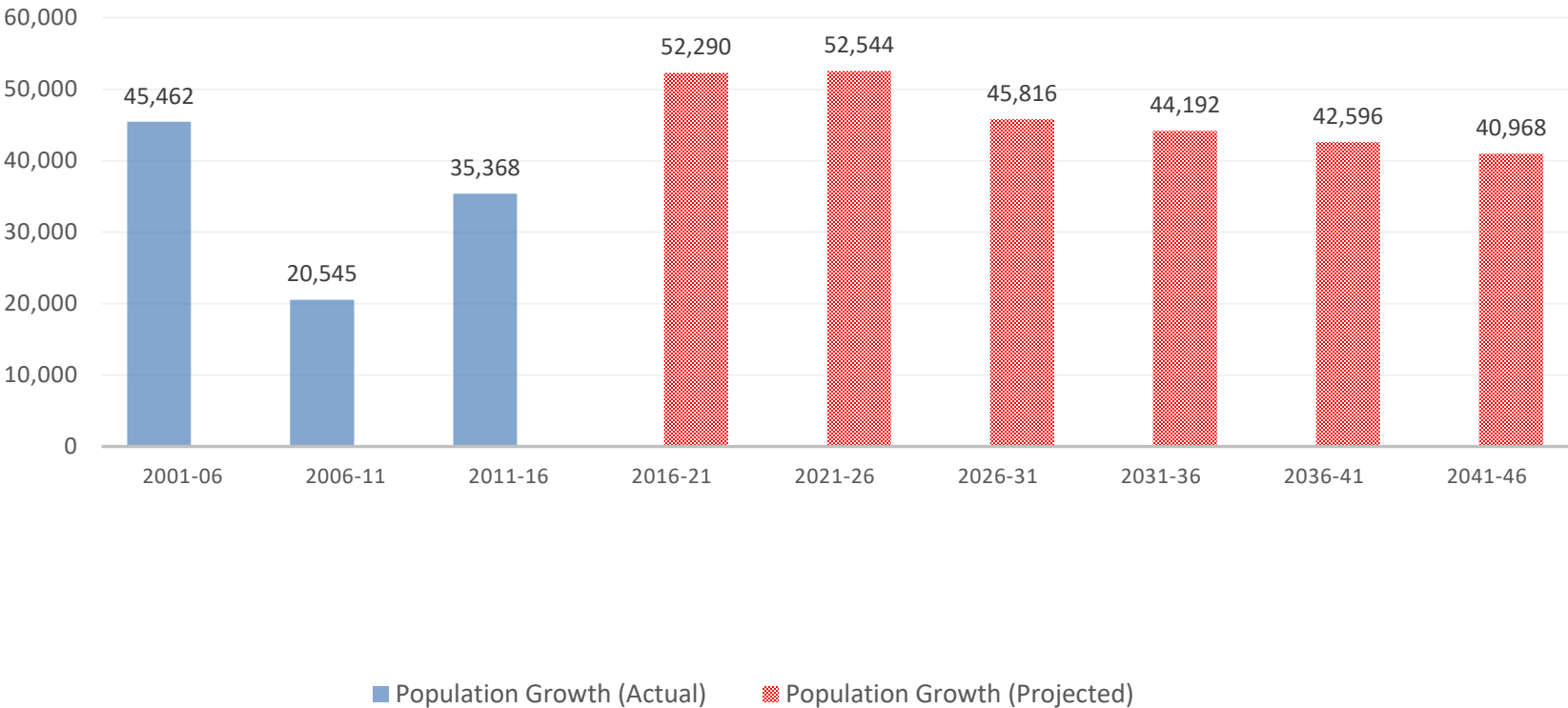
1 Million New Ontarians Every 5 Years

Projected Sources of Population Growth - Ontario



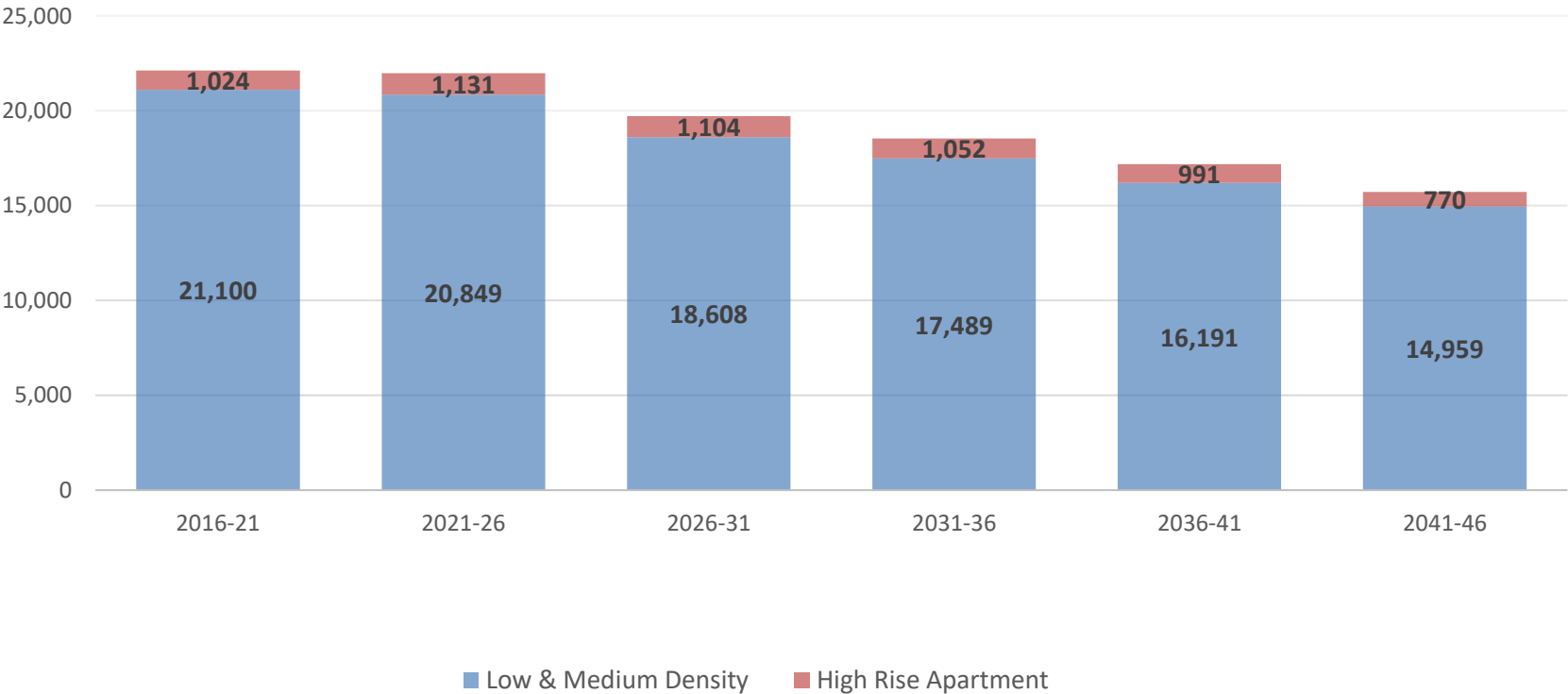
Simcoe CD: Over 10,000 Net New Residents Every Year

Simcoe CD - Population Growth Per Five Year Period



Simcoe CD: 4000+ Net New Households Every Year

Simcoe CD - Projected Net New Households by 5 Year Period



Full report out late September

In Next 10 Years:

1. Simcoe CD's Population to Grow by almost 100,000 (MoF)
2. Simcoe CD's Housing Demand: **41,692 Units** (Our Projection)

This likely an underestimate. The number of **Drive Until You Qualify** families likely to be much higher.

Full report out late September

Our projections:

1. Over the next 10 years, we project 910,000 net new families will be formed in Ontario.
2. From 2016-21, 65,000 fewer homes were built than warranted by population growth.
3. Put those two together, Ontario will need at least **one million net new homes in the next 10 years.**

Final Thoughts

1. Ontario's population boom projected to continue – creates need for housing.
2. Simcoe CD is a growth destination.
3. Young families are looking for new housing opportunities.
4. Failure to build that housing will lead to inability for Ontario to attract/retain talent.
5. Simcoe CD is part of the “Drive to you Qualify”
6. Growth places pressure on municipality to ensure the availability of infrastructure and transportation.
7. Are municipalities prepared?

Additional Information

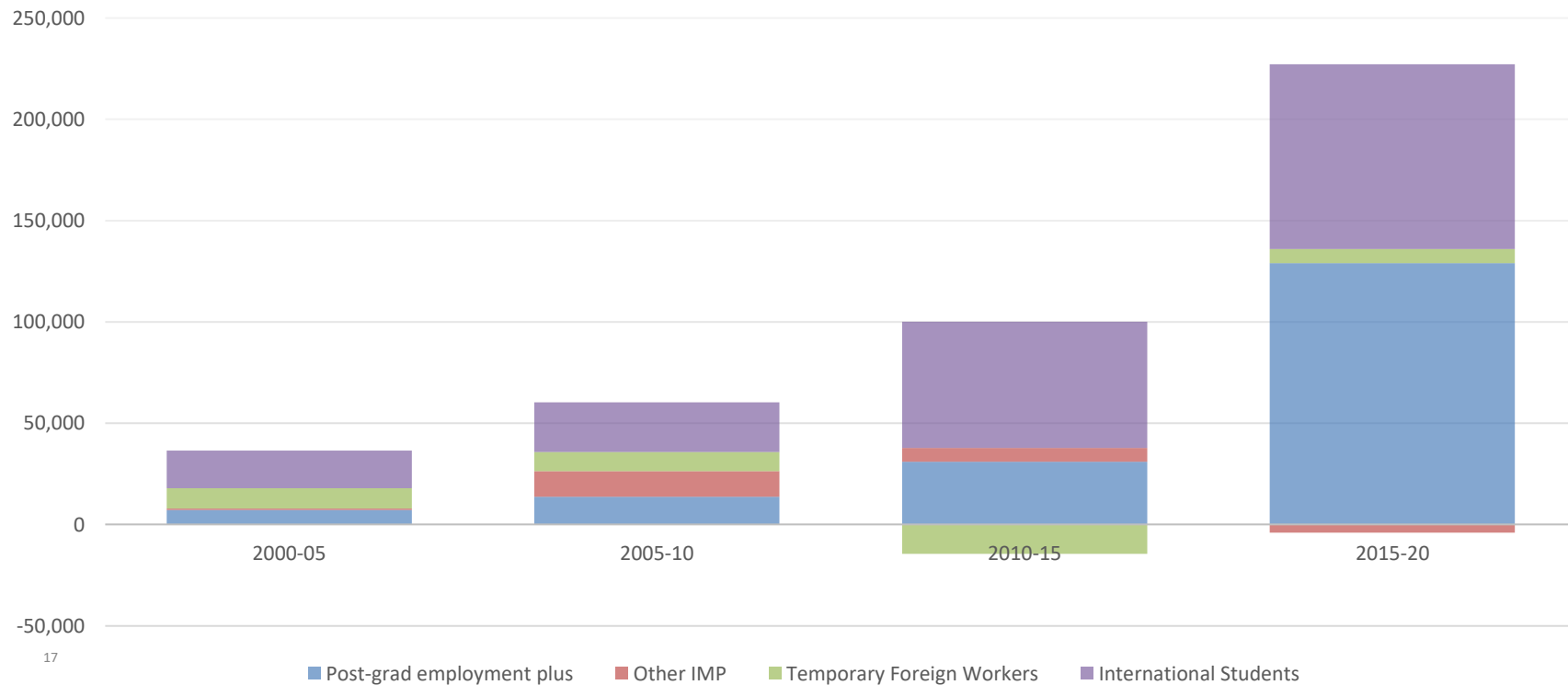


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Over 200K Int'l Students and PGWPP

Ontario: Growth Levels of Non-Permanent Residents



Housing Completions, City of Toronto

