



# City of London Growth Projection Study

Strategic Priorities and Policy Committee

December 6, 2022

# Key Findings



- The City of London's population base is expected to grow at a significantly faster rate than what is currently identified in the London Plan.
- The previous 2018 City of London Growth Analysis Study forecasted an annual population growth rate of 0.8%, to a total population of 504,100 by 2044.
- The 2022 City of London Growth Projections Study forecasts that the City will grow at an annual rate between 1.1% to 1.5%, reaching a total population of 601,500 to 692,100 by 2051.
- This higher rate of population growth is driven by an increase in both international and domestic net migration.



# What Drives Population and Employment Growth?



## Economics

Local and Regional  
Economic Outlook



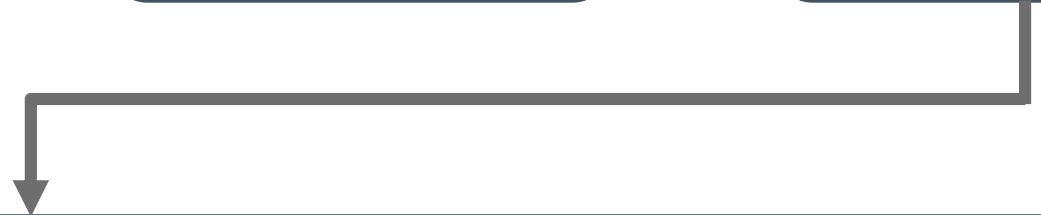
Economic Drivers of  
Population and  
Employment Growth by  
Area



Labour Force Growth  
within the Commuter  
Shed



Forecast Employment  
Growth by Sector



## Demographics

Net Migration and  
Natural Increase



City of London  
Population Growth by  
Age, 2021 to 2051



City of London Housing  
by Type, 2021 to 2051

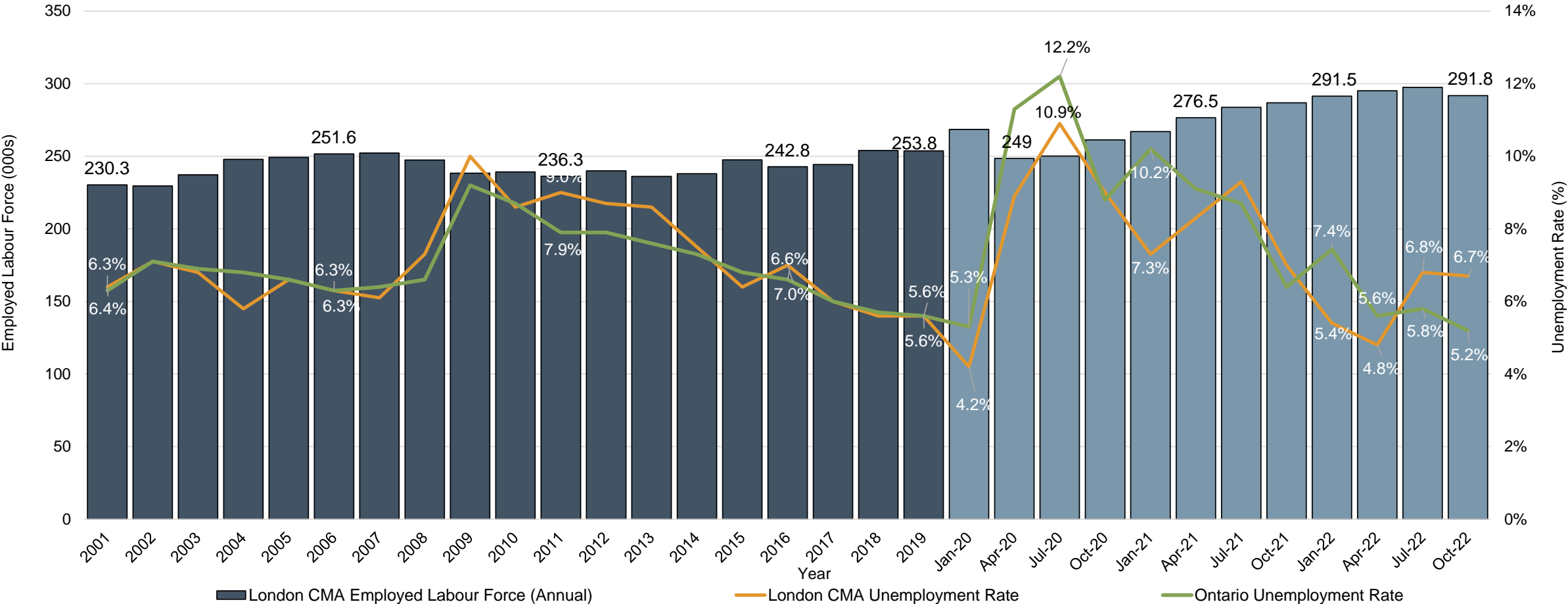


Allocation of City-Wide  
Growth Forecast, 2021  
to 2051

# London-Middlesex Area Growth Trends

# City of London Growth Drivers and Disruptors

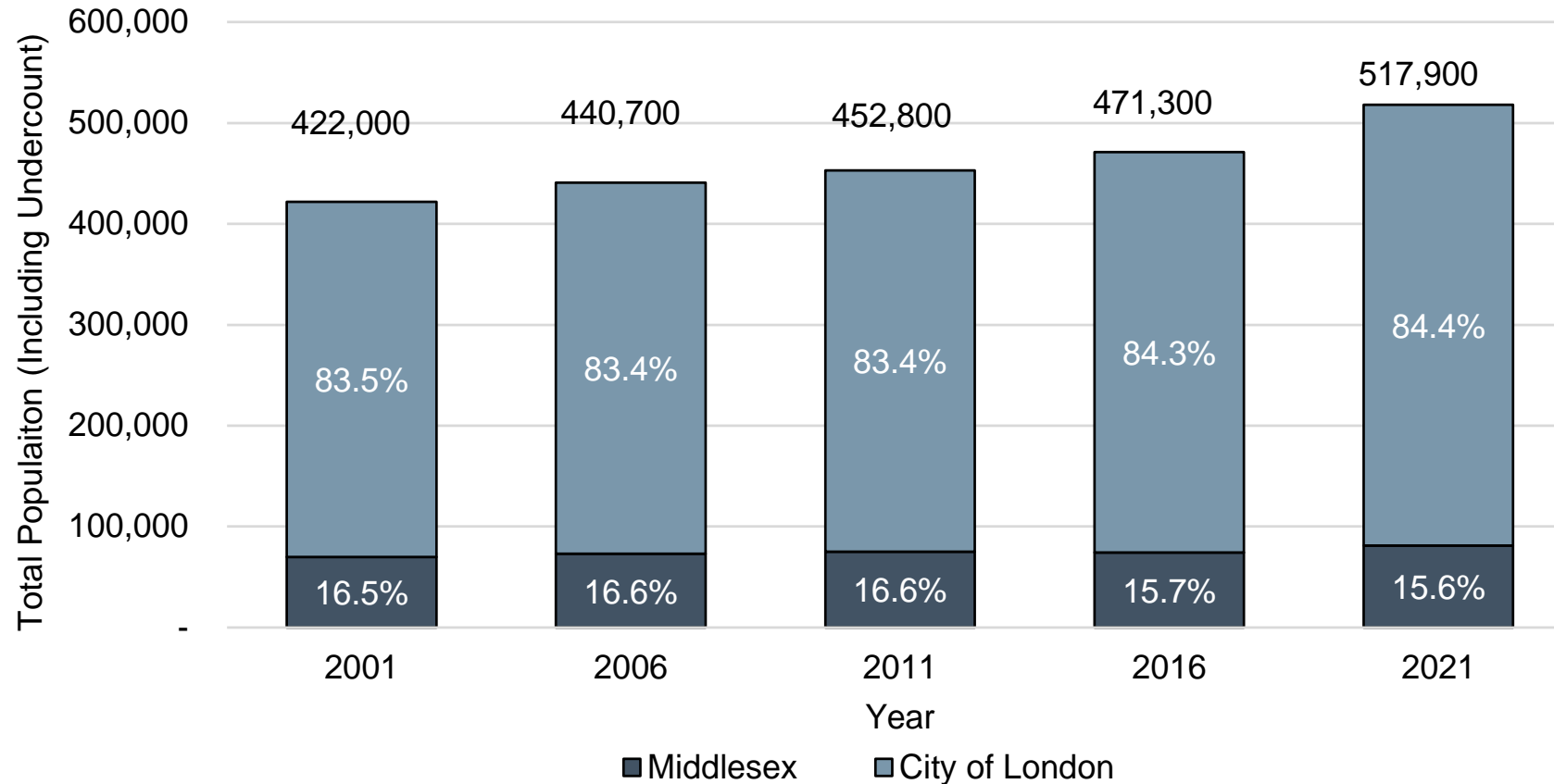
## London Census Metropolitan Area Labour Force Trends, 2001 to Year-to-Date 2022



Note: Statistics Canada Labour Force Survey and Census labour force statistics may differ.  
 Source: Statistics Canada Data Tables 14-10-0096-01, 14-10-0385-01, 14-10-0378-01, 14-10-0327-01, and 14-10-0017-01. Data derived by Watson & Associates Economists Ltd., 2022.

# London-Middlesex Area Growth Trends

## London-Middlesex Area Share of Total Population, 2001 to 2021



Between 2001 to 2021, the **City of London** accounted for **84%** of total population growth in the London-Middlesex Area.

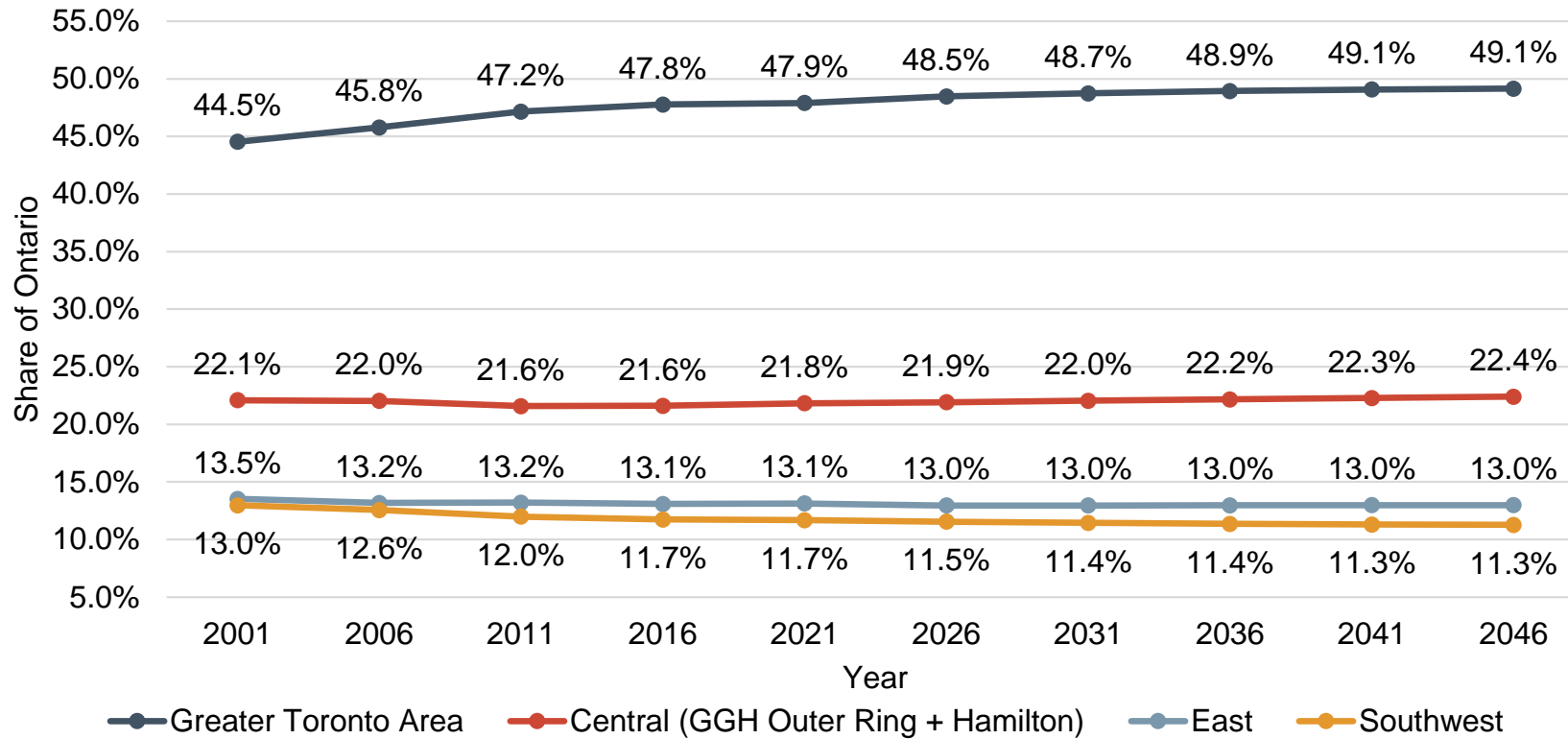
Note: Population includes net Census undercount.

Source: Derived from Statistics Canada Census data, 2001 to 2021, by Watson & Associates Economists Ltd.

- The share of population growth between the City of London and London-Middlesex Area is anticipated to remain generally consistent with historical trends over the forecast period.

# Ontario Regional Growth Trends

## Regional Share of Total Population, 2001 to 2046



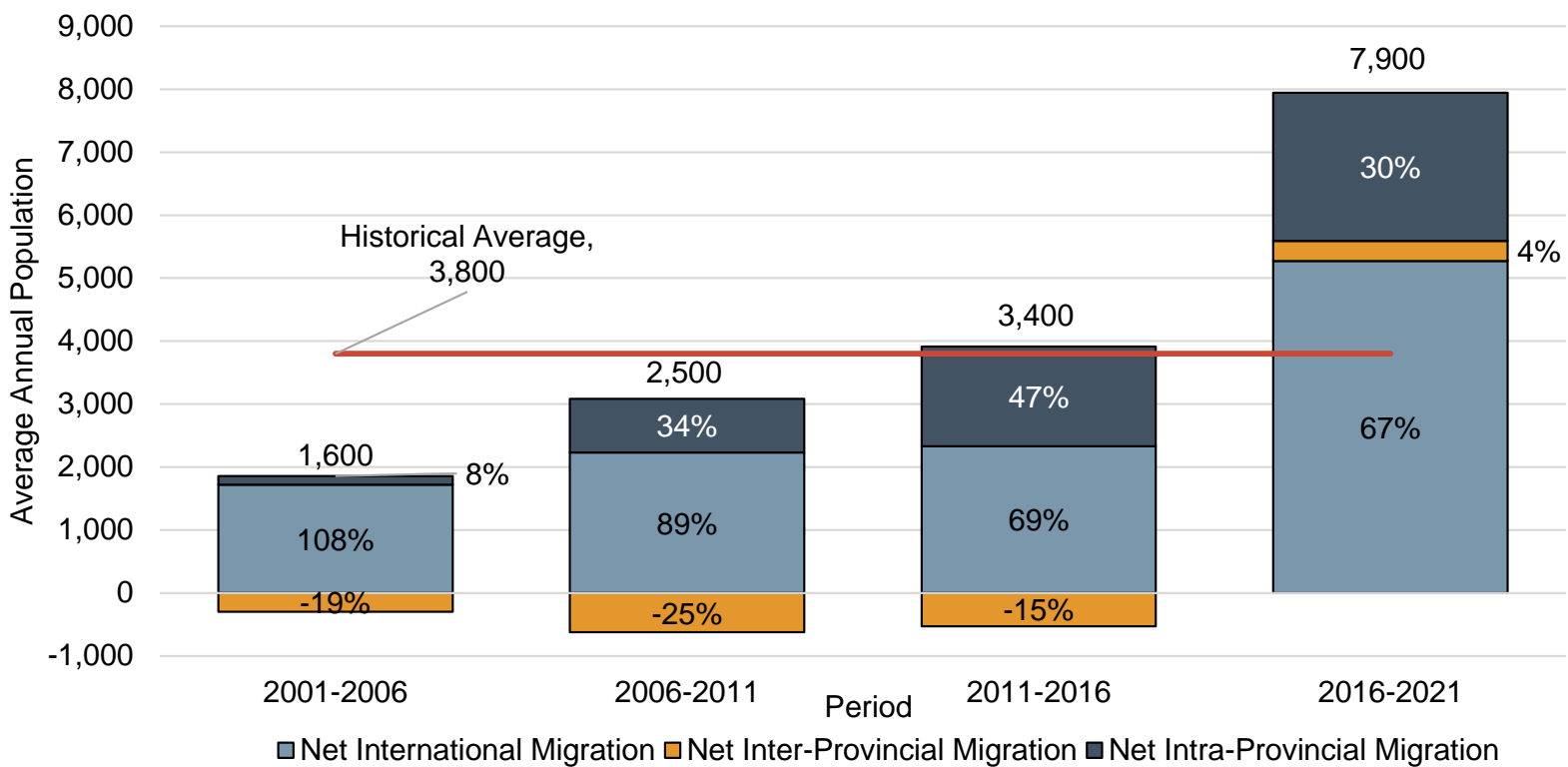
In accordance with the Ministry of Finance, the **GTA** and **GGH Outer Ring** are forecast to **increase** their respective share of Ontario's total population from **2021 to 2046**.

Note: Population includes net Census undercount.

Source: Derived from Statistics Canada Census data, 2001 to 2021, Ministry of Finance Population Projection, Summer 2022 release, by Watson & Associates Economists Ltd.

# Middlesex CD Historical Migration Trends by Type

## London-Middlesex Area Components of Population Change, 2001 to 2021



**International Migration** was the largest component of Net Migration for London-Middlesex between 2001 and 2021.

Note: Figures have been rounded. Figures are not adjusted for the residual deviation.  
Source: Statistics Canada Table 17-10-0140-01, Components of Population Change by Census Division, 2016 boundaries, by Watson & Associates Economists Ltd.



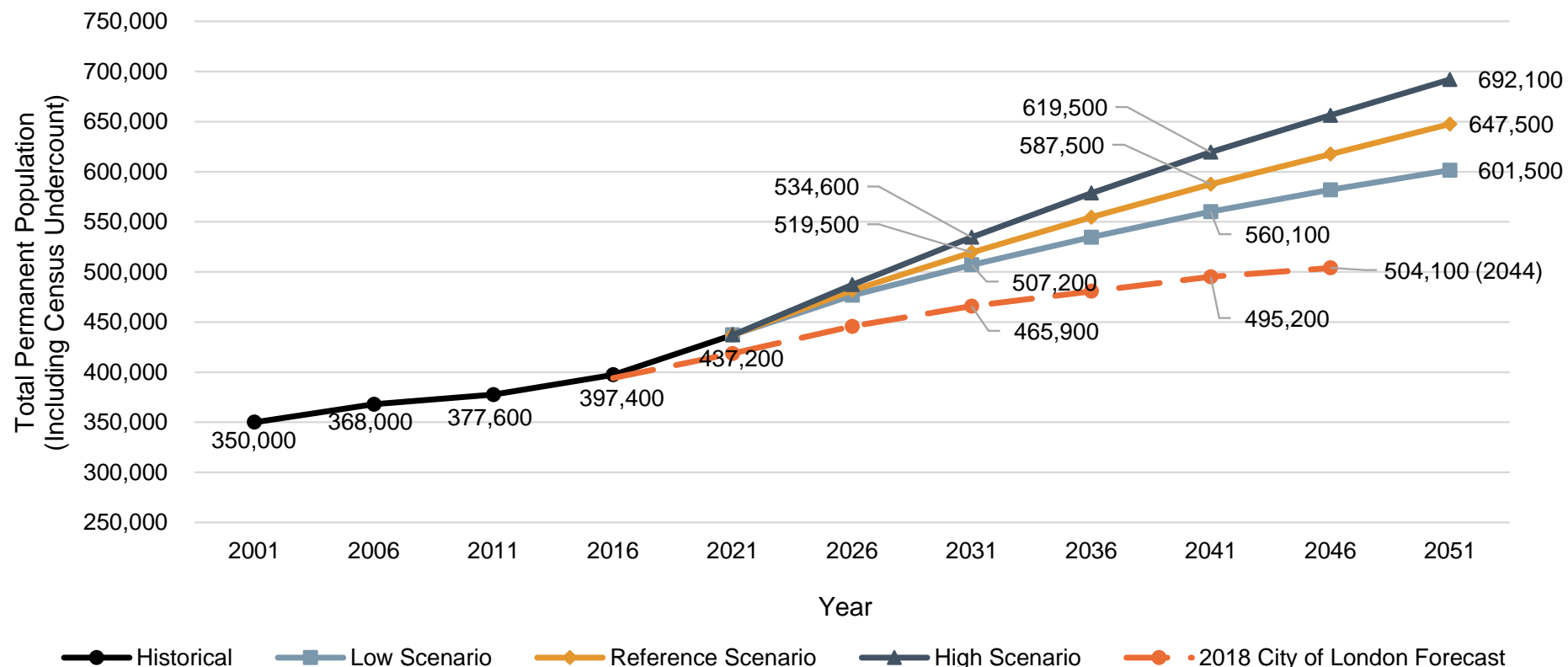
# City of London

Long-Term Population and Employment Forecast Scenarios,  
2021 to 2051

# City of London Forecast Permanent Population Scenarios, 2021 to 2051



2021 to 2051 Annual Growth Rates



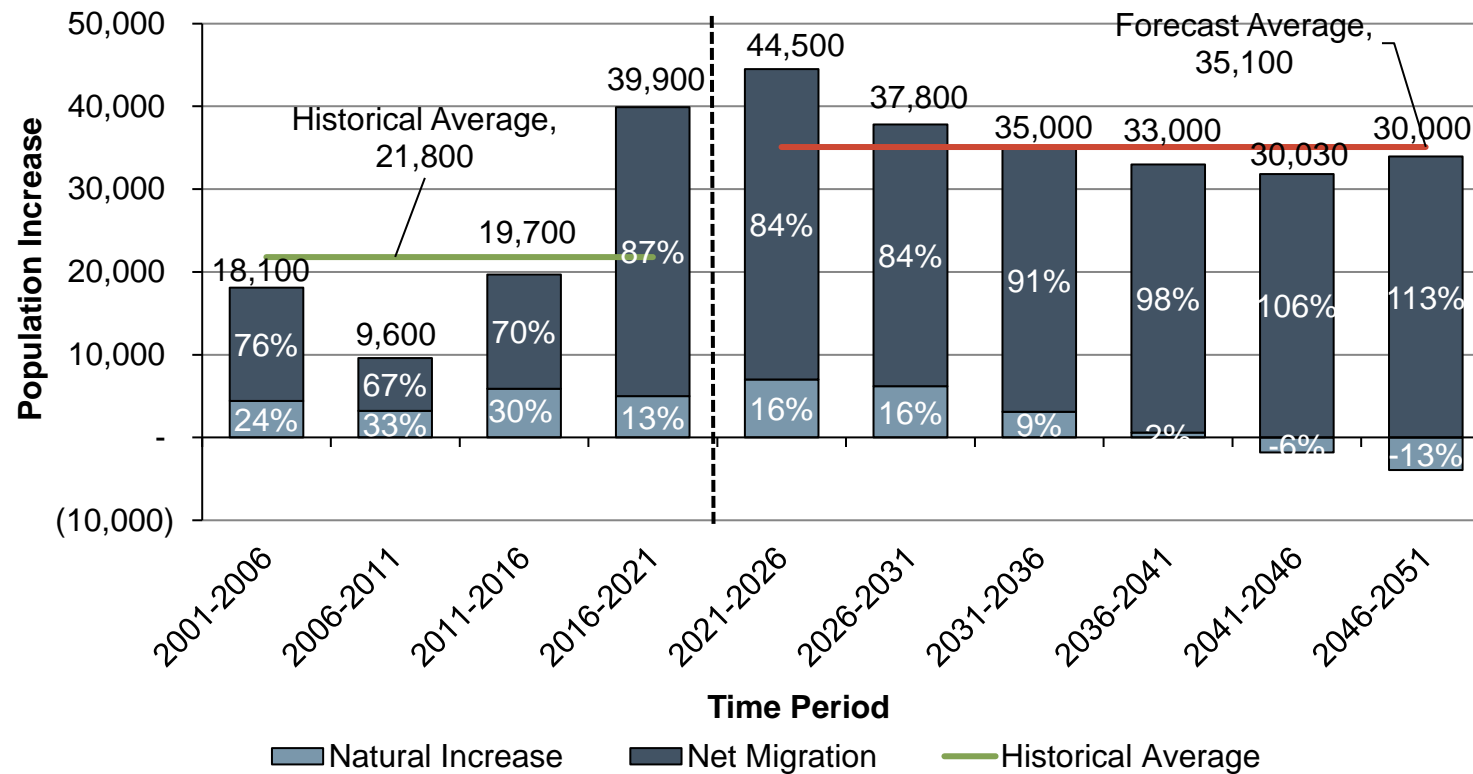
Low Scenario:  
**1.1%**

Reference Scenario:  
**1.3%**

High Scenario:  
**1.5%**

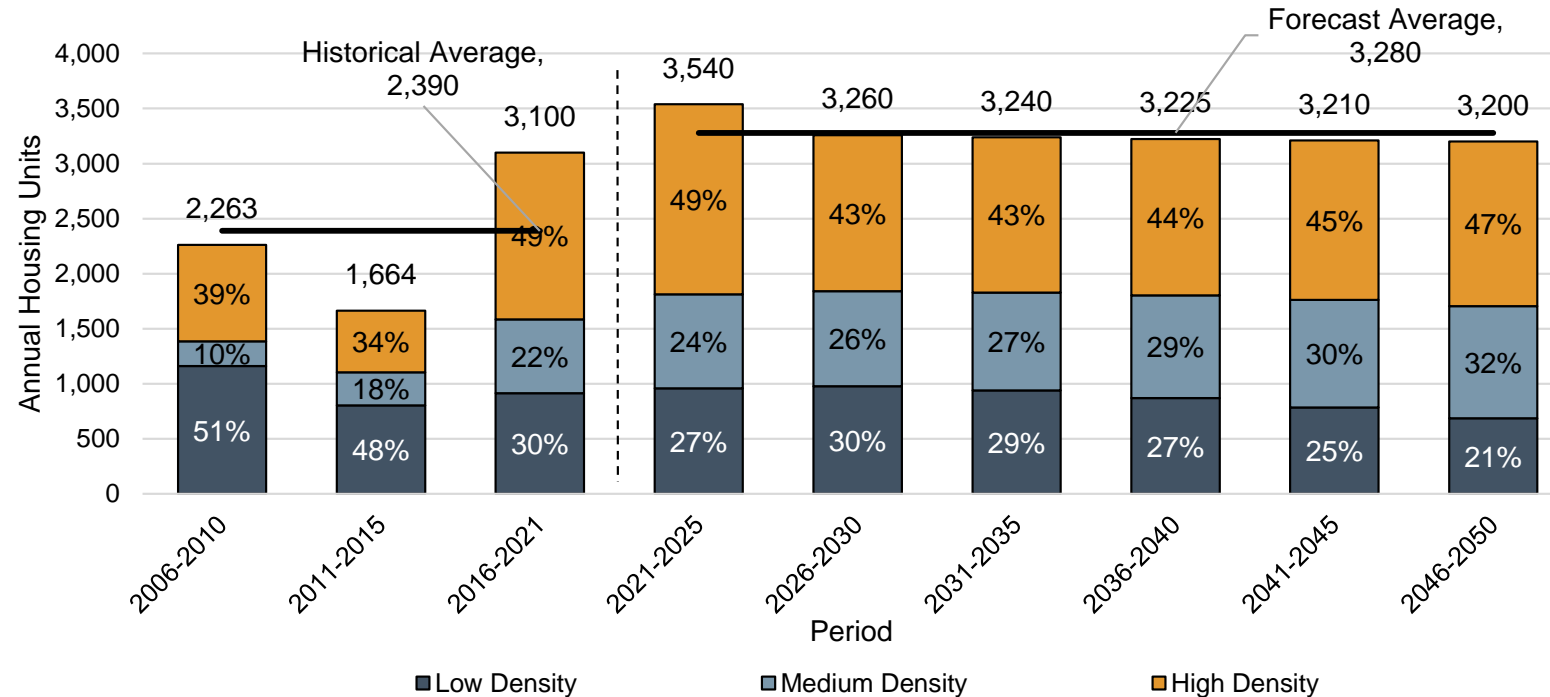
Note: Population includes net Census undercount.  
Source: Historical derived from Statistics Canada Census data, 2001 to 2021 Low, Reference, and High Scenarios by Watson & Associates Economists Ltd.

# City of London Components of Permanent Population Growth, 2021 to 2051 (Reference Scenario)



- Due to the aging of the population, the City of London will be more dependent on net-migration as a source of population growth as opposed to population growth from natural increase.

# City of London Incremental Permanent Housing Growth, 2021 to 2051 – 45% Intensification, London Plan Policy



Note: Low density includes singles and semis.  
 Medium density includes townhouses and apartments in duplexes.  
 High density includes bachelor, 1-bedroom and 2-bedroom+ apartments.  
 Source: 2006 to 2021 derived from City of London building permit data. 2021 to 2051 forecast by Watson & Associates Economists Ltd.

**2006 to 2021 housing growth by structure type (res. building permits):**

Low: 40%  
 Medium: 17%  
 High: 43%

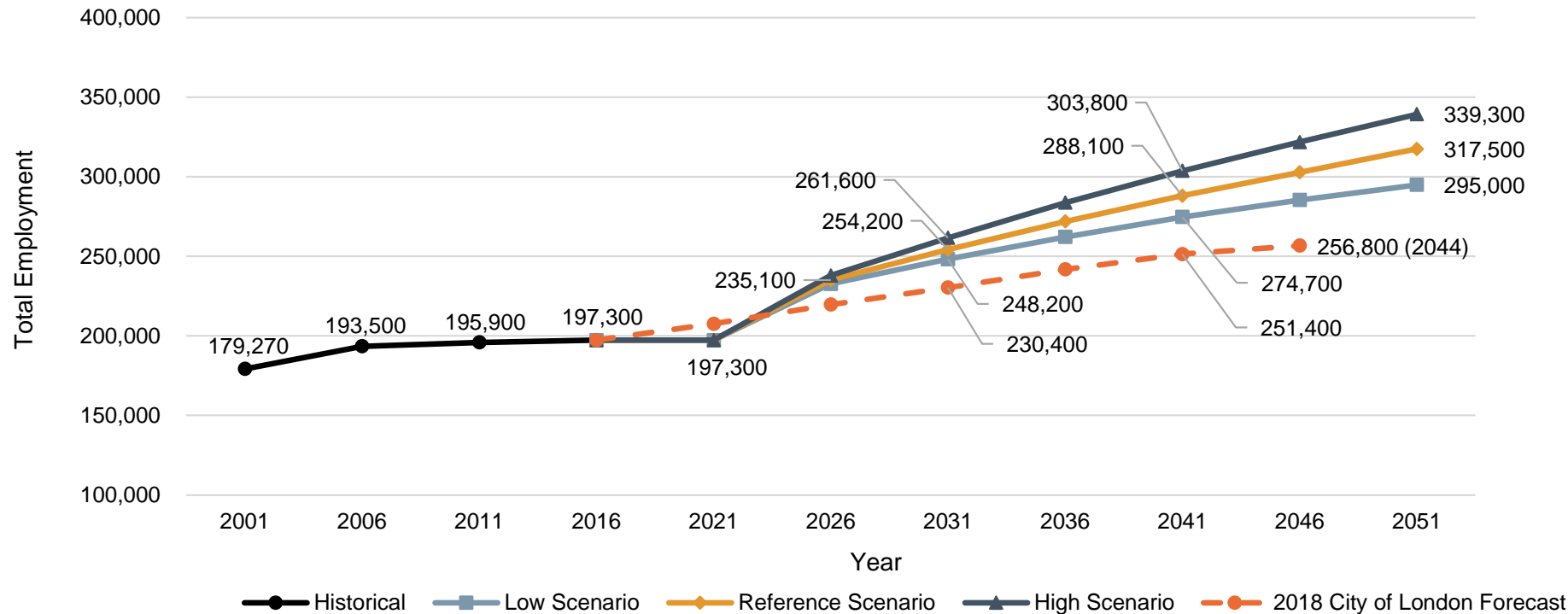
**Forecast housing growth by structure type, 2021 to 2051:**

Low: 27%  
 Medium: 28%  
 High: 45%

# City of London Forecast Employment Scenarios, 2021 to 2051



## 2021 to 2051 Annual Growth Rates



Low Scenario:  
**1.3%**

Reference Scenario:  
**1.6%**

High Scenario:  
**1.8%**

Note: Total employment includes no fixed place of work and work at home employment.

Source: Historical derived from Statistics Canada Census data, 2001 to 2016. 2018 City of London Forecast from City of London Population, Housing and Employment Growth Forecast, 2016 to 2044, Final Report, February 1, 2018. Low, Reference and High Scenarios by Watson & Associates Economists Ltd.



Thank You