



# Hastings/PEC Regional Growth Analysis

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Hastings County - Council Presentation

January 25, 2024

# Introduction

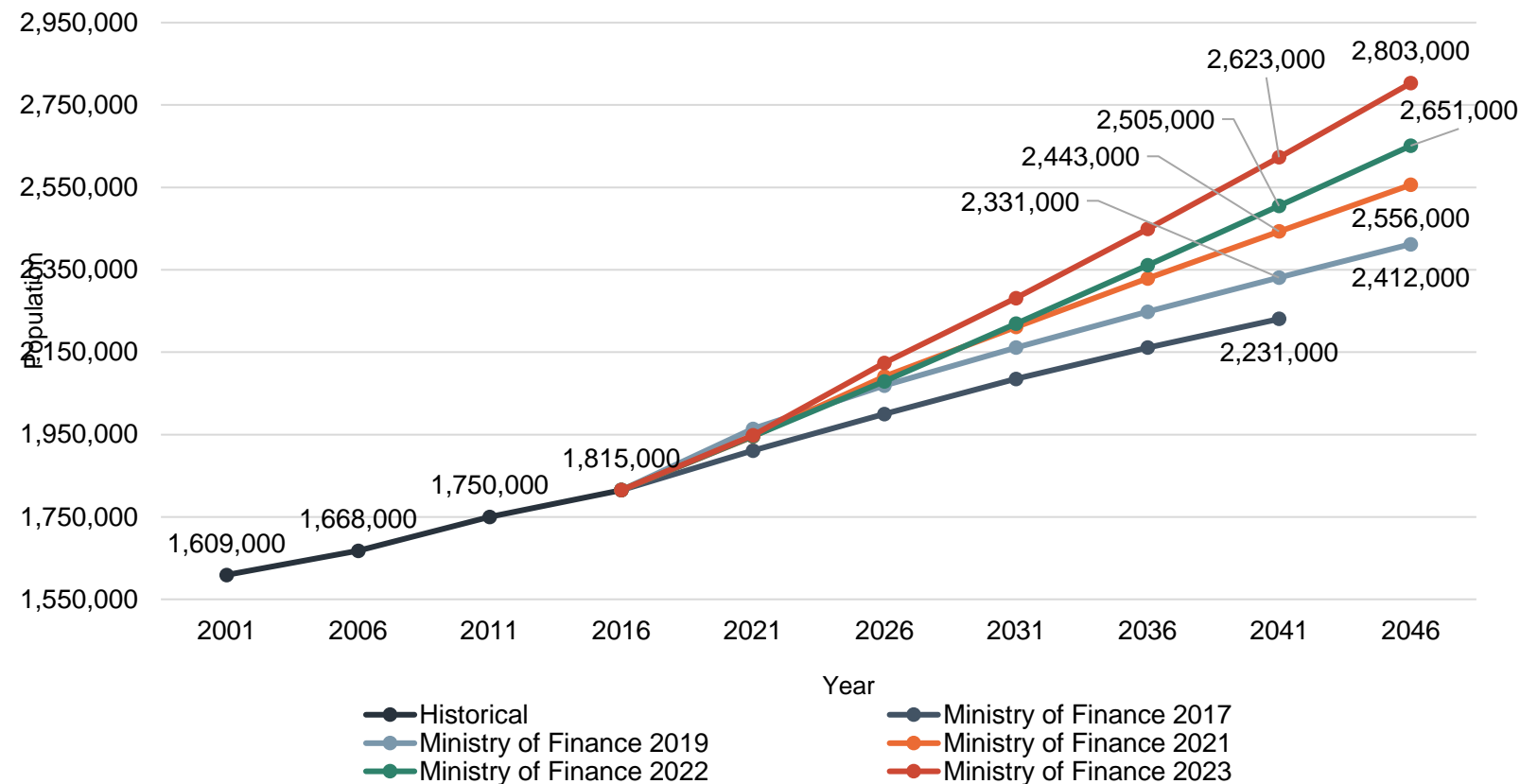


- Watson & Associates Economists Ltd. (Watson) was retained by the Municipalities of Prince Edward County (PEC), Hastings County, City of Belleville and the City of Quinte West in early 2023.
- Each of these municipalities have experienced a higher rate of population growth over the past 5 to 7 years, which was further accelerated in 2020 as a result of COVID-19 impacts.
- The purpose of our retainer was to comprehensively examine the long-term population, housing and employment growth outlook for the Hastings/PEC Regional Area over the next 30 years within the context of broader growth trends, drivers and disruptors across Eastern Ontario.

# Provincial / Regional Economic, Demographic and Labour Force Growth Trends

# Economic and Demographic Trends

## Ministry of Finance Population Forecasts for Eastern Ontario



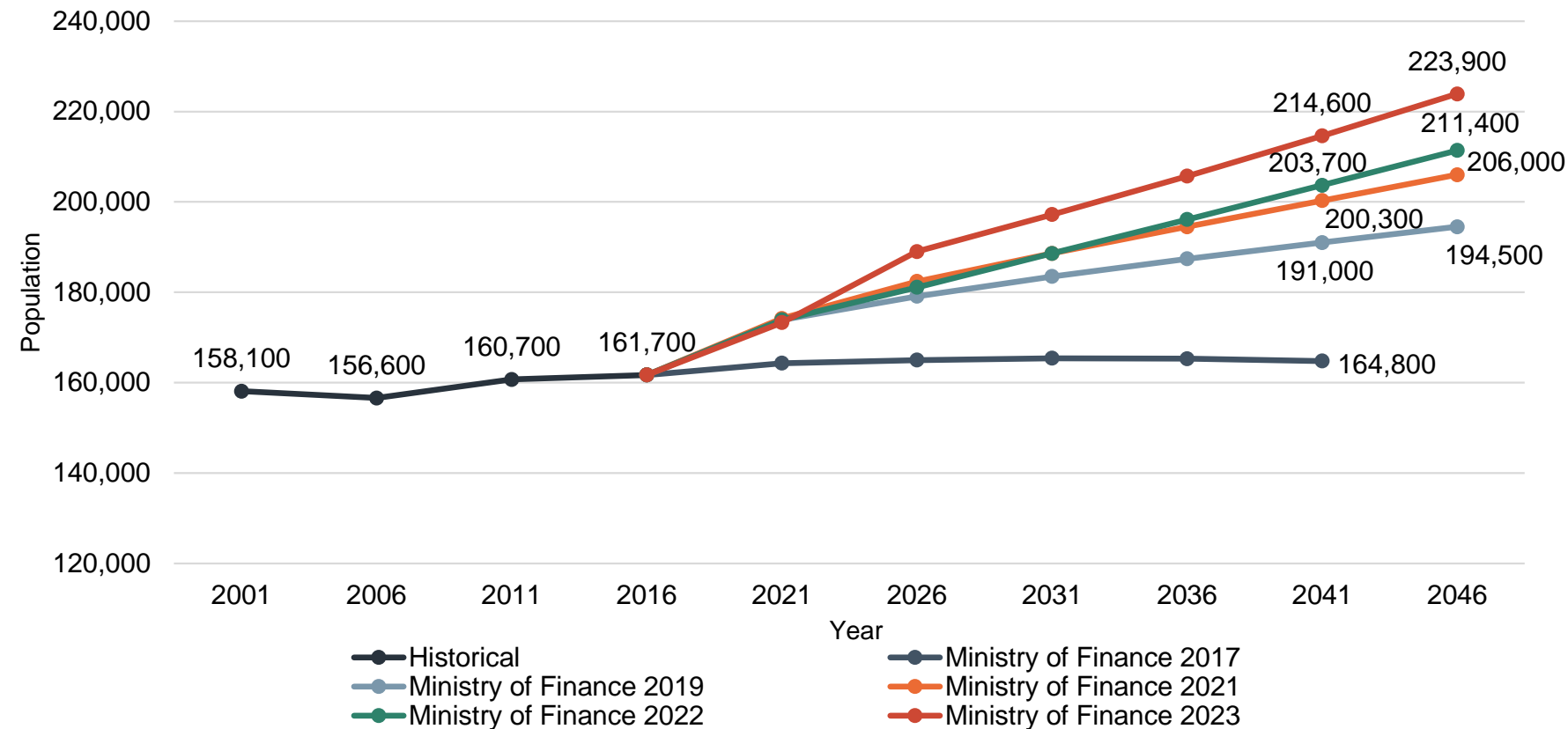
### M.O.F. Growth Rate:

2017: 0.8%  
2019: 1.0%  
2021: 1.1%  
2022: 1.3%  
**2023: 1.5%**

Note: Population includes net Census undercount. Figures have been rounded.  
Source: Historical derived from Statistics Canada Census, 2001 to 2021, and Ministry of Finance Projections from Spring 2017, Summer 2019 and Spring 2021, Summer 2022, and Summer 2023 releases, by Watson & Associates Economists Ltd.

# Economic and Demographic Trends

## Ministry of Finance Population Forecasts for Hastings/PEC Regional Area



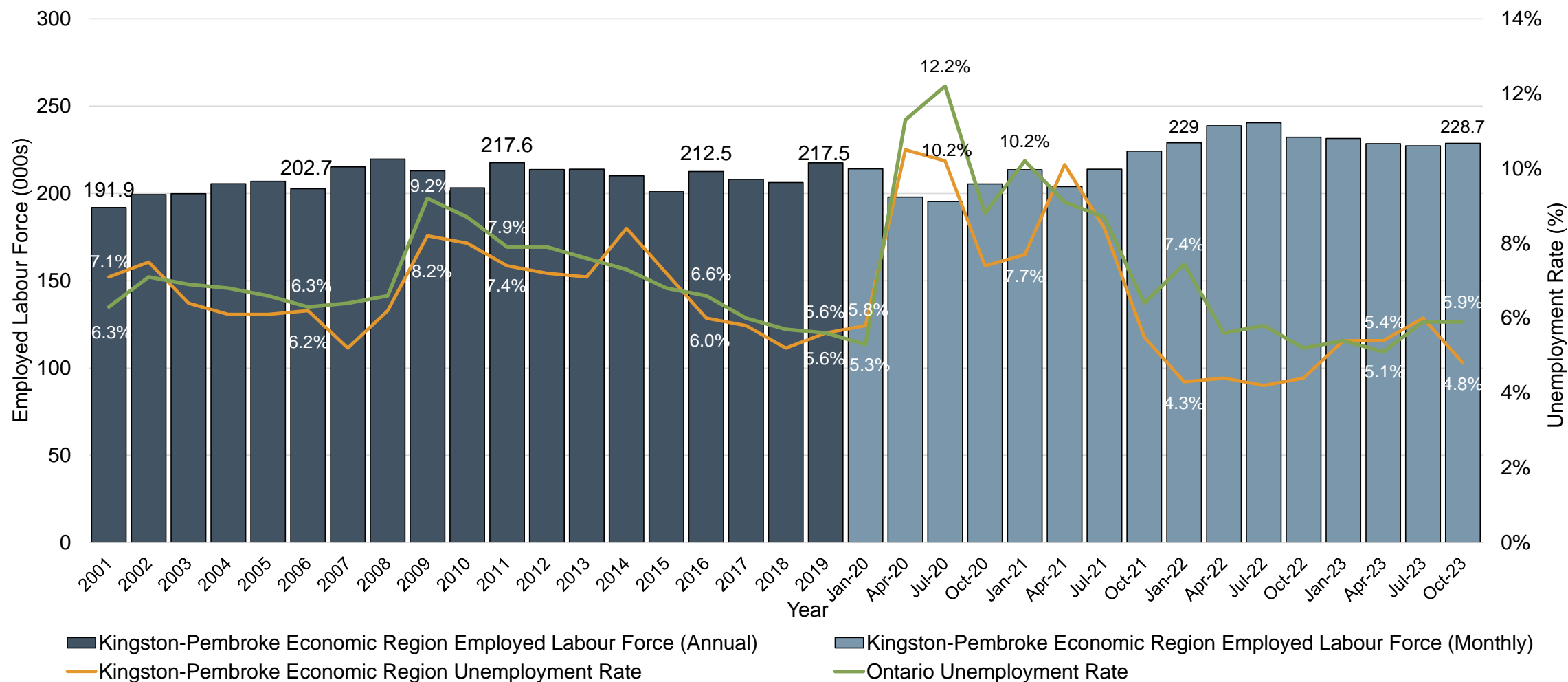
### M.O.F. Growth Rate:

2017: 0.1%  
2019: 0.4%  
2021: 0.7%  
2022: 0.8%  
**2023: 1.0%**

Note: Population includes net Census undercount. Figures have been rounded.  
Source: Historical derived from Statistics Canada Census, 2001 to 2021, and Ministry of Finance Projections from Spring 2017, Summer 2019 and Spring 2021, Summer 2022, and Summer 2023 releases, by Watson & Associates Economists Ltd.

# Economic and Demographic Trends

Kingston-Pembroke Economic Region Labour Force Trends, 2001 to Year-to-Date 2023



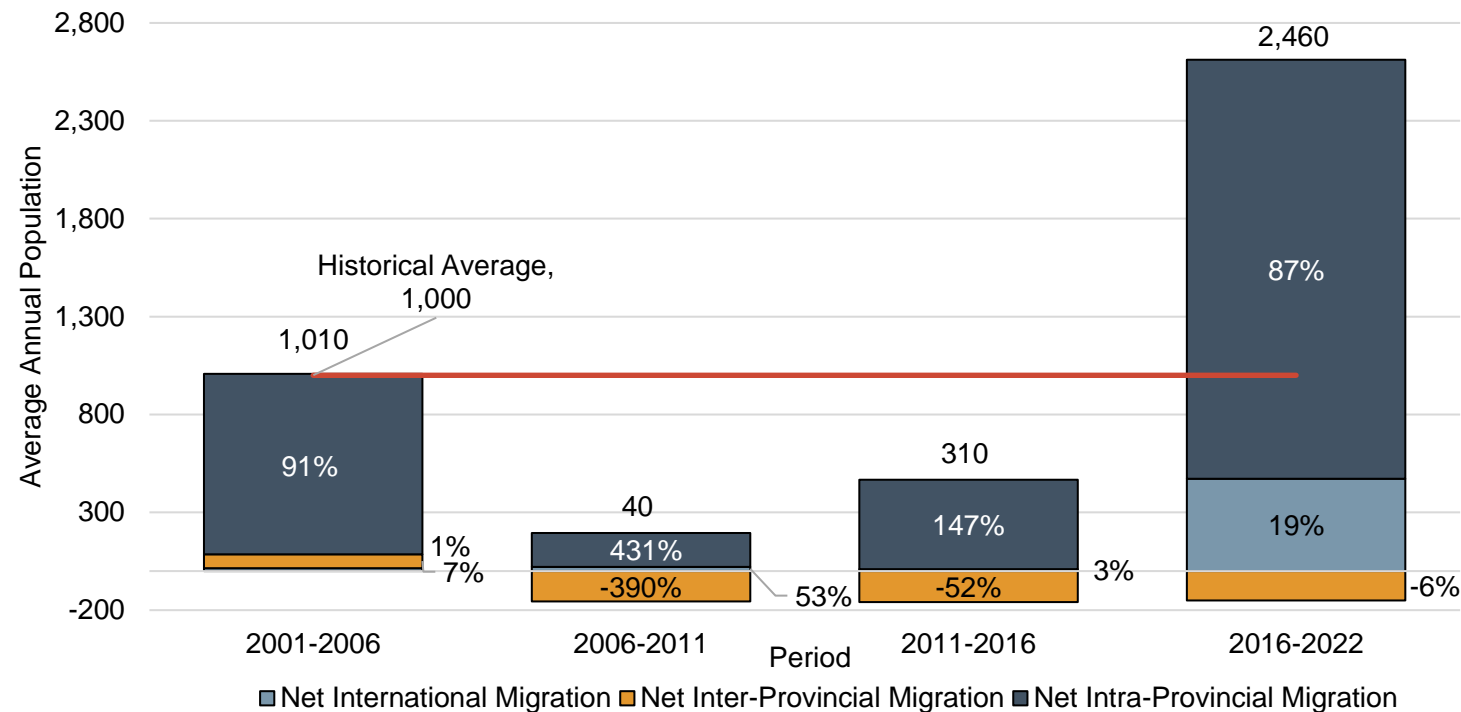
Note: Statistics Canada Labour Force Survey and Census labour force statistics may differ.  
Source: Statistics Canada Data Tables 14-10-0090-01, 14-10-0393-01, 14-10-0387-01, 14-10-0327-01, and 14-10-0017-01. Data derived by Watson & Associates Economists Ltd., 2024.

# Hastings/PEC Regional Area

Recent Population, Net Migration and Housing Market Trends

# Hastings/PEC Regional Area

## Historical Migration Trends by Type, 2001 to 2022



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.

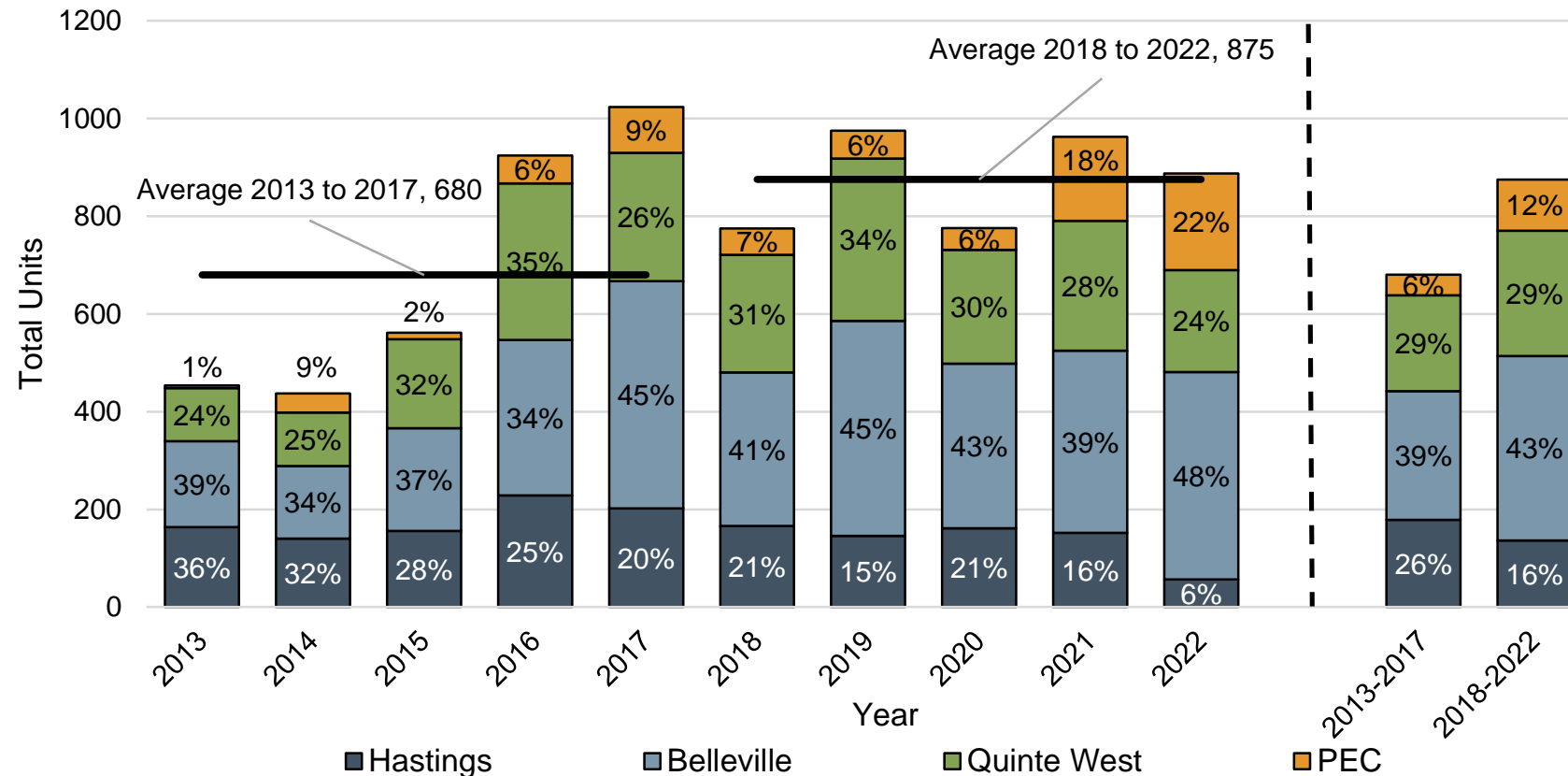
**Intra-Provincial Migration** was the largest component of Net Migration for Hastings/PEC between 2001 and 2022.

Census Division	Share of Migration from Canadian Census Divisions to PEC-Hastings Area, 2015 to 2020
G.T.H.A.	36%
G.G.H. Outer-Ring	26%
<b>G.G.H. Total</b>	<b>61%</b>
Ottawa Economic Region	10%
Remaining Ontario	14%
<b>Ontario Total</b>	<b>85%</b>
<b>Outside Ontario</b>	<b>15%</b>
<b>Total</b>	<b>100%</b>



# Hastings/PEC Regional Area

## Historical Housing Units from Building Permits by Single/Upper-Tier Municipality, 2013 to 2022



Note: Building permits for Belleville 2022 estimated by Watson & Associates Economists Ltd.

Source: Building permits provided by the City of Belleville, the County of Prince Edward, the County of Hastings and the City of Quinte West, summarized by Watson & Associates Economists Ltd.

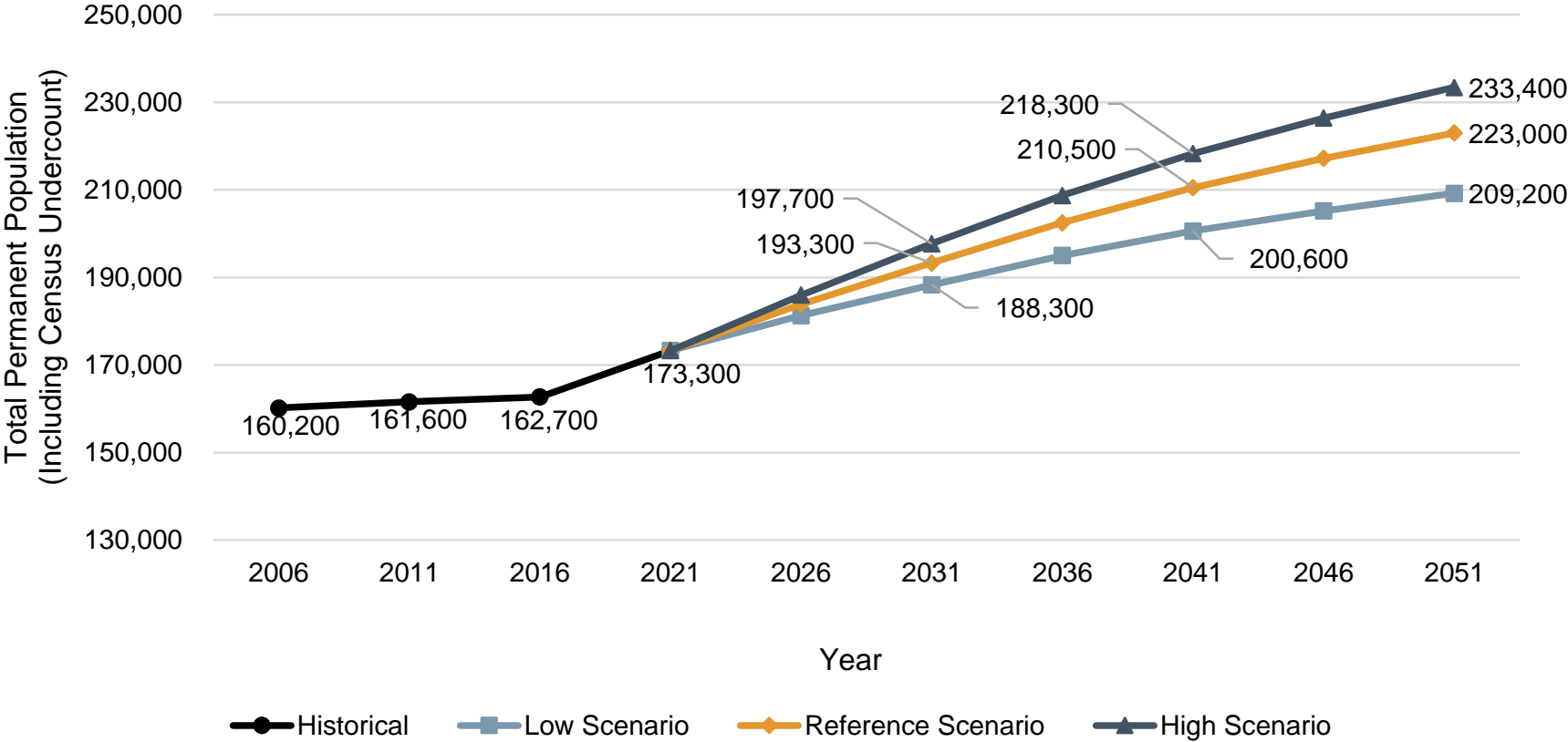
# Hastings/PEC Regional Area

Long-Term Population and Housing Forecast, 2021 to 2051

# Hastings/PEC Regional Area Permanent Population Forecast Scenarios, 2021 to 2051



2021 to 2051 Annual Growth Rates



Low Scenario:  
**0.6%**

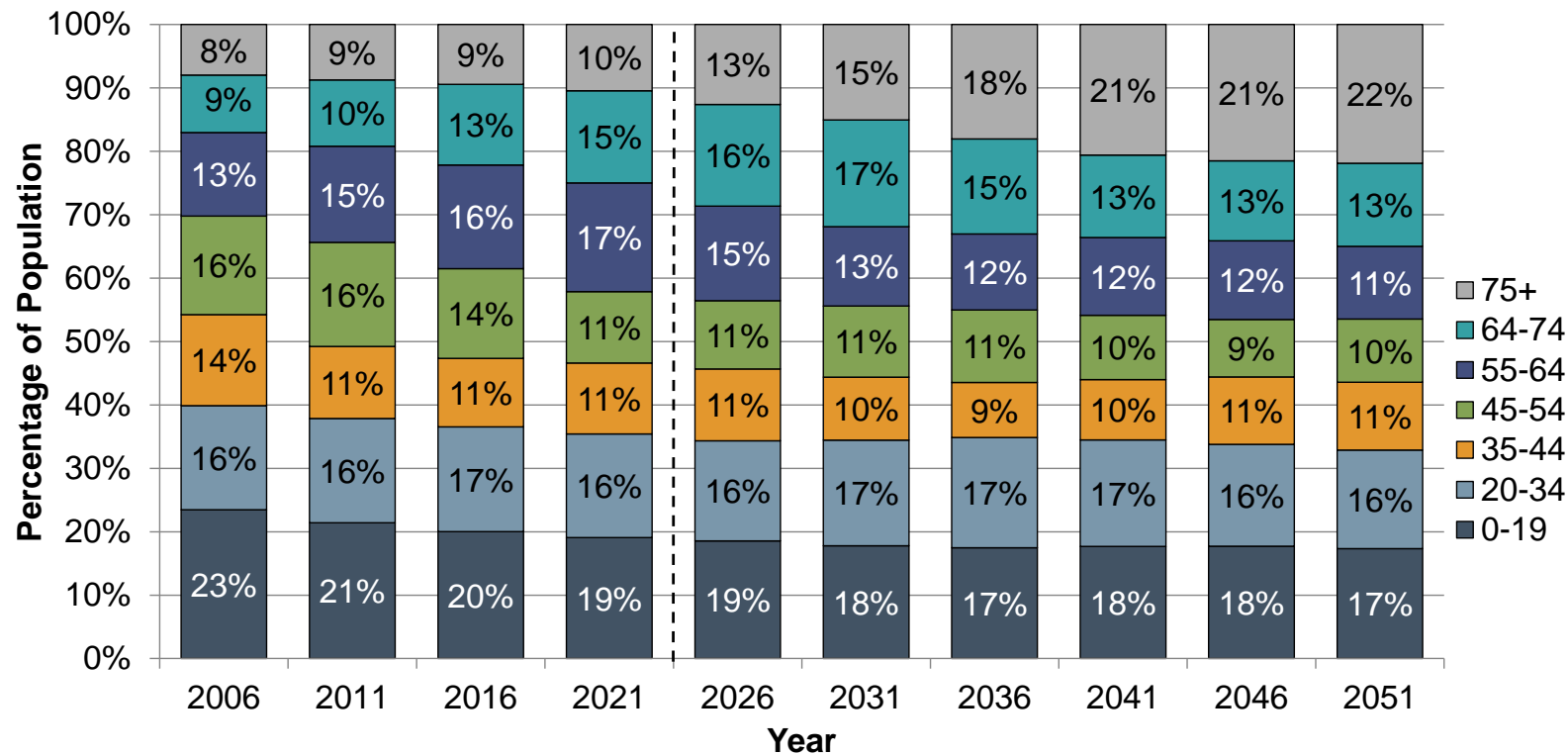
Reference Scenario:  
**0.8%**

High Scenario:  
**1.0%**

Note: Population includes net Census undercount.  
Source: Historical derived from Statistics Canada Census and Demography Division data, 2006 to 2021. 2021 to 2051 forecast by Watson & Associates Economists Ltd.

# Hastings/PEC Regional Area Permanent Population Forecast by Age, 2021 to 2051

## Reference Scenario



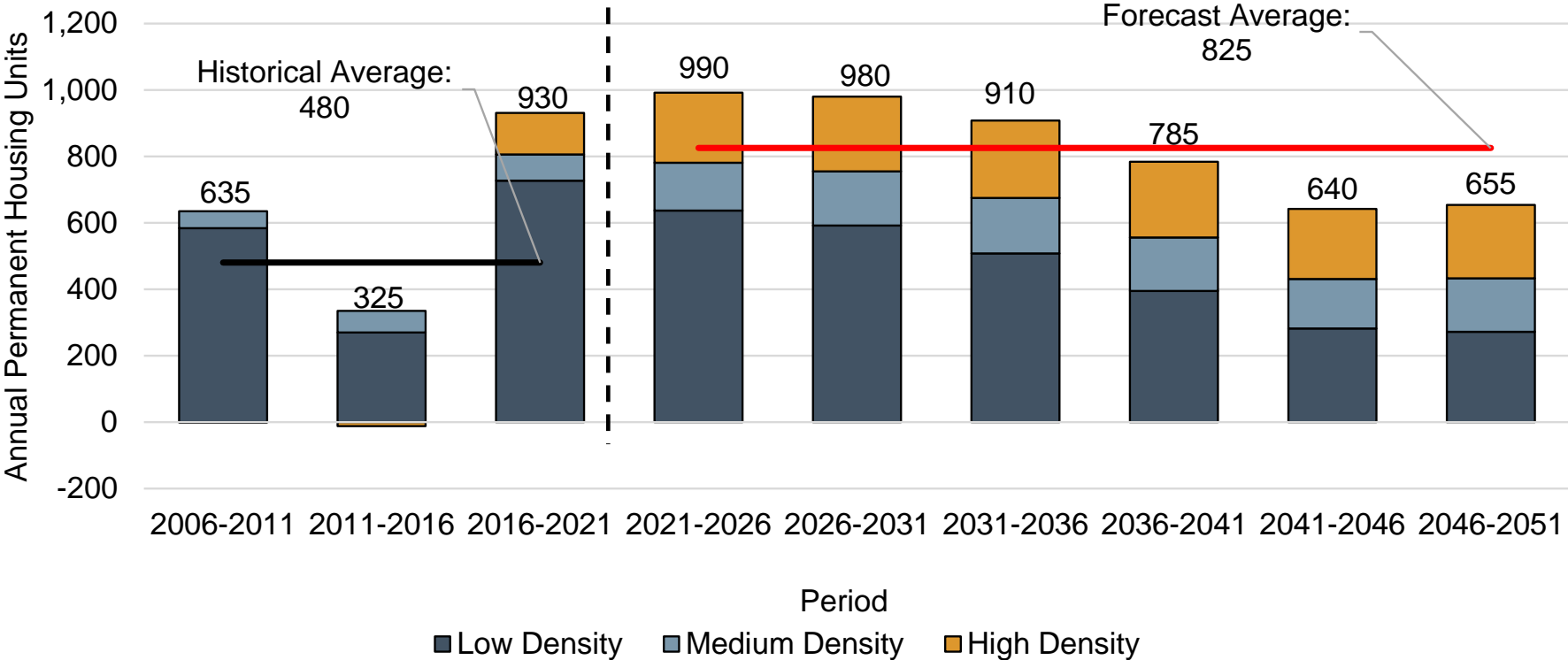
Note: Population includes net Census undercount.

Source: Historical derived from Statistics Canada Census and Demography Division data, 2006 to 2021. 2021 to 2051 forecast by Watson & Associates Economists Ltd.

- The Hastings/PEC Regional Area population is aging, between 2021 and 2051 the percentage of persons 75+ years of age or older is forecast to increase by 12%.
- The 75+ age group is the fastest growing cohort with annual forecast population growth rate of 3.4%.

# Hastings/PEC Regional Area Incremental Permanent Housing Growth in New Units, 2021 to 2051

## Reference Scenario



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 Statistics Canada Census data. 2021 to 2051 by forecasted by Watson & Associates Economist Ltd.

2021 to 2051  
total housing  
growth:  
**24,800  
units**

2021 to 2051  
total housing  
growth mix:  
  
Low: **54%**  
Medium: **19%**  
High: **27%**

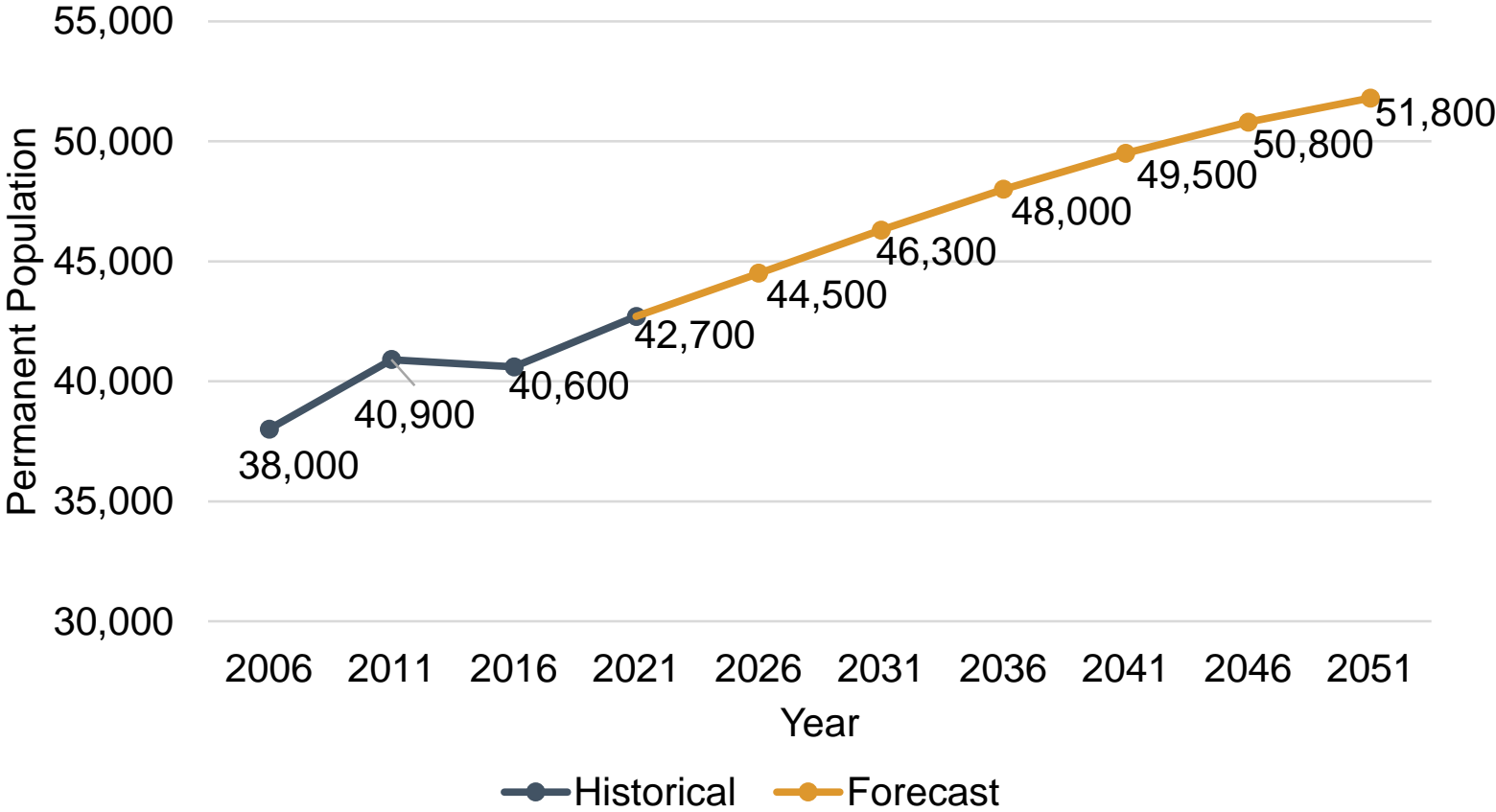
# Prince Edward County

## Population, Housing and Employment Forecast

# Hastings County Population Forecast, 2021 to 2051



## Medium (Reference) Scenario



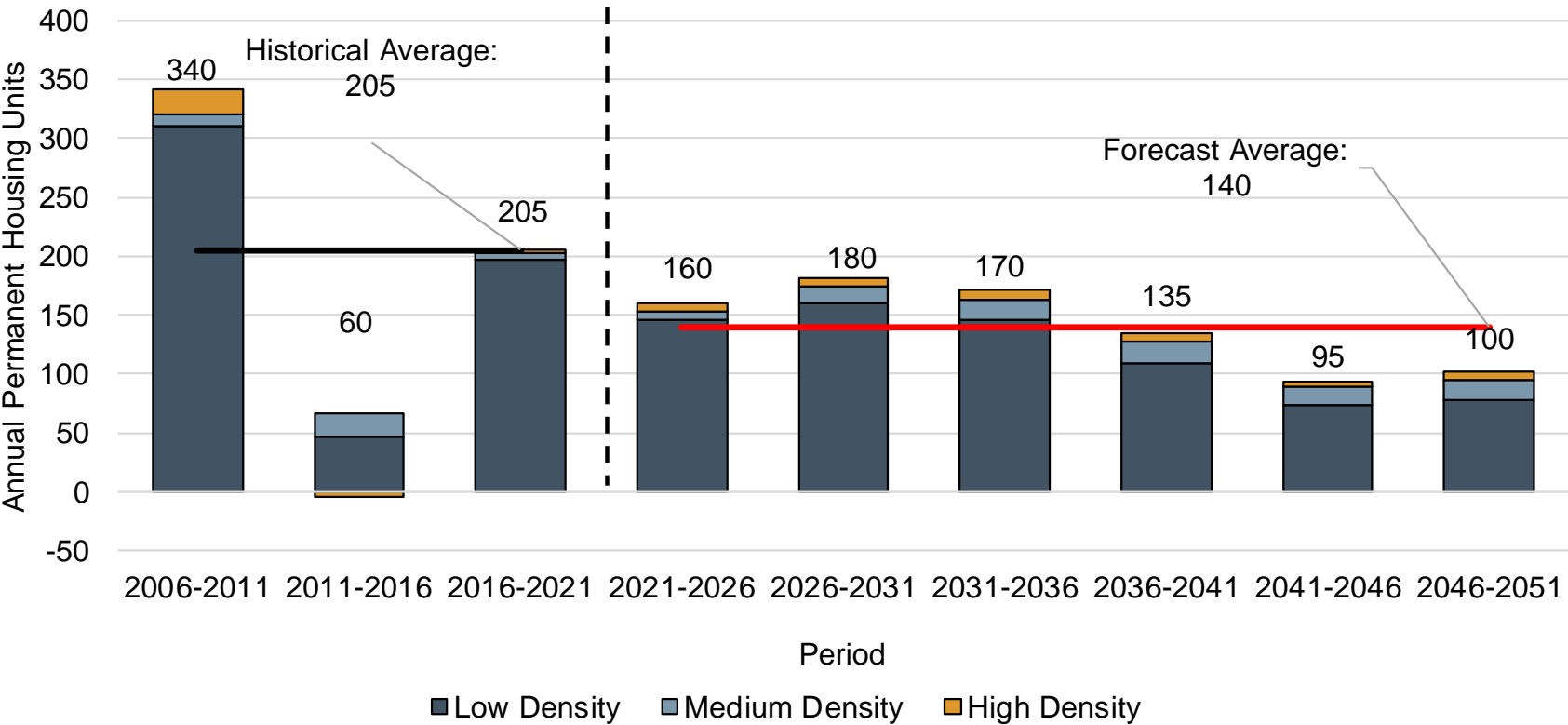
**Total Growth:  
2021 to 2051  
9,100**

**Annual Growth  
Rate:  
2006-2021: 0.8%  
2021-2051: 0.6%**

Note: Population includes net Census undercount and has been rounded.  
Source: 2006 to 2021 derived from Statistics Canada Census data. 2021 to 2051 by forecasted by Watson & Associates Economist Ltd.

# Hastings County Incremental Permanent Housing Growth in New Units, 2021 to 2051

## Medium (Reference) Scenario



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 Statistics Canada Census data. 2021 to 2051 by forecasted by Watson & Associates Economist Ltd.

2021 to 2051  
total housing  
growth:  
**4,220 units**

2021 to 2051  
total housing  
growth mix:  
  
Low: **84%**  
Medium: **11%**  
High: **5%**



# Conclusions

# Conclusions



## Economic Drivers of Population Growth

- While the economy is shifting to service providing sectors, regional demand from goods producing sectors has been strengthening in recent years.
- Higher federal immigration targets and relatively stronger regional economic conditions will continue to drive higher population growth to the Hastings/PEC Regional Area over the long-term.
- Increased work from home, including hybrid “work at home/work at office” models are also creating greater possibilities to live and work within the Hastings / PEC Regional Area.
- In turn, greater population growth opportunities also generates increased demand for population-related employment (e.g. retail, institutional and personal services).
- Total employment for the study area is forecast to increase by just over 17,000 jobs between 2023 and 2051

# Conclusions

## Residential



- The Hastings/PEC Regional Area total permanent population is forecast to increase from 173,200 in 2021 to 223,000 by 2051, representing an increase of just under 50,000 permanent residents.
- The population is aging with the 75+ age group growing significantly faster than the total population. This places increased pressure for seniors' housing, affordable housing and community and social services geared to seniors.
- Increased population growth associated with younger adults and working age families will also continue to place increased demand for range of low-, medium- and high-density housing options, including affordable and rental housing.
- Continued demand for new seasonal housing dwellings and the conversion of seasonal dwellings to full-time occupancy will place increasing demands on infrastructure and municipal services for Hastings County and Prince Edward County.

Questions?

Thank You