



City — of Guelph —

Fact Sheet

Topic: Population Growth
Department/Division: Planning and Building Services, Planning Division
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Prepared by: Craig Manley, Manager of Policy Planning
Telephone: 519.837.5616
Email: planning@guelph.ca

Key Facts

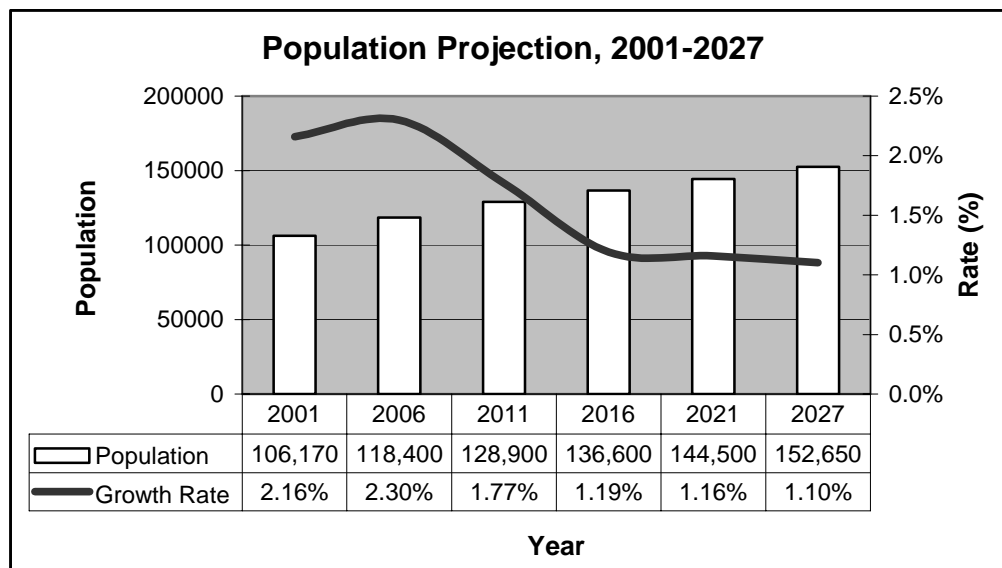
- The City of Guelph Official Plan provides the following General Development Objective; “To work towards a moderate rate of population growth, which will represent an annual average population increase of 1.5 per cent of the total City population.”
- The current population (year end 2003) of the City of Guelph is 113 000 and is projected to reach 144 500 by the year 2021(see Figure 1).
- The City of Guelph has experienced an annual average growth rate of approximately 2% over the past ten years; this trend is expected to continue over the short term. Following 2011, population growth rates are expected to fall to lower levels in line with anticipated slower economic growth in the Greater Toronto Area as well general natural increase declines due to an aging population.
- Population growth encompasses natural increase (births) and net migration. Net migration is a significant factor in the City of Guelph’s population growth.
- For the period 1991 to 2001 migration accounted for approximately 66% of total population growth. It is anticipated that growth attributed to migration will increase to 70-75% over the next twenty years.
- The number of households has increased at a faster rate than population due to the decline in average household size. The implication of this trend is that for a given population more dwelling units are required to accommodate that population.
- According to the 2001 Census, there were 40 500 households with an average household size of 2.6 persons. Total households are estimated to reach 60 590 by 2027; an increase of approximately 20 000 households in the period 2001-2027.

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- The City of Guelph has water capacity for a total population of 164 000. This level of water capacity is dependent on the implementation of a water supply enhancement strategy (i.e., continued water conservation measures, infrastructure rehabilitation and new supply study initiatives).
- Current work to expand the sewage treatment plant will permit population growth to approximately 137000 persons.
- The current land supply of the City of Guelph designated for residential use is approximately 1160 hectares which is anticipated to accommodate an additional 17 400 dwelling units; not including infill. Based on an average household size of 2.6, an additional population of 45 000 would be accommodated by the land supply.
- According to the 2001 Census, the City of Guelph is the fifth fastest growing municipality with a population of 100 000 – 200 000 in Ontario. The top 3 fastest growing mid-sized municipalities experienced growth rates approximately three times that of Guelph over the period 1996-2001 (see Figure 2).

Figure 1: Historic and Projected Growth Rate of the City of Guelph



Note: Population figures do not include Statistics Canada projected undercount.



Figure 2: Growth Rate of Ontario Mid-sized Ontario Municipalities

