



The Corporation of the Township of King Report to Council

From: Growth Management Services – Planning Division

Report Number: GMS-PL-2025-003

Date: Monday, February 24, 2025

Title: **Phase 2 of the Growth Management and Employment Land Strategies - Policy Planning File PP-2023-05**

Recommendation

1. That Council receive Report GMS-PL-2025-003;
2. That Council receive the Phase 2 Growth Management and Employment Land Strategy Report (“Phase 2 Report”), dated February 2025, prepared by Watson & Associates Economists Ltd., as information;
3. That Council endorse the following minimum population, housing, and employment forecasts for the Township to 2051:
 - a. A population growth forecast of 21,200 people, resulting in a total population of 51,000 people for the Township;
 - b. A forecast of 8,400 new households, resulting in a total of 17,400 households for the Township; and
 - c. An employment growth forecast of 7,060 new jobs, resulting in a total of 17,700 jobs for the Township.
4. That Council endorse the following overall population and housing forecasts by Village, and remaining rural area to 2051:
 - a. That King City is forecast to grow to a population of 23,220 people, requiring an additional 5,210 households;
 - b. That Nobleton is projected to grow to a population of 13,580 people, requiring an additional 2,190 households;
 - c. That Schomberg is forecast to grow to a population of 3,340 people, requiring an additional 300 households; and
 - d. That the remaining rural area is forecast to grow to a population of 10,860, requiring an additional 120 households.

5. That Council endorse the population and housing growth by Village for the 2024 to 2051 timeframe, as set out in Appendix B to the Phase 2 Report.
6. That Council endorse an intensification rate of 50% for the total housing growth between 2024 and 2051, and the following intensification rates for the Built-up Area (BUA) for each Village;
 - a. 55% for King City;
 - b. 37% for Nobleton; and
 - c. 84% for Schomberg.
7. That Council direct staff to explore the current and potential future intensification mapping in Appendix C to the Phase 2 Report through the Official Plan Review.
8. That Council endorse a minimum density target of 35 people and jobs per hectare for the Township's Designated Greenfield/Growth Area Community Areas.
9. That Council endorse the following targets for commercial land areas:
 - a. A target building coverage of 28%;
 - b. A commercial land intensification rate of 25% for Nobleton and Schomberg;
 - c. A commercial land intensification rate of 30% for King City; and
 - d. A commercial space per capita rate of 37 square feet/resident.
10. That Council endorse the following minimum Employment Land Use forecasts, by market sector:
 - a. Major Office: 400 jobs, 6% share of growth;
 - b. Employment Area: 2,540 jobs, 36% share of growth;
 - c. Population-Related: 3,960 jobs, 56% share of growth; and
 - d. Rural: 160 jobs, 2% share of growth.
11. That Council endorse the following targets for Employment Areas:
 - a. An intensification target of 15%;
 - b. A 40% land vacancy factor for Schomberg;
 - c. An overall employment density of 30 jobs per net hectare; and
 - d. A gross-to-net ratio of 55%.

12. That Council endorse the following Employment Area growth forecasts as minimum targets for each Village:
 - a. King City: 1,090 new Employment Area jobs;
 - b. Nobleton: 770 new Employment Area jobs; and
 - c. Schomberg: 680 new Employment Area jobs.
13. That Council direct Staff to plan for Areas of Employment beyond the planning horizon of the current Official Plan Review, being 2051, in accordance with Policy 2.1.3 of the Provincial Planning Statement, 2024.
14. That Council endorse the 'Criteria for Identification of Employment Area Expansion Site' set out in Figure 6-2 of the Phase 2 Report and the 'Evaluation of Location Options for Employment Area Expansion' identified in Figure 6-4 of the Phase 2 Report for the proposed Nobleton Employment Area Expansion Site.
15. That Council endorse Option 2 for the Nobleton Employment Area Expansion Site, as identified in Figure 6-3 of the Phase 2 Report, and direct Staff to proceed with the recommendations from the Phase 2 Report for the Nobleton Employment Area Location Options.
16. That Council endorse the 'Criteria for Identification of Community Area Expansion Site' set out in Figure 6-5 of the Phase 2 Report for the three (3) Community Area Location Options for Nobleton, and the respective 'Evaluation of Location Options for Community Area Expansions', as set out in Figure 6-7 of the Phase 2 Report.
17. That Council direct Staff to proceed with recommendations from the Phase 2 Report for the Nobleton Community Area Location Options and further analyze Options 1 and 3 as identified in Figure 6-6 of the Phase 2 Report to address the 8 hectare shortfall of Community Area Land in Nobleton through the Official Plan Review.
18. That Council endorse undertaking further analysis of the settlement area expansion for Schomberg as shown in Figure 6-8 of the Phase 2 Report to address the 10 hectare shortfall of Employment Area land and direct Staff to review and assess this option further with the Province through the Official Plan Review to determine the feasibility of this expansion.
19. That Council endorse undertaking further analysis of the settlement area expansion for King City as identified in Figure 6-9 of the Phase 2 Report to address the 9 hectare shortfall of commercial land needs in King City through the Official Plan Review.
20. That Council direct Staff to further analyze the opportunity to designate the Township's 'Whitebelt Lands' as shown in Figure 7-1 of the Phase 2 Report as a new Settlement Area through the Official Plan Review.

21. That Council direct Staff to resolve Deferral 1 to the Our King Official Plan through the ongoing Official Plan Review by recognizing the lands municipally known as 25 Laskay Mills Drive as being within the Hamlet boundary for the Hamlet of Laskay, and to analyze through the Official Plan Review if a dry employment area represents the most suitable use for these lands.
22. That Council endorse the recommendations of Chapter 8 “Growth Management Recommendations” of the Phase 2 Report, as summarized in Appendix B.

1. Report Highlights

- The Township retained Watson & Associates Economists Ltd. (Watson) in early 2024 to prepare Growth Management and Employment Land Strategies to inform the Official Plan Review and the Township’s land needs to 2051.
- King’s population is projected to grow to approximately 51,000 people, by 2051, requiring approximately 8,400 new households. Employment in the Township is projected to grow to 17,000 jobs within the same horizon.
- The Report attached in **Appendix A** provides the Phase 2 findings for both the Growth Management and Employment Land Strategies, and builds on the Phase 1 findings for the Growth Management and Employment Land Strategies which were presented to Council on September 23, 2024 through [Report GMS-PL-2024-025](#).
- The Phase 2 Report provides long-term growth management recommendations to guide policy direction which are summarized in **Appendix B** of this Report, and serves as a foundational document to the Township’s ongoing Official Plan Review (OPR), as well as the ongoing Township Master Plan Studies and Development Charge Background Study.
- An additional 27 net (39 gross) hectares of Employment Area land in Nobleton, 6 net (10 gross) hectares of Employment Area land in Schomberg, 9 hectares of commercial/retail land King City and 8 hectares of Community Area (residential) land in Nobleton are required to support the forecast growth.
- Re-designation of land in Nobleton’s Village Reserve, and settlement area expansions for Schomberg and King City are proposed to accommodate new Employment Areas and commercial/retail land needs.
- The Phase 2 Report also considers additional long-term options for Employment Area growth by designating additional Employment Lands beyond the minimum 2051 need, which is permitted in accordance with Policy 2.3.1 of the Provincial Planning Statement, 2024 (PPS 2024).
- Candidate expansion areas and options for re-designation have been assessed based on criteria such as connectivity, market demand, and proximity to infrastructure.

2. Purpose

The purpose of this Report is to present the Phase 2 Report for the Growth Management (GMS) and Employment Land (ELS) Strategies, prepared by Watson & Associates Economists Ltd. (Watson), and to seek direction from Council as to how the anticipated growth in King to 2051 should be accommodated. The recommendations and direction from Council will be further considered through the Township's ongoing Official Plan Review, and will inform and direct the Township's Master Plan Studies and Development Charges Background Study.

3. Background

The Township retained Watson & Associates Economists Ltd. (Watson) in early 2024 to prepare Growth Management (GMS) and Employment Land (ELS) Strategies. The Strategies are intended to support and inform the Township's Official Plan Review, which will guide growth in King to 2051. They provide an assessment of existing conditions and King's long-term potential for growth, as well as population, housing, and employment forecasts for each of the Township's Villages and, land needs analyses. These forecasts are also informing the Township's ongoing Master Plan studies, including the Water and Wastewater Master Plan, Parks, Facilities and Trails Master Plan, and Transportation Master Plan, as well as the Development Charges Background Study.

GMS/ELS Strategy Public Consultation

To support the development of the Studies, a virtual public open house was held on the GMS in May 2024 with over 60 attendees. Targeted consultation in the form of one-on-one meetings were held with business owners and employment landowners to inform the ELS. A Public Open House for both the ELS and GMS was held on September 16, 2024, to present the findings of the Phase 1 Report and seek feedback from the public on its conclusions. The Phase 1 Report was also presented to Council on September 23, 2024, through Report No. GMS-PL-2024-025 to seek Council direction to:

- Finalize the population, housing and employment forecasts by Village;
- Explore a higher Employment Area target;
- Prepare final density and intensification targets for each Village, Employment Area, Designated Greenfield Area (DGA) and Built-Up Area (BUA); and
- Review opportunities for urban area boundary expansions, based on the growth forecasts.

To support Phase 2 of the ELS one-on-one interviews have also been held with employment and business landowners and interested parties. Written correspondence has also been received from landowners and members of the public for the GMS/ELS. Responses to these pieces of correspondence is provided in **Appendix C** to this Report.

Official Plan Review Public Consultation

Since the Report to Council on September 23, 2024, the Township's Official Plan Review (OPR) has progressed. This has provided an opportunity for synergies between the Projects, including the opportunity to incorporate the Phase 1 and Phase 2 findings from the ELS and GMS into the discussion and preliminary policy directions of the draft Discussion Papers for the OPR. The alignment between the OPR and the GMS/ELS has also provided the opportunity for joint consultation. As the findings for the GMS/ELS have been incorporated into the draft Discussion Papers, the January 2025 Community Open Houses for the Official Plan Review provided an opportunity to seek public comments and feedback on the Phase 2 findings for the GMS/ELS. Over 200 individuals attended the three (3) Community Open Houses held on January 16, 22, and 29, 2025:

Additional consultation has also occurred between January 22 and February 11, 2025 in the form of pop-up engagement sessions and targeted consultation with Township Boards and Committees, including with the Age Friendly Community Advisory Committee, at the Zancor Centre Grand Opening, Mayor's Youth Action Team, King Chamber of Commerce, Heritage Advisory Committee, and Accessibility Advisory Committee. Consultation is also scheduled with the King Environmental Action Team (KEAT) for February 27, 2025.

A consultation summary detailing what was heard through GMS/ELS and Open House consultation sessions is attached to this Report as **Appendix D**.

4. Analysis

Report Structure

The Phase 2 Growth Management and Employment Land Strategy Report ("Phase 2 Report") is attached as **Appendix A** and details the findings of both the GMS and ELS. The Phase 2 Report is comprised of nine (9) chapters:

1. Introduction;
2. Overview of Macro-Economic Outlook and Growth Trends;
3. Township of King Population, Housing, and Employment Forecast, 2021 to 2051;
4. Township of King Population and Housing Forecast and Urban Land Needs by Village, 2024 to 2051;
5. Township of King Employment Growth Forecast and Urban Land Needs by Village, 2024 to 2051;
6. Urban Location Options to 2051;
7. Additional Long-Term Options for Employment Area Growth;
8. Growth Management Recommendations; and

9. Conclusions.

The Report also has three (3) appendices which summarize the Population and Housing Forecast (Appendix A), Population and Housing Growth by Village in Five-Year Increments (Appendix B), and Village Intensification Opportunities (Appendix C).

The Phase 2 Report builds on the Phase 1 findings and provides direction on King's long-term population, housing and employment growth to 2051. A detailed summary of the Phase 1 findings was included in [Report GMS-PL-2024-025](#). The Phase 2 Report utilizes the population and employment forecasts from the Phase 1 Report, which are also consistent with the forecast for the Township identified in the June 2024 Office Consolidation of the York Region Official Plan (YROP). The following summarizes the overall growth forecast for the Township:

- The Township's population is forecast to increase to 51,000 by 2051;
- The number of residential units in King is projected to increase by 8,400 units by 2051 to approximately 17,400 units; and
- King's employment is forecast to increase to 17,700 jobs by 2051.

The Report also provides strategic policy recommendations for further review and consideration through the Official Plan Review. The Report assesses existing policies, Community Area and Employment Area land supply, and growth potential, to provide recommendations that address the Township's needs while encouraging sustainable development and efficient land use planning.

The following sections will outline the findings of the Phase 2 Report, particularly related to the growth management policy recommendations, forecast and land needs for Employment Areas and Community Areas, and to summarize additional location options for Employment Areas and Rural Employment uses.

Township of King Growth Forecast and Urban Land Needs – Employment Areas

Summary of Employment Area Findings

Employment Areas are designated urban lands intended to support industrial and business activities, primarily manufacturing, warehousing and distribution facilities. These areas are crucial for economic development and are characterised by their proximity to major transportation corridors, efficient land use, and specific development and infrastructure requirements.

Recent changes have been made to Provincial policy and legislation regarding Employment Areas in Ontario. Amendments to the Planning Act came into effect on October 20, 2024, and changed the definition of "Areas of Employment". Concurrently, the new Provincial Planning Statement (PPS 2024) came into effect on the same day and carried forward this definition for Employment Areas, and introduced new policies for employment. The new definition of Areas of Employment, or 'Employment Areas' as referred to in the PPS 2024 limits uses

permitted in Employment Areas to manufacturing; research and development in connection with manufacturing; warehousing and goods movement; and associated retail and office, and ancillary facilities.

The definition is also specific in identifying that uses that are excluded from Employment Areas are: institutional and commercial, including retail and office not associated with the primary employment use listed above.

Under Policy 2.8.2 of the PPS 2024 municipalities are to plan, protect and preserve employment areas, particularly in locations that are in proximity to major goods movement facilities and corridors. Within settlement areas, municipalities need to designate, protect and plan for employment areas by:

- Planning for employment area uses over the long-term;
- Prohibiting residential, commercial, public service facilities, and institutional uses;
- Prohibiting retail and office uses that are not associated with the primary employment use;
- Prohibiting other sensitive land uses that are not ancillary to uses permitted in the employment area; and
- Providing appropriate transition to adjacent non-employment areas to ensure land use compatibility and economic viability.

King's employment target was set out in the 2022 York Region Official Plan (YROP). The target was reviewed by Watson & Associates Economists Ltd. (Watson) through the Employment Land Strategy (ELS) and was determined to be appropriate. The YROP set out a target of 17,700 jobs by 2051, which is an increase of 7,060 jobs between 2024 and 2051. This forecast is for all jobs in the Township, across all sectors. Figure 5-3 of the Phase 2 Report, as shown below, provides a breakdown of the total employment growth by sector/land use category.

Figure 5-3
 King Township
 Total Employment Growth, 2024 to 2051

Employment Land Use Category	Total Employment Growth	% Share of Total Employment Growth
Major Office	400	6%
Employment Area	2,540	36%
Population Related	3,960	56%
Rural	160	2%
Total Employment	7,060	100%

Note: Figures have been rounded.
 Source: Derived from the Y.R.O.P. June 2024 Office Consolidation.
 Adjusted forecast by Watson & Associates Economists Ltd., 2025.

Figure 1: Total Employment Growth by Sector, 2024 – 2051

This breakdown identifies that the majority of growth will be in the form of population-related employment. This includes the commercial land need identified for King City. In terms of Employment Area jobs, this is the second largest sector, accounting for approximately 36% of the total employment growth to 2051.

As noted above, the PPS requires municipalities to plan, protect and preserve Employment Areas. Municipalities are required to delineate lands in their Official Plans for Employment Areas, and to provide sufficient transition and buffering in land use to ensure their separation from sensitive land uses, and to promote land use compatibility. The Phase 2 Report undertook an assessment of the Township's current Employment Areas, and inventoried King's vacant Employment Land. Through this assessment it was profiled that King City has the largest amount of vacant Employment Area land, measuring 36 net ha, with Schomberg having 16 net ha of vacant Employment Area land. The assessment found that Nobleton has 0 net ha of Employment Area land available. While there are currently vacant designated employment lands in Nobleton, the Phase 2 Report assumed that a portion of the lands are to be converted from Employment Area to Community Area to accommodate a secondary school, and that the remaining lands are expected to accommodate commercial or mixed uses, which would not be permitted within an Employment Area under the new definition for Employment Area under Provincial policy.

Building on the vacant Employment Area profile, the Phase 2 Report provided an overview of the total Township Employment Area forecast, and the land demand for the different employment sectors. The forecast considered the following:

- Long-term employment land job growth potential;
- Employment density assumptions for Employment Areas;
- Trends in expected Employment Area absorptions; and
- The amount of vacant, developable shovel-ready land within Employment Areas across the Township.

The Phase 2 Report summarizes the Township's Employment Area forecast by Village. King City is forecast to accommodate the largest share of Employment Area job growth to 2051, with approximately 43% of the total growth, or 1,090 jobs. Nobleton and Schomberg are forecast to account for 30% (770 jobs), and 27% (680) of the remaining forecast to 2051, respectively.

Overall Employment Area Land Needs

In determining the Township's Employment Area land needs to 2051, the Phase 2 Report considers intensification within existing Employment Areas, and considers a land vacancy factor within Schomberg's existing Employment Area lands being restricted due to availability to purchase, parcel size and configuration issues, etc. Overall, the Phase 2 Report determined that the Township has a total land demand of 71 net hectares between 2024 and 2051. After factoring in the Township's current vacant lands, the Township has a deficit of 27

net hectares, or 49 gross hectares of Employment Area land. To determine the net lands required for the Employment Area, a gross-to-net ratio of 55% was utilized through the Phase 2 Report. The net amount of land refers to the land that accommodates the employment use itself, with the gross land including the road network, stormwater facilities and other infrastructure and amenities required to support the use and the overall Employment Area. The Employment Area land needs by Village are detailed in Figure 5-6 of the Phase 2 Report, as shown below:

Figure 5-6
Forecast Employment Area Land Needs by Village, 2024 to 2051

King City Employment Land Needs, 2024 to 2051		King City	Schomberg	Nobleton
Employment Land Jobs 2024 to 2051	A	1,090	680	770
Intensification	B	115	245	25
Total Employment Land Jobs less Intensification	$C = A - B$	975	435	745
Employment Density (jobs per net ha)	D	27	32	35
Employment Land Demand (ha)	$E = C / D$	36	14	21
Vacant Employment Land Supply (net ha) ^[1]	F	36	8	0
Net Employment Area Deficit at 2051	$G = F - E$	0	-6	-21
Gross Employment Area Deficit at 2051	$H = G / .55$	0	-10	-39

[1] Vacant Land Area in Schomberg adjusted downwards by a 40% land vacancy factor to account for constraints such as landowner willingness, parcel configuration issues, serviceability, etc.

Note: Figures have been rounded.

Source: Watson & Associates Economists Ltd., 2025.

Figure 2: Employment Area Land Needs by Village, 2024 - 2051

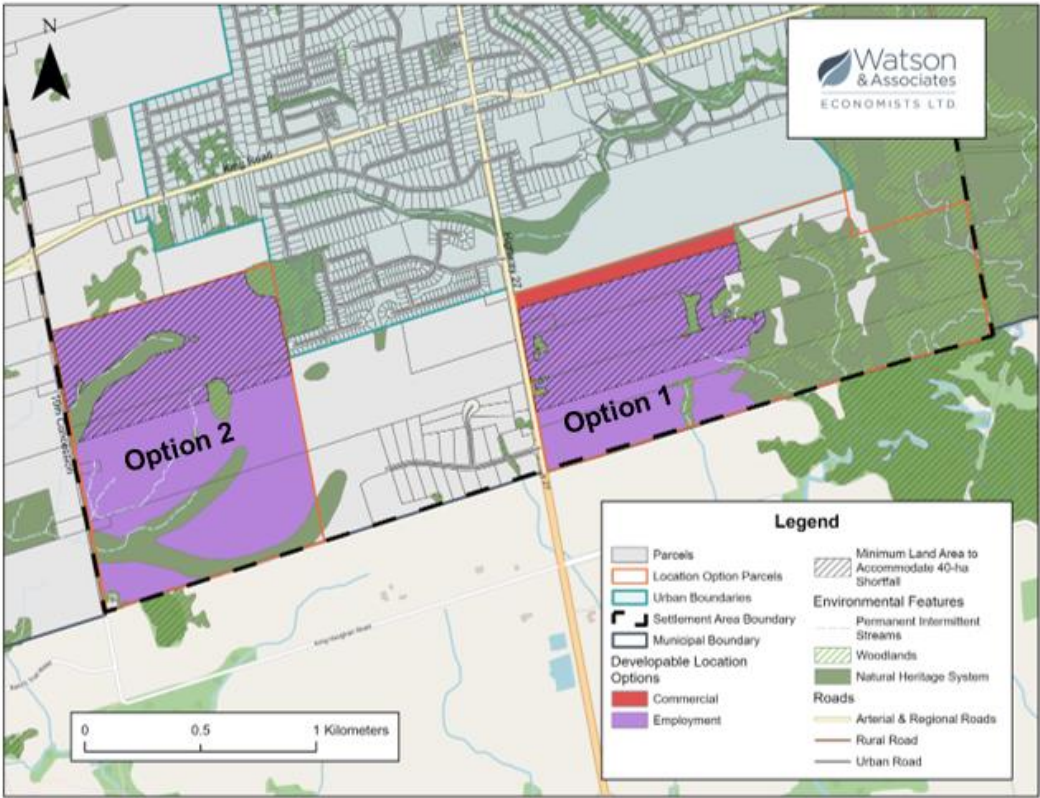
Nobleton’s Employment Area Land Needs

As identified above, Nobleton is forecast to experience a 27 net hectare, or 39 gross hectare shortfall of Employment Area land by 2051. To respond to this land need, the Phase 2 Report has considered and evaluated two broad location options for Employment Area development. Location options have been reviewed utilizing a set of evaluation criteria which have been organized to address the policy requirements of the PPS 2024. These criteria are set out in Figure 6-2 of the Phase 2 Report.

Both location options, as shown in Figure 6-3 of the Phase 2 Report and identified below, represent new Employment Areas in the south portion of the settlement area boundary, outside Nobleton’s current built boundary. Option 1, as shown below, is in the southeast

quadrant of Nobleton with frontage on Highway 27. Option 2 is in the southwest quadrant, and has frontage on 10th Concession.

Figure 6-3
Village of Nobleton
Location Options for Urban Employment Area Expansion



Source: Base mapping data from King Township. Location options presented by Watson & Associates Economists Ltd., 2025.

Figure 3: Employment Area Location Options for Nobleton

Both options are able to accommodate the 39 hectare shortfall, as shown above in Figure 3, and are able to accommodate a wide range of parcel sizes and lot configuration. Further, both options have potential to accommodate additional employment growth beyond the 2051 shortfall. The options both are in proximity to Highway 27, and have proximity and potential synergies with the proposed future 413 Highway which is to be located south of the Nobleton settlement area boundary. The location of the parcels in the southern portion of Nobleton is also advantageous as truck traffic servicing these new employment uses would not necessitate travelling through the Nobleton urban core.

The Location Options were evaluated against the criteria in Figure 6-4 of the Phase 2 Report. Based on the evaluation Option 2 is the recommended site for the Future Employment Area within Nobleton as it presents a larger developable land area, providing a greater critical mass for long-term employment development, and has fewer land-use compatibility concerns

with the existing Nobleton urban area. Further analysis will be required through the OPR to assess its feasibility and to examine site-specific considerations including the natural heritage features within the site, road access and the viability of servicing.

Schomberg's Employment Area Land Needs

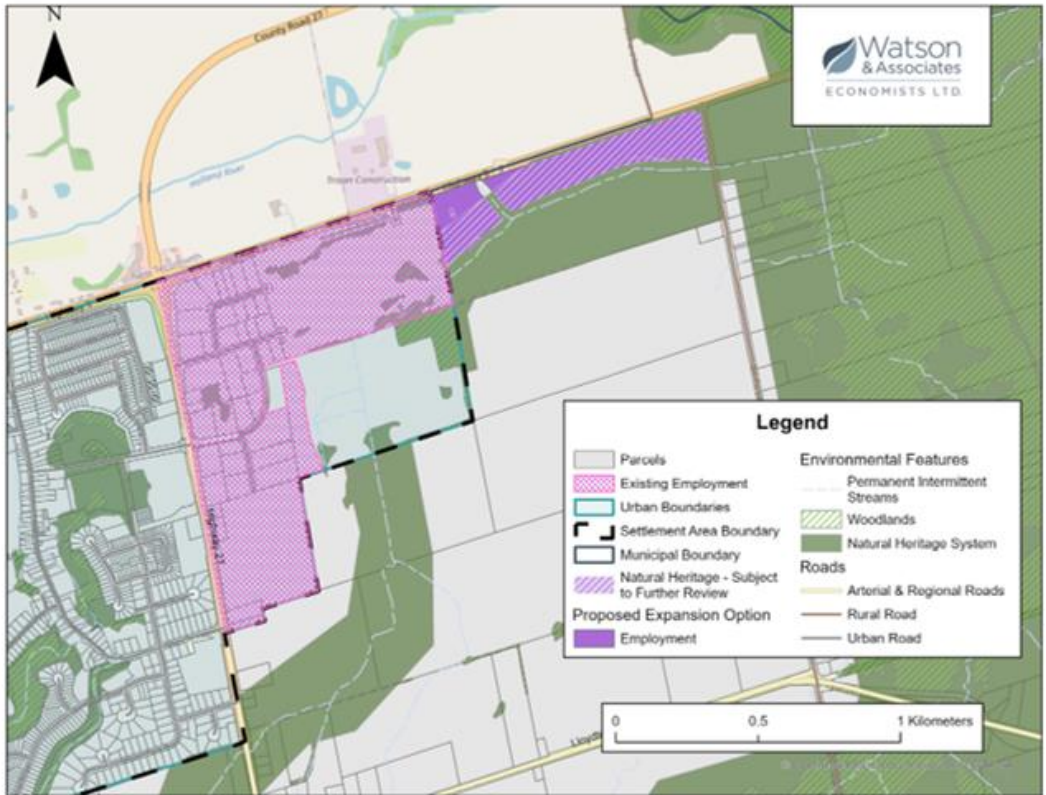
As demonstrated above, Schomberg is forecast to experience a 10 hectare shortfall of Employment Area land by 2051. This is largely as a result of the existing vacant land within the Village that has not been developed historically and is not expected to fully develop within the forecast horizon of 2051.

Urban expansion is limited for Schomberg as the surrounding lands are within the Greenbelt Plan Area. The Greenbelt Plan allows for settlement area boundary expansions to be considered through an update to a municipal official plan, subject to policies 2.2.8.2 and 2.2.8.3 of the Growth Plan. These policies identify that within the Protected Countryside in the Greenbelt Plan Area the proposed expansion must be modest in size, representing no more than a 5% increase in the geographic size of the settlement area boundary delineated as of July 1, 2017, up to a maximum size of 10 hectares. Further, expansions must consider the proximity of nearby natural heritage features, and are discouraged from being located on prime agricultural lands.

The proposed location for Employment Area lands for Schomberg as shown in the Figure below constitutes a settlement area boundary expansion. The area shown in dark purple in Figure 4 below constitutes the proposed location for the 10 hectare area expansion for an Employment Area. As shown below, the proposed lands are east of, and abut, the lands currently designated for employment. This provides synergies with the existing industrial uses in the area, both within Schomberg's existing Employment Area, and with the industrial uses on the north side of Highway 9 in New Tecumseth and Bradford West Gwillimbury.

However, portions of the land are currently classified as Natural Heritage System. The Phase 2 Report identifies that further review will be required through the Official Plan Review to determine the extent of the features and Natural Heritage System within the site in order to assess its overall viability as an Employment Area.

Figure 6-8
Village of Schomberg
Proposed Employment Area Expansion



Source: Base mapping data from King Township. Location option presented by Watson & Associates Economists Ltd., 2025.

Figure 4: Employment Area Land Option for Schomberg

Additional Options for Employment Growth

In addition to assessing the Township’s land needs to 2051, the Phase 2 Report also identifies additional long-term options for employment growth. As previously noted, the PPS 2024 permits municipalities to designate additional Employment Area land beyond the 30-year maximum. Accordingly, for Employment Area growth within Nobleton, as set out in the discussion above, both location options exceed the size needed to accommodate the 2051 land need of 39 gross hectares and could accommodate a range of 460 to 1,140 additional jobs beyond the forecast to 2051.

Chapter 7 of the Phase 2 Report identifies additional opportunities for the Township to consider for Employment uses, including designated Employment Areas. The designation of additional employment lands could be explored to improve King’s activity rate, and to make King more competitive in attracting new and expanding industries. Should Council direct Staff to explore these additional options as set out below through the OPR, consideration should

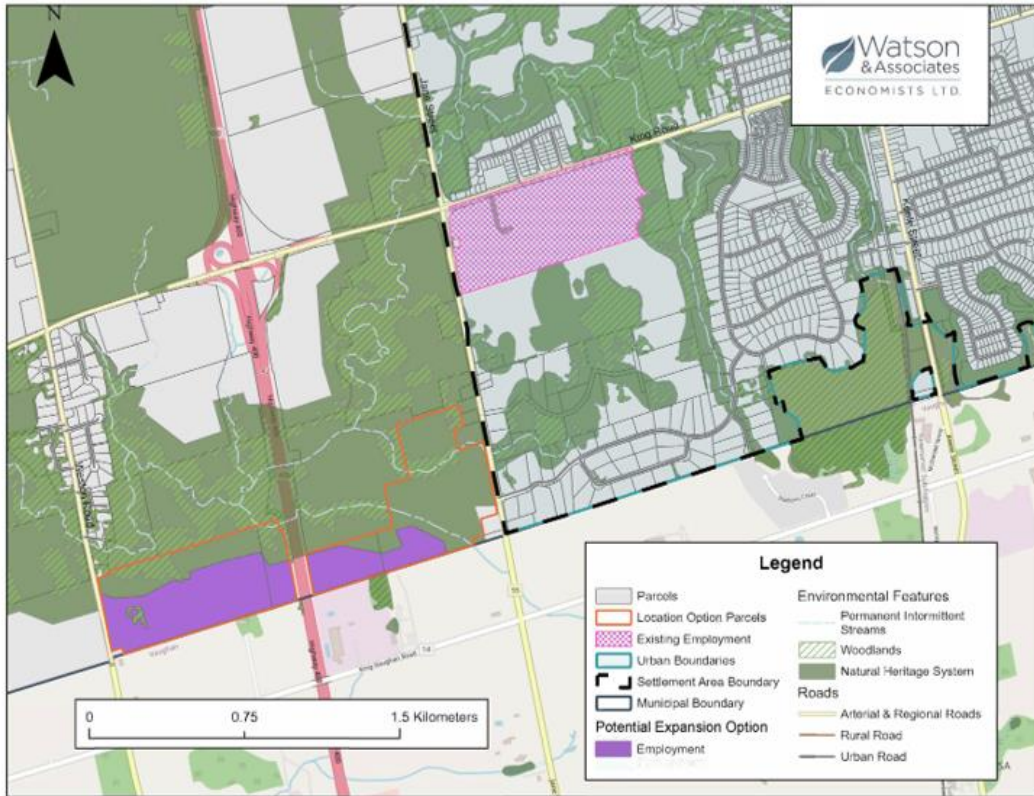
be given to the size of the Employment area, market demand, servicing requirements and financial viability.

The Phase 2 Report identifies two additional areas as having potential to accommodate additional employment uses. These are the Township’s “Whitebelt”, being lands outside of the Greenbelt and adjacent to industrial lands in the City of Vaughan, and dry employment opportunities within the Hamlet of Laskay.

“Whitebelt” Lands

The Figure below (Figure 7-1 of the Phase 2 Report) shows the location of the Whitebelt land being considered for employment through the Phase 2 Report. The lands are located east of Weston Road and west of Jane Street, along the southern border of King’s border with Vaughan.

Figure 7-1
Whitebelt Employment Area Location Options for Consideration



Source: Base mapping data from King Township. Location option presented by Watson & Associates Economists Ltd., 2025.

Figure 5 - Whitebelt Employment Area Location Option

The Whitebelt lands identified above comprise 32 hectares of land that could be considered for an Employment Area designation. These lands are located both east and west of Highway 400, providing ample Highway exposure to future business operations. Based on the King

City Employment Area densities discussed in Chapter 5 of the Phase 2 Report (27 jobs per net hectare), these subject lands would have the potential to accommodate approximately 500 jobs. Designating these lands for Employment Area development would provide the Township with additional opportunities to market and attract business operations to King, increasing the employment activity rate.

In accordance with policy 2.3.2 of the PPS 2024, the establishment of an Employment Area in this location would constitute the establishment of a new Settlement Area. When identifying a new Settlement Area or expanding an existing one, the PPS 2024 requires municipalities to consider several factors, including:

- The need of additional land to accommodate various land uses;
- The capacity of existing or planned infrastructure and public service facilities; and
- Whether the land includes specialty crop area.

In addition to the above, the new or expanded area should allow for phased development. While these are considerations for both new and expansions to existing Settlement Areas, it is important to note that a new Settlement Area can only be identified if the necessary infrastructure and public service facilities are planned or available. The Phase 2 Report identifies that if this option is to be considered through the OPR, a business case assessment should be conducted to ensure that there is sufficient market demand, and to mitigate the Township's financial and market risk. Further, a detailed servicing analysis will need to be conducted to identify a plan for how the Whitebelt lands are to be serviced.

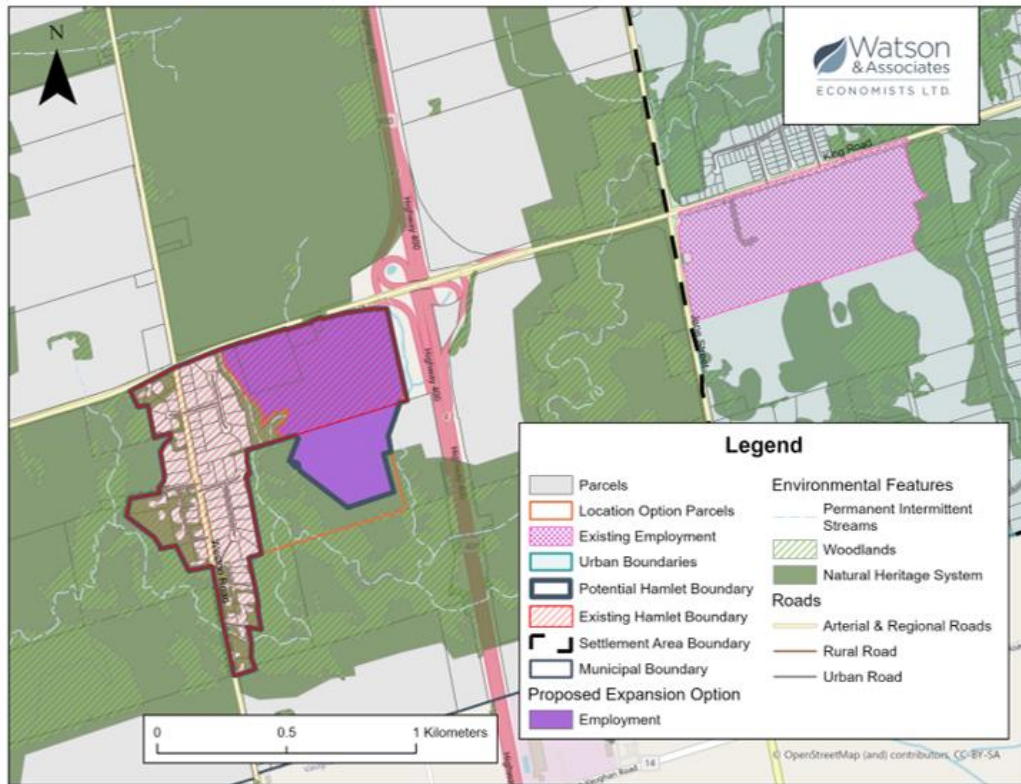
Hamlet of Laskay

The Phase 2 Report primarily focuses the discussion on employment to opportunities for Employment Areas, which as noted above accommodate mainly industrial and manufacturing uses within urban Settlement Areas on full municipal servicing. This is in accordance with the PPS 2024 which promotes directing growth towards fully serviced Settlement Areas. However, the Phase 2 Report also recognizes the importance of considering the rural areas of the Township and their role in accommodating employment growth through rural and dry industrial uses.

Several of King's Hamlets currently support dry employment lands. Dry employment lands, which do not rely on municipal water and wastewater infrastructure, are an important component of a municipality's employment land supply, even though they are not included in urban vacant employment land supply calculations. These lands can support such uses as small scale logistics and warehousing, construction yards, agricultural support services, recycling facilities, and light assembly plants that do not require full municipal servicing. Ensuring an adequate supply of dry employment lands is vital to supporting a diverse range of employment opportunities for the Township, while also preserving serviced lands for industries that require municipal servicing and those that generate higher employment yields.

The Phase 2 Report identifies the opportunity to accommodate dry employment operations within the Hamlet of Laskay. As shown in the Figure below (Figure 7-2 of the Phase 2 Report), there is an opportunity to designate approximately 34 hectares of land for dry employment uses in the Hamlet. This option includes lands with proximity to Highway 400, including properties that are currently within the Hamlet boundary with frontages on King Road, and the lands located to the south, known municipally as 25 Laskay Mills Road. These lands also provide synergies with the proposed King City commercial expansion on the east side of Highway 400 which will be discussed below and would be located in proximity to the proposed Whitebelt Employment Area which is located just south of Laskay’s current Hamlet boundary.

Figure 7-2
 Hamlet of Laskay
 Hamlet of Laskay Employment Area Expansion for Consideration



Source: Base mapping data from King Township. Location option presented by Watson & Associates Economists Ltd., 2025.

Figure 6 - Opportunity for Dry Employment Uses in the Hamlet of Laskay

A decision on whether 25 Laskay Mills Road are included within the Hamlet boundary and the appropriate land use designation was deferred through the last Official Plan Review ('Deferral 1' to Our King). Through the current OPR process a decision will need to be made with regard to the designation of this property, as well as the limits of the Hamlet boundary. It is important to note that as Laskay is a Hamlet within the Greenbelt, once the Hamlet boundary is delineated it cannot be expanded. Further analysis will be required through the

OPR to determine the suitability and compatibility of this use with the surrounding land uses in the Hamlet, and to ensure that the natural heritage system is appropriately recognized and designated.

Township of King Growth Forecast and Urban Land Needs – Community Areas

Summary of Community Area Findings

The Phase 2 Report undertakes an analysis of the vacant urban, serviced land in the Villages to determine if there is sufficient land available to accommodate the minimum population and housing growth forecast to 2051. In accordance with the PPS 2024, development is to be directed to settlement areas that are fully serviced (water/wastewater servicing). The population forecast in Figure 4-4 of the Phase 2 Report, as shown below, identifies the forecast minimum population for each Village, and for the remaining rural areas of King, through to 2051.

Figure 4-4
King Township
Population by Village and Remaining Rural Area – 2024 and 2051

Village	2024 Population	% Share	2051 Population	% Share
Nobleton	7,050	24%	13,580	27%
King City	9,690	33%	23,220	45%
Schomberg	2,620	9%	3,340	7%
Remaining Rural	10,440	35%	10,860	21%
King Township Total	29,800		51,000	

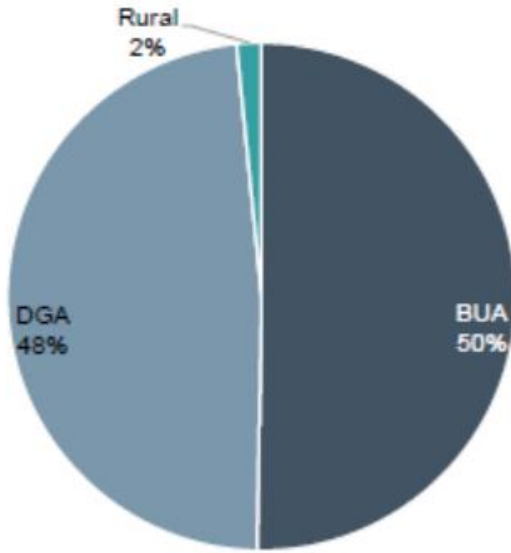
Source: Forecast by Watson & Associates Economists Ltd.

Figure 7: Population by Village, Watson & Associates Economists Ltd.

Population growth and housing is directed to lands in settlement areas that are considered “Community Areas”. Community Areas are designed to be complete communities which accommodate urban housing, population-related employment and office jobs, along with parkland and recreational lands. Community Areas are divided into two parts, as discussed in Part 6.1 of the Phase 2 Report, being the “Built-up Area” (BUA), which is where intensification occurs, and the Designated Greenfield/Growth Areas (DGA), which is undeveloped vacant land that is forecast to accommodate future residential growth.

Figure 4-7 of the Phase 2 Report, as shown below, provides the housing growth allocation between these two areas (BUA and DGA). The BUA is anticipated to accommodate slightly more growth, with 50% of growth between 2024 and 2051. Of the remaining housing growth, 48% is forecast to be within the DGA, and 2% within the rural areas of the Township.

Figure 4-7
Township of King
Housing Growth Allocation by Policy Area (2024 to 2051)



Source: Watson & Associates Economists Ltd., 2025.

Figure 8: Housing Growth Allocation by Policy Area, 2024 - 2051

The growth forecasts and Community Area needs for King are based on the Township also having an intensification target for the BUA of 4,700 units (approximately 52% of the total housing growth) between 2016 and 2051. The Phase 2 Report provides the following intensification targets by Village:

- King City: 55% intensification target;
- Nobleton: 37% intensification target; and
- Schomberg: 84% intensification target.

These intensification targets were reviewed through the GMS and are considered appropriate for the Township, as intensification can play a role in providing variation in unit size and typology, which supports addressing housing needs for all, including an aging population over the 2051 planning horizon. Further discussion on appropriate locations for intensification, and appropriate densities will be explored through the ongoing Official Plan Review.

The Phase 2 Report also assessed the appropriate minimum target for the Township's DGA. The York Region Official Plan (YROP) identifies a minimum density target of 30 people and jobs per hectare for King's DGA Community Areas. The Phase 2 Report assessed the densities in the existing DGA, and the densities being proposed through active development

applications. Based on this review the Phase 2 Report recommends that the minimum density target be increased to 35 people and jobs per hectare (approximately 10 to 12 units per hectare), except within the proposed Community Area expansion in Nobleton, where a minimum density target of 50 people and jobs per hectare is proposed.

Based on the above-noted population forecasts, intensification rate, and density targets, the Phase 2 Report estimates that the Township's DGA will accommodate approximately 22,400 people and jobs by 2051. Considering the forecast growth, available land, and density targets, it is anticipated that the Township will have a deficit of 8 gross hectares of developable Community Area lands for residential development in Nobleton, and that King City and Schomberg are anticipated to be fully built out over the forecast period.

In addition to Community Area lands required for residential development, the Phase 2 Report also undertook a Commercial Land Needs Analysis. As noted above, commercial uses fall under population-related employment, and are located within Community Areas. Through the Commercial Land Needs Analysis, it was determined that approximately 72,682 square metres of new building space would be required over the 2021 to 2051 period to accommodate growth on commercial, institutional and mixed-use sites, based on a rate of 3.44 square metres (37 square feet) of commercial space per capita. Accordingly, approximately 18 hectares of commercial designated lands is required to support this commercial growth. Currently, the Township has approximately 12 hectares of vacant designated commercial lands within the three Villages, which results in King having a shortfall of 6 ha Township-wide. Figure 5-1 of the Phase 2 Report identifies that while there is a 6 hectare Township-wide shortfall, there is actually a 2 hectares surplus forecast for Nobleton, and Schomberg is forecast to have its commercial lands fully built out by 2051. This results in King City having a 9 hectare shortfall of Community Area lands for commercial uses for the 2051 planning horizon.

Nobleton Servicing Considerations

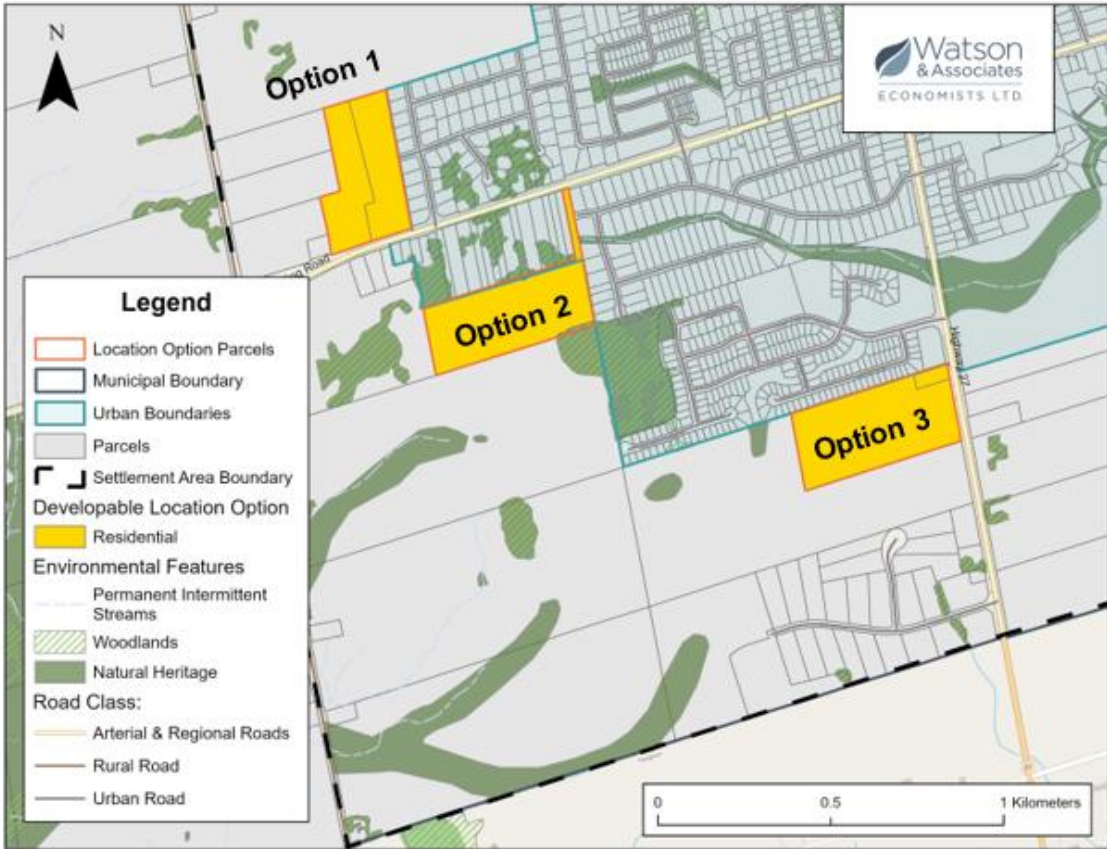
New developments cannot proceed without adequate water and sanitary servicing capacity. Limited servicing also hinders revitalization in the Village Core where opportunities for renewal and enhancement are missed or significantly delayed. The inability to build new housing due to servicing constraints exacerbates housing shortages, making it difficult for people to find housing in Nobleton that meets their needs for all ages and stages of life.

It is anticipated that the 2051 population forecast of 13,580 for Nobleton, will likely be realized within the next 10 years since once serving capacity becomes available, developers, having waited a decade for the necessary infrastructure and having entered into Prepaid Development Charge Credit Agreements with York Region, will move quickly to absorb new capacity in order to recover their significant capital funding requirement. The expansion projects for increasing water and sanitary capacity currently underway for Nobleton are set to provide for an initial population increase to 10,800, substantially less than current forecasts to be realized within the next ten years. York Region is thereby requested to identify and include within the 2026 update of their Infrastructure 10-Year capital plans, all additional projects required to address the water/wastewater capacity shortfall for Nobleton in order to enable sustainable growth and development for the Village.

Nobleton’s Community Area Land Needs

Nobleton is a unique Village in the Township as it has an urban boundary that is smaller than its settlement area boundary. As a result, Nobleton is able to expand its urban boundary through re-designating land in the Nobleton Village Reserve, without expanding its actual settlement area boundary. To accommodate the 8 hectare residential land need for Nobleton, three (3) potential areas for a new Community Area have been identified within Nobleton’s Village Reserve. These location options are presented in Figure 6-6 of the Phase 2 Report, and are shown below. The location options were assessed using a set of evaluation criteria that are detailed in Figure 6-5 of the Report, with the evaluation presented in Figure 6-7.

Figure 6-6
Village of Nobleton
Location Options for Urban Community Area Expansion



Source: Base mapping data from King Township. Location options presented by Watson & Associates Economists Ltd., 2025.

Figure 9: Community Area Location Options for Nobleton

Based on the evaluation of these location options, Option 2 was determined to be the least favourable option for development as it presents a potential land use conflict with the recommended option for a new Employment Area in Nobleton, as discussed above. Both

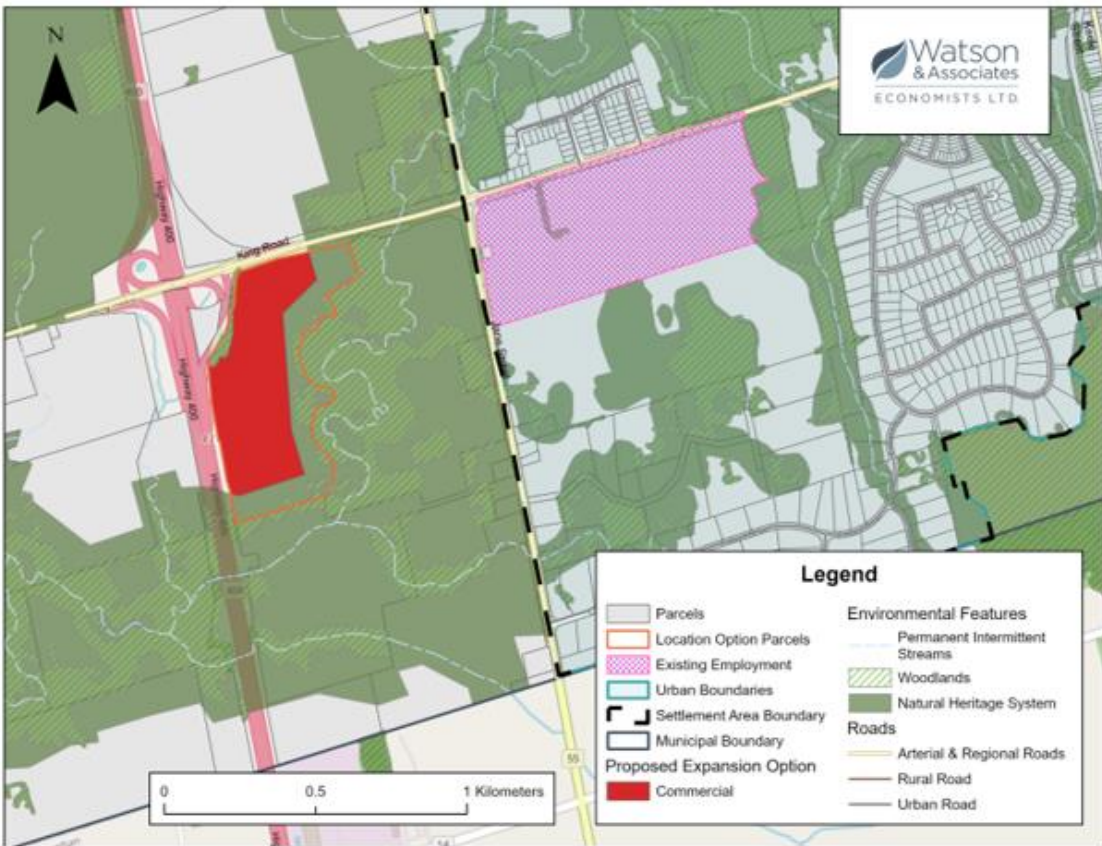
Option 1 and Option 3 represent suitable locations for the re-designation of land within the Nobleton Village Reserve to function as a future Community Area. Further analysis will be required through the OPR to assess infrastructure considerations and to determine whether Option 1 or Option 2 is the most suitable site for development opportunity.

King City's Community Area Land Needs

As discussed above, King City has a 9 hectare shortfall of Community Area lands to accommodate population-related employment, specifically commercial, institutional and mixed-use sites. This shortfall is directly related to the growing population forecast for King City and the pressures that this will create on existing commercial and retail uses. As there is an insufficient amount of vacant lands within the current settlement area boundary of King City to accommodate this long-term commercial growth a settlement area boundary expansion would be required.

King City is a settlement area within the Greenbelt Plan Area, and abuts prime agricultural areas, the Protected Countryside and Natural Heritage System of the Greenbelt, as well as the Natural Core Area and Natural Linkage Area of the Oak Ridges Moraine. Any expansion to the settlement area boundary must consider these features, and the applicable Provincial Plans. Based on these considerations, the proposed option for the settlement area boundary expansion for King City is identified in Figure 6-9 of the Phase 2 Report, and is identified below.

Figure 6-9
 Village of King City
 Proposed Expansion for Commercial Uses



Source: Base mapping data from King Township. Location option presented by Watson & Associates Economists Ltd., 2025.

Figure 10: Community Area Location Options for King City

This site is proposed as it has the potential to serve as a commercial node, and is conveniently located adjacent to the Highway 400 interchange at King Road. The site is designated Rural, and is located within the Protected Countryside of the Greenbelt, outside of the Natural Heritage System and prime agricultural area. The site also has a total developable area of 17 hectares, which provides sufficient opportunities to accommodate the 9 hectare deficit through different configurations, while recognizing that the expansion cannot exceed 10 hectares in accordance with Greenbelt Plan policies. It is recommended that further analysis be undertaken through the OPR to determine the viability of this site for commercial uses and the preferred 10 ha configuration.

Growth Management Recommendations

The Phase 2 Report provides policy directions to support the establishment of a long-term vision for King related to its long-term growth management goals and directions. More specifically, Chapter 8 of the Report provides policy directions related to:

- Establishing a long-term growth management vision;
- Long-term population and employment growth;
- Housing needs, intensification and density targets;
- Community Area land needs;
- Phasing and timing of growth;
- Growth in Hamlets and rural lands;
- Planning for Employment Areas; and
- Growth monitoring.

For each of the above-noted topics, Chapter 8 identifies the policy context to provide a basis for the directions, and then sets out recommended actions. These actions and directions are summarized by each topic area in **Appendix B** of this Report.

5. Financial Considerations

The population and Employment Lands study has an approved budget of \$240,000 funded by the development charges growth studies reserve funds. The impacts of the growth management strategy will assist in how the Township grows and in increasing our employment assessment for non-residential tax base. By increasing our non-residential tax base this will help offset growth pressures and minimize the burden on the residential tax base. These studies will be incorporated into the Township's in our Development Charges Background study currently under review.

6. Alignment to Strategic Plan

The 2023-2026 Corporate Strategic Plan (CSP) was adopted by Council on June 12, 2023. The CSP reflects the priorities of utmost importance to the community and defines the obligations and commitments of the Township of King to its citizens and to the public. The CSP is aligned with the Townships long-term vision defined in the "Our King" Official Plan. The CSP also aims to ensure that staff initiatives focus on and work towards supporting King's Vision, Mission and Values.

This report is in alignment with the CSP's Priority Area(s), and/or associated Objective(s) and/or Key Results(s):

Priority Area: Complete Communities

Objective: Implement regulatory changes to manage growth that best serves King's unique landscape.

Key Result: Complete the Official Plan review and update (to 2051) by 2025.

7. Conclusion

The Township is anticipated to accommodate population and employment growth over the next three decades. The population of King is projected to grow to a 51,000 people by 2051, with employment forecast to increase to 17,700 jobs by 2051. The Phase 2 Report identifies the necessity of urban land expansions to meet forecast population, housing and employment growth targets, both through intensification and new greenfield development, to the year 2051. Based on the growth forecast and available vacant land supply, the following urban expansions would be required:

- Nobleton is forecast to require 39 gross hectare of Employment Area land and 8 hectares of Community Area land by 2051;
- King City is forecast to require nearly 10 hectares of retail/commercial land by 2051; and
- Schomberg is forecast to require an addition 10 hectares of Employment Area land.

Further, recommendations have been made by the Phase 2 Report to consider additional opportunities to accommodate increased employment lands, in order to increase the Township's tax assessment base and improve the Township's competitive position within York Region and the surrounding area. The Phase 2 Report also provides a series of policy recommendations to guide King's growth to 2051, including to plan for intensification, establishing minimum density targets, planning within the new definition for Employment Areas under the PPS 2024, and to ensure that urban expansions provide sufficient lands to accommodate the growth targets through to 2051. Based on the recommendations of the Phase 2 Report, Staff respectfully request that Council receive this Report as information, and accept Recommendations 1 through 12, included in this Report.

8. Attachments

Appendix A: Growth Management and Employment Lands Strategy, Phase 2 Report, dated February 2025

Appendix B: Summary of Policy Directions and Recommended Actions from the Phase 2 Growth Management and Employment Lands Strategy

Appendix C: Comment Response Matrix

Appendix D: Engagement & Consultation Summary

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