



Phase 1 Growth Management Strategy and Employment Land Strategy Findings

King Township

Final Report

August 29, 2024

Watson & Associates Economists Ltd.
info@watsonecon.ca



Executive Summary	i
1. Introduction.....	1-1
1.1 Terms of Reference	1-1
1.2 York Region Population, Housing, and Employment Forecast	1-1
1.3 Provincial Planning Policy Context	1-2
1.4 Local and Regional Planning Context.....	1-4
2. Growth Management Strategy – Phase 1 Findings	2-1
2.1 Population and Housing Growth Forecast	2-1
2.2 Housing Growth Allocations, 2024 to 2051	2-4
2.3 Overview of Housing Supply Opportunities.....	2-7
2.4 Intensification Forecast by Village	2-9
2.5 D.G.A. Community Area Land Needs	2-11
2.6 Observations.....	2-12
3. Employment Land Strategy – Phase 1 Findings.....	3-1
3.1 Review of Existing Employment Areas in King Township	3-1
3.2 Employment Land Demand, 2024 to 2051.....	3-3
3.3 Employment Area Intensification	3-5
3.4 King Township Employment Land Needs, 2024 to 2051	3-6
3.5 Observations.....	3-9
4. Conclusions	4-1
Appendix A King Township Population and Housing Forecast.....	A-1
Appendix B King Township Incremental Population and Housing Growth Allocations	B-1



List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
B.U.A.	Built-Up Area
D.G.A.	Designated Greenfield Area
E.L.S.	Employment Lands Strategy
G.M.S.	Growth Management Strategy
G.T.H.A.	Greater Toronto Hamilton Area
M.C.R.	Municipal Comprehensive Review
M.M.A.H.	Ministry of Municipal Affairs and Housing
O.P.	Official Plan
Y.R.O.P.	York Region Official Plan



Executive Summary



Executive Summary

Introduction

In January of 2024, Watson & Associates Economists Ltd., (Watson) were retained to conduct an Employment Lands Strategy (E.L.S.) for King Township. Subsequently, the Township retained Watson in March of 2024 to conduct a Growth Management Strategy (G.M.S.). While independent studies, the following report summarizes the Phase 1 technical results of the King Township G.M.S. and E.L.S.

Updated 2051 targets from the York Region Official Plan (Y.R.O.P.) June 2024 Office Consolidation forecast have been used for the baseline analysis in the King Township G.M.S. and E.L.S. Based on the updated June 2024 forecast, the Region is forecast to accommodate a total of 2.064 million residents and 989,200 jobs by 2051. As part of its Municipal Comprehensive Review (M.C.R.) process, the Region prepared growth allocations for each of its area municipalities including King Township, starting from the most recent Census period of 2021. Accordingly, this forecast is provided in 5-year increments from 2021 to 2051. The following summarizes the Y.R.O.P. June 2024 Office Consolidation forecast for King Township:

- King Township's population is forecast to increase to 51,000 in 2051 from 28,400 in 2021.
- The Township residential dwellings are projected to increase by 8,400 units from 2021 to 2051.
- The Township's employment is forecast to increase from 10,100 jobs in 2021 to 17,700 jobs in 2051.

Growth Management Strategy – Phase 1 Findings

Over the 2021 to 2051 forecast period, new housing development is forecast to comprise 34% low-density (singles and semi-detached), 22% medium-density (townhouses), and 44% high-density (apartment) units. Despite this shift towards higher-density housing forms through the growth forecast period (i.e. 2021 to 2051), the total housing base is expected to remain predominantly low-density dwellings.

Between 2024 and 2051, approximately 5,210 households (68% of all new households) are expected to be accommodated in King City, 2,190 households (28%) in Nobleton, 300 households (4%) in Schomberg, and a small portion in the remaining rural areas of



the Township. The annual housing growth forecast for each of the Villages is higher than the historical activity. Despite supply opportunities existing in the Township previously, housing growth has been constrained historically due to limitations in servicing capacity. Going forward the Township is anticipated to have a higher growth potential primarily within its Built-Up Area (B.U.A.) in the Villages. However, the increase in intensification within the B.U.A. is subject to enhancements in servicing capabilities. This G.M.S. exercise is meant to inform servicing needs across the Villages, to ensure that future growth in the Township is not constrained.

Based on an intensification target of 50%, it is forecast that the Township's Designated Greenfield Area (D.G.A.) will accommodate about 22,440 people and jobs by 2051. Looking at the forecast growth, available land area, and a density target of 35 people and jobs per hectare (ha), it is estimated that the Township will have a small deficit of eight gross developable hectares of D.G.A. lands in Nobleton. Furthermore, while a deficit of eight hectares is forecast in Nobleton, the King City and Schomberg D.G.A. are anticipated to be built out over the forecast period. A framework for location options for these expansion lands will be prepared as a part of Phase 2 analysis. Over the longer planning horizon, it is recommended that the Township continues to monitor its land absorption, intensification rates, and available vacant greenfield land.

Employment Land Strategy – Phase 1 Findings

Under the Y.R.O.P. June 2024 Office Consolidation forecast, employment in King Township is forecast to increase from 10,100 jobs in 2021 to 17,700 jobs in 2051. These growth targets are not intended to be limits that constrain the Township's growth and as such, nothing is preventing the Township from exceeding these growth targets. Over the long-term planning horizon, King Township is forecast to have 2,540 jobs or 36% of the total employment growth within Employment Areas.

King City is forecast to accommodate the largest share of Employment Area job growth, with approximately 43% of the total Employment Area job growth in the Township. Nobleton and Schomberg are forecast to account for 30% and 27% of the remaining Employment Area forecast to 2051, respectively.

In accordance with the Township's supply of designated, developable vacant urban employment lands and forecast demand for these lands, a deficit of 21 net ha (52 net acres) has been identified by 2051. The Employment Areas within King City and



Schomberg are expected to build out by 2051. The Village of Nobleton does not have vacant employment land and is expected to have a deficit of 21 hectares of land by 2051. **Assuming a gross-to-net ratio of 55%, nearly 40 gross ha (100 gross acres)** of total land area would be required to accommodate this shortfall. This demonstrates that the Township is not forecast to have enough vacant employment land to accommodate growth to 2051. Accordingly, it will be critical that the Township identify opportunities for new employment land development. This will be explored further in Phase 2 of the King Township E.L.S.

Conclusions

By 2051, King Township is expected to grow to 51,000 people, 17,400 households, and 17,700 jobs, with most growth concentrated in King City, Nobleton, and Schomberg. Over half of the housing growth is projected in the Village B.U.A.s, requiring higher-density development. Nobleton Village will need approximately eight gross hectares of land by 2051, with potential for more between 2051 and 2056, which Phase 2 of the G.M.S. will explore.

For employment lands, the Township lacks sufficient vacant land to meet demand through 2051. King City and Schomberg are expected to be fully developed by then, with Nobleton requiring an additional 21 net hectares of Employment Area land. Including environmental and infrastructure needs, nearly 40 gross hectares (100 gross acres) will be necessary. An urban boundary expansion in Nobleton is seen as the best option for new Employment Area land, to be further analyzed in Phase 2 of the E.L.S.



Report



Chapter 1

Introduction



1. Introduction

1.1 Terms of Reference

In January of 2024, Watson & Associates Economists Ltd., (Watson) were retained to conduct an Employment Lands Strategy (E.L.S.) for King Township. Subsequently, the Township retained Watson in March of 2024 to conduct a Growth Management Strategy (G.M.S.). While independent studies, the following report summarizes the Phase 1 technical results of the King Township G.M.S. and E.L.S. The combined Phase 1 deliverables of these studies are:

- An assessment of existing policies and macroeconomic conditions at the broader regional level and locally;
- A residential vacant land supply analysis;
- A review of existing Employment Areas and employment conditions, in alignment with the Employment Area vacant land supply analysis;
- E.L.S. stakeholder engagement;
- An assessment of the Township's long-term growth potential for population, housing, and employment to 2051;
- A 5-year population, housing, and employment forecast for each King Township Village;
- An Employment Area land needs analysis to 2051; and
- A Community Area land needs analysis to 2051.

1.2 York Region Population, Housing, and Employment Forecast

The York Region Official Plan (Y.R.O.P.) was adopted by the Council for the Regional Municipality of York in July 2022 and thereafter approved with modifications by the Ministry of Municipal Affairs (M.M.A.H.) on November 4, 2022. The M.M.A.H. made substantial modifications which were then reversed in December 2023, when the Province passed Bill 150. York Region has subsequently updated the growth forecast for King Township in June 2024 (Y.R.O.P. June 2024 Office Consolidation). The updated 2051 targets from the Y.R.O.P. June 2024 Office Consolidation forecast have been used for the baseline analysis in the King Township G.M.S. and E.L.S.



Based on the updated June 2024 forecast, the Region is forecast to accommodate a total of 2.064 million residents and 989,200 jobs by 2051. As part of its M.C.R. process, the Region prepared growth allocations for each of its area municipalities including King Township, starting from the most recent Census period of 2021. Accordingly, this forecast is provided in 5-year increments from 2021 to 2051. The following summarizes the Y.R.O.P. June 2024 Office Consolidation forecast for King Township:

- King Township's population is forecast to increase to 51,000 in 2051 from 28,400 in 2021.
- The Township residential dwellings are projected to increase by 8,400 units from 2021 to 2051.
- The Township's employment is forecast to increase from 10,100 jobs in 2021 to 17,700 jobs in 2051.

In addition to this area municipal allocation, the Region's M.C.R. also identified growth allocations, intensification targets, greenfield densities, Employment Area densities, and several other growth management considerations. These have been explored further through the Phase 1 analysis for both the E.L.S. and G.M.S.

1.3 Provincial Planning Policy Context

The Phase 1 results of this study were prepared under the purview of the Provincial Policy Statement, 2020. On August 20, 2024, the Province of Ontario released a new Provincial Planning Statement (P.P.S.) which will come into effect October 20, 2024. The P.P.S., 2024 is intended to simplify and integrate existing provincial policies established in A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the Growth Plan) and the P.P.S., 2020, while providing municipalities and the Province with greater flexibility to deliver on housing objectives. A key focus of the proposed P.P.S., 2024 was that it recognized that the approach for achieving housing and employment outcomes will vary by municipality and, as such, moved away from a prescriptive guideline approach to growth analysis and urban land needs assessments.

The analysis conducted herein was completed before the release of the 2024 P.P.S. The following summarizes key highlights of the P.P.S., 2024:

- Compared to the P.P.S., 2020, the P.P.S., 2024 provides a more flexible horizon for planning for growth by providing a planning horizon with a minimum of 20



years and a maximum of 30 years. Further to this, the P.P.S., 2024 states that “planning for infrastructure, public service facilities, strategic growth areas and Employment Areas may extend beyond this time horizon.”^[1] Based on our interpretation of the P.P.S., 2024, this would suggest that municipalities are to designate land to accommodate growth over a 20- or 30-year period, with the opportunity to designate additional land beyond the 30-year time horizon for Employment Areas.

- The P.P.S., 2024 notes that “planning authorities shall base population and employment growth forecasts on Ministry of Finance (M.O.F.) 25-year projections and may modify projections, as appropriate.” It is our interpretation that municipalities are not required to utilize the M.O.F. forecasts and that they are not meant to replace long-term forecasting by municipalities. It is important to note that the M.O.F. population forecasts are provided at the Census division level only, which typically represents upper-tier municipalities, including separated municipalities and large urban single-tier municipalities. The M.O.F. does not provide forecasts at the area municipal level. Furthermore, the most recent Summer 2023 M.O.F. forecast provides growth estimates to the year 2046. Given that urban land needs can be calculated up to 30 years, current M.O.F. forecasts would need to be extended from 2046 to 2054 to accommodate a full 30-year planning horizon. It is our interpretation that the use of the M.O.F. forecasts is not meant to replace long-term forecasting by municipalities, but the forecasts are to be used as a starting place in establishing forecasts and testing the reasonableness of alternative regional forecasts and area municipal growth allocations, a practice that Watson currently carries out.
- The P.P.S., 2024 includes an updated definition of Employment Area based on the amendment of the *Planning Act* on June 8, 2023. The *Planning Act* was amended under subsection 1 (1) to include a new definition of “area of employment.” The amendment to the *Planning Act* received Royal Assent as part of Bill 97 on June 8, 2023. The definition change in the *Planning Act* has been proclaimed to come into effect on October 20, 2024. In light of the definition change of Employment Area, a key concern for municipalities will be their ability to provide an urban structure that will support employment uses outside of Employment Areas, particularly non-retail commercial and institutional uses (e.g., office uses, training and education, entertainment, wholesale trade

¹ P.P.S., 2024, policy 2.1.3, p. 6.



and service repair centres). Traditionally, Employment Areas have been regarded as areas protected for key targeted employment sectors, especially those in the export-based sectors.

- Under the P.P.S., 2024, municipalities are provided with greater control over Employment Area conversions (now referred to as Employment Area removals) with the ability to remove lands from Employment Areas at any time. Previously, under the P.P.S., 2020 and the Growth Plan, municipalities were required to review changes to designated Employment Areas during a Municipal Comprehensive Review or Comprehensive Review. Under the P.P.S., 2024, municipalities are required to demonstrate that there is an identified need for the removal and the land is not required for Employment Area uses over the long term.

Following our initial assessment of the P.P.S., 2024 and Bill 185, it is expected that the key conclusions of this report will remain unchanged.^[1]

1.4 Local and Regional Planning Context

Bill 185, known as the *Cutting Red Tape to Build More Homes Act, 2024*, was granted Royal Assent on June 6, 2024. This omnibus bill includes changes to the *Planning Act* that were initially introduced in Bill 23, the *More Homes Built Faster Act, 2022*. These changes, effective July 1, 2024, remove planning policy and approval responsibilities from several upper-tier municipalities, including York Region. As a result, York Region will no longer have these responsibilities under the *Planning Act*. The Y.R.O.P. will now serve as a plan for the lower-tier municipalities in York Region, which must implement and ensure applications comply with it. Previously, York Region was the approval authority for Official Plan (O.P.) reviews and amendments under the *Planning Act*; this authority will now be transferred to the Province, except where exempted from approval through O. Reg. 525/97.

¹ It is noted that the key technical findings of this report were developed prior to the release of the P.P.S., 2024.



Chapter 2

Growth Management Strategy – Phase 1 Findings



2. Growth Management Strategy – Phase 1 Findings

This chapter provides a summary of the Township’s population and housing forecast, and the Designated Greenfield Area (D.G.A.) Community Area land needs.¹

2.1 Population and Housing Growth Forecast

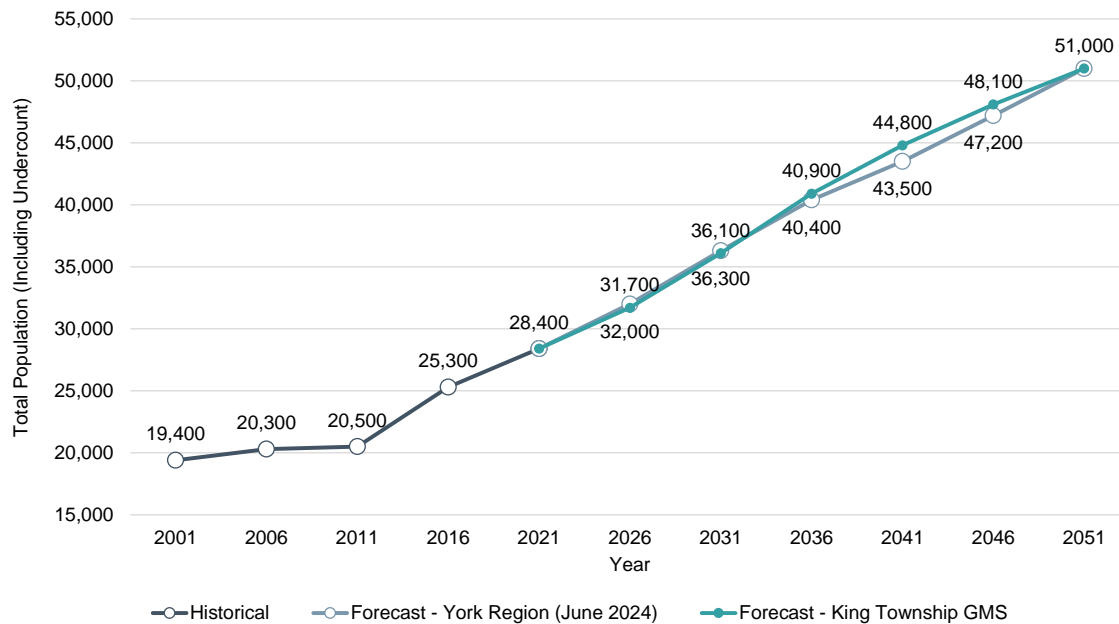
As a part of the Consultant Team’s review, York Region’s forecast for King Township was examined in 5-year increments. Prior to the release of the growth forecast update for King Township in June 2024 (Y.R.O.P. June 2024 Office Consolidation), the previous forecast from York Region proposed a significant share of the forecast growth to occur within the final decade of the forecast period (2041 to 2051). Due to this, Watson created an alternative long-term forecast for the Township for the G.M.S., which utilized the same 2051 population target as proposed by the Region but adjusted the interim timing of growth compared to the York Region forecast. Subsequently, York Region released its June 2024 forecast for King Township which became much closer aligned to the King Township G.M.S. forecast (see Figure 1).

Figures 1 to 3 summarize King Township’s long-term population and housing forecast in 5-year increments over the 2021 to 2051 planning horizon, under the recommended King Township G.M.S. growth forecast.

¹ D.G.A. includes lands within settlement areas (not including rural settlements) but outside of delineated built-up areas that have been designated in an official plan for development and are required to accommodate forecast growth to the horizon of this Plan.



Figure 1
King Township
Historical and Forecast Population Growth – 2001 to 2051



Note: Population includes net census undercount of 4.1%

Source: 2001 to 2021 historical data derived from Statistics Canada Census, and 2021 to 2051 forecast by Watson & Associates Economists Ltd.

Under both the Y.R.O.P. June 2024 Office Consolidation forecast and the King Township G.M.S., the Township’s total population base is forecast to grow to approximately 51,000 persons by 2051. This represents an increase of approximately 22,600 residents between 2021 and 2051, or an average annual population growth rate of 2% during this period. This is slightly higher than the growth rate of 1.9% seen for the Township in the last two decades (2001 to 2021).¹ This growth forecast target from the Y.R.O.P. is not intended to limit King’s growth potential – there is nothing stopping the Township from exceeding these targets.

To accommodate the forecast population growth, the Township will require approximately 8,390 new households or about 280 new households annually. For historical context, the Township averaged 172 new households annually between 2001

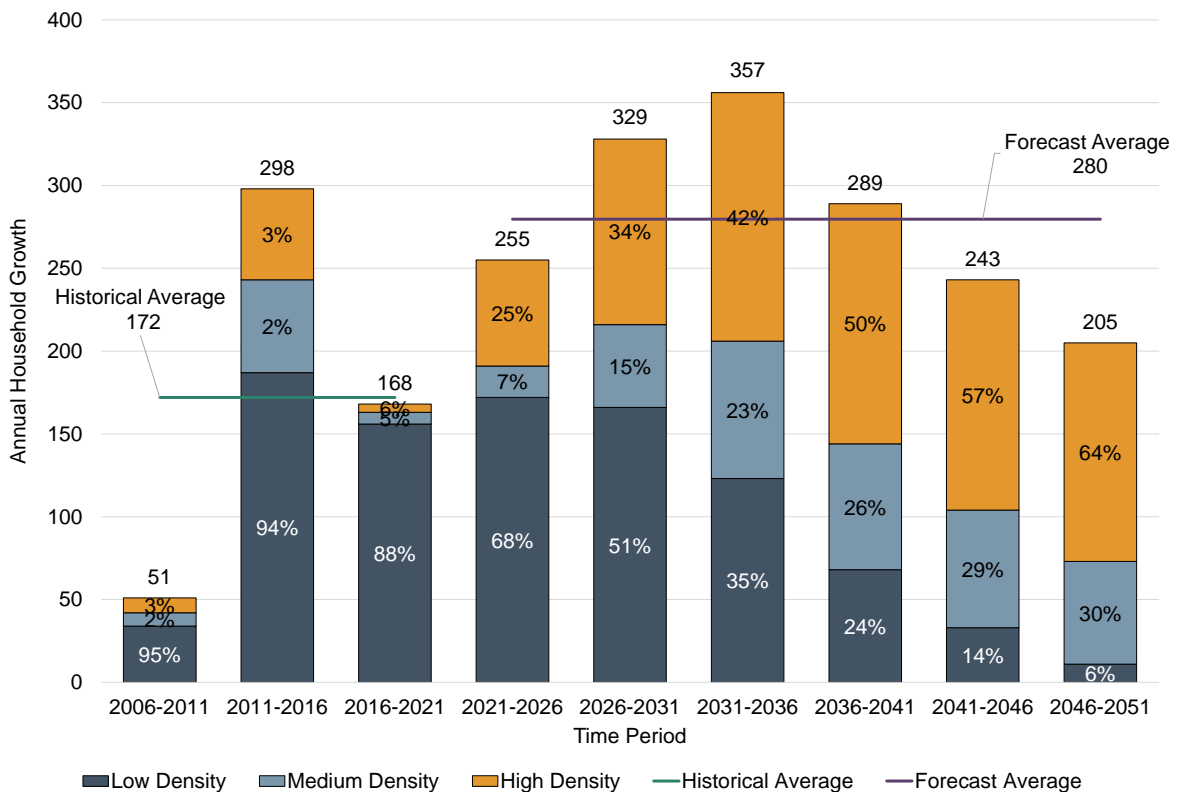
¹ Including the 2016 to 2021 period which captures the initial impacts of COVID-19 on the Township’s historical growth. The Township subsequently experienced a significant level of building permit activity in 2022.



and 2021. To adequately accommodate future housing demand across a diverse selection of demographic and socio-economic groups, a range of new housing typologies will be required with respect to built form, location, and affordability across King Township.

Over the long term, housing demand is anticipated to gradually shift away from single/semi-detached units towards townhouses as well as low- and medium-rise apartment dwellings, largely driven by declining housing affordability and increased demand associated with the Township’s senior population. This shift in the share of medium- and high-density housing forms such as townhouses and apartments is anticipated to be associated with the stronger market demand and available infrastructure to support residential intensification and higher-density housing forms in these areas. Over the 2021 to 2051 forecast period, new housing development is forecast to comprise 34% low-density (singles and semi-detached), 22% medium-density (townhouses), and 44% high-density (apartment) units.

Figure 2
King Township
Annual (Incremental) Household Forecast – 2001 to 2051

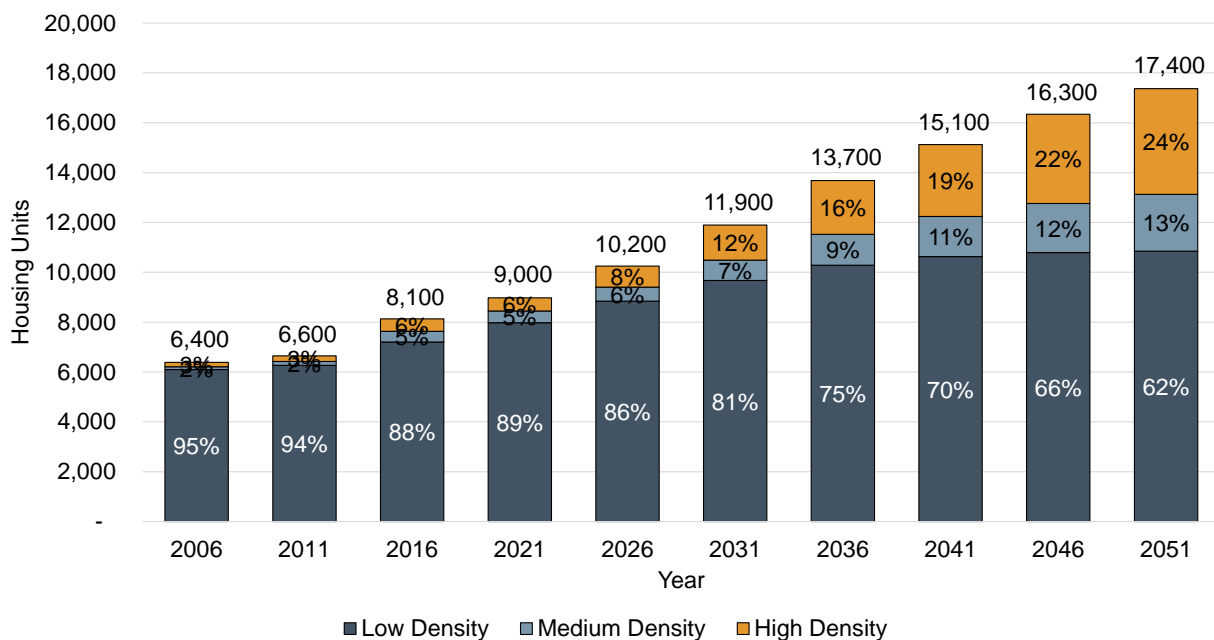




Source: 2001 to 2021 historical data derived from Statistics Canada Census, and 2021 to 2051 forecast by Watson & Associates Economists Ltd.

Despite this shift towards higher-density housing forms through the growth forecast period (i.e. 2021 to 2051), the total housing base is expected to remain predominantly low-density dwellings. As shown in Figure 3, low-density dwellings account for approximately 89% of all households as of 2021. By 2051, it is forecast that low-density dwellings will account for 62% of the King Township housing stock.

Figure 3
King Township
Total Household Forecast – 2001 - 2051



Source: 2001 to 2021 historical data derived from Statistics Canada Census, and 2021 to 2051 forecast by Watson & Associates Economists Ltd.

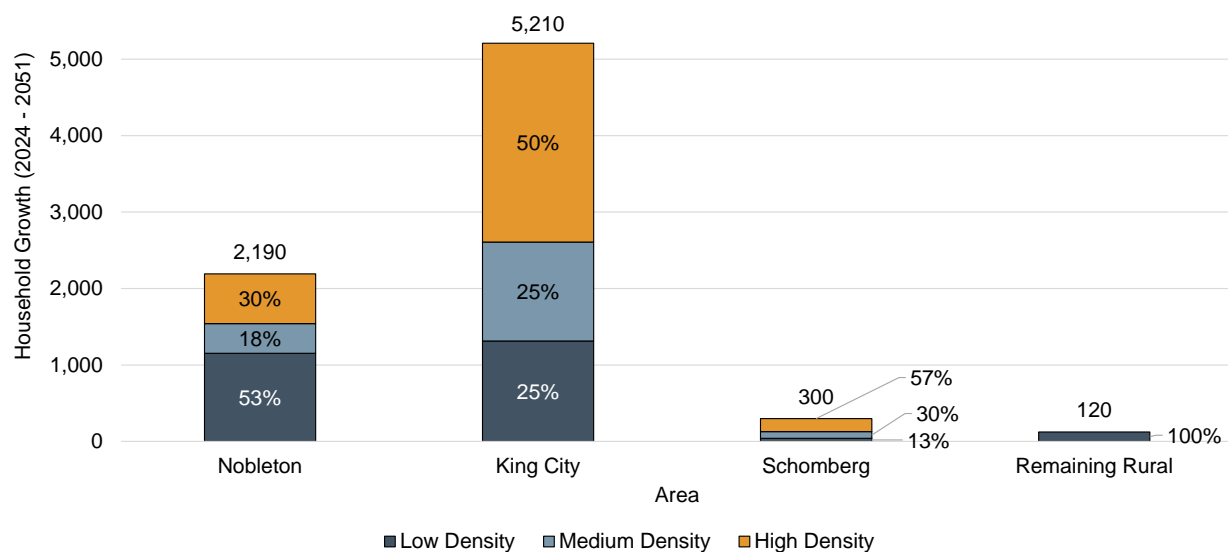
2.2 Housing Growth Allocations, 2024 to 2051

The Township-wide total forecast population and housing have been allocated to the Villages of Nobleton, King City, and Schomberg as well as the Township's remaining rural areas. A population and housing base for 2024 was estimated utilizing building permit data since the 2021 Census for each of the Villages and the rural area. A base year of 2024 was utilized for the purposes of allocations (and subsequently establishing the Community Area Land Needs) since it represents the present year and the existing



conditions of the Township’s land supply. As illustrated in Figure 4, between 2024 and 2051, approximately 5,210 households (68% of all new households) are expected to be accommodated in King City, 2,190 households (28%) in Nobleton, 300 households (4%) in Schomberg, and a small portion in the remaining rural areas of the Township. Appendix A provides more details of population and housing allocations by 5-year increments.

Figure 4
King Township
Household Forecast by Village and Remaining Rural Area – 2024 to 2051



Source: Forecast by Watson & Associates Economists Ltd.

Figure 5 provides a further comparison of historical housing trends, based on building permit activity between 2012 and 2023 against the annual housing forecast by Village and remaining rural areas prepared as a part of the G.M.S.¹ As shown in Figure 5, the annual housing growth forecast for each of the Villages is higher than the historical activity. Despite supply opportunities existing in the Township previously, housing growth has been constrained historically due to limitations in servicing capacity. Going forward the Township is anticipated to have a higher growth potential primarily within its

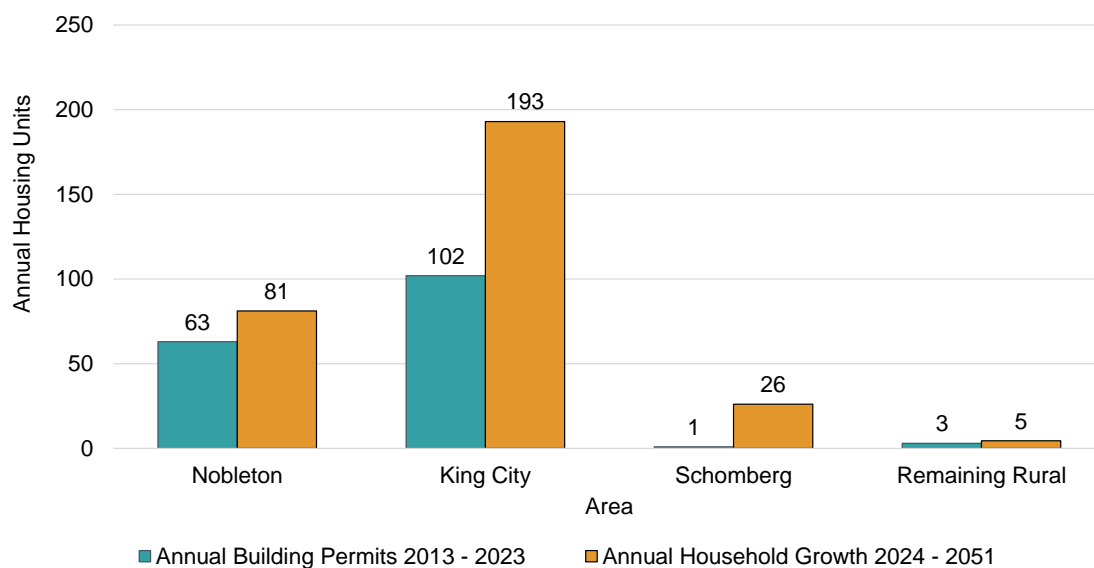
¹ To evaluate historical housing growth trends within the Township beyond the 2021 Census base, building permit data has been utilized to the most recent year (2023) of complete permit data available. Accounting for the lag between permit issuance and household occupancy, as well as the date of the vacant supply analysis (forthcoming), 2024 is used as the base of the forecast.



Built-Up Area (B.U.A.) in the Villages, however, the increase in intensification is subject to enhancement in servicing capabilities. This G.M.S. exercise is meant to inform servicing needs across the Villages, to ensure that future growth in the Township is not constrained.

Consistent with the Y.R.O.P., and Provincial Policy direction, a minor amount of growth is anticipated for the hamlets and remaining rural areas in the Township. Despite the limited growth allocation, it is important to recognize the rural area's role in accommodating future development and supporting the overall character of King Township.

Figure 5
King Township
Historical vs. Forecast Annual Housing Growth by Village and Remaining Rural Area



Source: Forecast by Watson & Associates Economists Ltd.

Figure 6 presents a comparison of the 2024 base population and the forecast 2051 population for each Village and the remaining rural areas. As discussed previously, the 2024 base is estimated by utilizing recent building permit activity (2021 to 2023). As shown, King City is forecast to be the largest Village in the Township by 2051, accounting for 45% of the forecast population. Nobleton is forecast to increase its share of the total population marginally between 2024 and 2051. Both Schomberg and the remaining rural areas are forecast to experience growth but not increase as a total



share of the population. Appendix A provides additional details regarding the growth forecast by Village.

Figure 6
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%	23,210	45%
Schomberg	2,620	9%	3,350	7%
Remaining Rural	10,440	35%	10,860	21%
King Township Total	29,800		51,000	

Source: Forecast by Watson & Associates Economists Ltd.

2.3 Overview of Housing Supply Opportunities

Housing supply data for the Township of King was summarized by Watson, based on information provided by the Township. The supply information has been identified for both the Township's B.U.A. and the D.G.A. As of June 2024, the Township of King's D.G.A. had a total of 3,230 housing units in the development approvals process. There is a supply of approximately 17 ha of vacant greenfield residential lands without active applications (16 ha of which is present in King City and one ha in Schomberg), which can further accommodate approximately 260 units.¹ This would bring the total housing unit potential on vacant D.G.A. lands to approximately 3,490. A majority of these supply opportunities exist in King City with 2,325 housing units or 67% of the total potential through active applications and vacant land supply. This is followed by Nobleton with approximately 1,115 and Schomberg with 50 units. It is to be noted that the supply numbers are based on active applications at various stages. The location of growth and timing of development of housing units in the Township will be dependent on servicing

¹ Unit potential on vacant lands is calculated based on densities identified through an assessment of recent development applications, and are in accordance with the Township's O.P. A gross-to-net ratio of 60% and a density assumption of about 16-20 units / net ha for low density, 35 units / net ha for medium, and 80 units/ net ha for high density, to arrive at a unit yield on these lands.



availability, and eventually may not align with the supply numbers presented in this report.

Figure 7
Township of King
D.G.A. Housing Units Supply Potential

Village	Housing Supply under Active Application Process	Housing Supply Potential on Remaining Vacant Lands	D.G.A. Housing Unit Supply
King City	2,105	220	2,325
Nobleton	1,115	0	1,115
Schomberg	10	40	50
Total – Township of King D.G.A.	3,230	260	3,490

Source: King Township data as of June 2024, compiled by Watson & Associates Economists Ltd., 2024.

In addition to greenfield supply, there are active development applications within the B.U.A. Furthermore, many other sites within the B.U.A. have the potential to be redeveloped. The intensification potential has been identified by Township Staff based on the assumptions through existing pre-consultations, as well as through density assumptions based on existing intensification applications in the surrounding areas.¹ Figure 8 provides a summary of the total housing supply potential in the Township's B.U.A. As of June 2024, the Township has a total intensification supply of 3,760 units, with a majority in King City, followed by Nobleton, and a limited supply in Schomberg.

¹ On the sites where a unit potential was not identified by the Township, an assumption has been made on the development potential of the site based on a density of 45 units / net ha for possible medium-density development and 120 units / net ha for possible high-density development.



Figure 8
Township of King
B.U.A. Housing Units Supply Potential

Type	Intensification Applications	Intensification Potential	Total
King City	820	1,940	2,760
Nobleton	250	510	765
Schomberg	100	130	230
Total – Township of King B.U.A.	1,170	2,580	3,760

Note: May not add correctly due to rounding.

Source: Township of King data as of June 2024, compiled by Watson & Associates Economists Ltd., 2024.

2.4 Intensification Forecast by Village

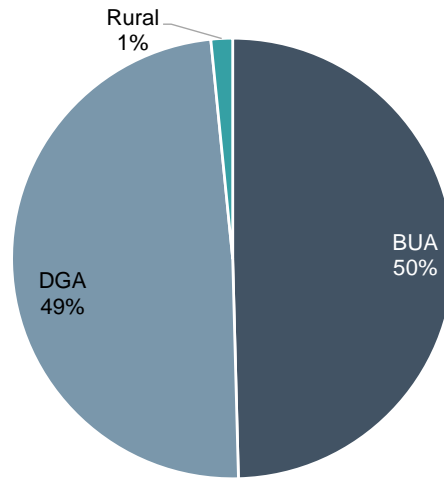
The Y.R.O.P. identifies an intensification target of 4,700 units for King Township between 2016 to 2051 (approximately 52% of the total housing growth in the same period).¹ The King Township intensification target established in the Y.R.O.P. has been evaluated through this G.M.S. and is considered appropriate. After accounting for growth that has materialized between 2016 and 2023 and the housing supply potential identified within the B.U.A., this G.M.S. maintains a slightly lower intensification target between 2024 and 2051. Figure 9 shows the housing growth by Village between 2024 and 2051 and Figure 10 and highlights the intensification vs. greenfield housing growth by Village over the forecast period. As shown, the Township is forecast to increase by 3,960 units within the B.U.A.²

¹ Intensification includes housing growth in Township's Built Boundary (Boundary identified by the Province for areas that have been built as of 2006).

² Based on the intensification supply noted in Figure 8, the Township will have to identify additional opportunities (200 units) for intensification to accommodate demand to 2051 – for example, part of this could be accommodated through secondary units.

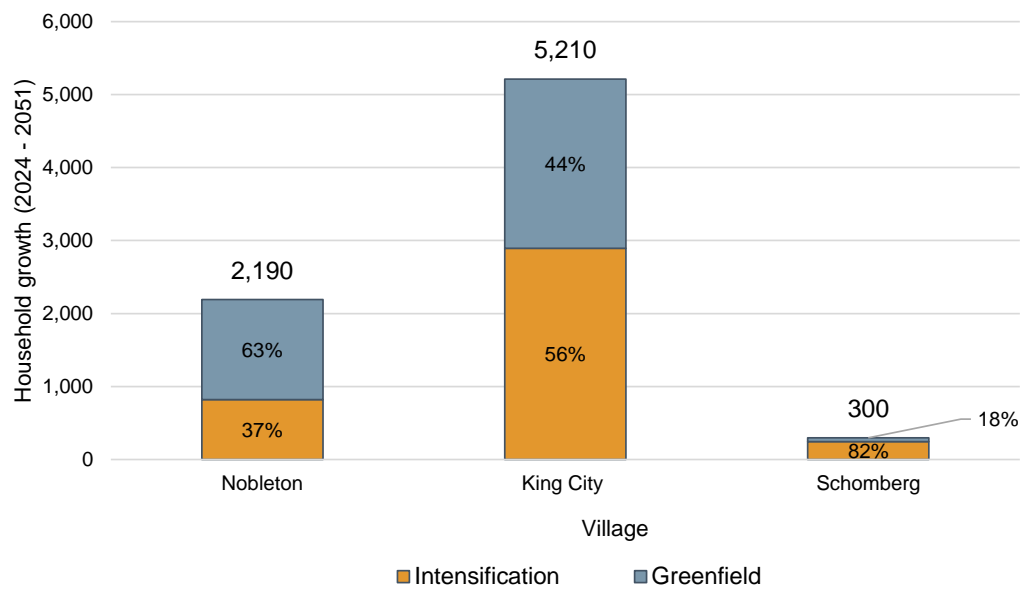


Figure 9
Township of King
Housing Growth Allocation by Policy Area (2024 to 2051)



Source: Watson & Associates Economists Ltd., 2024.

Figure 10
Township of King
Housing Growth by Village and Policy Area (2024 to 2051)



Source: Watson & Associates Economists Ltd., 2024.



2.5 D.G.A. Community Area Land Needs

The Y.R.O.P identifies a minimum density target of 30 people and jobs per hectare for the Township's D.G.A. Community Areas. Based on an assessment of the densities in the existing D.G.A. and densities being proposed in active development applications, it has been recommended that the minimum density target for the Township be increased to 35 people and jobs/ha. As shown in Figure 11 these density targets are relatively uniform across each village D.G.A. based on densities achieved in existing subdivisions, densities in units in the development approvals process, and the forecast housing mix on remaining vacant D.G.A. lands.

Based on the targets identified above, it is forecast that the Township's D.G.A. will accommodate about 22,440 people and jobs by 2051. Looking at the forecast growth, available land area, and density targets, it is estimated that the Township will have a small deficit of eight gross developable ha of D.G.A. lands in Nobleton (refer to Figure 11).¹ Furthermore, while a deficit of eight hectares is forecast in Nobleton, the King City and Schomberg D.G.A. are anticipated to be built out over the forecast period. Figure 11 highlights the land needs for each of the Villages in the Township.

¹ It is noted that this deficit has been identified after including the additional 20 ha of lands currently designated employment in the south end of the Village which are proposed to be converted to Community Areas. These lands have an active application and portion of the site will be converted to accommodate a secondary school and the remaining lands are expected to accommodate residential, commercial or mixed uses.



Figure 11
King Township
D.G.A. Community Area Land Needs by Village Area at 2051

DGA Land Need - 2051					
		Nobleton	King City	Schomberg	King Township
Estimated DGA People and Jobs - 2024	A	3,700	5,100	960	9,760
Estimated DGA Population and Jobs in 2051	B	8,495	12,865	1,081	22,440
Existing DGA Area	C	210	367	30	608
Added Area (Employment Area Conversion)	D	20			20
Total DGA Area	E = C+D	230	367	30	628
DGA Density	F	36 ^[1]	35	35	35
DGA Land Demand to achieve 35 people & Jobs / ha	G = B/F	239	367	30	636
Surplus / Deficit DGA Lands	H= E-G	-8	0	0	-8

^[1] Densities within the existing areas of Nobleton are assumed at 35 people and jobs per hectare. For new urban expansion, it is assumed that future lands within Nobleton would achieve a minimum of 50 people and jobs per hectare. The resulting blended density for the Nobleton Community Area is 36 people and jobs per hectare.

Source: Watson & Associates Economists Ltd., 2024.

2.6 Observations

By 2051, King Township is forecast to reach 51,000 people and 17,400 households. This population is forecast to be accommodated across the three Villages of King City, Nobleton, and Schomberg as well as the remaining rural areas. Half of all housing growth over the forecast period is anticipated to be accommodated within the B.U.A. (which is largely consistent with the Y.R.O.P. intensification target). Achieving this intensification target will require a larger proportion of higher-density development than what has occurred previously within the Township within the B.U.A. The remaining urban housing growth will be accommodated in the Township's existing D.G.A. Community Area.

A small land need of approximately eight gross ha of developable lands has been identified for Nobleton Village. This represents a 27-year forecast from 2024 to 2051. Considering that the P.P.S., 2024 allows urban expansion up to a 30-year horizon, from the date of O.P. approval, additional needs will likely arise between 2051 and 2056, which would generate a slightly greater need for urban land beyond the eight hectares.



Furthermore, if the intensification target is not realized, greater emphasis will be placed on the D.G.A. to accommodate growth.

A framework for location options for these expansion lands will be prepared as a part of Phase 2 analysis. Going forward it is recommended that the Township continues to monitor its land absorption, intensification rates, and available vacant greenfield land.



Chapter 3

Employment Land Strategy – Phase 1 Findings



3. Employment Land Strategy – Phase 1 Findings

The chapter provides an overview of the Phase 1 findings from the Employment Land Strategy. These findings primarily relate to vacant Employment Area supply, Employment Area densities, opportunities for intensification, a demand forecast for employment within Employment Areas, and an Employment Area land needs analysis to 2051. As noted earlier in this report, under the Y.R.O.P. June 2024 Office Consolidation forecast, employment in King Township is forecast to increase from 10,100 jobs in 2021 to 17,700 jobs in 2051. The employment forecast for the Township is not intended to limit the Township's growth trajectory as King Township has the ability to exceed these targets.

3.1 Review of Existing Employment Areas in King Township

Market competitiveness is driven by a broad range of factors that can strongly influence business location decisions, both for new development and expansions. These factors include access to transportation infrastructure, access to labour and employment markets, supply and market choice of land development opportunities, cost of doing business, business environment, and quality of life aspects. With the continued shift towards a more knowledge-based economy, the business landscape has been particularly challenging for Ontario's small to mid-sized municipalities, especially as it relates to being competitive concerning labour force attraction attributes, local infrastructure, supporting amenities, and development feasibility.

The economic development prospects of King are in many ways tied to the success of the broader regional market. The rise of employment land prices in recent years combined with limited availability of vacant employment land in some areas of the Greater Toronto Hamilton Area (G.T.H.A.) and G.G.H. has resulted in increasing industrial development opportunities throughout other regions of Southern Ontario to the west and east. While these trends have been materializing across the province, it is important to recognize that King Township does have available vacant employment land. The degree to which King can capitalize on its advantage of being located within the G.T.H.A. will depend largely on the quality and quantity of its employment lands to accommodate preferred employment uses.

Figure 12 provides an overview of the Township's existing supply of vacant employment lands reported through the York Region Municipal Comprehensive Review (M.C.R.)



against the analysis conducted herein. In addition to the vacant land supply calculations, the forecasted jobs per net hectare (ha) are provided for reference. The following can be observed:

- The York Region M.C.R. and the findings of the Phase 1 King Township E.L.S. both estimate approximately 50 net hectares of vacant Employment Area land currently existing in the Township.
 - Of note, the E.L.S. identifies a supply of 36 ha in King City while the York Region M.C.R. has only identified 20 ha.¹
 - The vacant land supply identified for Schomberg is estimated at 16 ha through the E.L.S., compared to 20 ha in the York Region M.C.R.²
 - As mentioned earlier in this report, it is assumed that Nobleton does not currently have vacant Employment Area land available for development. While there are technically vacant employment lands in Nobleton (as identified through the York Region M.C.R.) it is assumed that a portion of the lands (commonly referred to as the Boynton Lands) will be converted to accommodate a secondary school and the remaining lands are expected to accommodate commercial or mixed uses (which do not meet the definition of “Employment Uses”. Accordingly, this site is not considered to be available for Employment Area development within the forecast horizon.
- Based on the current buildout of the Township (and not accounting for any potential urban expansion), the Township-wide Employment Area job density through the E.L.S. based on the available supply is 29 jobs per net ha. Comparatively, the York Region M.C.R. forecasts a total King Township density of 42 jobs per net ha. Appendix 1, Table 5 in the York Region O.P. provides Employment Area density targets for King’s villages, blended with other communities across the Region. The densities from York Region provided herein are based on a detailed background report and not the blended values from the York Region O.P.

¹ The vacant employment lands in King City extend further east than what was identified in the Y.R.O.P., resulting in a higher overall vacant land area in the E.L.S.

² The vacant land supply identified for Schomberg through the Y.R.O.P. included lands that have existing, operating businesses. Accordingly, the E.L.S. accounts for only the remaining vacant land areas within the Village.



- The E.L.S. assumes a lower density in King City in accordance with the active development plans in the Village. These plans account for five buildings which are expected to have a minor office component (approximately 6,700 sq. m.) and are expected to largely be comprised of logistics operations (approximately 147,000 sq. m.), which typically have lower employment yields and densities.
- Through the E.L.S., Schomberg is forecast to have slightly higher employment densities compared to the York Region M.C.R., with 32 jobs forecast per ha. This aligns with the current densities observed within Schomberg.
- For the purposes of Figure 12, and as noted above, through this E.L.S. it is assumed there is no vacant Employment Area supply currently in Nobleton. This results in a lower Township-wide density. Subsection 3.4 of this report explores the long-term land needs for the Township and the *forecast* Employment Area densities resulting in a different overall King Township density than identified in Figure 12.

Figure 12
King Township
Vacant Employment Area Profile

	York Region M.C.R.			E.L.S.		
	Vacant Land (ha)	Density	Jobs	Vacant Land (ha)	Density	Jobs
King City	20	50	980	36	27	980
Schomberg	20	30	590	16	32	520
Nobleton	12	50	580	0	-	-
King Township	51	42	2,150	52	29	1,500

Source: Vacant land supply derived from Township data, by Watson & Associates Economists Ltd., 2024.

3.2 Employment Land Demand, 2024 to 2051

The following subsection provides an overview of the total King Township Employment Area forecast in 5-year increments to 2051, by Village. The forecasted Employment Area land demand within King Township considers the following:



- Long-term employment land employment growth potential;
- Forecast employment density assumptions (i.e., employees/net hectare or acre) in Employment Areas;
- Trends in forecast Employment Area absorption; and
- The amount of vacant, developable shovel-ready land within Employment Areas across King.

Figure 13 summarizes the King Township employment forecast from 2024 to 2051. The Y.R.O.P. June 2024 Office Consolidation total employment forecast has been reviewed and the total jobs forecast for King Township to 2051 is considered appropriate. Over the long-term planning horizon, King Township is forecast to have 2,540 jobs or 36% of the total employment growth within Employment Areas.¹ While the E.L.S. adopts the 2051 employment targets by land use category, different assumptions have been made regarding Employment Area densities, intensification, and the growth forecast for each Village.

Figure 13
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., 2024.

¹ This can include both existing and future Employment Areas. If the Township does not have sufficient vacant Employment Area lands (explored later in this chapter), additional lands would be required to accommodate the Employment Area job forecast.



Figure 14 summarizes King Township’s Employment Area forecast by Village from 2024 to 2051. As shown, King City is forecast to accommodate the largest share of Employment Area job growth, with approximately 43% of the total Employment Area job growth in King Township. Nobleton and Schomberg are forecast to account for 30% and 27% of the remaining Employment Area forecast to 2051, respectively.

Figure 14
King Township Employment Growth on Employment Areas, 2024 to 2051

Period	King City	Schomberg	Nobleton	Township Total
2024-2026	120	10	-	130
2024-2031	420	90	30	530
2024-2036	690	190	70	950
2024-2041	950	360	180	1,490
2024-2046	1,020	600	440	2,060
2024-2051	1,090	680	770	2,540

Note: Figures have been rounded.

Source: Derived from the Y.R.O.P. June 2024 Office Consolidation. Adjusted forecast by Watson & Associates Economists Ltd., 2024.

3.3 Employment Area Intensification

When considering long-term Employment Area land needs, it is important to consider the potential employment growth that can be accommodated through intensification over the forecast horizon. Intensification can take on several forms, including the development of underutilized lots (infill), expansion (horizontal or vertical) of existing buildings, and redevelopment of occupied sites. Intensification offers the potential to accommodate future employment growth and achieve improved land utilization resulting in higher employment density in existing Employment Areas. Higher land utilization on existing employment lands can also lead to more effective use of existing infrastructure (e.g. roads, water/sewer servicing), a built form that is more conducive to supporting public transit, resulting in communities that are more functional and complete.



Identifying and evaluating intensification opportunities against market demand is challenging. The intensification potential of the underutilized employment lands will largely be determined by future development plans of existing or future landowners, which is highly speculative. The timing and the potential amount of intensification on employment lands are based on a variety of market-driven conditions. Potential redevelopment or development of sites needs to be evaluated in terms of economic viability and marketability with respect to market demand. Between 2013 and 2023, the Township saw 15% of its industrial permit values in additions/expansions. Generally speaking, infill and redevelopment of existing developed lands happen consistently in municipalities. Based on King's historical intensification, opportunities that will continue to exist for intensification, and consideration for intensification targets in comparable municipalities, a 15% intensification target has been identified for this analysis.¹

3.4 King Township Employment Land Needs, 2024 to 2051

The vacant employment land supply for King Township is established at 52 net ha. Some of the Town's vacant employment land parcels may not develop over the planning horizon, due to small size, fragmentation, landowner willingness, odd configuration, access issues, inactivity/land banking, etc., which may tie up potentially developable lands. Long-term land vacancy is a common characteristic that is experienced in Employment Areas across Ontario. For this land needs analysis, an estimate of 15% long-term land vacancy has been applied to the net developable employment land inventory only in the Village of Schomberg. Adjusted for land vacancy, Schomberg's supply is 14 net ha which decreases the Township-wide supply to 50 net ha (124 net acres).

As noted previously, a 15% employment intensification assumption has been made on employment lands. Assuming an average forecast density on employment lands of 30 jobs per net ha (King Township is forecast to generate a total land demand of 71 net ha) between 2024 and 2051.² Figure 15 summarizes forecast employment land needs for King Township over the long-term planning horizon. In accordance with the Township's

¹ The Y.R.O.P. forecast identifies an intensification target of 18% for King Township.

² As noted in Figure 12, the assumed density for the existing employment lands is estimated at 29 jobs per hectare. For the purposes of the land needs calculation, an overall forecast density of 30 jobs per hectare is assumed, which captures the need for an urban expansion in Nobleton with a presumed density of 35 jobs per hectare.



supply of designated, developable vacant urban employment lands and forecast demand for these lands, a deficit of 21 net ha (52 net acres) has been identified by 2051. **Assuming a gross-to-net ratio of 55%, nearly 40 gross ha (100 gross acres)** of total land area would be required to accommodate this shortfall. This demonstrates that the Township is not forecast to have enough vacant employment land to accommodate growth to 2051. Accordingly, it will be critical that the Township identify opportunities for new employment land development. This will be explored further in Phase 2 of the King Township E.L.S.

Figure 15
King Township
Forecast Employment Area Land Needs (Demand vs. Supply), 2024 to 2051

Township of King Employment Land Needs, 2024 to 2051		Land (net ha)
Employment Land Jobs 2024 to 2051	A	2,540
Intensification	$B = A \times 15\%$	385
Total Employment Land Jobs less Intensification	$C = A - B$	2,155
Employment Density (jobs per net ha)	D	30
Employment Land Demand (ha)	$E = C/D$	71
Vacant Employment Land Supply (net ha) ¹	F	50
Employment Area Deficit at 2051	$G = E - F$	-21

Note: Figures have been rounded and may not add precisely.
Source: Watson & Associates Economists Ltd., 2024.

Figure 16 summarizes the forecast employment land needs for each Village in the Township. The Employment Areas within King City and Schomberg are expected to build out by 2051. The Village of Nobleton does not have vacant employment land and is expected to have a deficit of 21 hectares of land by 2051. The following details can be observed:

- As noted in subsection 3.1, the forecast density of 27 jobs per net hectare in King City is based on active development applications in the Village;
- The density in Schomberg is currently estimated at 32 jobs per net hectare. For the land needs calculation, it is assumed that future development within Schomberg will materialize at a similar density;
- Nobleton does not currently have available vacant Employment Area supply and its presumed density was not previously established in subsection 3.1. It is expected that Nobleton will have the demand for approximately 21 net hectares



of employment land. This land demand is based on a forecast density of 35 jobs per net hectare. A higher density was assumed in Nobleton, based on a best-practices review as well as consideration towards the type of Employment Area and target sectors that may materialize in a future Nobleton Employment Area;

- The intensification forecast by Village was determined by examining the current supply and nature of developed Employment Area sites, the perceived short-term demand for Employment Area development, and then longer-term opportunities for Employment Area intensification. Schomberg, for example, has the largest amount of developed employment lands which suggests it has the greatest opportunity for intensification in the short term. As the employment lands in King City develop, and eventually Nobleton (through urban expansion), there will be opportunities for continued intensification. These factors were considered when assigning the share of Employment Area intensification by Village; and
- The overall density assumed for King Township, when considering the density of future urban expansion lands, increases from 29 (existing lands only) to 30 jobs per net hectare.

Figure 16
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	14	0
Employment Area Deficit at 2051	$G = F - E$	0	0	-21

¹ Vacant Land Area in Schomberg adjusted downwards by a 15% 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., 2024.



3.5 Observations

To remain competitive, the Township must continue to offer a range of parcel sizes and configurations to ensure it can attract and accommodate a range of industries to the Township over the next 25+ years. As part of this consideration, the results of this land needs analysis suggest that the Township does not have enough vacant employment land supply to accommodate demand to 2051. The Employment Areas in both King City and Schomberg are forecast to be built out by 2051 and as noted, it is assumed that Nobleton does not currently have available vacant Employment Area land.

Between 2024 and 2051, King Township is expected to accommodate approximately 2,540 jobs on its Employment Area lands. The employment forecast for the Township is not intended to be a constraining document and King has the ability to exceed these targets. Exceeding these targets would ultimately increase the land needs by 2051. By 2051, it is forecast that the Township will need an additional 21 net ha of Employment Area land. Additional land beyond this 21-ha net land need will be required, to account for considerations such as environmental features and internal infrastructure requirements (such as roads and stormwater ponds). **Assuming a gross-to-net ratio of 55%, nearly 40 gross ha (100 gross acres)** of total land area would be required to accommodate this shortfall. Based on the initial high-level review of opportunities for urban boundary expansions in each of the Township's villages, an urban boundary expansion for the Village of Nobleton represents the best opportunity to establish a new Employment Area. Phase 2 of the E.L.S. will consider this further.

Moving forward, it will be vital that the Township continue to annually monitor its absorption of vacant Employment Area land, Employment Area densities, and Employment Area intensification to ensure that it has a sufficient supply of land to accommodate demand to 2051. The demand forecast for employment and the resulting Employment Area forecast should be reevaluated on a 5- to 10-year basis, to ensure that the calculation of long-term land needs is in alignment with both the Township's supply and growth potential.



Chapter 4

Conclusions



4. Conclusions

By 2051, King Township is expected to reach 51,000 people, 17,400 households, and 17,700 jobs. Growth is forecast across the Township, with most growth expected to occur in the urban Villages of King City, Nobleton, and Schomberg. From a residential perspective, over half of the housing growth is projected to occur within the B.U.A. of the Villages, aligning with York Region's intensification targets. Achieving these targets will require more high-density development than previously seen in the Township. If the intensification target is unmet, more growth would likely shift to the D.G.A. A land need of approximately eight gross hectares has been identified for Nobleton Village by 2051. As the P.P.S., 2024 allows urban expansion up to a 30-year horizon from the date of O.P. approval, additional land needs would likely arise between 2051 and 2056, potentially exceeding eight hectares. Phase 2 of the G.M.S. will explore location options for urban expansion.

For the E.L.S., the land needs analysis provided herein indicates that the Township lacks sufficient vacant employment land to meet demand through 2051. King City and Schomberg are forecast to be fully developed by 2051 and Nobleton is forecast to require an additional 21 net hectares of Employment Area by 2051. Accounting for environmental features and infrastructure, nearly 40 gross hectares (100 gross acres) will be required. An urban boundary expansion in Nobleton presents the best opportunity to establish new Employment Area land, which will be further explored in Phase 2 of the E.L.S.



Appendices



Appendix A

King Township Population and Housing Forecast



Year		Population		Housing Units				Persons Per Unit (P.P.U.)	
		Including Census Undercount ¹	Excluding Census Undercount	Singles & Semi-Detached	Multiple Dwellings ²	Apartments ³	Total Households	Population with Undercount/ Total Households	Population Excluding Undercount/ Total Households
Historical	2006	20,300	19,487	6,095	115	180	6,390	3.18	3.05
	2011	20,500	19,899	6,265	155	225	6,645	3.09	2.99
	2016	25,300	24,512	7,200	435	500	8,135	3.11	3.01
	2021	28,400	27,333	7,980	470	525	8,975	3.16	3.05
	2024	29,800	28,637	8,219	510	816	9,545	3.12	3.00
Forecast	2026	31,700	30,463	8,841	564	846	10,251	3.09	2.97
	2031	36,100	34,691	9,672	816	1,408	11,896	3.03	2.92
	2036	40,900	39,304	10,288	1,233	2,160	13,681	2.99	2.87
	2041	44,800	43,051	10,628	1,614	2,885	15,127	2.96	2.85
	2046	48,100	46,223	10,792	1,971	3,579	16,342	2.94	2.83
	2051	51,000	49,009	10,849	2,281	4,240	17,370	2.94	2.82
Incremental	2006 - 2011	200	412	170	40	45	255		
	2011 - 2016	4,800	4,613	935	280	275	1,490		
	2016 - 2024	4,500	4,125	1,019	75	316	1,410		
	2024 - 2026	1,900	1,826	622	54	30	706		
	2024 - 2031	6,300	6,054	1,453	306	592	2,351		
	2024 - 2036	11,100	10,667	2,069	723	1,344	4,136		
	2024 - 2041	15,000	14,414	2,409	1,104	2,069	5,582		
	2024 - 2046	18,300	17,586	2,573	1,461	2,763	6,797		
2024 - 2051	21,200	20,372	2,630	1,771	3,424	7,825			
2024 to 2051 Unit Share				34%	23%	44%	100%		

Source: Watson & Associates Economists Ltd., 2024.

¹ Includes net census undercount of 4.1%

² Includes townhouses and apartments in duplexes.

³ Includes accessory apartments, bachelor, 1 bedroom, and 2 bedroom+ apartments.



Appendix B

King Township Incremental Population and Housing Growth Allocations



Development Location		Timing	Single & Semi-Detached	Multiples ¹	Apartments ²	Total Residential Units	Net Population Increase
Nobleton	BUA	2024 - 2026	29	6	6	41	53
		2024 - 2031	53	34	106	193	343
		2024 - 2036	74	78	240	392	773
		2024 - 2041	83	117	352	551	1,142
		2024 - 2046	90	151	458	699	1,503
		2024 - 2051	92	175	553	820	1,824
	DGA	2024 - 2026	233	7	0	240	774
		2024 - 2031	615	41	19	675	2,190
		2024 - 2036	847	95	42	985	3,183
		2024 - 2041	953	143	62	1,158	3,735
		2024 - 2046	1,030	185	81	1,295	4,184
		2024 - 2051	1,060	214	98	1,372	4,450
	Total	2024 - 2026	261	14	6	281	827
		2024 - 2031	668	75	124	868	2,533
		2024 - 2036	921	174	282	1,376	3,956
		2024 - 2041	1,036	259	414	1,709	4,877
		2024 - 2046	1,119	336	539	1,994	5,687
		2024 - 2051	1,152	390	651	2,192	6,274
King City	BUA	2024 - 2026	8	15	19	42	10
		2024 - 2031	21	85	376	482	840
		2024 - 2036	26	202	859	1,087	2,063
		2024 - 2041	31	311	1,350	1,692	3,320
		2024 - 2046	32	415	1,815	2,262	4,532
		2024 - 2051	33	543	2,308	2,884	5,894
	DGA	2024 - 2026	315	22	3	340	1,079
		2024 - 2031	675	128	56	859	2,666
		2024 - 2036	996	304	128	1,429	4,402
		2024 - 2041	1,195	467	202	1,864	5,714
		2024 - 2046	1,264	622	271	2,158	6,570
		2024 - 2051	1,282	750	294	2,326	7,110
	Total	2024 - 2026	323	37	22	382	1,089
		2024 - 2031	696	213	432	1,341	3,506
		2024 - 2036	1,022	506	988	2,516	6,465
		2024 - 2041	1,226	778	1,552	3,556	9,034
		2024 - 2046	1,297	1,037	2,086	4,420	11,102
		2024 - 2051	1,315	1,293	2,602	5,210	13,003



Development Location		Timing	Single & Semi-Detached	Multiples ¹	Apartments ²	Total Residential Units	Net Population Increase
Schomberg	BUA	2024 - 2026	3	3	2	7	-22
		2024 - 2031	7	15	33	55	52
		2024 - 2036	9	35	69	114	178
		2024 - 2041	11	53	97	161	299
		2024 - 2046	12	70	130	212	435
		2024 - 2051	14	74	164	253	557
	DGA	2024 - 2026	5	1	0	6	16
		2024 - 2031	12	4	2	18	49
		2024 - 2036	17	9	4	31	84
		2024 - 2041	20	13	6	40	112
		2024 - 2046	22	18	8	48	136
		2024 - 2051	25	14	7	46	140
	Total	2024 - 2026	8	3	2	13	-6
		2024 - 2031	19	18	36	73	101
		2024 - 2036	27	43	74	144	263
		2024 - 2041	31	66	103	201	411
		2024 - 2046	33	88	138	259	570
		2024 - 2051	39	89	171	299	697
Remaining Rural Areas		2024 - 2026	30	0	0	30	-84
		2024 - 2031	70	0	0	70	-86
		2024 - 2036	99	0	0	99	-17
		2024 - 2041	116	0	0	116	92
		2024 - 2046	124	0	0	124	226
		2024 - 2051	124	0	0	124	397
King Township	BUA	2024 - 2026	40	24	27	90	41
		2024 - 2031	81	133	515	729	1,235
		2024 - 2036	109	315	1,169	1,593	3,015
		2024 - 2041	124	481	1,799	2,405	4,761
		2024 - 2046	134	636	2,403	3,173	6,470
		2024 - 2051	139	793	3,026	3,957	8,275
	DGA	2024 - 2026	552	30	3	586	1,869
		2024 - 2031	1,302	173	77	1,552	4,905
		2024 - 2036	1,861	408	175	2,444	7,669
		2024 - 2041	2,169	623	270	3,062	9,561
		2024 - 2046	2,316	825	360	3,501	10,890
		2024 - 2051	2,367	978	398	3,744	11,699



Development Location		Timing	Single & Semi-Detached	Multiples ¹	Apartments ²	Total Residential Units	Net Population Increase
	Remaining Rural Areas	2024 - 2026	30	0	0	30	-84
		2024 - 2031	70	0	0	70	-86
		2024 - 2036	99	0	0	99	-17
		2024 - 2041	116	0	0	116	92
		2024 - 2046	124	0	0	124	226
		2024 - 2051	124	0	0	124	397
King Township	Total	2024 - 2026	622	54	30	706	2,361
		2024 - 2031	1,453	306	592	2,351	6,988
		2024 - 2036	2,069	723	1,344	4,136	11,695
		2024 - 2041	2,409	1,104	2,069	5,582	15,294
		2024 - 2046	2,573	1,461	2,763	6,797	18,159
		2024 - 2051	2,630	1,771	3,424	7,825	20,459

Source: Watson & Associates Economists Ltd., 2024.

¹ Includes townhouses and apartments in duplexes.

² Includes accessory apartments, bachelor, 1 bedroom, and 2 bedroom+ apartments.