



## The Corporation of the Township of King Report to Council

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**From:** Growth Management Services – Planning Division

**Report Number:** GMS-PL-2025-033

**Date:** Tuesday, June 17, 2025

**Title:** **Official Plan Review – Addendum to the Phase 2 Growth Management and Employment Land Strategies, Policy Planning File Nos. PP-2023-04 & PP-2023-05**

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### Recommendation

1. That Council receive Report GMS-PL-2025-033 for information.
2. That Council endorse the following revised 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, requiring an additional 5,130 households;
  - b. That Nobleton is forecast to grow to a population of 14,330, requiring an additional 2,250 households;
  - c. That Schomberg is forecast to grow to a population of 3,340, requiring an additional 320 households; and
  - d. That the Remaining Rural area is forecast to grow to a population of 10,110, requiring an additional 130 households.
3. That Council endorse the population and housing growth forecast for the 2021 to 2051 timeframe, as set out in Appendix A to the Addendum Report.
4. That Council endorse the population and housing growth forecast by Village in five-year increments for the 2025 to 2051 timeframe, as set out in Appendix B to the Addendum Report.
5. That Council endorse a revised intensification rate of 51% for the total housing growth between 2025 and 2051, and the following revised intensification rates for the Built-up Areas (BUA) of King City and Schomberg:
  - a. 56% for King City; and
  - b. 81% for Schomberg.

6. That Council endorse the DGA Community Area lands deficit of 30 gross hectares (ha) for Nobleton, and direct Staff to further analyze the location options and additional areas identified in Figure 3-1 of the Addendum Report, and direct Staff to develop a comprehensive plan for the southwest quadrant of Nobleton through the Official Plan Review.

## 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.
- On February 24, 2025, Council endorsed a series of recommendations based on the recommendations of the Phase 2 Report findings (**Appendix A**) for both the Growth Management (GMS) and Employment Land (ELS) Strategies through [Report No. GMS-PL-2025-003](#).
- Since the February 24, 2025, Council Meeting, new custom Statistics Canada data has become available, which has resulted in a revised mid-2025 population and housing base that differs from the estimates established through the Phase 2 GMS and ELS Report.
- Watson has prepared an Addendum Report (**Appendix B**) that responds to the revised mid-2025 population and housing base, and that explores the alternate Designated Growth Area (DGA) density rate of 35 people and jobs per ha for Nobleton that was endorsed by Council at the February 24, 2025, Council meeting.
- Based on the findings of the Addendum Report there have been minor modifications to the population base for King City and Schomberg, and larger variances to the bases for Nobleton and the Remaining Rural Areas, which results in a forecast deficit of 30 ha of Community Area (residential) land for Nobleton instead of the 8 ha deficit forecast through the Phase 2 Report.

## 2. Purpose

The purpose of this Report is to present the Addendum Report to the Growth Management (GMS) and Employment Land (ELS) Strategies, prepared by Watson & Associates Economists Ltd. (Watson), and to seek direction from Council on revisions to the recommendations of [Report No. GMS-PL-2025-003](#) that were endorsed by Council on February 24, 2025. The revised recommendations and direction from Council will inform and direct the Township's ongoing Official Plan Review, 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.

The GMS & ELS were prepared as a series of two Reports. The Phase 1 Report provided an assessment of existing policies and macroeconomic conditions at the regional and local level, while also conducting a residential land supply analysis, review of existing Employment Areas, an assessment of King's long-term growth potential, Employment Area and Community Area land needs analysis and five-year population, housing and employment forecasts for each Village in the Township. The Phase 1 findings were presented to Council on September 23, 2024, through [Report No. GMS-PL-2024-025](#).

On February 24, 2025, the Phase 2 GMS & ELS Report (**Appendix A**) was presented to Council through [Report No. GMS-PL-2025-003](#) and expanded on the Phase 1 findings. The Phase 2 Report provided direction on King's long-term population, housing and employment growth to 2051, while also providing strategic policy recommendations for further review and consideration through the Official Plan Review. The Report also assessed existing policies and 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.

Report No. GMS-PL-2025-003 included 22 recommendations to Council for the endorsement of intensification and density targets, as well as population, housing and employment forecasts, and recommendations related to location options for new Community Areas, Employment Areas and settlement area expansions. All recommendations were endorsed by Council, some with modifications, at the February 24, 2025, Council meeting, as detailed in the [Meeting Minutes](#).

Following the February 24, 2025, Council meeting, Watson was engaged by the Township to contribute to the ongoing Transportation Master Plan Study by translating the population, housing and employment forecasts to the traffic zone (TZ) level to the year 2051. This analysis was based on the growth forecast allocations developed through the GMS Report and Council's endorsements at the February 24, 2025, meeting. To translate the data to the TZ level, Watson leveraged a newly available custom dataset from Statistics Canada. This updated data resulted in a mid-2025 population and housing base that differs from the estimates established through the GMS & ELS, resulting in modifications to the overall forecast and land needs by Village, and therefore impacts the recommendations that were endorsed by Council for the Phase 2 Report.

Watson has prepared an Addendum Report to the Phase 2 Report, which is attached to this Report as **Appendix B**. The Addendum Report expands upon the GMS component of the Phase 2 Report and summarizes the updates to the population and housing base, explores the DGA density of 35 people and jobs/ha that was endorsed by Council at the February 24, 2025, meeting, and details the revised Community Area land needs for Nobleton. For further

clarity, the Addendum Report does not result in any modifications to the ELS component of the Phase 2 Report or Council directions thereto. The findings of the Addendum Report will be explored further in the Analysis section below.

## **4. Analysis**

### ***Purpose of the Addendum Report***

The Addendum Report prepared by Watson in May 2025, expands on the final Phase 2 joint GMS & ELS Report (Phase 2 Report) that was endorsed by Council in February 2025. In association with the work being conducted by Watson for the Township's Transportation Master Plan, after the completion of the GMS & ELS Report, Watson was able to leverage newly obtained custom Statistics Canada data to examine the 2021 population, housing, and employment base in more detail spatially.

Building on the 2021 custom data set by Village, 2021-2024 building permit information, and the 2024 Statistics Canada post-census population estimates, a revised mid-2025 population base by Village was established through the TZ forecast. This mid-2025 base differs from the base estimates used through the Phase 2 Report, which results in changes to the overall forecast and land needs by Village. However, these impacts are primarily observed within Nobleton.

The Addendum Report also responds to the direction provided by Council in February 2024, to utilize a density of 35 people and jobs/ha for new Community Areas in Nobleton, as opposed to the rate of 50 people and jobs/ha that was proposed by Watson through the Phase 2 Report.

### ***Summary of Findings - Population***

The Addendum Report focuses on changes to the GMS findings of the Phase 2 Report. As noted above, these changes are primarily based on differences in population base estimates between the 2024 forecast in the Phase 2 Report, and the mid-2025 base that was determined through the additional data obtained for the TZ forecast for the Transportation Master Plan. The key changes that are explored in the Addendum Report are outlined below:

- The GMS estimated the Township's 2024 population at 29,800. Based on the TZ forecast it was concluded that this population estimate is more reflective of a mid-2025 base.
- The estimated number of occupied housing units increased from 9,545 to 9,700, which results in a lower persons per unit (PPU). This shift slightly increases the projected 2051 housing target from 17,370 to 17,530. The incremental household forecast remains consistent.
- The 2024 population for Nobleton was estimated at 7,050 through the Phase 2 Report. The mid-2025 estimate through the Addendum Report is 7,580, which reflects both the urban area and the Village Reserve.

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- King City's base populations increased by 300 persons, from 9,690 in the Phase 2 Report to 9,990 in the Addendum Report.
- Schomberg's base population has decreased slightly by 80 persons, from 2,620 in the Phase 2 Report to 2,540 in the Addendum Report.
- The Remaining Rural areas of the Township are subject to a larger variance in base population. This area was estimated as having a 2024 population base of 10,440 in the Phase 2 Report. The Addendum Report forecasts the mid-2025 base population as 9,690, a difference of 750 persons.

These findings are further summarized in Figure 2-1 of the Addendum Report, which is shown below.

**Figure 2-1**  
**King Township G.M.S.**  
**Population Base by Village and Remaining Rural Areas – 2024 and 2025**

Village	2024 Population (In G.M.S. Report)	2025 Population (Updated as per T.Z. Forecast)
Nobleton <sup>[1]</sup>	7,050	7,580
King City	9,690	9,990
Schomberg	2,620	2,540
Remaining Rural	10,440	9,690
<b>King Township Total</b>	<b>29,800</b>	<b>29,800</b>

<sup>[1]</sup> Includes both the Nobleton Urban Area and the Nobleton Village Reserve lands.

Source: King Township G.M.S. forecast by Watson & Associates Economists Ltd., 2025.

*Figure 1: Population Base by Village and Remaining Rural Areas - 2024 and 2025*

As a result of these changes to the population base, the 2051 population forecasts for each area have also shifted. These changes are summarized below, by area.

- King City: the 2051 population forecast remains unchanged at 23,220 and the incremental housing forecast has decreased from 5,210 to 5,130 households;
- Schomberg: the 2051 population forecast remains unchanged at 3,340 and the incremental housing forecast has increased from 300 to 320 households;
- Nobleton: the 2051 population forecast has increased from 13,580 to 14,330 and the incremental housing forecast has increased from 2,190 to 2,250 households; and
- Remaining Rural Area: the 2051 population forecast has decreased from 10,860 to 10,110, and the incremental housing forecast has increased 120 to 130 households.

These findings are further summarized in Figure 2-3 of the Addendum Report, which is shown below.

Figure 2-3  
King Township  
Revised Population by Village and Remaining Rural Areas – 2025 to 2051

Village	2025 Population	2025 to 2051	2051 Population	2051 Population Share
Nobleton	7,580	6,750	14,330	28%
King City	9,990	13,230	23,220	45%
Schomberg	2,540	800	3,340	7%
Remaining Rural	9,690	420	10,110	20%
King Township Total	29,800	21,200	51,000	

Note: Percentage figures may not add up precisely due to rounding.

Source: Forecast by Watson & Associates Economists Ltd., 2025.

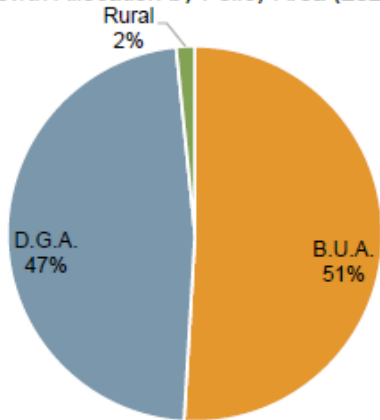
As the changes have impacted both the 2025 population and housing base and 2051 population and household forecast, this has also resulted in changes to Appendix A and B of the Report. Appendix A of the Addendum Report provides an updated overall population and housing forecast from 2021 to 2051, and Appendix B of the Addendum Report provides an updated population and housing growth forecast by Village in five-year increments, from 2025 to 2051.

These changes impact recommendations #4 and #5 of the February 24, 2025, Council Report which was endorsed by Council. Revisions to these recommendations are included as recommendations #2 through #4, inclusive, of this Report to respond to the changes in the Addendum Report.

### ***Summary of Findings – Intensification***

As a result of the changes to the housing forecasts and households by Village, there have been minor modifications to the overall intensification and greenfield targets for the Township, and specifically the intensification targets for the Village for King City and Schomberg. The target that was endorsed for Nobleton through the February 24, 2025, Council Report remains unchanged. The revised target rates of the Addendum Report are shown below.

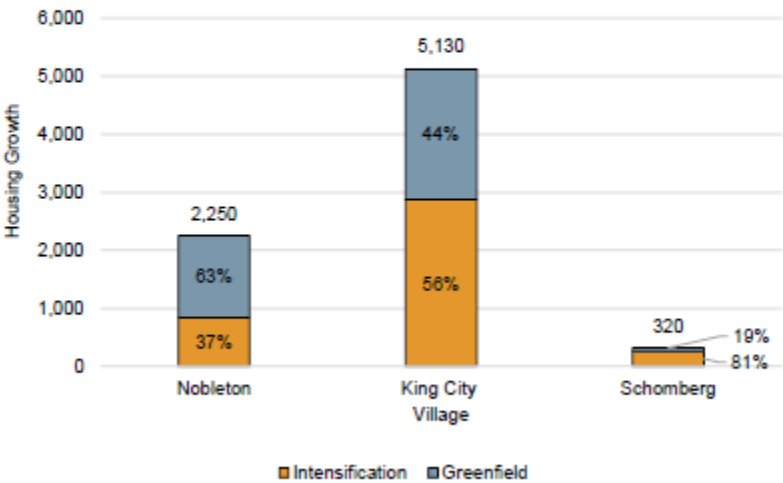
Figure 2-6  
Township of King  
Housing Growth Allocation by Policy Area (2025 to 2051)



Source: Watson & Associates Economists Ltd., 2025.

Figure 2: Intensification and Greenfield Rates, Township-wide

Figure 2-7  
Township of King  
Housing Growth by Village and Policy Area (2025 to 2051)



Source: Watson & Associates Economists Ltd., 2025.

Figure 3: Intensification and Greenfield Rates by Village

The changes that are identified through the Addendum Report are minor, with the Township-wide intensification rate increasing from 50% to 51%, with a corresponding decrease to the greenfield rate. By Village, a minor increase to the intensification rate is identified for King City, increasing from 55% to 56%, and a decrease is identified for the intensification rate in Schomberg, decreasing from 84% to 81%. Both Villages have corresponding changes to their greenfield targets, with King City's decreasing by 1% and Schomberg's increasing by 3%. The increase in intensification for King City is as a result of a higher people per unit ratio

that was initially forecasted through the Phase 2 Report. As such, while the intensification rate is identified as increasing, the number of units anticipated to be developed through intensification in the BUA is actually two (2) units lower than what was forecast through the Phase 2 Report for King City.

These changes affect recommendation #6 of the February 24, 2025, Council Report which was endorsed by Council. A revision to this recommendation is included in this Report as recommendation #5 to respond to the changes in the Addendum Report.

### ***Summary of Findings –Community Land Needs***

The Addendum Report responds to the February 2025 Council direction to utilize a DGA density rate of 35 people and jobs per ha for new community lands in Nobleton. Previously, the Phase 2 Report utilized a rate of 35 people and jobs per ha at the Township-wide level, but assumed a density of 50 people and jobs per ha for new/additional urban lands required.

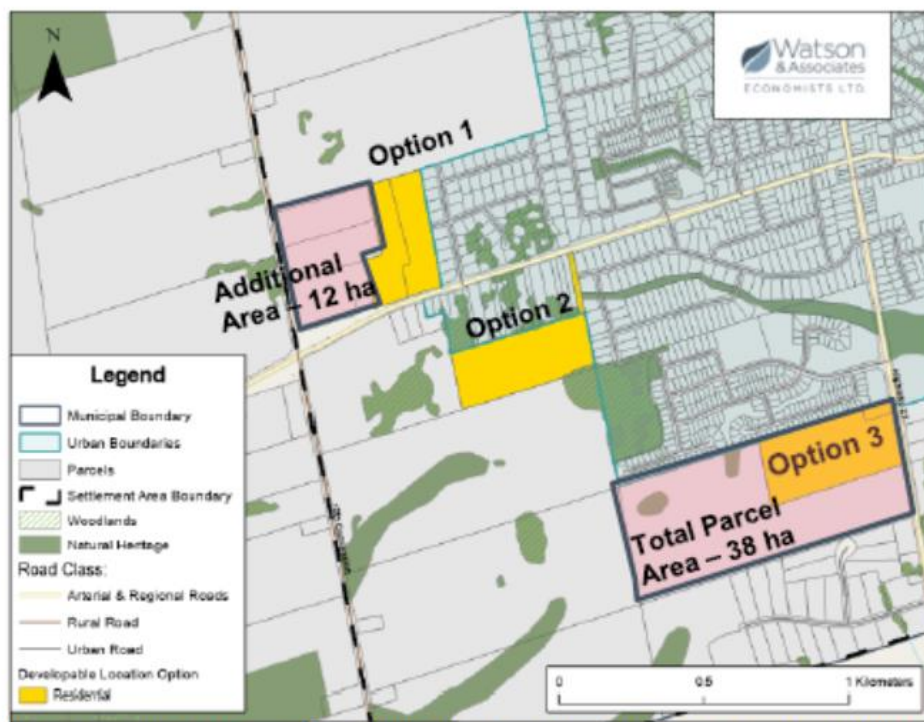
Accordingly, the lower density rate requires additional land to support to the forecast population. A revised land needs analysis was conducted based on the revised growth by Village, and the revised density target for additional urban lands in Nobleton. Similar to the findings of the Phase 2 Report, a land deficit is still forecast for Nobleton, and King City and Schomberg's DGAs forecast to build out over the 2051 planning horizon remains consistent. Based on the forecast growth, available land and revised density target, it is estimated that Nobleton will have a deficit of 30 ha of gross developable DGA lands. The changes to the land deficit in Nobleton impact recommendation #17 of the of the February 24, 2025, Council Report which was endorsed by Council. A revision to this recommendation is included in this Report (recommendation #6) to respond to the changes in the Addendum Report.

### ***Summary of Findings – Potential Location Options for Nobleton***

In response to the increased land needs for DGA Community Area land in Nobleton, revised location options have been identified. The revised location options build upon the three (3) sites identified in the Phase 2 Report and can be incorporated within the existing Village boundary by redesignating lands within the Nobleton Village Reserve. The figure below shows the location options identified in the Phase 2 Report in yellow, and additional areas that could be considered in whole or in part to address the 30 ha shortfall.



Figure 3-1  
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 4: Location Options for New DGA Community Areas in Nobleton

Based on these location options, Watson has identified several different configurations that would address the DGA Community Area shortfall. In accordance with the Provincial Planning Statement, 2024, lands for residential uses cannot be designated beyond a 30-year planning horizon. The Township is currently planning to the 2051 horizon, in alignment with the ongoing Master Plan Reviews, and as such, the new DGA Community Area configuration is not recommended to exceed the 30 ha deficit for Nobleton. The different configurations identified by Watson, as summarized below, align with the deficit of 30 ha. The configuration options are as follows:

- Consider baseline Options 1 and 2 together, along with extending Option 1 to the west (up to the Village boundary) for a total area of 33 ha.
- Consider all three (3) of the initial site options (Options 1, 2 and 3) together, which would total approximately 31 ha.
- Consider extending Option 3, which had an area of 10 ha, to account for 30 gross ha as the entirety of the Option 3 parcel is 38 ha.

As all these location options are located generally in the southwest quadrant of Nobleton, and in proximity to the Employment Area location option endorsed by Council, Staff recommend that the entire southwest quadrant of Nobleton be planned out comprehensively through the Official Plan Review. This would provide an opportunity for the community and landowners to understand how employment lands and community lands will interface. It will also provide the opportunity to further assess the different configurations for DGA Community Area lands, and to ensure that appropriate buffers and transition areas are being provided from Employment Areas. Further, it would provide an opportunity to develop policies for the phasing of the lands and would allow for lands to be identified as locations for future development (i.e., commercial, residential, employment, etc.), without formally designating the lands for development, to ensure that a long-term vision, beyond the 2051 horizon, is established for this area.

While Staff recommend developing a comprehensive plan for the southwest quadrant of Nobleton that includes identifying locations for future development, it is recognized that based on Provincial policy lands cannot be designated for residential purposes beyond a 30-year planning horizon. However, a comprehensive plan would provide an opportunity to develop the Township's vision for how these lands will be developed in the long-term. This approach will help the community understand the potential interface between employment and community lands, as noted above, and will help inform and direct future land use planning and infrastructure considerations. This approach will also foster a balance between these different forms of development to enhance both future economic opportunities and quality of life.

As noted above, these changes impact recommendation #17 of the February 24, 2025, Council Report. A revised recommendation is included in this Report (recommendation #6) to address the location options, and to recommend that a comprehensive plan be developed for the southwest quadrant of Nobleton through the Official Plan Review.

## **5. Financial Considerations**

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 upmost 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 Addendum Report prepared by Watson & Associates Economists Ltd. builds on the Phase 2 GMS & ELS Report dated February 2025. Based upon the updated analysis completed through the TZ forecast exercise for the Township's Transportation Master Plan, the Township's population and housing base has been revised. These revisions have led to minor adjustments to the forecast population and household totals for each Village, the projected growth shares between intensification and greenfield areas, and the DGA Community Area land needs for Nobleton.

Based on the analysis completed through the Phase 2 Report, Staff respectfully request that Council Receive this report as information and accept the Recommendations set out in Section 1 of this Report that recommend the endorsement of the revised targets and rates, and provide direction for Staff to further review the location options and develop a comprehensive plan for the southwest quadrant of Nobleton through the Official Plan Review.

## 8. Attachments

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

**Appendix B:** Growth Management and Employment Lands Strategy, Addendum Report, dated May 2025

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