

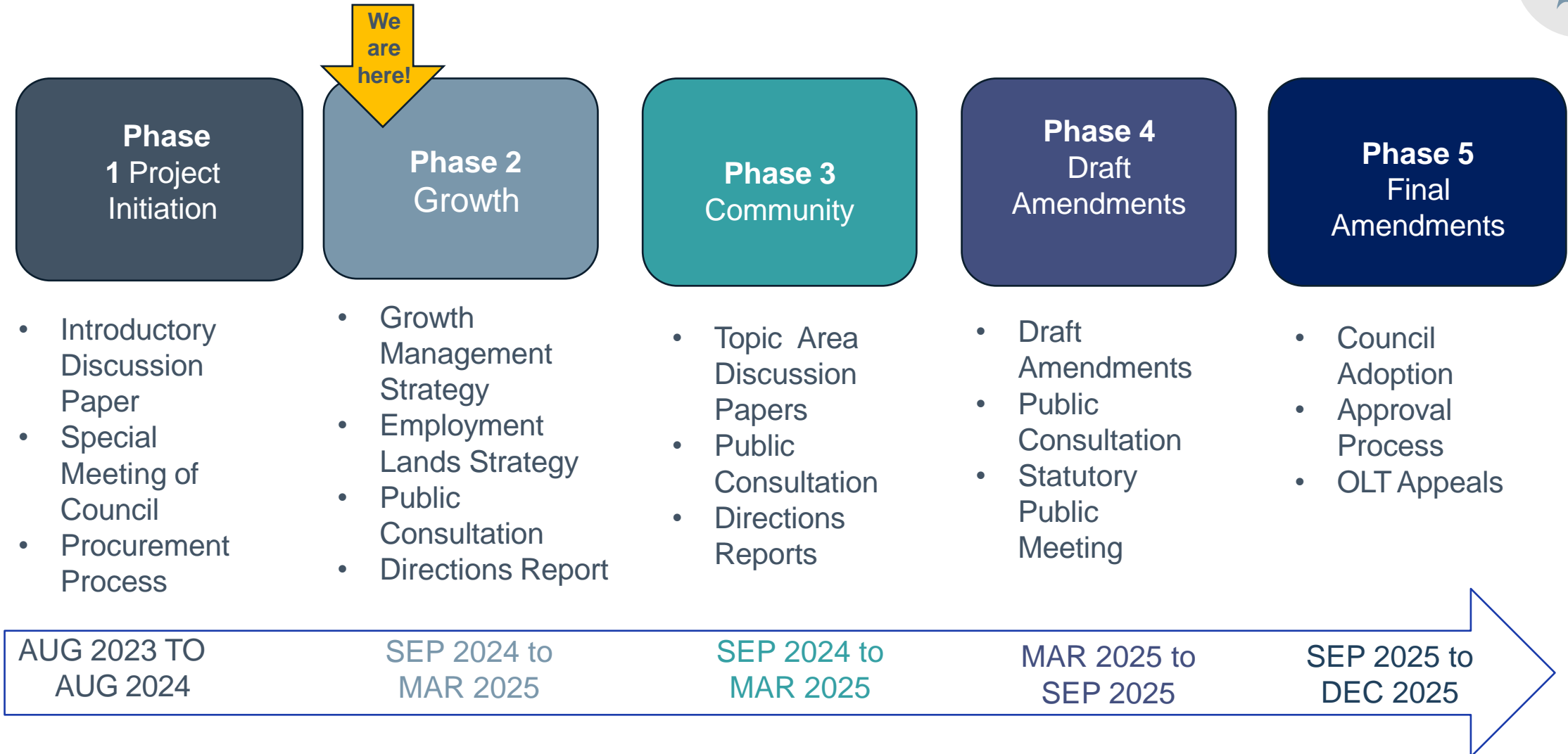


King Township

Phase 1 Growth Management and Employment
Lands Strategies Council Presentation

September 23, 2024

King Official Plan - Work Plan



Project Purpose and Scope



- A goal of the Growth Management Study (GMS) and Employment Lands Strategy (ELS) is to establish growth management principles and identify opportunities and options to consider for accommodating growth within the plan horizon.
- To ensure that King Township continues to plan for growth efficiently over the long term, it is necessary to study the current population, housing, employment, and economic demands.
- The Township has initiated an Official Plan Review (OPR), within the framework of the York Region Official Plan (YROP) 2022, as well as the current and proposed Provincial planning policy framework.
- The GMS and ELS will be foundational documents to the Township's Official Plan (OP), to assess the Township's growth, density patterns, and land needs to the year 2051 by Village.
- The GMS and ELS will also provide strategic planning policy direction within the context of the provincial policy framework.

Meeting Purpose and Agenda

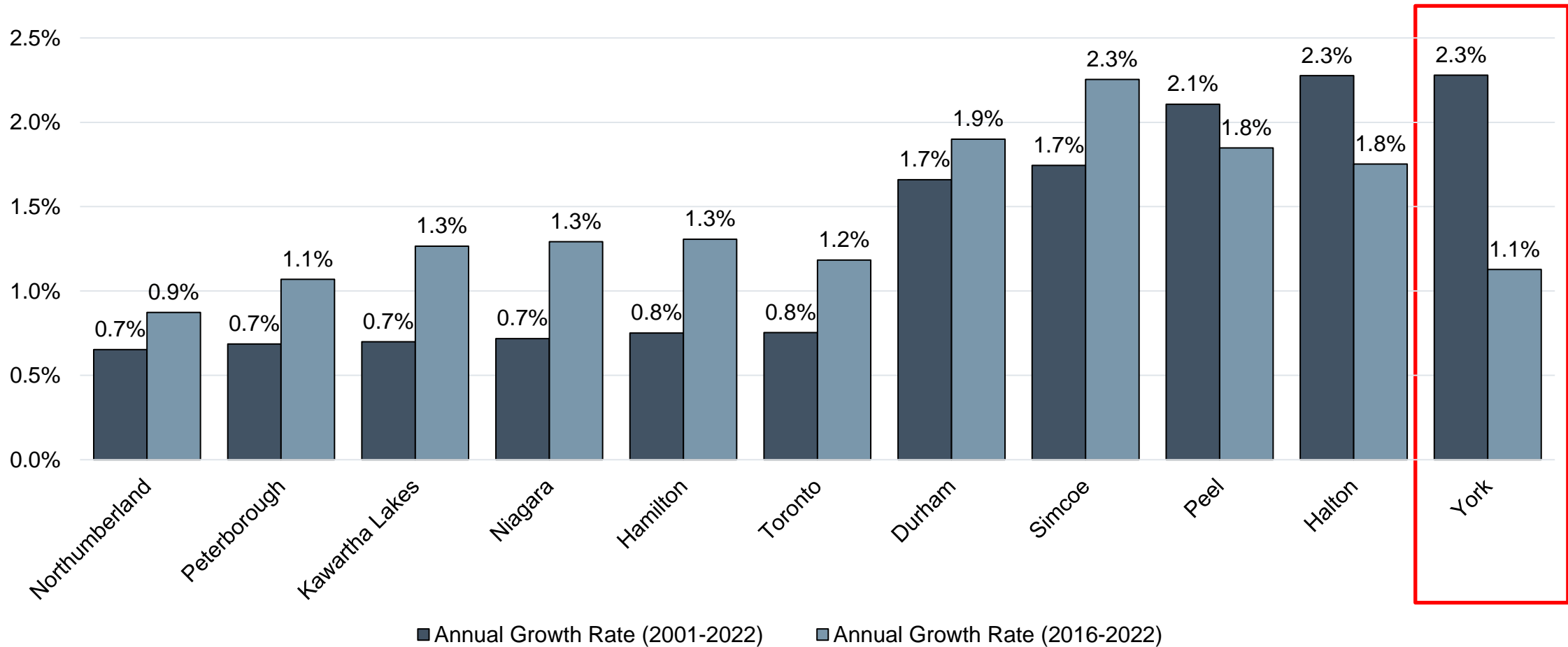


- Phase 1 of the GMS and ELS has been completed.
- Today's presentation provides an overview of Phase 1 findings related to:
 - Local Trends
 - Township-Wide Growth Forecast
 - Growth Forecast by Village
 - Township-Wide Community Area and Employment Area Land Needs
 - Forecast Community Area and Employment Area Land Needs by Village

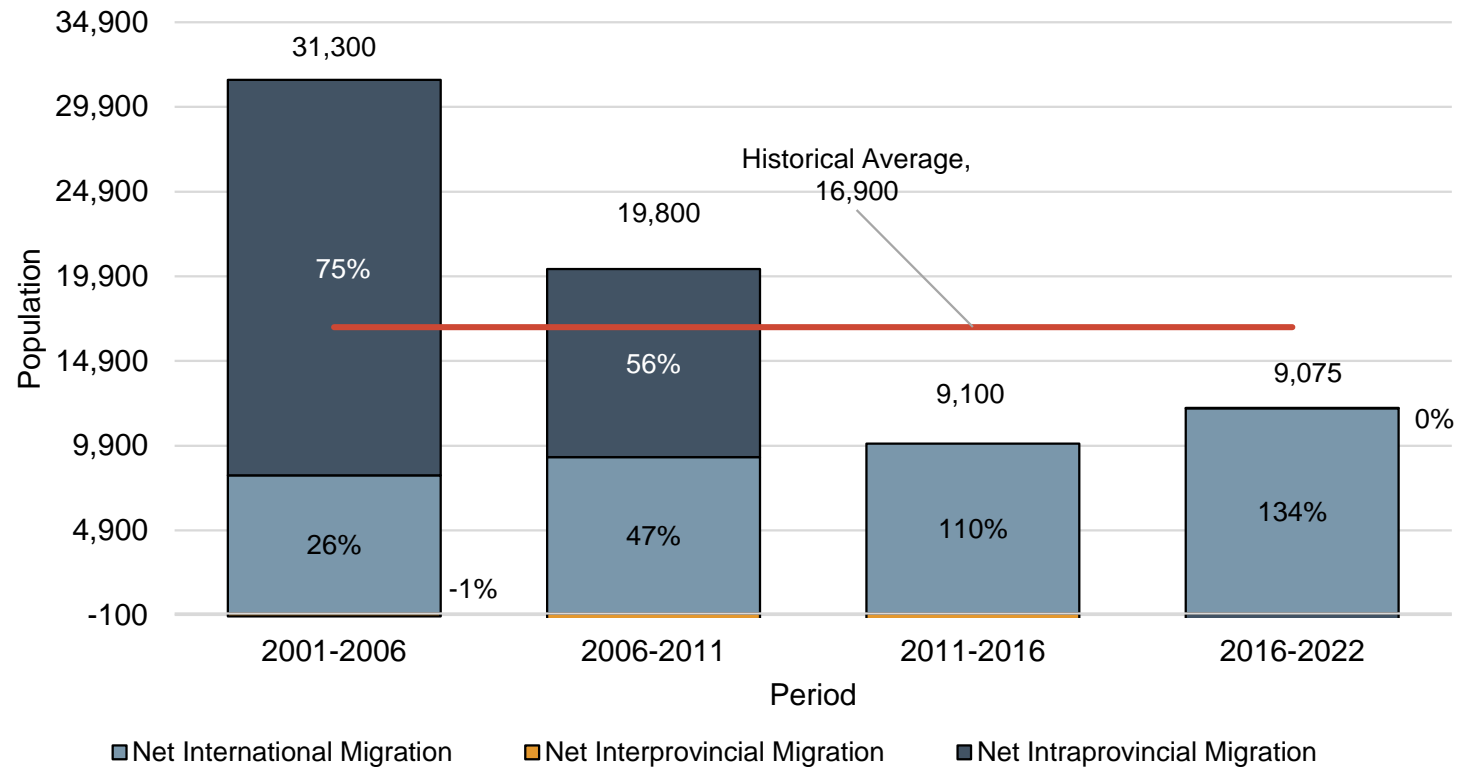
King Township G.M.S. - Local Trends

Historical Population Growth Rates (2001 – 2022)

York Region & Select Surrounding CDs



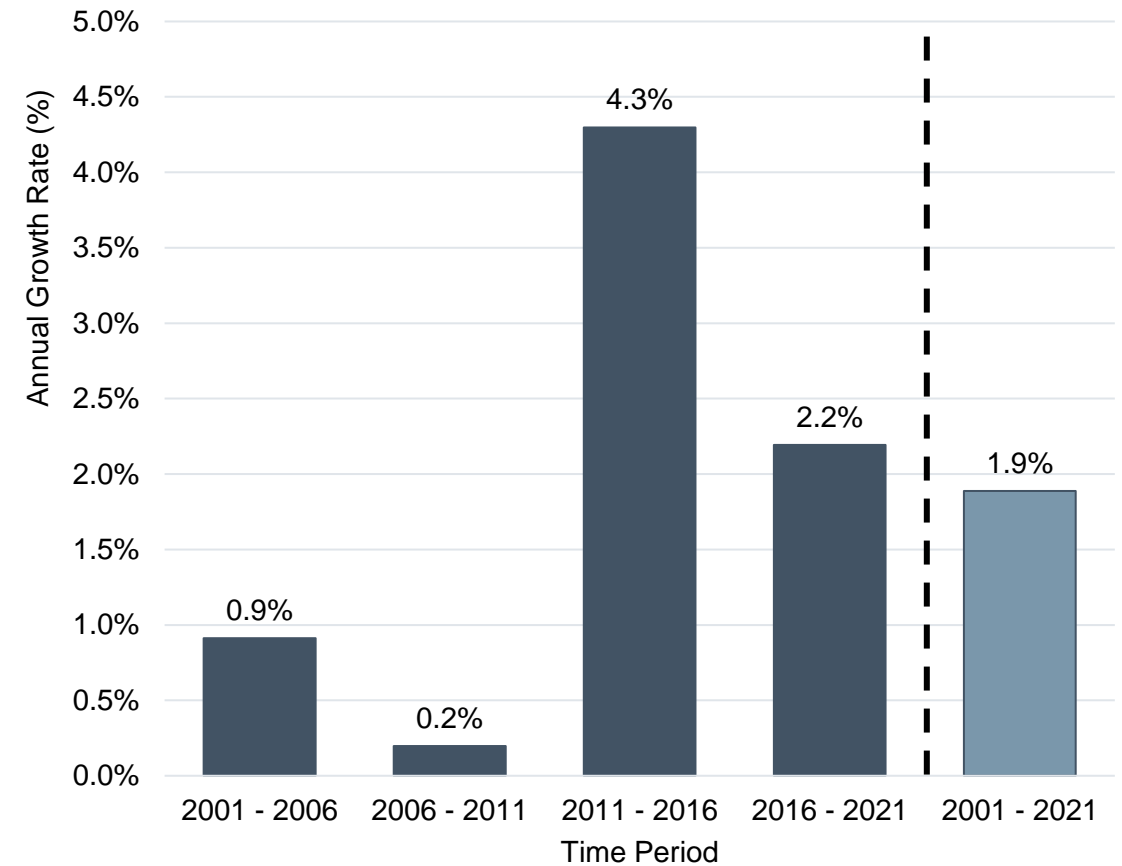
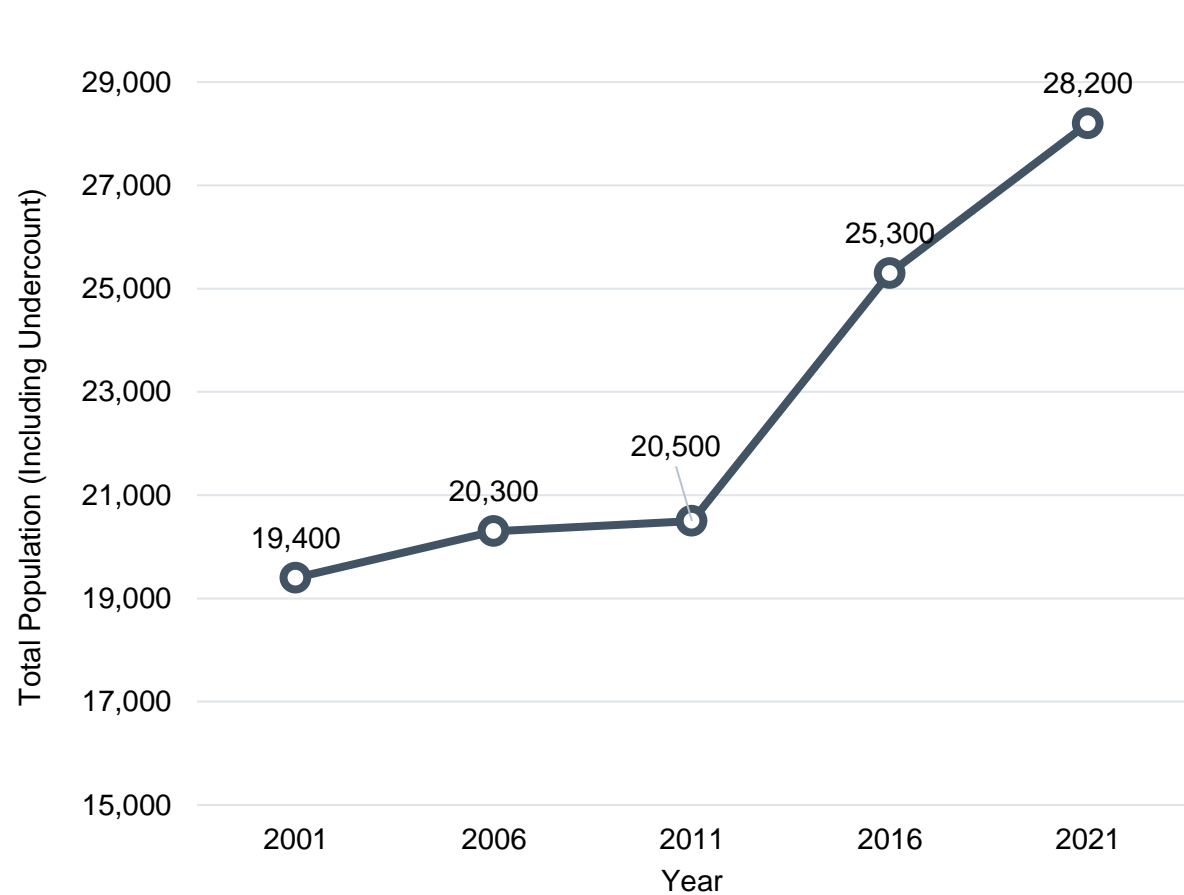
Components of Historical York Region Migration, 2001 to 2021



Note: Figures have been rounded. Figures are not adjusted for the residual deviation.

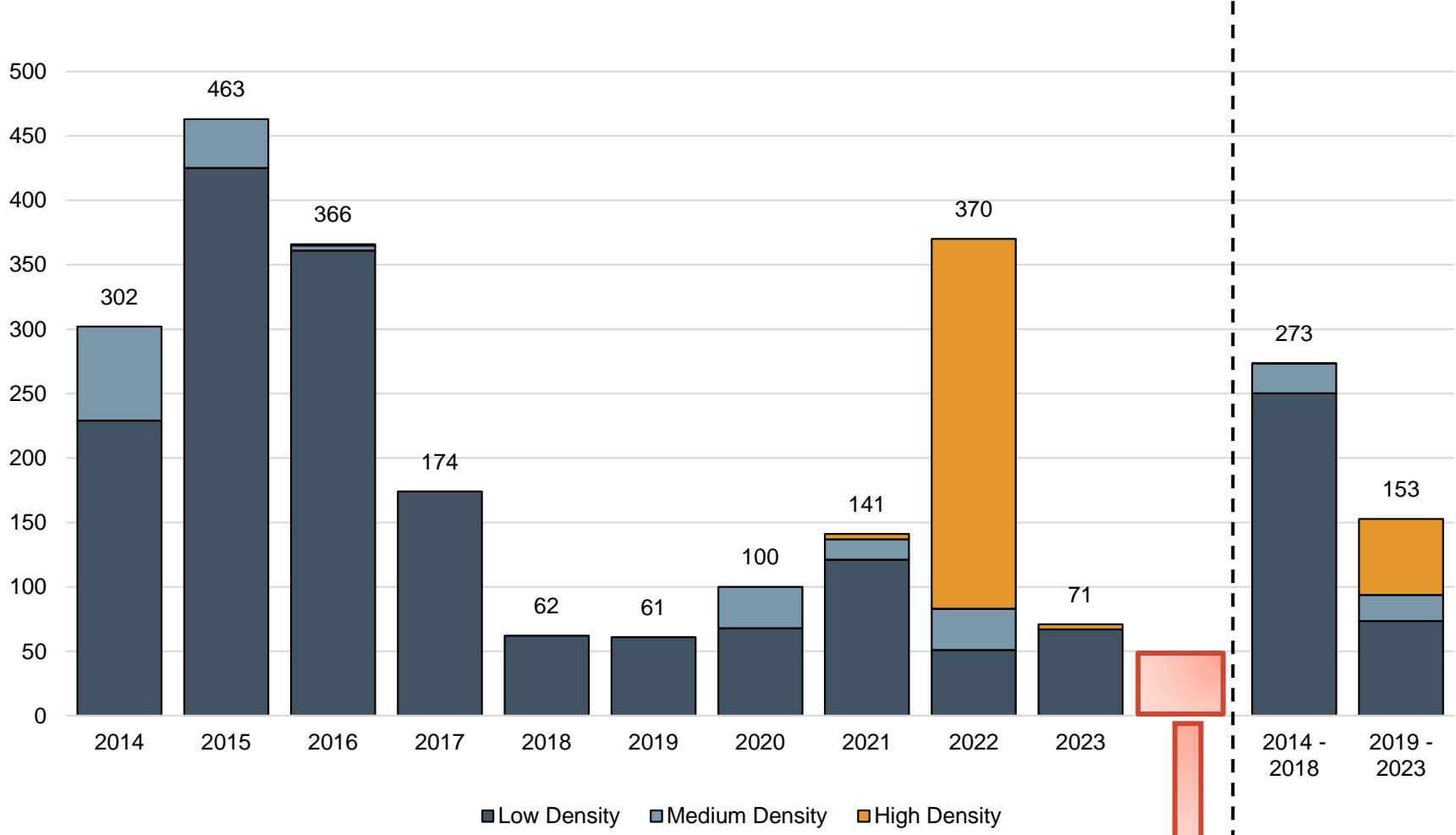
Source: Statistics Canada Table 17-10-0140-01, Components of Population Change by Census Division, 2016 boundaries, by Watson & Associates Economists Ltd.

King Township, Historical Population Growth, 2001 to 2021



Source: 2001 – 2016 from Statistics Canada Census Data, 2021 Data from Statistics Canada Post-Censal Population Estimate, Table 17-10-0139-01

King Township Historical Building Permit Activity, 2014 to 2023



2014-2019
 Low - 92%
 Med - 8%
 High - 0%

2019-2023
 Low - 48%
 Med - 13%
 High - 39%

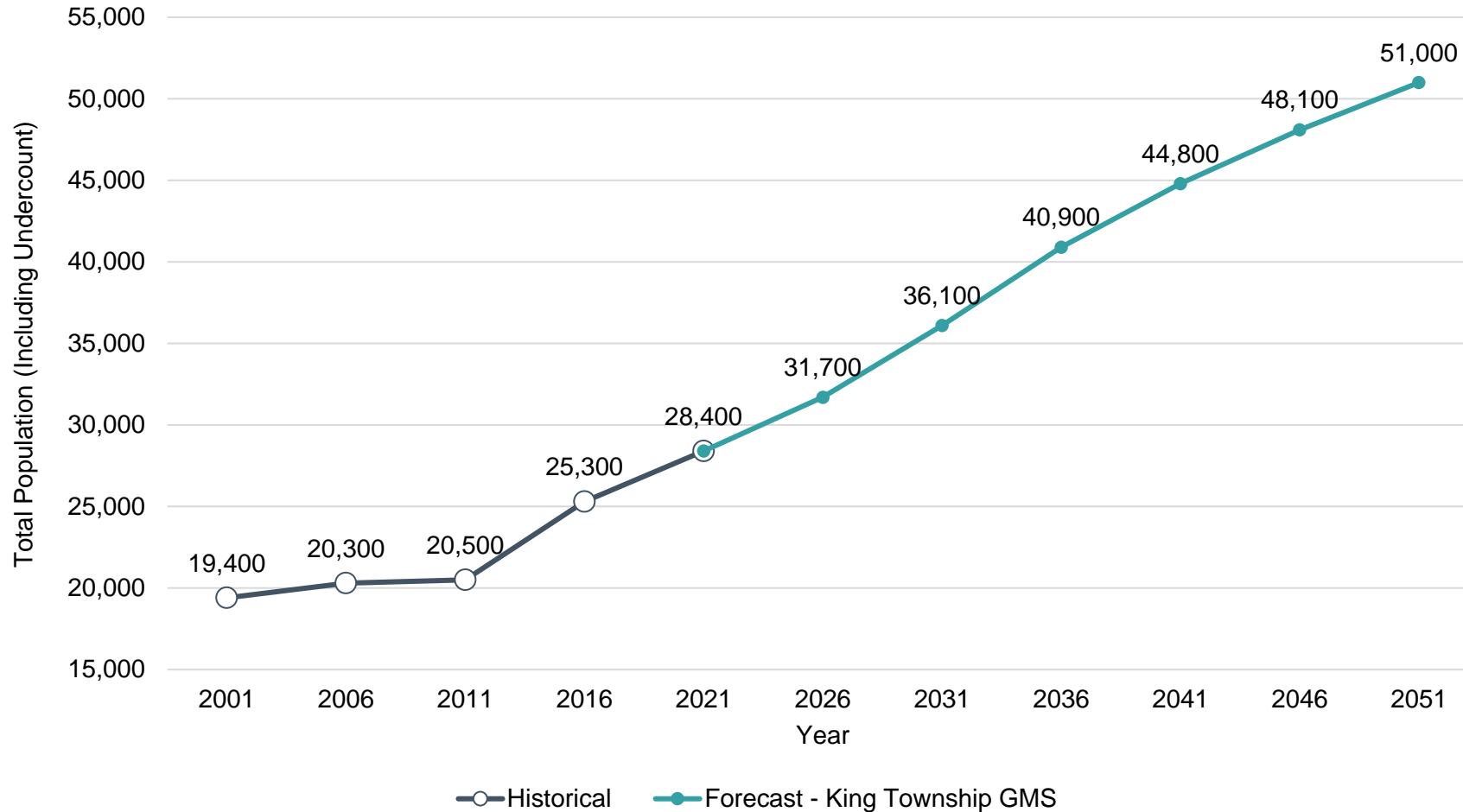
Low Density includes singles and semi-detached units.
 Medium-density includes townhouses and apartments in duplexes.
 High-density includes bachelor, 1 bedroom and 2 bedroom+ apartments.
 Source: Derived from Statistics Canada building permit data, and building permit data provided by Municipalities 2012 to 2023, by Watson & Associates Economists Ltd.

King Township G.M.S. – Township-Wide Growth Forecast

King Township - Total Population Forecast, 2021 to 2051



2021 to 2051 Annual Growth Rates



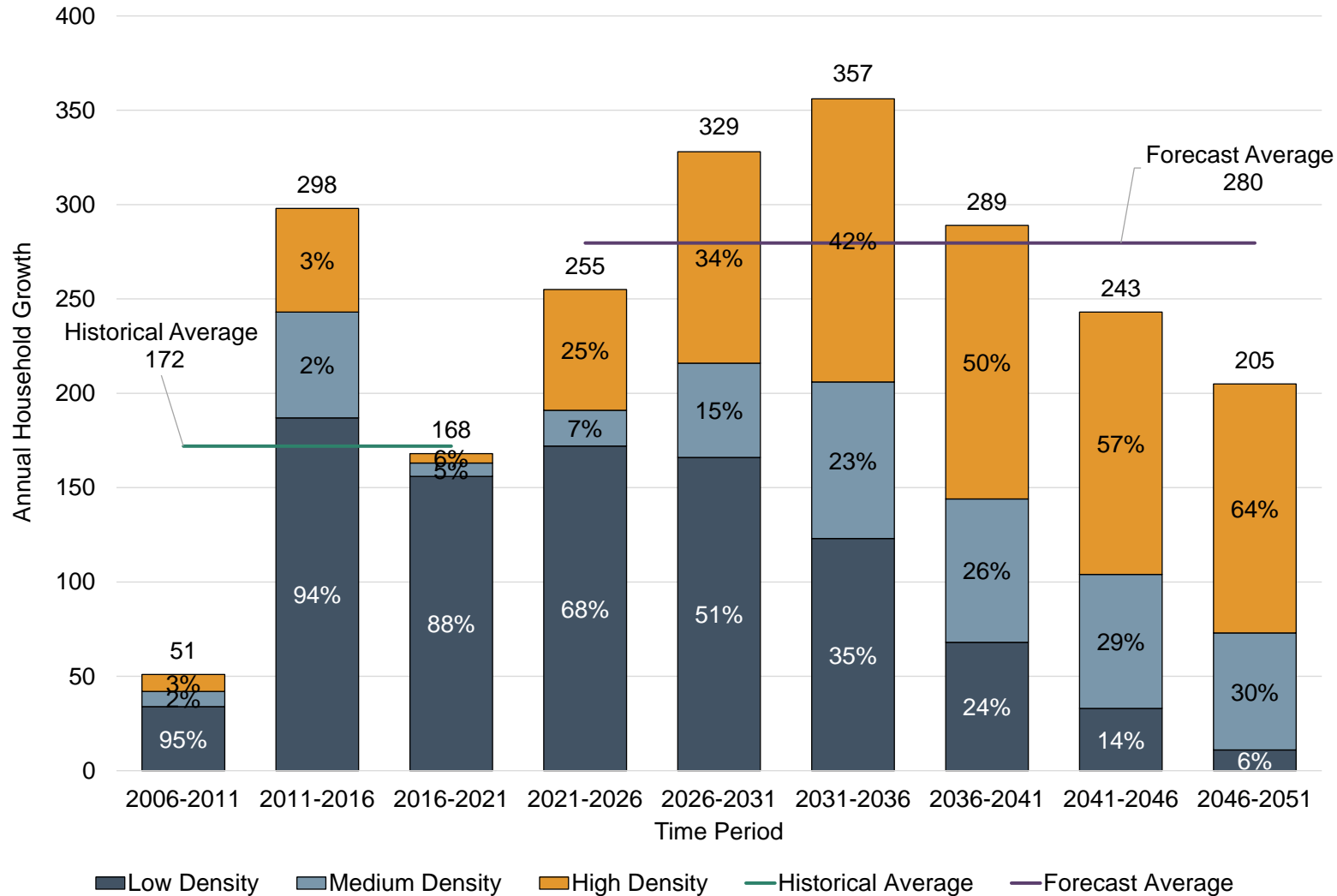
Historical:
1.9%

Forecast:
2%

Note: Population includes net Census undercount.

Source: Historical derived from Statistics Canada Census and Demography Division data, 2001 to 2021; 2021 to 2051 forecast by York Region and revised forecast by Watson & Associates Economists Ltd.

King Township Incremental Housing Growth, 2021 to 2051



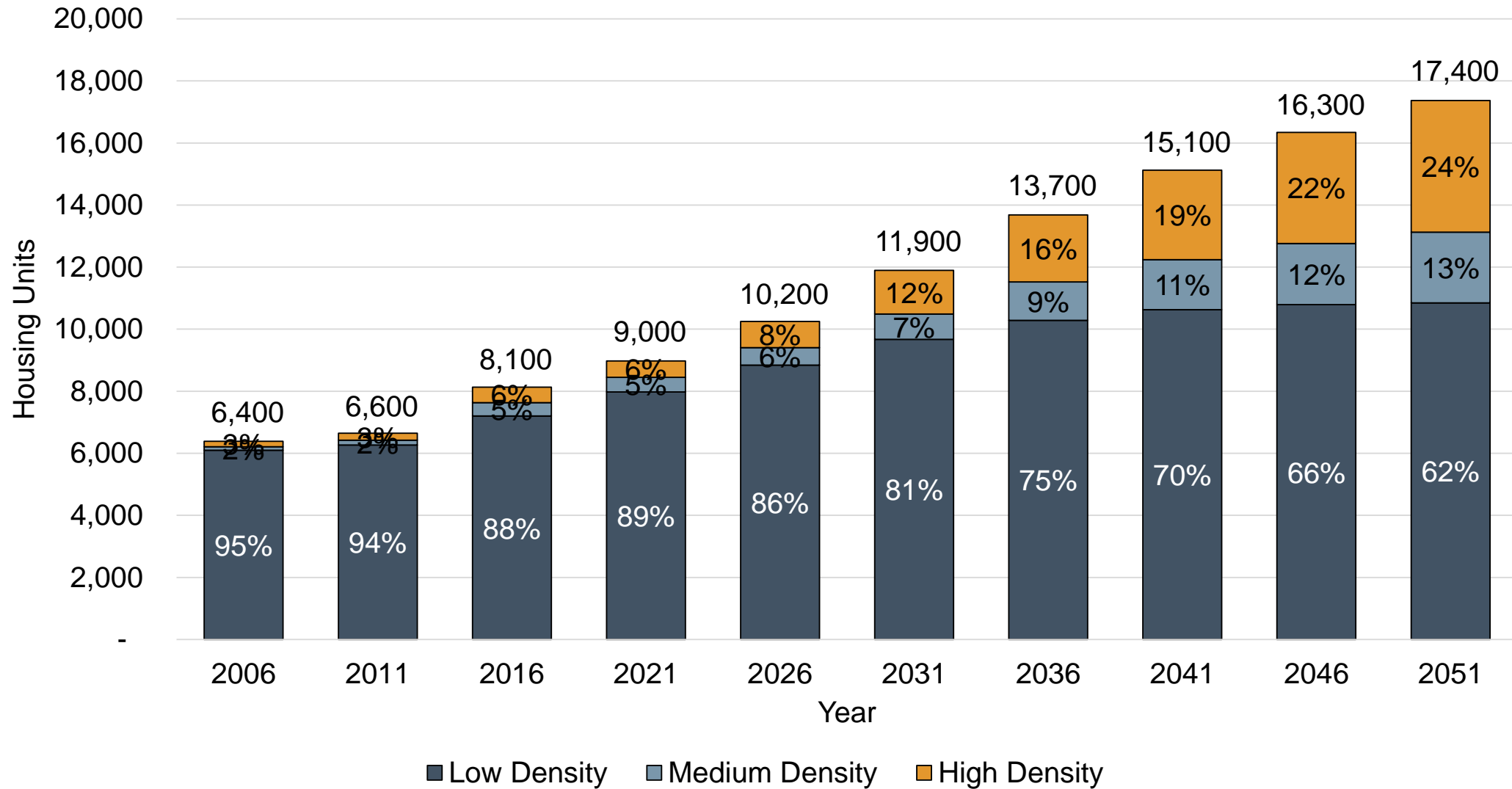
**2006 to 2021
Housing Mix:**
 Low Density: 73%
 Medium Density: 14%
 High Density: 13%

**2021 to 2051
Housing Mix:**
 Low Density: 34%
 Medium Density: 22%
 High Density: 44%

Note: Figures have been rounded.

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

King Township Total Housing, 2021 to 2051

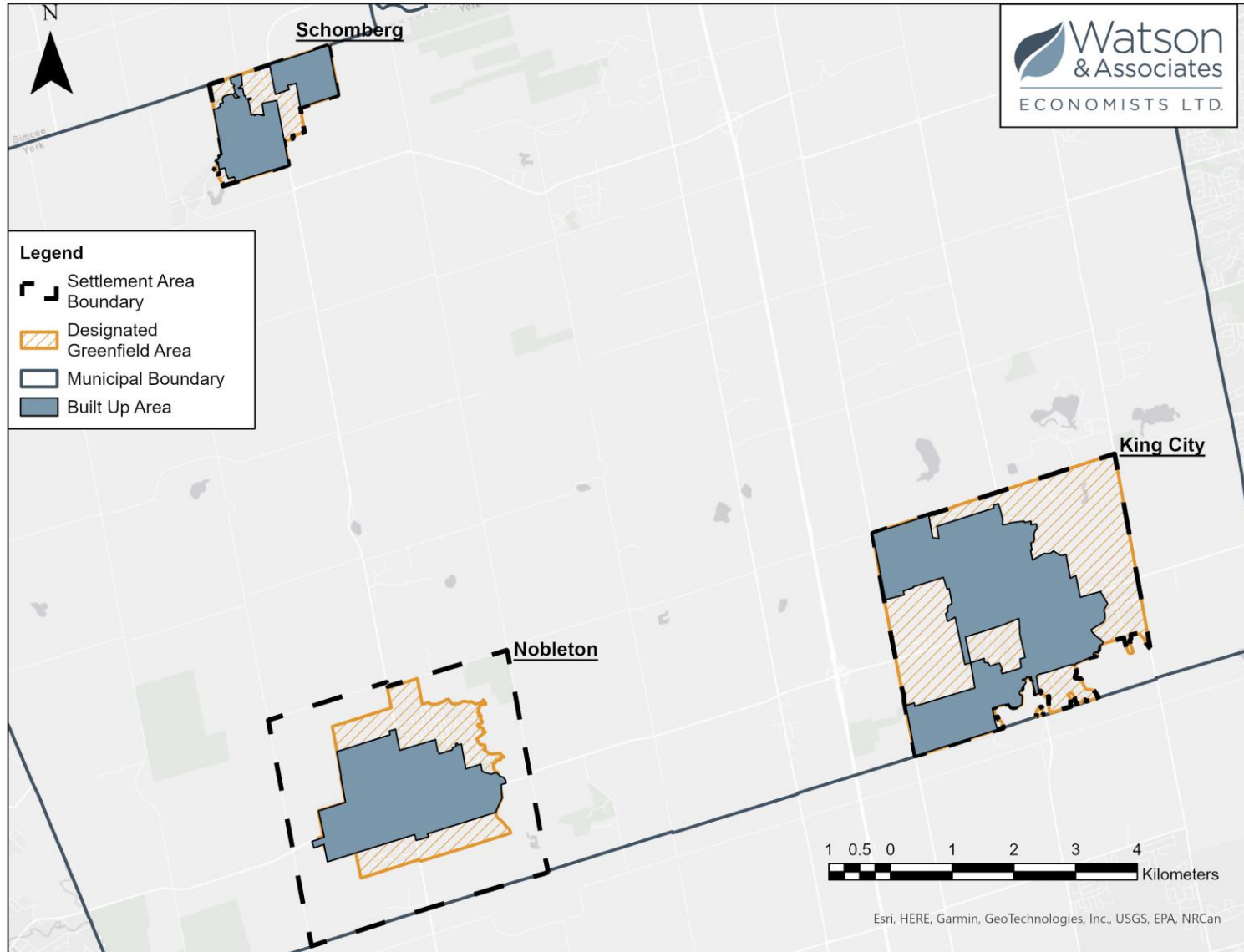


Note: Figures have been rounded.

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

King Township G.M.S. – Community Area Land Needs

Initial York Region MCR Greenfield Density and Intensification Targets



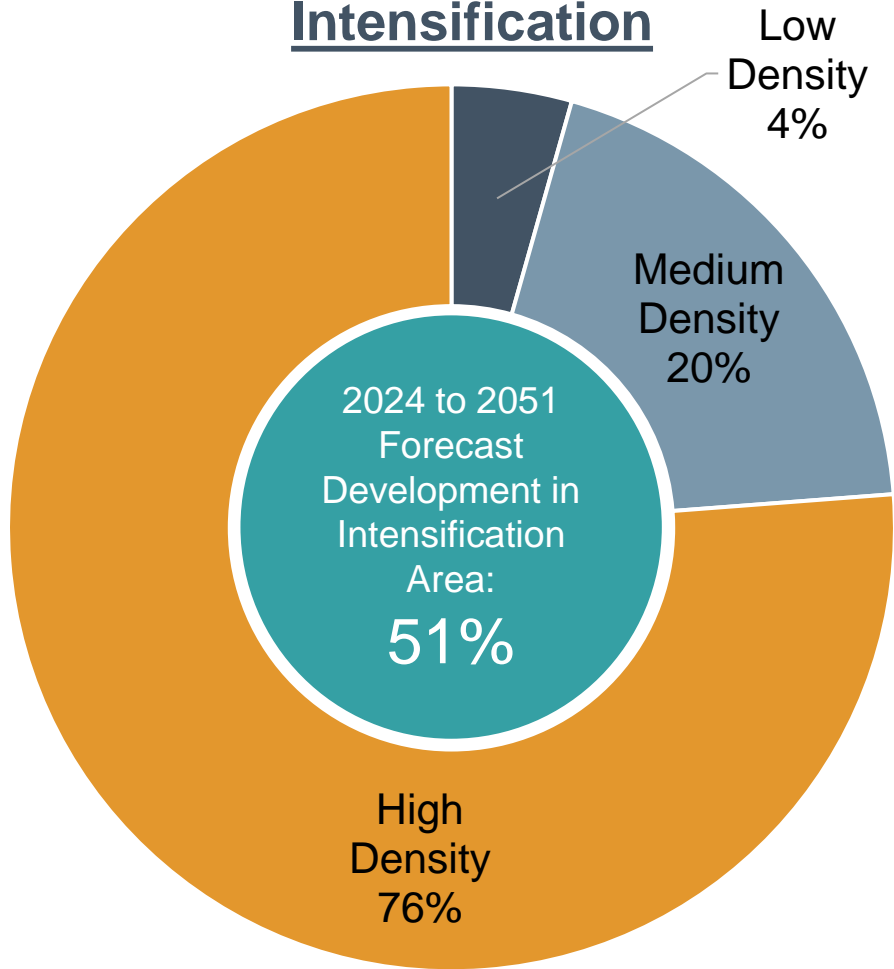
- YROP requires DGA in King (orange) to meet a minimum of 30 residents + jobs per hectare (r+j/ha)
- Any new Community Areas (new DGA) are required to meet 65 r+j/ha; alternatively, a density of not lower than 50 r+j/ha can be requested in certain circumstances
- Intensification target of 52% or 4,700 units (2016 to 2051) in the Built-Up Area.

King Township

Intensification and Designated Greenfield Areas



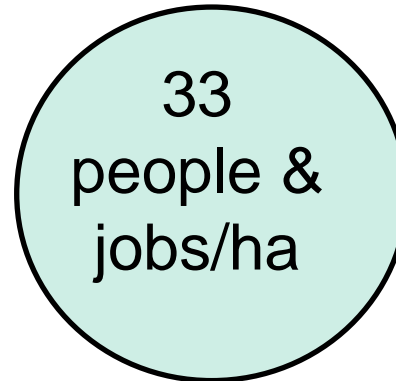
Intensification



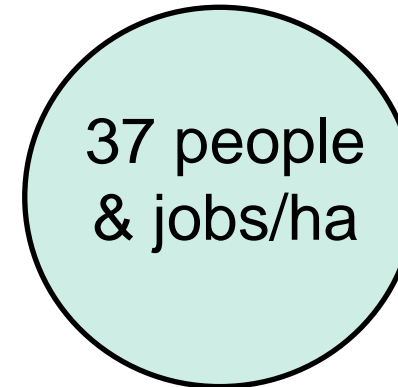
2013 - 2023 Annual BUA Permits – 58
Forecast Annual Intensification Units – 147

Greenfield

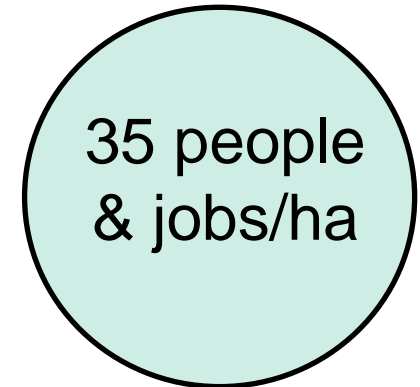
Developed as of 2024



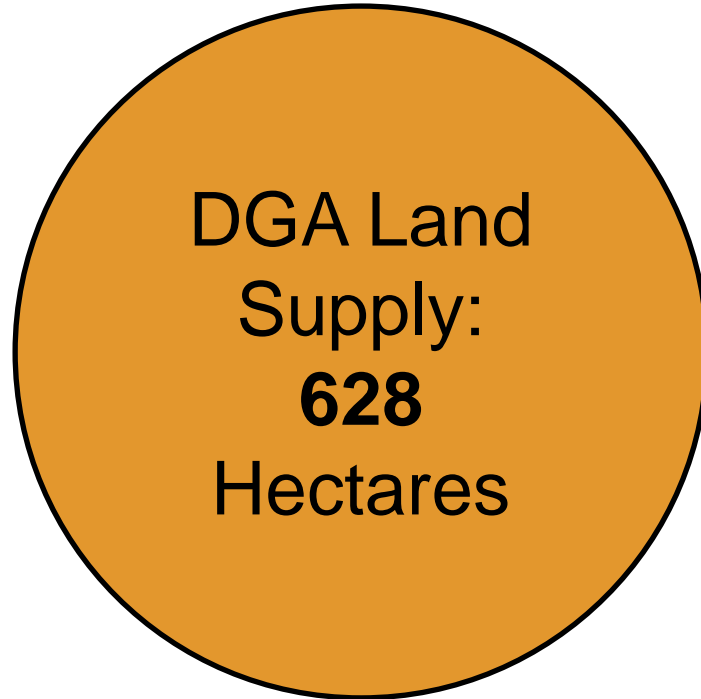
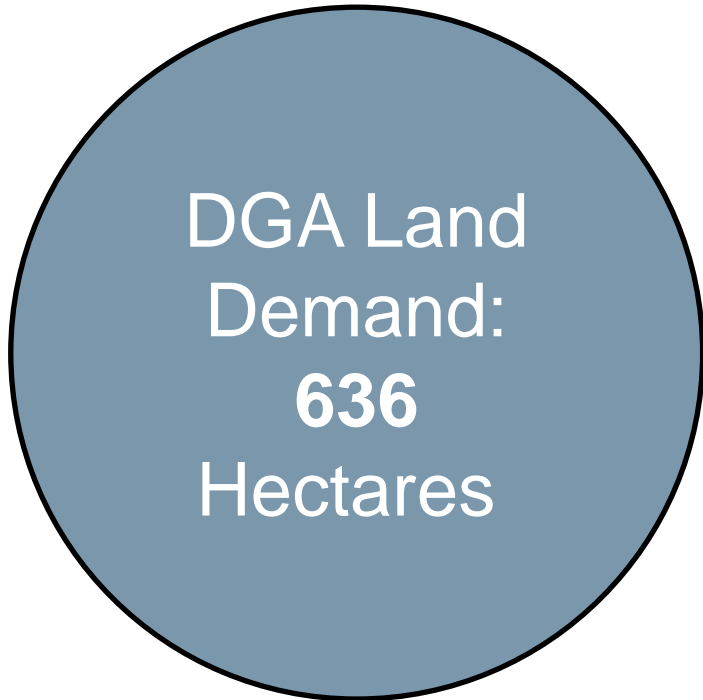
Active Applications



Recommended Target



King Township DGA Land Needs 2051

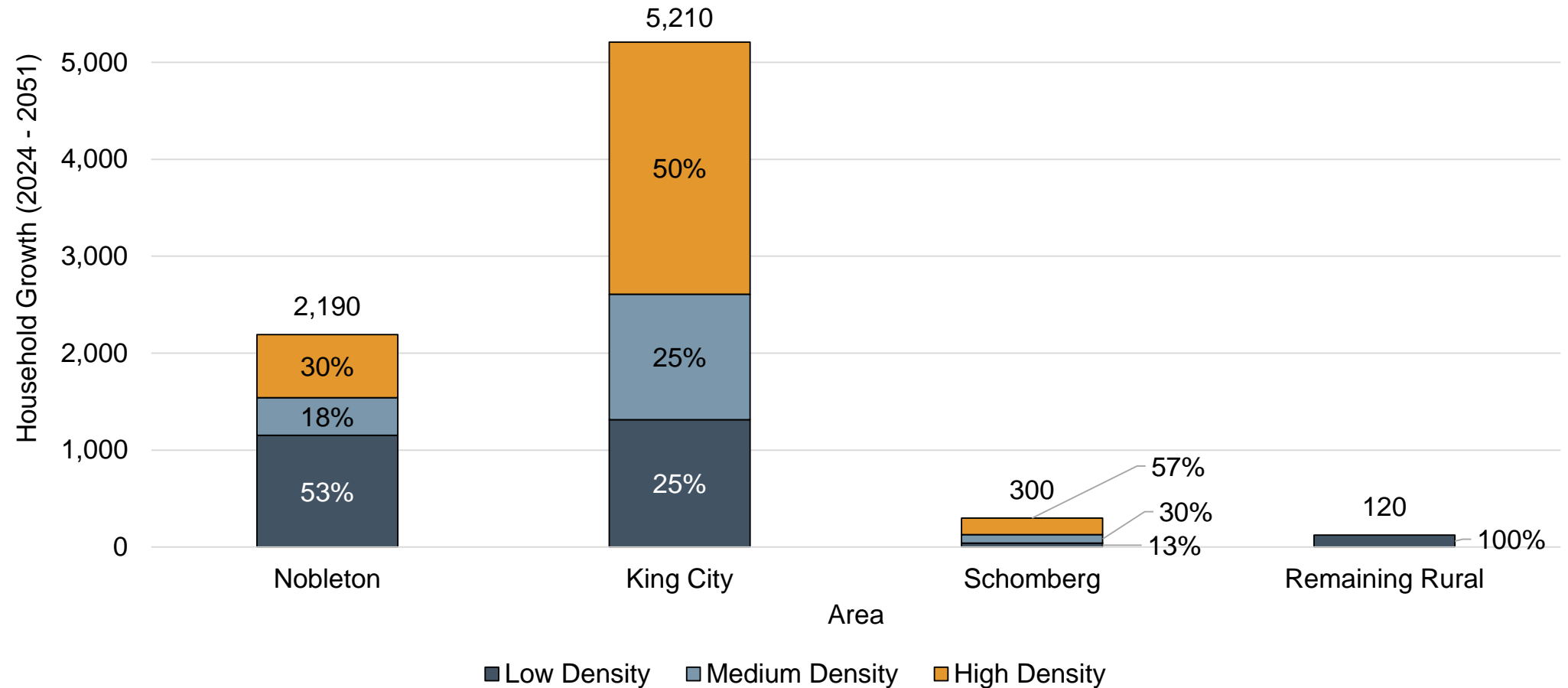


Note: Includes 20 developable hectares as part of the Boynton Lands conversion

King Township G.M.S. – Forecast and Community Area Land Needs by Village

King Township

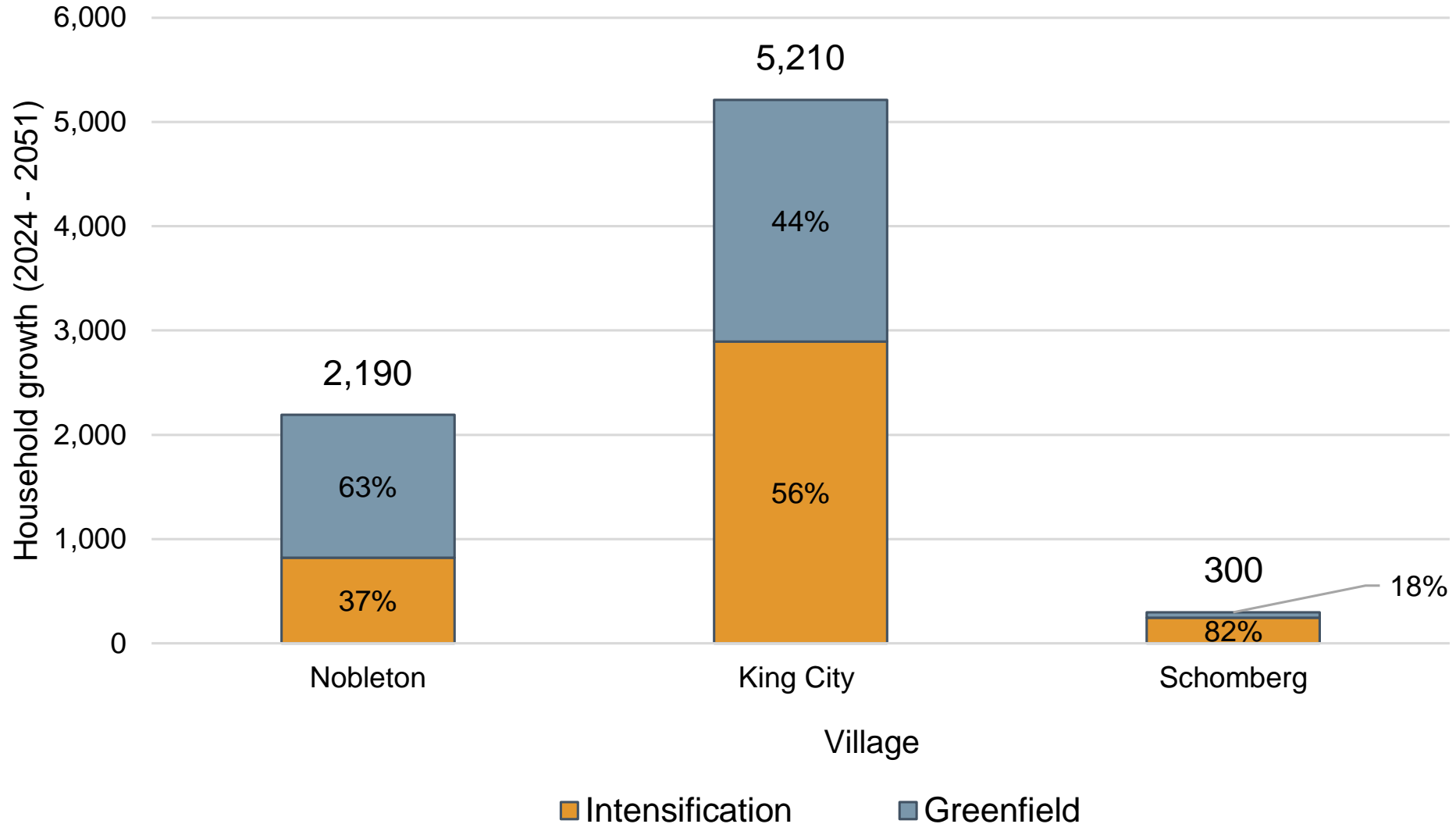
Forecast Housing Growth by Village and Remaining Rural Area, 2024 to 2051



Note : The location and timing of growth by Village and Policy Area will be dependent on availability of infrastructure.

King Township

Forecast Housing Growth by Village and Policy Area, 2024 to 2051

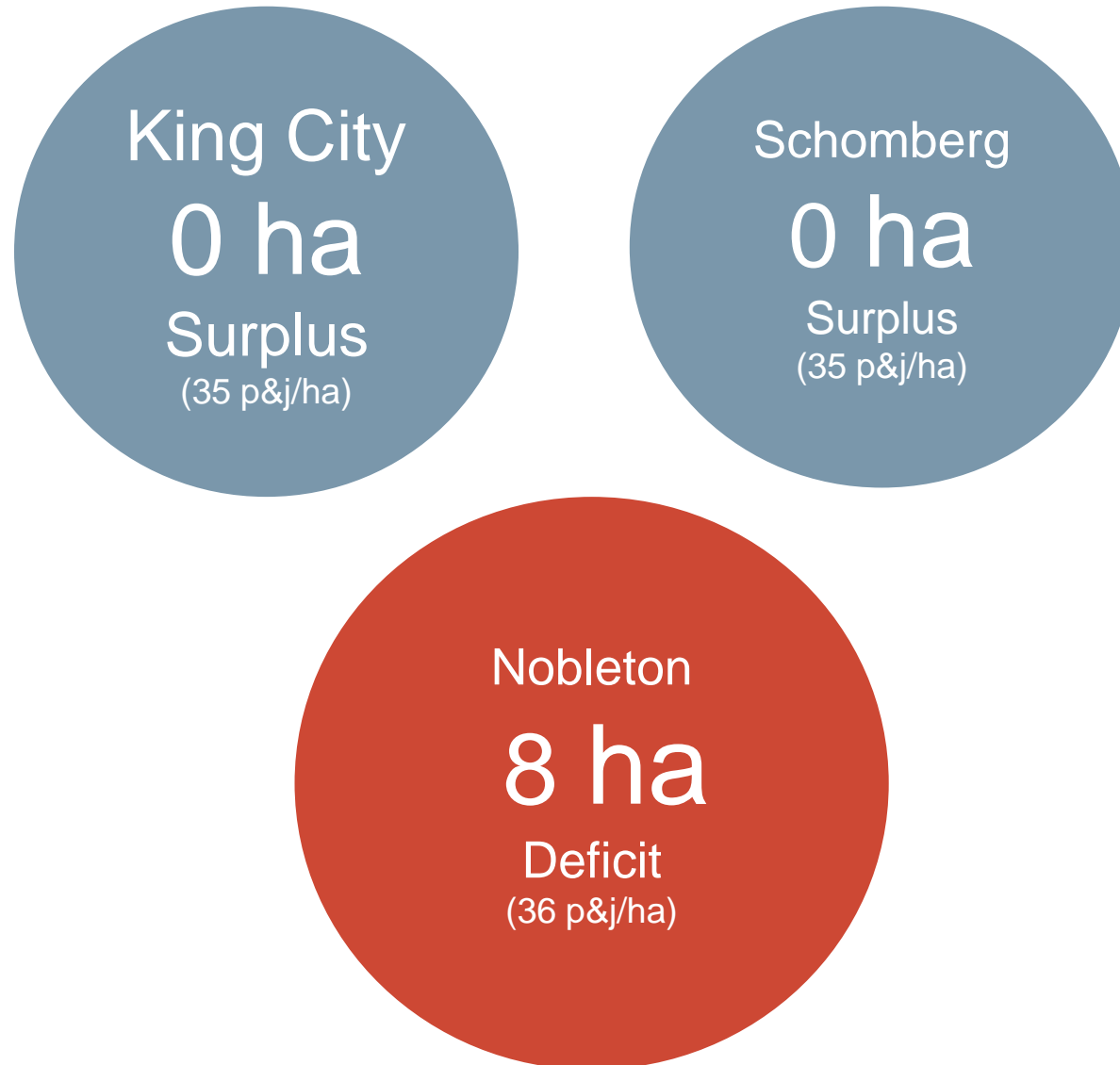


King Township - Total Population Forecast, 2024 to 2051



Village	2024 Population	% Share	2051 Population	% Share	2024 to 2051	% Share
Nobleton	7,050	24%	13,580	27%	6,530	31%
King City	9,690	33%	23,210	45%	13,520	64%
Schomberg	2,620	9%	3,350	7%	730	3%
Remaining Rural	10,440	35%	10,860	21%	420	2%
King Township Total	29,800		51,000		21,200	

King Township D.G.A. Land Needs by Village, 2051



Conclusions



- Based on the analysis provided herein, it is estimated that the Township will have a Community Area deficit of approximately 8 hectares by 2051.
- King City and Schomberg are forecast to build out the existing greenfield lands by 2051, with Nobleton forecast to experience the entire deficit of approximately 8 developable hectares.
- 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.

King Township E.L.S. – Township-Wide Forecast & Land Needs

King Township Employment Forecast by Employment Land Use Category, 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.

King Township Employment Area Land Demand, 2024 to 2051

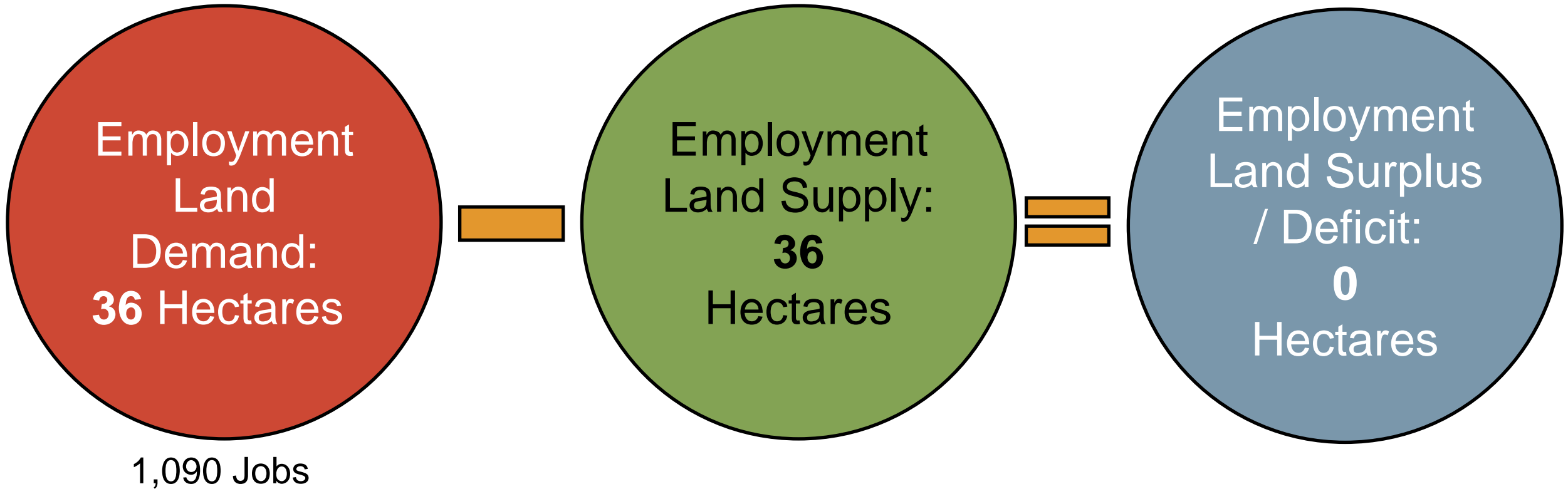


Township of King Employment Land Needs, 2024 to 2051		Land (net ha)
Employment Land Jobs 2024 to 2051	A	2,540
Intensification	$B = A \times 15\%$	385
Total Employment Land Jobs less Intensification	$C = A - B$	2,155
Employment Density (jobs per net ha)	D	30
Employment Land Demand (ha)	$E = C/D$	71
Vacant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

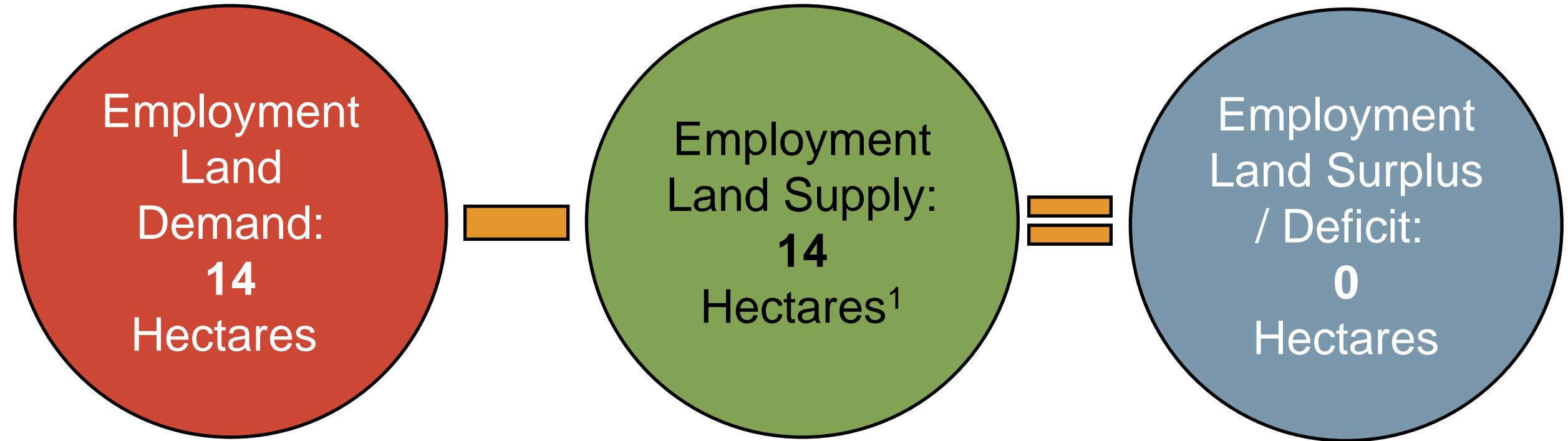
Source: Watson & Associates Economists Ltd., 2024.

King City Employment Area Land Needs, 2024 to 2051



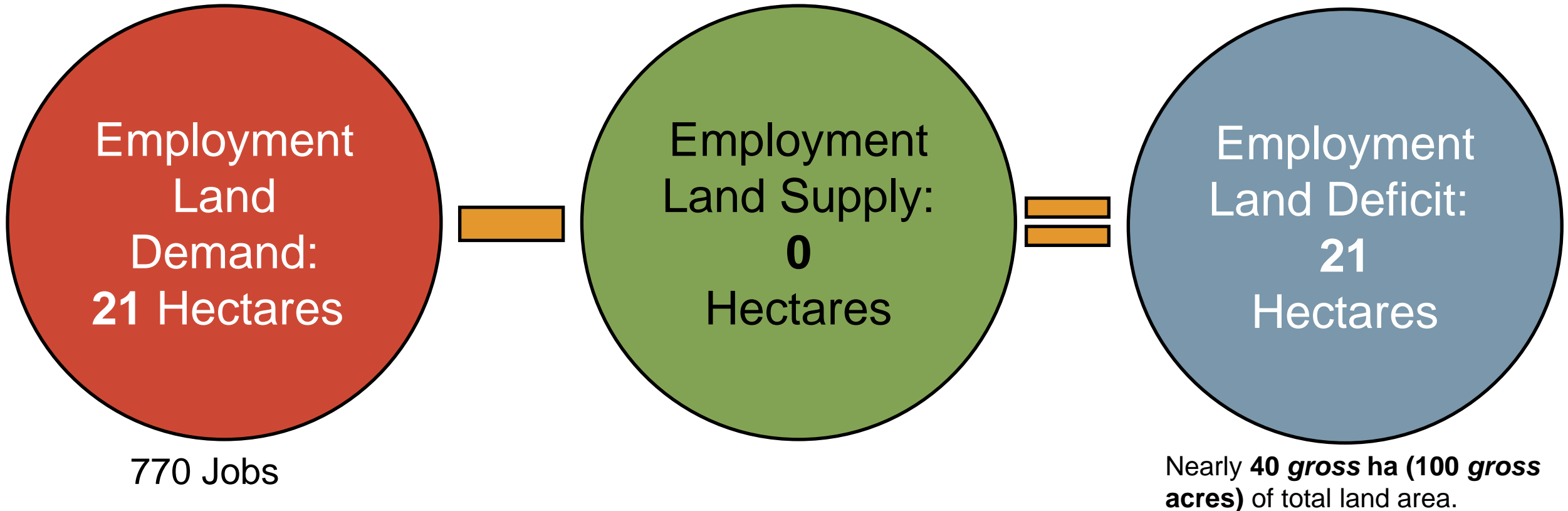
Note: Figures have been rounded and may not sum correctly.

Schomberg Employment Area Land Needs, 2024 to 2051



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.

Nobleton Employment Area Land Needs, 2024 to 2051



Note: Figures have been rounded and may not sum correctly.

Conclusions



- Based on the analysis provided herein, it is estimated that the Township will have an Employment Area deficit of approximately 21 hectares by 2051.
- King City and Schomberg are forecast to absorb the entirety of the available supply by 2051, with Nobleton forecast to experience the total deficit.
- Assuming a gross-to-net adjustment, 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.

Next Steps

Study Process & Timelines

