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Schedule 1
King Township
Residential Growth Forecast Summary

Year		Population (Including Census Undercount) ^[1]	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households	Equivalent Institutional Households	
Historical	Mid 2011	20,710	19,899	149	19,750	6,245	155	225	20	6,645	135	2.995
	Mid 2016	25,510	24,512	147	24,365	7,185	435	500	15	8,135	134	3.013
	Mid 2021	28,440	27,333	128	27,205	7,965	470	525	15	8,975	116	3.045
Forecast	Mid 2025	29,800	28,640	134	28,506	8,330	555	805	0	9,690	122	2.956
	Mid 2035	39,955	38,400	180	38,220	10,290	1,200	2,005	0	13,495	164	2.845
	Mid 2051	51,000	49,010	230	48,780	10,965	2,310	4,235	0	17,510	209	2.799
Incremental	Mid 2011 - Mid 2016	4,800	4,613	-2	4,615	940	280	275	-5	1,490	-1	
	Mid 2016 - Mid 2021	2,930	2,821	-19	2,840	780	35	25	0	840	-18	
	Mid 2021 - Mid 2025	1,360	1,307	6	1,301	365	85	280	-15	715	6	
	Mid 2025 - Mid 2035	10,155	9,760	46	9,714	1,960	645	1,200	0	3,805	42	
	Mid 2025 - Mid 2051	21,200	20,370	96	20,274	2,635	1,755	3,430	0	7,820	87	

[1] Census undercount estimated at approximately 4.1%. Note: Population including the undercount has been rounded.

[2] Includes townhouses and apartments in duplexes.

[3] Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Source: Derived from King Township 2025 Traffic Zone Study Watson & Associates Economists Ltd., 2025

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King Township
Estimate of the Anticipated Amount, Type and Location of
Residential Development for Which Development Charges can be Imposed

Development Location	Timing	Single & Semi-Detached	Multiples ^[1]	Apartments ^[2]	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Nobleton	2025 - 2035	905	160	250	1,315	4,049	-276	3,773	21	3,793
	2025 - 2051	1,220	385	650	2,255	6,510	-27	6,483	43	6,526
King City	2025 - 2035	915	450	880	2,245	6,057	-376	5,682	23	5,705
	2025 - 2051	1,235	1,285	2,605	5,125	12,687	-36	12,650	48	12,698
Schomberg	2025 - 2035	30	35	70	135	331	-99	232	2	234
	2025 - 2051	55	85	175	315	752	-10	742	5	747
Rural	2025 - 2035	110	0	0	110	382	-354	28	0	28
	2025 - 2051	125	0	0	125	434	-34	399	0	399
King Township	2025 - 2035	1,960	645	1,200	3,805	10,819	-1,105	9,714	46	9,760
	2025 - 2051	2,635	1,755	3,430	7,820	20,381	-107	20,274	96	20,370

^[1] Includes townhouses and apartments in duplexes.

^[2] Includes accessory apartments, bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.

Source: Derived from King Township 2025 Traffic Zone Study Watson & Associates Economists Ltd., 2025

Schedule 3
King Township
Current Year Growth Forecast
Mid 2021 to Mid 2025

		Population
Mid 2021 Population		27,333
Occupants of New Housing Units, Mid 2021 to Mid 2025	Units (2)	715
	multiplied by P.P.U. (3)	2,945
	gross population increase	2,106
Occupants of New Equivalent Institutional Units, Mid 2021 to Mid 2025	Units	6
	multiplied by P.P.U. (3)	1,100
	gross population increase	6
Change in Housing Unit Occupancy, Mid 2021 to Mid 2025	Units (4)	8,975
	multiplied by P.P.U. change rate (5)	-0.090
	total change in population	-805
Population Estimate to Mid 2025		28,640
Net Population Increase, Mid 2021 to Mid 2025		1,307

(1) 2021 population based on Statistics Canada Census unadjusted for Census undercount.

(2) Estimated residential units constructed, Mid-2021 to the beginning of the growth period assuming a six-month lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ^[1] (P.P.U.)	% Distribution of Estimated Units ^[2]	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.790	51%	1.935
<i>Multiples (6)</i>	2.604	12%	0.310
<i>Apartments (7)</i>	1.790	39%	0.701
Total		102%	2.945

^[1] Based on 2021 Census custom database.

^[2] Based on Building permit/completion activity.

(4) 2021 households taken from Statistics Canada Census.

(5) Change occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.

Schedule 4
King Township
Ten Year Growth Forecast
Mid 2025 to Mid 2035

			Population
Mid 2025 Population			28,640
Occupants of New Housing Units, Mid 2025 to Mid 2035	Units (2)	3,805	
	multiplied by P.P.U. (3)	2.843	
	gross population increase	10,819	10,819
Occupants of New Equivalent Institutional Units, Mid 2025 to Mid 2035	Units	42	
	multiplied by P.P.U. (3)	1.100	
	gross population increase	46	46
Change in Housing Unit Occupancy, Mid 2025 to Mid 2035	Units (4)	9,690	
	multiplied by P.P.U. change rate (5)	-0.114	
	total change in population	-1,105	-1,105
Population Estimate to Mid 2035			38,400
Net Population Increase, Mid 2025 to Mid 2035			9,760

(1) Mid 2025 Population based on:

2021 Population (27,333) + Mid 2021 to Mid 2025 estimated housing units to beginning of forecast period (715 x 2.945 = 2,106) + (6 x 1.1 = 6) + (8,975 x -0.09 = -805) = 28,640

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ^[1] (P.P.U.)	% Distribution of Estimated Units ^[2]	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.469	52%	1.787
<i>Multiples (6)</i>	2.818	17%	0.478
<i>Apartments (7)</i>	1.836	32%	0.579
<i>one bedroom or less</i> 1.538			
<i>two bedrooms or more</i> 2.142			
Total		100%	2.843

^[1] Persons per unit based on adjusted Statistics Canada Custom 2021 Census database.

^[2] Forecast unit mix based upon historical trends and housing units in the development process.

(4) Mid 2025 households based upon 2021 Census (8,975 units) + Mid 2021 to Mid 2025 unit estimate (715 units) = 9,690 units.

(5) Change occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.

Schedule 5b
King Township
Mid 2025 to Mid 2051

			Population
Mid 2025 Population			28,640
Occupants of New Housing Units, Mid 2025 to Mid 2051	<i>Units (2)</i>	7,820	
	<i>multiplied by P.P.U. (3)</i>	2.606	
	<i>gross population increase</i>	20,381	20,381
Occupants of New Equivalent Institutional Units, Mid 2025 to Mid 2051	<i>Units</i>	87	
	<i>multiplied by P.P.U. (3)</i>	1.100	
	<i>gross population increase</i>	96	96
Change in Housing Unit Occupancy, Mid 2025 to Mid 2051	<i>Units (4)</i>	9,690	
	<i>multiplied by P.P.U. change rate (5)</i>	-0.011	
	<i>total change in population</i>	-107	-107
Population Estimate to Mid 2051			49,010
<i>Net Population Increase, Mid 2025 to Mid 2051</i>			20,370

(1) Mid 2025 Population based on:

2021 Population (27,333) + Mid 2021 to Mid 2025 estimated housing units to beginning of forecast period $(715 \times 2.945 = 2,106) + (6 \times 1.1 = 6) + (8,975 \times -0.09 = -805) = 28,640$

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ^[1] (P.P.U.)	% Distribution of Estimated Units ^[2]	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.469	34%	1.169
<i>Multiples (6)</i>	2.818	22%	0.632
<i>Apartments (7)</i>	1.836	44%	0.805
<i>one bedroom or less</i> 1.538			
<i>two bedrooms or more</i> 2.142			
Total		100%	2.606

^[1] Persons per unit based on adjusted Statistics Canada Custom 2021 Census database.

^[2] Forecast unit mix based upon historical trends and housing units in the development process.

(4) Mid 2025 households based upon 2021 Census (8,975 units) + Mid 2021 to Mid 2025 unit estimate (715 units) = 9,690 units.

(5) Change occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.

Schedule 6
King Township
Historical Residential Building Permits
Years 2014 to 2023

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ^[1]	Apartments ^[2]	Total
2014	229	73	0	302
2015	425	38	0	463
2016	361	4	1	366
2017	174	0	0	174
2018	62	0	0	62
Sub-total	1,251	115	1	1,367
Average (2014 - 2018)	250	23	0	273
% Breakdown	91.5%	8.4%	0.1%	100.0%
2019	61	0	0	61
2020	68	32	0	100
2021	91	8	1	100
2022	54	32	286	372
2023	95	0	4	99
2024	123	40	4	167
Sub-total	492	112	295	899
Average (2019 - 2024)	82	19	49	150
% Breakdown	54.7%	12.5%	32.8%	100.0%
2014 - 2024				
Total	1,743	227	296	2,266
Average	158	21	27	206
% Breakdown	76.9%	10.0%	13.1%	100.0%

^[1] Includes townhouses and apartments in duplexes.

^[2] Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

Source: Historical housing activity derived from Statistics Canada building permit data for the King Township , 2014-2024.

Schedule 7a
King Township
Persons Per Unit By Age and Type of Dwelling
2021 Census

Age of Dwelling	Singles and Semi-Detached						25 Year Average	25 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	3.497	4.596	3.790		
6-10	-	-	-	3.515	4.957	3.759		
11-15	-	-	-	3.400	3.909	3.565		
16-20	-	-	-	2.732	3.941	2.962		
21-25	-	-	-	3.156	-	3.158	3.447	3.469
26-30	-	-	-	3.244	4.000	3.448		
30+	-	1.588	1.869	2.810	3.812	2.820		
Total	-	1.765	1.939	3.071	4.175	3.171		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	-	3.462	4.596	3.706
6-10	-	1.200	1.683	3.372	4.833	3.283
11-15	-	-	1.417	3.455	3.909	3.136
16-20	-	-	-	2.623	3.941	2.793
21-25	-	-	-	3.196	-	3.032
25-30	-	-	-	3.163	4.063	3.197
30+	-	1.256	1.879	2.794	3.750	2.769
Total	-	1.265	1.787	3.043	4.132	3.035

^[1] Includes townhouses and apartments in duplexes.

^[2] Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

^[3] Adjusted based on historical trends.

Note: Does not include Statistics Canada data classified as 'Other'

P.P.U. Not calculated for samples less than or equal to 50 dwelling units, and does not include institutional population.

Schedule 7b
York
Persons Per Unit By Age and Type of Dwelling
2021 Census

Age of Dwelling	Multiples ^[1]						25 Year Average	25 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	2.600	1.678	2.178	2.830	3.879	2.604		
6-10	-	1.589	2.250	3.068	4.067	2.944		
11-15	-	1.814	2.238	3.001	4.171	2.909		
16-20	2.300	1.719	2.223	3.048	4.373	2.974		
21-25	-	1.661	2.079	2.988	4.181	2.904	2.867	2.818
26-30	-	1.722	2.252	2.976	4.228	2.931		
30+	2.043	1.528	2.153	2.956	3.929	2.841		
Total	2.355	1.627	2.184	2.988	4.059	2.874		

Age of Dwelling	Apartments ^[2]						25 Year Average	25 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	1.852	1.523	2.019	2.684	-	1.790		
6-10	1.348	1.519	2.050	3.110	-	1.789		
11-15	1.800	1.534	2.030	2.959	-	1.858		
16-20	2.091	1.489	2.005	3.179	-	1.905		
21-25	-	1.347	1.880	3.000	-	1.840	1.836	1.836
26-30	-	1.294	1.884	2.884	-	1.818		
30+	1.049	1.344	1.894	2.616	3.659	1.822		
Total	1.446	1.463	1.963	2.783	3.763	1.821		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	2.375	1.594	2.108	3.141	4.345	2.709
6-10	2.237	1.559	2.124	3.353	4.379	2.995
11-15	2.520	1.591	2.138	3.395	4.420	3.219
16-20	2.394	1.617	2.103	3.324	4.323	3.262
21-25	2.182	1.566	2.029	3.181	4.185	3.137
26-30	-	1.490	2.010	3.156	3.896	3.034
30+	2.069	1.448	1.965	2.892	3.821	2.809
Total	2.271	1.543	2.047	3.132	4.087	2.981

^[1] Includes townhouses and apartments in duplexes.

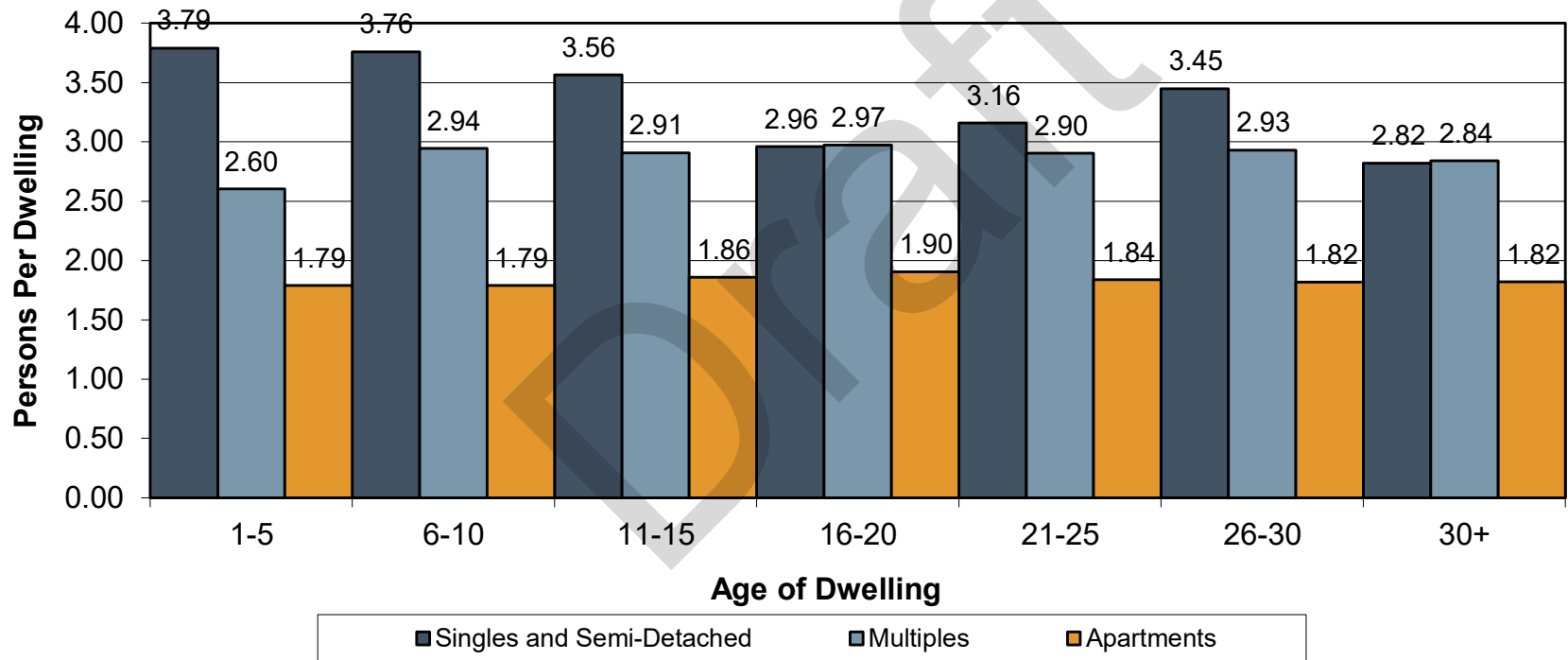
^[2] Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

^[3] Adjusted based on historical trends.

Note: Does not include Statistics Canada data classified as 'Other'

P.P.U. Not calculated for samples less than or equal to 50 dwelling units, and does not include institutional population.

**Schedule 8
King Township
Persons Per Unit By Structural Type and Age of Dwelling
(2021 Census)**



Multiple and Apartment P.P.U.s are based on York.

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Schedule 9a
King Township
Employment Forecast

Period	Population	Activity Rate								Employment								Employment
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Including N.F.P.O.W.	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Employment (Including N.F.P.O.W.)	Total (Excluding Work at Home and N.F.P.O.W.)
Mid 2016	24,512	0.012	0.069	0.068	0.105	0.059	0.312	0.043	0.354	285	1,685	1,667	2,563	1,440	7,640	1,047	8,687	5,955
Mid 2025	28,640	0.010	0.078	0.065	0.106	0.064	0.322	0.048	0.370	295	2,223	1,852	3,044	1,821	9,235	1,370	10,605	7,012
Mid 2035	38,400	0.008	0.074	0.063	0.101	0.057	0.302	0.044	0.346	315	2,842	2,419	3,859	2,170	11,605	1,690	13,295	8,763
Mid 2051	49,010	0.007	0.074	0.073	0.105	0.056	0.314	0.046	0.360	335	3,602	3,592	5,127	2,745	15,401	2,254	17,655	11,799
Incremental Change																		
Mid 2016 - Mid 2025	4,128	-0.0013	0.0089	-0.0033	0.0017	0.0048	0.0108	0.0051	0.0159	10	538	185	481	381	1,595	323	1,918	1,057
Mid 2025 - Mid 2035	9,760	-0.0021	-0.0036	-0.0017	-0.0058	-0.0071	-0.0202	-0.0038	-0.0241	20	619	567	815	349	2,370	320	2,690	1,751
Mid 2025 - Mid 2051	20,370	-0.0035	-0.0041	0.0086	-0.0017	-0.0076	-0.0082	-0.0018	-0.0101	40	1,379	1,740	2,083	924	6,166	884	7,050	4,787
Annual Average																		
Mid 2016 - Mid 2025	459	-0.00015	0.00099	-0.00037	0.00019	0.00054	0.00120	0.00057	0.00177	1	60	21	53	42	177	36	213	117
Mid 2025 - Mid 2035	976	-0.00021	-0.00036	-0.00017	-0.00058	-0.00071	-0.00202	-0.00038	-0.00241	2	62	57	82	35	237	32	269	175
Mid 2025 - Mid 2051	783	-0.00013	-0.00016	0.00033	-0.00006	-0.00029	-0.00032	-0.00007	-0.00039	2	53	67	80	36	237	34	271	184

^[1] Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as "persons who do not go from home to the same work place location at the beginning of each shift". Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.

Note: Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.

Source: Derived from King Township 2025 Traffic Zone Study Watson & Associates Economists Ltd., 2025

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**Schedule 9b
King Township
Employment & Gross Floor Area (G.F.A.) Forecast, 2025 to 2051**

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ^[1]				
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Primary ^[2]	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2016	24,512	285	1,667	2,563	1,440	5,955					
Mid 2025	28,640	295	1,852	3,044	1,821	7,012					
Mid 2035	38,400	315	2,419	3,859	2,170	8,763					
Mid 2051	49,010	335	3,592	5,127	2,745	11,799					
Incremental Change											
Mid 2016 - Mid 2025	4,128	10	185	481	381	1,057					
Mid 2025 - Mid 2035	9,760	20	567	815	349	1,751	60,000	623,700	407,500	244,300	1,335,500
Mid 2025 - Mid 2051	20,370	40	1,740	2,083	924	4,787	120,000	1,914,000	1,041,500	646,800	3,722,300
Annual Average											
Mid 2016 - Mid 2025	459	1	21	53	42	117					
Mid 2025 - Mid 2035	976	2	57	82	35	175	6,000	62,370	40,750	24,430	133,550
Mid 2025 - Mid 2051	783	2	67	80	36	184	4,615	73,615	40,058	24,877	143,165

^[1] Square Foot Per Employee Assumptions

Primary	3,000
Industrial	1,100
Commercial/ Population Rel:	500
Institutional	700

^[2] Primary industry includes agriculture and resource related employment.

* Reflects Mid 2025 to 2051 forecast period

Note: Numbers may not add to totals due to rounding.

Source: Derived from King Township 2025 Traffic Zone Study Watson & Associates Economists Ltd., 2025

Schedule 9c
Estimate of the Anticipated Amount, Type and Location of
Non-Residential Development for Which Development Charges can be Imposed

Development Location	Timing	Primary G.F.A. S.F. ^{[1],[2]}	Industrial G.F.A. S.F. ^[1]	Commercial G.F.A. S.F. ^[1]	Institutional G.F.A. S.F. ^[1]	Total Non-Residential G.F.A. S.F.	Employment Increase ^[3]
Nobleton	2025 - 2035	-	42,900	154,500	92,400	289,800	480
	2025 - 2051	-	583,000	333,500	207,200	1,123,700	1,493
King City	2025 - 2035	-	448,800	238,000	142,800	829,600	1,088
	2025 - 2051	-	800,800	654,500	409,500	1,864,800	2,622
Schomberg	2025 - 2035	-	118,800	10,000	5,600	134,400	136
	2025 - 2051	-	511,500	38,000	23,800	573,300	575
Rural	2025 - 2035	22,000	12,100	5,000	2,800	41,900	45
	2025 - 2051	44,000	18,700	15,000	6,300	84,000	96
King Township	2025 - 2035	60,000	623,700	407,500	244,300	1,335,500	1,751
	2025 - 2051	120,000	1,914,000	1,041,500	646,800	3,722,300	4,787

^[1] Square feet per employee assumptions:

Primary 3,000
Industrial 1,100
Commercial 500
Institutional 700

^[2] Primary industry includes agriculture and resource related employment.

^[3] Employment Increase does not include No Fixed Place of Work.

*Reflects Mid 2025 to 2051 forecast period

Note: Numbers may not add to totals due to rounding.

Source: Derived from King Township 2025 Traffic Zone Study Watson & Associates Economists Ltd., 2025