

Township of King Population, Housing and Employment Forecast Update, 2016 to 2031

Final - Updated

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 Planning for growth

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Executive Summary

Watson & Associates Economists Ltd. (Watson) was retained in the winter of 2017 to provide an update to the Township of King 2031 population, housing and employment allocation by settlement area and remaining rural area. This update has been prepared as part of the Township's Official Plan (O.P.) review exercise based on the best and most current information available to the Township. The updated growth allocations will also be used to guide other municipal studies and initiatives which rely on short-, medium- and longer-term population and employment forecasts (e.g. the Township of King Development Charges Background Study).

In accordance with the 2010 York Regional Official Plan (R.O.P.), the Township of King is forecast to reach 34,900 persons and 11,900 jobs by the year 2031. This represents a relatively strong annual population growth rate and a moderate annual employment growth rate of 2.1% and 1.2%, respectively. Comparatively, the population and employment base for York Region as a whole is forecast to increase at an annual rate of 2.0% and 1.8%, respectively, between 2016 and 2031.

The results of the 2016 Statistics Canada Census and other data sources, including residential building permit data and York Region Employment Survey data, indicate that population and employment growth rates have been strong in King Township over the past five years. This strong rate of residential and non-residential growth is anticipated to continue over the next five years, followed by a gradual reduction in annual growth rates over the long term to 2031.

With respect to the geographic distribution of residential and non-residential growth, the largest share of population and employment growth has been allocated to the King City Serviced Area, followed by the Nobleton Serviced Area and the Schomberg Serviced Area. The rural area is forecast to experience a decline in population and minimal employment growth over the 2016 to 2031 period.

1. Introduction

1.1 Terms of Reference

Watson & Associates Economists Ltd. (Watson) was retained in the winter of 2017 to provide an update to the Township of King 2031 population, housing and employment allocation by settlement area and remaining rural area. This update has been prepared as part of the Township's Official Plan (O.P.) review exercise based on the best and most current information available to the Township. The updated growth allocations will also be used to guide other municipal studies and initiatives which rely on short-, medium- and longer-term population and employment forecasts (e.g. the Township of King Development Charges Background Study).

It is noted that 2016 Census data related to population and occupied households was released in February 2017.¹ As such, the base population and household figures provided herein have been updated in accordance with the 2016 Census by settlement area and remaining rural area.

Consistent with the 2010 York Region Official Plan, the 2031 population and employment allocations are based on a Township-wide forecast of 34,900 people and 11,900 jobs by the year 2031.² More recently, in November 2015, York Region prepared revised population, housing and employment forecasts by area municipality to 2041 as part of its 2041 Preferred Growth Scenario.³ While it is beyond the scope of this growth forecast update to assess the Township's long-term growth forecast to 2041, the York Region 2041 Preferred Growth Scenario provides an updated 2031 household forecast by area municipality. In accordance with the York Region 2041 Preferred Growth Scenario, the updated 2031 household forecast for King Township is 11,960, which has been utilized herein for this housing growth allocation update.

¹ The 2016 Statistics Canada Census release in February 2017 includes total population and total dwellings and occupied households by all levels of geography. Additional 2016 Census population, housing and employment data will be released between May 2017 and February 2018.

² It is noted that the York Region Regional Official Plan (R.O.P.) population figures for the Township of King include an upward adjustment for the net Census undercount, which is estimated at approximately 4.1%. It is assumed that the population undercount for the Township of King will remain constant at 4.1% over the long term (i.e. 2031).

³ York Region 2041 Preferred Growth Scenario, 2041 Population and Employment Forecasts. November 2015.

2. King Township Population and Housing Allocations, 2016 to 2031

2.1 Approach to Population and Household Allocations

As previously mentioned, the Township of King is forecast to reach a population of 34,900 persons by the year 2031, in accordance with the 2010 York Regional Official Plan (R.O.P.). It is noted that the York R.O.P. population figures include an upward adjustment for the net Census undercount, which is estimated at approximately 4.3% as of 2006. The Census undercount represents the net number of persons missed during Census enumeration. It is assumed that the population undercount for the Township of King is approximately 4.1% as of 2006, consistent with the York R.O.P. It is further assumed that the 2006 net Census undercount for the Township of King will remain constant at 4.1% over the long term (i.e. 2031).

The Township-wide population and housing forecast was subsequently allocated by Serviced Area and remaining rural area, based on a detailed review of the following housing supply and demand factors:

Local Supply Factors:

- Supply of potential future housing stock in the development process by housing structure type and approval status;
- Housing intensification opportunities;
- Current inventory of net vacant designated urban “greenfield” lands not currently in the development approvals process;
- Water and wastewater servicing capacity (where identified); and
- Provincial, regional and local policy direction (i.e. 2014 Provincial Policy Statement and 2006 Growth Plan for the Greater Golden Horseshoe, 2010 York R.O.P. and King Township Official Plan Review Phase 1 and 2 key findings).

Demand Factors:

- Historical population and housing activity by structure type based on 2006 to 2016 Statistics Canada (Census) data by Serviced Area and remaining rural area;

- A review of historical residential building permit activity (new units only) by structure type from 2007 to 2016 by Urban Serviced Area and remaining rural area;
- Medium- to long-term housing growth outlook by Urban Serviced Area; and
- Market demand for residential intensification.

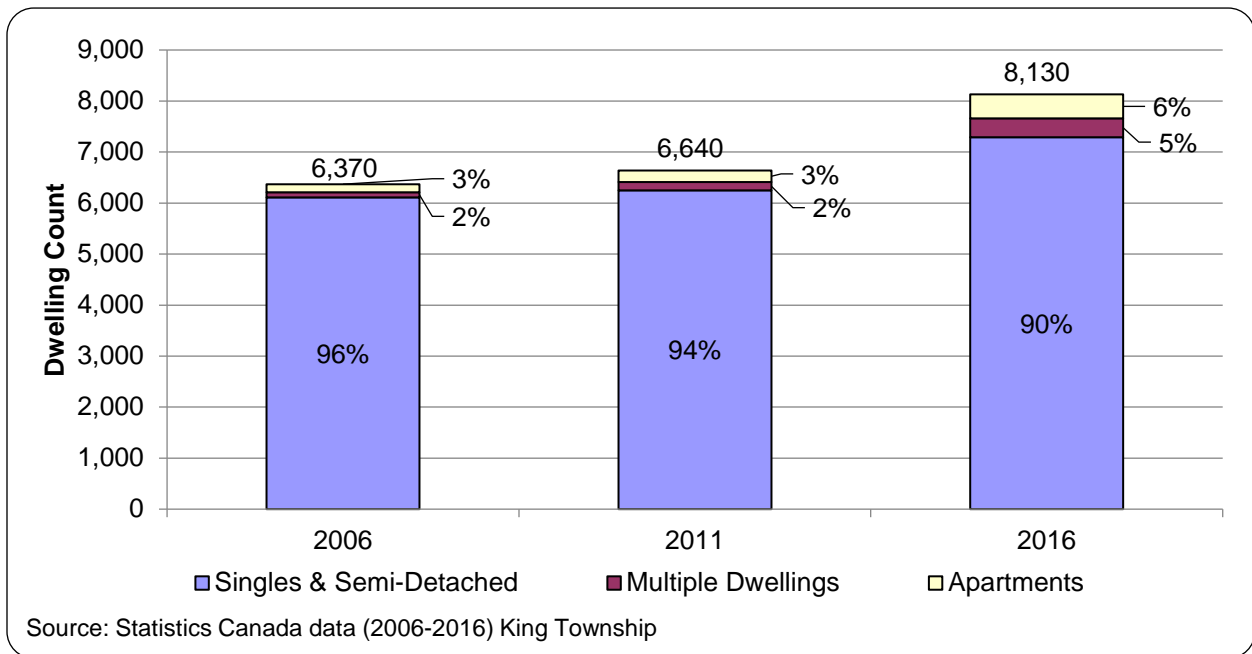
2.2 Review of Historical Development and Demographic Trends

2.2.1 Historical Housing Growth, 2006 to 2016

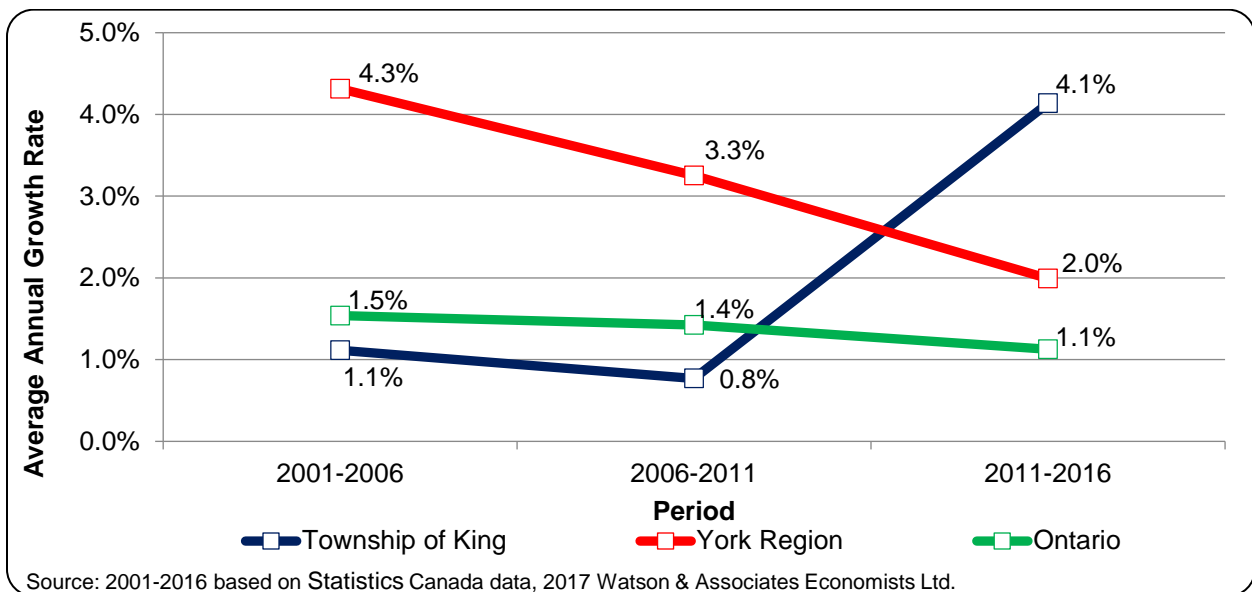
Figure 2-1 provides a summary of housing growth for the Township of King over the past 10 years (2006 to 2016). Figure 2-2 summarizes annual average housing growth rates for the Township in comparison to York Region and the Province. During this time period:

- King Township's housing stock increased by approximately 32%, increasing from 6,370 to 8,130 housing units. This represents an annual increase of 2.2% per year;
- More recently, the Township's housing base grew by just under 1,500 households over the 2011 to 2016 period, which represents a 4.5% annual increase; and
- Comparably, King Township's housing stock increased at a faster rate than both York Region and the Province between 2006 and 2016.

**Figure 2-1
Township of King
Total Housing, 2006 to 2016**



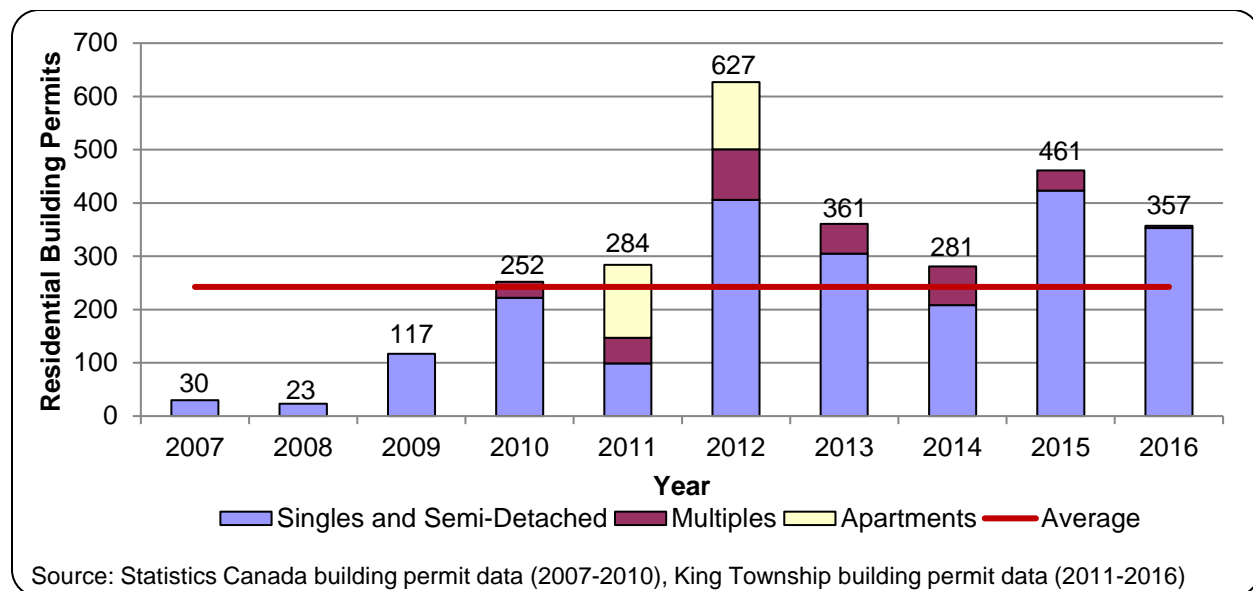
**Figure 2-2
Township of King
Comparison of Housing Growth Rates, 2001 to 2016**



2.2.2 Residential Building Permit Activity, 2007 to 2016

Figure 2-3 summarizes residential building permits issued (new units only) for the Township of King between 2007 and 2016. During this time period, the Township averaged 243 residential building permits per year. During the past five years (2012 to 2016), the average number of annual building permits issued increased to 417, as compared to an annual average of 141 during the 2007 to 2011 period.

Figure 2-3
Township of King
Historical Residential Building Permits, 2007 to 2016



With respect to housing structure type, historical residential building permits issued over the past six years have been predominately geared towards low-density housing (i.e. single detached and semi-detached dwellings). Between 2011 and 2016, 76% of the residential building permits issued were for single/semi-detached dwellings (low density), 13% were issued for townhouses (medium density) and 11% were issued for apartments (high density). A forecast housing mix of 73% low density, 13% medium density and 14% high density is anticipated for the Township of King between 2016 and 2031. This forecast housing mix is based on our review of recent residential building permit activity, potential future urban housing supply and forecast housing trends by structure type for King Township as per the York Region 2041 Preferred Growth Scenario.¹

¹ York Region 2041 Preferred Growth Scenario, 2041 Population and Employment Forecasts. November 2015.

Figure 2-4 provides a breakdown of residential building permits (new units only) issued between 2011 and 2016 by Urban Serviced Area and remaining rural area. During this period, the majority of residential building permits (new units only) have been issued in the King City Serviced Area (50%), followed by the Nobleton Serviced Area and the Schomberg Serviced Area. Over the forecast period, it is anticipated that King City will take on an increasingly larger role in accommodating urban housing growth within the Township of King. This reflects King City's established population and employment base, potential water and wastewater servicing capacity to accommodate additional greenfield development, as well as other existing infrastructure, services and amenities (i.e. retail, personal services, schools, etc.).

Figure 2-4
Township of King
Residential Building Permits Issued by Community/Rural Area, 2011 to 2016

Community/ Remaining Rural Area	Year						Annual Average	Percentage by Area
	2011	2012	2013	2014	2015	2016		
King City	208	235	214	193	167	174	199	50%
Nobleton	65	249	121	75	265	155	155	39%
Schomberg	0	126	0	0	0	0	21	5%
Rural	11	17	26	13	29	28	21	5%
Total	284	627	361	281	461	357	395	100%

Source: Township of King, 2016

2.2.3 Historical Trends in Average Housing Occupancy

Figure 2-5 summarizes historical housing occupancy trends for King Township over the past 15 years within the context of Region-wide and provincial trends. The following observations are provided:

- Over the 2001 to 2016 period, the average P.P.U. within King Township has declined slightly from 3.06 to 3.01;
- Comparatively, housing occupancy levels within King Township are lower than the York Region average but higher than the provincial average. Average P.P.U. levels in King Township have declined at a slower rate relative to York Region and the provincial average over the past 15 years; and
- The average P.P.U. in King Township is forecast to continue to decline modestly over the 2016 to 2031 forecast period. This downward trend in housing occupancy has primarily been driven by the aging of the local population base, which increases the proportionate share of empty-nesters/seniors, which are typically associated with lower housing occupancies.

**Figure 2-5
Township of King
Average Persons Per Unit (P.P.U.), 2001 to 2016**

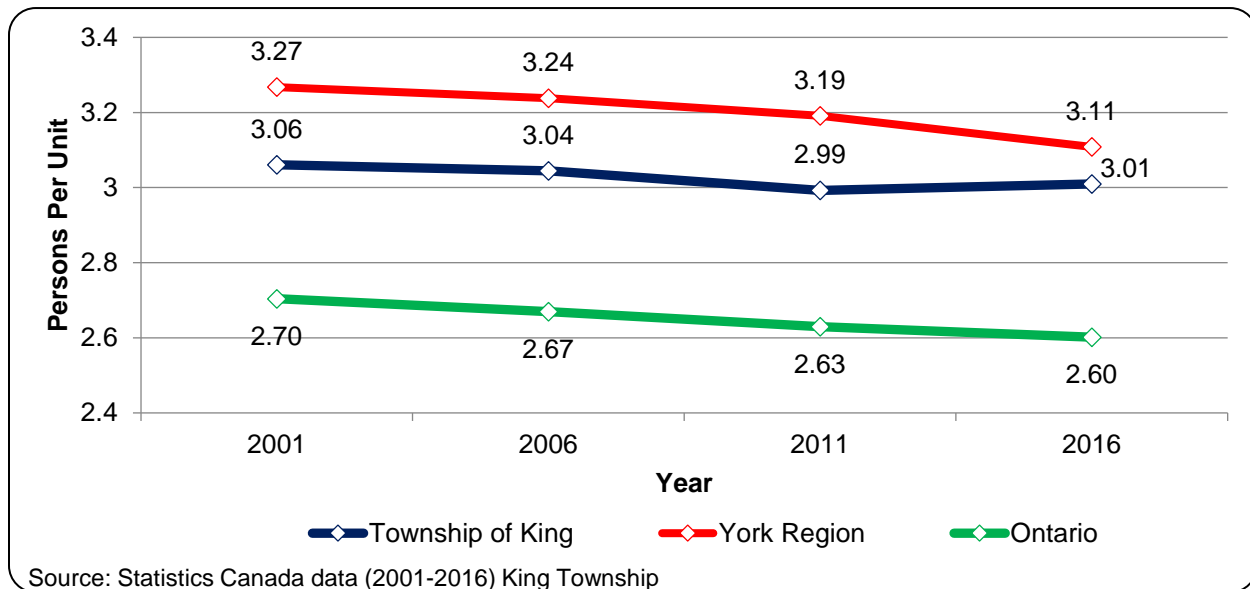
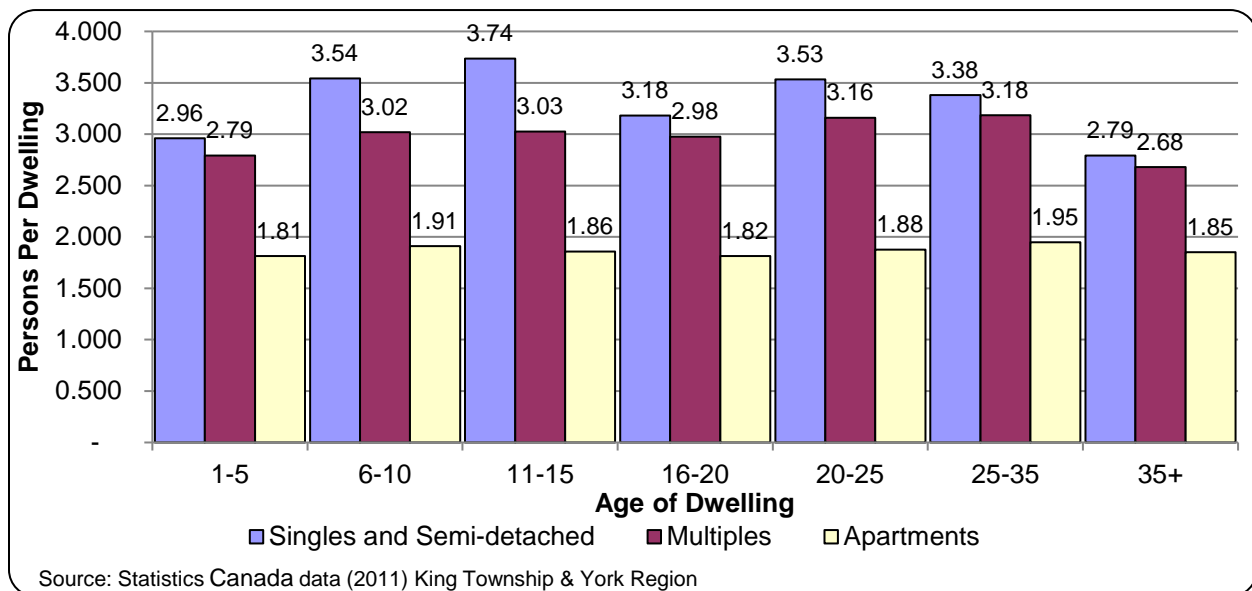


Figure 2-6 provides a summary of average housing occupancy in King Township by housing structure type and age of dwelling based on 2011 Census data. This is expressed as the average number of persons per unit (P.P.U.). Due to the lack of data, average P.P.U.s for medium- and high-density households have been based on data provided at the York Region level. Generally, it is observed that for new housing units, housing occupancy levels tend to increase in the short term (1 to 5 years) as new home buyers form families, followed by a decline over the medium term (15 to 30 years) as children leave home. The trend is then followed by a period of stabilization over the long run (30+ years) as older units are regenerated by new families. The result of this pattern is that more recently constructed housing units typically yield a higher P.P.U. on average in comparison to older units. In accordance with recent housing occupancy trends for newer units constructed in King Township and York Region, the following average P.P.U. levels have been assumed for new households occupied in King Township over the 2016 to 2031 forecast period:

- Low-density (Single and Semi-detached) 3.41
- Medium-density (Townhouses) 2.93
- High-density (Apartments) 1.86

Figure 2-6
Township of King
Persons Per Unit by Structure Type and Age of Dwelling, 2011



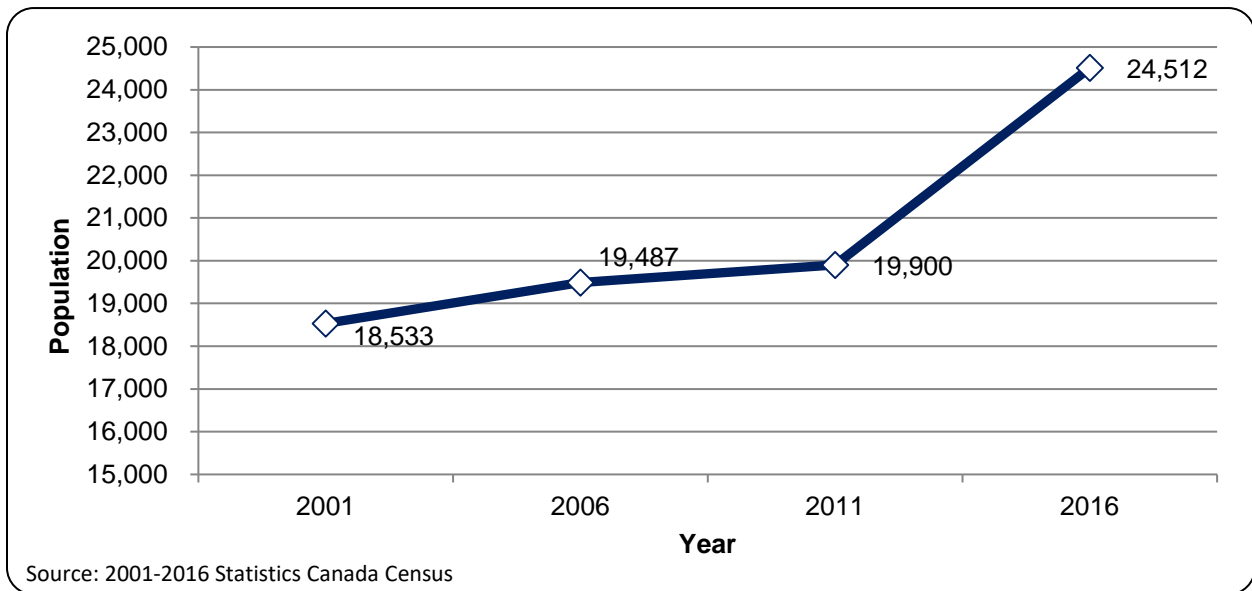
2.3 Population

2.3.1 Historical Population Growth, 2001 to 2016

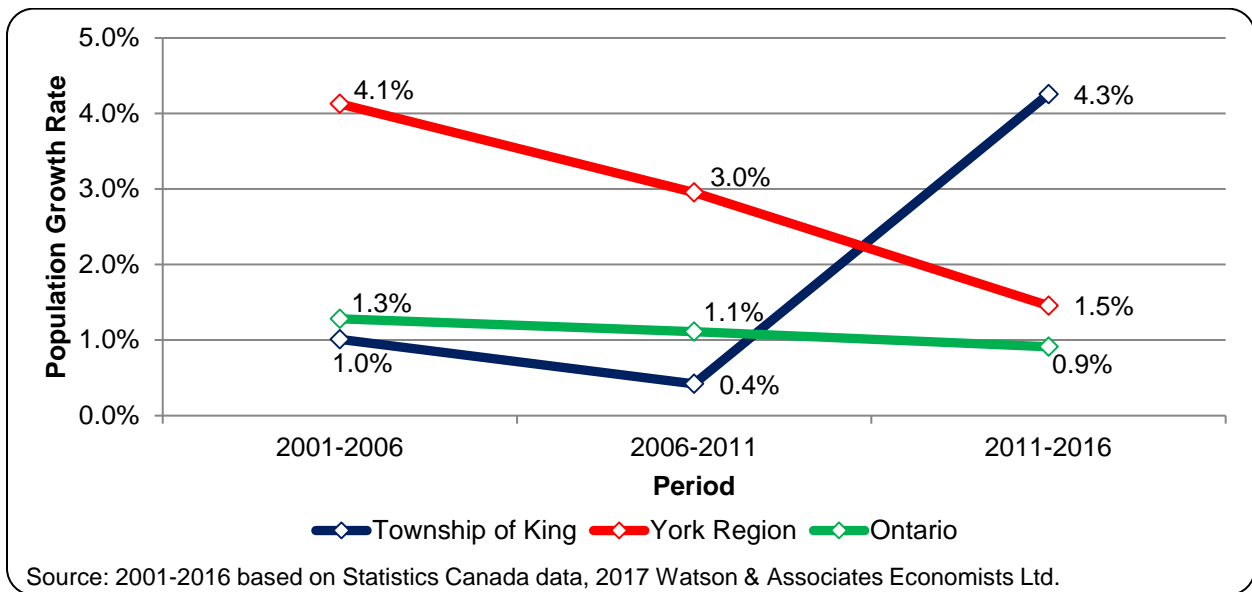
Figure 2-7 summarizes historical population growth trends within King Township from 2001 to 2016, based on Census data. Figure 2-8 provides a summary of average annual historical population growth rates for King Township, York Region and the Province as a whole. Key observations include:

- Between 2001 and 2016, the population of King Township increased from 18,533 persons to 24,512 persons – an increase of just under 6,000 or an annual rate of 2.2%;
- The annual population growth rate in King Township has increased over the past five years relative to historical trends to 4.3%, with an increase of approximately 4,600 from 2011 to 2016; and
- Comparably, recent population growth rates over the past five years within King Township have been above both York Region and the provincial average.

**Figure 2-7
Township of King
Population Growth, 2001 to 2016**



**Figure 2-8
Township of King
Average Annual Historical Population Growth Rates, 2001 to 2016**



2.4 King Township Population and Household Forecast, 2016 to 2031

Figure 2-9 summarizes the municipal-wide population and housing forecast for King Township between 2016 and 2031. Key findings regarding the municipal-wide population and housing forecasts are summarized as follows:

- King Township's housing base is forecast to increase to 11,960 households by 2031, an increase of just over 3,800 households over the forecast period, representing an annual housing increase of 254 units;
- As previously identified, average P.P.U. levels have declined in King Township from 3.06 in 2001 to 3.01 in 2016, largely driven by the aging of the population. Over the forecast period, average P.P.U. levels are anticipated to continue to decline to an average of 2.80 in 2031;¹ and
- The majority of new housing growth is anticipated to be oriented towards low-density housing forms (i.e. single detached/semi-detached), comprising 73% of forecast housing growth over the 2016 to 2031 period; however, the percentage of medium-density and high-density housing forms is forecast to gradually increase over the forecast period, largely driven by the aging of the population and declining housing affordability.

**Figure 2-9
Township of King
Population Forecast, Mid-2016 to Mid-2031**

Year	Population (Excluding Census Undercount)	Population (Including Census Undercount) ¹	Housing Units						Person Per Unit (PPU) Excluding Undercount	Person Per Unit (PPU) Including Undercount
			Singles & Semi- Detached	Multiple Dwellings ²	Apartments ³	Other	Total Households			
<i>Mid 2011</i>	19,900	20,700	6,250	155	225	20	6,650	2.99	3.11	
<i>Mid 2016</i>	24,512	25,500	7,290	370	470	20	8,140	3.01	3.13	
<i>Mid 2021</i>	28,700	29,900	8,500	580	630	20	9,720	2.95	3.08	
<i>Mid 2026</i>	31,200	32,500	9,420	750	790	20	10,960	2.85	2.97	
<i>Mid 2031</i>	33,500	34,900	10,080	870	1,000	20	11,960	2.80	2.92	
2011-2016	4,600	4,800	1,040	215	245	0	1,500			
2016-2021	4,200	4,400	1,200	200	150	0	1,550			
2016-2026	6,700	7,000	2,150	350	300	0	2,800			
2016-2031	9,000	9,400	2,790	500	530	0	3,820			

Source: Watson & Associates Economists Ltd., 2014. Derived from the York Region Official Plan, 2010.

1. Census undercount estimated at approximately 4%. Note: Population including the undercount has been rounded.

2. Includes townhouses and apartments in duplexes.

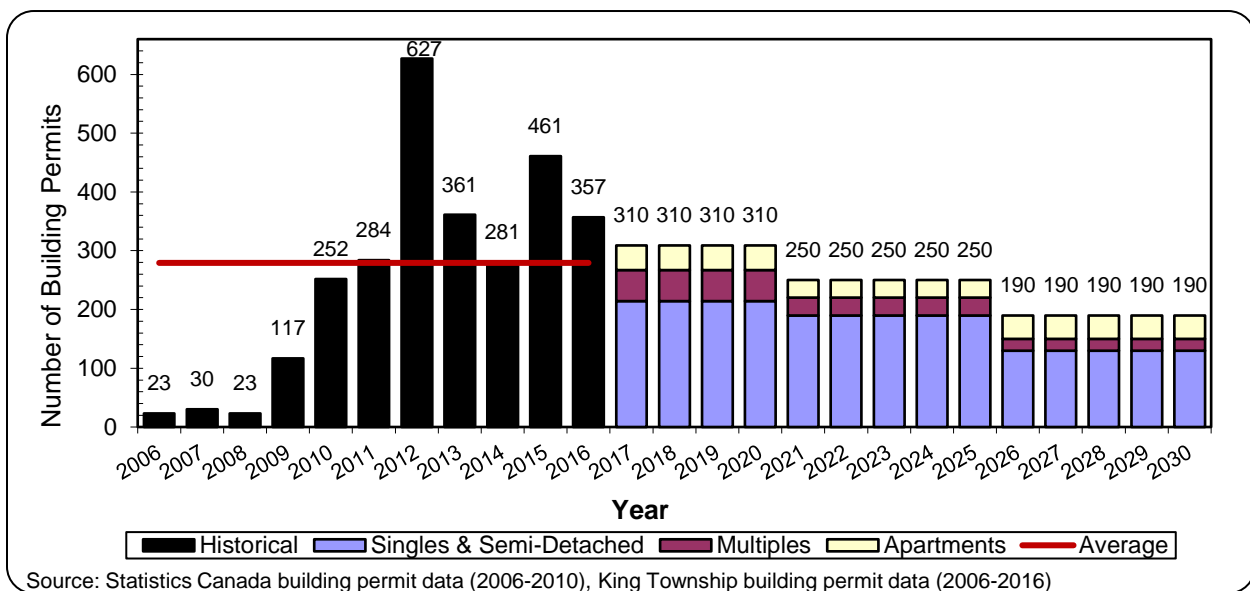
3. Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Numbers may not add precisely due to rounding.

¹ Derived from York Region 2041 Preferred Growth Scenario, 2041 Population and Employment Forecasts. November 2015.

Figure 2-10 graphically illustrates the annual housing growth forecast for King Township over the 2016 to 2031 period against historical building permit activity over the past 10 years (2007 to 2016). As previously indicated, King Township has averaged approximately 279 residential building permits per year (new units only). Relative to historical trends between 2007 and 2016, the King Township household forecast represents a 5% increase in the number of new dwellings constructed and occupied per year (243 vs. 254).

**Figure 2-10
Township of King
Population Forecast, 2016 to 2031**



2.5 Allocation of Township-wide Population and Household Forecast by Urban Serviced Area and Remaining Rural Area, 2016 to 2031

Figure 2-11 summarizes the allocation of forecast population and housing growth by Urban Serviced Area and remaining rural lands over the 2016 to 2031 forecast period. Additional details are provided in Appendix A. Key observations include:

General Observations

- Consistent with historical development trends, the forecast rate of annual housing growth by Urban Serviced Area is expected to range widely, based on

anticipated housing demand, available future residential land supply and municipal wastewater servicing capacity;¹

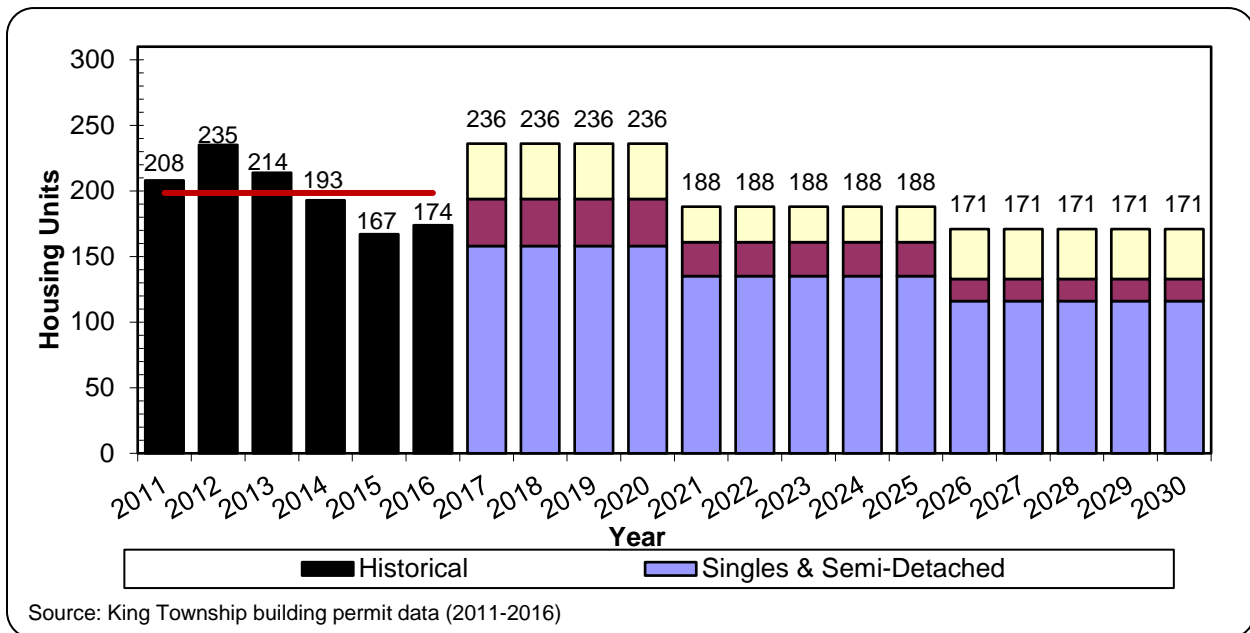
- Low-density housing forms continue to represent the dominant housing form within each of the Urban Serviced Areas, however, an increasing proportion of medium- and high-density housing forms is anticipated over the forecast period through both greenfield development and intensification; and
- Average housing occupancy levels are forecast to decline across all Urban Serviced Areas and the remaining rural area between 2016 and 2031.

King City Serviced Area

- King City is forecast to accommodate the largest share of forecast population and housing growth over the next 15 years;
- A total of 90% of forecast Township-wide population growth has been allocated to this Urban Serviced Area, representing an average of 190 new housing units per year;
- The level of annual housing growth allocated to the King City Serviced Area over the next 15 years is relatively consistent with recent residential building permit activity experienced in this area over the past six years. It is noted, however, that the rate of housing growth in King City over the next five years is anticipated to exceed recent residential development activity in this area;
- Consistent with the Township-wide housing forecast, the annual rate of forecast housing growth anticipated in King City is projected to decline over the 2016 to 2031 planning horizon; and
- By 2031, the King City Serviced Area population is forecast to reach approximately 15,500.

¹ The 2031 population for the Nobleton Serviced Area is 6,750 excluding the Census undercount.

**Figure 2-12
Township of King
King City Serviced Area Population Forecast, 2016 to 2031**

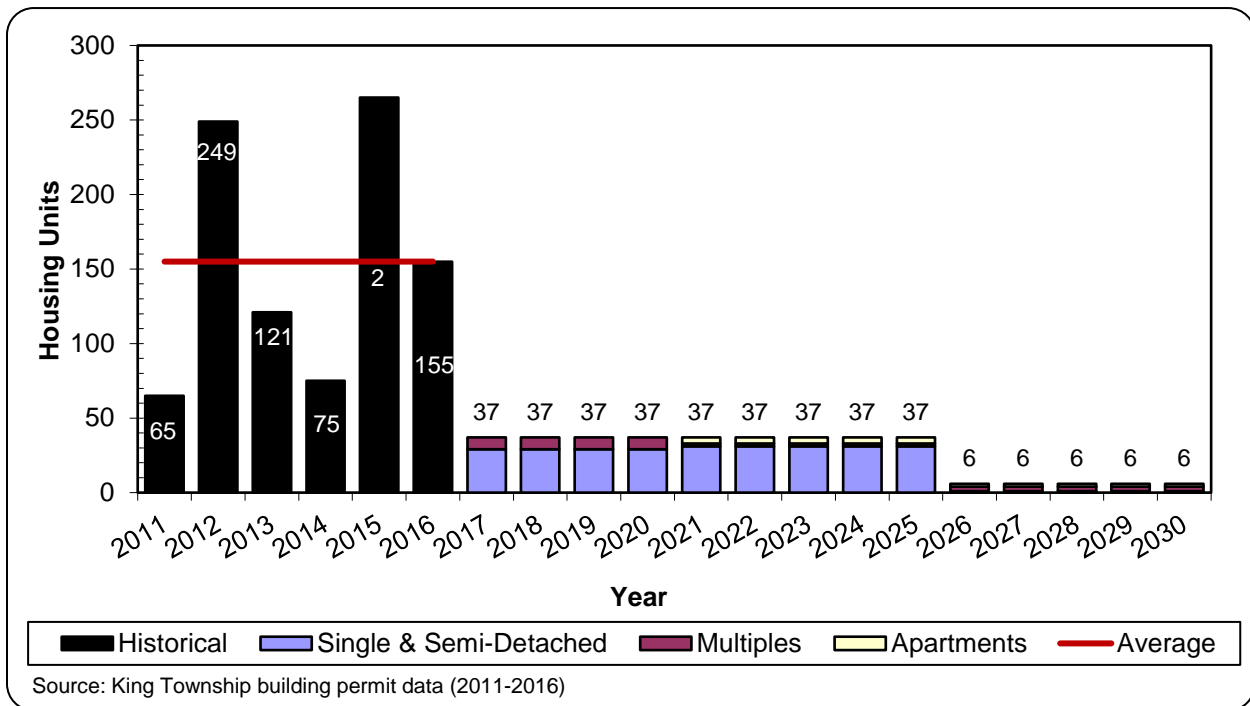


King City Serviced Area	Population (Including Undercount)	Households
2016	6,900	2,200
2031	15,500	5,100

Nobleton Serviced Area

- The 2031 population forecast for the Nobleton Serviced Area is constrained to 6,750 persons including the net Census undercount (approximately 6,500 persons excluding the net Census undercount) in accordance with Regional wastewater servicing capacity for this area;
- Due to identified wastewater servicing constraints, the rate of forecast housing and population growth in the Nobleton Serviced Area is anticipated to slow considerably over the next 15 years relative to recent residential development activity; and
- Between 2016 and 2031, a total of approximately 500 additional households have been allocated to the Nobleton Serviced Area or approximately 35 new households per year.

**Figure 2-13
Township of King
Nobleton Serviced Area Population Forecast, 2016 to 2031**

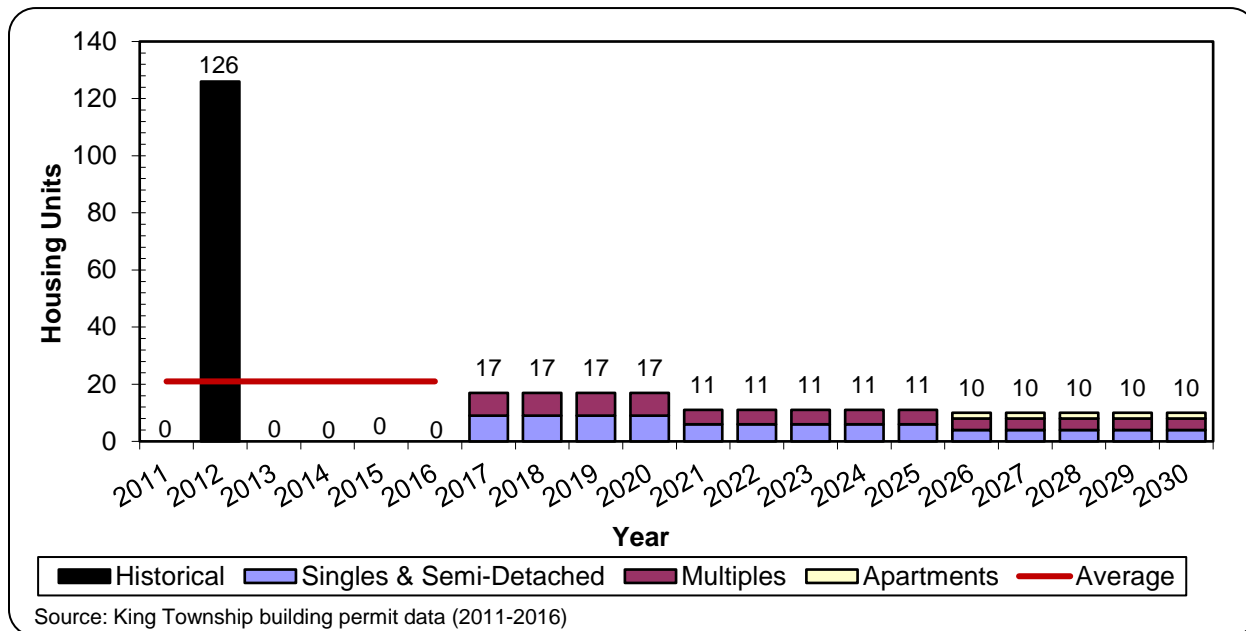


Nobleton Serviced Area	Population (Including Undercount)	Households
2016	5,700	1,600
2031	6,750	2,100

Schomberg Serviced Area

- Modest population growth is forecast within the Schomberg Serviced Area in accordance with available residential land supply opportunities and anticipated housing demand;
- Over the 2016 to 2031 forecast period, approximately 170 additional households have been allocated to the Schomberg Serviced Area;
- Over 60% of the total 170 additional housing units identified within the Schomberg Serviced Area have been allocated in the Built-Up Area; and
- By 2031, the Schomberg Serviced Area population is forecast to modestly increase to approximately 3,100.

**Figure 2-14
Township of King
Schomberg Serviced Area Population Forecast, 2016 to 2031**

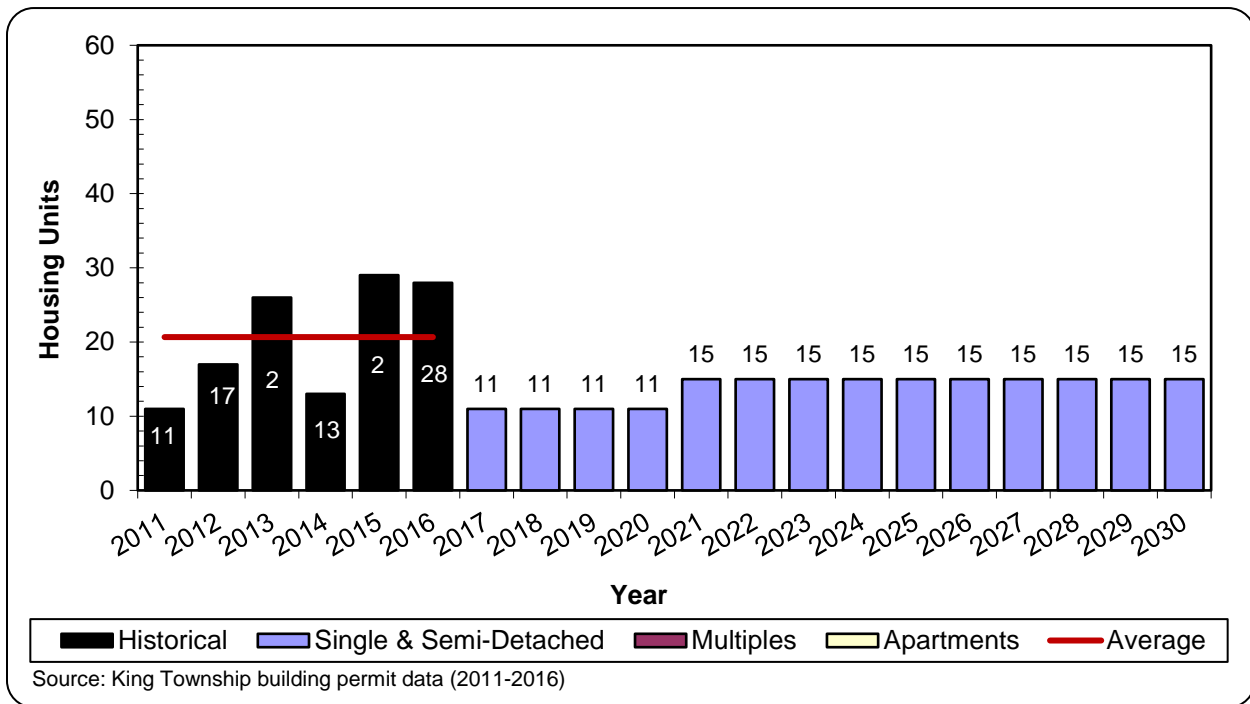


Schomberg Serviced Area	Population (Including Undercount)	Households
2016	2,900	1,100
2031	3,100	1,200

Rural Area

- Modest housing growth, averaging approximately 15 new households per year, is anticipated within the rural area of King Township over the 2016 to 2031 planning horizon; and
- Average housing occupancy levels within the rural area of the Township have declined in recent years and are anticipated to continue to decline as the rural population continues to age. As such, the population within the rural area of King Township is forecast to decline from approximately 10,000 in 2016 to 9,550 in 2031.

**Figure 2-15
Township of King
Rural Area Population Forecast, 2016 to 2031**



Rural	Population (Including Undercount)	Households
2016	10,000	3,300
2031	9,550	3,500

Figure 2-16 summarizes the total population forecast for King Township by Urban Serviced Area and remaining rural area over the 2016 to 2031 period in five-year increments, in accordance with the housing forecast described above. Figure 2-17 summarizes the total 2031 population undercount for King Township by urban and rural area. The total 2031 population figures summarized below exclude and include the net Census.

Figure 2-16
Township of King
Total Population Forecast, 2016 to 2031

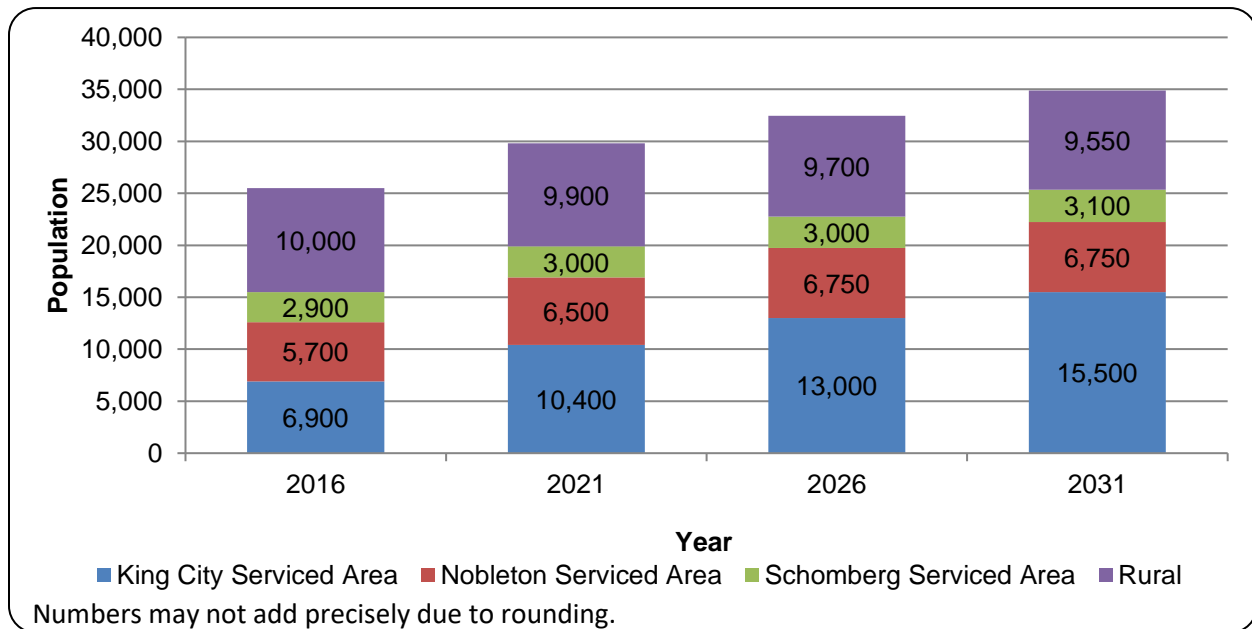


Figure 2-17
King Township
Summary of Population Forecast by Urban Serviced Area and
Remaining Rural Area, 2031

Geographic Area	Population (Excluding the Net Census Undercount)	Population (Including the Net Census Undercount)
King City Serviced Area	14,900	15,500
Nobleton Serviced Area	6,500	6,750
Schomberg Serviced Area	3,000	3,100
Rural Area	9,200	9,550
Total King Township	33,500	34,900

Source: Watson & Associates Economists Ltd.
 Numbers may not add precisely due to rounding.

3. King Township Employment Allocations, 2016 to 2031

3.1 Approach to Employment Allocations

In accordance with the 2010 York Regional Official Plan (R.O.P.), the Township of King is forecast to reach 11,900 total employees by the year 2031. Accordingly, the long-term employment forecast provided herein for King Township is consistent with the 2010 York Region R.O.P. The long-term employment growth allocations build on the recent employment forecasts prepared for King Township.¹ The approach to the allocation of employment growth by geographic area and major employment sector (primary, work at home, industrial, commercial, institutional and no fixed place of work employment) is discussed below.

The employment forecast is based on full-time and part-time employment by place of work, using historical Census employment data (2001 through 2011). In addition, 2016 employment data by sector and geographic area has been provided by York Region based on the 2016 York Region Employment Survey.

The Township-wide employment forecast by major sector and allocation of long-term employment growth is partially based on the activity rate method.² Generally, this approach links future employment growth in population-related sectors (i.e. retail, personal services and most institutional employment uses) with forecast population growth.³

Industrial and office commercial employment is not as closely linked to population growth. This sector tends to be more influenced by broader market conditions (i.e. economic competitiveness, transportation access, distance to employment markets and available labour force), as well as local site characteristics, such as servicing capacity, highway access and exposure, site size/configuration, physical conditions and site

¹ 2014 King Township Development Charges Background Study and 2016 Area-Specific Development Charge Study for the Nobleton Service Area.

² An activity rate is defined as the number of local jobs in a municipality, divided by the resident population.

³ It is noted that work at home and no fixed place of work employment is also closely tied to population growth.

location. Accordingly, industrial employment is not anticipated to increase in direct proportion to population growth, and is based on the following key economic indicators:

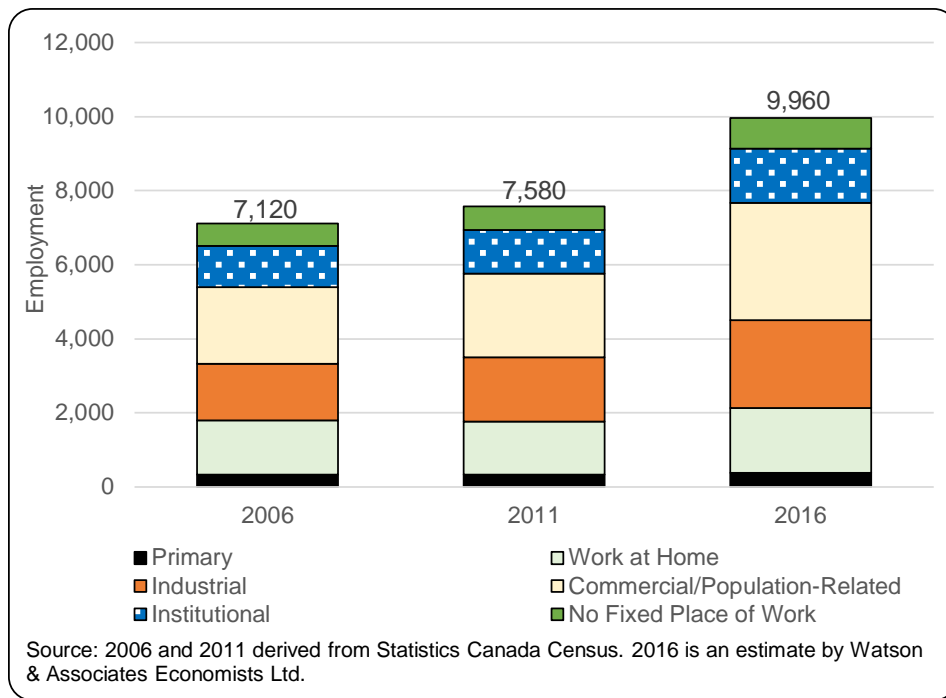
- macro-economic and regional employment trends;
- historical industrial employment growth and absorption rates within King Township;
- anticipated regional and local economic drivers of industrial and office commercial employment growth; and
- quality of available serviced and serviceable industrial land supply.

The following sections summarize recent and forecast employment trends by major sector and geographic area from 2006 to 2031. Additional details are provided in Appendix B.

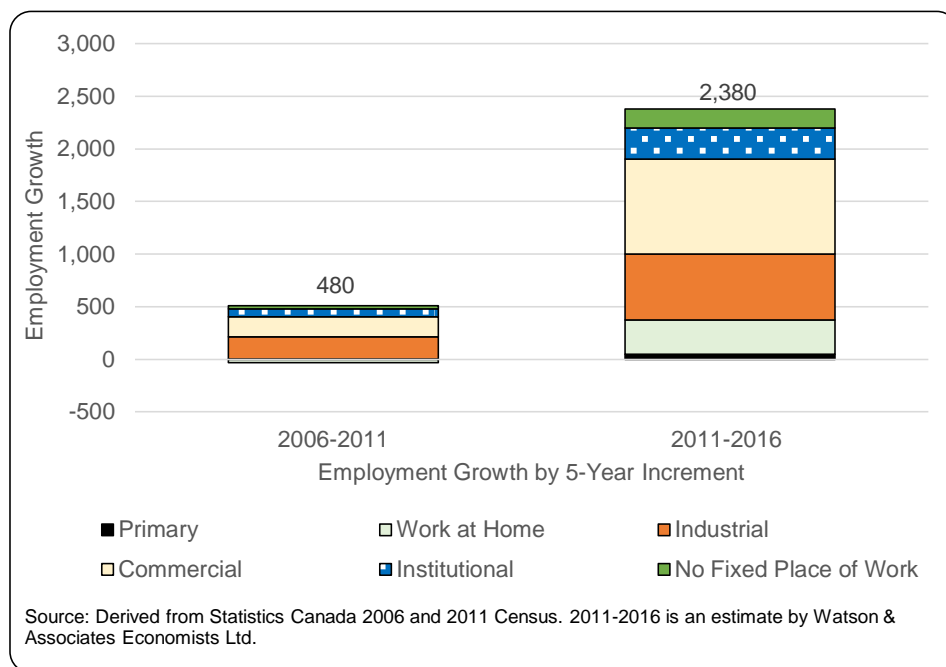
3.2 King Township Historical Employment Growth, 2006 to 2016

Figures 3-1 and 3-2 provide a summary of historical employment growth within King Township over the 2006 to 2016 period. During this time period, the Township's employment base grew by 2,860 employees from 7,100 to 9,960. Between 2006 and 2016, 83% of the total employment growth achieved within King Township occurred over the past five years. During the historical period reviewed, the greatest share of employment growth has occurred within the commercial sector, accounting for roughly one-third of the Township's employment growth from 2006 to 2016. Industrial employment also represented a notable percentage of employment growth achieved within the Township over the past 10 years, accounting for 22% of employment growth.

**Figure 3-1
Township of King
Total Employment by Sector, 2006 to 2016**



**Figure 3-2
Township of King
Employment Growth by Sector, 2006 to 2016**



3.3 King Township Employment Forecast, 2016 to 2031

Figures 3-3 and 3-4 summarize the long-term Township-wide employment forecast by major employment sector from 2016 to 2031. Key observations include:

- As previously discussed, the employment base in King Township is forecast to reach 11,900 by 2031. This represents a moderate employment increase of 1,940 over the fifteen-year forecast period, or 1.2% annually;
- Roughly two-thirds of the total Township-wide employment increase identified between 2016 and 2031 is anticipated to occur within the population-related sectors including commercial, institutional, work at home and N.F.P.O.W.;
- The remaining one-third of forecast employment growth is forecast in the industrial sector; and
- The primary (agricultural) employment sector is anticipated to experience minimal employment growth over the forecast period (approximately 1%).

**Figure 3-3
Township of King
Employment Forecast by Sector, 2006 to 2031**

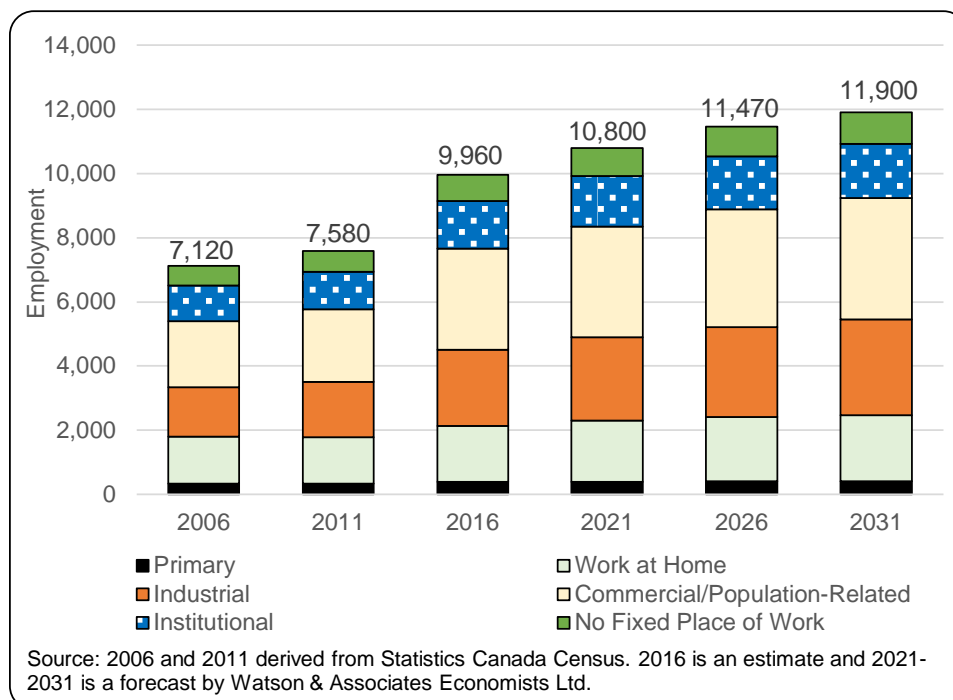
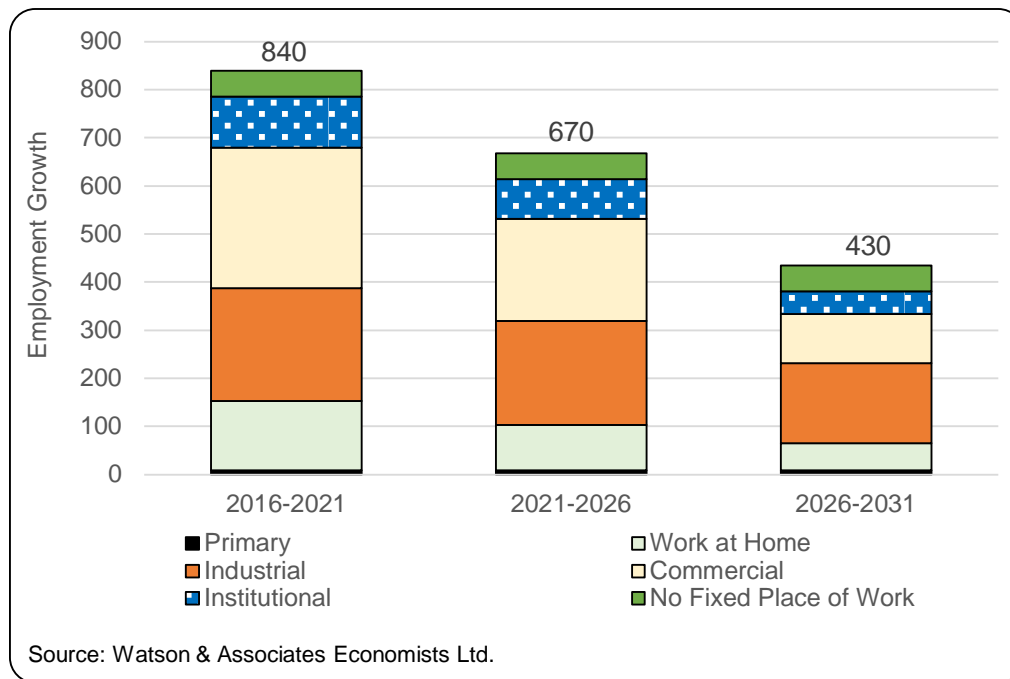


Figure 3-4
Township of King
Forecast Employment Growth by Sector, 2016 to 2031



3.4 Allocation of Township-wide Employment Forecast by Urban Serviced Area and Remaining Rural Area, 2016 to 2031

Figures 3-5 and 3-6 summarize the long-term employment forecast by Urban Serviced Area and remaining rural area from 2016 to 2031. The following key observations have been identified:

- The King City Serviced Area is anticipated to accommodate approximately 52% of the Township-wide employment forecast, which represents an employment increase of approximately 1,010. By 2031, the King City Serviced Area employment base is forecast to reach 2,970;
- The Nobleton Serviced Area is anticipated to accommodate approximately 41% of the Township-wide employment forecast, which represents an employment increase of approximately 790. By 2031, the Nobleton Serviced Area employment base is forecast to reach 1,850;
- Minimal forecast employment growth has been allocated to the Schomberg Serviced Area, comprising approximately 5% of total Township-wide employment growth; and

- The rural area is anticipated to accommodate the remaining 2% of forecast employment growth.

**Figure 3-5
Township of King
Forecast Total Employment by Urban Serviced Area
and Remaining Rural Area, 2016 to 2031**

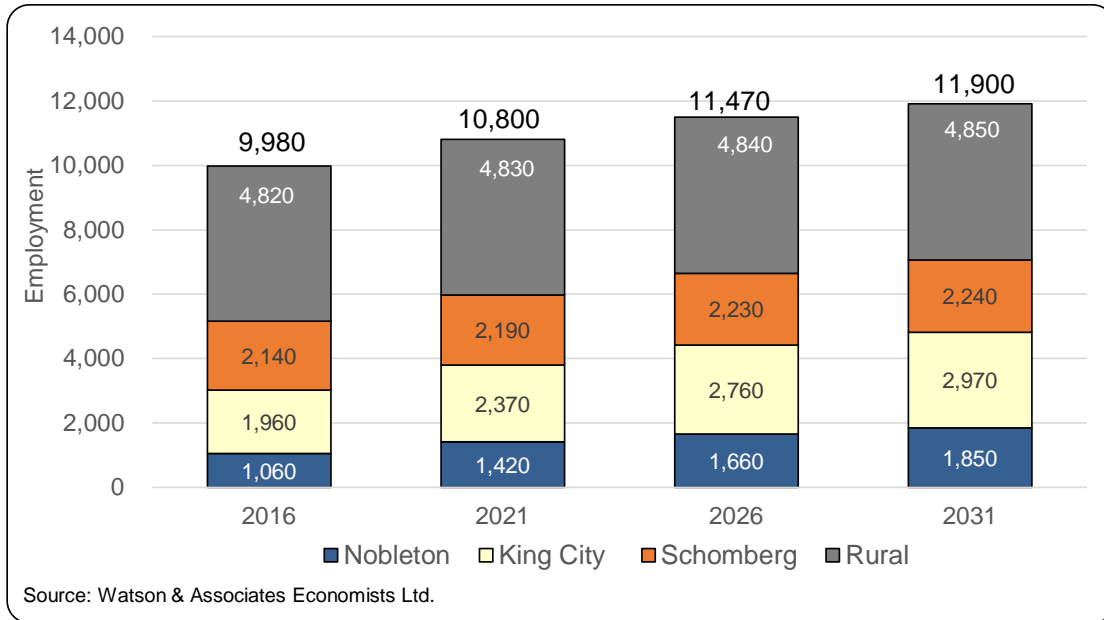
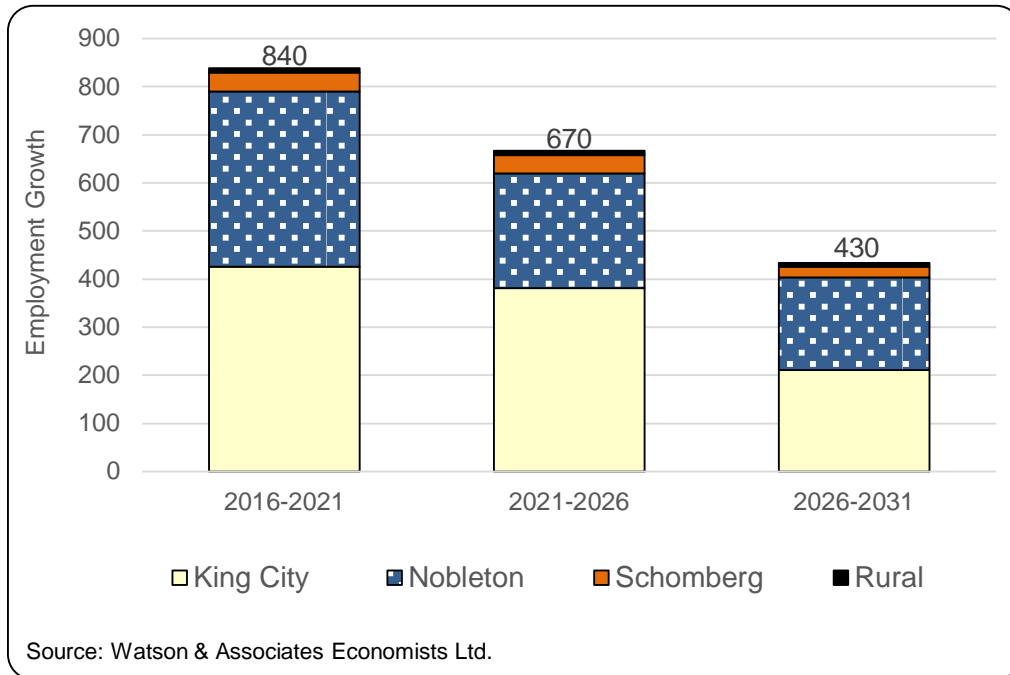


Figure 3-6
Township of King
Forecast Employment Growth by Urban Serviced Area
and Remaining Rural Area, 2016 to 2031



4. Conclusions

In accordance with the 2010 York Regional Official Plan (R.O.P.), the Township of King is forecast to reach 34,900 persons and 11,900 jobs by the year 2031. This represents a relatively strong annual population growth rate and a moderate annual employment growth rate of 2.1% and 1.2%, respectively. Comparatively, the population and employment base for York Region as a whole is forecast to increase at an annual rate of 2.0% and 1.8%, respectively, between 2016 and 2031.

The results of the 2016 Statistics Canada Census and other data sources, including residential building permit data and York Region Employment Survey data, indicate that population and employment growth rates have been strong in King Township over the past five years. This strong rate of residential and non-residential growth is anticipated to continue over the next five years, followed by a gradual reduction in annual growth rates over the long term to 2031.

With respect to the geographic distribution of residential and non-residential growth, the largest share of population and employment growth has been allocated to the King City Serviced Area, followed by the Nobleton Serviced Area and the Schomberg Serviced Area. The rural area is forecast to experience a decline in population and minimal employment growth over the 2016 to 2031 period.

Appendix A – Detailed Population, Housing and Employment Forecast

Appendix A
King Township
Population and Household Forecast by Urban and Rural Area, 2016-2031

King City Serviced Area

Year	Population (Excluding Census Undercount)	Population (Including Census Undercount) ¹	Housing Units						
			Singles & Semi- Detached	Multiple Dwellings ²	Apartments ³	Other	Total Households	Person Per Unit (PPU) (excluding Census undercount)	Person Per Unit (PPU) (including Census undercount)
<i>Mid 2016</i>	6,637	6,900	1,740	249	156	20	2,165	3.07	3.19
<i>Mid 2031</i>	14,900	15,500	3,800	610	650	20	5,080	2.93	3.05
Incremental Growth									
Mid 2016 - Mid 2031	8,300	8,600	2,060	361	494	0	2,915		

1. Census undercount estimated at approximately 4%.
 2. Includes townhouses and apartments in duplexes.
 3. Includes bachelor, 1-bedroom and 2-bedroom+ apartments.
- Figures may not add precisely due to rounding

Township of King
Schomberg Serviced Area

Year	Population (Excluding Census Undercount)	Population (Including Census Undercount) ¹	Housing Units						
			Singles & Semi- Detached	Multiple Dwellings ²	Apartments ³	Other	Total Households	Person Per Unit (PPU) (excluding Census undercount)	Person Per Unit (PPU) (including Census undercount)
<i>Mid 2016</i>	2,792	2,900	746	61	259	0	1,066	2.62	2.72
<i>Mid 2031</i>	3,000	3,100	830	140	270	0	1,230	2.44	2.52
Incremental Growth									
Mid 2016 - Mid 2031	184	200	83	75	10	0	164		

1. Census undercount estimated at approximately 4%.
 2. Includes townhouses and apartments in duplexes.
 3. Includes bachelor, 1-bedroom and 2-bedroom+ apartments.
- Figures may not add precisely due to rounding

**Township of King
Nobleton Serviced Area**

Year	Population (Excluding Census Undercount)	Population (Including Census Undercount) ¹	Housing Units						
			Singles & Semi-Detached	Multiple Dwellings ²	Apartments ³	Other	Total Households	Person Per Unit (PPU) (excluding Census undercount)	Person Per Unit (PPU) (including Census undercount)
<i>Mid 2016</i>	5,440	5,700	1,512	60	50	0	1,622	3.35	3.51
<i>Mid 2031</i>	6,500	6,750	1,940	120	80	0	2,140	3.04	3.15
Incremental Growth									
Mid 2016 - Mid 2031	1,022	1,050	424	60	30	0	518		

1. Census undercount estimated at approximately 4%.
 2. Includes townhouses and apartments in duplexes.
 3. Includes bachelor, 1-bedroom and 2-bedroom+ apartments.
- Figures may not add precisely due to rounding

**Township of King
Total Rural Area**

Year	Population (Excluding Census Undercount)	Population (Including Census Undercount) ¹	Housing Units						
			Singles & Semi-Detached	Multiple Dwellings ²	Apartments ³	Other	Total Households	Person Per Unit (PPU) (excluding Census undercount)	Person Per Unit (PPU) (including Census undercount)
<i>Mid 2016</i>	9,643	10,000	3,291	0	0	0	3,291	2.93	3.04
<i>Mid 2031</i>	9,200	9,550	3,510	0	0	0	3,510	2.62	2.72
Incremental Growth									
Mid 2016 - Mid 2031	-420	-450	219	0	0	0	219		

1. Census undercount estimated at approximately 4%.
 2. Includes townhouses and apartments in duplexes.
 3. Includes bachelor, 1-bedroom and 2-bedroom+ apartments.
- Figures may not add precisely due to rounding

Township of King

Year	Population (Excluding Census Undercount)	Population (Including Census Undercount) ¹	Housing Units						
			Singles & Semi-Detached	Multiple Dwellings ²	Apartments ³	Other	Total Households	Person Per Unit (PPU) (excluding Census undercount)	Person Per Unit (PPU) (including Census undercount)
<i>Mid 2016</i>	24,512	25,500	7,290	370	470	20	8,144	3.01	3.13
<i>Mid 2031</i>	33,500	34,900	10,080	870	1,000	20	11,960	2.80	2.92
Incremental Growth									
Mid 2016 - Mid 2031	8,988	9,400	2,786	496	534	0	3,816		

1. Census undercount estimated at approximately 4%.
 2. Includes townhouses and apartments in duplexes.
 3. Includes bachelor, 1-bedroom and 2-bedroom+ apartments.
- Figures may not add precisely due to rounding

**Township of King
Forecast Employment Growth by Urban and Rural Settlement Area
and Remaining Rural Area, 2016 to 2031**

Location	Period	Primary	Industrial	Commercial	Institutional	Work at Home	No Fixed Place of Work	Total
Township-wide	2016	379	2,360	3,167	1,469	1,765	820	9,960
	2031	406	2,976	3,775	1,704	2,059	980	11,900
	2016-2031	27	616	608	235	294	160	1,940
King City	2016	-	328	719	378	359	167	1,951
	2031	-	661	934	465	607	302	2,969
	2016-2031	-	333	215	87	247	135	1,018
Schomberg	2016	-	987	484	95	395	183	2,143
	2031	-	1,010	522	110	410	191	2,243
	2016-2031	-	24	38	15	15	8	100
Nobleton	2016	-	66	486	216	193	90	1,050
	2031	-	324	840	348	226	107	1,846
	2016-2031	-	259	355	132	32	18	796
Rural	2016	379	980	1,479	780	817	380	4,815
	2031	406	980	1,479	780	817	380	4,842
	2016-2031	27	-	-	-	-	-	27

Source: 2016 employment base derived from York Region 2016 Employment Survey. Employment forecast prepared by Watson & Associates Economists Ltd 2017