

FOR SALE

2650  
King Road  
King City

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\*Sales Representative

2650 King Road

King Road

**Lennard:**

200-55 University Avenue, Toronto  
416.649.5920 • [lennard.com](http://lennard.com)

All measurements and outlines are approximate.

# 2650 King Road, King City

## Property Highlights



A unique and rare opportunity to acquire a 17.4 acre site in the growth rich area of King City, Ontario.



### Site Area

17.4 Acres



### Pin

033700941



### Legal Description

PART W1/2 LOT 6 CON 4 PARTS 1,2 & 3, 65R38827; S/T & T/W K128467 TOWNSHIP OF KING



### Zoning

EP - Environmental Protection and Conservation  
I - Institutional  
F - Future Use



### Asking Price

\$5,995,000



Listing Agent

**Peter DeGuerre\***

Senior Vice President

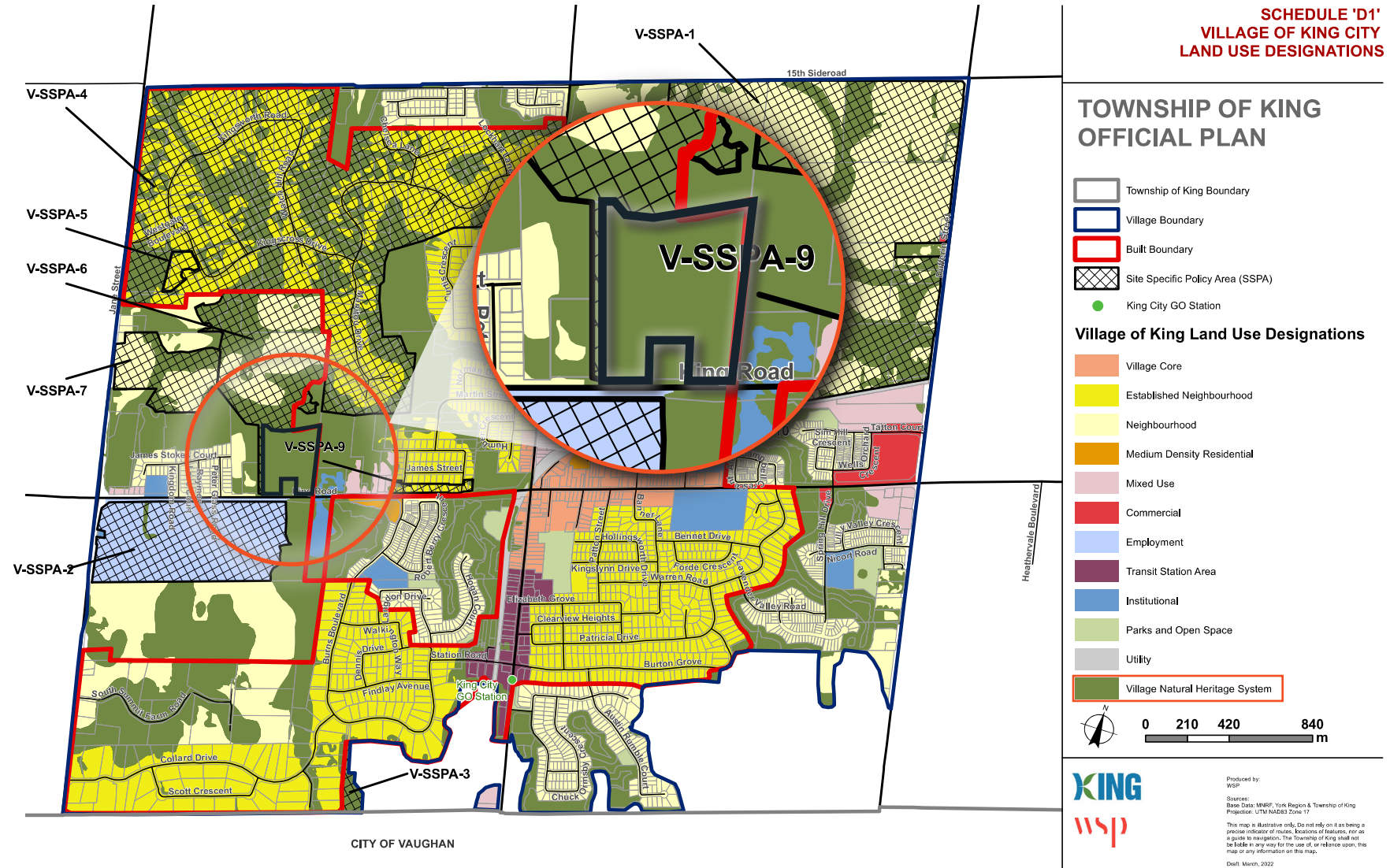
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## Official Plan



# 2650 King Road, King City

## Zoning & Permitted Uses

### EP - Environmental Protection

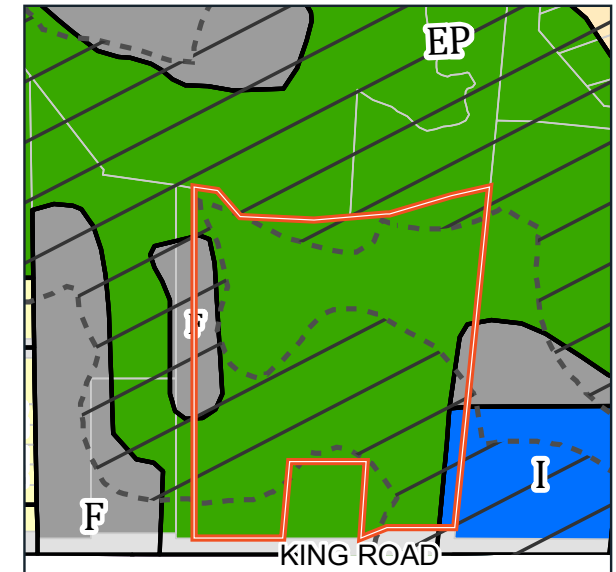
- Conservation Uses
- Trail

### I - Institutional

- Cemetery
- Child Care Centre
- Club
- Community Centre
- Community Garden
- Farmer's Market
- Hospital
- Institutional Residence
- Institutional Uses
- Place of Assembly
- Place of Worship
- Private Park
- Private School
- Public Park
- Public School
- Recreational Use
- Retirement Home
- Tourist Information Centre

### F - Future Use

- Agricultural Use
- Commercial Greenhouse
- Farm Greenhouse
- Nursery
- Single Detached Dwelling



- EP - Environmental Protection
- I - Institutional
- F - Future Use-Subject to LPAT Appeal PL170869

2650 King Road is zoned Environmental Protection and Conservation (EP) in part, Future Development (F) in part, and Institutional (I) in part under By-Law 2017-66. The majority of the property is within the EP zone, where permitted uses are primarily limited to the conservation of natural heritage features and hazard lands. The F zone permits the continuation of legally existing uses, while establishing any new use may require a Zoning By-law Amendment and potentially an Official Plan Amendment. The I zone applies to a portion of the property and should be reviewed in conjunction with the applicable by-law provisions.

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## Neighbouring Developments

	Address	Developer	Suites
1	2075 King Road	Zancor Homes	284
2	12765 Keele Street	Aracon Homes	129
3	12734 Keele Street	Bolton Railings Inc	78
4	2248 King Road	King Station Inc	24
5	12764-12800 Keele Street	SigNature Communities	234
6	1986-2008 King Road	Fifth Avenue Homes	26

# 2650 King Road, King City



## Amenities Map



### Civic Buildings

- 1 City Hall
- 2 Heritage & Cultural Centre
- 3 Public Library
- 4 Police Station
- 5 Fire Station



### Recreation

- 16 Arena & Community Centre
- 17 Kettle Lake Park
- 18 Blue Heron Park



### Education

- 6 King City Secondary School
- 7 King City Public School
- 8 Holy Name Catholic School



### Restaurants

- 19 Hogan's Restaurant
- 20 The Roost Cafe
- 21 Paper Crane Sushi Bar
- 22 Locale Restaurant & Bar
- 23 Rockford's Bar & Grill
- 24 Kenji Japanese
- 25 Subway
- 26 Starbucks
- 27 Wild Wing
- 28 Pizza Nova
- 29 LCBO



### Banks

- 9 RBC
- 10 CIBC
- 11 TD Canada Trust
- 12 Scotiabank
- 13 BMO



### Gas Stations

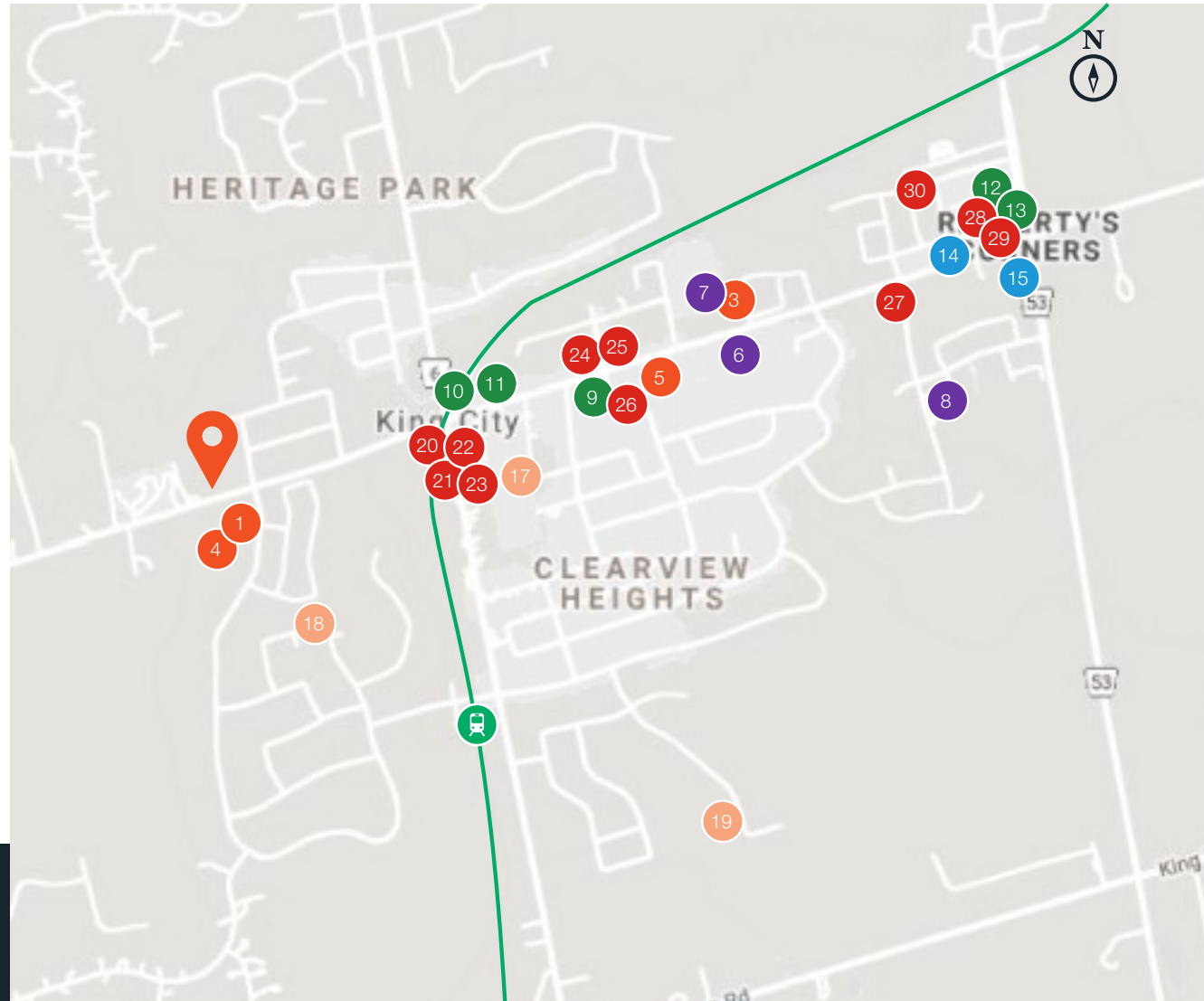
- 14 Shell
- 15 Esso

 2650 King Road



### Transit


Situated within ideal proximity to Keele Street, Jane Street, and Hwy. 400




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## Demographics

Criteria	Aggregation	Trade Area (1 km)	3 km	5 km
Total Population	Sum	1,433	7,894	13,460
Total Daytime Population	Sum	584	5,045	10,791
Average Age	Average	40.5	40.6	40.2
Median Household Income	Average	\$164,151	\$151,272	\$149,847
Total Occupied Households	Sum	447	2,538	4,260

  
**\$164,151**  
Median Household Income  
(1 km radius)

  
**40.5**  
Average Age  
(1 km radius)

  
**99%**  
Education Rate  
(1 km radius)

 2650 King Road

  King City  
GO Station

 1 km radius

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## Site Gallery





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