

2018 King Road

Signature Communities



PUBLIC MEETING
September 8th, 2025

HUMPHRIES PLANNING GROUP INC.

Z-2024-14

EXISTING CONTEXT

Municipal Addresses:

2018 King Road

Site Area:

0.187 hectares

Lot Frontage:

30.5 m – King Road

71.9 m – King Boulevard


Existing Uses:

2018 King Road is currently vacant.



SITE LOCATION & AREA CONTEXT



Subject Site 

POLICY FRAMEWORK

Township of King 'Our King' Official Plan, 2019

- Subject Site is designated "Village Core", per D-1 – Village of King City – Land Use Designations.

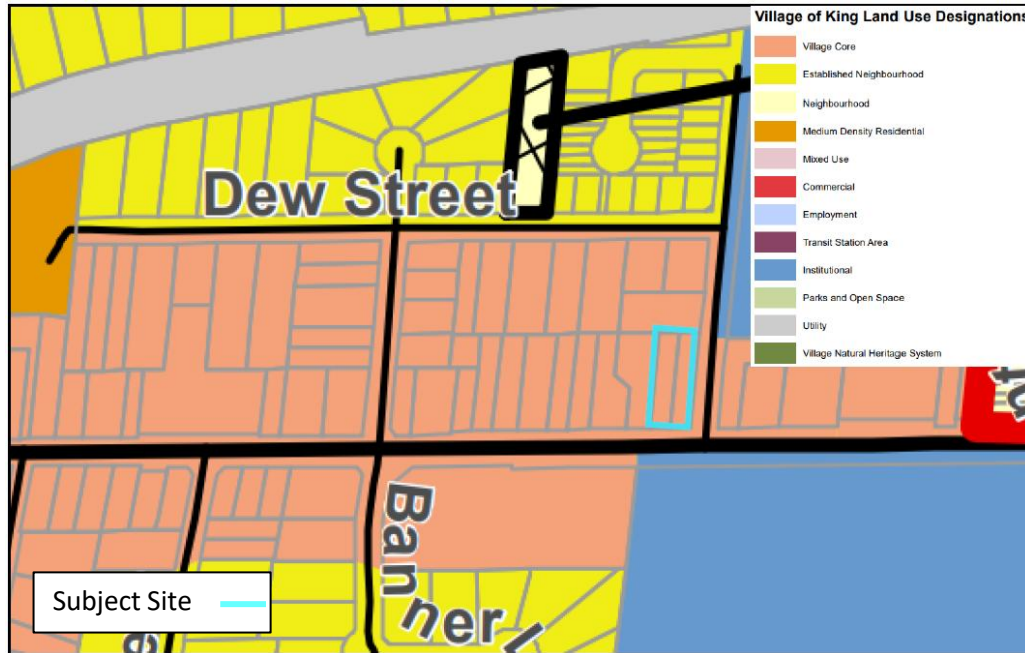


Figure 3: Schedule D-1 – Village of King City – Land Use Designations

Township of King Zoning By-law 2017-66

- Subject Site is zoned 'Core Area (King City) – CAK' and 'Residential – Single Detached "C" (R1C)' Zone in accordance with the in-force and effect By-law No. 2017-66, as amended.

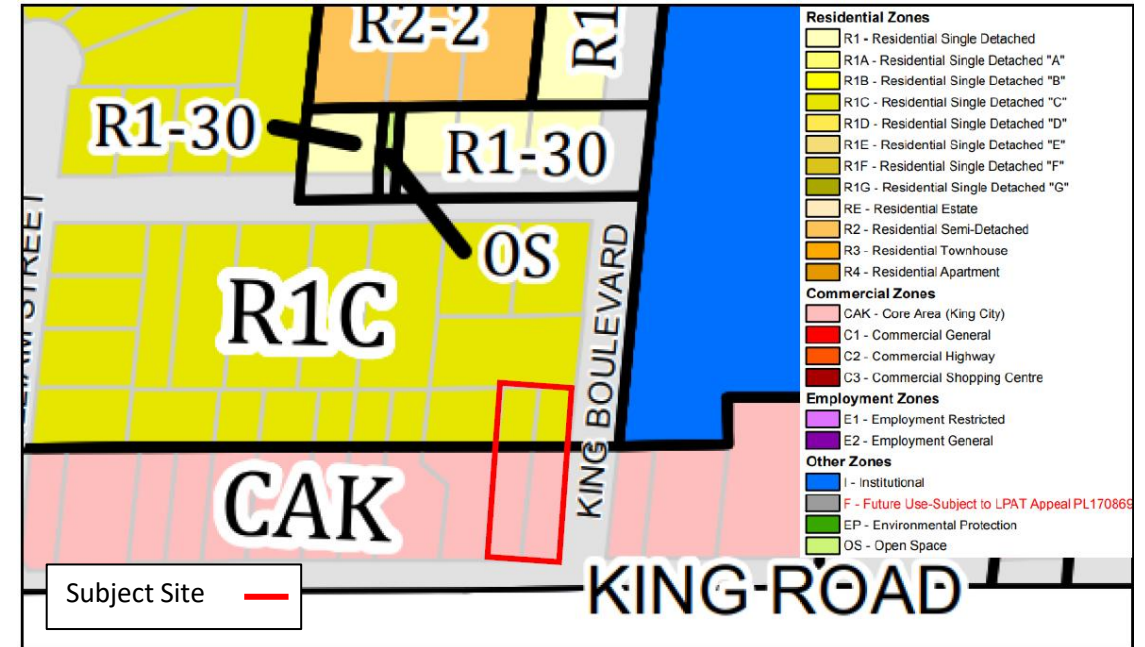

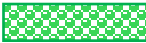




Figure 4: Schedule 4 – Land Use and Transportation Strategy Plan

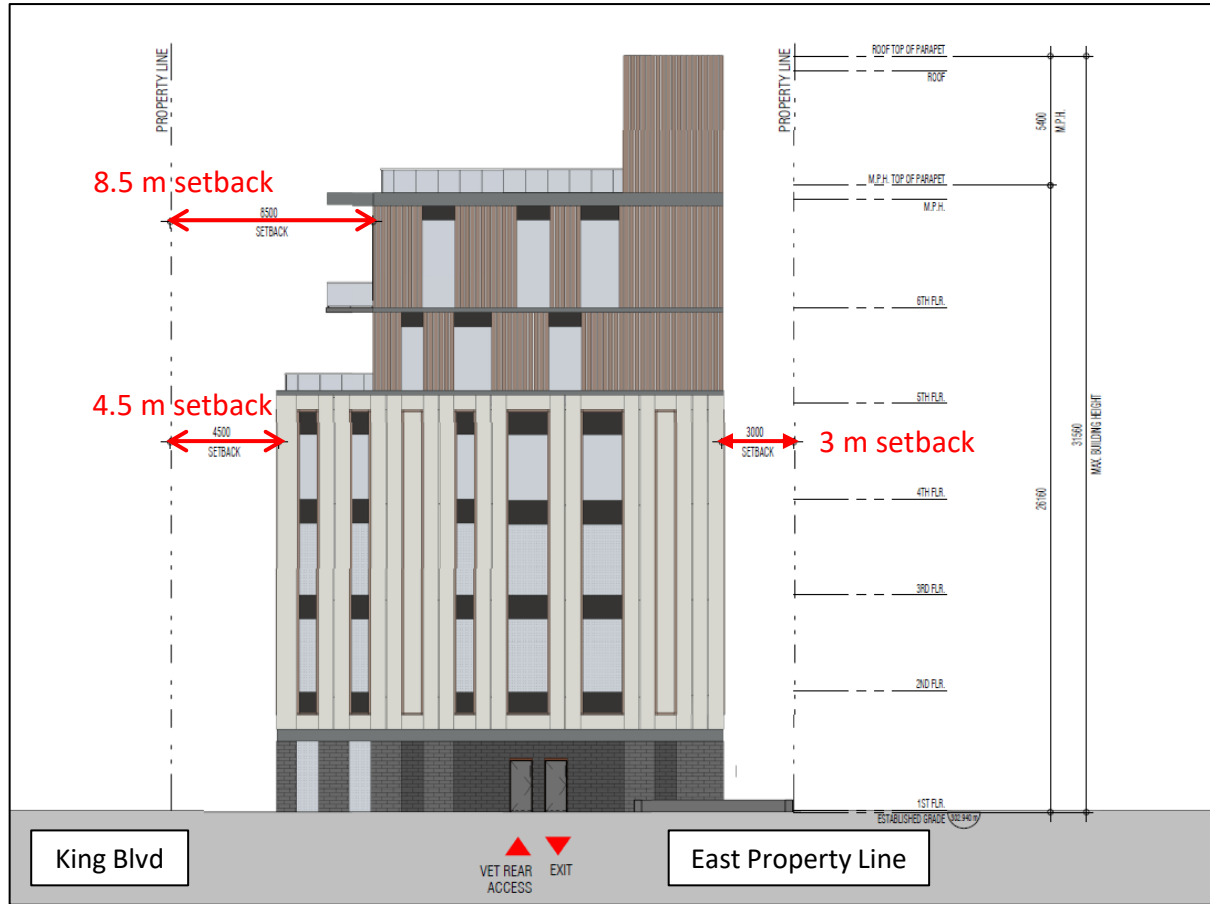
PROPOSED LANDSCAPE PLAN

-  Trees
-  Proposed Shrubs & Plants
-  Proposed Sod
-  Concrete Paving

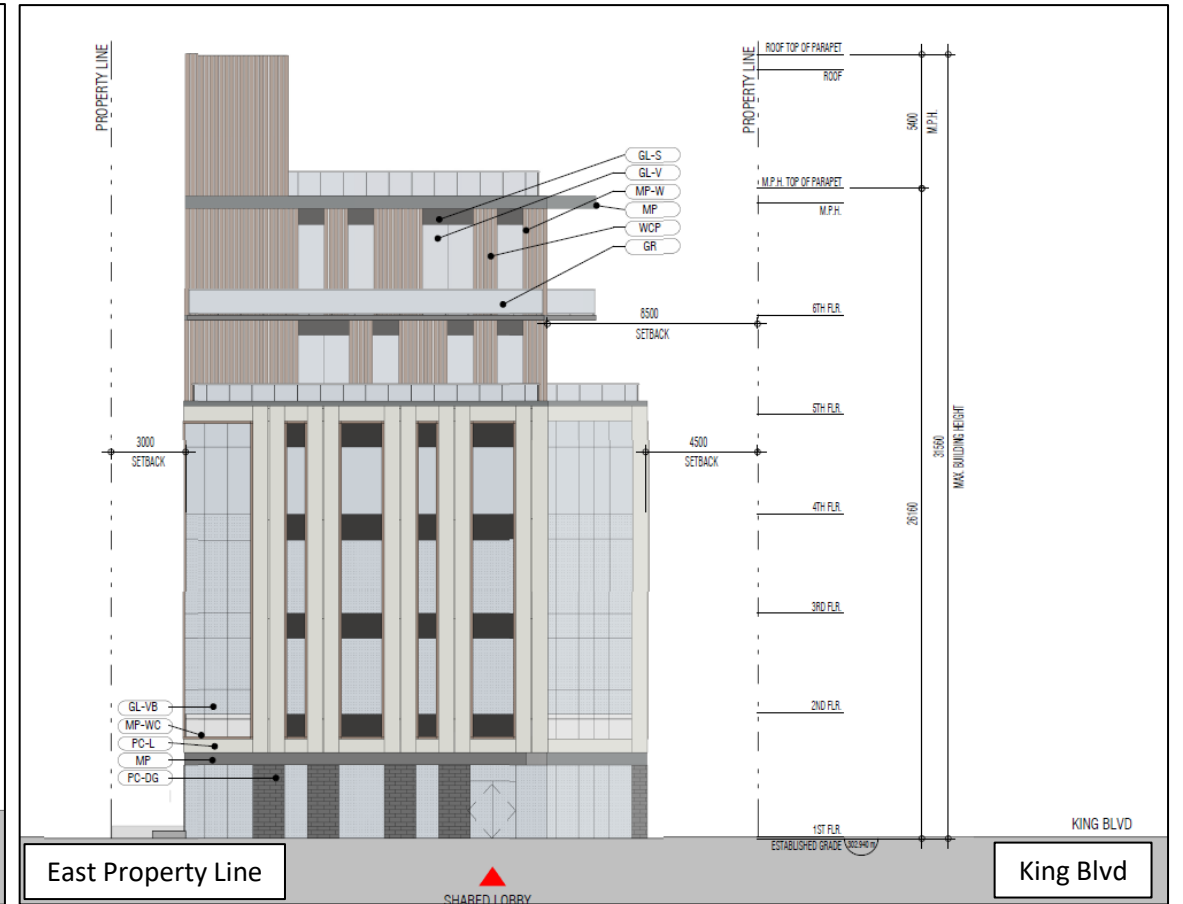


ELEVATIONS & STEPBACKS

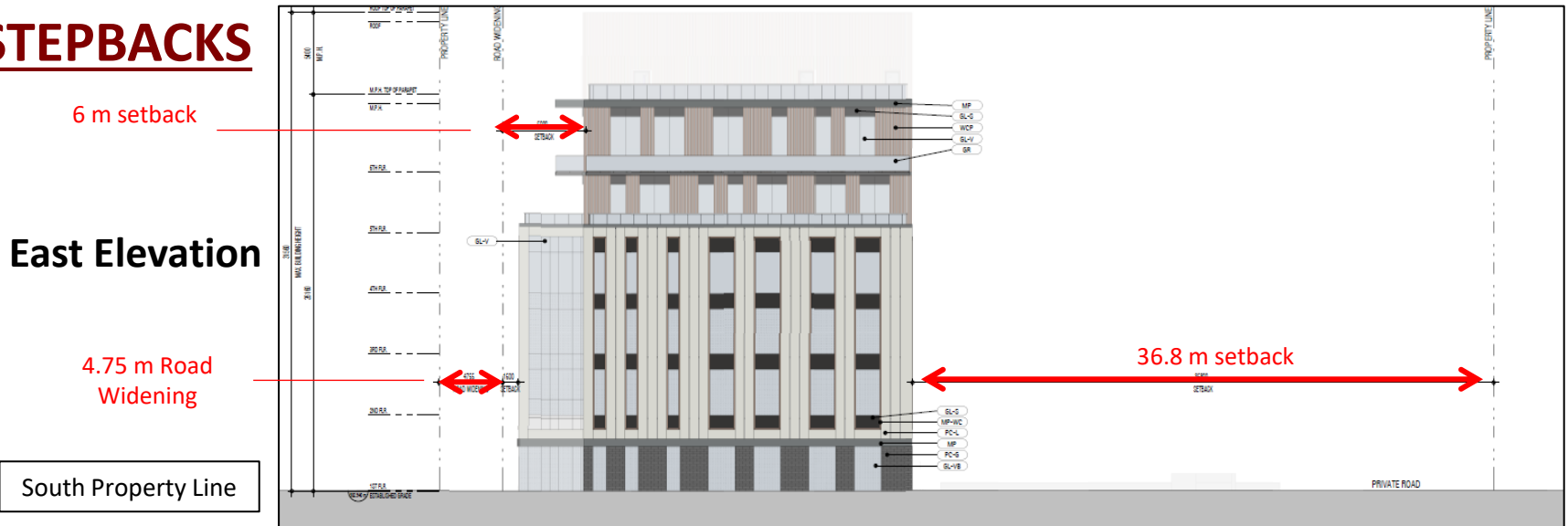
North Elevation



South Elevation



ELEVATIONS & STEPBACKS



RENDERINGS



South West Perspective



South East Perspective

RENDERINGS



North East Perspective



North West Perspective

STUDIES & DRAWINGS COMPLETED

- **Arborist Report & Tree Inventory and Protection Plan**
- **Architectural Drawings Package**
- **Accessibility Evaluation Checklist**
- **Civil Engineering Drawings Package**
- **Functional Servicing & Stormwater Management Report**
- **Geotechnical Investigation**
- **Hydrogeological Investigation**
- **Landscape Drawings Package**
- **Lighting/Photometric Plan**
- **Natural Heritage Evaluation**
- **Noise and Vibration Study**
- **Oak Ridges Moraine Conservation Plan Conformity Report**
- **Phase One & Phase Two Environmental Site Assessment (ESA)**
- **Planning Justification Report**
- **Topographic Survey**
- **Transportation Impact Study & Associated Plans**
- **Urban Design Brief**
- **Water Balance Assessment**

THANK YOU