

# RESIDENTIAL DEVELOPMENT OPPORTUNITY

## 145 MACCAULEY STREET KINGSTON



### OFFER SUBMISSION

The property is owned by the City of Kingston and therefore acceptance of any offer will be subject to Kingston City Council approval. All Offers are to be submitted on the Agreement of Purchase and Sale as provided by the Seller. After the Offer Submission Date, the Seller may request additional information from the offer participants and/or negotiate with one or more parties at its discretion.

The Seller has no obligation to acknowledge, respond to, treat with or accept any purchase proposal and reserves the right to remove the property from the market, at its discretion at any time. The Seller, in its sole discretion, reserves the right at any time and in any manner, to reject any and/or all offers, not necessarily accept the highest price or any price, and the right to accept any offer at any time which may be in its best interest. The property is being sold on an "as is, where is" basis.

## FOR SALE \$995,000



# 145 MACCAULEY STREET - SITE PLAN AND PROPERTY DETAILS

**CIVIC ADDRESS:** 145 MacCauley Steet,  
Kingston, Ontario, K7K 2V8

**PROPERTY TYPE:** Residential - Development Land

**SELLER:** The Corporation of the City of Kingston

**LEGAL DESCRIPTION:** PART BLOCK 1, PLAN 13M136 BEING  
PART 1 PLAN 13R22929 TOGETHER  
WITH AN EASEMENT OVER PART 5  
PLAN 13R22929 AS IN FC385165  
CITY OF KINGSTON

**ARN:** 101104014003406

**PIN:** 360580341

**SITE AREA:** +/- 2.171 Acres (94,550.1 sf)  
.887 Hectares

**OFFICIAL PLAN:** Residential

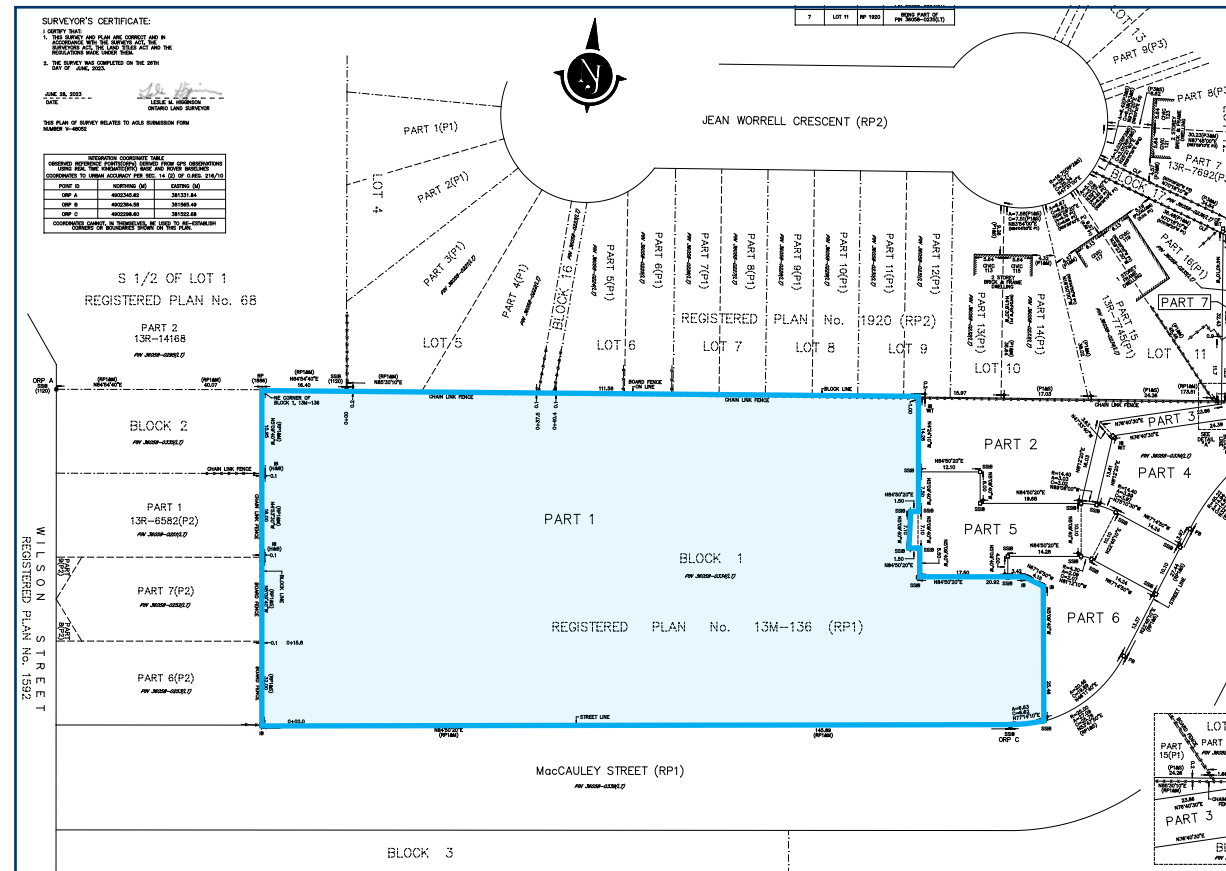
**ZONING:** UR10 - (Urban Residential Zone)  
Exception zone L364  
Only permitted uses:

- Row dwellings
- Stacked row dwellings
- Parks
- Second residential unit permitted in row dwellings
- Home occupations

**DENSITY:** Permitted density is 75 units/net hectare  
65.7 units allowed on subject property  
(.887 ha x 75 = 65.7)

**SERVICES:** All Municipal Services to Site available

**LOCATION:** North of Weller Avenue, south of Highway  
401, East of Division St. Neighbourhood  
includes a mix of residential dwelling types

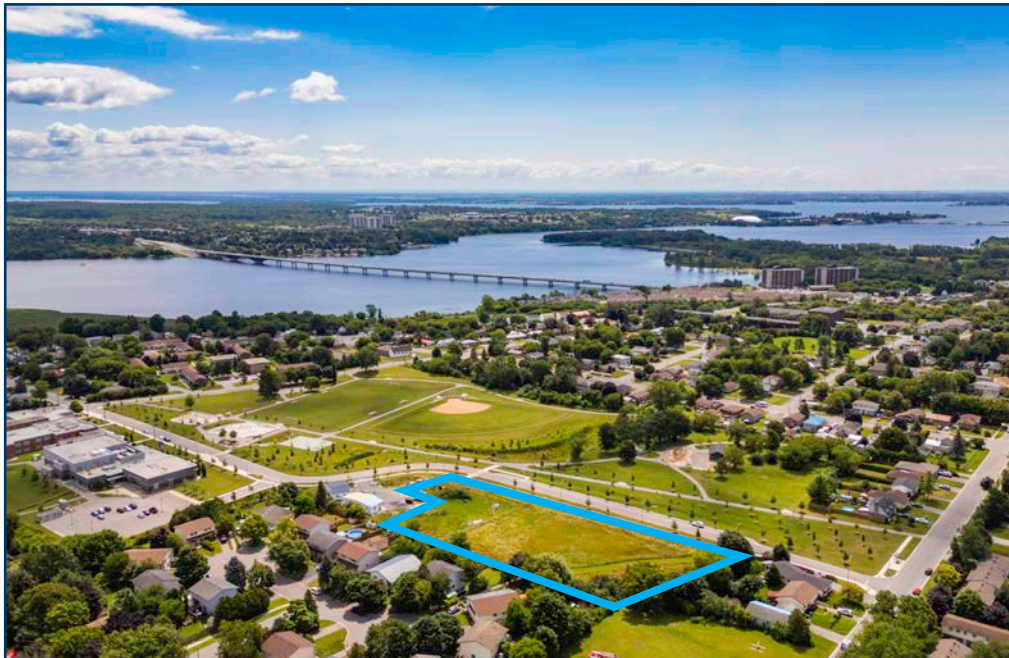


- Situated in Kingston's north end, Rideau Heights is one of the city's most diverse neighbourhoods.
- A prime location with proximity to parks and schools, and convenient access to downtown Kingston and major transportation routes.
- The increasing demand for housing in Kingston presents the chance to capitalize on the growing property values and demand for housing options.
- This area holds the promise of long-term returns, contributing to the continued growth and prosperity of the neighborhood.



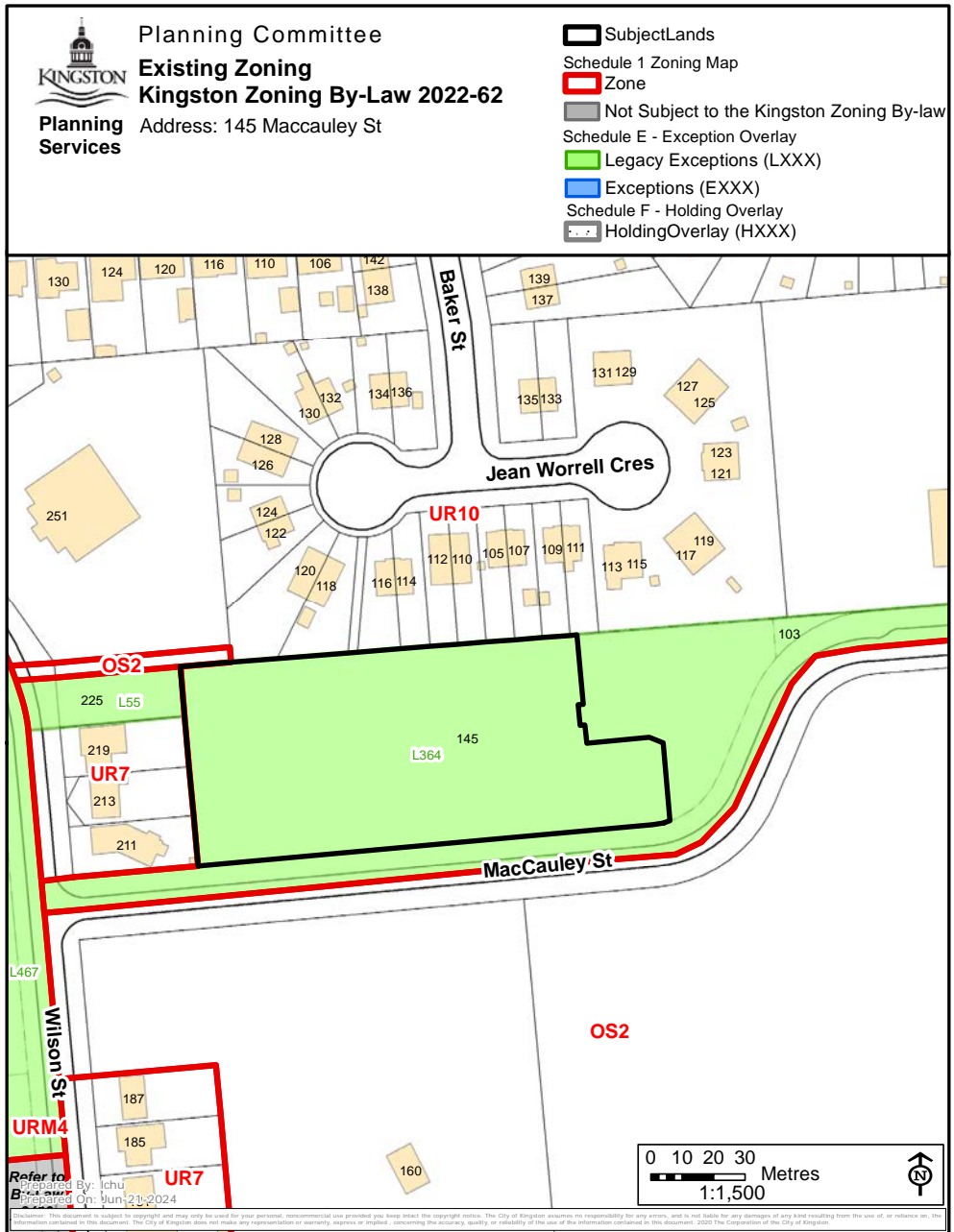
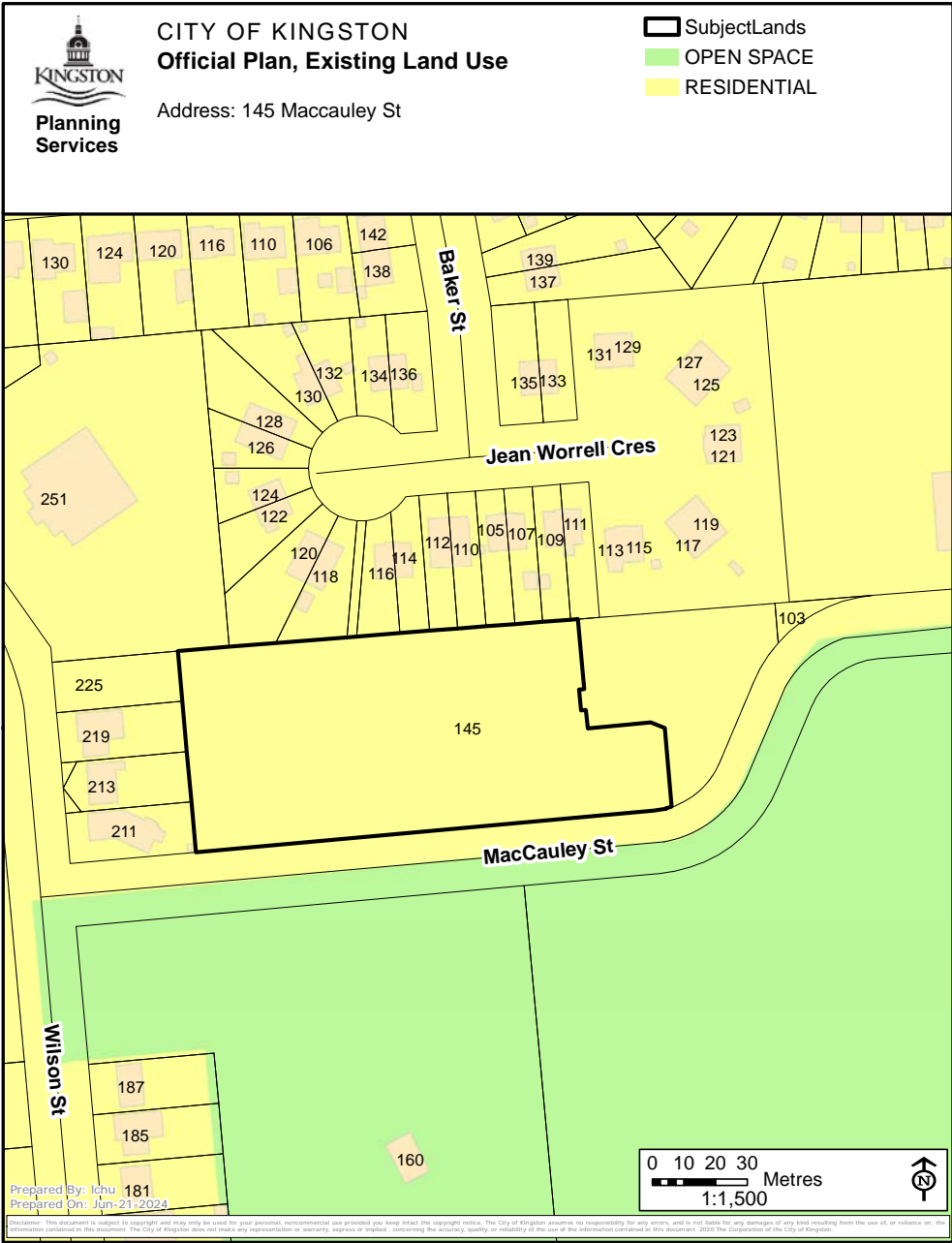


# AERIAL PHOTOS



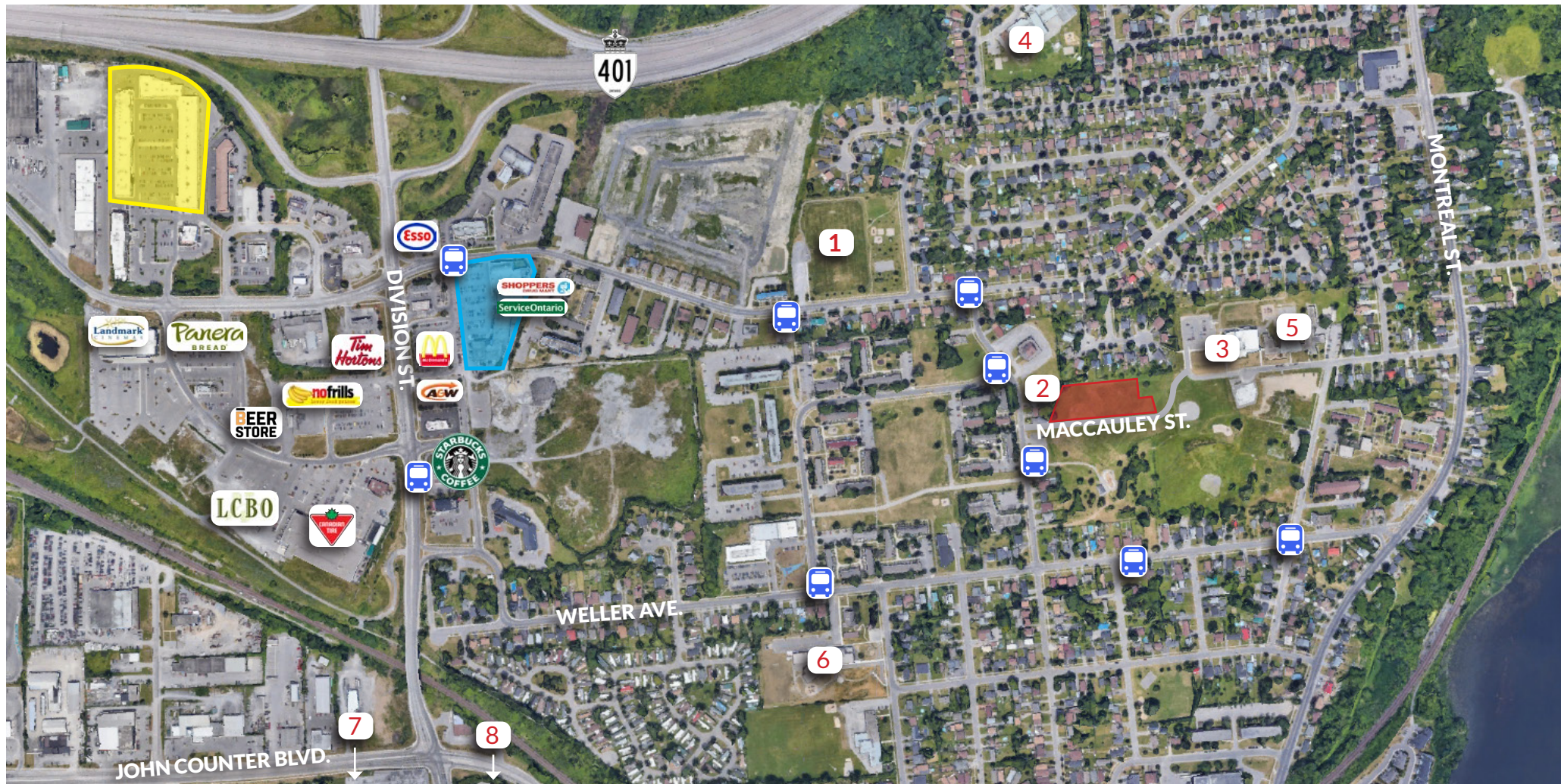


# OFFICIAL PLAN AND EXISTING ZONING





# COMMUNITY AMENITIES AND SERVICES



## PARKS & RECREATION

1. Markers Acres Park 6.1 acres - Soccer field, Playground, Basketball, Winter Rink
2. Shannon Park 20.5 acres - Skate Park, Splash Pad, Playground)
3. Community Centre - Gymnasium, Library Branch, Sound Room

## SCHOOLS

4. Mgr-Rémi-Gaulin Catholic Elementary School (500 meters)
5. Rideau Heights Public School (950 meters)
6. St. Francis of Assisi (550 meters)
7. Kingston Secondary School (2 km)
8. Regiopolis-Notre Dame Catholic School (2.8km)



## SUBJECT PROPERTY



Kings Crossing Fashion Outlet  
(Adidas, Columbia, Roots, Tootsies, Magnotta, Puma, Tommy Hilfiger)



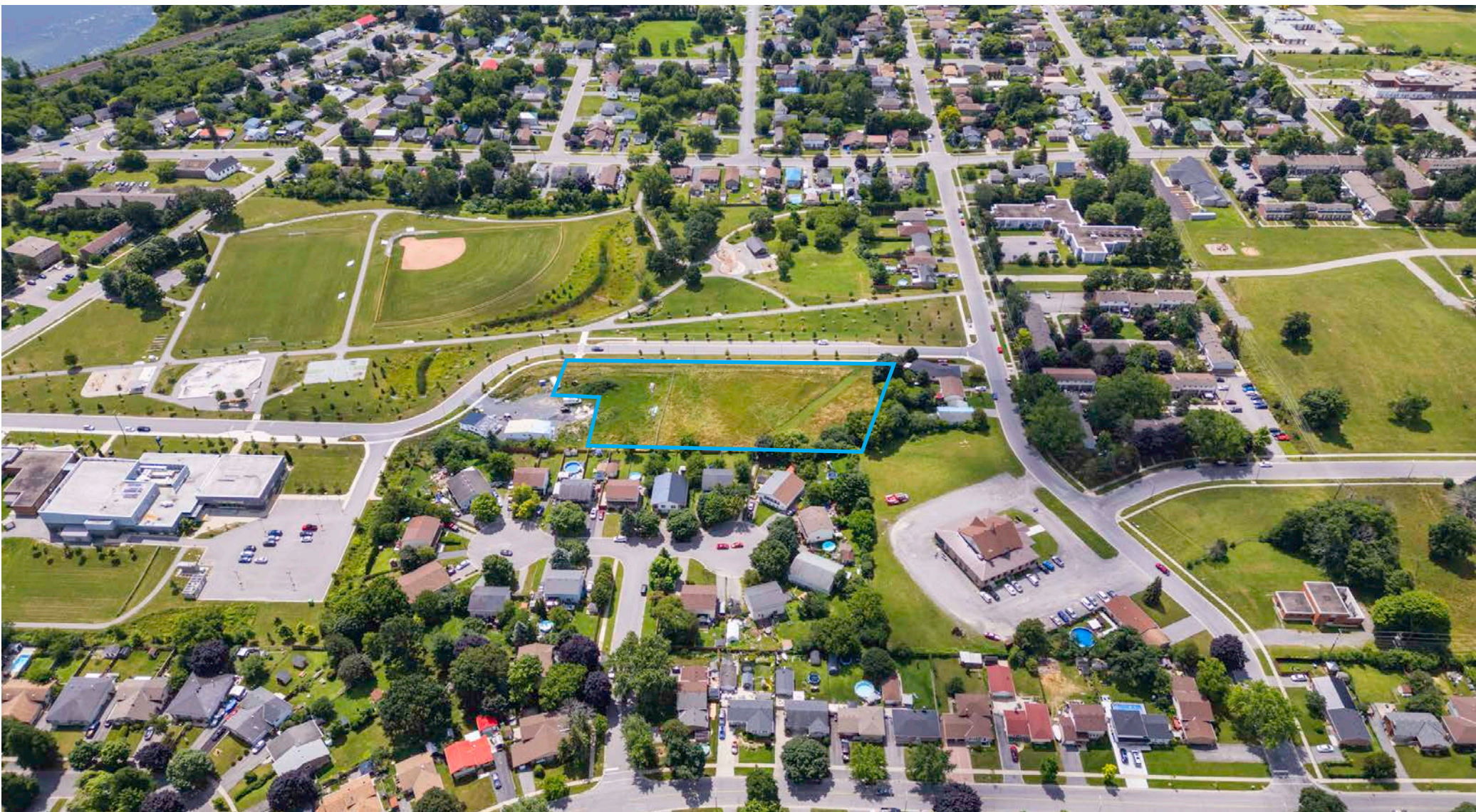
Kingslake Plaza Shopping Centre  
(Shoppers, Canada Post, Dollarama, Service Ontario)



Transit



# 145 MACCAULEY STREET - KINGSTON, ONTARIO

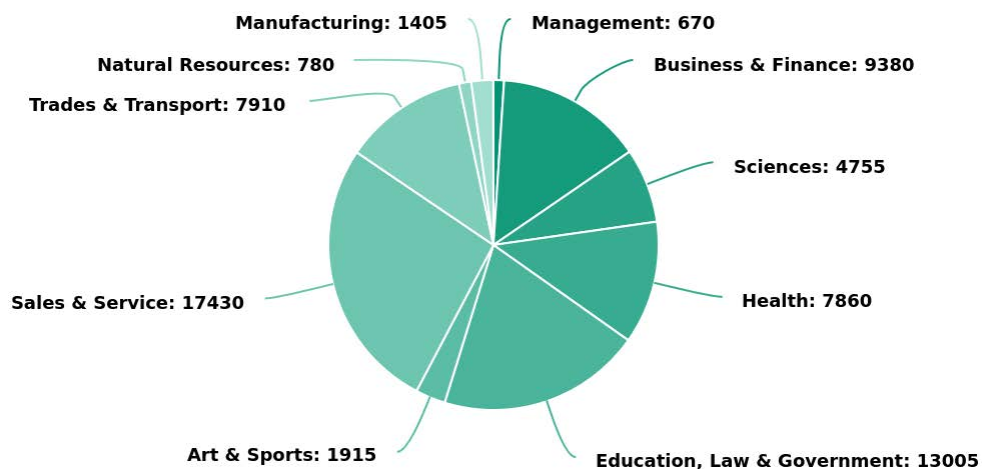


Various reports are available for the subject property, including development, planning and servicing.

**Reports are available upon signing NDA.  
Please contact listing agents for further information.**



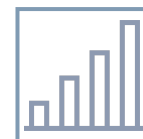
## Labour Force by Occupation



Kingston Population: 132,485 (2021 census)  
Population increase: 7.1% from 2016-2021

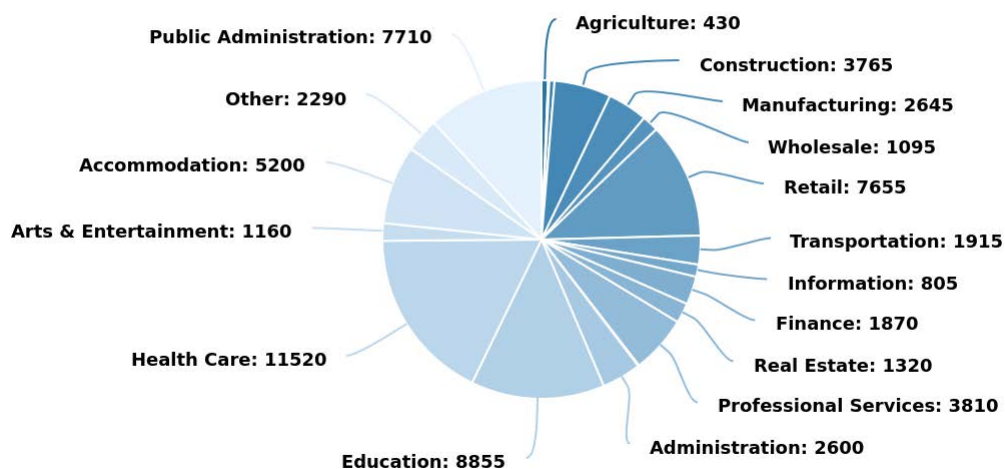


Owned Households: 32,295  
Rented Households: 25,540  
Median Household income: \$79,000 (2021)



Population density: 89.9/square km (2021)  
Vacancy rate: 0.8% (2023)  
Average 2-bedroom apartment rent: \$1,609 (2023)

## Labour Force by Industry



## KINGSTON RANKINGS

- #1 Best Student City in Canada (Hello Safe, March 2023)
- #3 Best Small City in Canada (Resonance Consultancy, 2022)
- #1 Best City in Canada to be a woman (Canadian Centre for Policy Alternatives, 2019)
- #1 Fastest Growth is Transit Ridership (Stats Canada, 2017)
- #5 Top City of Buy Real Estate in Canada (MoneySense Mag., 2020)



# KINGSTON POPULATION & DEMOGRAPHICS

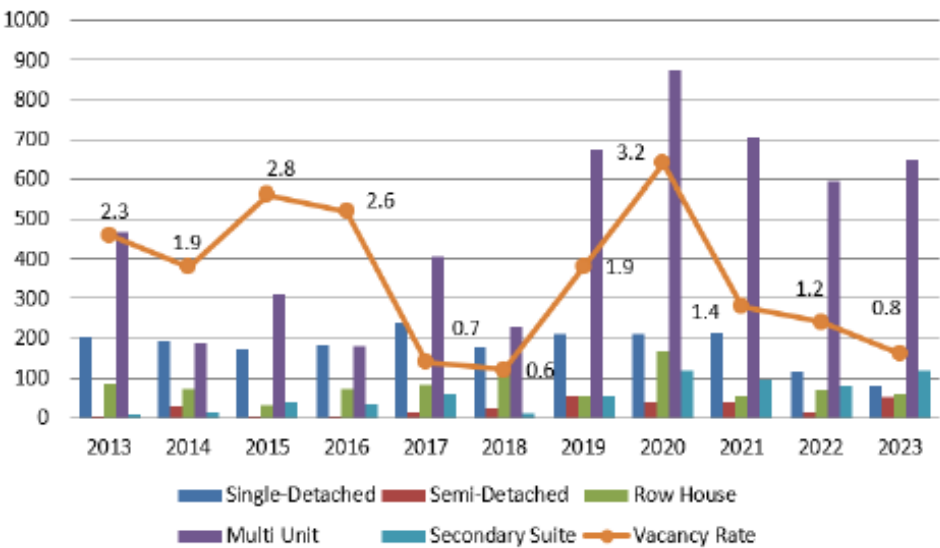
## POPULATION FORECAST

- The number of people who call the Limestone City home has grown seven per cent since the 2016 census, now sitting at 132,485, up from 123,798 five years prior.
- According to Statistics Canada, there are now 63,095 private dwellings within the city. According to Statistics Canada's 2021 Population Census, Kingston has one of the fastest growing downtown areas in the country. This places downtown Kingston's growth rate on par with downtown Toronto and just under that of Gatineau
- Including the student population not captured in the Census, the City of Kingston population base is forecast to reach 180,300 by 2046
- It is recognized that there are more than 30,000 students attending local post-secondary institutions within the City; however, a large portion of this population is not recognized in the permanent population and housing base as reported by the Statistics Canada Census.
- "While the permanent population in the City of Kingston has grown at a relatively modest pace, the City's student population is growing considerably faster. Strong growth in the City's student population base, combined with steady demand associated with the 75+ housing market, continues to fuel demand for rental housing within the City, more specifically high-density dwellings. This demand has not only lowered vacancy rates to an all-time low of 0.6% in 2018, but has also added pressure to market rents in the City."

Sources: Watson & Associates Economists Ltd., Statistics Canada, globalnews.ca

## DEMOGRAPHICS & HOUSING MARKET

The chart below illustrates the annual volume of building permits for new dwelling units by type issued since 2013 along with the vacancy rate.

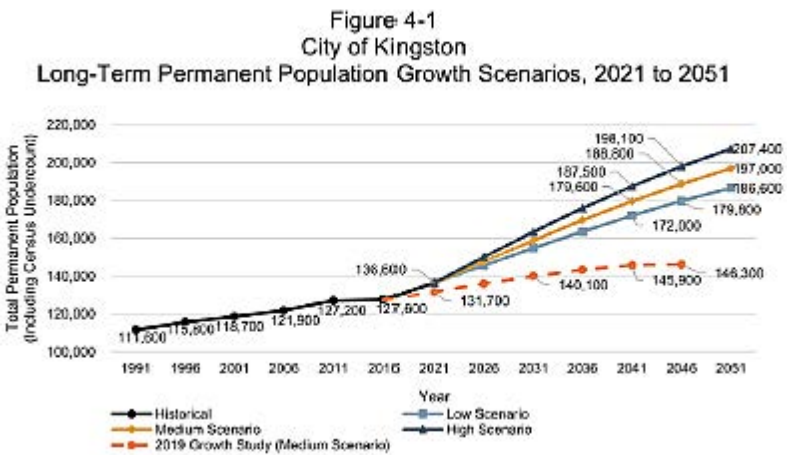


### ANNUAL RESIDENTIAL UNIT BUILDING PERMIT ACTIVITY & PRIMARY RENTAL MARKET VACANCY RATE

- Occupancy permits were issued for 2,719 new residential units between 2020 and 2023 within the City of Kingston.
- Over the past 10 years, on average, the City has issued building permits for 830 units per year.
- 2023 marks a vacancy rate of 0.8% for the City of Kingston, which has over the past ten years, tended to be lower than the provincial and national averages.

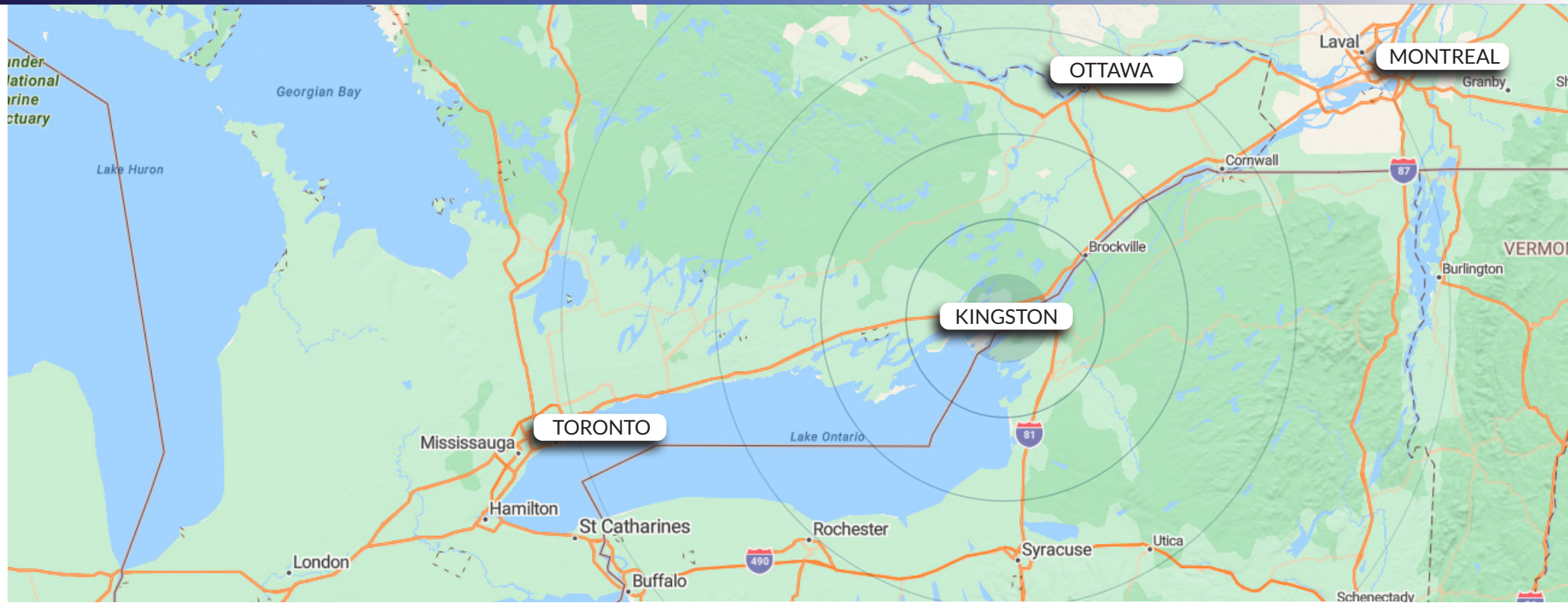
Sources:

- City of Kingston Population, Housing and Workforce Update. Report dated March 19, 2024
- Canada Mortgage and Housing Corporation (CMHC)





# STRATEGIC LOCATION



## PROXIMITY

TORONTO	263.5 km (2 hrs 53 min)
MONTREAL	286.5 km (3 hrs 4 min)
OTTAWA	194.7 km (2 hrs)
BROCKVILLE	83.6 km (55 min)
BELLEVILLE	83.7 km (1 hr 1 min)
PETERBOROUGH	185.1 km (2 hrs 10 min)
COBOURG	150.7 km (1 hr 37 min)
U.S. BORDER	51.2 km (39 min)

## ONE OF THE TOP 20 PLACES TO INVEST IN CANADA

- Located halfway between Canada's two largest cities, Toronto and Montreal
- The large student population brings the city of Kingston a sense of community, diversity, and economic benefits (\$1.67 billion in GDP and 14,946 FTE jobs to Kingston, as of 2021). \*KEDCO
- 30% more permanent residences settled in Kingston in the first three quarters of 2022 compared to 2021.



#1 Small City in Canada for Startup Ecosystem 2023

(StartupBlink)

#4 in Canada in the Energy and Environment Sector 2023

(Startup Blink)

#5 Best City in Canada to Buy Real Estate

(MoneySense Magazine, 2020)



# CONTACT INFO



**Kostas Doulas**  
Broker of Record  
613-384-1997 ext. 17  
kdoulas@rtcr.com



**James Ward**  
Broker, Principal  
613-384-1997 ext. 25  
jward@rtcr.com

▶ All information provided is deemed reliable but is not guaranteed and should be independently verified.  
Please contact Listing Agents for further information