

KING'S TOWN SUBDIVISION - 256 LOTS

311 CONACHER DRIVE KINGSTON

RTCR HAS BEEN RETAINED BY THE VENDOR TO OFFER THE PROPERTY ON AN "AS IS, WHERE IS" BASIS, UTILIZING A NON-PRICED BID PROCESS.



AERIAL VIDEO
COMING SOON



FOR SALE

**Rogers
& Trainor**
Commercial Realty Inc.
Brokerage

KING'S TOWN SUBDIVISION - 256 LOTS



OFFER SUBMISSION

Offer to be submitted on or before **4:00 p.m. June 3rd, 2024**, addressed to Kostas Doulas, Broker of Record (kdoulas@rtcr.com)

The lands are being sold by TDB Restructuring Limited, solely in its capacity as Receiver of 311 Conacher Drive and not in its personal or corporate capacity.

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 accepted 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.

Please contact listing agents for further information

PROPERTY DETAILS

DEVELOPMENT NAME: King's Town Subdivision

CIVIC ADDRESS: Various Addresses (Known as 311 Conacher Drive, Kingston)

PROPERTY TYPE: Residential - Condominium Townhouse Subdivision

SELLER: TDB Restructuring Limited, solely in its capacity as Receiver of 311 Conacher Drive and not in its personal or corporate capacity

LEGAL DESCRIPTION: Lots 1-256 and Blocks 257 to 260, all-inclusive, Plan 13M135

PIN NUMBERS: 36061-0475 through 36061-0734

SITE AREA: +/- 19 Acres

COMMON ELEMENTS: Internal Roadways, pathways, visitor parking areas, two private parks, landscaped areas, underground services as well as two stormwater management ponds

ZONING: URM2 - (E1, L146, L147, L148)
Permitted uses include Residential apartment buildings, stacked townhouses, townhouses, community centre, day care center, elementary or secondary school, library, museum, place of worship

OFFICIAL PLAN: Residential

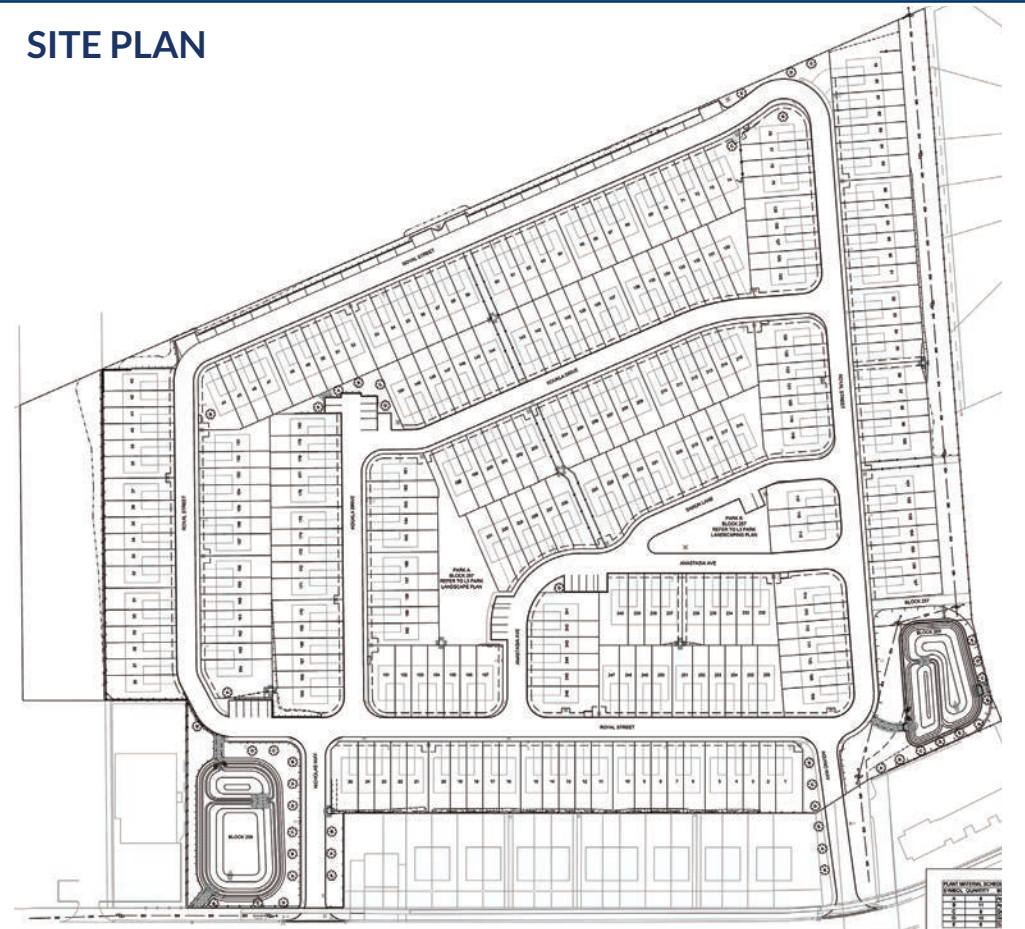
SERVICES: All Municipal Services to Site available

LOCATION: North of Conacher Drive, south of Highway 401, East of Division Street. Neighbourhood includes a mix of residential dwelling types

DEVELOPMENT STATUS

- Internal condominium roadways completed, with exception of final top coat of asphalt
- Underground infrastructure completed, including sanitary sewers, stormsewers, utilities to lot lines
- Two stormwater ponds completed
- Sidewalks and curbs to be completed

SITE PLAN



DEVELOPMENT BREAKDOWN:

- **256 townhouse lots**
 - » 3 unit block x 1
 - » 4 unit block x 6
 - » 5 unit block x 16
 - » 6 unit block x 12
 - » 7 unit block x 11
- **92 end units and 164 interior units**



All information provided is deemed reliable but is not guaranteed and should be independently verified.

COMMUNITY AMENITIES AND SERVICES



SUBJECT PROPERTY

RETAIL & SERVICES

- 12. Kingslake Plaza Shopping Centre
- Shoppers, Canada Post, Dollarama, Service Ontario (250 meters)
- 13. Kings Crossing Fashion Outlet
- Adidas, Columbia, Roots, Tootsies, Magnotta, Puma, Tommy Hilfiger (750 meters)
- 14. No Frills Grocery (650 meters)
- 15. Canadian Tire (800 meters)
- 16. Landmark Theatres (750 meters)

Extensive range of take-out and eat-in restaurants within 800 meters, including:

- Wendy's
- McDonald's
- One Eyed Jack
- Montana's
- Arby's
- Starbuck's
- Swiss Chalet

TRANSIT

- Bus stops #2, #16 at Conacher Dr Express Transit #701 (500 meters)

PARKS & RECREATION (Distance to Subject Property)

1. Markers Acres Park 6.1 acres - Soccer field, Playground, Basketball, Winter Rink (Adjacent to site)
2. Shannon Park 20.5 acres - Skate Park, Splash Pad, Playground (600 meters)
3. Community Centre - Gymnasium, Library Branch, Sound Room (800 meters)
4. Little Cataraqui Conservation Area 970 acres - Outdoor Centre, Hiking Trails (2 km)

SCHOOLS - ELEMENTARY

5. Mgr-Rémi-Gaulin Catholic Elementary School (500 meters)
6. Rideau Heights Public School (950 meters)
7. St. Francis of Assisi (550 meters)
8. John Graves Simcoe Public School (900 meters)
9. Molly Brant Elementary School (1.9 km)

SCHOOLS - SECONDARY

10. Kingston Secondary School (2 km)
11. Regiopolis-Notre Dame Catholic School (2.8km)

KING'S TOWN SUBDIVISION (311 CONACHER DRIVE)

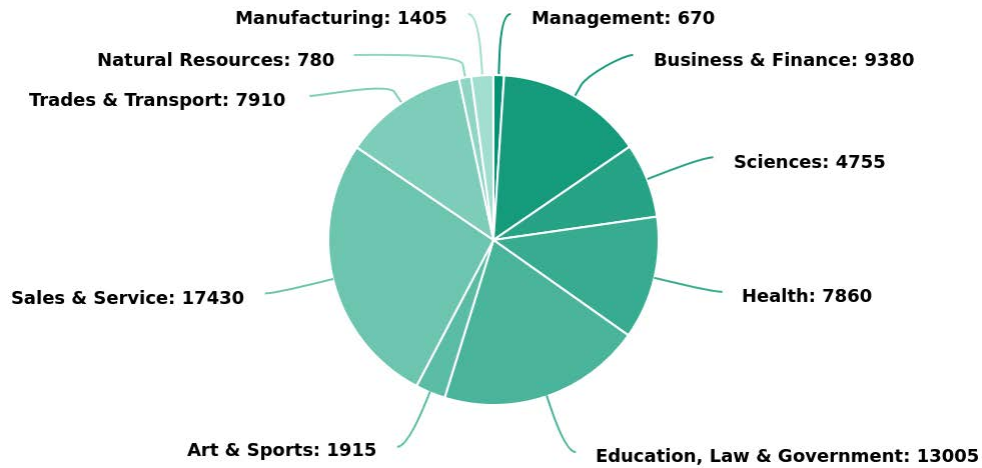


LIST OF DOCUMENTS AVAILABLE:

- Phase I Environmental Site Assessment, dated February 8, 2017
- Drawing package referred to in Subdivision Agreement FC328512
- Architectural Design Guidelines, dated January 10, 2020
- Noise Study, dated April 24, 2012, and Addendum dated November 9, 2012
- Sanitary Sewerage Report, dated June 2017
- Water Supply Report, dated November 2017
- Stormwater Management Report, dated November 2017
- Geotechnical Investigation, dated September 2007
- Traffic Statement, dated May 31, 2017
- Natural Heritage Review, dated June 22, 2017

Reports available upon signing NDA. Please contact listing agents.

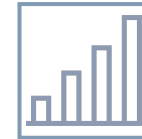
Labour Force by Occupation



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

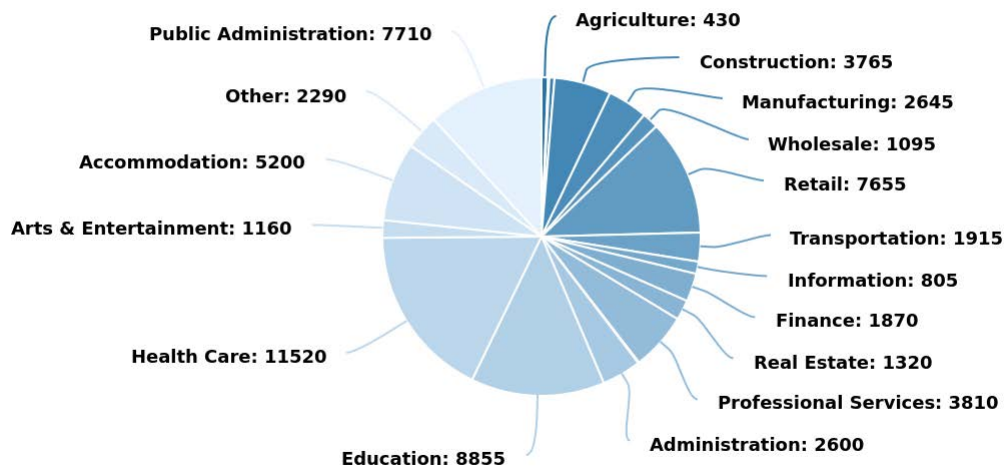


Owned Households: 32,295
 Rented Households: 25,540
 Median Household income: \$79,000 (2021)



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.

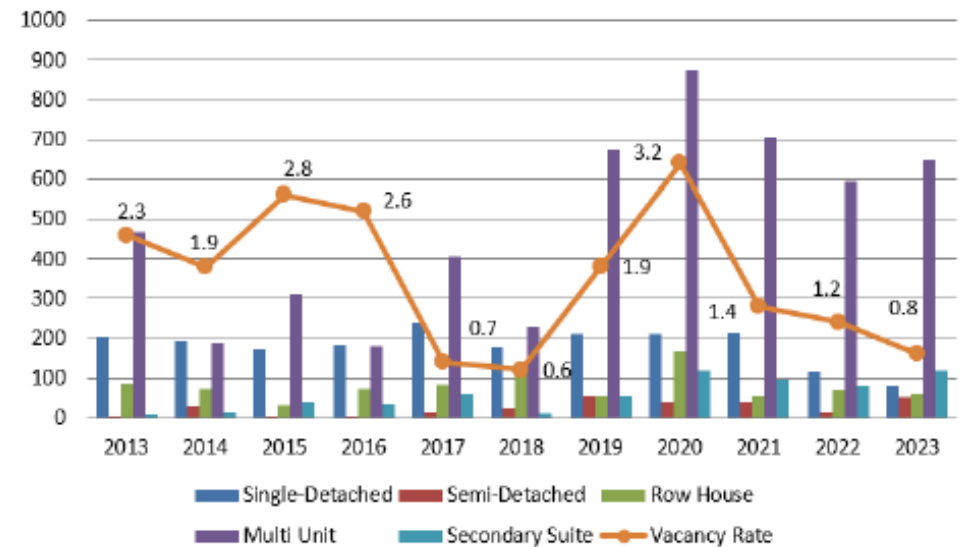
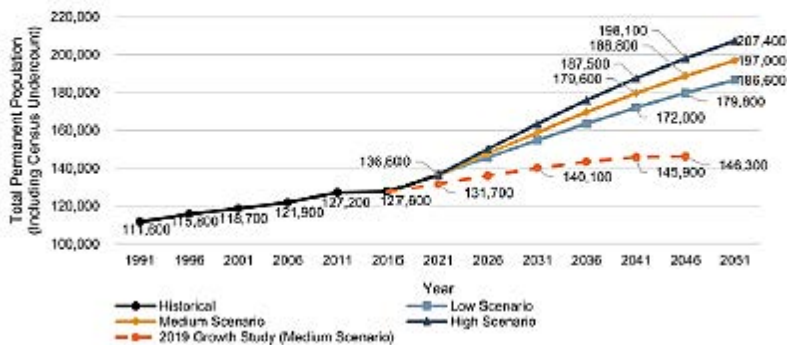


Figure 4-1
City of Kingston
Long-Term Permanent Population Growth Scenarios, 2021 to 2051



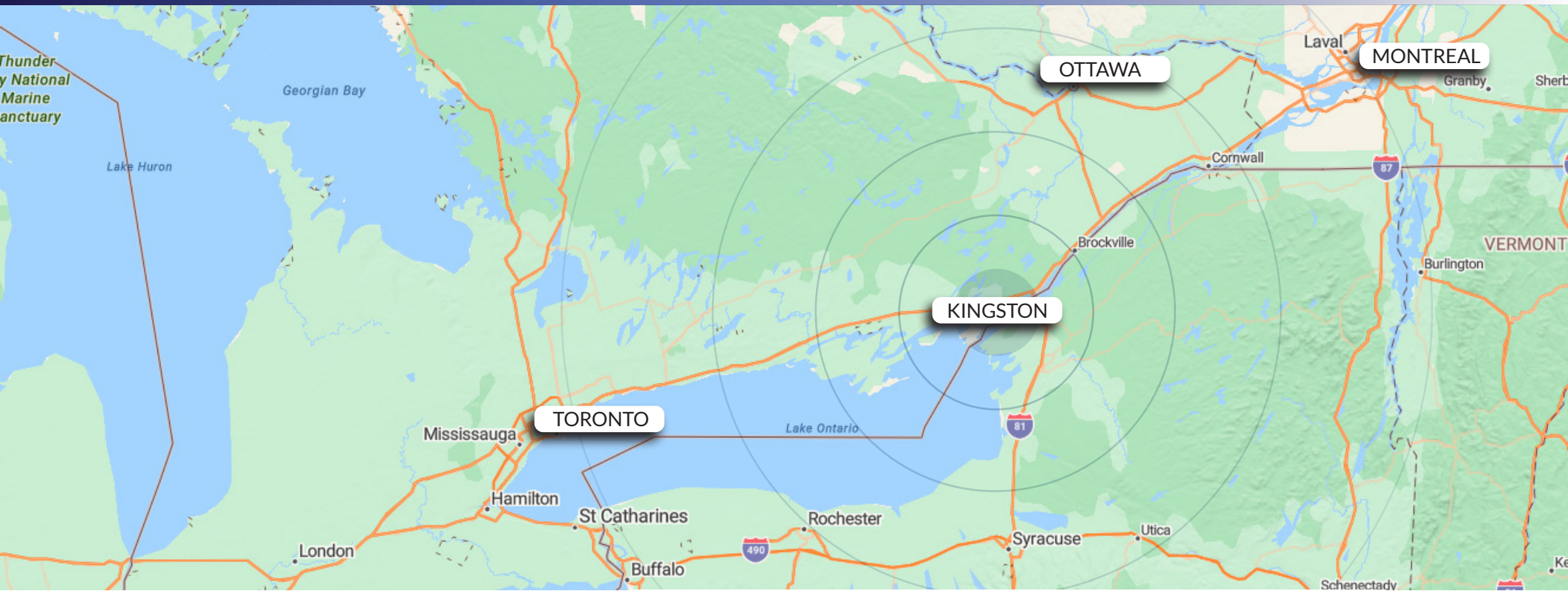
ANNUAL RESIDENTIAL UNIT BUILDING PERMIT ACTIVITY & PRIMARY RENTAL MARKET VACANCY RATE

- 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



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