



For Sale

**542-544 Union St Kingston, ON
Block 3**

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UNIONPARK
KINGSTON

Rockwell Commercial
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Key Highlights

The Offering

A rare opportunity to purchase a ± 2.14 acre development block that is part of the master planned heritage community Union Park Kingston. Block 3 is zoned for a residential and retirement home uses with a mid-rise height of 8 & 10 storeys. Union Park Kingston is well located in the downtown beside Queen’s University, across from the waterfront and Portsmouth Olympic Harbour and situated between three regional hospitals. There are four development blocks in total plus a large private park. Construction to commence in 2026.

Poised For Growth

Kingston, Ontario, is poised for significant growth, driven by an expanding population and rising employment opportunities. The 2021 Statistics Canada Census reports that the city's population has increased by 7.0% since 2016, reaching over 132,000 in 2021. In a recent study, The City of Kingston forecasts, in an endorsed medium growth scenario, that the population will climb by an average annual rate of 1.4%, projecting a population of 197,000 by 2051, reflecting a strong demand for housing. With the city's low vacancy rate, which stood at just 3.0% in 2024, the lowest among all Census Metropolitan Areas in the province, new residential construction is essential. Additionally, Kingston's employment sector is thriving, with key industries like healthcare, education, and technology contributing to job growth. This combination of factors positions Kingston for continued economic and demographic expansion and creates an ideal landscape for development.

Exceptional Location

Rare opportunity to purchase a fully zoned ± 2.14 acre multi-residential development site in Kingston, Ontario. The city is situated on the northeastern shore of Lake Ontario, nestled between Montreal, Ottawa and Toronto. The site is located just west of Kingston’s downtown core on the eastern edge of Portsmouth Village and is situated across from Queen’s University’s Duncan McArthur Hall, commonly referred to as “West Campus”. Conveniently located and within walking distance to personal services, multi-national and local retailers. The area is well-served by Kingston City transit and is easily accessible with its close proximity to Highway 401 and main arterial thoroughways. Queen’s University main campus, St. Lawrence College, the Cataraqui Golf & Country Club, Portsmouth Olympic Harbour (marina), Hotel Dieu Hospital, Providence Care Hospital and Kingston General Hospital are located nearby.

Asking Price
\$6,900,000.00



Union Street

Str John A. Macdonald Boulevard

BLOCK 3

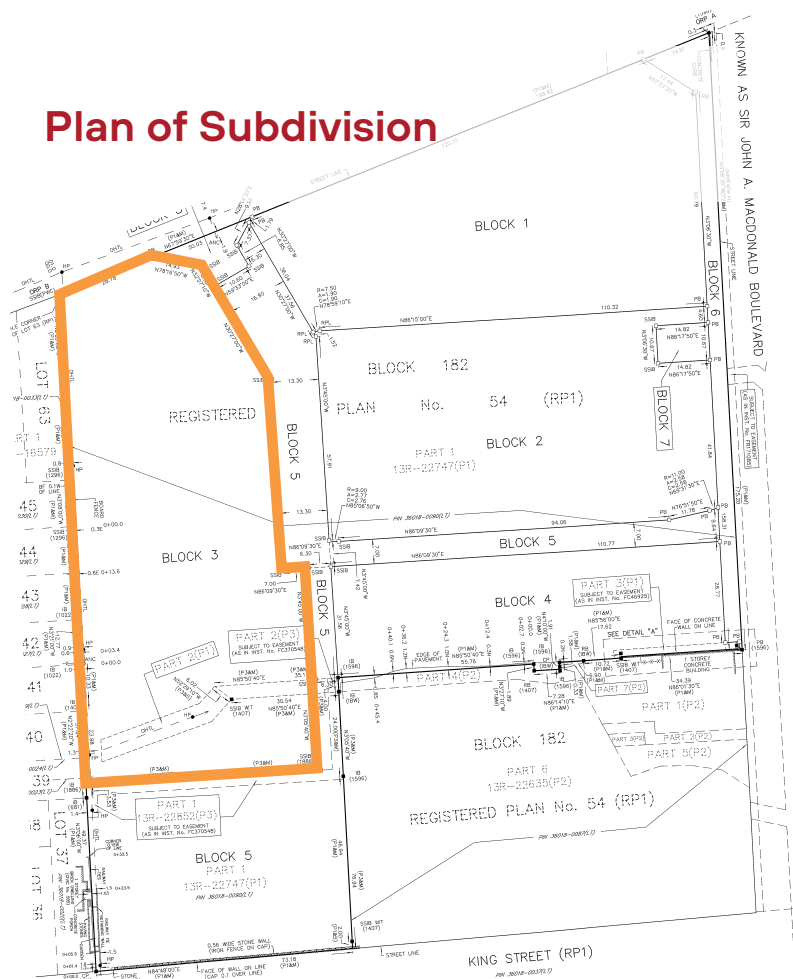
King Street West

Property boundaries shown above are approximate

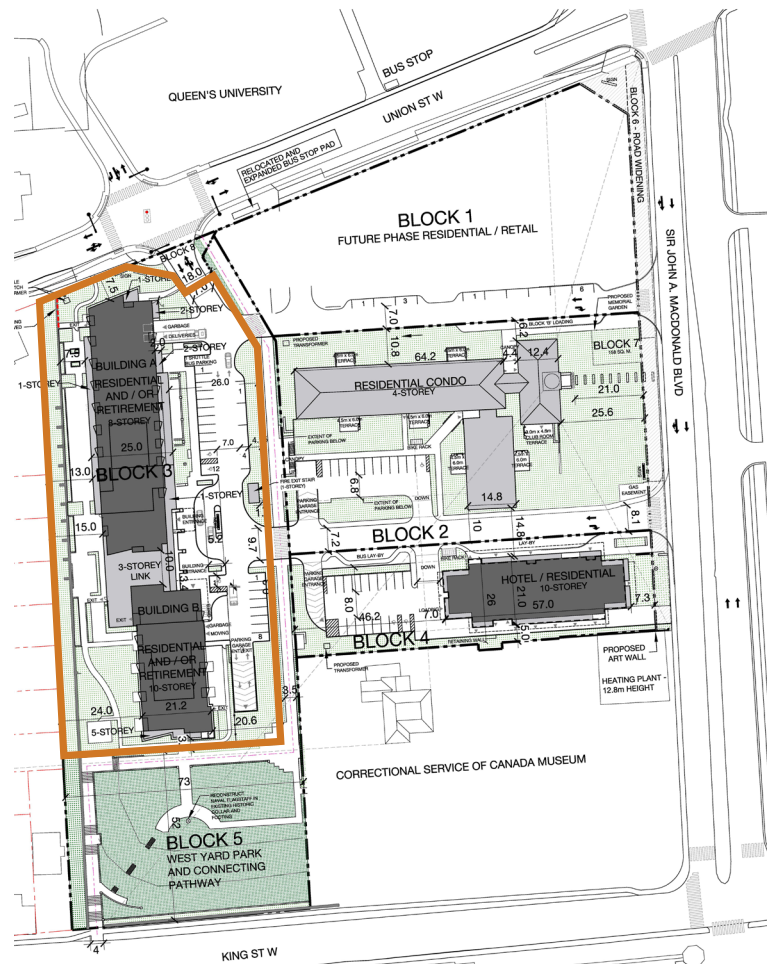
Site Details

Address	542-544 Union Street, Kingston ON	
Legal Description	PIN 36018-0093 (LT): BLOCK 3, PLAN 13M150; SUBJECT TO AN EASEMENT IN GROSS OVER PART 7, 13R23373 AS IN FC405704; CITY OF KINGSTON	
Land Area	± 0.867 ha (± 2.14 acres)	
Approved Building GFA	± 233,859 sf (based on previous development plan for a retirement home)	
Total Approved Building GFA	± 212 units - based on 245 units/net hectare plus commercial use	
Zoning	URM4 E100-H150 Allowing for the following: apartment building, special needs facility (retirement home), wellness clinic, personal service shop	
Seller	Siderius Developments Ltd.	
2026 Property Taxes	Estimated to be \$27,522.42 based on new assessment	
Asking Price	\$6,900,000.00 (Unit including site services listed below)	
Project Name	Union Park Kingston (Concept site plan in brochure)	
Parkland Contribution	Parkland contribution included in purchase price.	
Approved Building Height	North Tower	8 Storeys
	South Tower	10 Storeys
	Connecting Podium	3 Storeys
Community Benefit Fee	The development of this site is exempt from paying Community Benefits to the City of Kingston.	
Development Charges	Purpose-built high density residential rental buildings may be eligible for reductions under the DC Act. In addition, if units qualify as affordable or attainable as defined in the legislation, then those units specifically are exempt.	
	The reductions are summarized below:	
	(1.1) In the case of rental housing development, the amount determined under subsection (1) shall be reduced in accordance with the following rules:	
	1. A development charge for a residential unit intended for use as a rented residential premises with three or more bedrooms shall be reduced by 25 per cent.	2. A development charge for a residential unit intended for use as a rented residential premises with two bedrooms shall be reduced by 20 per cent.
3. A development charge for a residential unit intended for use as a rented residential premises not referred to in paragraph 1 or 2 shall be reduced by 15 per cent. 2022, c. 21, Sched. 3, s. 8 (2).	Please contact the City of Kingston directly for clarification and confirmation based on your intended development.	
	Source: Development Charges City of Kingston 2025	
Environmental Status	Based on environmental site assessments completed on the property (entire Union Park Kingston site) by XCG Consulting Ltd., the groundwater quality on-site meets the applicable Ministry of the Environment, Conservation and Parks (MECP) groundwater quality standards and approximately 725 tonnes of soil on-site contains contaminant concentrations exceeding the applicable MECP soil quality standards. The applicable MECP soil and groundwater quality standards for this property are the Table 7 Generic Site Condition Standards for Shallow Soils in a Non-Potable Ground Water Condition. Prior to the date of purchase, the remediation that is required on the Property (Block 3) will be completed by the Seller at its cost and verification sampling will be conducted to confirm that the remaining soil on the Property does not contain contaminant concentrations exceeding the applicable MECP soil quality standards for residential use.	

Plan of Subdivision



Original Project Concept Site Plan



Site Services

Sanitary

A 250 mm sanitary service is installed by the subdivision developer to the north property line of the block on Union Street (Manhole B). (Included in purchase price)

Storm

A 300 mm storm service is installed by the subdivision developer to the east limit of Block 3 within Block 5. On-site Stormwater Management works for quantity control are to be provided by the site plan developer, to meet the requirements of the SWM Report by Josselyn Engineering dated December 3, 2024. Quality control of runoff from Block 3 is provided in a communal quality control manhole located in Block 5. (Included in purchase price)

Water

A 250 water service from the 250 mm municipal watermain on Union Street is provided by the subdivision developer to the north property line, with a temporary hydrant for flushing purposes. The hydrant is to be removed when the water service is extended onto the site. (Included in purchase price)

Gas

Available from Union Street, to be designed and constructed with site plan design. (At Buyer's expense)

Electrical

1600A, 600/347V, 3 phase, 4 wire future electrical service directly from Union St W; full design and coordination to be provided during Site Plan Design phase (At Buyer's expense)

Signalized Intersection

New full-movement signalized intersection on Union Street including sidewalks to be installed by subdivision developer. (Included in purchase price)



Nearby Hotels

1. Confederation Place Hotel
2. Kingston Marriott
3. Holiday Inn Kingston Waterfront
4. Residence Inn by Marriott
5. The Delta by Marriott
6. The Frontenac Club

Nearby Retirement/ Nursing Homes

1. Providence Manor
2. Venvi St. Lawrence Place
3. Rideaucrest Home

Distance By Vehicles



Montreal	3 hr 5 min	292 km	-
Ottawa	2 hr	179 km	-
Toronto	2 hr 50 min	263 km	-
Downtown Kingston	6 min	2.8 km	39 min
Queen's University Main Campus	2 min	1.2 km	24 min
St. Lawrence College	2 min	1 km	14 min

The City of Kingston

Where history and innovation thrive

The Kingston Downtown Business Improvement Area (BIA), in collaboration with Tourism Kingston and the Kingston Economic Development Corporation, supports the success of more than 700 commercial properties, business owners, and tenants within the City of Kingston's downtown core. Through coordinated efforts focused on street beautification and maintenance, financial funding support, access to local and governmental resources, special events, and strategic marketing initiatives, these organizations foster a vibrant and resilient downtown environment. Together, they advance business investment, strengthen Kingston's tourism sector, and promote meaningful community engagement within the commercial core.



Princess Street Promenade

@chloeliuphotography



Kingston Buskers Festival

@virginiamariaphotography



New Year's Eve

@paulwashcommercialphotography



Poker Run

@pokerrunsamerica

A Closer Look at The City of Kingston

Growth & Development

2.4%

↓ Trending Down

Vacancy Rates Year-Over-Year*

2020	3.2%
2021	1.4%
2022	1.2%
2023	0.8%
2024	3.0%
2025	2.4%

Source: [CMHC Rental Market Survey*](#)



148,000

Current Estimated 2026 Population

[City of Kingston](#)



192,200

Current Estimated 2026 CMA

[City of Kingston](#)



66,800

Total New Population Growth Between 2021-2051 **

(permanent plus those for post secondary students not captured in census)



29,300

Total New Household Growth Between 2021-2051 **

(permanent plus those for post secondary students not captured in census)



33,400

Total New Jobs Between 2021-2051 **

Source: [City of Kingston, Population, Housing & Employment Growth Forecast Update to 2051**](#)

Offering Process

Rockwell Commercial Real Estate, Brokerage (“Listing Brokerage”) has been retained by The “Seller” as the exclusive advisor for the disposition of the Seller’s property located at 542-544 Union Street, Kingston, ON (the “Property”). Interested parties shall be required to execute and submit the Seller’s Non-Disclosure Agreement (the “NDA”) prior to being provided with access to and receiving confidential information contained within the Listing Brokerage’s Data Room (the “Data Room”). Prospective buyers shall submit their offers directly to the Listing Broker electronically at the email address, martin.skolnick@rockwellcre.com. All questions related to offer submissions or general property inquiries shall be directed to the Listing Broker. The Seller reserves the right to alter its instructions to the Listing Brokerage at anytime.

The Seller also reserves the right to withdraw the Property from the market at any time without recourse and is not obligated to negotiate with or accept any offer submitted by a prospective buyer.

DISCLOSURE: Martin L. Skolnick is a licensed Realtor with Rockwell Commercial and is a partner, director and shareholder in Siderius Developments Ltd.

Broker’s Data Room

Upon execution of the Seller’s Non-Disclosure Agreement, the Listing Broker will provide instruction to qualified prospective buyers for access to the Listing Broker’s Data Room. The Data Room contains a comprehensive inventory of confidential due diligence documents and reports, including but not limited to:

- Plan of Subdivision (PDF + ACAD)
- Site Servicing Plans
- Storm Water Measurement Plans
- Environmental Reports
- Project renderings
- Aerial pictures
- Heritage and Easement Agreement
- Ontario Land Tribunal (OLT) Withdrawal Letter and minutes of Settlement
- Consolidated zoning and project zoning (November 1, 2022)
- Draft Reciprocal Easement and Cost Sharing Agreement
- Union Park Kingston Master Concept Plan
- Brownfield Site Agreement
- Subdivision Agreement

All documents and information contained within the Data Room is provided by the Seller and Listing Broker without any representation or warranty as to its accuracy, completeness, or relevance, and is provided for information purposes only. Buyer’s shall rely on its own independent enquiries, inspections and testing.





544-542 Union St, Kingston, On

Contact Information

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