



## For Sale

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

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**UNIONPARK**  
KINGSTON

Rockwell Commercial  
Real Estate, Brokerage  
78 Brock St. Kingston, ON K7L 1R9  
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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 Spring 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-serviced by Kingston City transit and is easily accessible with its close proximity to Highway 401 and main arterial throughways. 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**



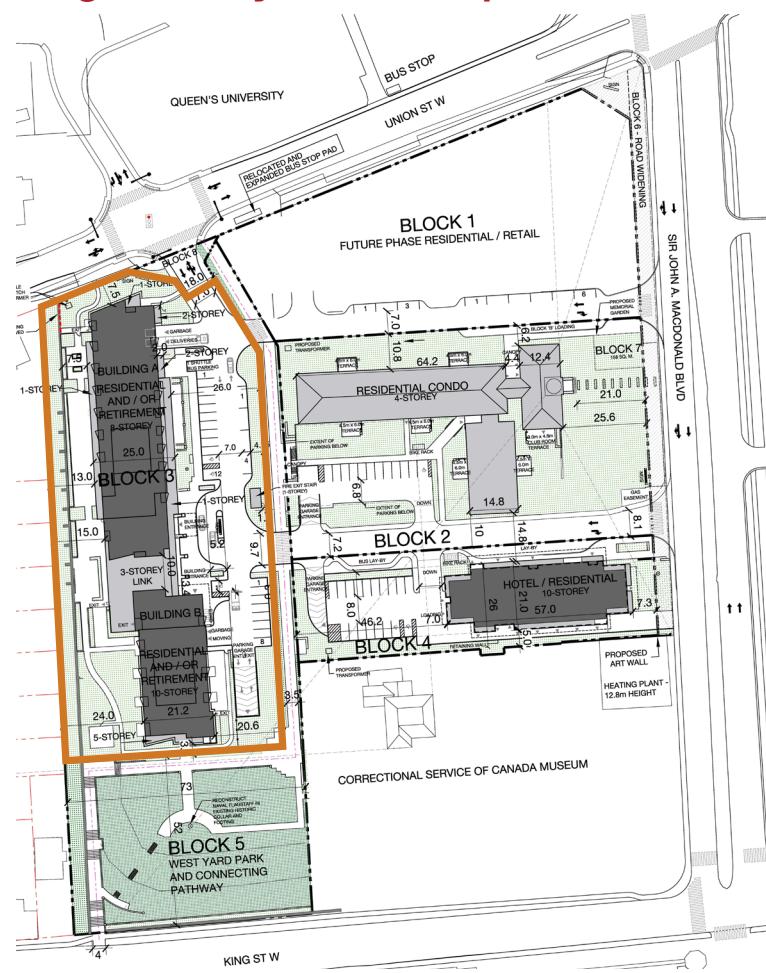
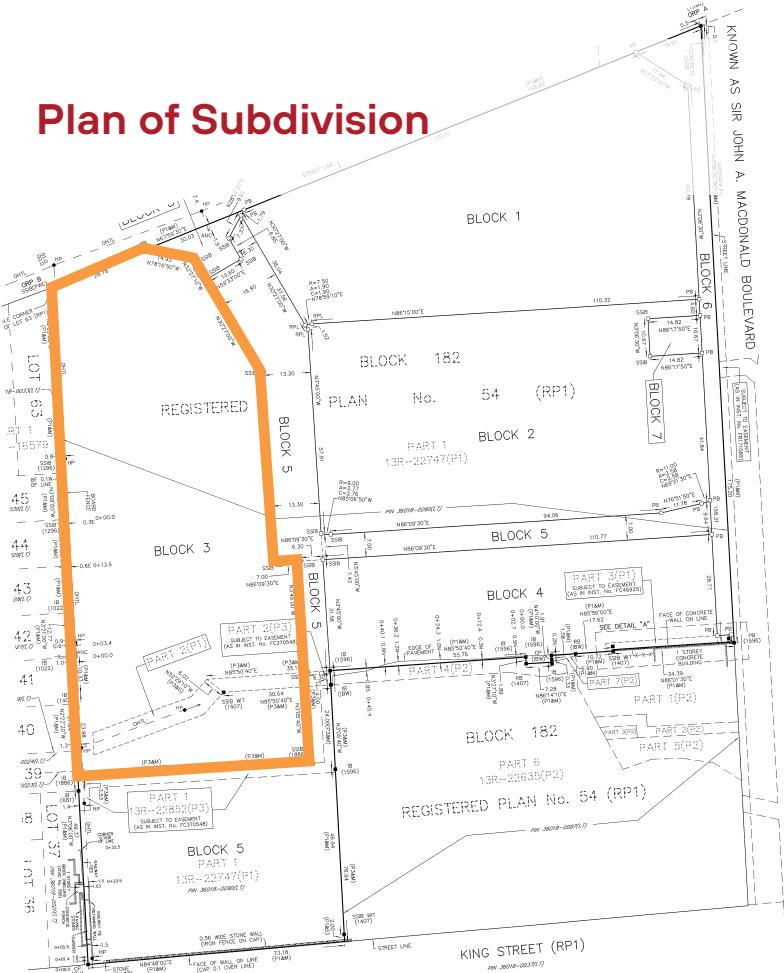
Property boundaries shown above are approximate

## Site Details

<b>Address</b>	542-544 Union Street, Kingston ON						
<b>Legal Description</b>	PIN 36018-0093 (LT): BLOCK 3, PLAN 13M150; SUBJECT TO AN EASEMENT IN GROSS OVER PART 7, 13R23373 AS IN FC405704; CITY OF KINGSTON						
<b>Land Area</b>	± 0.867 ha (± 2.14 acres)						
<b>Approved Building GFA</b>	± 233,859 sf (based on previous development plan for a retirement home)						
<b>Total Approved Building GFA</b>	± 212 units - based on 245 units/net hectare plus commercial use						
<b>Zoning</b>	<b>URM4 E100-H150</b> Allowing for the following: apartment building, special needs facility (retirement home), wellness clinic, personal service shop						
<b>Seller</b>	Siderius Developments Ltd.						
<b>2025 Property Taxes</b>	Estimated to be \$27,522.42 based on new assessment						
<b>Asking Price</b>	\$6,900,000.00 (Unit including site services listed below)						
<b>Project Name</b>	Union Park Kingston (Concept site plan in brochure)						
<b>Parkland Contribution</b>	Buyer to pay the parkland contribution as calculated by the City of Kingston based on Buyer's project.						
<b>Approved Building Height</b>	<table> <tr> <td>North Tower</td> <td>8 Storeys</td> </tr> <tr> <td>South Tower</td> <td>10 Storeys</td> </tr> <tr> <td>Connecting Podium</td> <td>3 Storeys</td> </tr> </table>	North Tower	8 Storeys	South Tower	10 Storeys	Connecting Podium	3 Storeys
North Tower	8 Storeys						
South Tower	10 Storeys						
Connecting Podium	3 Storeys						
<b>Community Benefit Fee</b>	The development of this site is exempt from paying Community Benefits to the City of Kingston.						
<p>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.</p> <p>The reductions are summarized below:</p> <p>(1.1) In the case of rental housing development, the amount determined under subsection (1) shall be reduced in accordance with the following rules:</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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).</li> </ol> <p>Please contact the City of Kingston directly for clarification and confirmation based on your intended development.</p>							
<p>Source: <a href="#">Development Charges City of Kingston 2025</a></p>							
<b>Environmental Status</b>	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.						

# Original Project Concept Site Plan

## Plan of Subdivision



## Site Services

Sanitary	Storm	Water	Gas	Electrical	Signalized Intersection
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)	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)	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)	Available from Union Street, to be designed and constructed with site plan design. (At Buyer's expense)	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)	New full-movement signalized intersection on Union Street including sidewalks to be installed by subdivision developer. (Included in purchase price)

# Area Highlights

## Kingston's Downtown Business Improvement Area

The Kingston Downtown Business Improvement Area (BIA) is an established association that in collaboration with Tourism Kingston and Kingston Economic Development Corporation, promotes the success of over 700 commercial properties, business owners and tenants in the City of Kingston's commercial core. The efforts of these organizations foster the vitality of Downtown through street beautification and maintenance, financial funding support, local and governmental resources, special events and general marketing and promotion. Together the organizations target viable business investment, support a robust and vibrant tourist industry and promote community engagement.

## Kingston Demographics



**132,485**

Population



**41**

Median Age



**2.2**

Average Household Size



**\$74,306**

Average Household Income After Taxes

Source: Statistics Canada 2021 Census

## 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



## ● 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

# The City of Kingston

## Where history and innovation thrive

Boasting its vibrant community, urban lifestyle and rich history, downtown Kingston offers a dynamic and unique environment. Set amongst Kingston's historic downtown skyline are more than 700 national and local storefronts, restaurants, and entertainment venues, offering extensive shopping, amenities, and experiences. Perched on the bank of Lake Ontario, the downtown core provides convenient and scenic natural recreations and open spaces.



# A Closer Look at The City of Kingston

## Growth & Development

# 3.0%

Kingston Vacancy Rate, 2024

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

### Vacancy Rates Year-Over-Year\*

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



# 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 \*\*

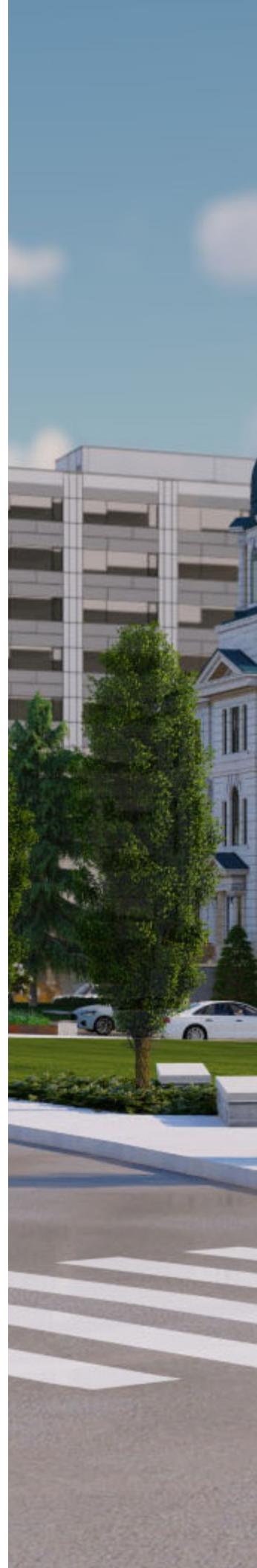
Source: [City of Kingston, Population, Housing & Employment Growth Forecast Update to 2051\\*\\*](#)

# 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](mailto: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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