

# FULLY ZONED MIXED-USE DEVELOPMENT SITE FOR SALE

500 CATARAQUI WOODS DR  
KINGSTON, ON



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**CUSHMAN & WAKEFIELD KINGSTON, BROKERAGE**  
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/////// KEY HIGHLIGHTS

**THE OFFERING**

Presenting an unparalleled chance to acquire a prime parcel of zoned development land in Kingston's fast-growing west end, this property includes recent zoning approvals in place permitting a density of up to 280 units per net hectare, up to 6 stories of residential, and allowing for commercial space on the ground floor. Its strategic location, coupled with high demand for rental apartments, positions this property as an ideal canvas for visionary developers. With ± 5.344 acres of well-configured land on a prominent corner, this opportunity offers limitless potential to create a landmark destination that caters to the evolving needs of the community. For qualified buyers, a comprehensive package of due diligence documentation is available, ensuring a transparent and efficient transaction process.

**POISED FOR GROWTH**

Seeing a 7.1% population increase in 2021 from 2016, Kingston is growing rapidly with an overall population of 132,485 residents, making the municipality the largest centre between the GTA, Ottawa and Montreal. The CMA totals a population of approximately 172,546. The City of Kingston recently approved a population growth report projecting the city could see the population rise by 32% by the year 2051.

Kingston's economy is driven by the private sector, all levels of government, startups and global corporations and continues to attract significant and diverse economic investment, providing a competitive landscape for multinational companies and entrepreneurs alike. In 2022, the city was ranked number one in Canada for both direct foreign investment and its small city startup ecosystem. Well-established industry clusters fuel the region; namely, clean technology, a globally recognized health and sciences industry and robust research and development sector. Queen's University, the Royal Military College, and St. Lawrence College provide Kingston's economy with world-class education, research and Canada's most educated workforce with two-thirds of the city's population being post-secondary graduates.

In 2023 Umicore Rechargeable Battery Materials Inc., with investment from the Canadian government, broke ground on a new world-class \$2.76 Billion dollar project in nearby Loyalist Township which is expected to result in over 600 new and well paid jobs, plus indirectly bolster supporting business and industry, which will add to the already strong rental market.



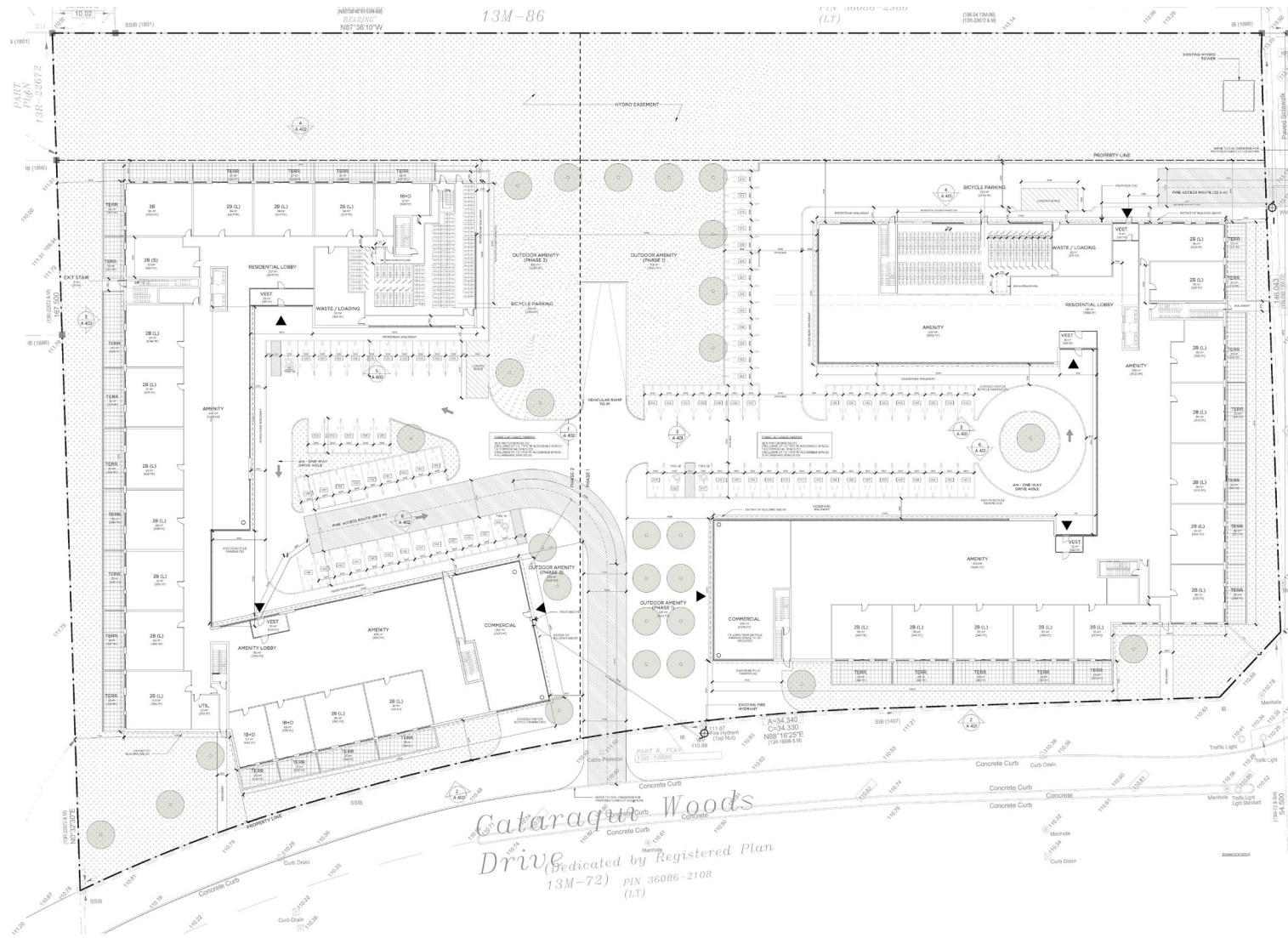
////// SITE DETAILS

<b>ADDRESS</b>	500 Cataraqui Woods Dr, Kingston, On.	
<b>LEGAL DESCRIPTION</b>	BLOCK 3, PLAN 13M72; S/T EASEMENT IN FAVOUR OF THE HYDRO-ELECTRIC POWER COMMISSION OF ONTARIO AS IN TKU12483; S/T EASMNT IN FAVOUR OF THE CORPORATION OF THE CITY OF KINGSTON OVER PT BLK 3, PL 13M72, PT 5, 13R18886 AS IN FC44284, S/T EASMNT IN FAVOUR OF HYDRO ONE NETWORKS INC. OVER PT BLK 3, PL 13M72, PT 5, 13R18886 AS IN FC47069 CITY OF KINGSTON	
<b>SELLER</b>	Centennial Land Development GP Inc.	
<b>LAND AREA</b>	± 5.344 acres (gross site area), ± 4.392 acres (net area)	
<b>FRONTAGE/DEPTH</b>	± 605.25 ft along Cataraqui Woods Drive ± 311.13 ft along Centennial Drive	
<b>EASEMENT</b>	(0.952 acres) Hydro One	
<b>OFFICIAL PLAN</b>	<b>Residential</b> Section 10C.3.34.1	“high density residential development may be located at the northwest corner of Centennial Drive and Cataraqui Woods Drive, subject to the following restrictions: a. The maximum density is 280 dwelling units per net hectare of land.”
<b>ZONING</b>	URM2 - E142 & E143 - H231 (By-Law 2022-62)	
<b>PERMITTED DENSITY</b>	497 units based on 280 dwelling units per net hectare	
<b>MAXIMUM BUILDING HEIGHT</b>	22 meters (6 storeys)	
<b>2023 FINAL PROPERTY TAXES</b>	\$44,408.63	
<b>SITE SERVICES</b>	Municipal water/sewer, natural gas, hydro Development approved subject to adequate servicing capacity achieved by way of the substantial completion of the Days Road Pumping Station upgrades or an acceptable alteration. This upgrade is near completion.	
<b>ARCHAEOLOGICAL</b>	Phase 1-2 Assessment completed November 1, 2023 stating “The subject property tested during Stage 2 excavation has been assessed and found to contain no significant archaeological resources. No future work is required with the study area.”	
<b>ENVIRONMENTAL STATUS</b>	Phase I ESA Update - Complete May 12, 2023* Phase II ESA Update - Complete June 2, 2023*  *Prepared in accordance with O.Reg. 153/04, as amended, Records of Site Condition Part XV.1 of the Environment Protection Act. RSC filed in the Environmental Site Registration on November 22, 2023 (RSC No. B-403-8242962467)	

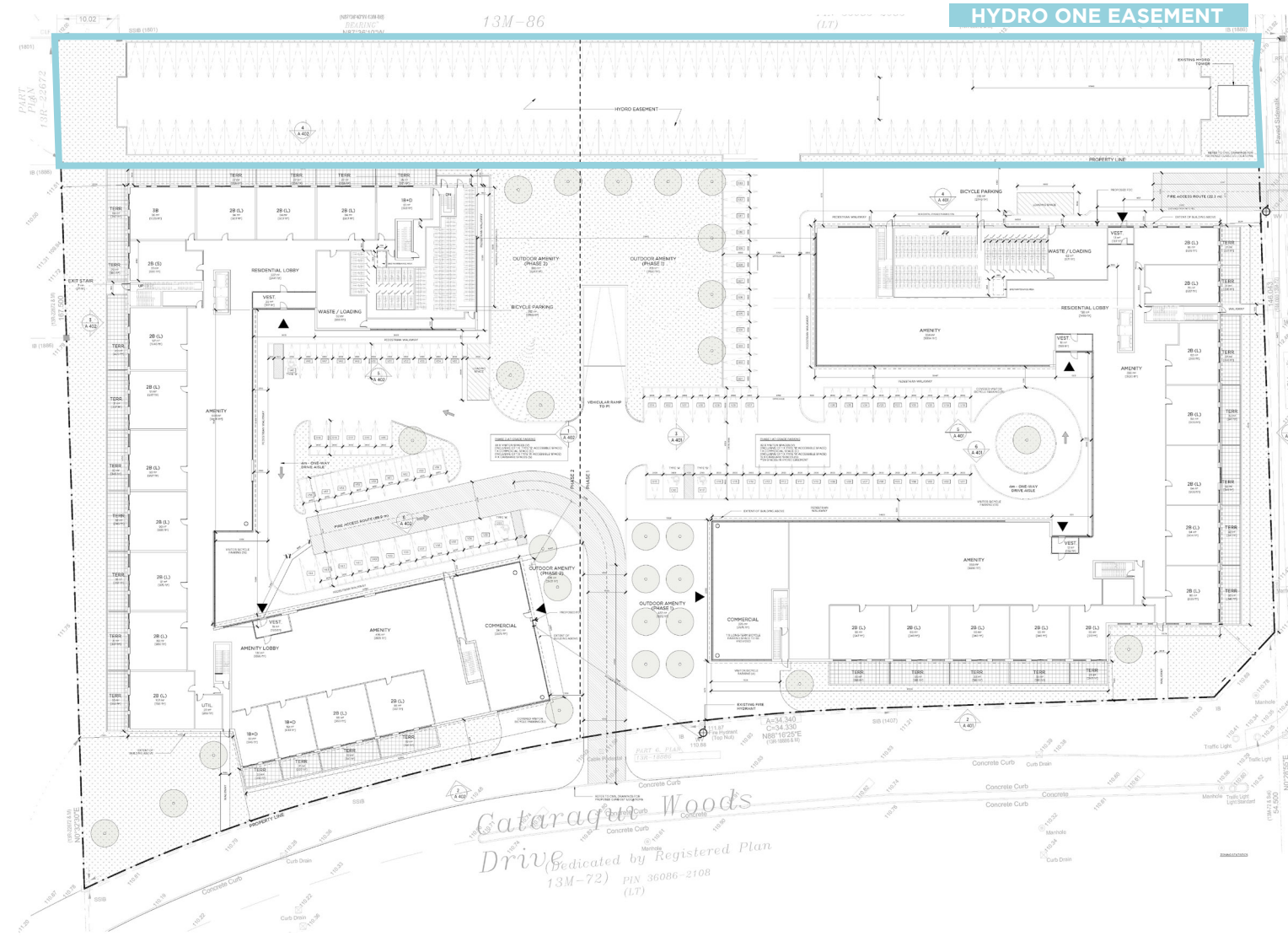
////// CONCEPT ELEVATIONS



**GROUND FLOOR PLAN**



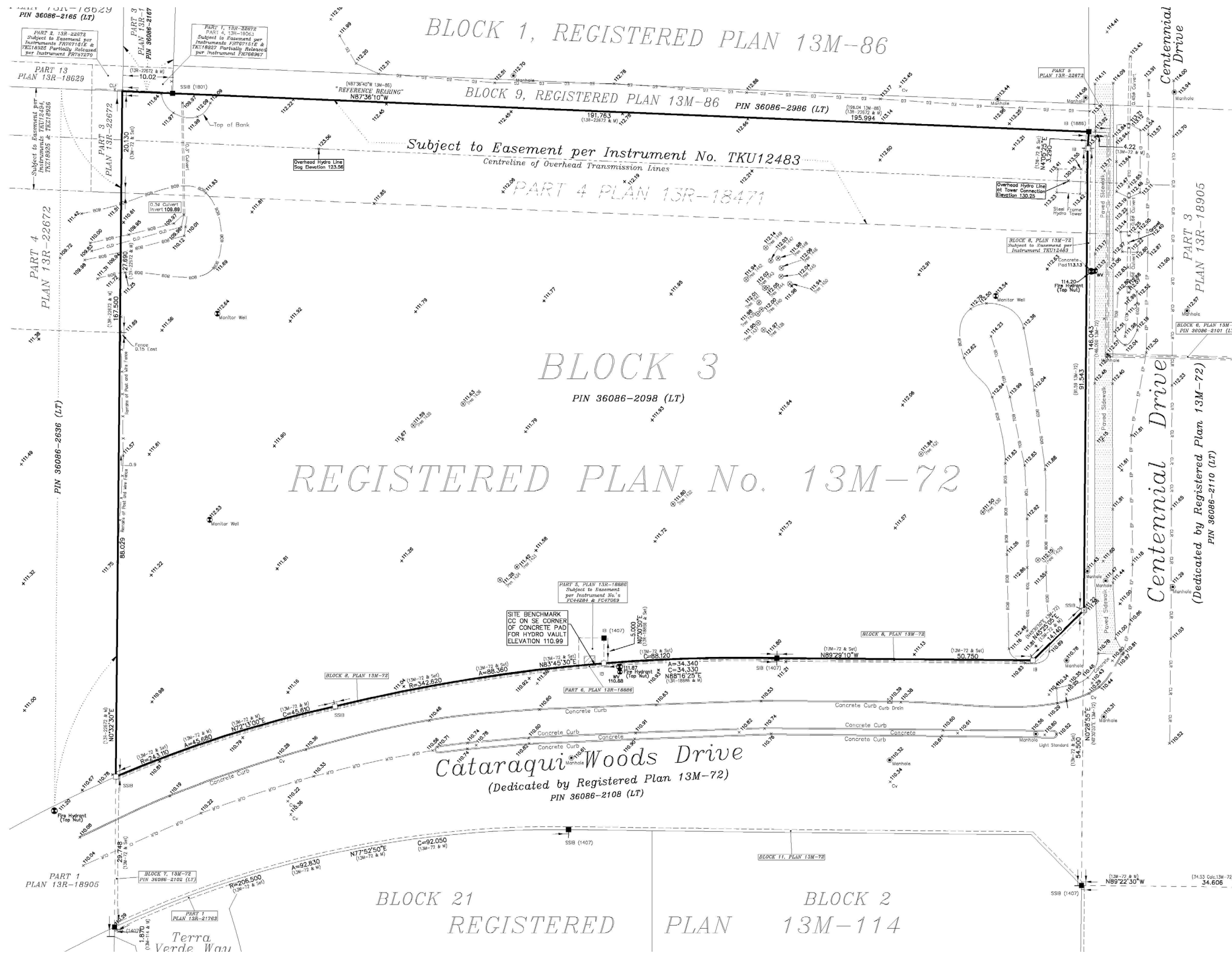
**ALTERNATE PARKING PLAN**



<b>GROSS FLOOR AREA</b>	± 410,191 sf based on Seller's current development concept				
<b>UNIT MIX</b>	11 x bachelors	66 x 1 bedrooms	72 x 1 bedrooms + den	256 x 2 bedrooms	25 x 3 bedrooms
<b>UNIT COUNT</b>	430				
<b>AVERAGE UNIT SIZE</b>	± 783.42 sf				
<b>COMMERCIAL GFA</b>	± 5,564.94 sf				
<b>UNDERGROUND PARKING</b>	± 430 spaces				
<b>SURFACE PARKING</b>	± 86 spaces				

The Alternate Parking Plan shown above utilizes the Hydro One easement (corridor) on the north end of the site to increase surface parking and reduce the size of the underground parkades to the footprints of the buildings and their respective interior courtyards.

<b>ALTERNATE PARKING PLAN</b>	± 300 spaces
<b>SURFACE PARKING</b>	± 216 spaces (130 located on Hydro easement)



////// AREA HIGHLIGHTS

LOCATION OVERVIEW


Situated on the northwest corner at the intersection of Centennial Drive and Cataraqui Woods Drive in the Cataraqui North neighbourhood, the development sits in Kingston's suburban West End - the fastest growing area of the City. Nestled at the crossroads of major transportation routes, Highway 401 and surrounded by developing residential communities, national retailers, and nearby parks, schools, and recreational facilities, this is a location leads to a well-rounded lifestyle that appeals to a broad range of residents including young professionals, families and retirees alike.


The property is located just over one kilometer from Princess Street and Kingston's largest retail corridor making local and national retailers, restaurants, and personal services highly accessible. Future residents can enjoy the convenience of the following stores and attractions all located within a two kilometer radius: Costco, Farm Boy, Loblaws, Canadian Tire, Lowes, Rona, Walmart, The Beer Store, LCBO, Tim Horton's, Starbucks, The Cataraqui Centre, The Invista Centre (four ice pads, fitness centre, outdoor turf and grass fields), and many others.

KINGSTON DEMOGRAPHICS

 **132,485**  
Population

 **41**  
Median Age

 **2.2**  
Average Household Size

 **\$74,306**  
Average Household Income After Taxes

CATARAQUI NORTH DEMOGRAPHICS

**5,635**  
Population

**46**  
Median Age

**1,685**  
Total number of census families in private households

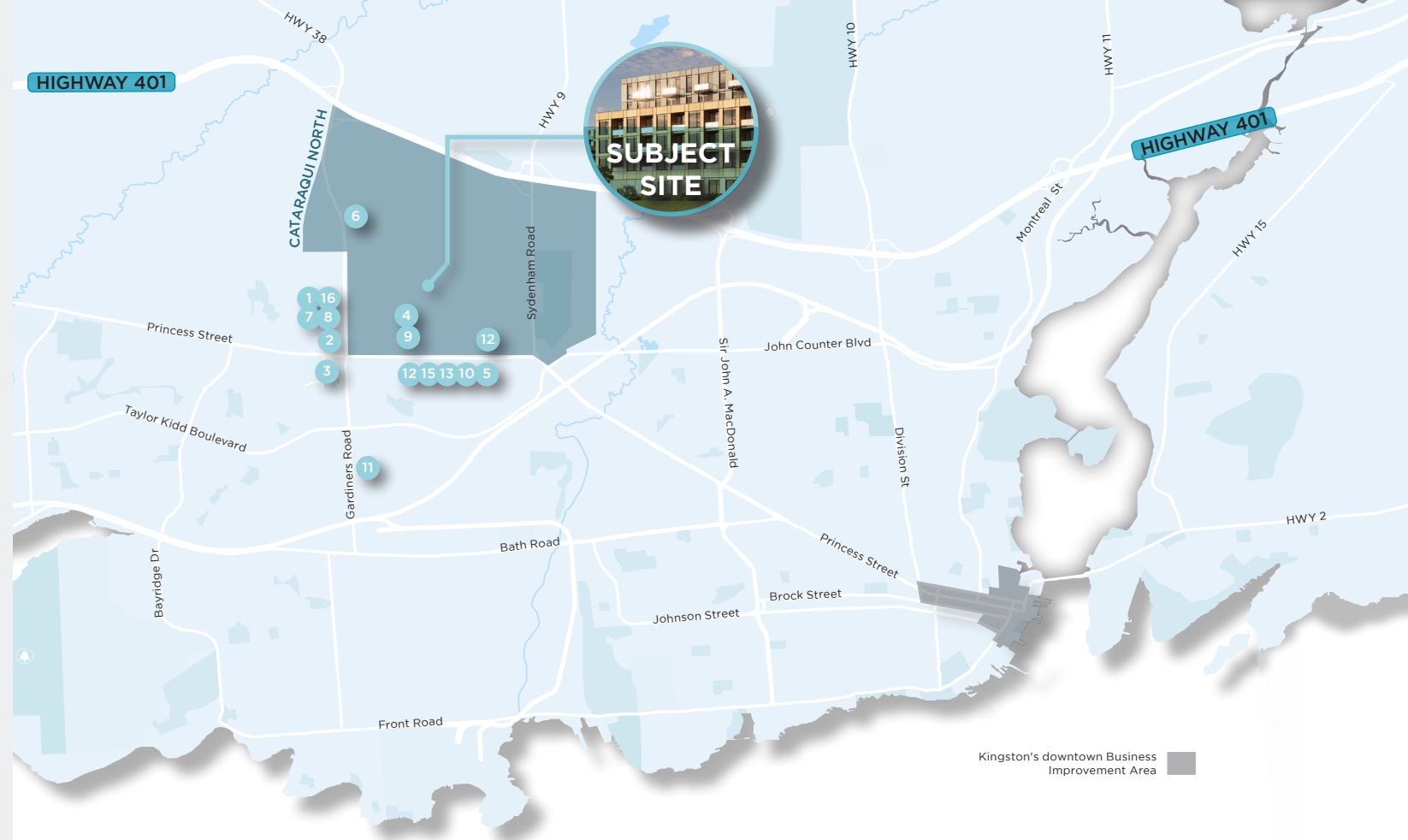
**\$88,000**  
Median after-tax income of household in 2020

Statistics Canada 2021 Census

DISTANCE BY VEHICLES



<b>MONTREAL</b>	2 HR 56 MIN	290 KM	-
<b>OTTAWA</b>	1 HR 54 MIN	198 KM	-
<b>TORONTO</b>	2 HR 34 MIN	254 KM	-
<b>DOWNTOWN KINGSTON</b>	18 MIN	9.3 KM	-
<b>QUEEN'S UNIVERSITY</b>	14 MIN	8.6 KM	85
<b>ST. LAWRENCE COLLEGE</b>	12 MIN	7.2 KM	49
<b>CENTENNIAL DRIVE BUS STOP (WALK TIME)</b>	2 MIN	1.4 KM	65



NEARBY AMENITIES

////// OFFERING PROCESS

**OFFERING PROCESS**

Cushman & Wakefield Kingston (the “Broker”) has been retained by the Seller to seek proposals for the disposition of 500 Cataraqui Woods Drive, Kingston, ON (the “Property”). Prospective buyers are invited to submit a Letter of Intent (“LOI”) through the Broker for consideration by the Seller. LOIs will be conveyed to and evaluated by the Seller as they are received.

The Seller is under no obligation to respond to or accept any offer for the Property, and the Seller reserves the right to remove the Property from the market and to alter the process described above and timing thereof, at its sole discretion.

**ASKING PRICE**

**\$12,900,000.00**

(Based on \$30,000 per Suite x 430 suites)

**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 Broker’s Data Room. The Data Room contains a comprehensive inventory of confidential due diligence documents and reports, including but not limited to:

- Official Plan and Zoning By-Law Amendments
- Topographic Plan of Survey – PDF & DWG
- Tree inventory Report and Map
- Traffic Impact Study
- 2023 Final Tax Bill & MPAC Notice of Assessment
- Noise Impact Study
- Hydro One Easement Documentation
- Geotechnical Report
- Phase I & II Environmental Site Assessments
- Record of Site Condition Filing
- Servicing Report
- Stormwater Management Report
- Conceptual Architectural Plans and Massing
- Stage 1-2 Archaeological Assessment
- Aerial Photography
- Standard form of Letter of Intent (“LOI”)

All documents and information contained within the Data Room is provided by the Seller and 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.



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