



KINGSTONPROFILE2004

## Land & Buildings



# Land & Buildings

## Key New Developments

2002 and 2003 have been the busiest years for construction in Kingston's history. The former saw building permit values climb above the \$200 million mark. Encouragingly, the boom has been fueled mostly by the non-residential sector. Education has received the bulk of the increase in capital expenditures with Queen's University, St. Lawrence College, and Royal Military College (RMC) having projects worth more than \$150 million. The outcomes of this investment include state-of-the-art facilities for health and research such as the new Cancer Research Centre, Queen's School of Business building, a new Chemistry building, and the soon to be completed Integrated Learning Centre - the first of its kind in North America.

Queen's University has several multi-million-dollar projects pending, including a new medical building and a concert hall. In October 2004, the university also unveiled plans for a \$230-million campus life centre. The plans for this new multi-purpose social, academic and athletic complex call for it to be built over the next decade on the blocks bounded by University Ave., Union, Earl and Division Streets. The streetscape of University Avenue will also be restored to its historic grand manner with a \$3-million project expected to break ground in 2005.

There has been a flurry of activity in the commercial and industrial sectors especially among call centres. Bell Canada and the Assurant Group each recently opened new facilities to house their employees. Together they constituted over \$15 million in construction spending.

## Land Sales Reach an All-time High

Industrial/business park sales in Kingston were exceptional in 2002-2003. In marketing and selling Kingston's four parks, the Kingston Economic Development Corporation (KEDCO) has facilitated the sale of over 18 city-owned lots during this time, accounting for over 65 acres. This success has demonstrated that the city's strategic loca-



The Robinson Group's new corporate head office

tion to major Canadian and northeastern U.S. markets, low building costs and a strong labour force continue to be the driving force behind industrial/business development in 2002 -'03. The employment opportunities created have exceeded 2,000 new jobs by the close of 2003.

## A New Look on the 401

The Robinson Group, which is an international conglomerate janitorial service, unveiled an exciting new plan that saw their 35-year-old, privately-owned company build a new corporate head office and processing facility in the Cاتاraqui Industrial Estates. The 35-acre property will have an estimated investment value between \$30- to \$35-million, will include 8 new facilities and will eventually house 500 new employees over the course of 10 - 15 years.

Robinson's expansion will help revitalize an abandoned quarry, and will act as a signature entrance, "a gateway to

### Total Building Permit Values 1995-2002 (in '000s of dollars)

	1995	1996	1997	1998*	1999	2000	2001	2002	2003
Kingston City	74,040	49,450	17,715	101,142	106,757	128,719	120,714	232,897	226,924
Kingston Township	30,936	33,642	54,599						
Pittsburgh Township	4,400	8,042	14,827						
<b>Total</b>	<b>109,376</b>	<b>91,134</b>	<b>87,141</b>	<b>101,142</b>	<b>106,757</b>	<b>128,719</b>	<b>120,714</b>	<b>232,897</b>	<b>226,924</b>

Source: Building and By-Law Enforcement Services

\* From 1998 onwards, Kingston includes the former City of Kingston, Kingston Township and Pittsburgh Townships

the city”, that promises to act as a cornerstone to pursue other high-quality companies. This development will give Kingston a real presence along the 401 corridor and will have an immediate impact, establishing the foundation for future growth and investment in the city.

### Available Properties

Prudent urban planning has resulted in an exceptional variety of commercial and industrial properties for prospective businesses at very competitive rates. While there are four major business parks in the city, a wealth of private properties for lease and sale are also available. A listing of privately available properties can be found at <http://business.kingstoncanada.com/buildingslandsearch.cfm>, a comprehensive online listing of industrial and commercial land.

Details about the St. Lawrence, Clyde, Alcan, and Kingston’s Airport business parks, in addition to the Cataraqui Industrial Estates, can be found by contacting KEDCO.

*“In addition to competitive building costs, Kingston’s proximity to the 401 fits well with our long-term strategy and provides tremendous visibility.”*

*Bernie Robinson, Robinson Group*

### Industrial Properties Information

Details	Cataraqui Industrial Estates	Alcan Business Park	Clyde Business Park	St. Lawrence Business Park
Location	West	Central	Central	East
Total size	524 acres	25 acres	782 acres	180 acres
Price serviced (\$CDN)				
Base	35,000	35,000	35,000	35,000
Premium	45,000	45,000	70,000	45,000
Hwy 401 interchange	Gardiners Road	Sir John A. MacDonald	Sir John A. MacDonald	Highway 15
Zoning	M6 (general industrial)	M9 (business park)	Various M zonings	BP (business park)
<b>Height</b>				
Industrial	Max. 60' (18m)	Max. 50' (15m)	Various per zoning	Max. 40' (12m)
Office/commercial	Max. 60' (18m)	Max. 50' (15m)	Various per zoning	Max. 80' (25m)
Lot size	0.6-25.0 acres	1.5-2.25 acres	0.67-8.20 acres	0.5-9.6 acres
<b>Lot Coverage</b>				
Minimum	20%	20%	20%	15%
Maximum	60%	100%	60%	60%

*Clockwise from left: Industrial Parks - Kingston’s available industrial and commercial properties reflect a depth in variety and competitive prices.*

*Tordiff Communications - Selected Kingston due to its proximity to the 401, competitive building costs and increasing demand.*

*Revenue Canada - The government agency has moved into its new facilities.*





# A Dynamic Housing Market

## Varied Commercial and Industrial Properties


Businesses located in Kingston enjoy several benefits hard to find elsewhere. According to KPMG's "Competitive Alternatives" report, the cost of doing business in Kingston is 15.1 percent lower than the U.S. average. This fact, coupled with Kingston's central location vis-à-vis Ottawa, Toronto, and Montreal, makes it an ideal destination for firms wishing to establish a commercial or industrial presence. The city's strategic location places Kingston within a day's drive of North America's most prosperous markets, which are comprised of 130 million consumers, representing 47 percent of the U.S. personal income.

## Leading the way with Green Projects

Kingston's focus on developing industries extends beyond attracting the companies themselves. The city is also pursuing environmentally friendly approaches to construction and land development, as evidenced by a new business park to be located at the city's Norman Rodgers Airport. Among other innovations, the park moves away from traditional steel, grey, generic warehouses, replacing them with low, long and unobtrusive buildings that blend in with the contours of the land. Building interiors will be constructed with steel, limestone, and concrete, thus rendering them as energy absorbers.

Millenium Biologix, a biotech firm, has already become the first tenant of this revolutionary business park. Due to the

success of the company's clinical implants product line, it anticipates a five-fold increase in their Kingston location's employee count in the next two to three years.



KEDCO  
KINGSTON ECONOMIC  
Development Corporation

KEDCO Land and Buildings Profile copyright 2004  
Kingston Economic Development Corporation

Prepared by Arvind Muthiah, Queen's University  
and Rob Wood, 8020INFO Inc.  
Design and Layout by SUGARMAN DESIGN  
Photography by Jonathan Sugarman

Also available on-line at: [www.kingstoncanada.com](http://www.kingstoncanada.com)

**Kingston Housing Starts by Housing Type, 1990-2002**

Year	Single	Duplex	Row	Apt	Total
1990	419	154	224	402	1199
1991	133	60	12	0	205
1992	213	126	147	162	648
1993	195	179	48	44	466
1994	140	164	39	9	352
1995	126	92	4	17	239
1996	168	132	108	86	494
1997	386	117	40	16	559
1998	388	71	27	-	486
1999	437	68	33	118	656
2000	500	31	39	89	659
2001	537	16	26	128	707
2002	775	32	3	0	810

Source: Canada Mortgage and Housing Corporation

**Kingston C.A. Housing Starts by Year**

Year	Singles	Multiples
1990	591	812
1991	337	455
1992	326	435
1993	302	273
1994	272	226
1995	202	121
1996	207	326
1997	386	173
1998	365	122
1999	437	219
2000	500	159
2001	537	170
2002	775	35

Source: Canada and Mortgage Housing Corporation