



For Lease

1122 John Counter Blvd, Kingston, ON

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Project Details

The Offering

Rockwell Commercial is pleased to introduce an exciting build-to-suit opportunity situated in the high-traffic area of John Counter Boulevard, between Division Street and Sir John A. MacDonald Boulevard. This prime development site is located on the south-east corner of John Counter Boulevard and Leroy Grant Drive. Recently expanded John Counter Boulevard has become the main thoroughfare through Kingston, connecting residents to and from the east end of Kingston (via the newly constructed Waaban Crossing bridge), all the way to the west end, and is easily accessible to Highway 401.

The property benefits from a broad zoning, permitting many business types, including retail, clinics, personal services, offices, and industrial uses. See zoning/permitted uses page for more details.

The Neighbourhood

- | | | | |
|------------------|---------------|---------------------|----------------|
| 1. Tim Horton's | 4. No Frills | 7. Pita Pit | 10. McDonald's |
| 2. Bus Terminal | 5. LCBO | 8. Panera Bread | |
| 3. Canadian Tire | 6. Beer Store | 9. Landmark Cinemas | |



Traffic Counts ^{AADT}

Leroy Grant Drive at John Counter Boulevard (2019)

N/S	E/W
8,687	39,893

Accessibility



As part of a previous widening of John Counter Boulevard, ground works were completed and infrastructure installed to allow for a future signalized intersection/entrance (at Rigney Street) and two "right-in and right-out" entrances along John Counter Boulevard, as well as a "right/left-in and right/left-out" entrance along Leroy Grant Drive.

Zoning / Permitted Uses

L23

Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) Permitted uses are limited to:
- (i) accessory building to any use permitted in this Exception;
 - (ii) bank or financial institutions;
 - (iii) car wash;
 - (iv) clinic;
 - (v) dry cleaning and related services;
 - (vi) gas station including a car wash;
 - (vii) neighbourhood stores;
 - (viii) personal service shop;
 - (ix) restaurant, including a drive-through facility; and
 - (x) retail stores.

[Note: Former C2.471 of former zoning by-law 8499]

H109

The Holding Overlay only applies to the following public uses: public parks, playgrounds, playlots, buildings required by any public authority or Bell Canada (other than a business office of Bell Canada) for the provision of electrical, gas, water, sanitary, transportation, telephone and like services and utilities to the general public; fire halls, police stations, municipal administration offices, municipally operated day care centers, municipal parking lots/structures. Prior to the removal of the Holding Overlay, the following conditions must be satisfied:

- (a) A Phase 1 Environmental Site Assessment and any subsequent assessments as necessary, including a Record of Site Condition, is prepared by a qualified person and is completed to the satisfaction of the City.



Zoning / Permitted Uses Continued

L277

Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) Permitted Uses are limited to:
- (b) Residential uses are prohibited.
- (c) Non-residential uses are limited to:
- (i) Industrial or Business Uses;
 - (ii) corporate administrative offices;
 - (iii) business and professional offices;
 - (iv) commercial school;
 - (v) education centre;
 - (vi) education facility;
 - (vii) day care centre;
 - (viii) data processing and related services (including call centres);
 - (ix) film or recording studio;
 - (x) laboratory;
 - (xi) research and development facilities;
 - (xii) Technologically advanced manufacturing, fabricating and assembling operations for the production high value products (nonnoxious);
 - (xiii) Office and business services, such as printing and equipment repair;

(d) Commercial uses are limited to:

- (i) bank or financial institutions;
- (ii) clinic;
- (iii) retail stores;
- (iv) restaurants; and
- (v) personal service shop.

(e) Commercial uses are limited to a maximum of 25% of the built gross floor area.

(f) Maximum number of freestanding restaurants is 2.

(g) Accessory uses:

- (i) Accessory uses are permitted in accordance with the General Provisions unless otherwise specified;
- (ii) A maximum of 25% of the total floor area for any single tenant or business may be used for the purposes of the display and retail sale of products manufactured, processed, fabricated or assembled on the premises.

[Note: Former M9.469 of former zoning by-law 8499]

H110

The Holding Overlay only applies to the following uses: day care centre, public parks, playgrounds, playlots, buildings required by any public authority or Bell Canada (other than a business office of Bell Canada) for the provisions of electrical, gas, water, sanitary, transportation, telephone and like services and utilities to the general public, fire halls, police stations, municipal administration offices, municipally operated day care centers, municipal parking lots/structures, education centre, education facility. Prior to the removal of the Holding Overlay for any one of the above listed uses or any combination thereof, the following conditions must be satisfied:

- (a) A Phase 1 Environmental Site Assessment and any subsequent assessments as necessary, including a Record of Site Condition is prepared by a qualified person as defined by the City and is completed to the satisfaction of the City and adherence to all municipal and provincial requirements; and
- (b) The Holding Overlay will only be removed for the specified uses for which the Phase I Environmental Site Assessment and any subsequent assessments as necessary, including a Record of Site Condition is applicable. All other listed uses will remain subject to the holding provision. Separate assessments and a record of Site Condition and associated clearances must be submitted for all subsequent requests to remove the holding provision to permit additional listed uses



Kingston Demographics

132,485
Population



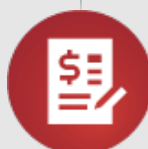
41
Median Age



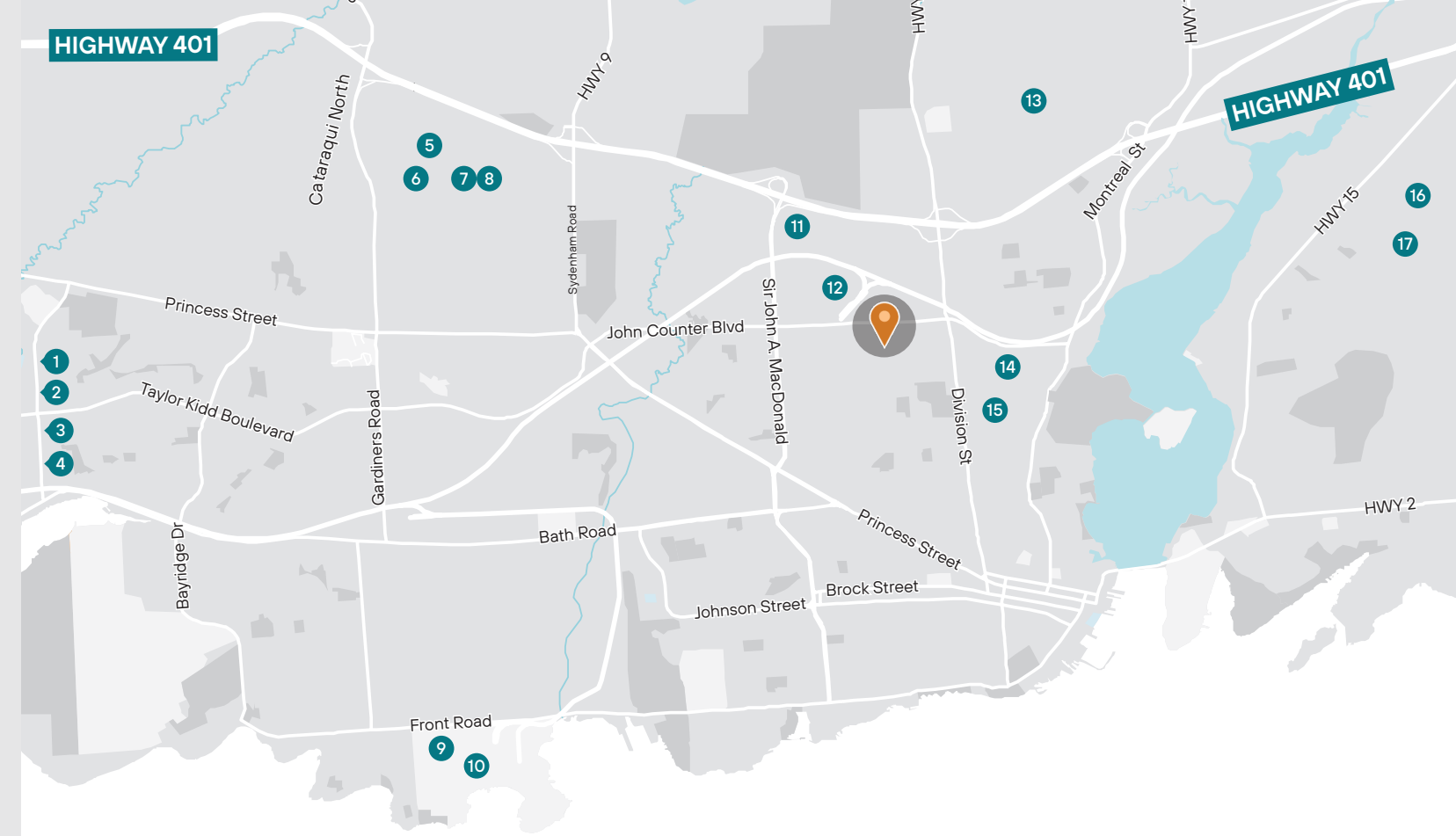
2.2
Average Household Size



\$74,306
Average Household Income After Taxes



Source: Statistics Canada 2021 Census



The City of Kingston Where History & Innovation Thrive

Seeing a 7.1% population increase in 2021 from 2016, Kingston growing rapidly with an overall population of 132,485 residents. Making the municipality the largest centre within Frontenac County, together totaling a population of approximately 172,546.

Kingston's economy is driven by the private sector, all levels of government, startups, global corporations and continues to attract significant and diverse economic investment, providing a competitive landscape for multinational corporations 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 and Canada's most educated workforce with two-thirds of the city's population being post-secondary graduates.

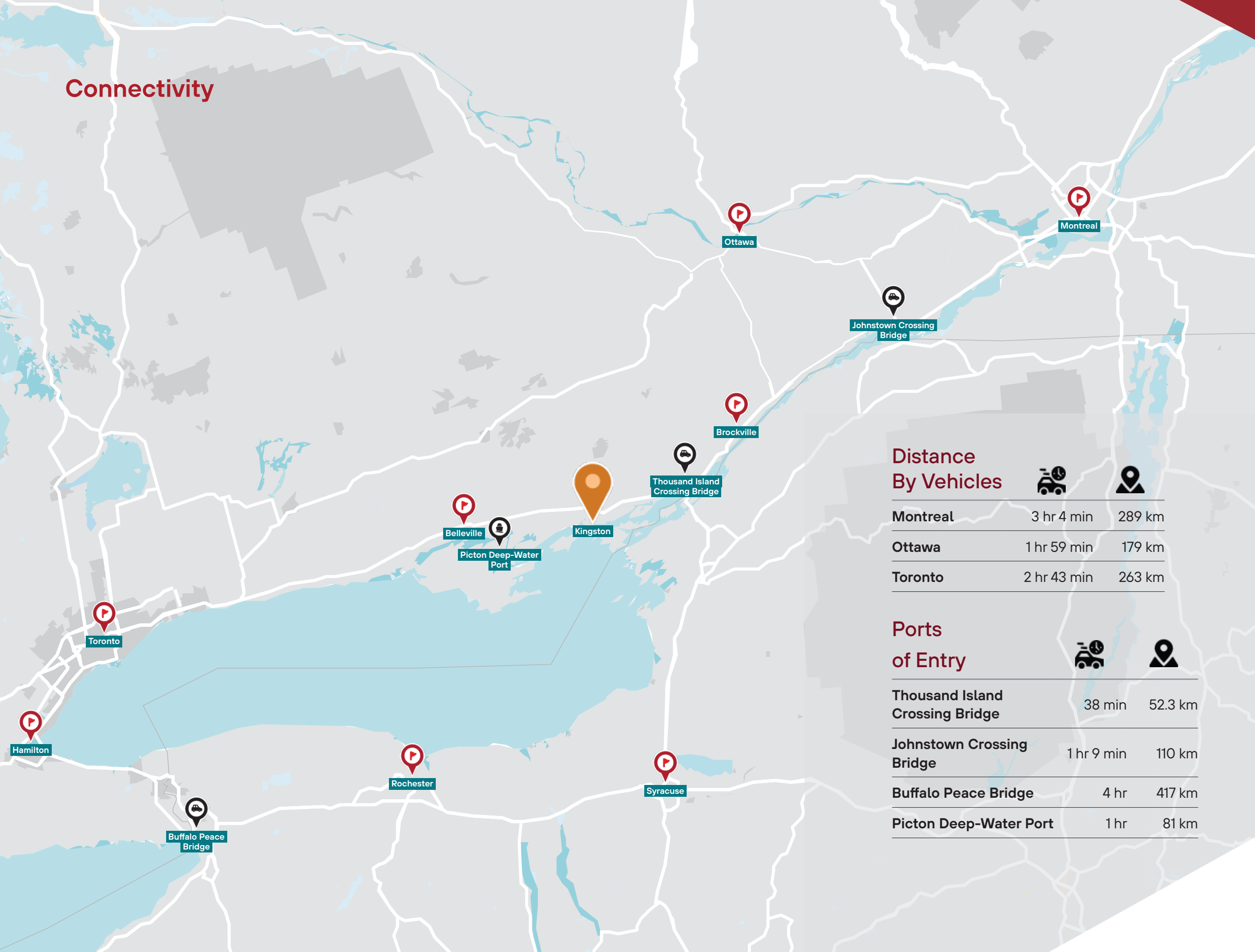
The City of Kingston continues to facilitate the economy with construction and infrastructure projects. The Wabaa Crossing Bridge (\$180M) was completed December 2022, spanning the Cataraqui River and connecting Kingston's west and east end, alleviating congestion, and increasing ease of access for residents. Other public space projects include the Confederation Basin Promenade (\$9M), Airport Expansion (\$16.1M), the proposed deep-water cruise ship dock, and the completion of the Williamsville Main Street Reconstruction (\$8.3M). In addition, in September 2022, the city enacted a revised citywide zoning bylaw including new bylaws that broaden and diversify development and permitted use opportunities.

In Good Company

Multinational logistics and manufacturing companies that currently benefit from Kingston's supply chain network:

- | | | |
|--|------------------------|--------------------------|
| 1. Umicore | 6. Frulact | 12. Novelis |
| 2. Latham Pools | 7. Feihe | 13. Manitoulin Transport |
| 3. Alstom Transport Canada (formerly Bombardier) | 8. Royal Canadian Milk | 14. PepsiCo |
| 4. Li-Cycle | 9. Dupont | 15. Coca-Cola Bottling |
| 5. Haakon Industries | 10. Invista | 16. Cancoil Termal Corp. |
| | 11. Octane | 17. Calian Technologies |

Connectivity





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Contact Information

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**Distance
By Vehicles**

		
Montreal	3 hr 4 min	289 km
Ottawa	1 hr 59 min	179 km
Toronto	2 hr 43 min	263 km

**Ports
of Entry**

		
Thousand Island Crossing Bridge	38 min	52.3 km
Johnstown Crossing Bridge	1 hr 9 min	110 km
Buffalo Peace Bridge	4 hr	417 km
Picton Deep-Water Port	1 hr	81 km

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