

PROPOSED URBAN BOUNDARY EXPANSION LANDS
DEVELOPMENT LAND

100+ ACRES - KINGSTON, ON
IDENTIFIED IN THE CITY OF KINGSTON'S SECOND DRAFT OFFICIAL PLAN
ASKING \$7,797,000.00



OFFERED BY: PATRICK HULLEY BROKER OF RECORD / PRINCIPAL
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HULLEY
— COLLECTIVE —



SITE OVERVIEW

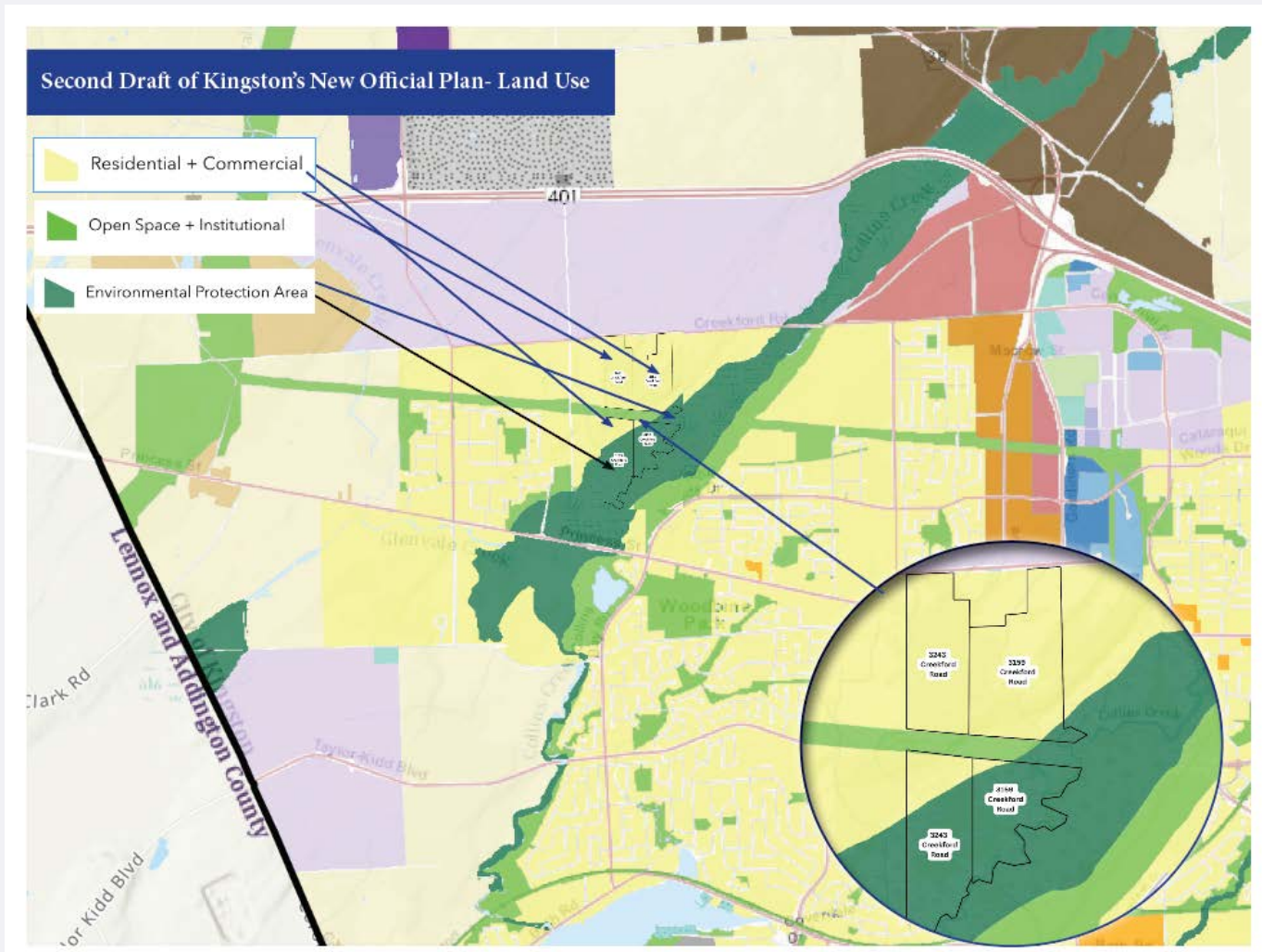
The Creekford Land Acquisition represents a unique opportunity to acquire approximately 105 acres of land identified within the proposed Urban Boundary Expansion in the City of Kingston's Second Draft Official Plan. The Creekford Corridor is emerging as one of the City's most significant long-term growth areas and is expected to play a central role in Kingston's future west-end expansion.

Located within this corridor is the proposed Kingston Health & Life Sciences Innovation District, a planned 95-acre employment hub adjacent to the future regional hospital. The district is intended to bring together healthcare, research, education, and private-sector innovation through partnerships involving the City of Kingston, Queen's University, Kingston Health Sciences Centre, and St. Lawrence College. The project is expected to attract high-value employers, generate thousands of skilled jobs, and stimulate significant demand for new residential, commercial, and mixed-use development throughout Kingston's west end.

The subject lands are strategically positioned along the south side of this emerging growth corridor, where future development is anticipated to connect existing communities west of Gardiners Road with the established neighbourhoods east and west of Westbrook Road. The broader expansion area is generally bounded by Creekford Road to the north and Princess Street to the south, creating one of Kingston's largest planned growth areas.

An existing proposed development immediately east of the subject lands is illustrated below (not to scale), highlighting the logical progression of development within the Creekford Corridor.





Source: City of Kingston Web Site

Land Use Designations

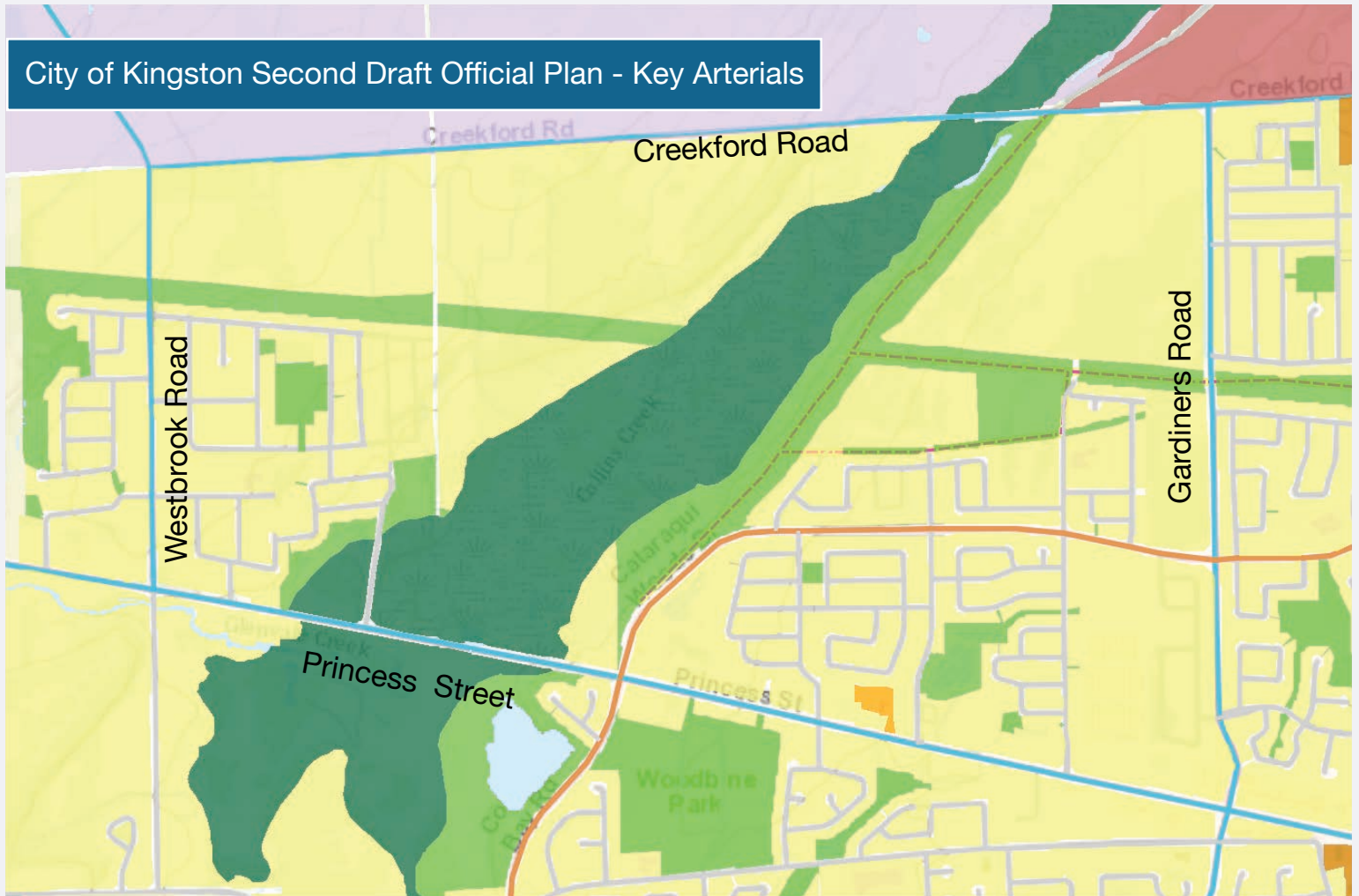
The subject property is recognized within the Second Draft of the Official Plan as primarily Residential Commercial and abuts a corridor of Open Space (Hydro Line Corridor between adjacent parcels) in addition to an Environmentally Protection Area along the ridge drainage corridor of Collins Creek.

As shown in the next image the surrounding block of streets making up the area are recognized within the Second Draft of the Official Plan as Key Arterials. The Lands directly to the north shown in the purpleish taupe shade above are recognized within as Industrial.

Within the existing City of Kingston Boundaries the parcels of land between the Westbrook Development and the development along the west side of Gardiners (as shown image page 7) are recognized as Rural.

SITE OVERVIEW

City of Kingston Second Draft Official Plan - Key Arterials



Exclusions To Sale

The existing land owners (two principal ownerships) both have principal residences within the subject parcels, the sale offering here excludes the sale of the principle residences. There would be a requirement of sale to provide for a suitable division by severance of the principal residences in addition to a future servicing connection option for the principal land owners upon the implementation of full municipal services. As the configuration of severance of the residences has a corresponding impact on the development plan, the intent of the Sellers is to coordinate a mutual acceptable framework for severance as within condition of sale.

Why Creekford Matters

The Creekford Corridor is emerging as one of Kingston's most significant long-term growth areas. The city's Second Draft Official Plan identifies these lands within the proposed Urban Boundary Expansion to support future residential, commercial and employment growth.

Urban Boundary Expansion

The Second Draft Official Plan identifies west Kingston as one of the City's preferred long-term growth directions to accommodate projected growth through 2051.

- Proposed Urban Boundary Expansion Lands
- Recognized for future residential, commercial and mixed-use development
- Strategically positioned between established neighborhoods and major growth corridors

Employment Growth

The West End continues to evolve as Kingston's principal employment corridor and is anchored by existing and planned employment generation.

- Kingston Health and Life Sciences Innovation District (95-acre employment hub)
- Cataraqui Business Park
- Rio-Can/Cataraqui Centre
- Distribution, logistics, and employment lands
- Accommodation sector and future innovation opportunities

Housing Demand

Kingston's diverse population and strong economic fundamentals create sustained demand for new housing across all sectors. Queen's University, St. Lawrence College, Canadian Forces Base Kingston, and the Healthcare sector are just some to list.

Strategic Location

Minutes from Highway 401, and with direct access to Gardiners Road, Westbrook Road and Princess Street, Creekford lands are ideally situated to connect major corridors neighborhoods and amenities.



SITE OVERVIEW



Kingston: A Stable Growth Market

Kingston continues to distinguish itself as one of Eastern Ontario's strongest and most stable residential markets. Unlike many communities that experienced speculative growth during the pandemic, Kingston's demand is supported by diverse and long-term economic fundamentals including healthcare, education, military, government, and advanced manufacturing and technology.

Diverse Economic Base

Healthcare

Kingston Health Sciences Centre is one of the region's largest employers.

Education

Queen's University and St. Lawrence College drive enrollment and employment.

Military

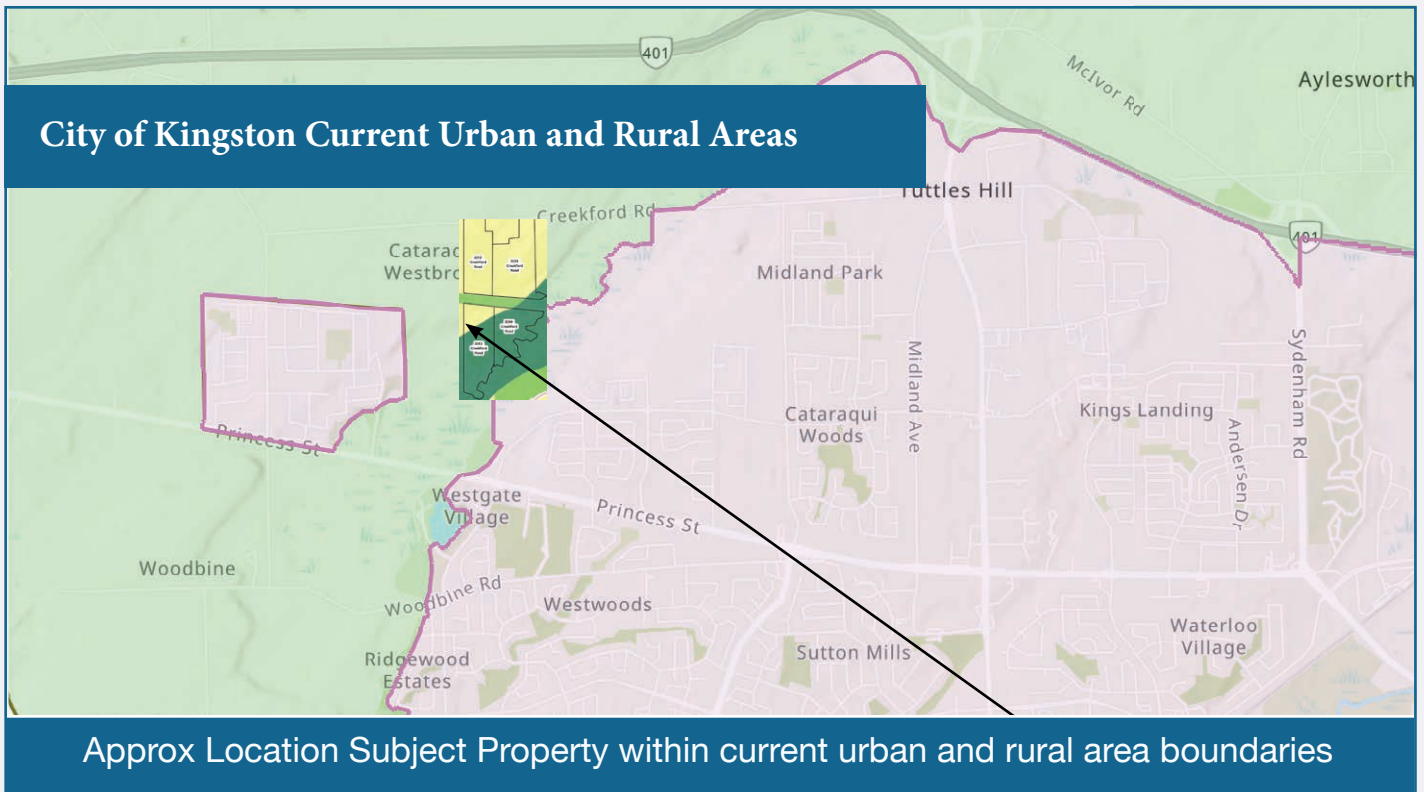
Canadian Forces Base Kingston provides stable, long-term employment.

Government

Federal, provincial, and municipal services support thousands of jobs.

Technology & Manufacturing

A growing hub for innovation, advanced manufacturing, and clean tech industries.



Existing Urban Boundary

The map above illustrates the relationship between the subject lands and the City of Kingston’s current urban boundary. While the property is presently located outside the existing settlement area, it has been identified within the City’s Second Draft Official Plan as part of the proposed Urban Boundary Expansion.

The proposed expansion recognizes the need for additional residential, commercial, employment and mixed-use lands to accommodate Kingston’s projected population and economic growth through 2051. West Kingston has been identified as one of the City’s preferred directions for future growth due to its proximity to existing infrastructure, established neighbourhoods and major transportation corridors.

The Creekford Corridor represents a logical continuation of Kingston’s west-end development pattern, connecting existing communities while supporting future municipal servicing, employment opportunities and residential expansion.

As planning initiatives advance and municipal infrastructure extends westward, opportunities to acquire large, contiguous land holdings within future growth areas are expected to become increasingly limited.

MARKET OVERVIEW

GREATER KINGSTON & AREA

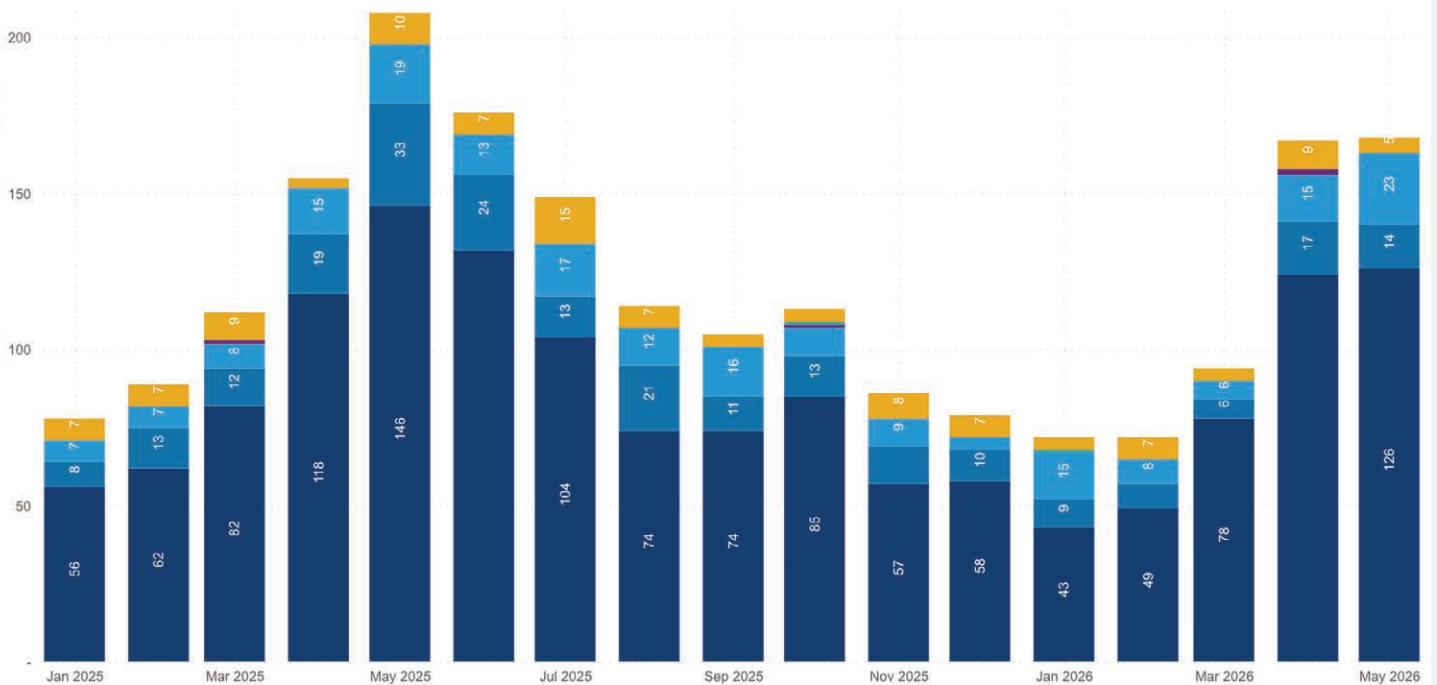
RESIDENTIAL SALES & GROWTH
2025 MARKET STATS GREATER KINGSTON & AREA - SOURCE HABISTAT MLS®



Sale Volume By Property Type

Total number of listings selected: 2,037. All Architectural Styles. Selected Regions: Frontenac. Selected Cities: Kingston. All Neighbourhoods. All Beds. All Baths.

Property Type ● Detached ● Semi-Detached ● Attached Row Townhouse ● Link ● Detached Condo ● Other

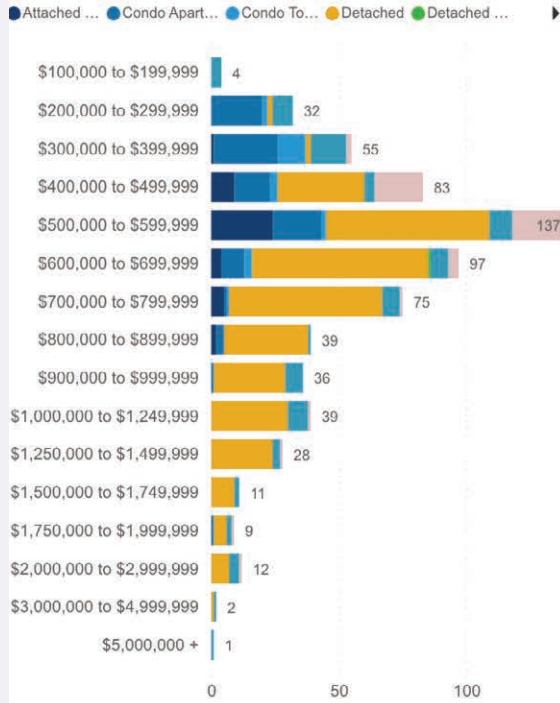


Yearly Monthly Weekly

Active Listings Overview

660 # Active Listings	\$747,575 Average List Price	\$626,250 Median List Price	\$499,900 25th Percentile List Price	\$829,925 75th Percentile List Price	43 Average DOM	34 Median DOM
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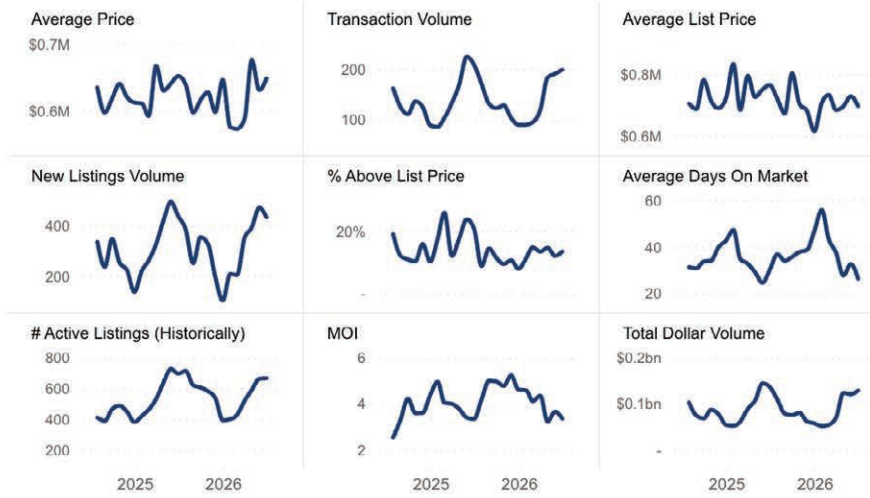
Active Listings by Price Range



KPIs for Sales Between:

01/01/2025	31/05/2026		
\$627,395 Average Price	\$590,000 Median Price	2,344 Transaction Volume	15.1% % Above List Price
98% Median SP/LP	35 Average Days on Market	23 Median Days on Market	\$1,470,614,358 Total Dollar Volume

KPI Trends (Last Two Years)





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The Creekford Land Acquisition is more than a land offering—it represents an opportunity to participate in the next phase of Kingston’s long-term growth. Supported by the City’s proposed Official Plan, the planned Urban Boundary Expansion, major employment investment, expanding healthcare and research sectors, and continued residential demand, the property is strategically positioned within one of Kingston’s most significant future growth corridors. As Kingston continues to expand westward, opportunities of this scale and strategic location are expected to become increasingly limited.

For additional information, planning documentation, mapping, or to discuss this investment opportunity in confidence, please contact:



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