



LAND DEVELOPMENT AND BUILDING ACTIVITY

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BUILDING ACTIVITY

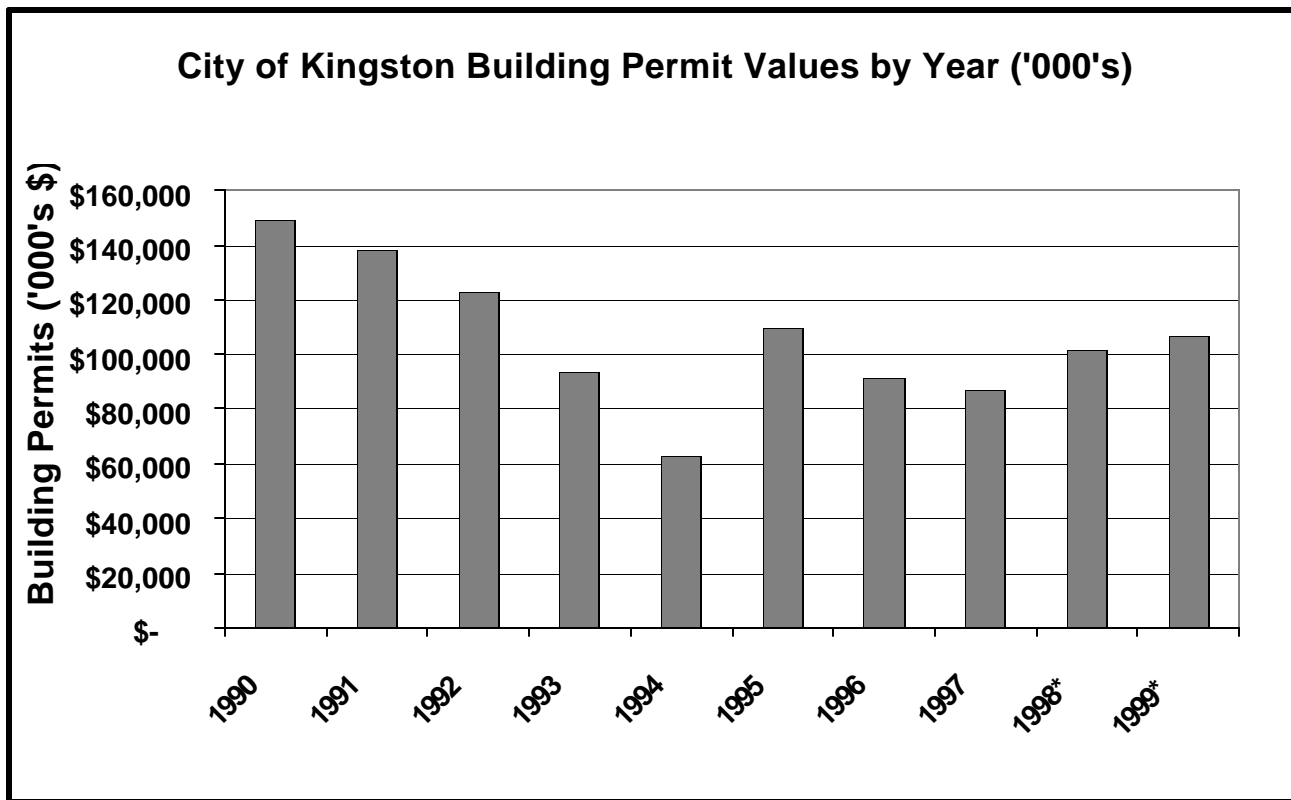
Building activity from 1997—1999 has primarily occurred within the former City of Kingston and the former Township of Kingston. Building Permits Values have increased by nearly \$20,000,000 since 1997.



Total Building Permit Values 1989-1997 (in '000s of dollars)

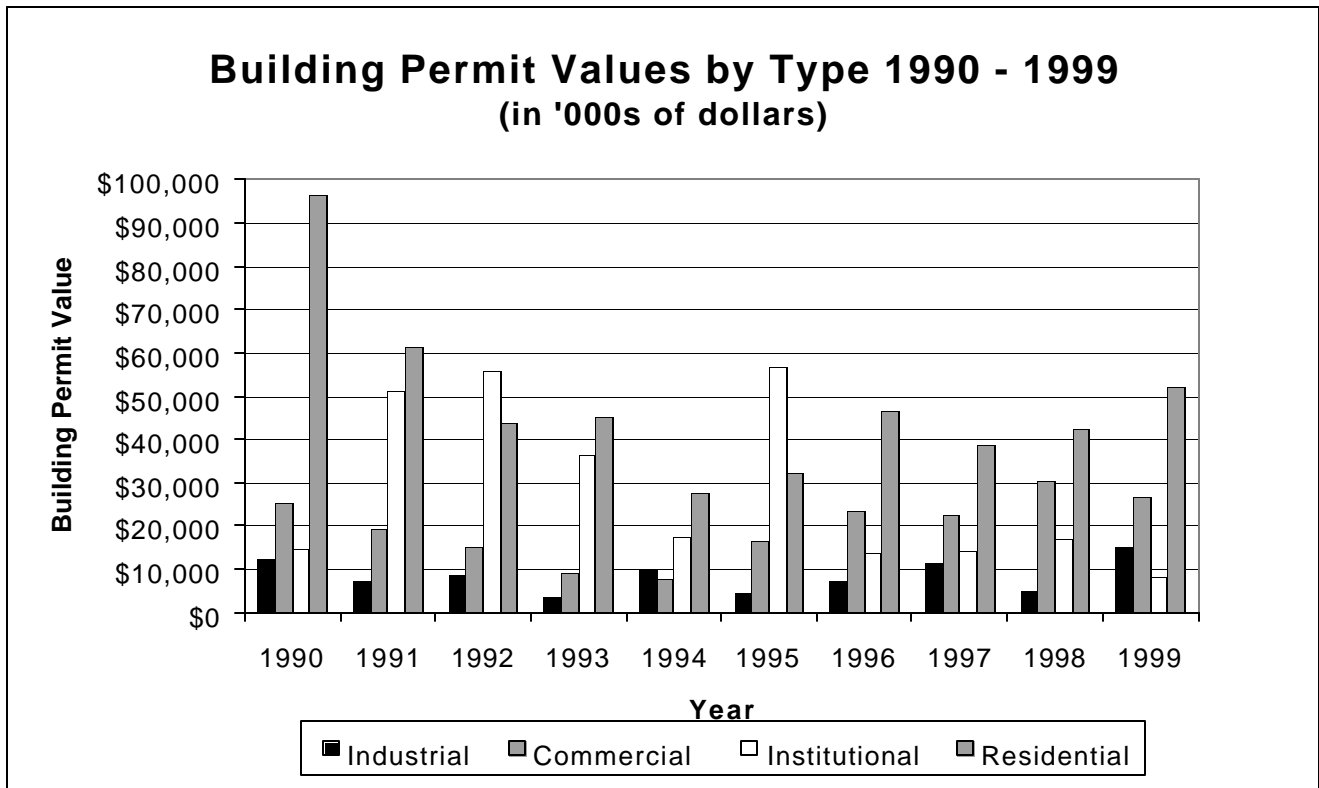
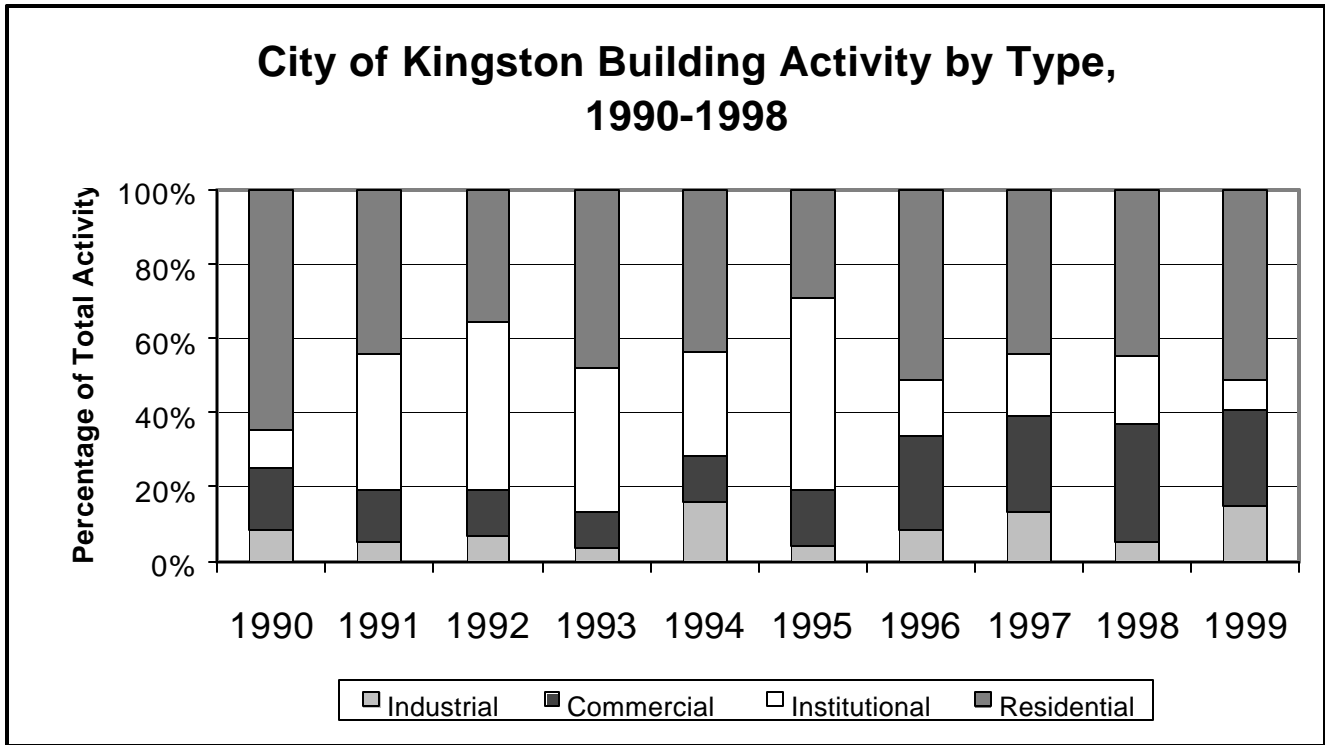
	1990	1991	1992	1993	1994	1995	1996	1997	1998*	1999*
Kingston C	46,105	78,389	72,078	47,346	23,177	74,040	49,450	17,715	101,142	106,757
Kingston TP	79,018	46,758	42,817	37,582	31,131	30,936	33,642	54,599		
Pittsburgh TP	23,848	13,274	7,996	8,997	8,342	4,400	8,042	14,827		
Total	148,971	138,421	122,891	93,925	62,650	109,377	91,134	87,141	101,412	106,757

* The former City of Kingston and Townships of Pittsburgh and Kingston amalgamated Jan. 1, 1998 to form the New City of Kingston



Land Development and Building Activity

BUILDING ACTIVITY





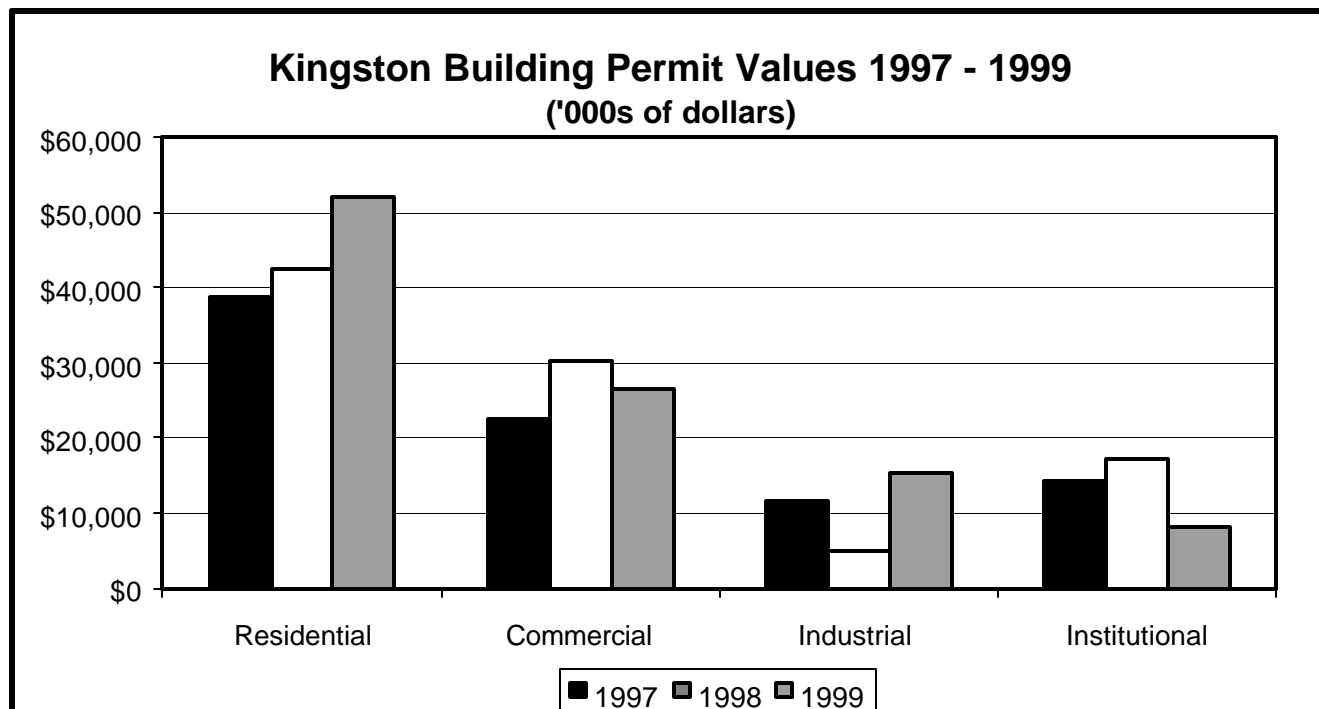
BUILDING ACTIVITY TRENDS

In 1999, the total value of building permits issued in the City of Kingston exceeded \$105 million. Nearly 50% of the building permits issued were for residential construction while commercial building permits comprised 25% of total building permit values. There has been a steady increase in total building permit values from 1997. 1998 saw an 8% increase and 1999 saw an increase of 11%.

City of Kingston Building Permit Values (\$000's)

	City of Kingston		
	1997	1998	1999
Single Family Dwellings	\$ 26,522	\$ 29,592	\$ 32,662
Semi-Detached Dwellings	\$ 7,786	\$ 6,001	\$ 3,915
Multiple Dwellings	\$ 4,414	\$ 6,954	\$ 15,569
Total Residential	\$ 38,721	\$ 42,548	\$ 52,146
Commercial	\$ 22,623	\$ 30,162	\$ 26,529
Industrial	\$ 11,648	\$ 4,911	\$ 15,349
Institutional	\$ 14,149	\$ 17,158	\$ 8,241
Total Value of Permits	\$ 87,141	\$ 94,779	\$ 106,757

Source: City of Kingston, Building and By-Law and Enforcement Services



Land Development and Building Activity

HOUSING STARTS

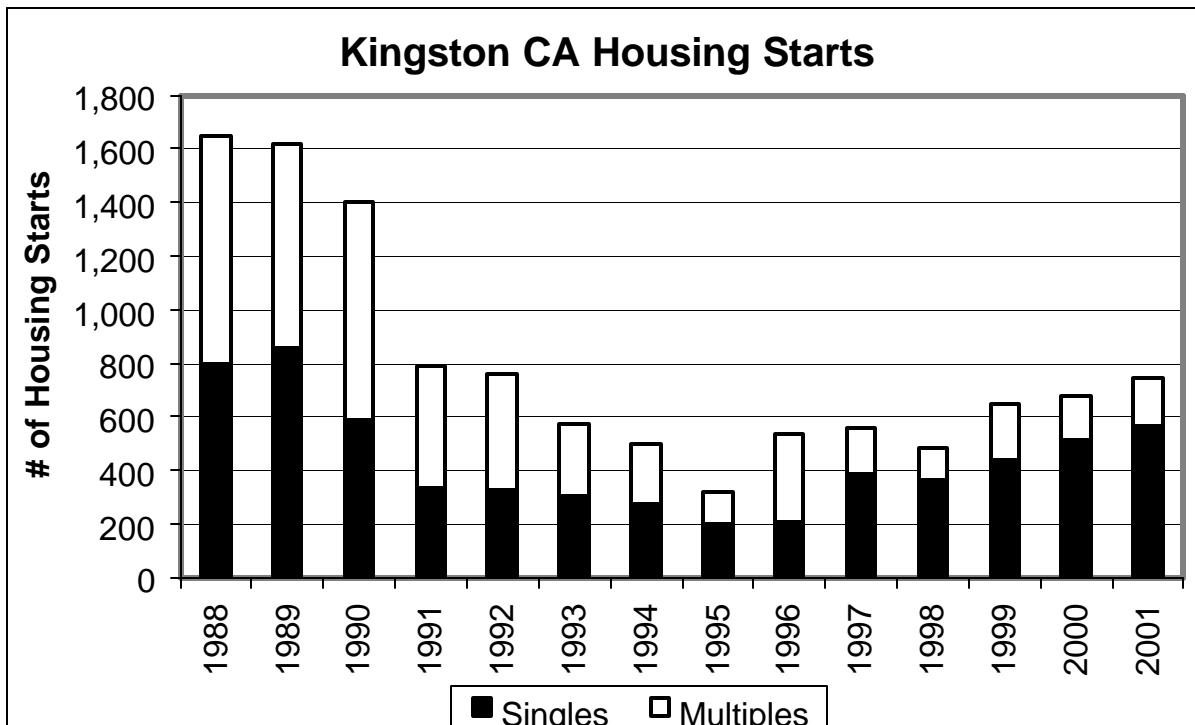
Kingston's housing market has shown signs of recovery since its lowest point in 1995, as is seen by the steady increase in housing starts during the last two years. 1999 saw a significant increase in the number of multiple housing starts as new apartment complex construction occurred. Canadian Mortgage and Housing Corporation (CMHC) predicts further increases in 2000 and 2001.



Year	Singles	Multiples
1988	799	846
1989	860	756
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	436	216
2000*	517	163
2001*	566	179

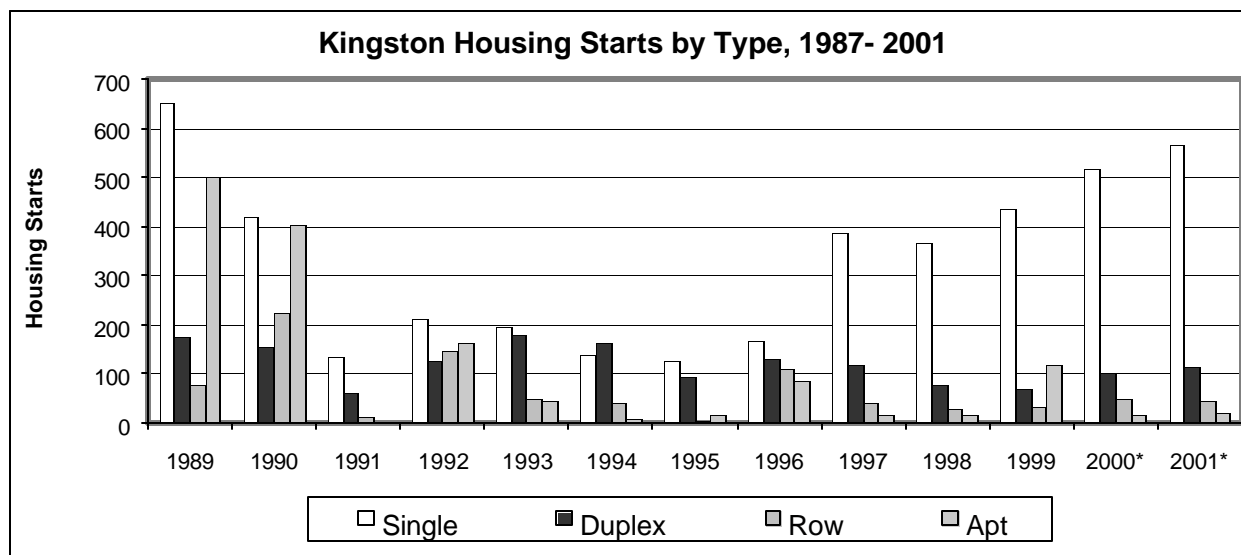
*CMHC Forecast

Source: Canada and Mortgage Housing



Housing Starts continued

Kingston Housing Starts by Housing Type, 1987-2001					
	Single	Duplex	Row	Apt	Total
1989	652	176	77	501	1406
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	365	78	29	14	486
1999	436	67	34	119	656
2000*	517	102	47	14	680
2001*	566	112	45	22	745
* CMHC Forecast					
Source: Canada Mortgage and Housing Corporation					



Land Development and Building Activity

COMMERCIAL & INDUSTRIAL MARKET

Kingston offers a wide range of available commercial and industrial space to suit the requirements of any business. The Kingston Economic Development Corporation provides a searchable on-line database of available industrial, commercial and institutional buildings and land. Further, KEDCO staff would be pleased to assist you in your search for industrial or office space in Kingston. Space available for lease or sale ranges from 500 to 300,000 square feet in size. The increase in available space between 1998 and 1999 can be partially attributed to the increased participation of local ICI realtors in KEDCO's Available Properties Guide. Office space is available for an average of \$10.54/SF (net) and industrial space is available for \$4.50/SF (net).

Commercial & Industrial Market, Winter 1999/2000

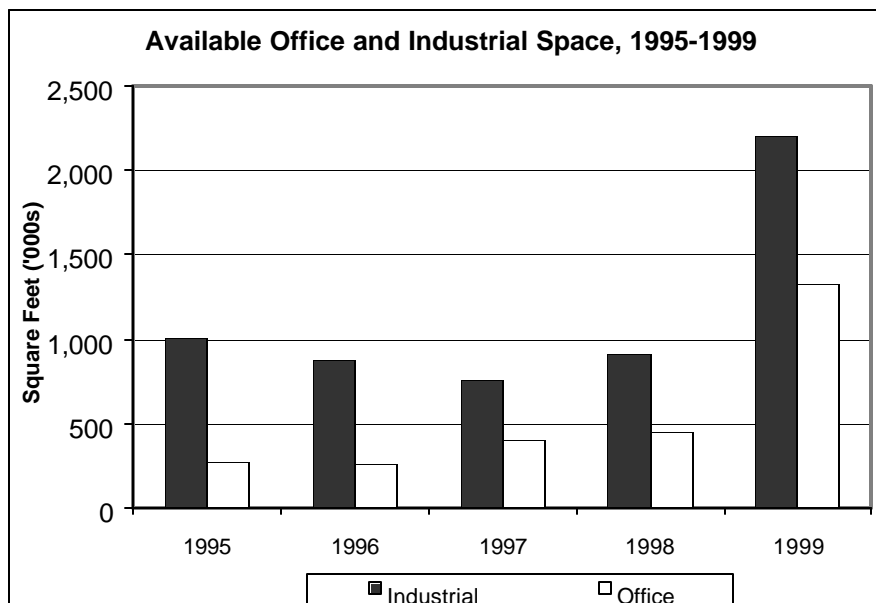
	Total Available Space (SF)	Average Asking Lease Rate (\$/SF, net)
Commercial/Office	1,324,638	\$ 10.54
Industrial	2,205,196	\$ 4.50

Source: KEDCO Available Properties, Spring 2000

	Industrial		Office	
	Total Available Space (SF)	Average Asking Lease Rate (\$/SF, net)	Total Available Space (SF)	Average Asking Lease Rate (\$/SF, net)
1995	1,007,844	\$ 4.87	277,847	\$ 11.90
1996	880,000	\$ 3.83	260,000	\$ 9.39
1997	760,000	\$ 3.48	400,000	\$ 10.01
1998*	908,073	\$ 4.73	451,621	\$ 10.80
1999*	2,205,196	\$ 4.50	1,324,638	\$ 10.54

*1998 Figures reflect the new City and do not include Ernestown Twp.

Source: KEDCO Available Property Guides 1995-2000



DEVELOPMENT SITES

The City of Kingston's business and industrial parks offer a complete spectrum of properties for commercial, industrial and institutional development. Combined, over 285 acres of fully-serviced industrial land is available for development. Each of the parks is strategically located with immediate access to the 401, as well as providing easy access to Norman Rogers Airport and downtown Kingston. These parks offer a full range of property sizes, zonings and locations, ensuring that Kingston is open for your business. The Kingston Economic Development Corporation provides a searchable, on-line database of all city-owned properties, and KEDCO staff would be pleased to assist you in identifying appropriate properties for your business.

Available Industrial Land by Business Park

	Cataraqui Industrial Estates	Alcan Business Park	New/Clyde Industrial Park	St. Lawrence Business Park
Location	West	Central	Central	East
Total Size	524 acres	25 acres	675 acres	180 acres
Land Available	140 acres	18 acres	40 acres	68 acres
Asking Price Serviced				
Base	\$35,000	\$35,000	\$35,000	\$35,000
Premium	\$45,000	\$45,000	\$45,000	N/A
Highway Interchange	Gardiners Rd. & 401	Sir John A. MacDonald Blvd. & 401	Sir John A. MacDonald Blvd. & 401	Highways 15 & 401
Zoning	M6 (General Industrial)	M9 (Business Services)	M (General Industrial)	BP (Business Services)
Lot Sizes	0.6 - 25.0 acres	1.5 - 2.25 acres	0.75 - 4.3	0.5 - 9.6 acres
Rail Access	No	Yes	Yes	No

To support your business, the City of Kingston offers a wide range of services and activities including access to advanced telecommunications infrastructure, an active research and development community, a well developed network of support manufacturing, world-class professional and educational services, and freight forwarding services for domestic and international shipment.

Kingston Technology Exchange Centre



The City of Kingston and Queen's University collaborated on the creation of the Kingston Technology Exchange Centre (KTEC), which is both a technology incubator and network designed to foster the commercialization of new technology in Kingston. KTEC links talent, technology, know-how and capital to develop successful new local companies. Laboratory business incubator space, built to Biohazard Level II standards, has been designed to provide the specialized facilities necessary to commercial technology. These facilities are not generally available for rent in typical office and industrial parks. The approximately 7,300 square feet of new, high-tech laboratory space is housed in the state-of-the-art Biosciences Complex at Queen's University.

Land Development and Building Activity

DEVELOPMENT CHARGES

The newly amalgamated City of Kingston has consolidated the development charges of the three former area municipalities to provide one set of development charges applicable to the entire City.

Service Component	Residential Dwellings				Non-Residential		
	Single Detached Dwelling & Semi Detached Dwelling	Apartments		Other Multiples	Industrial	Commercial	Institutional
		2 Bedrooms +	Bachelor & 1 Bedroom				
Protection	\$ 132.00	\$ 83.00	\$ 58.00	\$ 115.00	\$ -	\$ 0.05	\$ 0.05
Roads and Related	\$ 1,080.00	\$ 679.00	\$ 473.00	\$ 943.00	\$ -	\$ 0.65	\$ 0.41
Parks and Recreation	\$ 466.00	\$ 293.00	\$ 204.00	\$ 406.00	\$ -	\$ 0.03	\$ 0.23
Libraries	\$ 272.00	\$ 171.00	\$ 119.00	\$ 238.00	\$ -	\$ 0.02	\$ 0.13
Administration	\$ 84.00	\$ 53.00	\$ 37.00	\$ 74.00	\$ -	\$ 0.04	\$ 0.04
TOTAL	\$ 2,034.00	\$ 1,279.00	\$ 891.00	\$1,776.00	\$ -	\$ 0.79	\$ 0.86

Note: Non-residential industrial development is exempt from development charges.

An additional development charge as set out in Schedule "B-1" for the Ravensview Water Pollution Control Plant will apply only to those lands within the boundaries of the former City of Kingston.

Non-Residential	\$6.49 per square metre (\$0.62 per square foot) for Commercial and Institutional development. New Construction under 300 square metres is exempt.
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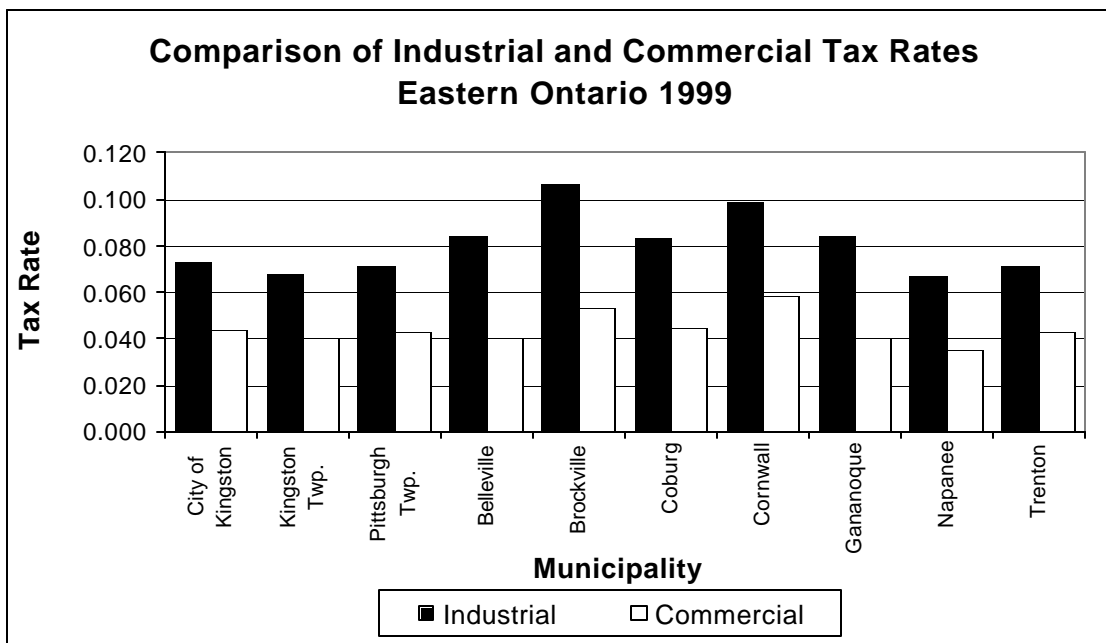
TAXES

Kingston offers a highly competitive industrial tax assessment relative to other cities along the Highway # 401 corridor between the Greater Toronto Area and Montréal. In addition, these communities typically do not offer the same level of community services and amenities as the City of Kingston.

Comparison of Municipal Tax Rates, Eastern Ontario Industrial and Commercial, 1999

Municipality	Industrial	Commercial
City of Kingston		
Kingston, Former City	0.0730816	0.0437150
Former Kingston Township	0.0680326	0.0405889
Former Pittsburgh Township	0.0710522	0.0424585
Belleville	0.0840060	0.0404300
Brockville	0.1067210	0.0528830
Coburg	0.0835430	0.0450600
Cornwall	0.0991670	0.0582763
Gananoque	0.0840470	0.0400820
Napanee	0.0668990	0.0351550
Trenton	0.0712810	0.0428676

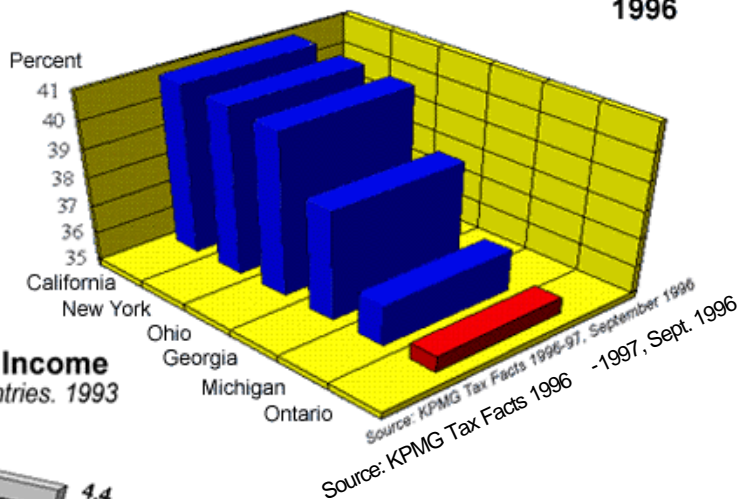
Taxes continued



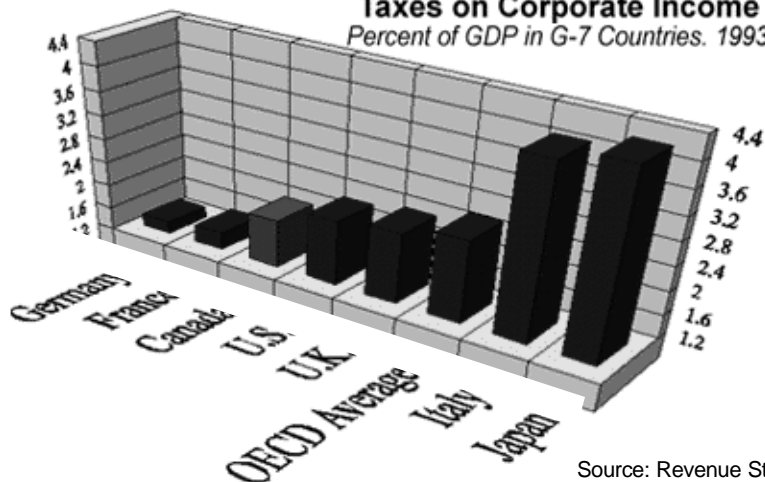
COMPARISON OF CORPORATE TAX RATES

The chart to the right compares corporate income tax rates for manufacturing in Ontario with those in several states in the U.S. Clearly, Ontario's tax rates are the most favourable for manufacturers.

Corporate Income Tax Rates for Manufacturing 1996



Taxes on Corporate Income Percent of GDP in G-7 Countries, 1993



The chart to the left compares Canada with G7 countries with respect to taxes on corporate income. Both charts are taken from the Ontario government's Ontario Investment Service program.

Source: Revenue Statistics of OECD Member Countries, 1995 Edition

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BUSINESS DEVELOPMENT

KEDCO's Knowledge-Based Enterprises (KBE) and Industrial, Commercial, Institutional (ICI) Development division provides the following resources for those making location decisions.

- ◆ **Jobs and Prosperity Guide** (On-line searchable listings highlighting Kingston's knowledge-based economy, manufacturers and Jobs and Prosperity Partners)
- ◆ **Available Properties** (On-line listings of available office and industrial space and land)
- ◆ **Available Industrial Land** (On-line listing of City of Kingston Business and Industrial Parks)
- ◆ **Knowledge-Based Industry Cluster Study** (see our web site for a downloadable copy of the Advantage Kingston! Coopers and Lybrand, Study)
- ◆ **Call Centre Information**
- ◆ **Community Profile Statistical Supplements**
including: Economic Base Profile
Demographic Characteristics
Labour Force Characteristics
Environment and Lifestyle
Land Development and Building Activity



KEDCO ACTIVITIES AND SERVICES

KEDCO's activities include the promotion of the City of Kingston in the international marketplace; assisting local companies with expansion/modernization projects; maintaining a computer database of up-to-date economic indicators for the area; co-ordinating local economic development efforts; and advising local and senior governments on economic development matters.



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www.kingstoncanada.com
