

Cornell Tower Offices

234 Concession St.

Second Floor Office Space

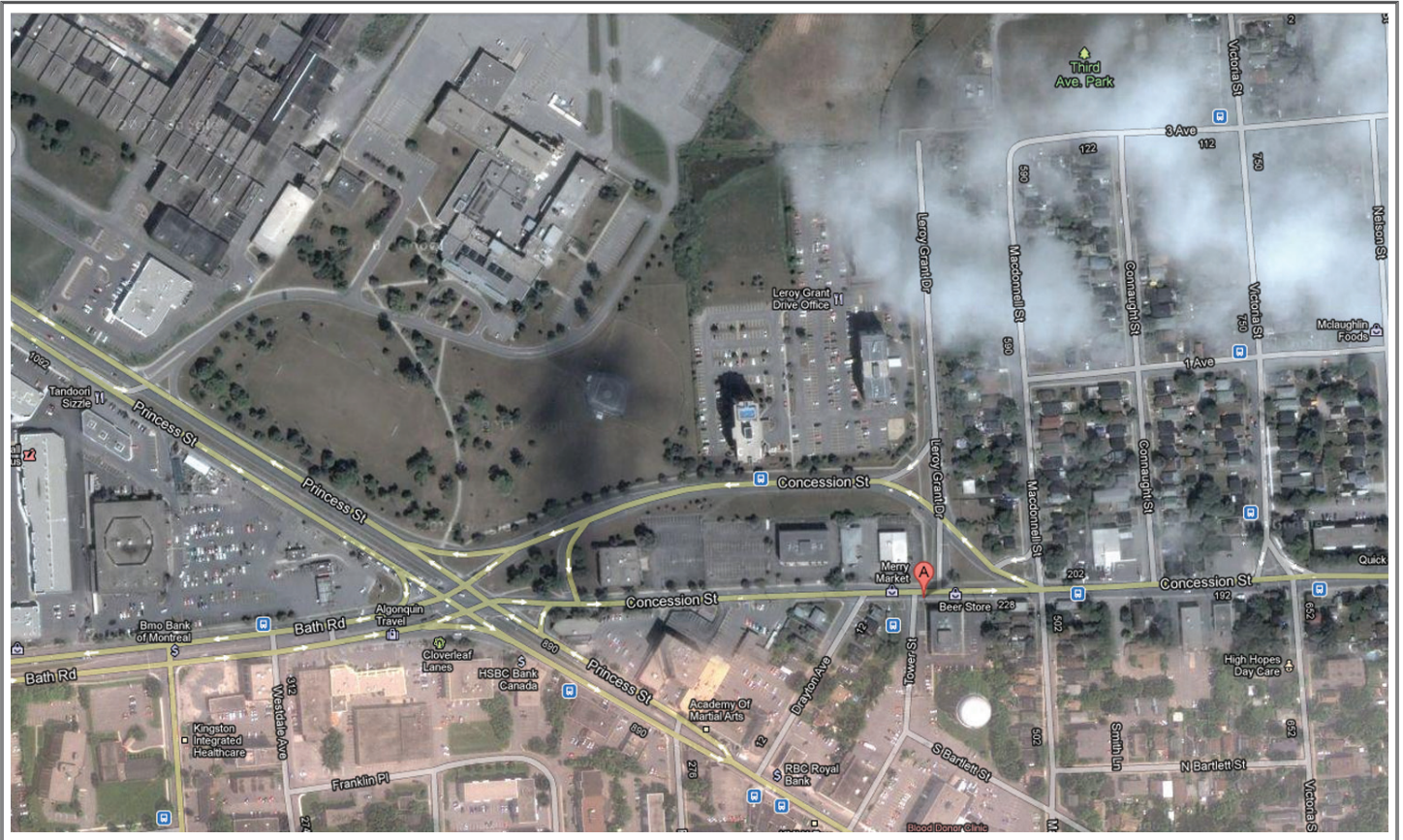
SUITE 204



CJM PROPERTY MANAGEMENT

Location Advantages

Cornell Tower Offices, located at 234 Concession St. Kingston Ontario, is a 3 storey premium office building. Featuring on site parking, secure time lock entrance, elevator, vestibule entrance, and air conditioning. Centrally located, on bus route and within walking distance to a Tim Hortons, Subway Restaurant and many other amenities.



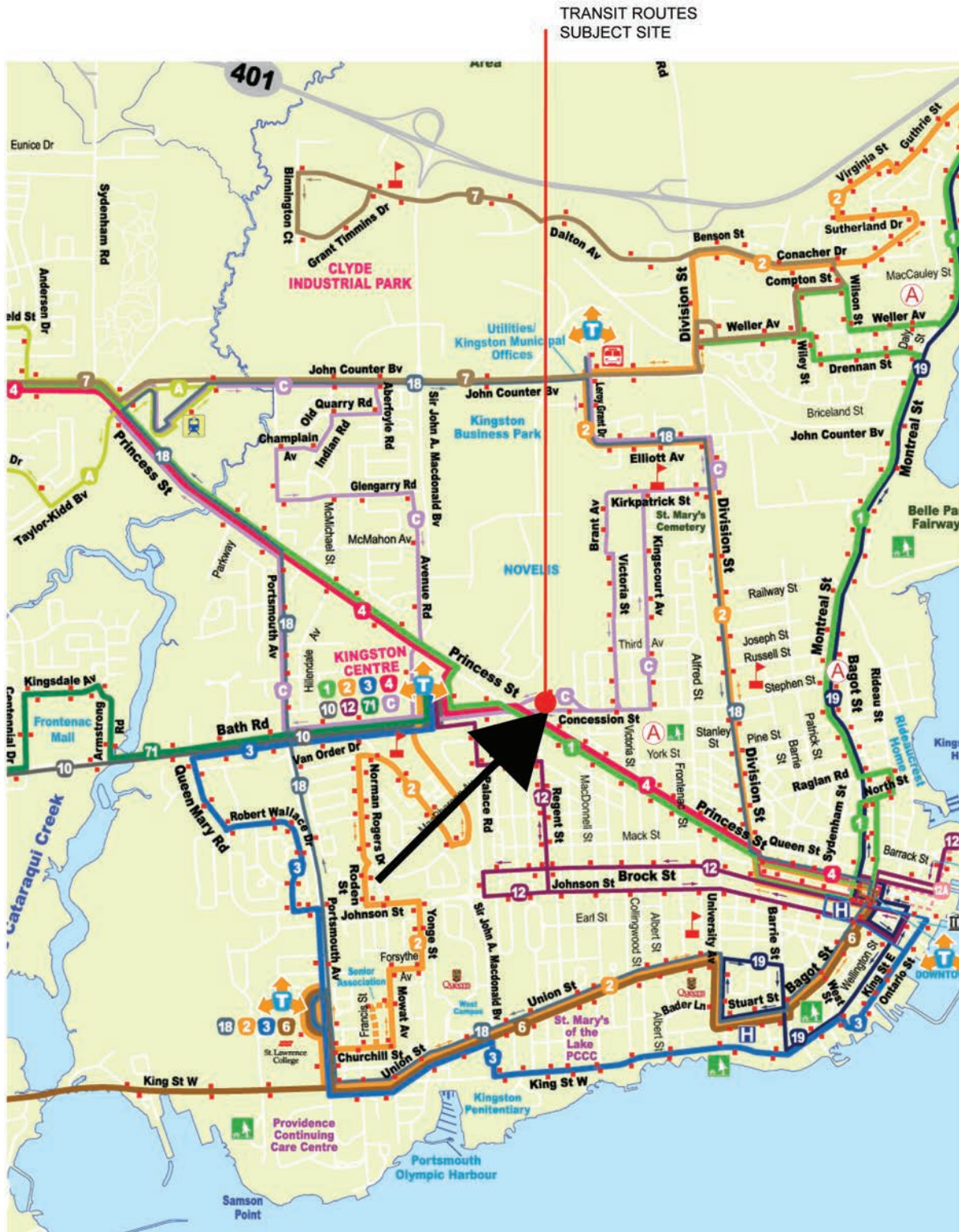
Amenities and Businesses within close proximity:

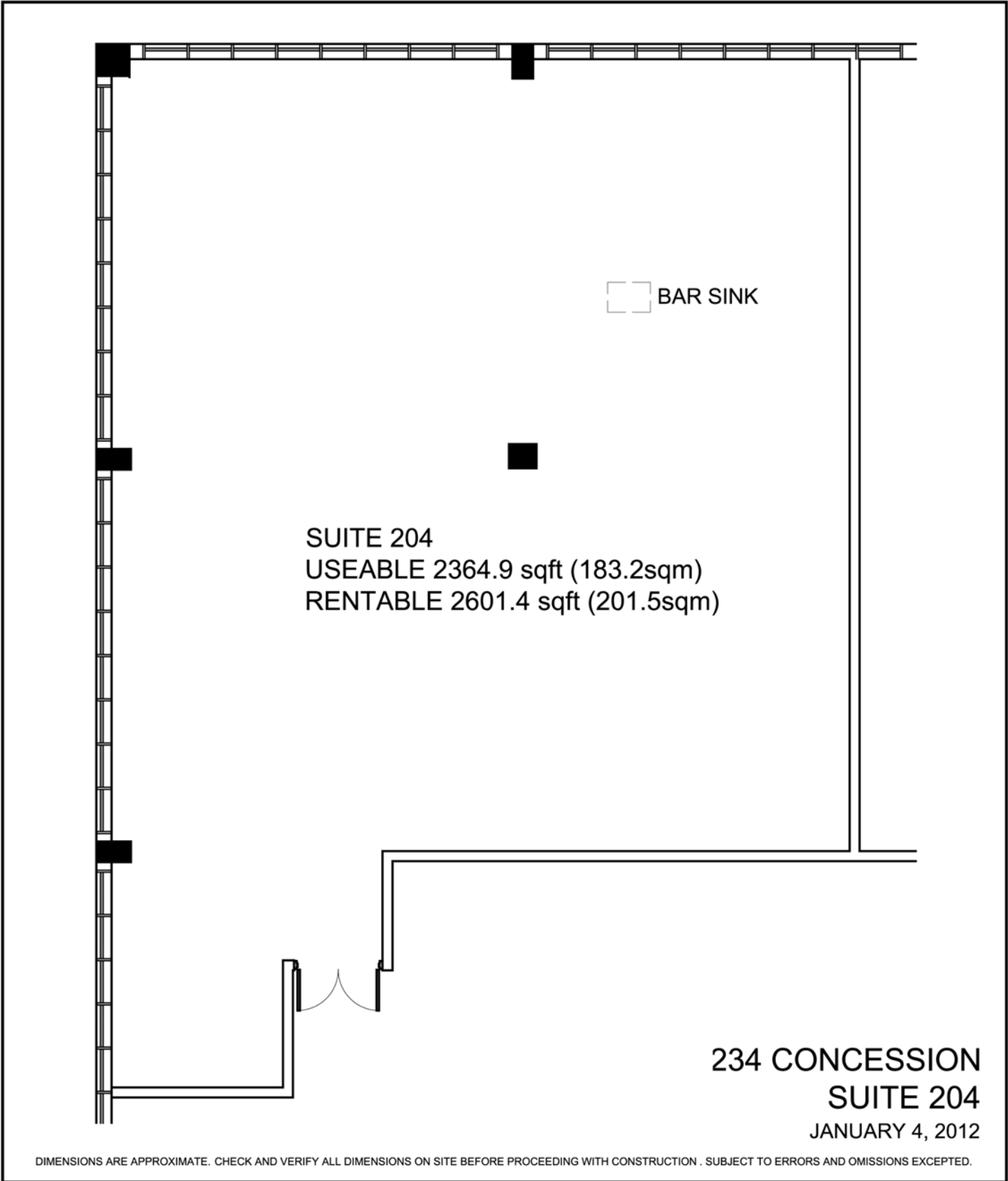
VIA Rail, Coach Canada, Public Transit, City Municipal Offices, Tim Hortons, Subway Restuarant & Shoppers Drug Mart.



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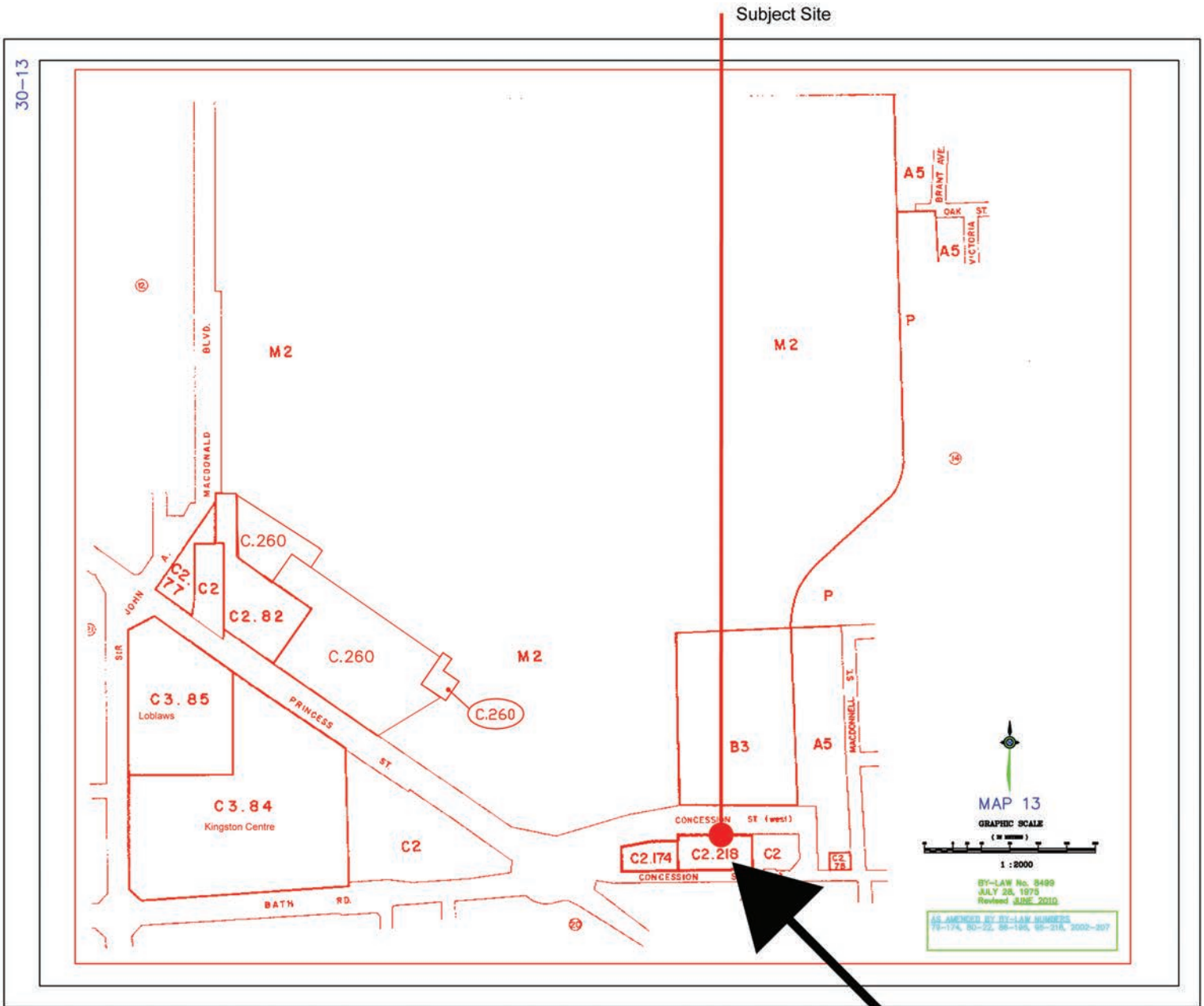
Transit Routes





DIMENSIONS ARE APPROXIMATE. CHECK AND VERIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION . SUBJECT TO ERRORS AND OMISSIONS EXCEPTED.

Subject Site



SECTION 22 : GENERAL PROVISIONS FOR THE ARTERIAL COMMERCIAL ZONE "C2"

22.1 Subject to compliance with the provisions of Section 5, the following provisions shall apply in C2 zones:

22.2 The following uses only shall be permitted in C2 zones:

- (a) retail stores (including retail stores selling general services), lunch counters, restaurants,
- (b) banks,
- (c) bowling alleys, theatres, auditoriums,
- (d) automobile service stations and motor sales rooms if no machining or body work or painting is carried on,
- (e) drive-in restaurants,
- (f) motels,
- (g) electrical repair services, including radio and television repair services,
- (h) accessory buildings to any use permitted in C2 zones, (By-Law No. 8499 - 1975)
- (i) offices with a maximum size of 605.0m² per building, (By-Law No. 8725 - 1976; 79-174 - 1979)
- (j) shopping centres, (By-Law No. 9206 - 1978)
- (k) Places of Amusement, subject to the provisions of Section 22.3 (j). (By-Law No. 82-197 - 1982)
- (l) day care centres (By-law No. 8499; 2007-161)

22.3 The following regulations shall apply to lands, buildings or structures erected in C2 zones: (By-Law No. 8499 - 1975)

- (a) MAXIMUM HEIGHT..... 13.7m
- (b) MINIMUM FRONT YARD..... 15.0m
- (c) MINIMUM SIDE YARD

Wherever a C2 Zone abuts upon an open space or Residential Zone, or a street, a side yard of not less than 9.0m wide shall be provided within the C2 Zone. Nothing other than a driveway shall be located in this side yard. (By-Law No. 8499 - 1975; 85-309 - 1985)

Wherever a C2 Zone abuts upon a public walkway, a side yard of not less than 3.0m wide shall be provided within the C2 Zone. (By-Law No. 87-103 - 1987)

Updated May 27, 2011

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- (d) MINIMUM REAR YARD..... 7.5m
- (e) MAXIMUM LOT OCCUPANCY..... 50% of lot area within the C2 zone.
- (f) MINIMUM LOT DEPTH..... 45.0m
- (g) MINIMUM GROUND FLOOR AREA
 - Main Building..... 56.0m²
 - Accessory Building..... No minimum area requirement.
(By-Law No. 8499 - 1975; 79-174 - 1979)
- (h) OFF-STREET PARKING
As per Section 5.3 of this by-law.
- (i) OFF-STREET LOADING
As per Section 5.4 of this by-law.

(By-Law No. 8499 - 1975)
- (j) The following regulations shall apply to lands, buildings or structures which are occupied by a Place of Amusement as defined in this by-law.
 - i. No place of amusement shall be located closer to any school property than 300.0m.
(By-Law No. 82-197 - 1982)

218. On the approximately 0.54 ha parcel of land located on the north side of Concession Street (east-bound) between Princess Street and Macdonnell Street, and designated C2.218 on a copy of

Zoning Map No. 13 attached to and forming part of By-Law No. 86-198 as Schedule "A", the permitted uses shall also include a maximum gross leasable area of office space of 1,858.0m².
(By-Law No. 86-198 - 1986)

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SUITE 204



For More Information Please Contact:

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