

APPENDIX B

Table 1: Building Feasibility Checklist Results

	Aspect	Data Source	178 Ontario	253 Ontario	275 Ontario	275 Bagot	27 Place D'Armes	221 King Street E	331 King Street E	353 King Street E	27 Princess	385 Princess	552 Princess	861 Princess	
Functional	1	The building is an Office or Industrial park		NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	
	2	Building gets little or no sun	Building is not freestanding Site Visit	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	YES	
	3	View limited by other buildings	There is a building in front Site Visit	YES	YES	NO	NO	NO	YES	YES	NO	NO	NO	YES	
	1	The building is an Office or Industrial park		NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	
	2	Building gets little or no sun	Building is not freestanding Site Visit	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	YES	
	3	View limited by other buildings	There is a building in front Site Visit	YES	YES	NO	NO	NO	YES	YES	NO	NO	NO	YES	
	5	Building cannot be horizontally extended	Site visit	YES	YES	YES	YES	NO	YES	YES	YES	NO	YES	NO	NO
	6	Building cannot be vertically extended	Site visit	YES	NO	YES	YES	NO	YES	YES	NO	YES	NO	NO	YES
Technical	7	Maintenance Building looks poorly maintained (chips/cracks/ discoloration)	Site Visit	YES	YES	YES	NO	NO	NO	NO	NO	NO	NO	YES	
	8	Facade Windows cannot be reused	Site Visit	NO	NO	YES	YES	YES	NO	NO	YES	NO	NO	NO	YES
Cultural	9	Character No character to surrounding buildings	Site Visit	NO	NO	NO	NO	YES	YES	YES	YES	NO	YES	YES	YES
	10	Access Unsafe access, no clear overview of situation	Site Visit	YES	NO	NO	YES	YES	YES	NO	NO	YES	YES	NO	NO
Legal	11	Environment Presence of large amounts of unsafe materials or hazardous substance	Site Visit	NO	NO	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO
	12	Building Code No lifts in Building (>4 storeys)	Site Visit	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
	13	No emergency stairways	Site Visit	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO

Table 2: Location Feasibility Checklist Results

					178 Ontario	253 Ontario	275 Ontario	275 Bagot	27 Place D'Armes	221 King Street E	331 King Street E	353 King Street E	27 Princess	385 Princess	552 Princess	861 Princess	
	Aspect	Definition	Data Source														
Functional	Urban Location																
	1	The building is an Office or Industrial park	City Official Plan	City Official Plan	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
	2	Building gets little or no sun	Building is not freestanding	Site Visit	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	YES	NO	NO
	3	View limited by other buildings	There is a building in front	Site Visit	YES	YES	NO	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO
	Distance & Quality to Amenities																
	4	Shops for daily necessity	>250m	Google Maps	NO	NO	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	YES
	5	Neighbourhood meeting place (square, park)	> 500m	Google Maps	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES
	6	Restaurants/ Bars	> 500m	Google Maps	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
	7	Bank	> 500m	Google Maps	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	NO
	8	Post Office	> 500m	Google Maps	NO	NO	NO	NO	YES	NO	NO	NO	NO	NO	NO	NO	NO
	9	Grocery Store	> 500m	Google Maps	YES	NO	NO	NO	NO	YES	NO	NO	NO	NO	NO	NO	YES
	10	Major Shopping Area	> 6.4km	Google Maps	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
	11	Medical Facility (Health Centre)	> 500M	Google Maps	NO	NO	YES	NO	YES	YES	NO	NO	NO	NO	YES	YES	NO
	12	Recreation Facility	> 500M	Google Maps	YES	NO	NO	NO	NO	YES	YES	NO	NO	NO	YES	YES	YES
	13	Education Elementary	> 0.8km	Google Maps	YES	YES	NO	NO	NO	YES	YES	YES	YES	YES	NO	YES	YES
	14	Education High School	> 1.6km	Google Maps	NO	YES	YES	NO	YES	NO	NO	YES	YES	YES	NO	NO	YES
	15	Education University	> 2.4km	Google Maps	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
Transit																	
16	Distance to railway station	> 2km	Google Maps	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	
17	Distance to bus	> 500M	Google Maps	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	

	18	Distance to bus terminal	>500M	Google Maps	NO	YES	YES	NO	YES	YES	NO	NO	YES	YES	YES	YES
	19	Frequency of bus service	Every 15 minutes Monday- Friday	Kingston Transit	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
	Accessibility by Car															
	20	No parking on site		Site Visit	YES	YES	YES	YES	NO	YES	NO	YES	NO	YES	NO	NO
	21	Many obstacles	Street narrows	Site Visit	YES	NO	NO	NO	NO	NO	YES	YES	YES	YES	NO	YES
Cultural	Tone of Neighbourhood															
	22	Situated on a busy street	two way street	Site Visit	YES	YES	YES	YES	NO	YES	YES	YES	NO	NO	YES	NO
	23	Area has poor reputation/image, vandalism	presence of graffiti	Site Visit	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	YES	YES
	24	Dull environment		Site Visit	NO	NO	YES	NO	YES	YES	NO	NO	NO	YES	YES	YES
	25	Incompatible neighbouring uses	gas station, factory, nightclub,	Site Visit	YES	NO	YES	NO	YES	NO	NO	NO	NO	NO	NO	NO
Legal	Legal															
	26	The Property is leased		DTZ Barnicke	YES	YES	YES	YES	YES	YES	YES	NO	NO	YES	NO	YES
	27	The Property is designated Heritage		City of Kingston Heritage Registry	YES	YES	NO	YES	NO	YES	NO	NO	YES	NO	NO	NO
	28	Zoning Amendment is required		City of Kingston Zoning By-law	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO

Table 3: Proximity of Grocery Store

Grocery Store > 500m	Municipal Address	178 Ontario	253 Ontario	275 Ontario	275 Bagot	27 Place D'Armes	221 King Street E	331 King Street E	353 King Street E	27 Princess	385 Princess	552 Princess	861 Princess
Food Basics	33 Barrack St	600m	350m	230m	500m	110m	700m	290m	230m	350m	1.1km	1.6km	1.3km*
Metro	310 Barrie St	1km	1.1km	1.1km	650m	1.1km	950m	900m	900m	1.0km	110m	750m	1.8km
Loblaws	1100 Princess St	3.6km	3.5km	3.6km	3.2km	3.6km	3.6km	3.4km	3.4km	3.5km	2.5km	1.9km	650m
The Grocery stores below were not included in the Study													
Cochranes Grocery	73 Bay St	1km	850m	750m	500m	550m	1.1km	800m	750m	800m	950m	1.5km	2.6km
Old Farm Fine Foods	204 Barrie St	1.0km	1.1km	1.3km	750m	1.3km	650m	1.0km	1.0km	1.2km	500m	1.1km	2.2km
The Store Famous	406 Barrie St	1.4km	1.3km	1.2km	950m	900m	1.3km	1.2km	1.2km	1.3km	400m	1.0km	2.1km
Freddie's Grocery	219 University	1.3km	1.5km	1.6km	1.1km	1.7km	1.1km	1.3km	1.4km	1.5km	700m	700m	1.8km
Asian Market	354 Princess St	1km	900m	1.0km	550m	1.1km	1.0km	850m	800m	900m	91m	700m	1.8km
Oriental Grocery (Dat Lee & Hong Ltd)	455 Princess St	1.4km	1.3km	1.3km	900m	1.4km	1.3km	1.2km	1.1km	1.2km	250m	350m	1.4km
Bedore's Food Market	395 Earl St	1.7km	1.9km	2.0km	1.5km	2.1km	1.3km	1.7km	1.7km	1.9km	1.1km	850m	1.6km

* Food Basics is 1225 Princess Street

Table 4: Proximity to Major Shopping Area

Major Shopping Area	Municipal Address	178 Ontario	253 Ontario	275 Ontario	275 Bagot	27 Place D'Armes	221 King Street E	331 King Street E	353 King Street E	27 Princess	385 Princess	552 Princess	861 Princess
Cataraqui Town Centre	945 Gardiners Road	8.2km	8.1km	8.2km	7.7km	8.2km	8.2km	8.0km	8.0km	8.1km	7.1km	6.5km	5.4km
Rio Can Centre	616 Gardiners Road	8.1km	8.0km	8.0km	7.6km	8.1km	8.0km	7.9km	7.9km	7.9km	7.0km	6.3km	5.3km
Downtown Kingston	Princess St and Montreal Street	within boundary	within boundary	within boundary	within boundary	within boundary	within boundary	450m	400m	500m	500m	1.1km	2.2km

* Downtown Kingston is based on the intersection of Princess Street and Montreal Street

Table 5: Proximity to Transit

TRANSIT	Municipal Address/ Location		178 Ontario	253 Ontario	275 Ontario	275 Bagot	27 Place D'Armes	221 King Street E	331 King Street E	353 King Street E	27 Princess	385 Princess	552 Princess	861 Princess
Train Station	1800 John Counter Boulevard	N/A	6.3km	6.2km	6.3km	5.8km	6.3km	6.3km	6.1km	6.1km	6.2km	5.2km	4.6km	3.5km
	Transfer Point	Bus Routes Serviced												
Bus Station Bay	Downtown Terminal	1, 2, 3, 4, 12, 19, E12, E71	500m	550m	650m	130m	700m	600m	350m	400m	550m	650m	1.3km	2.3km
	Kingston Centre	1, 2, 3, 4, 10, 12, 71, C	3.3km	3.2km	3.3km	2.9km	3.4km	3.3km	3.2km	3.1km	3.2km	2.2km	1.6km	550m
	Cataraqui Town Center	1, 4, 6, 7, 71, A, B	8.8km	8.7km	8.8km	8.3km	8.8km	8.8km	8.6km	8.8km	8.7km	7.7km	7.1km	6.0km
	St Lawrence College	2, 3, 6, 18	4.3km	4.6km	4.7km	3.5km	4.8km	4.0km	4.4km	4.5km	4.6km	3.8km	3.5km	3.2km
	Gardiners Centre	6, 10, 71, B	7.6km	7.5km	7.6km	7.1km	7.6km	7.7km	7.4km	7.4km	7.5km	6.5km	5.9km	4.8km

Table 6: Proximity to Education

Elementary Schools	Municipal Address	178 Ontario	253 Ontario	275 Ontario	275 Bagot	27 Place D'Armes	221 King Street E	331 King Street E	353 King Street E	27 Princess	385 Princess	552 Princess	861 Princess
Central Public School	237 Sydenham Street	1.0km	850m	750m	500m	650m	1.1km	800m	750m	850m	550m	1.2km	2.2km
Sydenham Public School	5 Clergy Street East	850m	850m	950m	500m	1.0km	850m	700m	750m	850m	280m	900m	2.0km
Module Vanier	235 Frontenac Street	1.6km	1.8km	1.9km	1.4km	2.0km	1.2km	1.6km	1.6km	1.8km	1.1km	850m	1.8km
Winston Churchill Public School	530 Earl Street	2.1km	2.2km	2.4km	1.8km	2.4km	1.7km	2.1km	2.1km	2.3km	1.5km	1.2km	1.4km
Rideau Public School	9 Dundas Street	2.3km	2.3km	2.4km	1.9km	2.5km	2.2km	2.1km	2.2km	2.3km	1.3km	800m	900m
Frontenac Public School	33 Cowdy Street	2.1km	2.0km	1.8km	1.6km	1.6km	2.0km	1.9km	1.8km	1.9km	1.1km	1.2km	1.6km
First Avenue Public School	85 1st Avenue	2.8km	2.7km	2.6km	2.3km	2.3km	2.7km	2.6km	2.6km	2.6km	1.7km	1.0km	950m
Calvin Park Public School	153 Van Order Drive	3.7km	3.8km	3.9km	3.4km	4.0km	3.7km	3.6km	3.6km	3.8km	2.9km	2.5km	1.7km
Secondary Schools													
Kingston Collegiate Vocational Institute		1.6km	1.8km	1.9km	1.4km	2.0km	1.3km	1.6km	1.7km	1.8km	1.0km	850m	1.8km
Loyalist Collegiate Vocational Institute		1.7km	2.9km	3.1km	3.4km	4.0km	4.0km	3.6km	3.6km	3.8km	2.9km	2.5km	1.7km
Post Secondary Education													
Queen's University	99 University Avenue	2.3km	1.9km	2.0km	1.5km	2.1km	1.4km	1.7km	1.8km	1.9km	1.2km	1.2km	2.3km
Royal Military College	13 General Crerar Crescent	2.0km	1.8km	1.6km	2.2km	1.5km	2.4km	1.9km	1.9km	1.7km	2.7km	3.3km	4.4km
St Lawrence College	100 Portsmouth Avenue	3.9km	4.2km	4.3km	3.9km	4.4km	3.6km	4.0km	4.1km	4.2km	3.5km	3.4km	3.3km

Table 7: Proximity to Medical Health Centres

Medical Health Centres	Municipal Address	178 Ontario	253 Ontario	275 Ontario	275 Bagot	27 Place D'Armes	221 King Street E	331 King Street E	353 King Street E	27 Princess	385 Princess	552 Princess	861 Princess
Kingston Family Health Team	787 Princess Street	2.6km	2.5km	2.5km	2.1km	2.6km	2.5km	2.4km	2.4km	2.4km	1.5km	850m	220m
Kingston General Hospital	76 Stuart Street	1.3km	1.4km	1.6km	1.0km	1.6km	900m	1.3km	1.3km	1.5km	1.1km	1.6km	2.6km
Queen's Family Health Team	220 Bagot Street	400m	500m	600m	81m	700m	550m	300m	350m	500m	700m	1.3km	2.4km
Family Medicine Urgent Care	945 Gardiners Road	8.6km	8.5km	8.5km	8.1km	8.6km	8.5km	8.4km	8.4km	8.4km	7.5km	6.8km	5.8km

Table 8: Proximity to Recreation Facility

Recreation Facility	Municipal Address	178 Ontario	253 Ontario	275 Ontario	275 Bagot	27 Place D'Armes	221 King Street E	331 King Street E	353 King Street E	27 Princess	385 Princess	552 Princess	861 Princess
YMCA	100 Wright Crescent	3.4km	3.3km	3.4km	3.0km	3.5km	3.4km	3.3km	3.2km	3.2km	2.3km	1.7km	650m
Artillery Park Aquatic & Fitness Centre	76 Ordnance Street	950m	800m	700m	450m	450m	1.1km	750m	700m	750m	750m	1.4km	2.4km
Queen's Athletic Centre		1.7km	1.8km	1.9km	1.4km	2.0km	1.3km	1.3km	1.7km	1.9km	1.2km	1.2km	2.2km
Goodlife Fitness 24/7	Barrack Street	700m	400m	300m	450m	170m	750m	350m	400m	400m	1.0km	1.6km	2.6km
Goodlife Fitness	NorthWest Road	8.8km	8.7km	8.8km	8.4km	8.8km	8.8km	8.7km	8.6km	8.7km	7.7km	7.1km	6.0km

Table 9: Proximity to Banking Institution

BANKS > 500m	Municipal Address	178 Ontario	253 Ontario	275 Ontario	275 Bagot	27 Place D'Armes	221 King Street E	331 King Street E	353 King Street E	27 Princess	385 Princess	552 Princess	861 Princess
CIBC	Multiple Locations	350m	400m	400m	52m	500m	400m	260m	280m	400m	600m	1.2km	650m
TD	Multiple Locations	300m	240m	260m	75m	350m	400m	150m	130m	230m	750m	1.3km	170m
BMO	Multiple Locations	110m	220m	300m	350m	500m	300m	110m	160m	230m	1.0km	1.4km	350m
National	328 King Street E	180m	150m	230m	260m	400m	400m	22m	79m	150m	1.0km	1.6km	2.6km
Scotia	Multiple Locations	270m	260m	300m	130m	400m	400m	130m	150m	250m	750m	1.1km	14m
RBC (excluding business branch)	Multiple Locations	290m	140m	160m	240m	300m	500m	86m	40m	130m	450m	950m	120m
HSBC	814 Princess Street	2.8km	2.7km	2.7km	2.3km	2.8km	2.7km	2.9km	2.6km	2.6km	1.7km	1.0km	22m
KCCU	18 Market Street	100m	190m	290m	300m	500m	350m	100m	160m	210m	900m	1.5km	206km
Wellington Foreign Exchange	153 Wellington Street	220m	270m	350m	160m	550m	350m	140m	170m	270m	750m	1.5km	2.5km

* A municipal address is provided if there is only one location in the area

Table 10: Proximity to Post Office

Post Office >500m	Municipal Address	178 Ontario	253 Ontario	275 Ontario	275 Bagot	27 Place D'Armes	221 King Street E	331 King Street E	353 King Street E	27 Princess	385 Princess	552 Princess	861 Princess
Shoppers Drug Mart	Multiple Locations	550m	400m	450m	53m	550m	650m	350m	280m	350m	230m	400m	1.5km
Kingston Post Office	120 Clarence Street	350m	450m	550m	120m	650m	500m	290m	350m	450m	750m	1.4km	2.4km
Pharma Plus	1036 Princess Street	2.8m	1.4km	2.9km	2.5km	3.0km	2.9km	2.8km	2.7km	2.8km	1.9km	1.2km	180m
Queen's University	99 University Avenue	1.7km	1.9km	2.0km	1.5km	2.1km	1.4km	1.7m	1.8km	1.9km	1.2km	1.2km	2.3km
Kingston Centre Post Office	1092 Princess Street	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	300m

*N/A is noted because it is greater than 500m from the properties.

		Interviewee A	Interviewee B	Interviewee C	Interviewee D
1	What was your motivating factor to convert the office space into residential units				
2	What was your perception of the market when you decide to convert the building use				
3	Was the idea of the conversion your own, or were you encouraged by another party, if so whom? And what were their reasons?				
4	What were the major obstacles and challenges you experience with this project: structural, procedural, financial?				
5	Did you have cooperation from the city when you were undergoing the process of conversion? Did they provide any support (tax incentives, credits)? Were there any funding programs available to you?				
6	Were there any unforeseen risks of challenges that affected the outcome of the project?				
7	Are you satisfied with your decision with converting the office space into residential units? Is there anything you would have done differently?				
8	What are some lessons that you learned through your experience?				
9	Given the new Ministry of Environment requirements of thorough site inspections (EA) of a property before conversion into residential units is permitted, how will this affect your decision to convert other properties? What are your opinions of it?				