

UNION PARK

KINGSTON



Project Overview

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Union Park is situated on the traditional territories of the Anishinaabe, the Haudenosaunee and the Huron-Wendat. These lands are today also home to a diverse community of First Nations, Métis, and Inuit.

This acknowledgment is a sign of our recognition of and respect for Indigenous people living in this area.

Union Park Kingston brings together three important and historic local communities: Portsmouth, Sydenham, and Queen's University.

The name is intended to be the middle point between our past and future, new and old, and the waterfront and the rest of our City.

“Park” is particularly appropriate, with approximately 25 percent of the property being occupied by buildings and the remaining space being set aside for parkland, pathways, and open space with the minimal amount of roads and surface parking required. Our plans involve preserving the best views for the benefit of the public.

We hope you agree.



- Creating a new cornerstone to Portsmouth Village, providing much needed housing, jobs, and neighbourhood commercial space
- Enabling seniors to age in place
- Preserving the built heritage and history of the property



UNION PARK

KINGSTON

1

Union St.

2

Sir John A.
Macdonald
Blvd

3

King St. W

4

CSC Museum
and steam
plant

5

New signaled
intersection
with expanded
bus stop

1

5

13

BLOCK A
FUTURE PHASE
RESIDENTIAL / RETAIL

7

6

10

BLOCK B
RESIDENTIAL

12

11

4

9

6

Existing heritage building
(24 condos)

7

141 retirement units

8

74 seniors apartments

9

West Yard Park and
connecting pathway

10

Healing Garden
in partnership with the Prison
for Women Memorial Collective

11

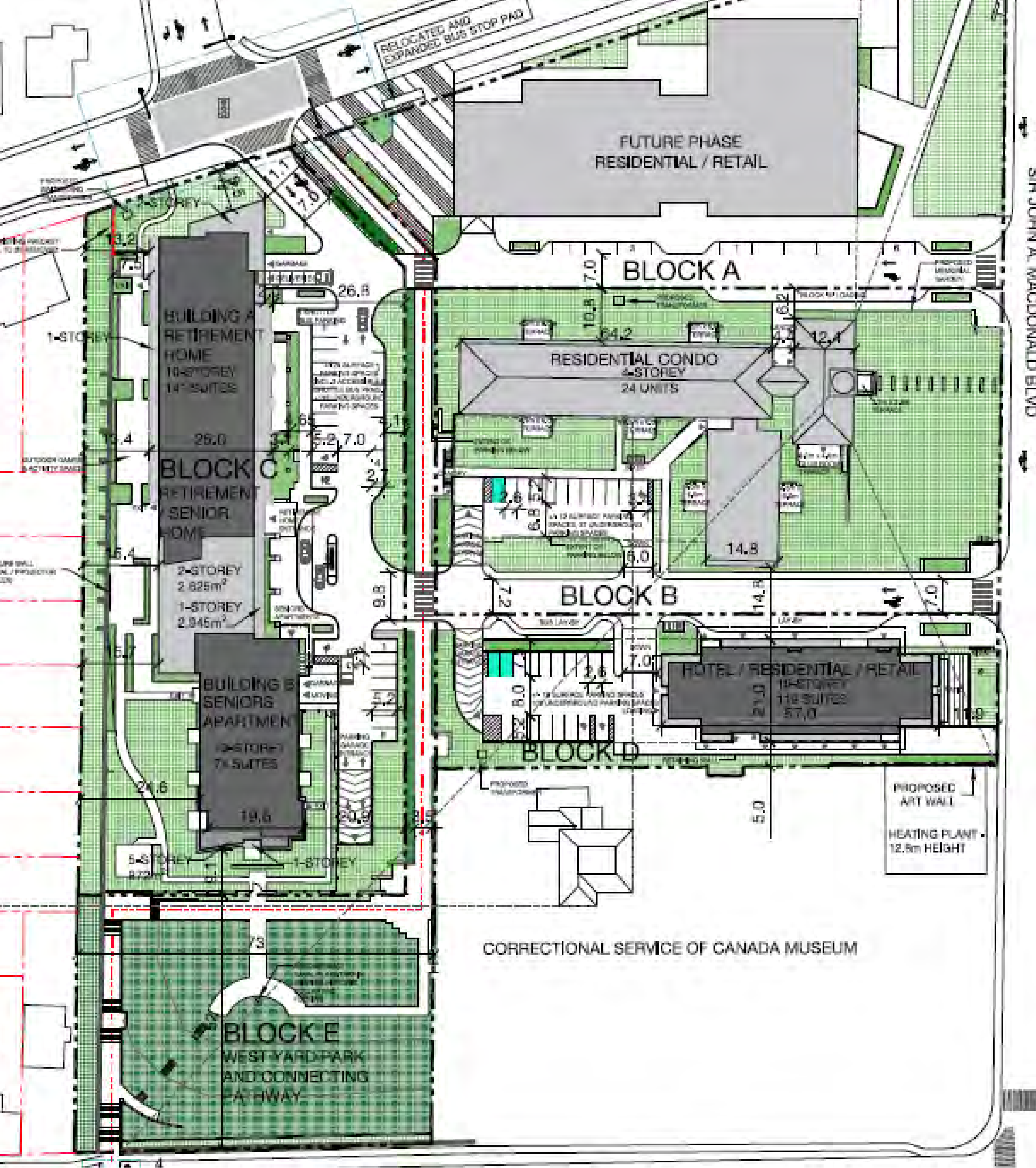
Art Wall

12

Hotel (119 rooms)

13

Future *Block A*: Mixed-use
apartment building (Phase
3) and Gateway Art Feature



SITE STATISTICS

SITE AREA

Total Site Area:	32,825 m ² (3.28 ha)
*Retail GFA:	364 m ² (3,918 sf)
*Residential GFA:	29,163 m ² (313,908 sf)
*Hotel GFA:	8,335 m ² (89,717 sf)
*TOTAL GFA:	37,862 m² (407,543 sf)

*excludes Block A

*SITE COVERAGE

Built:	25.6%
Roads:	18.0%
Landscape / Sidewalks:	56.4%

*an estimated building footprint was used for Block A

DEVELOPMENT BLOCKS

BLOCK A - FUTURE PHASE RESIDENTIAL/RETAIL
Severed Lot Area: 7,144 m² (76,897 sf)

BLOCK B - RESIDENTIAL CONDOMINIUM
Severed Lot Area: 7,737 m² (83,280 sf)
Total Residential GFA: 7,108 m² (76,510 sf)
Total Units: 24
Ground Floor Area: 1,540 m² (16,576 sf)
Vehicle Parking: ± 49 spaces (± 12 surface, ± 37 underground)
Bicycle Parking: 24 spaces

BLOCK C - SENIORS HOUSING CONTINUUM OF CARE
Severed Lot Area: 9,526 m² (102,537 sf)
Total Residential GFA: 22,055 m² (237,398 sf)
Total Units: 215 (141 Retirement Units and 74 Seniors Apartments)
Ground Floor Area: 2,813 m² (30,279 sf)
Vehicle Parking: ± 161 spaces (± 26 surface, ± 135 underground)
Bicycle Parking: 12 spaces
Bus Parking: 1 space

BLOCK D - HOTEL / RESIDENTIAL / RETAIL
Severed Lot Area: 3,608 m² (38,836 sf)
Retail GFA: 364 m² (3,918 sf)
Hotel GFA: 8,335 m² (89,717 sf)
Total GFA: 8,699 m² (93,635 sf)
Total Units: 119
Ground Floor Area: 908 m² (9,773 sf)
Vehicle Parking: ± 119 spaces (± 19 surface, ± 100 underground)
Bus Parking: 1 space

BLOCK E - WEST YARD PARK AND CONNECTING PATHWAY
Severed Lot Area: 4,820 m² (51,882 sf)

Total # Residential Units: 239
Total # Hotel Rooms: 119
Total # Residential Units + Hotel Rooms: 358
(both excluding Block A)
Total # Vehicle Parking Spaces: ± 329
- Surface: ± 57
- Underground: ± 272

NOTES

- For the purpose of this plan, Block A is conceptual and will be subject to future planning applications.
- This plan is based on a survey.

LEGEND

	PODIUM
	MID-RISE BUILDING
	LANDSCAPE/ PARK
	WESTYARD PARK AND CONNECTION PATHWAY
	HIGH-QUALITY HARDSCAPING
	PROPOSED SEVERANCE LINE
	PROTECTED VIEW PLANE
	PUBLIC CONNECTION PATHWAY
	PROPOSED PEDESTRIAN CROSSING
	CAR SHARE PARKING STALL
	ACCESSIBLE PARKING STALL
	PROPOSED SIGNALIZED JUNCTION (TO BE DESIGNED)
	SIGNAGE
	FLAGPOLE
	BIKE RACKS
	EXISTING WEST LIMESTONE AND PRISON WALL



30	REV BLOCK C STATS	2021.04.20	MC
29	REV (CAR SHARE) BLK D	2021.03.09	MC
28	REVISED PLAN	2021.03.01	MC
27	REVISED PLAN	2021.02.19	MC
26	REVISED PLAN	2021.02.03	EL
25	REVISED PLAN	2021.01.18	EL
24	REVISED BLOCK C GFA	2020.12.08	EL
23	REVISED PLAN	2020.10.28	EL
22	REVISED BLOCK A	2020.09.08	MC
No.	REVISION	DATE	BY

CLIENT

SIDERIUS

DEVELOPMENTS LTD.

FOTENN
Planning + Design

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613.730.5709 www.fotenn.com

DESIGNED	MS/RP
REVIEWED	MS
DATE	2018.01.29

P1

Project Overview

Phase 1

Blocks B, C, and E

- Residential condos (4 storeys)
- Retirement home and seniors apartments (10 storeys)
- West Yard Park (1.2 acres +/-) and connecting pathway



06 -



Project Overview

Phase 2

Block D

- Hotel (10 storeys, 119 rooms)
- Ground floor restaurant, neighbourhood commercial and retail uses



Project Overview

Phase 3

Block A

- Future phase of residential, neighbourhood commercial and retail uses
- *Additional approvals required*
- Detailed architectural designs not started



- Use of drought-tolerant, native, and indigenous plant material to minimize irrigation requirements.
- Inclusion of rain gardens in the landscape design.
- Use of ground source water for heating.
- Collection, storage, and re-use of storm water for irrigation of landscaping.
- Low-flow plumbing fixtures to reduce water use and reduce energy required for hot water.



These initiatives are all being carefully considered for the various proposed buildings and the site.
All sustainable initiatives will be finalized at the Site Plan stage and comprehensive building design stage.

- LED light fixtures and automated lighting controls in common areas.
- High efficiency electric heat pumps in the HVAC system.
- Energy recovery ventilation for reduced energy use in ventilation.
- Triple glazed windows to reduce heat loss and noise.
- Roof top solar panels to heat domestic water.
- Engine control motors provided on small equipment and variable-frequency drives provided on motors for large equipment.



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- Union Park Kingston is designed to allow people to both live and work on site.
- Each residential unit will have dedicated interior bicycle storage.
Adequate interior and exterior bicycle parking will be provided at the hotel, park, and retirement home for residents, staff, and visitors.
- Various car-share vehicles on-site.
- Electric vehicle charging stations for public and resident use.
- Avoiding carbon-based fuel sources in the HVAC system.



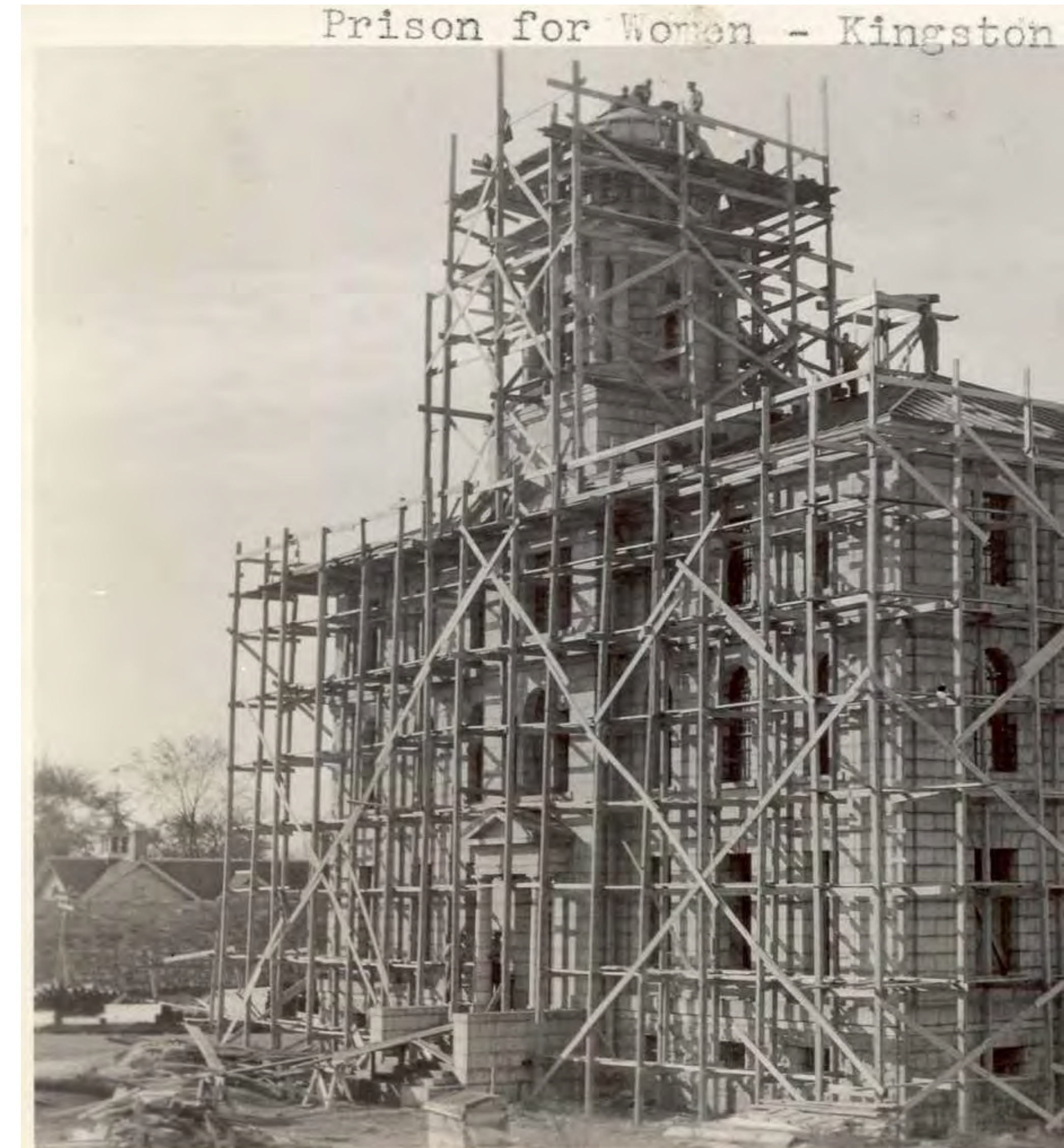
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- Locally sourced limestone for new and renovated stone cladding.
- Use of locally sourced materials including plant material, local stone for retaining walls, and seating elements and locally sourced site furnishings.
- Use of a broad range of trees (incl. fruit trees), shrubs, and perennials to increase the biodiversity of the site and provide a food source for local birds and insects.
- Forest Stewardship Council certified wood products.
- Use of low volatile organic compounds for interior finishes.
- High fly ash content concrete for new foundations and floor slabs.
- Each building will have its own interior garbage, recycling, and composting programs.

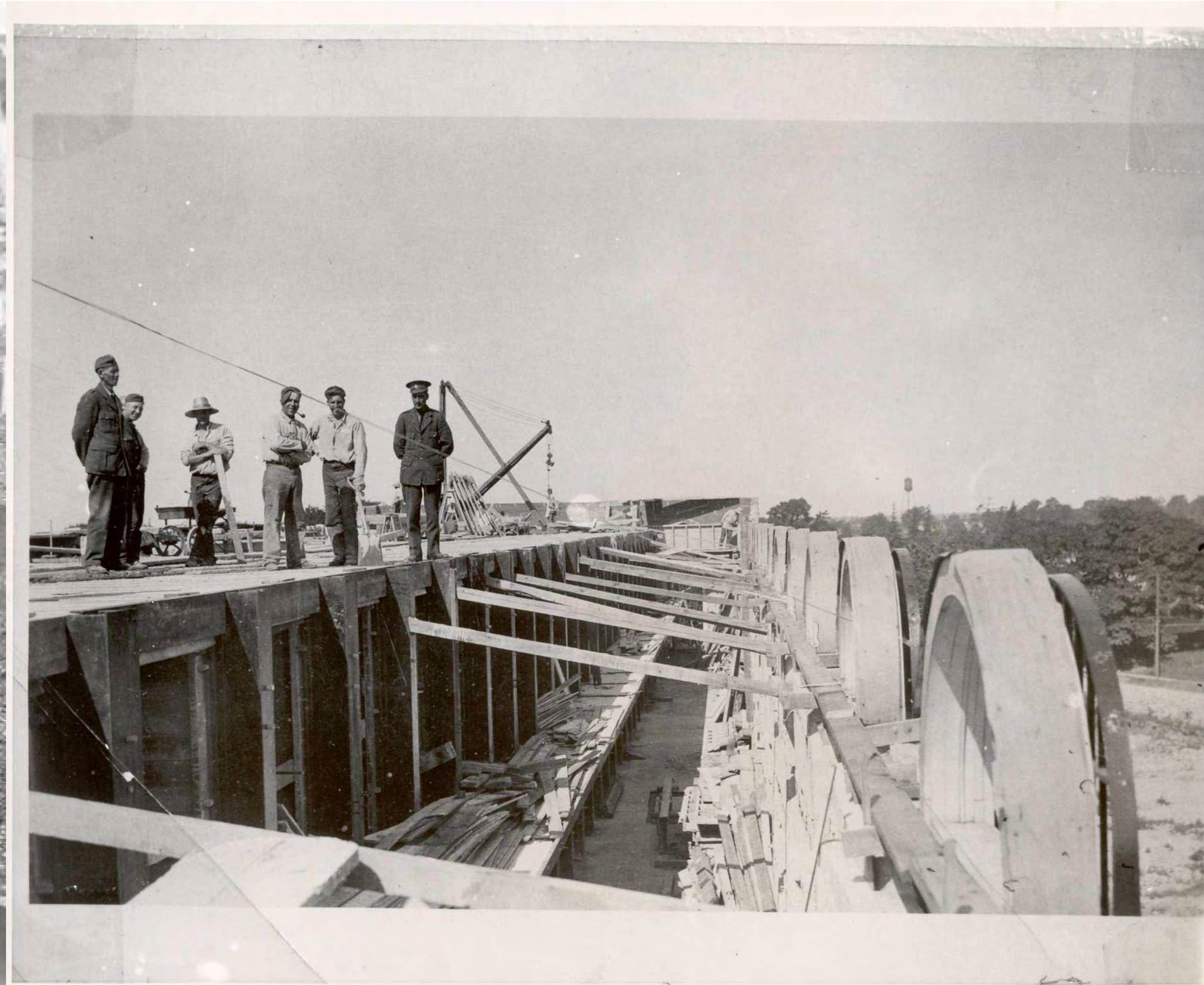
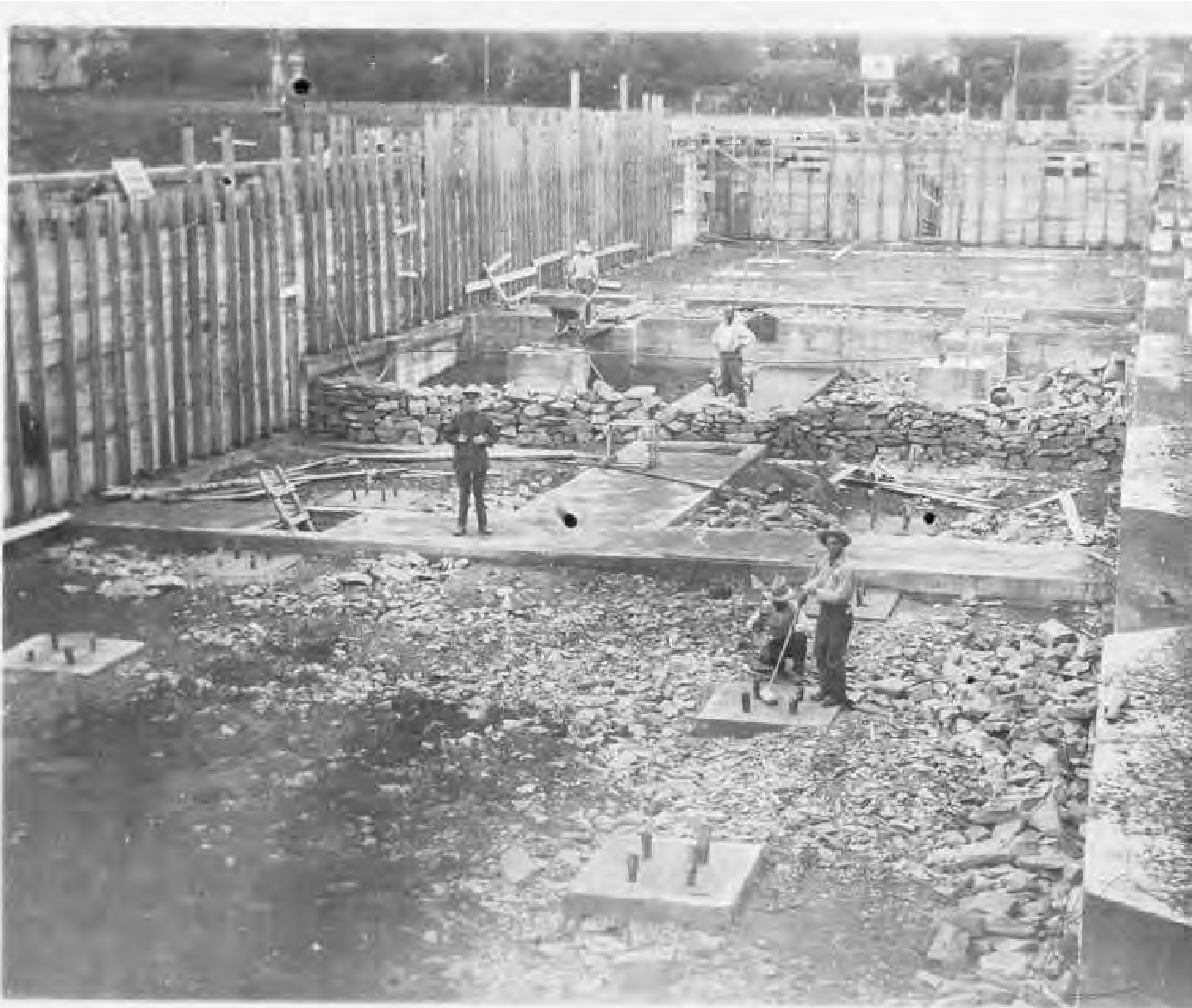


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- Hired two national respected Heritage Consultants in Barry Padolsky and John Stewart to guide our design team and develop and implement a Heritage Strategy.
- Key heritage attributes on the limestone building are being maintained such as roof lines, cupola, roofing materials, window openings, front entrance features, interpretive entrance path, etc.



- Removing non-heritage appendages.
- Adding balconies in a sympathetic manner to respect the materiality, banding, and architectural rhythm of the limestone building.
- Respecting proper setbacks and key internal and external views and site lines to maintain and promote key heritage views.
- A “gentle intervention” to the limestone building.
- Maintaining what remains of the Prison Walls and integrating them into design features.



Project Benefits

1. Housing, jobs, and neighbourhood commercial space.
2. Enabling seniors to age in place.
3. Three quarters of the site kept as open space (parkland, walkways, internal roads, and surface parking).
4. Meeting need for short-term & extended stay rentals.
5. Improving safety and walkability in the area.
6. Preserving built heritage and history.



Project Benefits



View from Neighbouring
house on Gardiner Street

7. Preserving the best views for public enjoyment while creating minimal shadowing and overlook impacts for neighbours.
8. Acknowledging the history of the Prison for Women and impact on former inmates.
9. Ending two decades of neglect at a nationally designated heritage building.
10. Increasing the City of Kingston's tax base by an estimated \$1,819,000 (2026) (excluding Block A).

Project Benefits



- 11. Remediating a brownfield site and contaminated building.
- 12. Infilling underutilized lands within the urban boundary.
- 13. Most of existing prison walls to remain as requested by neighbours and heritage consultants.
- 14. Incorporating sustainability initiatives to reduce carbon footprint.

Parking



272 underground +/-
54 aboveground +/-



60 bicycles +/-
(excluding Block A)



3 car share



2 bus

75% +/- of site left as open space.

(56.4% parks and walkways, 18% roads)

Proposed uses:

Residential apartments, hotel, seniors housing
community of care, park, neighbourhood
commercial and retail uses such as restaurants,
convenience store, bakery, café, boutique retail,
hair/spa, veterinary clinic, doctors or dental offices

UNION PARK

KINGSTON

Project Facts

20-

Address: 40 Sir John A. Macdonald Blvd.

Size: 8.1 acres

Former use: Prison for Women
(closed 2000)

Zoning: Institutional

Phases: 3, over 4-6 years

Number of buildings: Four

Estimated cost of construction: \$143 million
(Phases 1 and 2)

Property taxes: \$139,465.79 (2020)



- 2018**
 - Purchase of site by Siderius
 - Proactive consultations with City and heritage consultants
- 2021**
 - Project applications uploaded to DASH (City of Kingston)
 - Launch of public engagement efforts
 - Consultation with Planning and Heritage committees
 - Stage 1 - 4 Archaeological Studies registered by Province of Ontario (excluding West Yard)
- 2022**
 - Council approval (requested) for Phases 1 and 2
 - Applications submitted for Heritage Permits, Site Plan Approval, and Building Permit

Anne Maxwell, Ann Hansen, and Fran Chiasson of Prison for Women Memorial Collective, and Nate Doornekamp and Martin Skolnick of Siderius reach an agreement on the location and size of the Healing Garden.



- 2023** Construction begins – Phase 1
- 2024** Construction begins – Phase 2
- 2026** Estimated end of construction – Phases 1 & 2
- 2027** Estimated end of construction – Phase 3





Site History

Operated by the Correctional Service of Canada as the Prison For Women from 1934 – 2000. National Historic Site.

After its closure, sold to Queen's University (2008) and later purchased by Siderius Developments Ltd. (2018).

Zoned institutional. Functionally obsolete. Site neglected for two decades.





About Siderius Developments Ltd.

Siderius Developments Ltd. is a Kingston based partnership between two well recognized heritage developers: ABNA Investments Ltd. and King's Town Development Corporation.

Our Heritage Résumé

- The Smith Robinson Building (S&R Building)
- The Woolen Mill
- Queen City Flats
- Gibbard District Riverside Residences
- Royal Artillery Park Barracks
- The Frontenac Club



QUESTIONS?

Feedback welcome at:
info@unionparkkingston.ca

More information at:
unionparkkingston.ca