



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 m ² (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
1. For the purpose of this plan, Block A is conceptual and will be subject to future planning applications.
2. This plan is based on a survey.

40 SIR JOHN A. MACDONALD BLVD
CONCEPT SITE PLAN

UNION PARK



LEGEND	
[Solid Grey]	PODIUM
[Dark Grey]	MID-RISE BUILDING
[Dotted Pattern]	LANDSCAPE/ PARK
[Green Dotted Pattern]	WESTYARD PARK AND CONNECTION PATHWAY
[White with Dotted Border]	HIGH-QUALITY HARDSCAPING
[Dashed Line]	PROPOSED SEVERANCE LINE
[Long Dash Short Dash Line]	PROTECTED VIEW PLANE
[Red Dashed Line]	PUBLIC CONNECTION PATHWAY
[Blue Dashed Line]	PROPOSED PEDESTRIAN CROSSING
[Cyan Square]	CAR SHARE PARKING STALL
[Blue Square]	ACCESSIBLE PARKING STALL
[Symbol: Person]	PROPOSED SIGNALIZED JUNCTION (TO BE DESIGNED)
[Symbol: Sign]	SIGNAGE
[Symbol: Pole]	FLAGPOLE
[Symbol: Rack]	BIKE RACKS
[Symbol: Wall]	EXISTING WEST LIMESTONE AND PRISON WALL

0 5 10 25 50m			
31	REV MEM LOCATION	2021.06.03	MC
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
No.	REVISION	DATE	BY

CLIENT
SIDERIUS DEVELOPMENTS LTD.

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DESIGNED	MS/RP
REVIEWED	MS
DATE	2018.01.29

P1