

SITE STATISTICS	
SITE AREA	
Total Site Area:	31,924.5m ² (3.2 ha)
Residential GFA:	28,834 m ² (310,366 sf)
Hotel GFA:	8,699 m ² (93,365 sf)
TOTAL GFA:	37,533 m ² (404,001 sf)

SITE COVERAGE	
Built:	17.4%
Roads:	18.3%
Landscape / Sidewalks:	64.3%

DEVELOPMENT BLOCKS	
BLOCK 1 - FUTURE PHASE RESIDENTIAL/RETAIL	
Severed Lot Area:	6,656.5 m ² (71,650 sf)

BLOCK 2 - RESIDENTIAL CONDOMINIUM	
Severed Lot Area:	7,273 m ² (78,285 sf)
Total Residential GFA:	7,108 m ² (78,534 sf)
Total Units:	24
Ground Floor Area:	1,540 m ² (16,576 sf)
Vehicle Parking:	± 49 spaces (± 12 surface, ± 37 underground)
Bicycle Parking:	24 spaces

BLOCK 3 - SENIORS HOUSING CONTINUUM OF CARE	
Severed Lot Area:	9,573 m ² (103,043 sf)
Total GFA:	21,726 m ² (233,859 sf)
Total Units:	215 (141 Retirement Units and 74 Seniors Apartments)
Ground Floor Area:	3,090 m ² (33,263 sf)
Vehicle Parking:	± 159 spaces (± 26 surface, ± 133 underground)
Bicycle Parking:	12 spaces
Bus Parking:	1 space

BLOCK 4 - HOTEL / RESIDENTIAL	
Severed Lot Area:	3,465 m ² (37,297 sf)
Hotel GFA:	8,699 m ² (93,635 sf)
Total GFA:	8,699 m ² (93,635 sf)
Total Units:	119
Ground Floor Area:	908 m ² (9,773 sf)
Vehicle Parking:	± 119 spaces (± 19 surface, ± 100 underground)
Bus Parking:	1 space

BLOCK 5 - WEST YARD PARK AND CONNECTING PATHWAY	
Severed Lot Area:	4,799 m ² (51,656 sf)

BLOCK 6 - ROAD WIDENING	
Severed Lot Area:	916.4 m ² (9,864 sf)

BLOCK 7 - MEMORIAL GARDEN	
Severed Lot Area:	158 m ² (1,701 sf)

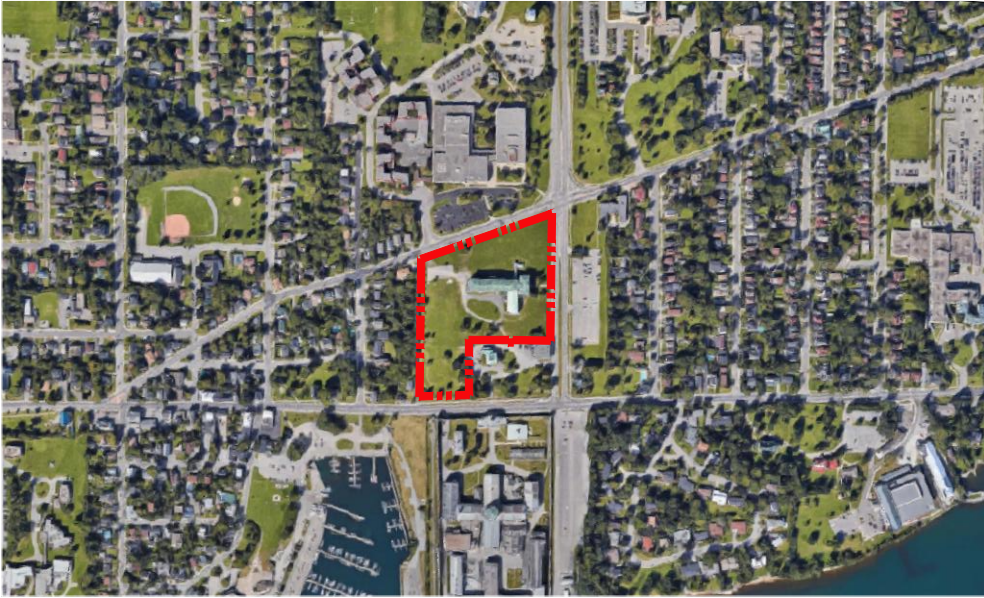
Total # Residential Units: 239	
Total # Hotel Rooms: 119	
Total # Residential Units + Hotel Rooms: 358	
(both excluding Block A)	
Total # Vehicle Parking Spaces: ± 327	
- Surface: ± 57	
- Underground: ± 270	

Blocks have been numbered rather than lettered to match the blocks on the Draft Plan of Subdivision.

40 SIR JOHN A. MACDONALD BLVD

CONCEPT SITE PLAN

UNION PARK



LEGEND	
	PODIUM
	MID-RISE BUILDING
	LANDSCAPE/ PARK
	WESTYARD PARK AND CONNECTION PATHWAY
	HIGH-QUALITY HARDSCAPING
	TERRACE AMENITIES
	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 RACK
	EXISTING WEST LIMESTONE AND PRISON WALL



35	REVISED PLAN	2022.09.22	MB
34	REVISED PLAN	2022.06.13	MB
33	REVISED PLAN	2022.06.01	MB
33	REVISED PLAN	2022.05.18	MB
32	REV MEM LOCATION	2021.06.03	MC
31	REV BLOCK C STATS	2021.04.20	MC
30	REV (CAR SHARE) BLK D	2021.03.09	MC
29	REV (INCL.) BLK A STATS	2021.03.04	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
No.	REVISION	DATE	BY

CLIENT
SIDERIUS DEVELOPMENTS LTD.

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DESIGNED	MS/RP
REVIEWED	MS
DATE	2022.09.22