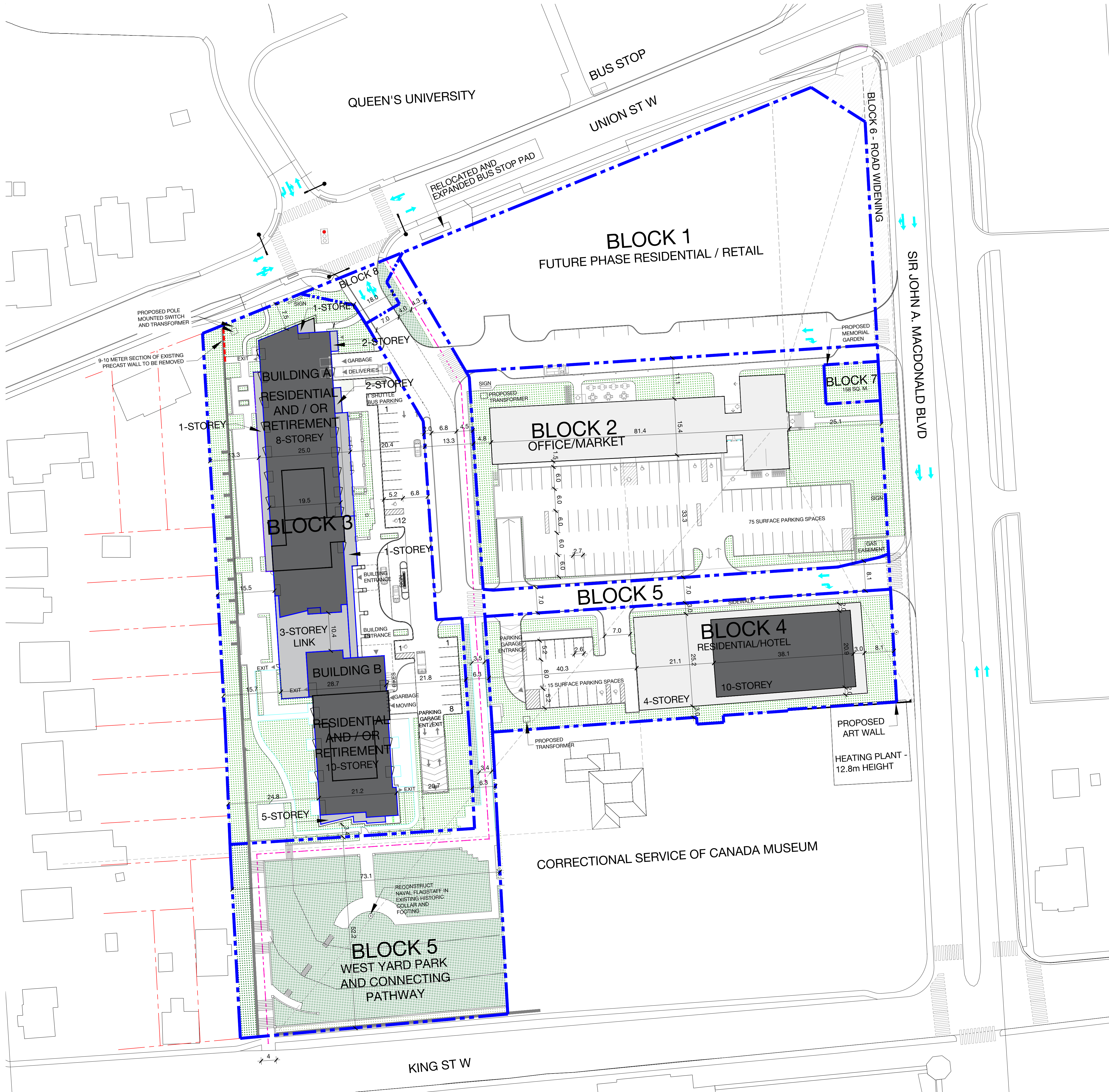




SITE STATISTICS

SITE AREA	
Total Site Area:	32,840 m ² (3.28 ha)
TOTAL GFA	
*Residential GFA:	33,095 m ² (356,232 sf)
*Office GFA:	2,651 m ² (28,536 sf)
*Market GFA:	1,068 m ² (11,494 sf)

DEVELOPMENT BLOCKS

BLOCK 1 (516-518 UNION ST.) -
FUTURE PHASE RESIDENTIAL/RETAIL
Lot Area: 6,645 m² (71,526 sf)

BLOCK 2 (40 SIR JOHN A MACDONALD BLVD.) -
MARKET / OFFICE
Lot Area: 6,480 m² (69,750 sf)
Total Market GFA: 1,068 m² (11,494 sf)
Total Office GFA: 2,651 m² (28,536 sf)
Total GFA: 3,719 m² (40,030 sf)
Ground Floor Area: 1,068 m² (11,494 sf)
Vehicle Parking: ± 135 spaces (± 75 surface, ± 60 underground)

BLOCK 3 (542-544 UNION ST.) -
SENIORS HOUSING CONTINUUM OF CARE / RESIDENTIAL
Lot Area: 8,660 m² (93,216 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: ± 157 spaces (± 22 surface, ± 135 underground)
Bicycle Parking: 12 spaces
Bus Parking: 1 space

BLOCK 4 (30 SIR JOHN A MACDONALD BLVD) -
RESIDENTIAL / HOTEL
Lot Area: 3,465 m² (37,297 sf)
Residential/Hotel GFA: 11,040 m² (118,834 sf)
Total GFA: 11,040 m² (118,834 sf)
Total Units: 168
Ground Floor Area: 1,775 m² (19,106 sf)
Vehicle Parking: ± 115 spaces (± 15 surface, ± 100 underground)

BLOCK 5 - WEST YARD PARK AND CONNECTING PATHWAY
Lot Area: 6,300 m² (67,813 sf)

BLOCK 6 - ROAD WIDENING
Lot Area: 916 m² (9,864 sf)

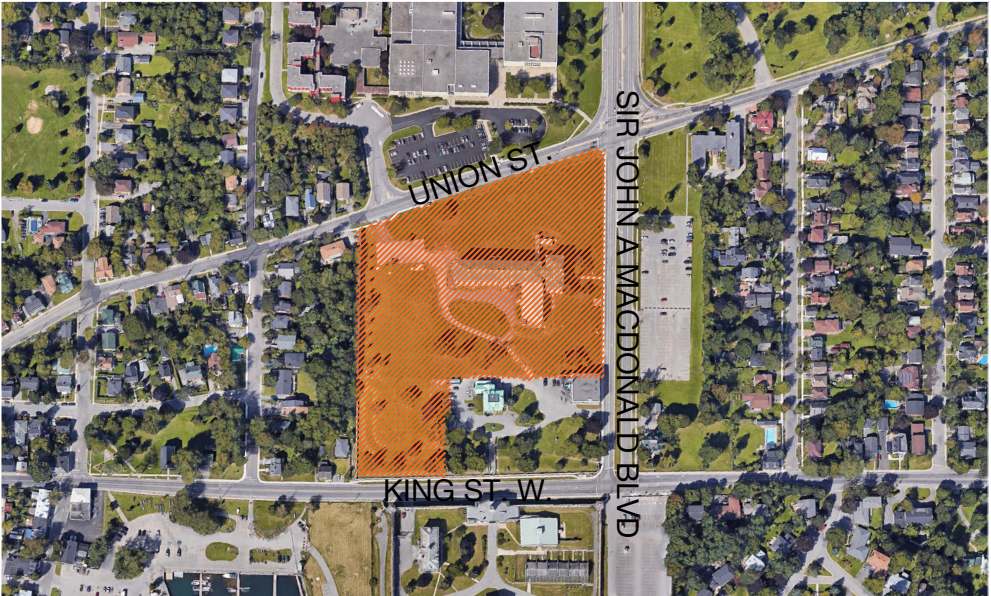
BLOCK 7 - PARKLAND
Lot Area: 158 m² (1,701 sf)

BLOCK 8 - ROAD WIDENING
Lot Area: 216 m² (2,325sf)

TOTAL # RESIDENTIAL UNITS: 383
TOTAL # VEHICLE PARKING SPACES: ± 407
- SURFACE: ± 112
- UNDERGROUND: ± 295

NOTES
1. For the purpose of this plan, Block 1 is conceptual and will be subject to future planning applications.
2. Assumes 85% efficiency, 55.7sm/unit
3. This plan is based on a survey.

UNION PARK
KINGSTON
CONCEPT PLAN



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
	ACCESSIBLE PARKING STALL
	SIGNALIZED INTERSECTION
	SIGNAGE
	BIKE RACKS
	EXISTING WEST LIMESTONE AND PRISON WALL



34	REVISED PLAN	2026.07.06	JC
33	REVISED PLAN	2026.05.26	ET
32	REVISED PLAN	2023.03.17	JC
No.	REVISION	DATE	

CLIENT BY

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DEVELOPMENTS LTD.

FOTENN
Planning + Design

396 Cooper Street, Suite 300, Ottawa ON K2P 2H7
613.730.5709 www.fotenn.com

DESIGNED	JC
REVIEWED	ET
DATE	2026.07.06