



June 12, 2026

Siderius Developments Ltd.
588 Scotland Road
Odessa, Ontario K0H 2H0

E-mail: ben@doornekamp.ca

Attention: Ben Doornekamp, P.Eng.
CEO

Re: Review of Site Plan Dated May 26, 2026
40 Sir John A. MacDonald Boulevard, Kingston, Ontario
Pinchin File: 375403

1.0 INTRODUCTION

Pinchin Ltd. (Pinchin) was retained by Siderius Developments Ltd. (Client) to review the latest site plan dated May 26, 2026. The purpose of the review is to determine if the latest site plan would result in significant changes to the conclusions and recommendations outlined in Pinchin's Noise Impact Feasibility Study Report. The Pinchin Report (Pinchin File: 270910Rev5) was prepared on April 22, 2021.

Following the preparation of the Pinchin Report, a review letter was issued to the Client on June 14, 2022. The Pinchin file number is 270910.002. The review letter confirmed that the updates to the site plan did not result in changes to the conclusions and recommendations included in the Pinchin Report.

A copy of the latest site plan is included in Appendix A.

2.0 REVIEW OF SITE PLAN AND NOISE IMPACTS

The latest site plan includes five (5) major blocks: Block 1 to Block 5. In addition, there are Blocks 6 and 7 which are for road widening and a garden, respectively. Our review of the latest site plan shows that the changes include the removal of a portion of the building on Block 2 and the potential use of the building. The latest site plan shows that the building may be used for "Office/Market". However, the Client indicated that the building may potentially include residential units. The previous site plan indicated a 4-storey "Residential Condo". Other than the above, the other buildings and blocks remain the same as the blocks in the previous site plan in terms of building footprints and orientation.

In the Pinchin Report, noise compliance from external stationary sources was demonstrated at the "Residential/Condo" building on Block 2. With regards to road traffic noise impact, the provision for the installation of central air conditioning system and warning clause Type C were required.

Considering the potentially mixed use of the building, it is our opinion that the above recommendations are still required, if any parts of the building are developed for residential use.



3.0 CONCLUSIONS

Pinchin reviewed the latest site plan dated May 26, 2026. Our review showed that the footprint of the building on Block 2 has been reduced. In addition, the potential use of the building may include "Office/Market" and residential units. As such, the previous recommendations are still required for the Block 2 building, if any parts of the building are developed for residential use.

The conclusions and recommendations outlined in the Pinchin Report still remain valid for the other buildings/blocks.

4.0 TERMS AND LIMITATIONS

This work was performed subject to the Terms and Limitations presented or referenced in the proposal for this project.

Information provided by Pinchin is intended for Client use only. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law. Any use by a third party of reports or documents authored by Pinchin or any reliance by a third party on or decisions made by a third party based on the findings described in said documents, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted. No other warranties are implied or expressed.

5.0 CLOSURE

Should you have any questions or concerns regarding the contents of this letter, please contact the Project Manager at 647.287.1677 or wli@pinchin.com.

Sincerely,

Pinchin Ltd.

Prepared by:

Weidong Li, Ph.D., P.Eng.
Senior Project Engineer

Reviewed by:

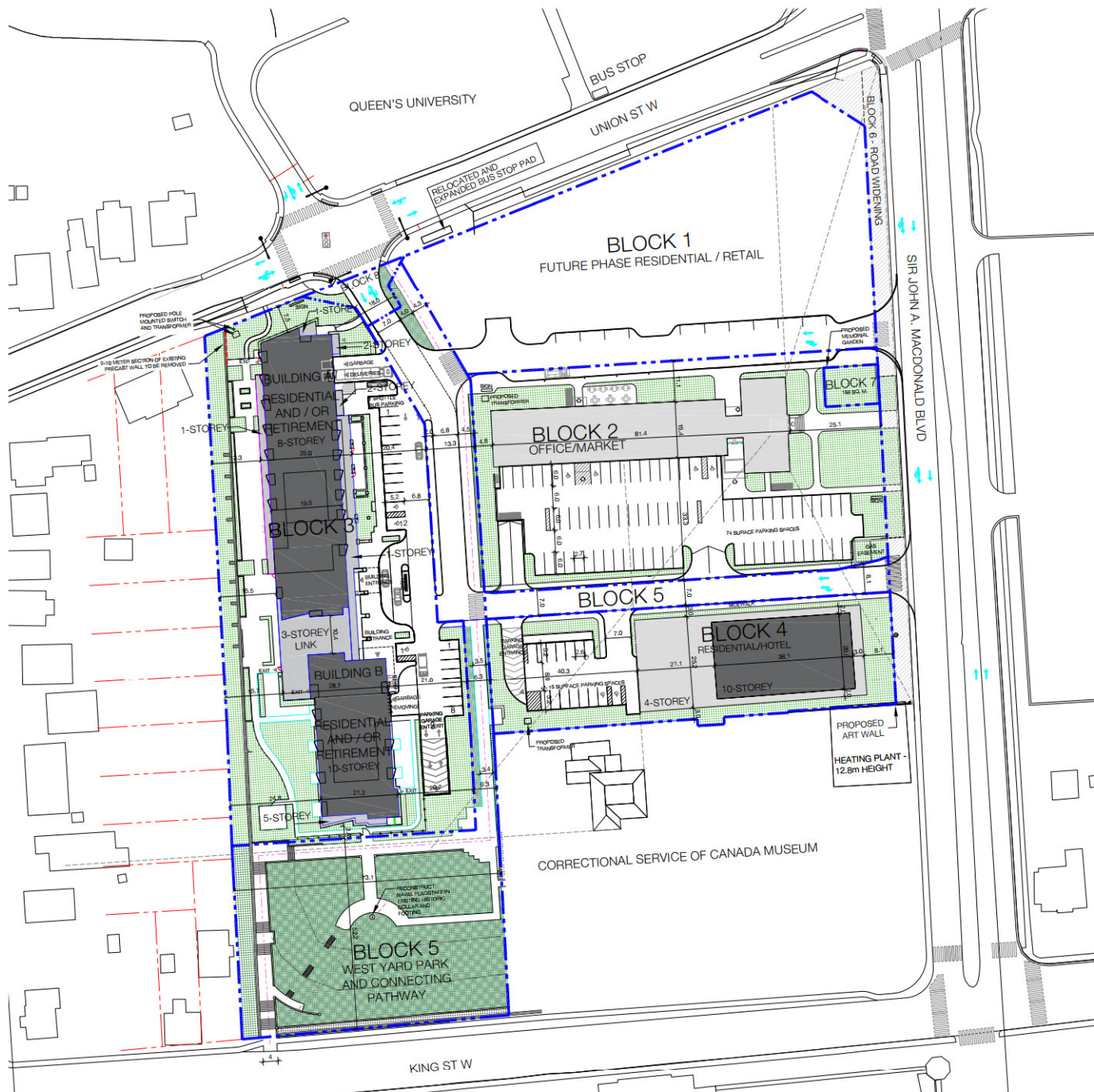
Aidan Maher, P.Eng.
Senior Project Manager

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Template: Master Noise Impact Study Letter, ERC, March 5, 2020



APPENDIX A
Latest Site Plan (Dated May 26, 2026)
(1 Page)



SITE STATISTICS

SITE AREA	
Total Site Area:	32,840 m ² (3.28 ha)
TOTAL GFA	36,814 m² (396,282 sf)
*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: 8,480 m² (90,750 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: ± 134 spaces (± 74 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: 3,485 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 (2,325 sf)

TOTAL # RESIDENTIAL UNITS: 363
TOTAL # VEHICLE PARKING SPACES: ± 406
 - SURFACE: ± 111
 - UNDERGROUND: ± 295

NOTES

1. For the purpose of this plan, Block 1 is conceptual and will be subject to future planning applications.
2. Assumed 85% efficiency, 55.7cm/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 COVERAGE LINE
	PROTECTED VIEW PLANE
	PUBLIC CONNECTION PATHWAY
	PROPOSED PEDESTRIAN CROSSING
	ACCESSIBLE PARKING STALL
	SIGNALIZED INTERSECTION
	BIKE RACK
	EXISTING WEST LIMESTONE AND PRISON WALL



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

CLIENT
SIDERIUS
DEVELOPMENTS LTD.

FOTENN
Planning + Design

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DESIGNED	ET
REVIEWED	ET
DATE	2026.05.26

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