

# URBAN DESIGN BRIEF

## 210-222 College Avenue East

City of Guelph  
Official Plan + Zoning By-law Amendment

January 2026



# URBAN DESIGN BRIEF

## 210-222 College Avenue East

**City Of Guelph**  
**Official Plan + Zoning Bylaw Amendment**

January 2026

Prepared for:  
EM Guelph Developments LP  
6 Adelaide Street East, Suite 300  
Toronto, ON  
M5C 1H6

Prepared by:  
GSP Group Inc.  
72 Victoria Street South, Suite 201  
Kitchener, ON  
N2G 4Y9

# TABLE OF CONTENTS

- 1. INTRODUCTION ..... 4**
  - 1.1 Background..... 4
  - 1.2 Purpose ..... 4
  - 1.3 Report Content ..... 4
  - 1.4 Supporting Studies and Materials ..... 5
  
- PART 1 ..... 6**
  
- 2. EXISTING SITE CONDITIONS AND CONTEXT 7**
  - 2.1 Site Location and Conditions..... 7
  
- 3. NEIGHBOURHOOD CONTEXT ANALYSIS.....10**
  - 3.2 Nodes, Gateways and Landmarks.....11
  - 3.4 Community-Oriented Facilities.....13
  - 3.5 Natural Features, landscaping and topography .....14
  - 3.6 Existing Transportation Networks .....15
  
- 4. POLICY CONTEXT AND ANALYSIS ..... 17**
  - 4.1 Response to Official Plan Policies .....18
  
- PART 2..... 24**
  
- 5. PROPOSED DEVELOPMENT ..... 25**
  - 5.3 Parking and Loading..... 30
  - 5.4 Access and Accessibility Circulation .....33
  - 5.5 Landscape Design and Amenity Area.....33

- 5.6 Microclimate Analysis.....37
- 5.7 Sustainable Urban Design..... 40
  
- 6. SUMMARY ..... 42**
  
- APPENDIX A..... 43**

# 1. INTRODUCTION

## 1.1 Background

GSP Group Inc. has been retained by EM Guelph Developments Limited Partnership (the “Owner”) to prepare an Urban Design Brief (“UDB”) in support of an Official Plan Amendment and Zoning By-law Amendment for 210-222 College Avenue East in Guelph. For clarity throughout this Brief, the property will be referred to as the “Site”.

## 1.2 Purpose

An Official Plan (“OPA”) and Zoning By-law Amendment (“ZBA”) are required to facilitate the Proposed Development on the Site. A UDB was identified as a requirement of these applications as per the Record of DRC Pre-consultation Summary and Checklist dated September 4th, 2025 (File No. PRE25-012D). The City of Guelphs Urban Design Brief Terms of Reference provide an outline for the preparation. Generally, UDBs are meant to be a tool that “the City uses to:

- ensure new developments have examined opportunities/constraints of a Site; and
- provide design solutions that are context-sensitive and respond to urban design policy context.

It will also help coordinate and articulate how the elements of the public and private realm will work together.”

## 1.3 Report Content

This UDB is based on architectural drawings, including site plan, and building elevations, as well as preliminary landscape plans and materials available at this stage in the application process. As work continues on detailed aspects of design such as the completion of a lighting plan, or refinements to the architectural drawings or landscape plans, additional details of the proposed development will need to be refined and fully demonstrated.

Based on the items for consideration and evaluation, as identified in the formal consultation record, this UDB contains:

### PART 1 – Physical Context

- A description of the existing Site conditions and context (Section 2.0);
- A description and characterization of the Site’s surrounding area and neighbourhood context (Section 3.0);
- Outline of the design policy and assessment of the proposed design concept (Section 4.0);

### PART 2 – Development Concept

- A description of the design components of the proposed development (Section 5.0); and,
- A conclusion and summary of the Urban Design Brief (Section 6.0).

## 1.4 Supporting Studies and Materials

This Urban Design Brief has considered the following plans and reports prepared in support of the subject applications:

- Site Plan prepared by 5468796 Architecture;
- Parking Plans and Building Elevations prepared by 5468796 Architecture;
- Common Amenity Plans prepared by 5468796 Architecture;
- Shadow Study Diagram prepared by 5468796 Architecture;
- Noise and Vibration Impact Study prepared by RWDI;
- Pedestrian Wind Comfort Assessment prepared by RWDI;
- Tree Inventory and Preservation Plan Report prepared by Jackson Arboriculture Inc.; and,
- Landscape Concept Plan prepared by SHIFT.

# PART 1



Fig.1: Site Location

# 2. EXISTING SITE CONDITIONS AND CONTEXT

## 2.1 Site Location and Conditions

For clarity and consistency when describing the Site context and location it is based on project north which aligns with the design layout and development plans.

The subject Site, an interior lot, is situated within proximity to the University of Guelph (UofG). It lies along the north side of College Avenue East with a frontage of approximately 43.27 metres post road widening. This rectangular shaped 0.360 hectare parcel is bounded by Cutten Fields Golf Course to the north and east, College Avenue East to the South and a single-family residential building to the west.

The Site currently consists of three single detached dwellings, covered by a variety of vegetation that includes a mix of coniferous and deciduous trees in varying conditions. It does not contain any protected or designated natural heritage features. Topographic data indicates that the Site has a slope with an elevation change of approximately four and a half metres, descending from the south corner to the north.

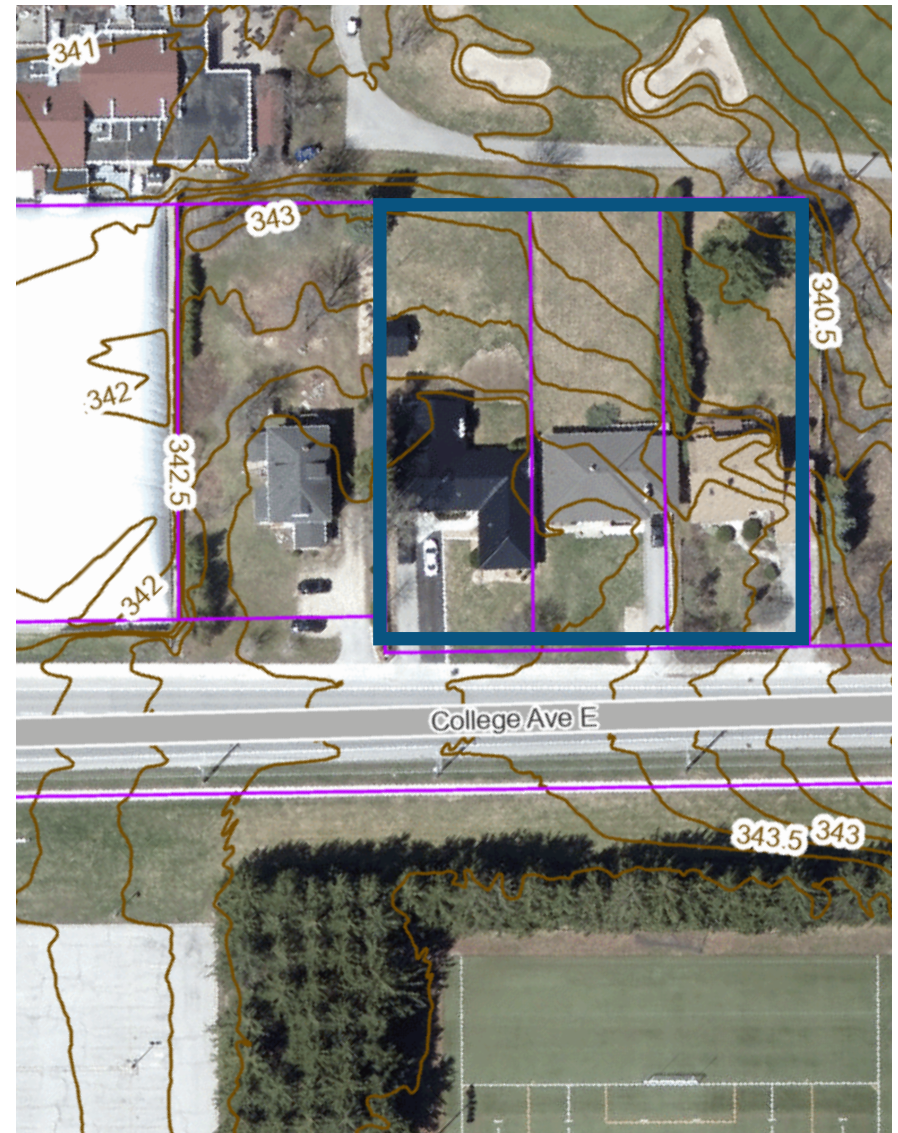


Fig.2: Site Location and Conditions - GRCA Mapping

## 2.2 Immediate Site Context

### **NORTH:**

Directly north of the Site is an open space that contains Cutten Fields Golf Course. Further north is a Significant Natural Area that contains the Eramosa River and a range of trails specifically Radial Trail (private but open to public) connecting Guelph to the Limehouse Recreational Trail. Additionally, this trail connects to the Gosling bridge which connects the park network across the river (York Road Park, Eramosa River Park and Lyon Park) that run east and west.

### **EAST:**

To the east, the Site is bounded by the Cutten Fields staff and maintenance parking lot and golf course. Immediately beyond this lies a section of the University of Guelph Arboretum, which encompasses an extensive trail network, the Turfgrass Institute, the Morwick G360 Groundwater Research Institute, and the R.J. Hilton Centre, a central facility for Arboretum grounds management and horticultural operations. The Arboretum's lands directly adjoin the intersection of College Avenue East and Victoria Road.

### **SOUTH:**

South of the Site is College Avenue East, which provides exterior frontage for the Site. The arterial road features an approximate existing municipal right-of-way width of 19.5 metres which will require a 5.0 metre road widening to be consistent with the designated City of Guelph road allowance widths outlined in Table 5.1 Road Widening Dedications (30 metres) of the Official Plan. Further south beyond College Avenue East is the University of Guelph Lands, which includes the University Centre Station (transit hub), that are designated Major Institution under the City of Guelph's Schedule 2 Land Use Plan.

### **WEST:**

To the west, the Site is bounded by a low-density residential lot featuring a two and half storey detached house. Beyond this lies the Cutten Fields parking lot, which abuts the University of Guelph's P19 Parking Lot, accommodating approximately 392 spaces reserved for yellow/compound permit holders.

Further east on university lands are three (3) student residence buildings (Lambton Hall, Lennox/Addington Hall, and Watson Hall) as well as the Macdonald Institute. Additionally, the Art Gallery of Guelph is situated at the intersection of Gordon Street and College Avenue West.



Fig.3: Key Map

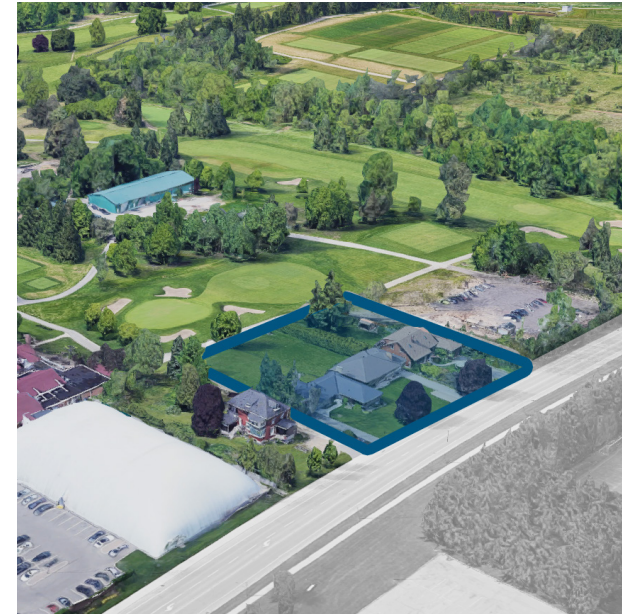


Fig.4: North - Cutten Fields Golf Course



Fig.5: East - Cutten Fields Golf Course



Fig.6: South - College Avenue East and University of Guelph Varsity Field



Fig.7: West - 204 College Avenue East

# 3. NEIGHBOURHOOD CONTEXT ANALYSIS

## 3.1 General Overview

The Site is situated in a diverse neighbourhood that incorporates a mix of land uses, including institutional, residential (primarily low density), and open space areas. The surrounding area is organized in an organic grid pattern, and the Site occupies a strategic position along College Avenue East. Within a 10-minute radius of the Site, the predominant land uses are institutional and open space characterized by low-, mid- and high-rise buildings. These are supplemented by the University of Guelph facilities that contribute largely

to the area’s institutional-focused character. A small number of high-density buildings are present to the south-east and south-west of the Site, introducing pockets of vertical diversity. Additionally, the area includes significant natural open space systems running south-west to north-east through the neighbourhood, connecting to an extensive network of green spaces and recreational designations.



Fig.8: UofG - Glengarry Hall



Fig.9: UofG - MacKinnon Building



Fig.10: UofG: Lennox/Addington Hall

## 3.2 Nodes, Gateways and Landmarks

The surrounding context of the Site does not have any prominent nodes or gateways; however, it features several significant landmarks that influence its character. Among these are several Significant Natural Areas that have heavily shaped the local area and played a pivotal role in the development of the neighbourhood's fabric. Additionally, there are five designated and twenty-five listed historically significant landmarks within the Site's vicinity. Together, these landmarks serve as defining elements of the surrounding neighbourhood and act as key identifiers, aiding individuals in navigating and orienting themselves within this area.

## 3.3 Cultural Heritage

There are several cultural heritage features within the surrounding area, but none are directly adjacent to the subject Site. Notably to the north-east and south of the Site are several designated cultural heritage properties:

### 33 Dormie Lane

This building is a single-storey California-inspired Modernist residence, designed by Guelph architect William J. Campbell, features a flat roof with central chimney and clerestory, original Roman brick exterior, and an attached flat-roofed carport.

### 100 College Ave E

Constructed around 1910, the structure embodies shared conventions of that period's domestic design—

symmetrical facades, hipped roofs, and restrained classical ornamentation.

### 478 Gordon St

This building is a predominant building within the University of Guelphs main campus the heritage-designated Edwardian Eclectic edifice rises three (3) to four (4) storeys in an elaborate cruciform outline, its highly ornamental form is characterized by a range of architectural flourishes, including a buttressed east rotunda, a bell-roofed octagonal entrance tower with balcony, pronounced sill and band courses, a machicolated frieze at the eaves, Dutch gables, vent and stair towers, a stained-glass stair window, clerestory lighting the hall, and an array of varied window treatments that collectively embody the era's eclecticism.

### 34 Arboretum Rd

Situated on top of a hill this building was constructed in utilitarian style in the 1870's. This building is one of the oldest surviving structures on the original campus of the University of Guelph. The built form consists of wooden board and batten cladding and a timber frame with windows and doors, as well as the four ventilation cupolas on the roof ridge contributing to the architectural style.

As part of a broader network of structures contributing to Guelph's cultural landscape, these properties provide meaningful connections to the past while framing an understanding of regional development.



Fig.11: 33 Dormie Lane



Fig.13: 478 Gordon St (UofG: Massey Hall)



Fig.12: 100 College Ave E (UofG: President's Residence)



Fig.14: 34 Arboretum Rd (UofG: Alumni House)

### 3.4 Community-Oriented Facilities

The surrounding neighbourhood offers a direct relationship to the University of Guelph that provides students with many community-oriented facilities including educational, religious, health/wellness and recreational. Key facilities include:

- Guelph Gryphons Athletics Centre
- Gryphon Field House
- Gryphon Centre
- Child Care and Learning Centre
- The Health and Performance Centre (open to the general public/Guelph community, as well as U of G staff, faculty and students.)
- University Centre Building (containing food court and pharmacy)



Fig.16: Gryphon Field House Fig.17: Gryphon Centre



Fig.18: UofG - Child Care and Learning Centre



Fig.15: UofG - Guelph Gryphons Athletics Centre



Fig.19: UofG - Health and Performance Centre

### 3.5 Natural Features, landscaping and topography

The Site is located within the distinctive landscape of the Guelph Drumlins, a glacial landform field characterized by elongated, streamlined hills sculpted by glaciers. The Site at 210-222 College Avenue East demonstrates the region's undulating topography, as it sits along the hillside of a drumlin. This shared glacial heritage, common to southern Ontario's drumlin swarms, not only defines the immediate surroundings but also influences drainage patterns and microclimates, with the nearby Speed River contributing riparian corridors of mature deciduous woodlands dominated by sugar maple, oak, and basswood.

In addition to the surrounding natural features a comprehensive and developing network of multi-use paths, walkways and trails have a direct relationship to the Site connecting it to the surrounding Public Open Spaces. There are several open spaces located within the 800 metres of the Site as shown on the Context Map in Figure 25. These parks include Hooper Street Park (north of the Site), Guelph Arboretum (to the south-east of the Site), Varsity Field, Gryphon Alumni Stadium, Gryphon Soccer Complex and Johnston Green all to the South of the Site and Donald Forster Sculpture Park located west of the Site.



Fig.20: UofG - Johnston Green

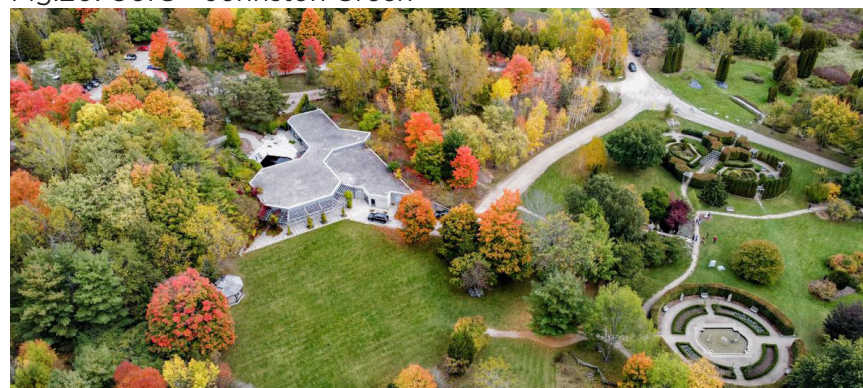


Fig.21: UofG - Arboretum



Fig.22: Donald Forster Sculpture Fig.23: Hooper Street Park

### 3.6 Existing Transportation Networks

The Site is well connected to existing vehicle, pedestrian, and cycling facilities.

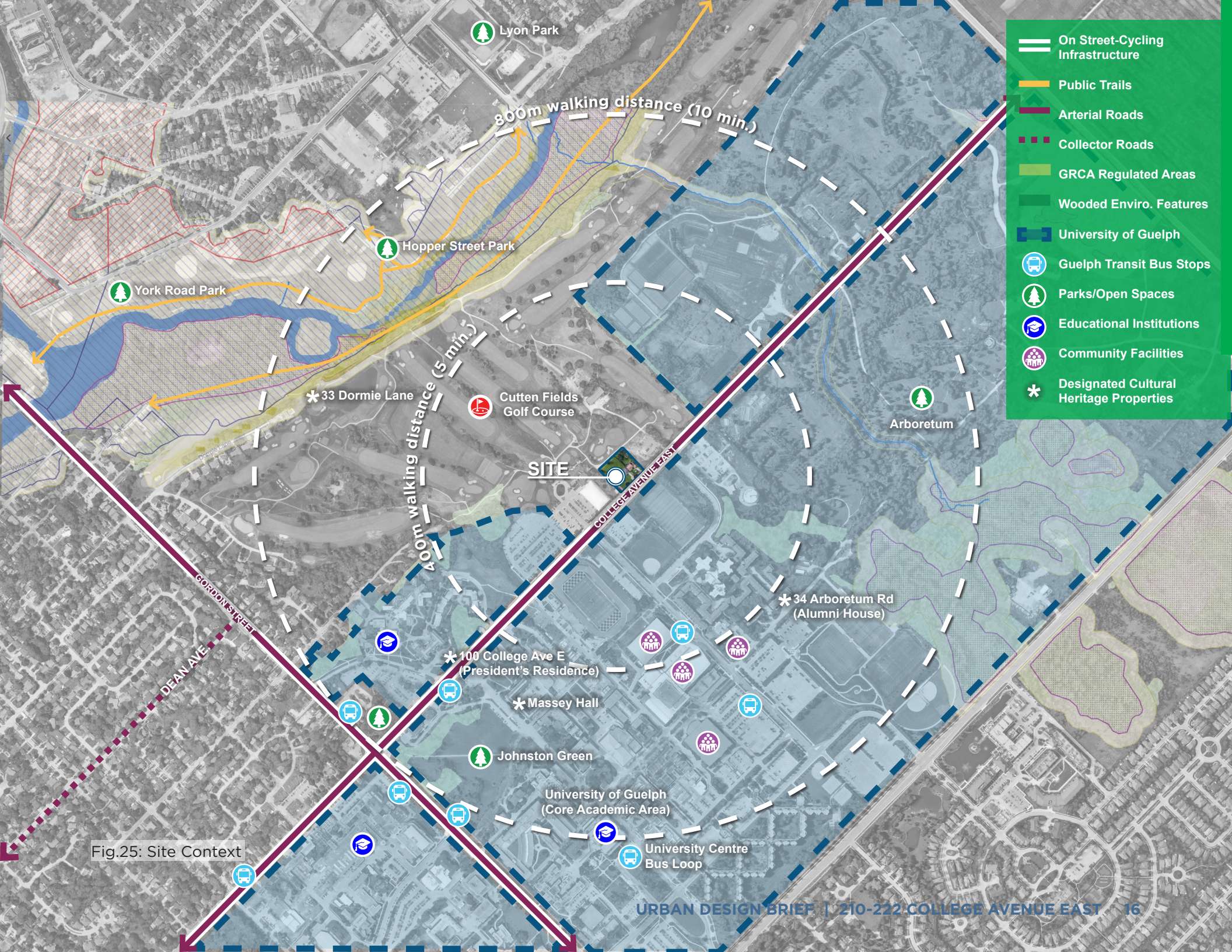
Vehicularly, the Site is bounded by an arterial road to the south. College Avenue East has sidewalks on either side of its right-of-way directly adjacent to the Site and contains two lanes with a centre turning lane permitting left turns onto a private road for the University of Guelph better known as E Ring Road to the South. Additionally, College Avenue East provides bike lanes through paved shoulders connecting to a larger network of cycling.

The Site is well-served by active means of transportation. The Site is within proximity to the Guelph Transit Bus Route 15 College, which provides connections to the University Centre. There are two bus stops within proximity to the Site: (College at MacDonald eastbound) loops just west of the subject Site with a stop located an eight (8) minute walk away to the west at the intersection of College Avenue East and Macdonald Street and five (5) minute walk to the south along E Ring Road.

University Centre Station is a primary transit hub on the University of Guelph's campus, located adjacent to the University Centre Building, it accommodates multiple Guelph Transit bus stops that converge to offer efficient connectivity; these includes routes 1-2,5-7,15,17-18, 50U, 52U, 56U, 58U and 99 (Mainline – connecting to the downtown). In addition to Guelph Transit this transit hub acts as a Major Bus Stop for GO Transit routes:

- 17 Connecting Waterloo, Guelph and Hamilton
- 29 Connecting Guelph, Mississauga and Toronto
- 31, 31a, 31b, 31c, 31m Connecting Guelph, Brampton and Toronto
- 33, 33c and 33f Connecting Guelph to North York, Georgetown and Mount Pleasant

All of the above noted routes position University Centre Station as a major transit hub within the City of Guelph, facilitating seamless connectivity not only across local neighborhoods but also to surrounding metropolitan areas. In Guelph's current public transportation network, which encompasses 26 bus routes in total, the University Centre Station, serving the University of Guelph, accommodates 13 of these routes, representing approximately 50% of the city's overall bus services.



- On Street-Cycling Infrastructure
- Public Trails
- Arterial Roads
- Collector Roads
- GRCA Regulated Areas
- Wooded Enviro. Features
- University of Guelph
- Guelph Transit Bus Stops
- Parks/Open Spaces
- Educational Institutions
- Community Facilities
- Designated Cultural Heritage Properties

Fig.25: Site Context

# 4. POLICY CONTEXT AND ANALYSIS

The City of Guelph Official Plan sets out a series of urban design policies throughout but provides specific direction under Section 8. These policies are comprehensive and multifaceted, aiming to create vibrant, sustainable, and inclusive environments that foster a high quality of life for its residents. The objectives of these policies are extensive, encompassing the preservation of natural attributes and cultural heritage resources, the creation of inviting public spaces, and the promotion of excellence in urban design.

The most relevant policies that have influenced the Proposed Development at 210-222 College Avenue East have been identified in the following text and responds to the applicable design policies as outlined below:

- 8.1 Sustainable Urban Design
- 8.2 Public Realm
- 8.3 Landmarks, Public Views, and Public Vistas
- Built Form:
  - 8.6 All Built Forms other than Low Rise Residential Forms
  - 8.9 High-Rise Buildings
  - 8.10 Vehicle-oriented Uses
- 8.11 Transition of Land Use
- 8.12 Parking
- 8.13 Access, Circulation, Loading and Storage Areas
- 8.14 Signage
- 8.16 Lighting

- 8.17 Landscaping and Development
- 8.18 Safety
- 8.19 Accessible Design

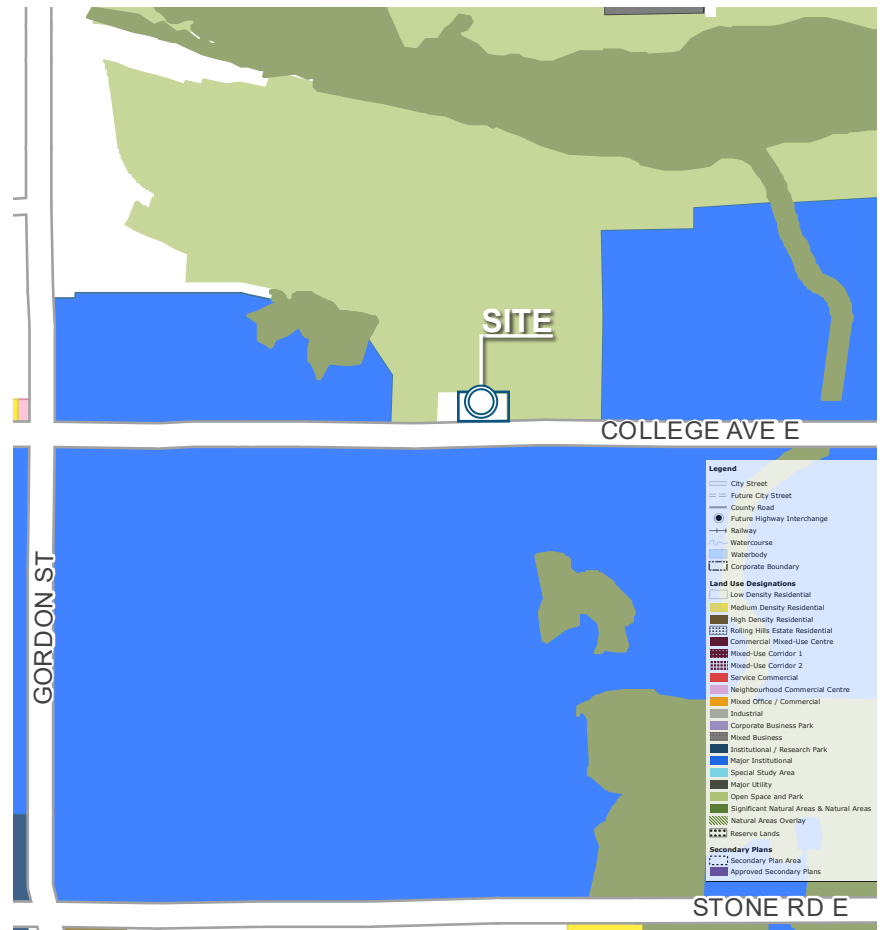


Fig.26: Schedule 2: Land Use Plan - City of Guelph 2024 Official Plan

## 4.1 Response to Official Plan Policies

### 4.1.1 Sustainable Urban Design

- The Proposed Development incorporates a range of measures to support energy efficiency and water conservation. An Energy Study has been prepared by EQ Building Performance for the Site, which evaluates multiple performance scenarios and identifies opportunities to exceed minimum Ontario Building Code energy performance, including reduced energy use intensity and greenhouse gas emissions through high-performance building envelope design, low-flow plumbing fixtures, and electrification-ready systems. Opportunities for renewable and low-carbon energy systems, such as heat pump technologies and future on-site renewable energy, have also been identified.
- Sustainable water management will be supported through drought-tolerant landscaping, which will feature native and hardy plant species requiring minimal irrigation. The Proposed Development will also include a rain garden and infiltration gallery to the north along the rear yard to actively augment supply resilience by recharging aquifers and boosting groundwater availability providing a net gain in infiltration on the Site.
- The Site and building design respect the existing topography and minimize grading and filling where feasible. The development team has strategically aligned building and infrastructure placement with the Site's natural contours to preserve the area's physical character, minimize environmental impacts

from Site preparation, and ensure seamless integration into the surrounding landscape. Furthermore, the landscape design incorporates the surrounding drumlins and spillways, complementing the Site's natural positioning, enhancing these features, and maintaining environmental connectivity.

- The proposed post-secondary student residence promotes walkability and accessibility with having a direct link to the University of Guelph. The Site is strategically located within a 5 to 10-minute walk of key amenities for students, including the University of Guelph main campus and University Centre transit terminal ensuring that residents have convenient access to daily needs. Furthermore, the Site is well served by bus routes within 450 metres (6-minute walking distance), providing direct access to the wider Guelph area and supporting reduced reliance on personal vehicles. The inclusion of bicycle parking and pedestrian-friendly pathways further enhances connectivity, encouraging active and public transportation options for residents.

### 4.1.3 Public Realm

The Proposed Development aligns with the Public Realm policies outlined in Sections 8.2.2 and 8.2.3 as follows:

- The development provides direct vehicle and pedestrian access to College Avenue East, an arterial road, ensuring integration with the surrounding neighbourhood and full access to the broader street network and transit services.

- The inclusion of sidewalks and pathways within the Site supports pedestrian connectivity, integrating the development into the existing urban fabric.
- The proposed landscape design integrates walkways and landscape in a way that responds sensitively and creatively
- The proposed design integrates with the pedestrian and bicycle networks, connecting directly to the existing bike lanes on College Avenue East, while ensuring convenient pedestrian access throughout the Site.
- Transit stops on both College Avenue East and East Ring Road on the University of Guelph Campus are within proximity, supporting the integration of viable transit services and ensuring accessibility for residents.

The Proposed Development aligns with Policy 8.2.3.11 by contributing to a pedestrian-oriented streetscape through the following strategies:

- The primary entrance is oriented towards the street enhancing accessibility and visibility from the public realm.
- The development establishes a defined street wall along College Avenue East, reinforcing a cohesive and pedestrian-friendly streetscape.
- The ground floor design incorporates features that actively engage with the public realm. Along College Avenue East, the front lobby incorporates two storey glazing that wraps the south-east exterior with the addition of indoor

amenity rooms aligning the south-west portion incorporating large, punched windows that provide visibility and interaction with the street, contributing to a vibrant streetscape.

- Weather protection measures such as building projections and overhangs are integrated into the design, providing shelter and comfort for pedestrians.
- Street elements, including walkway connections and landscaped areas, are aligned with the public right-of-way to create a seamless and visually cohesive transition between the development and the public streetscape.
- Utilities will be thoughtfully located and clustered to avoid visual clutter, ensuring they do not detract from the cohesive and pedestrian-oriented streetscape.

#### **4.1.4 Built Form**

The Proposed Development aligns with Policy 8.6: Built Form as follows:

- The streetscape of College Avenue East currently features varied front yard setbacks and frontages with an existing inconsistent street rhythm, the proposed building strategically positions itself 4.3 metres from the lot line to harmonize with this varied urban fabric rather than impose uniformity.
- The ground floor, actively engages the public realm through transparent design elements that foster pedestrian interaction and visual permeability. Specifically, a two-storey glazing system wraps the southeast corner at the front lobby, while large, punched windows intersperse

the southwest facade adjacent to indoor amenity spaces, ensuring prominent street-facing entrances and vistas that activate the sidewalk, enhance the frequency of rhythmic facades in the vicinity, and cultivate a vibrant, inclusive streetscape.

- The principal entrance of the building is prominently located central to the building face, directly accessible from College Avenue East, ensuring visibility and ease of access for pedestrians.
- The proposed 10-storey building is strategically positioned adjacent to the street edge with a modest 4.3-metre setback from the lot line, ensuring prominent public visibility while harmonizing with the varied urban fabric.
- The built form mitigates potential visual dominance by angling the built form back above the sixth (6) storey, incorporating articulated setbacks that create recessed pockets to soften the facade and introduce rhythmic breaks. The multifaceted facade further enhances articulation through interplay of high-quality wood cladding, metal panels, and extensive glazing, culminating in a refined roofline that accentuates height without overwhelming the streetscape.
- Rooftop mechanical equipment will be fully screened from public views, maintaining the visual integrity of the building from all vantage points.

The Proposed Development aligns with Policy 8.9: Built Form for High-rise Buildings as follows:

- The proposed 10-storey building provides a bottom, middle and top. The bottom podium, encompassing the first six storeys, anchors the structure firmly to the street with a robust, full-width facade that engages pedestrians on the south-facing street elevation. Above this base, the 'middle' subtly transitions as the form angles back progressively from the seventh storey along both the south and westerly interfaces, creating layered stepbacks, softening the massing and mitigating overshadowing. This stepped profile culminates in a distinctive top, where further recesses and a faceted envelope yield a crown-like summit with articulated roof treatments, including a recessed terrace facing the street.
- All parking is located within a below grade parking structure.
- The floorplates above the 6th floor slowly transition into smaller compact forms.

#### **4.1.5 Transition of Land Use**

The Proposed Development aligns with Policy 8.11: Transition of Land Use as follows:

- The proposed post-secondary student residence achieves compatibility with its surrounding uses through the use of setbacks, stepbacks, angular planes and landscaping.
- To the north the building is setback 5.5 metres from the rear yard. The rear lot abuts a golf

course, which is an open, non-residential use. The rear lot area is proposed to accommodate an infiltration gallery along with landscaping, which will create a clear delineation between the Site and the golf course.

- To the east the Proposed Development incorporates a 5.5 metre setback along the internal side yard also adjacent to the golf course and a greater 9.5 metre setback along the west side yard, reflecting the greater sensitivity of its interface with adjacent low-rise residential land use.
- An interior side yard angular plane of 61 degrees is provided in addition to the 9.5 metre setback along the westerly lot line to mitigate potential impacts such as shadowing and overlook while providing an appropriate transition to lower density residential uses. No balconies are proposed, eliminating potential overlook on the adjacent properties. A tree buffer strip is also provided along the west interior lot line, further mitigating visual and privacy impacts.
- To the south the building is setback 4.3 metres addressing College Avenue East. Further, an angular plane of 45 degrees is achieved through the angular façade above the 6th storey creating a more pedestrian scale interface with the street façade.

#### **4.1.6 Parking**

The Proposed Development aligns with Policy 8.12: Parking through the following considerations:

- A driveway is located to the east side of the property providing access to the underground parking facilities, dedicated loading facilities, and proposed pick-up / drop-off facilities for the Site.
- Short term bicycle parking is provided in close proximity to the building entrance and is integrated into the Site's design to ensure convenience and accessibility for cyclists. Long term secure bicycle parking is included in the lower level of underground parking structure within close proximity to the service elevator to enhance functionality and encourage active transportation.

#### **4.1.7 Access, Circulation, Loading and Storage Areas**

The Proposed Development aligns with Policy 8.13: Access, Circulation, Loading and Storage Areas as follows:

- The Site includes a singular shared driveway entrance from College Avenue East to minimize access points and reduce pedestrian conflicts.
- Shared pedestrian walkways are integrated with large, landscaped areas, providing direct connections between building entrances and public sidewalks.
- Loading, waste pick-up, and service areas are located both internally and to the rear of the building and are well-screened to minimize

visibility from public streets and residential areas. These areas are integrated into the design without impacting the streetscape.

- A pick-up / drop-off (PUDO) space is proposed within proximity to the principal entrance accessed off the driveway to accommodate short-term vehicle activity on the Site.
- No outdoor storage is proposed.

#### **4.1.8 Landscape and Development**

The Proposed Development aligns with Policy 8.17: Landscaping and Development as follows:

- Landscaping is used extensively around the north, south and westerly sides of the building, with trees and planting beds along the perimeter and pedestrian areas.
- A landscape buffer strip is provided along the west interior side yard and north rear yard. To the east a retaining wall is provided 0.2m from the lot line which will contain a guard on top and act as a fence to buffer the adjacent golf course.
- The proposed grading and landscape work with existing grading and stabilize sloped areas enhanced through native drought-tolerant planting.
- The design will include diverse tree and shrub species, offering seasonal interest and creating visual contrast with the built form.
- Trees along the roadways provide shade and improve the streetscape, while landscaped

buffers soften the edges of development.

- 32 trees were identified on and surrounding the Site by a Tree Inventory and Preservation Plan Report prepared by Jackson Arboriculture Inc. 10 trees are proposed to be removed located solely on the Site. The Proposed Development is committed to replanting an increased number of trees on Site which will enhance the Proposed Developments ecological value and if possible, exceed the City's minimum replacement values.

#### **4.1.9 Safety**

The Proposed Development aligns with Policy 8.18: Safety as follows:

- Sidewalks and walkways are well-defined, visible, and aligned with public spaces, connecting to bike racks, public transit, and surrounding amenities.
- The arrangement of indoor and exterior amenities along the south and west lot lines, promotes visibility and informal surveillance ("eyes on the street"), where the courtyard provides privacy for the residents of the development.
- Landscaped areas and planting define the transition between public and private spaces while maintaining a welcoming environment.

#### **4.1.10 Accessible Design**

The Proposed Development aligns with Policy 8.19: Accessible Design as follows:

- Four (4) accessible parking spaces are located on the first level of underground parking with two directly adjacent to the building's elevator lobby and two within close proximity, ensuring safe and efficient access to the building.
- Two centrally located elevators provide convenient access to all areas within the proposed building.
- All accessibility standards will be fully addressed and adhered to during the detailed Site and building design process.

# PART 2



# 5. PROPOSED DEVELOPMENT

The Proposed Development will redevelop three (3) underutilized low-rise residential lots into a 10-storey, 153-unit post-secondary student residence with a mix of two-, three-, and four-bedroom units. Amenities are abundant with lounges and study rooms on each floor with the addition of a ground floor dedicated to amenities catering to meeting rooms, fitness, theatre, yoga/wellness/meditation, event space, lounge and catering/event kitchen space. In addition to the ample internal amenities a 345 square metres courtyard and 429 square metres common amenity spaces to the west of the building are provided. The courtyard provides a shaded space for passive use with terraced seating and movable furniture, while the westerly common amenity provides a path with seating and opens up to interact with the indoor amenities allowing the spaces to extend into each other.

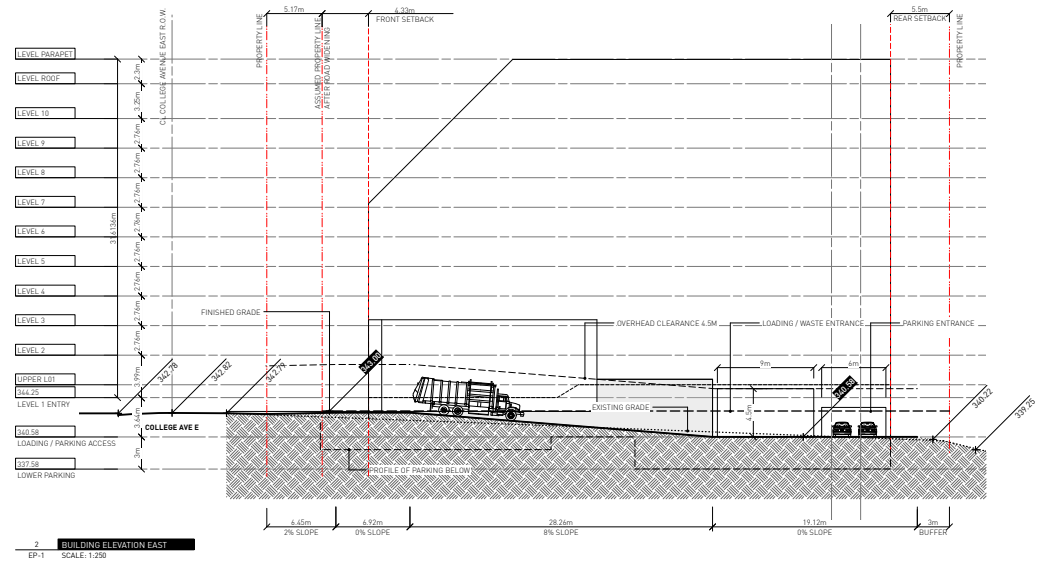
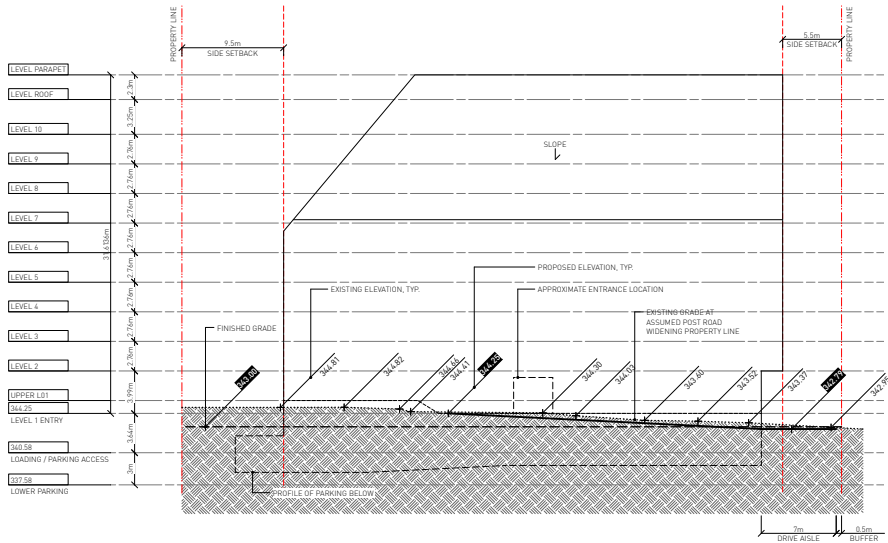
The building will feature one and half levels of underground parking and will offer 65 parking spaces total including 13 visitor, 4 accessible and 52 electrical parking spaces. Interior secure bike storage facilities have been allocated on the lower level of parking with a total of 194 spaces and 16 short-term parking spaces provided at grade within proximity to the buildings principal entrance.

## 5.1 Site Design

As the Site is a rectangular internal lot, the built form proposed is rectangular in nature and is positioned to address College Avenue East with a prominent entrance located centrally to the building face.

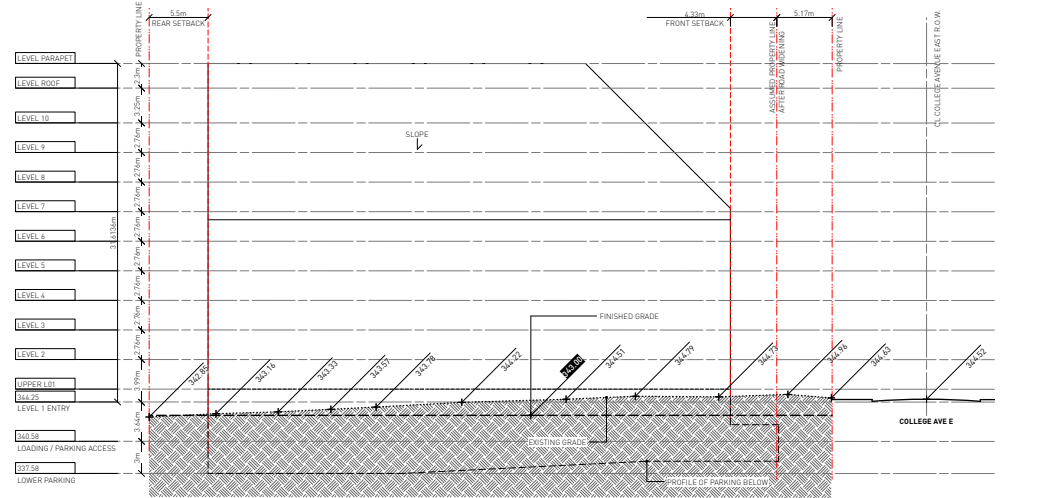
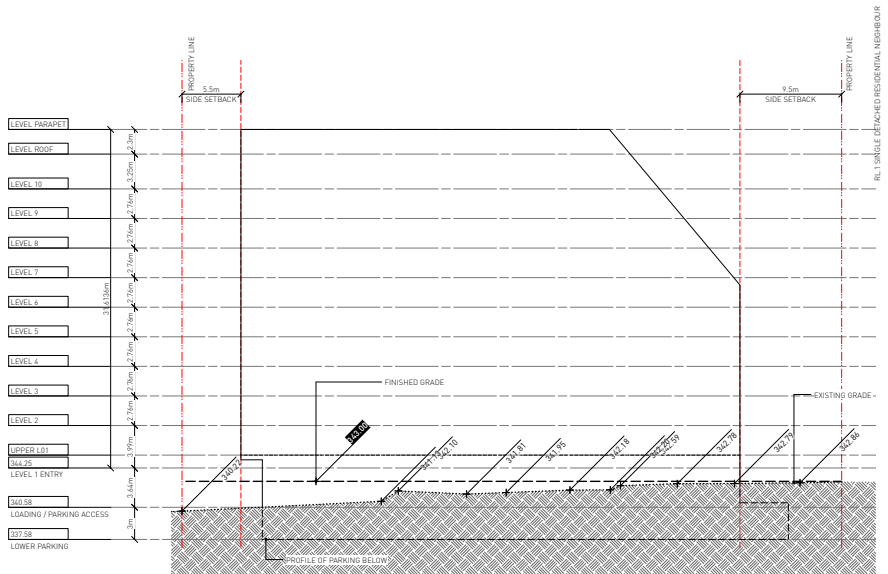
From College Avenue East the building is setback 4.3 metres, which is intended to animate the street frontage while providing sufficient space for comprehensive landscape treatments and street tree plantings. The interior side yard setback to the east is 5.5 metres to the building face which accommodates the drive aisle and retaining wall that provides access to the loading bay and access to the underground parking. The retaining wall is setback 0.2 metres from the easterly side yard which will contain a guard on top and act as a fence to buffer the adjacent golf course. To the north, the rear yard setback is 5.5 metres and abuts a golf course, which is an open, non-residential use that will not be adversely affected by the Proposed Development. The rear lot area is proposed to accommodate an infiltration gallery along with landscaping, which will create a clear delineation between the Site and the golf course. To the west, the interior side yard is setback 9.5 metres which was intentionally provided to mitigate overlook and shadow on the adjacent single detached dwelling. This setback also accommodates a large common amenity space with tree planting that helps to screen the adjacent single detached dwelling along with providing shade for the amenity.





1 BUILDING ELEVATION SOUTH  
EP-1 SCALE: 1:250

2 BUILDING ELEVATION EAST  
EP-1 SCALE: 1:250



3 BUILDING ELEVATION NORTH  
EP-1 SCALE: 1:250

4 BUILDING ELEVATION WEST  
EP-1 SCALE: 1:250

Fig.28: Elevations prepared by 5468796 Architecture

## 5.2 Built Form and Transitions

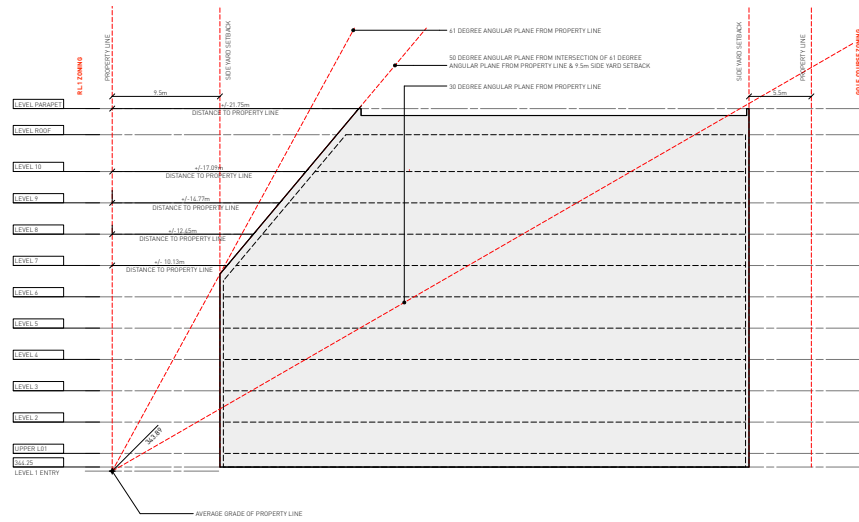
The Proposed Building is a 10 storey post-secondary student residence with 153 units. The design strives to find a balance between contemporary architecture and Guelph's rich connection to agriculture. Student housing as a typology requires a large number of windows. As a counterpoint to the window configuration, sloped cladding panels overlap to create a weave. The sloped upper levels create a form reminiscent of the Southwestern Ontario barn, while the volume of the building is further broken down by the introduction of two-storey apertures which add variety to the facade and bring daylight and fresh air deeper inside. Each façade is designed and articulated to avoid blank walls and spark visual interest.

A site-specific zoning provision under By-law (2023)-20790, currently under appeal (OLT-23-000462), seeks to modestly expand maximum upper-storey floorplate sizes from 1,200 sq.m to 1,600 square metres on the 7th and 8th floors and from 1,000 square metres to 1,100 square metres above, for the purpose built post secondary student residence. While such limits conventionally manage building massing, reduce bulk, mitigate shadowing and overlook, and promote articulated skylines, the Proposed Development's angled stepbacks, receding gradually rather than in flat tiers, yield a sculpted, non-boxy form that enhances compatibility amid contextual open spaces like the northern golf course and southern arterial road. This design breaks the vertical wall along the street, increases perceived separation from adjacent low-density residential uses via a 9.5 metre interior side yard setback (exceeding the 7.5 metre minimum) and incorporates a tree

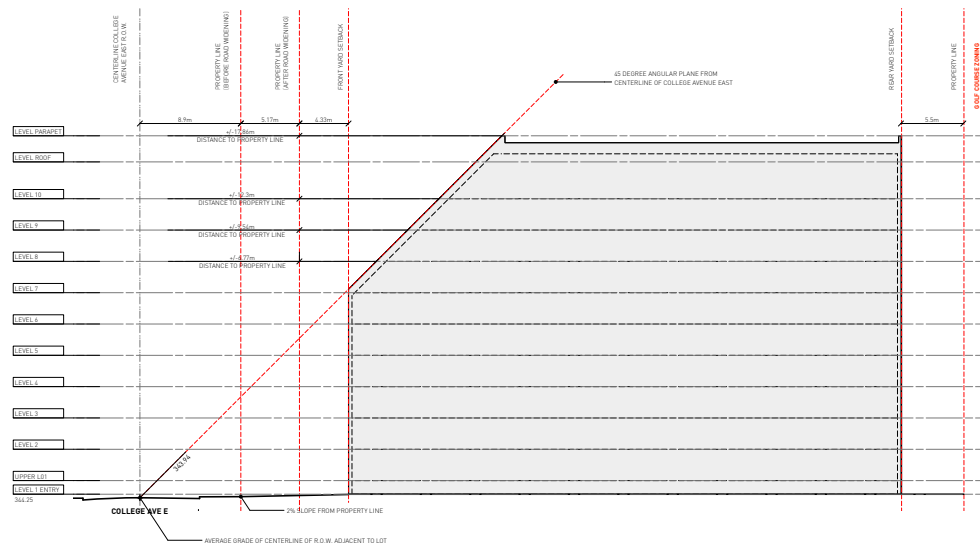
buffer per Table 6.33-D of the zoning bylaw. The shadow studies prepared by 5468796 Architecture Inc. confirm negligible incremental impacts compliant with City guidelines and preserving sunlight access. The enlarged floorplates enable efficient unit layouts, circulation, and amenities essential for student housing, further reductions would degrade functionality without material design gains, rendering the relief not only justified but optimal for a cohesive built form in this campus-proximate setting.

A site-specific provision is requested to increase the maximum west angular plane adjacent to the RL.1 Zone from 30 degrees to 61 degrees for the purpose-built post-secondary student residence on an arterial road Site directly opposite the University of Guelph. This provision mitigates shadowing and overlook while ensuring an appropriate transition to lower-density residential uses, as confirmed by shadow diagrams from 5468796 Architecture Inc. that satisfy the City of Guelph Sun and Shadow Study Terms of Reference, the proposed built form has no major impacts on the adjacent single-detached dwelling. While the standard 30-degree plane supports these objectives in typical contexts, strict adherence here would constrain high-density student housing essential for campus proximity, safe access, and reduced travel demand, failing to reflect the site's strategic arterial and institutional setting. The proposed 61-degree plane thus preserves regulatory intent while enabling efficient intensification of this underutilized, transit-supported location.

Additionally, a 45 degree angular plane is measured from the centreline of College Avenue East meets the angular plane requirements.



1 ANGULAR PLANE DIAGRAM WEST/EAST  
AP-1 SCALE: 1:200



2 ANGULAR PLANE DIAGRAM NORTH/SOUTH  
AP-1 SCALE: 1:200

Fig.29: Angular Plane Diagrams prepared by 5468796 Architecture

### 5.3 Parking and Loading

A rate of 0.42 parking spaces per dwelling unit is proposed for the post-secondary student residence. The Zoning By-law does not include a rate specific to purpose-built student housing. The Apartment Building rate, 1.5 spaces per unit for the first 20 units and 1.25 spaces per unit thereafter, does not reflect the typical parking demand for student-oriented housing, as students rely primarily on public transit, cycling, and walking.

The Site is well-served by higher-order transit, including GO Transit, and has direct access to local bus routes, cycling infrastructure and pedestrian walkways. The intent of the parking rate in the Zoning By-law is to ensure that there will be sufficient parking on Site to meet the demands of the use. The Transportation Impact and Parking Study prepared by BA Group includes surveyed three comparable purpose-built post-secondary school residences (two in Waterloo and one in Guelph) in 2025 which concluded that a parking demand of 0.32 spaces per unit or less was observed during peak hours. This confirms that a rate of 0.42 spaces per unit will adequately accommodate parking needs on Site. All 65 vehicular parking spaces (comprising 52 resident and 13 visitor stalls) are housed underground across two levels, accessed via an east-frontage drive aisle, alongside 210 bicycle spaces, 194 long-term on P2 level via east-side service elevator and 16 short-term along the south frontage for seamless entry. Bicycle parking is proposed at a rate exceeding the Zoning By-law requirements (subject to appeal OLT-23-000462), reflecting the higher reliance of

student tenants on cycling and transit. Additional bicycle spaces ensure that the needs of both tenants and visitors are met while supporting sustainable transportation options.

A single loading space for waste and maintenance, plus a P1-level moving staging area and a pick-up/drop-off space near the primary entrance are all accessed via the east drive aisle. Incorporating these facilities within the built form creates a compact, sustainable design that minimizes surface impacts while accommodating diverse user needs.

Additionally, One (1) pick-up / drop-off (PUDO) space is proposed to accommodate short-term vehicle activity on the Site, located near the primary entrance of the Site. The PUDO space is accessible via the Site driveway. This space will be appropriately landscaped from the street frontage and will provide ease of access for deliveries and short-term pick/up and drop off functions while not having to enter the underground parking structure.

### 5.4 Access and Accessibility Circulation

Access to the proposed Site is planned to prioritize safety, efficiency, and multimodal connectivity. The vehicular entry and exit will be controlled via a STOP-signed driveway on College Avenue East, positioned approximately 70 meters west of the College Avenue East/Dundas Lane intersection and 165 meters east of the signalized College Avenue East/East Ring Road intersection, coinciding precisely with an existing driveway serving 222 College Avenue East. Pedestrian pathways enhance accessibility through a primary

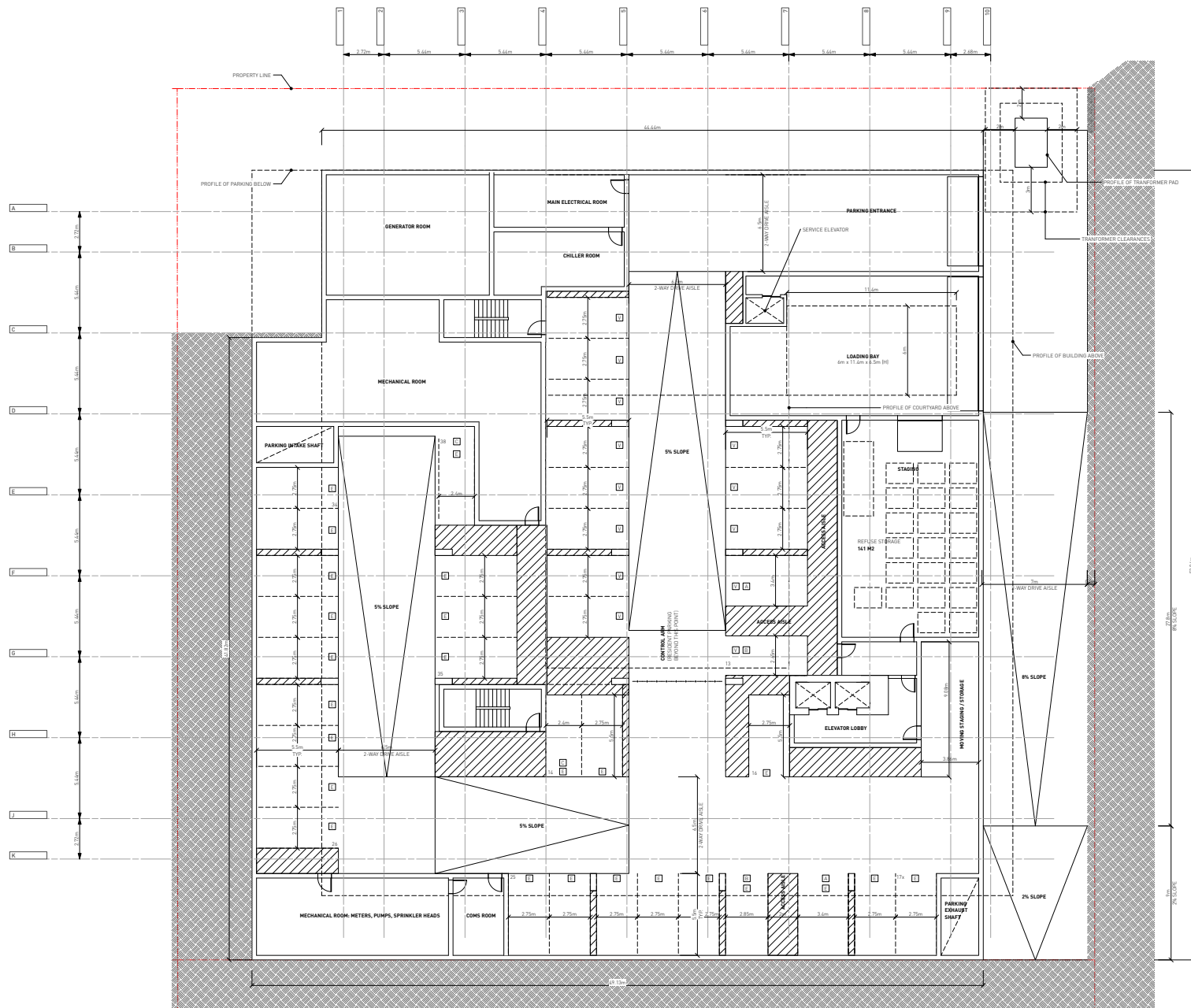


Fig.30: P1 (Parking Lower Level) prepared by 5468796 Architecture

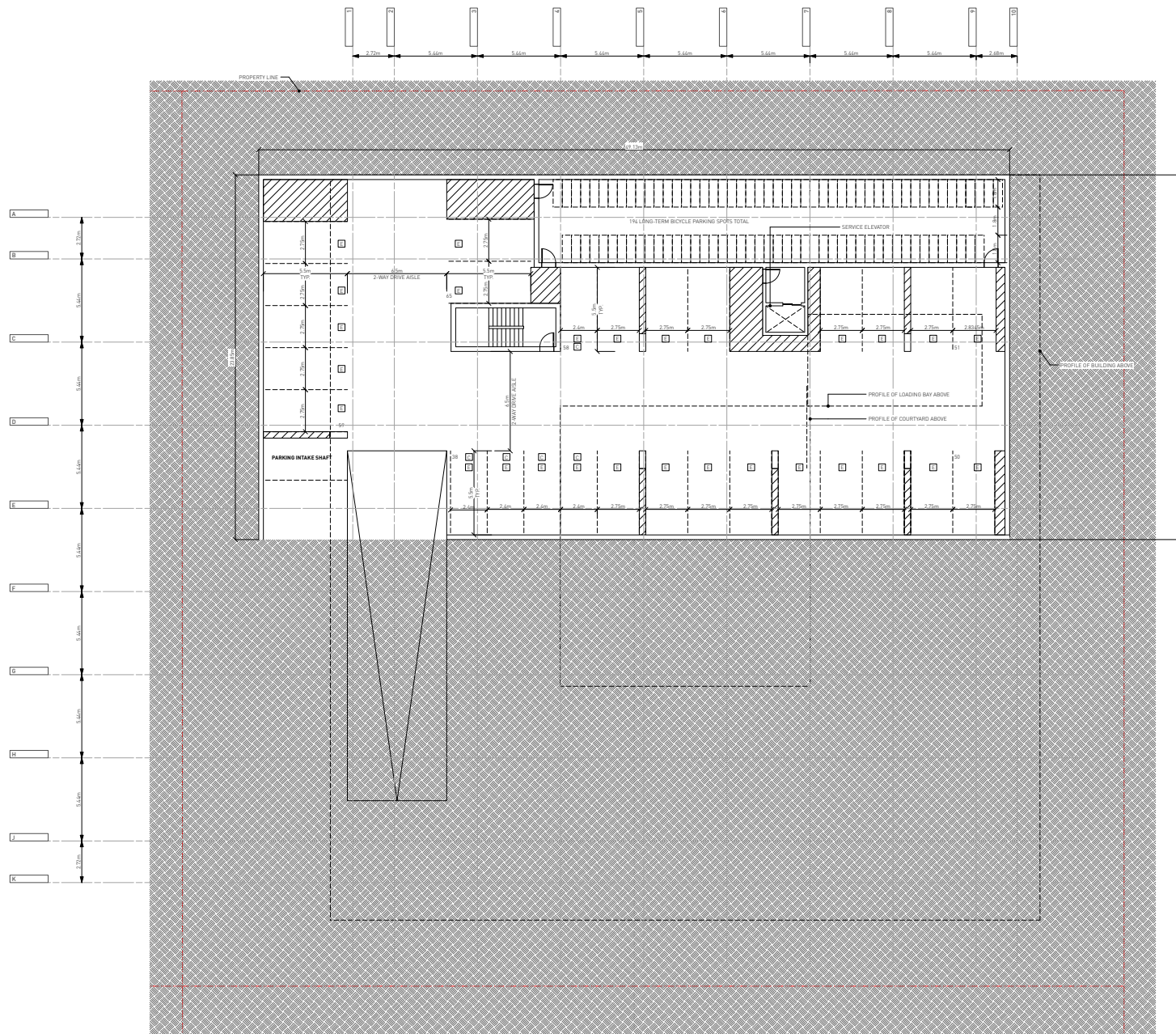


Fig.31: P1 Parking prepared by 5468796 Architecture

south-frontage entrance adjacent to College Avenue East, supplemented by two western accesses linked to the broader external network via dedicated walkways.

## 5.5 Landscape Design and Amenity Area

The Site is situated on the hillside of a drumlin in Guelph, Ontario, a glacial landform whose smooth, elongated contours evoke the ancient sculpting of ice age meltwaters, the Site for the proposed post-secondary student residence presents both a topographic challenge and an opportunity for innovative landscape design. The conceptual landscape plan prepared by SHIFT ingeniously reimagines the hillside through the conceptual lens of spillways, cascading channels that guide water's descent, translating this hydrology into a series of sinuous pathways, stepped seating elements, and green amenity spaces that allow fluid movement through the Site. Central to this design is a flexible 345 square metres courtyard featuring movable seating, which blurs the threshold between the ground-floor indoor amenities of the residence and the exterior, functioning as a seamless extension that invites spontaneous gatherings, study sessions, and social interplay attuned to the Site's natural rhythms. In addition to the courtyard, a large westerly common amenity is provided that incorporates seating areas, movable furniture and pathways that extends from the interior space and an extensive tree buffer that lines the westerly lot line, contributing to shade, noise buffering and privacy for both the residents and the neighbouring single detached dwelling. The strategic integration of three (3) complementary forms of outdoor amenities are provided, a serene, shaded

courtyard that offers respite from intense sunlight, an exposed western amenity providing sun from 11am onward and a sun-drenched southern terrace that invites passive solar enjoyment during cooler periods. These amenity spaces provide spatial diversity by accommodating fluctuating weather patterns and individual comfort needs, thereby elevating everyday interactions. The retaining wall for the drive aisle to the east is setback 0.2 metres from the easterly lot line which will contain a guard on top and act as a fence to buffer the adjacent golf course. To the north, the rear yard setback is 5.5 metres and abuts a golf course, which is an open, non-residential use that will not be adversely affected by the Proposed Development. The rear lot area is proposed to accommodate an infiltration gallery along with landscaping, which will create a clear delineation between the Site and the golf course.

In total, 2,477 square metres of indoor and outdoor common amenity area is provided, which includes 849.73 square metres of outdoor common amenity noted above. Internal amenity areas are dispersed throughout the building with lounges and study rooms on each floor. The ground floor is largely dedicated to amenities catering to meeting rooms, fitness, theatre, yoga/wellness/meditation, event space, lounge and catering/event kitchen space.

All common amenity areas will be maintained by the Owner of the Site.



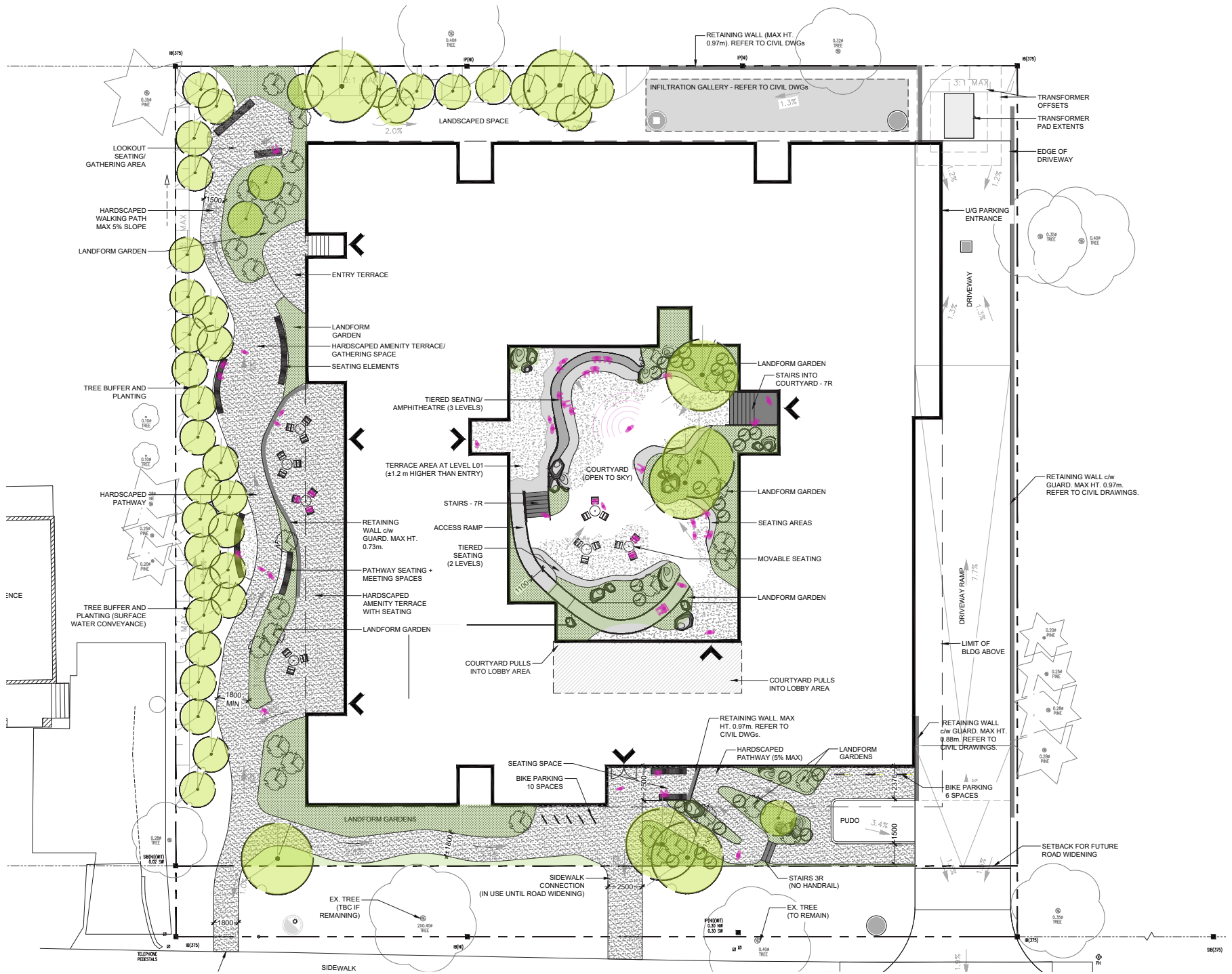


Fig.33: Preliminary Landscape Plan prepared by SHIFT



Fig.34: Common Amenity Plan prepared by 5468796 Architecture

## 5.6 Microclimate Analysis

### 5.6.1 Wind Impact

RWDI completed a Pedestrian Wind Comfort Assessment to assess the potential wind impact of the Proposed Development in support of the Official Plan Amendment and Zoning By-law Amendment. RWDI's assessment of pedestrian-level wind impacts for the Proposed Development utilized computational modeling integrated with local wind climate data and pedestrian comfort and safety criteria, revealing generally favorable conditions with targeted mitigations. Existing wind speeds already satisfy safety standards year-round, supporting intended uses without issue. The 10 storey proposed building will redirect winds to ground level but is unlikely to adversely affect neighboring properties, while maintaining appropriate conditions at key areas such as main and secondary entrances and the central courtyard. Although minor zones near the building's exposed corners may experience uncomfortable speeds during winter, overall grade-level winds meet safety thresholds. On the Level 10 exterior amenity space, summer conditions are suitable for active use in most areas, but winter winds could become uncomfortable and potentially exceed safety limits, for which RWDI recommends specific wind control strategies to enhance usability.

### 5.6.2 Noise Impact

RWDI also completed a Noise and Vibration Impact Study evaluating potential acoustic disturbances from transportation, nearby commercial and industrial uses, and stationary sources like the University of Guelph's Central Plant amid an existing residential context with similar student accommodations. While vibration sources in the vicinity proved negligible and thus warranted no further assessment, noise modeling revealed elevated sound levels from the Central Plant but emphasized that the Site's current residential designation and comparable setbacks for adjacent buildings ensure the development imposes no additional compliance burden on the facility. To mitigate these risks and promote occupant comfort, RWDI recommends installing central air-conditioning to enable closed windows, incorporating warning clauses in agreements about façade and amenity area exposures to traffic and industrial noises, erecting feasible perimeter barriers around outdoor spaces, and verifying the Central Plant's mitigation timeline alongside a clause alerting residents to potential audible emissions. Although quantitative evaluation of the development's self-generated noise on the Site and surroundings remains premature at this design stage, preliminary analysis indicates compliance with applicable criteria is achievable through acoustical design refinements prior to building permit issuance.

### 5.6.3 Shadow Impact

5468796 Architecture prepared the Shadow Study graphics for the Proposed Development (enclosed in Appendix A of this Urban Design Brief). The shadow impact from the proposed building is analyzed based on the City's TOR as follows:

#### 1. Residential amenity spaces

The shadow study confirms that the Proposed Development meets the sunlight access criteria for residential amenity spaces on April 21, June 21, and September 21. The outdoor common amenity space to the west and the terrace on the 10th floor receive sufficient sunlight, with incremental shadow lasting no more than one hour per day and not exceeding two consecutive test times. This ensures that the amenity spaces remain functional and usable throughout the spring, summer and fall seasons.

Findings:

#### April 21

- Morning (8:00 AM to 10:00 AM): Shadows from the building primarily fall to the west and north of the proposed Site, partially covering the common outdoor amenity space to the west. These shadows dissipate significantly by 10:00 AM.
- Mid-day (11:00 AM to 1:00 PM): The common outdoor amenity area to the west and 10th floor terrace remains free of incremental shadows, receiving more than two hours of continuous sunlight, ensuring compliance.

- Afternoon (2:00 PM to 4:00 PM): Shadows extend to the northeast, affecting adjacent areas and have no effect on the westerly amenity or 10th terrace.

**Compliance:** The westerly and southerly residential amenity spaces on April 21 receive adequate sunlight exposure, with incremental shadows lasting no more than one hour during the day.

#### June 21

- Morning (8:00 AM to 10:00 AM): Shadows are shorter due to the high sun angle, partially covering the common outdoor amenity space to the west. The courtyard is completely in shade.
- Mid-day (11:00 AM to 1:00 PM): Incremental shadows are minimal, with no prolonged shading of the westerly common amenity space. The courtyard receives sun from 12-2pm.
- Afternoon (2:00 PM to 4:00 PM): The westerly outdoor common amenity space is completely unobstructed by shadows, enjoying uninterrupted sunlight. The courtyard is completely in shade.

**Compliance:** During June 21, the outdoor common amenity spaces to the west and south meet the criteria for sunlight access, while the courtyard receives sun from 12pm-2pm however the courtyard was designed to be shaded and offer respite from sunlight for ease of outdoor studying.

## September 21

- Morning (8:00 AM to 10:00 AM): Shadows follow a similar pattern to April 21, initially affecting the west and north edges of the site but receding by 10:00 AM. The westerly outdoor amenity space retains adequate sunlight access.
- Mid-day (11:00 AM to 1:00 PM): Sunlight coverage of the westerly outdoor amenity space and southerly terrace is uninterrupted during these hours.
- Afternoon (2:00 PM to 4:00 PM): Incremental shadows extend eastward but do not exceed the one-hour limit for the residential amenity terrace. The westerly amenities are uninterrupted during these hours.

**Compliance:** The westerly and southerly common amenity spaces on September 21 receive sufficient sunlight, meeting the criteria with no incremental shadows lasting for more than one hour. The courtyard remains shaded.

2. Children’s play area, school yards, tot-lots, play areas and park features, outdoor amenity areas used by seniors, outdoor amenity areas associated with commercial and employment areas.

There are no children’s play areas, school yards, tot-lots, senior’s outdoor amenity areas within close vicinity of the proposed development that might be impacted.

3. Public realm including sidewalks, open spaces and plazas

- The proposed development meets the shadow impact criteria for the public realm on September 21:
- Opposite sidewalks receive sufficient sunlight for four total hours, including the critical mid-day period and two additional hours in the morning or afternoon.
- Public open spaces and plazas achieve a Sun Access Factor of at least 50%, ensuring adequate sunlight for comfort and usability.

Findings:

- Morning (9:00 AM to 11:00 AM): The shadow analysis confirms, full sunlight coverage of the sidewalks is uninterrupted during these hours.
- Mid-Day (12:00 PM to 2:00 PM): The shadow analysis confirms no incremental shadows on the opposite sidewalks during the critical two-hour period, ensuring full compliance with this part of the criterion.
- Afternoon (3:00 PM to 5:00 PM): Shadows extend towards the northeast in the late afternoon, partially covering the opposite sidewalk. However, sunlight is maintained for at least one additional hour during this time.

**Conclusion:** The development meets the requirement of providing four total hours of sunlight to the opposite sidewalk on September 21, including the critical mid-day period and at least two additional one-hour periods in the morning or afternoon.

4. Community gardens, turf and flower gardens in public parks

- There are no community gardens, turf, or flower gardens impacted by the proposed development.

5. Cultural heritage resources The shadow study indicates no incremental shadows affecting cultural heritage resources.

The shadow analysis confirms that the proposed development at 210-222 College Avenue East complies with the City of Guelph's shadow impact criteria.

Residential amenity spaces, public sidewalks, plazas, and open spaces maintain sufficient sunlight access, ensuring usability, comfort, and functionality for residents and the broader community. Incremental shadows are minimal and fall within acceptable thresholds, with no significant impacts on sensitive areas.

## 5.7 Sustainable Urban Design

The City of Guelph is committed to the United Nations Race-to-Zero campaign and has set targets for the whole community to reduce carbon emissions by 63 % against the 2018 baseline by 2030, with the goal of becoming a net zero carbon community by 2050.

The Proposed Development exemplifies principles of sustainable urban intensification by offering a compact, high-density post-secondary student residence along College Avenue East. The Site's strategic location provides convenient access to essential services and nearby amenities within Guelph as mentioned previously in this document.

Key sustainability features of the proposed development include:

- Development of multiple underutilized low-rise residential lots with purpose-built post-secondary student resident units on a Site with access to full municipal services;
- The Site is within a 10-minute walking distance to the University of Guelphs Centre Transit Hub and is well serviced by local and regional transit routes, promoting alternative modes of transit;
- The Site is proximate to the University of Guelph, encouraging a reduction in vehicle trips and overall dependence on vehicles;
- Short-term and long-term bicycle parking facilities are proposed which promotes active transportation and a reduced reliance on vehicles;

- 80% of the proposed parking will be designed electrical vehicle ready parking spaces;
- The Site is proximate to the University of Guelph’s main campus amenities providing active and passive recreational opportunities;
- There will be the completion of an energy model during design development to ensure it meets or exceeds SB-10 (building code requirements), and targets for energy and greenhouse gas reductions through the CMHC ACLP;
- Careful consideration will be given to management of noise levels generated by the development, including mechanical penthouse louvers, exhaust fans, transformer and other noise sources.
- High efficiency, centralized heating and cooling based on 4-pipe fan coil system.
- LED lighting fixtures;
- The Proposed Development will satisfy the Ontario Building Code in terms of water efficiency and the use of water efficient fixtures for all future dwelling units. Future construction considerations may include but are not limited to low-consumption plumbing systems and EnergyStar compliant appliances;
- The Proposed Development will use high performance energy efficient building components, including but not limited to insulation, walls and windows, and will include the use of light coloured “high albedo” for

upper floor and roof materials;

- Operable windows to promote natural ventilation;
- Of the 32 trees identified on and surrounding the Site only 10 are proposed to be removed located solely on the Site. The Proposed Development is committed to replanting an increased number of trees on Site which will enhance the Proposed Developments ecological value and exceed the City’s minimum replacement values;
- The landscape design will include the use of native and drought-tolerant species with minimal irrigation requirements; and,
- The use of light coloured hardscape surfaces, including concrete walkways as well as ground-floor patio spaces, fixtures and amenity areas, will reduce potential heat island impacts. In addition, larger canopy trees integrated in the westerly at grad common amenity area will provide additional shading.

The Proposed Development aligns with the energy and water conservation policies outlined in Section 3.11 and Section 4.7 of the OP. Further, an Energy Strategy Report is being conducted by EQ Building Performance, which informs on the detailed design process to produce a high efficiency envelope and how to mitigate demand on HVAC system.

## 6. SUMMARY

The Urban Design Brief prepared for the proposed 10-storey post-secondary student residence building at 210-222 College Avenue East in Guelph provides a comprehensive evaluation of the development's alignment with the City's Official Plan policies, Urban Design Guidelines, and Built Form Standards. The Proposed Development includes 153 post-secondary residential units, 1,627.29 square metres of indoor amenity space, 849.73 square metres of outdoor amenity space, and 65 parking spaces, with 20% allocated to visitor vehicles and 210 bicycle parking spaces. The development seeks to intensify land use in a manner that aligns with the principles of sustainable, pedestrian-friendly, and context-sensitive urban design. The design incorporates a rectangular building layout, active frontage along College Avenue East, and a well-integrated public realm with landscaped streetscapes, enhanced pedestrian connectivity, and accessible design features.

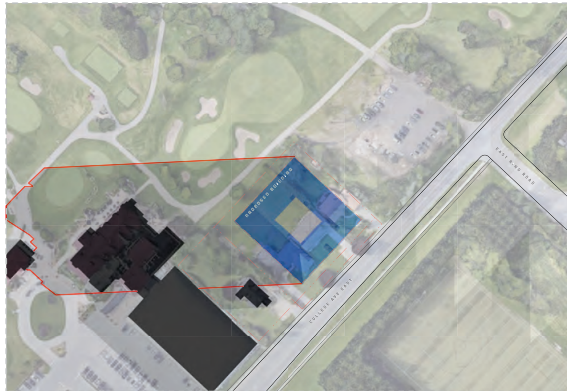
Key features of the Proposed Development include:

- The proposed building integrates with the existing neighbourhood context, maintaining appropriate setbacks, at grade active street frontages, landscaped buffers, and design transitions to adjacent low-rise residential areas. The building complies with angular plane requirements along College Avenue East and provides a contextually appropriate angular plane along the west internal side yard that aligns with the intent to ensure minimal impacts on surrounding properties.
- The building's orientation, inclusion of native and drought-resistant plantings, provisions for electric vehicle ready charging stations, and focus on bicycle parking promote sustainable living and active transportation.
- A balanced mix of indoor and outdoor amenities cater to diverse residents' needs. The proximity to parks, recreational facilities, and institutional amenities further supports the post-secondary residents' quality of life.
- Pedestrian pathways, active street edges, and articulated building façades enhance the streetscape, contributing to a vibrant and cohesive public realm. Features like architectural canopy, ample glazing, and ground-level amenities improve connectivity and engagement with the neighbourhood.
- The development is within 800 metres of the University of Guelphs Main Campus including the universities Centre Bus Loop, providing convenient access to broader retail, services, and employment opportunities, further reinforcing its walkability and integration into the urban fabric.
- Safety and accessibility are prioritized through clear sightlines, well-lit pedestrian pathways, and barrier-free design elements, ensuring the development supports inclusivity and mobility for all residents.

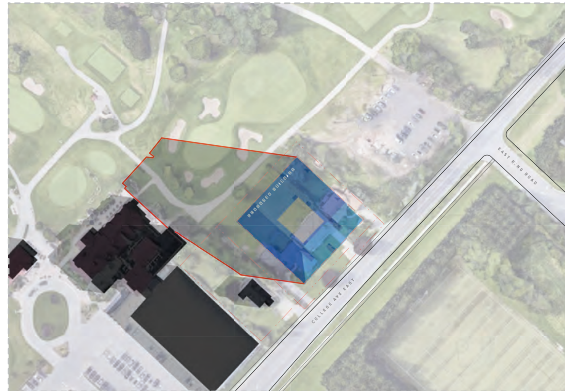
# APPENDIX A

Shadow Study prepared by 5468796 Architecture

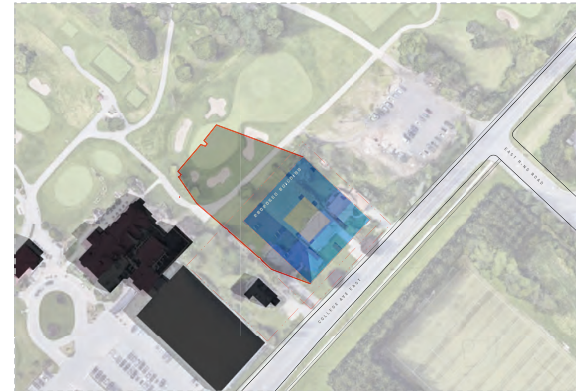
**APRIL 21 - SPRING EQUINOX**  
 SCALE 1:2500m



08:00



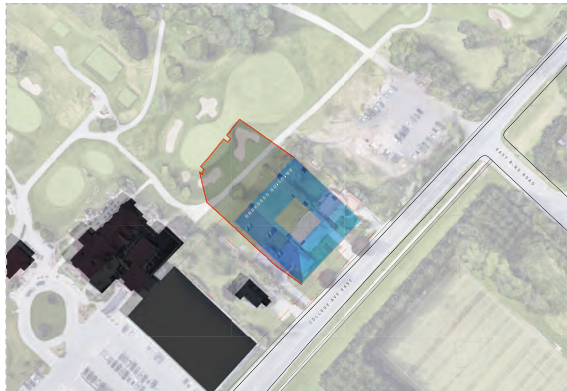
09:00



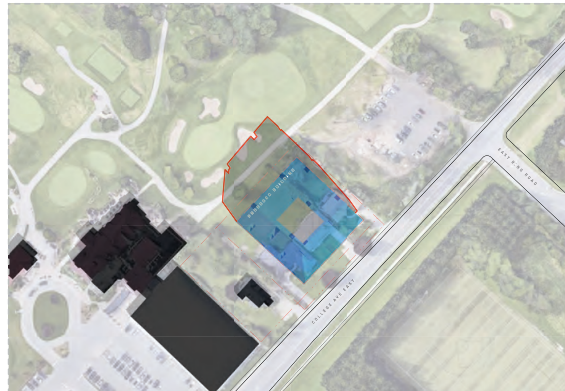
10:00

**LEGEND**

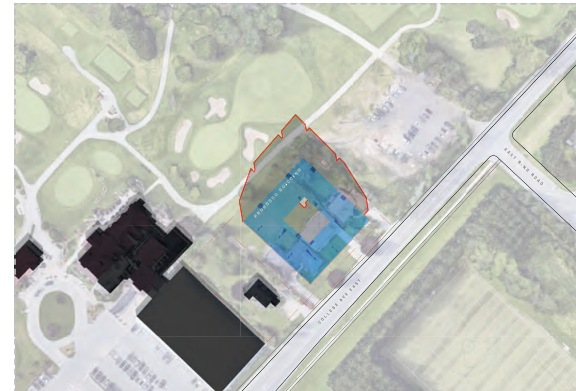
- - - - PROPERTY LINES
- LIMIT OF SHADOW OF PROPOSED BUILDING
- PROPOSED BUILDING
- EXISTING NEIGHBOURING BUILDINGS



11:00

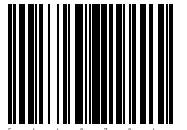


12:00



13:00

NOT FOR  
 CONSTRUCTION



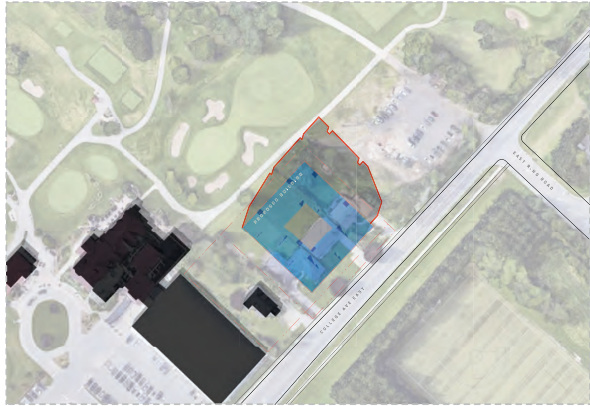
ARCHITECTURE INC  
 226 MCDEMOTT AVE  
 WINNIPEG, MB R2S 0S8  
 P. 204.480.8421

210-214-222  
 COLLEGE AVE EAST  
 GUELPH ON CAN

SHADOW STUDY - Project  
 APRIL 21 9837  
 Sheet

D1.1

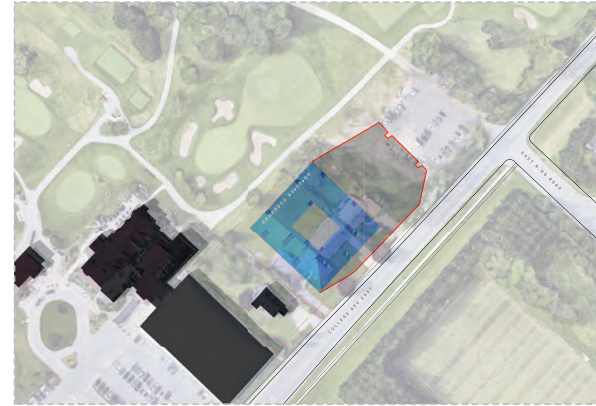
**APRIL 21 - SPRING EQUINOX**  
 SCALE 1:2500m



14:00



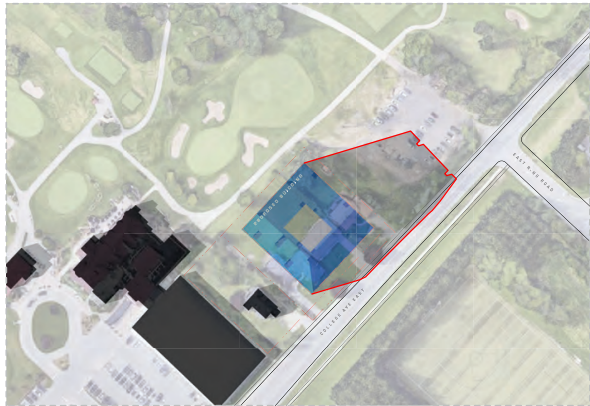
15:00



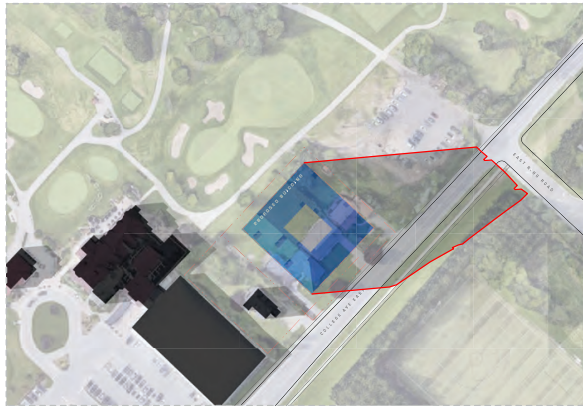
16:00

**LEGEND**

- - - - PROPERTY LINES
- LIMIT OF SHADOW OF PROPOSED BUILDING
- PROPOSED BUILDING
- EXISTING NEIGHBOURING BUILDINGS

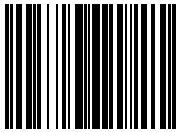


17:00



18:00

NOT FOR  
 CONSTRUCTION



ARCHITECTURE INC  
 246 WAGNERMOT AVE  
 WINNIPEG MB R3B 0S8  
 P: 204.480.8421

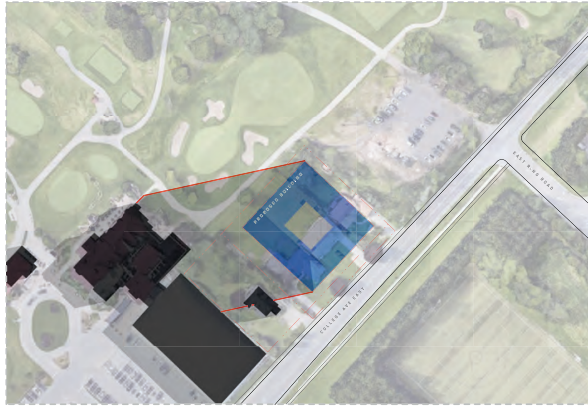
210-214-222  
 COLLEGE AVE EAST

GUELPH ON CAN

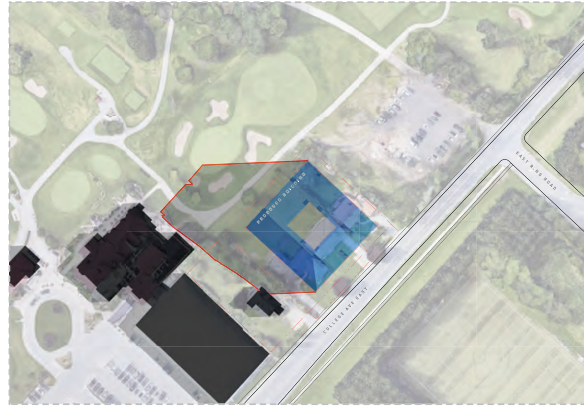
SHADOW STUDY - Project  
 APRIL 21 0857  
 Sheet

D1.2

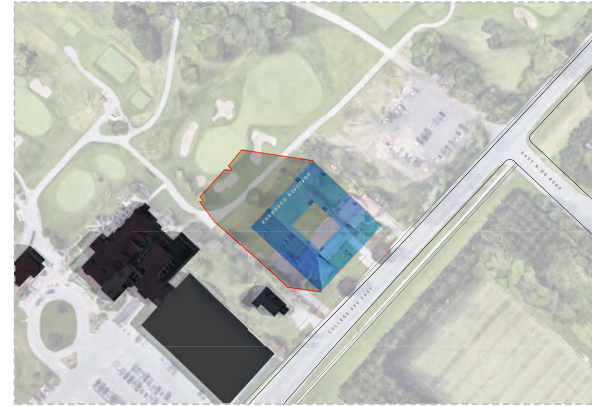
**JUNE 21 - SUMMER SOLSTICE**  
SCALE 1:2500m



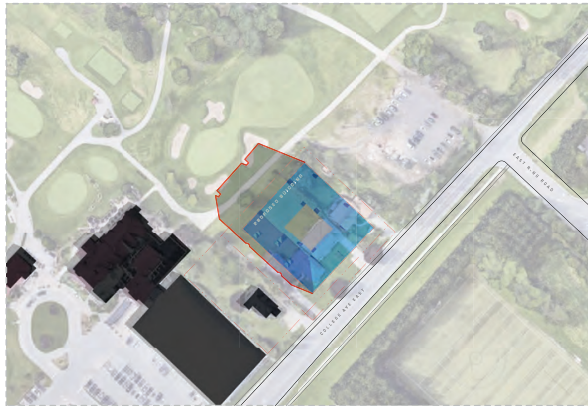
08:00



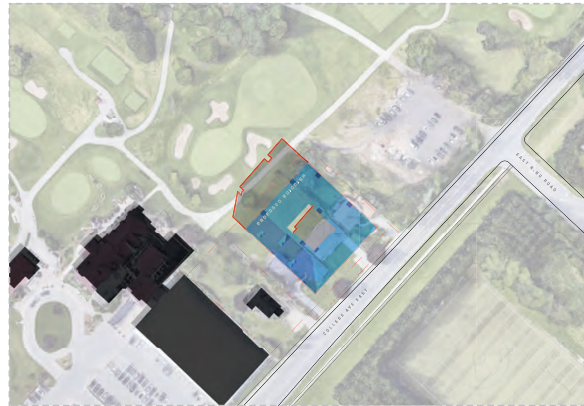
09:00



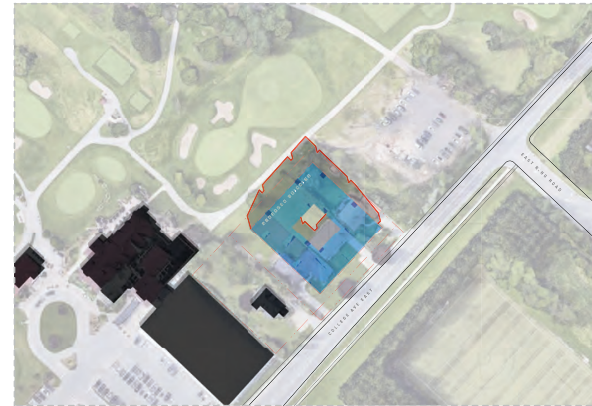
10:00



11:00



12:00

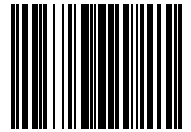


13:00

**LEGEND**

- PROPERTY LINES
- LIMIT OF SHADOW OF PROPOSED BUILDING
- PROPOSED BUILDING
- EXISTING NEIGHBOURING BUILDINGS

NOT FOR CONSTRUCTION

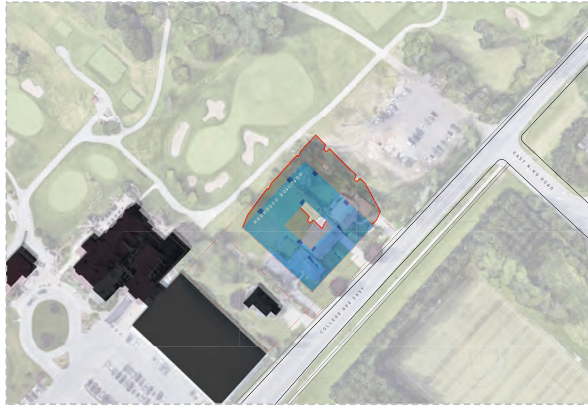


ARCHITECTURE INC  
244 HAZENBROT AVE  
WINNIPEG MB R3B 0S8  
P: 204.480.8421

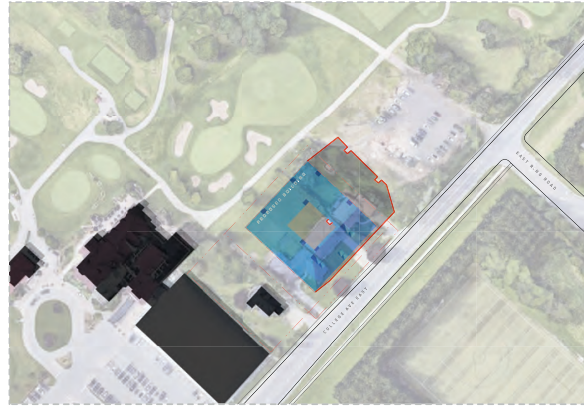
210-214-222  
COLLEGE AVE EAST

GUELPH ON CAN  
SHADOW STUDY - Project  
JUNE 21 0857  
Sheet  
D1.3

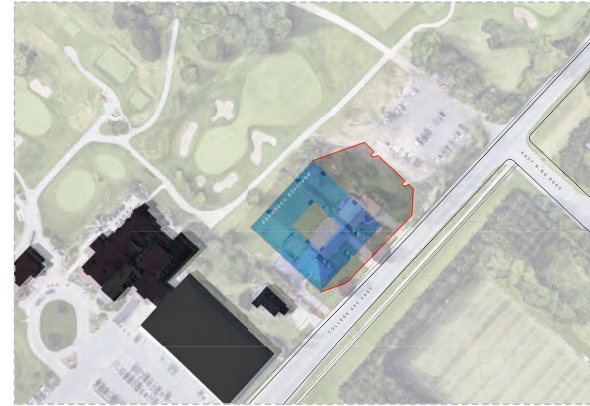
**JUNE 21 - SUMMER SOLSTICE**  
SCALE 1:2500m



14:00



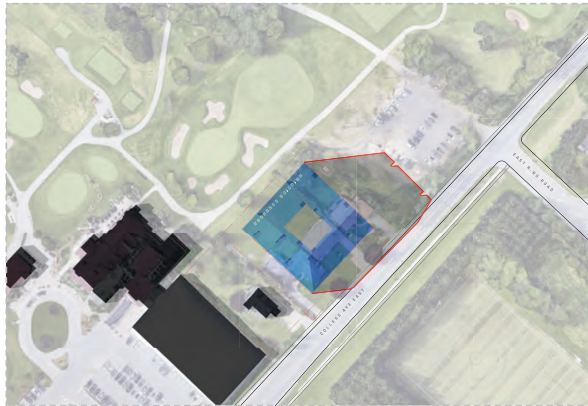
15:00



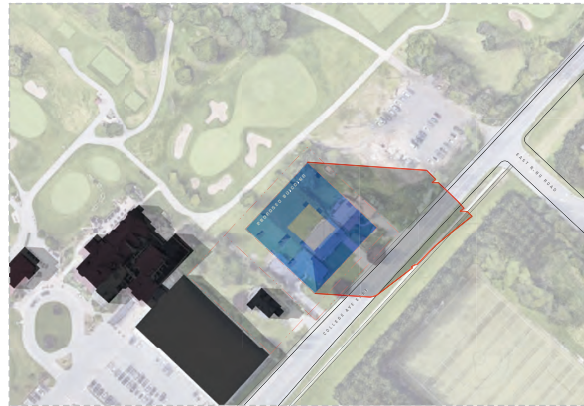
16:00

**LEGEND**

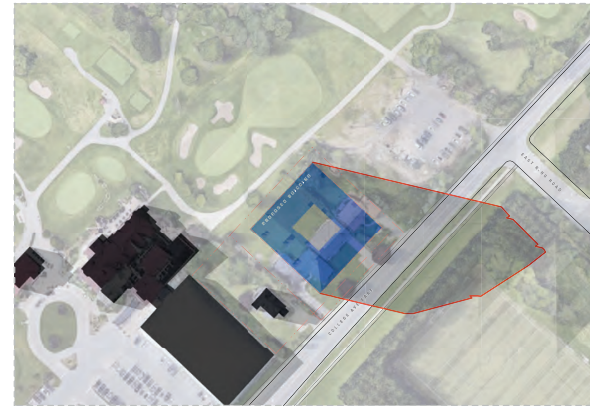
- - - - PROPERTY LINES
- LIMIT OF SHADOW OF PROPOSED BUILDING
- PROPOSED BUILDING
- EXISTING NEIGHBOURING BUILDINGS



17:00

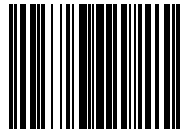


18:00



19:00

NOT FOR  
CONSTRUCTION



ARCHITECTURE INC  
244 WAGERNOT AVE  
WINNIPEG MB R3B 0S8  
P: 204.480.8421

210-214-222  
COLLEGE AVE EAST

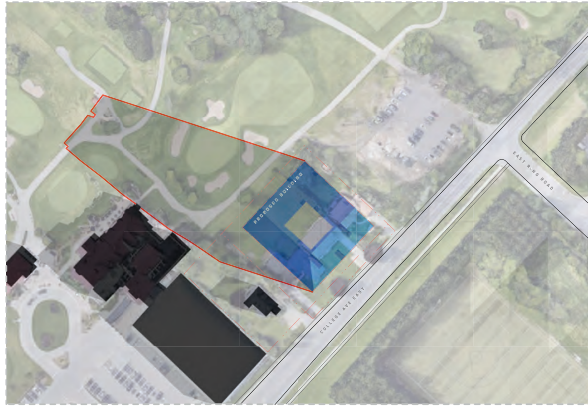
GUELPH ON CAN

SHADOW STUDY -  
JUNE 21

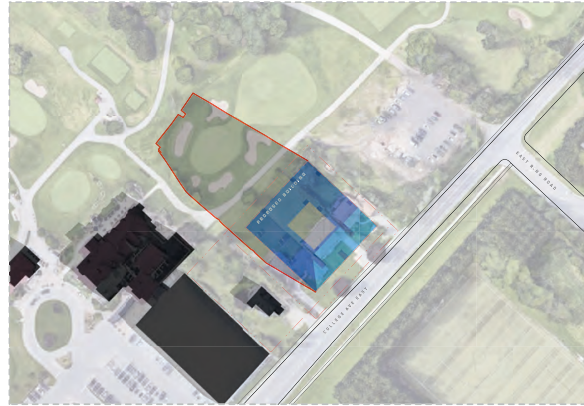
Project  
0837  
Sheet

D1.4

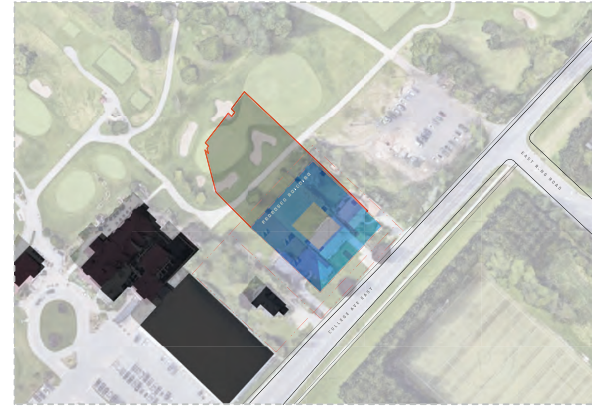
**SEPTEMBER 21 - FALL EQUINOX**  
SCALE 1:2500m



09:00



10:00



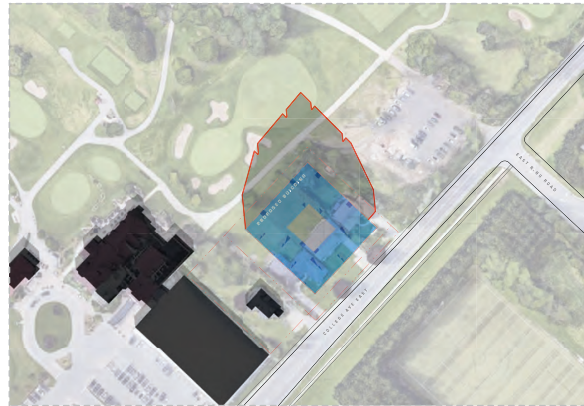
11:00

**LEGEND**

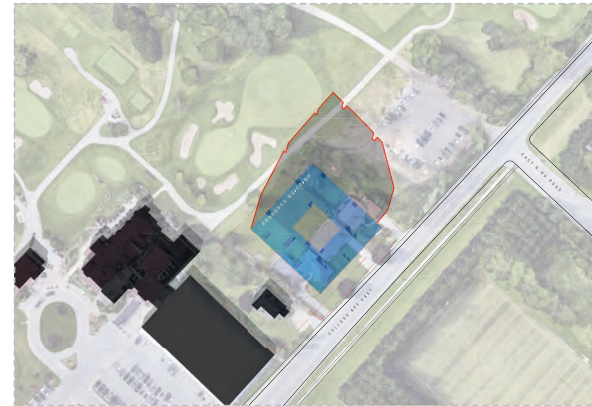
- PROPERTY LINES
- LIMIT OF SHADOW OF PROPOSED BUILDING
- PROPOSED BUILDING
- EXISTING NEIGHBOURING BUILDINGS



12:00

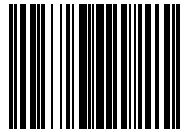


13:00



14:00

NOT FOR  
CONSTRUCTION



ARCHITECTURE INC  
246 WAGERNOT AVE  
WINNIPEG MB R3B 0S8  
P: 204.480.8421

210-214-222  
COLLEGE AVE EAST

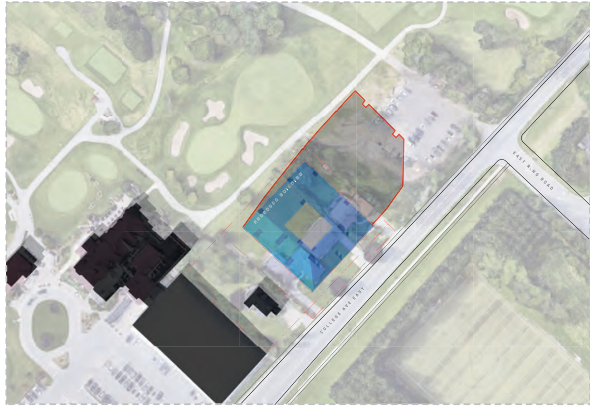
GUELPH ON CAN

SHADOW STUDY -  
SEPTEMBER 21

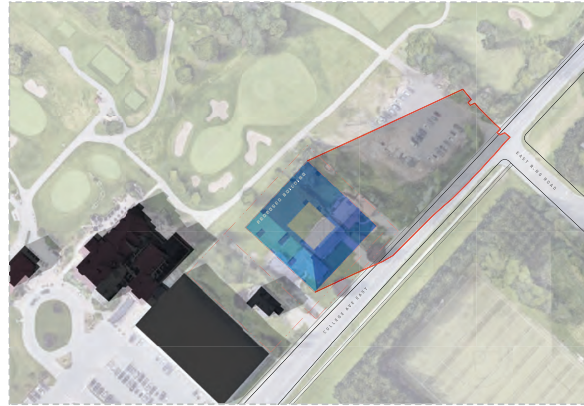
Project  
0857  
Sheet

D1.5

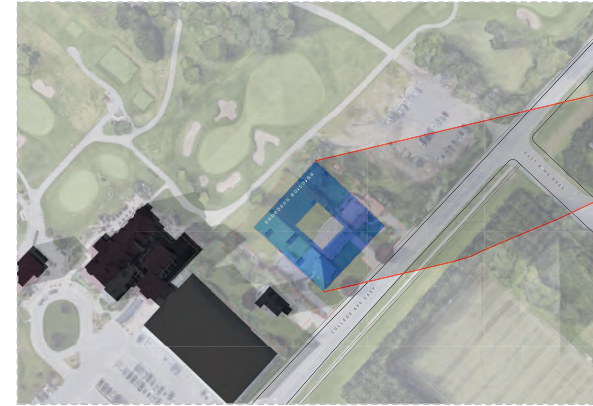
**SEPTEMBER 21 - FALL EQUINOX**  
 SCALE 1:2500m



15:00



16:00

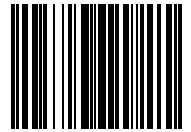


17:00

**LEGEND**

- - - - PROPERTY LINES
- LIMIT OF SHADOW OF PROPOSED BUILDING
- PROPOSED BUILDING
- EXISTING NEIGHBOURING BUILDINGS

NOT FOR CONSTRUCTION



ARCHITECTURE INC  
 245 HAZELBROOK AVE  
 WINNIPEG MB R3B 0S8  
 P: 204.480.8421

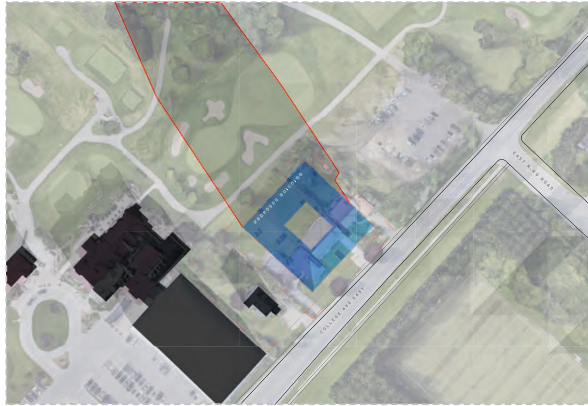
---

210-214-222  
 COLLEGE AVE EAST  
 GUELPH ON CAN

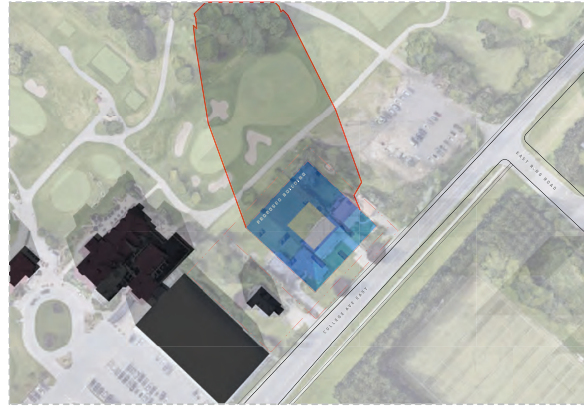
SHADOW STUDY - SEPTEMBER 21      Project 0857  
 Sheet

D1.6

**DECEMBER 21 - WINTER SOLSTICE**  
 SCALE 1:2500m



10:00



11:00



12:00

**LEGEND**

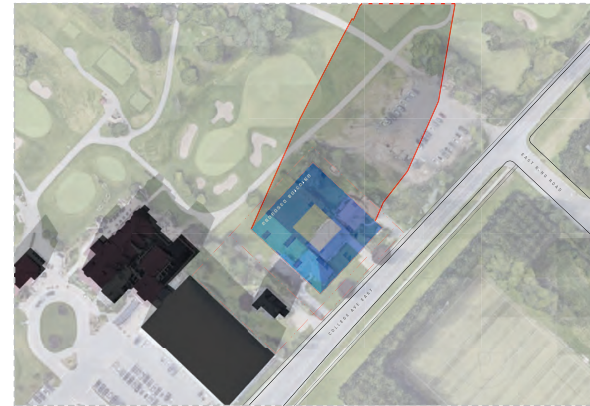
- - - - PROPERTY LINES
- LIMIT OF SHADOW OF PROPOSED BUILDING
- PROPOSED BUILDING
- EXISTING NEIGHBOURING BUILDINGS



13:00

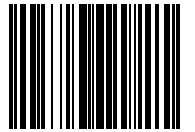


14:00



15:00

NOT FOR  
 CONSTRUCTION



ARCHITECTURE INC  
 246 WAGERSHOTT AVE  
 WINNIPEG MB R3B 0S8  
 P: 204.480.8421

210-214-222  
 COLLEGE AVE EAST

GUELPH ON CAN

SHADOW STUDY - Project  
 DECEMBER 21 0857  
 Sheet

D1.7