



AERIAL VIEW LOOKING WEST OVER WYNDHAM URBAN SQUARE

BAKER DISTRICT REDEVELOPEMENT NORTH AND SOUTH TOWERS

ISSUED FOR ZBLA 2025-09-11

ARCHITECTURAL SHEET LIST	
Sheet Number	Sheet Name
A001	PROJECT INFORMATION
A100	SITE PLAN
A200	OVERALL PLANS - P1 LEVEL
A201	OVERALL PLANS - LEVEL 1 AND LEVEL 2
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A203	OVERALL PLANS - LEVEL 5 & LEVEL 6 (TYP)
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A400	OVERALL BLDG SECTIONS



1
A001 1 : 2000

City of Guelph Zoning Chart and Regulations - Baker District Redevelopment				UPDATED: 2025-09-10
Address	55 Baker Street & 152 and 160 Wyndham Street North, Guelph, Ontario			
Zoning Designation	D1-28			
Lot Area:	10,705 m ² (Entire District Area)			
Gross Floor Area:	41,275.9 m ² (Total - Includes all below and above grade levels)			
Unit Count:	401 Units (Total) = 204 Units (North Tower), 197 Units (South Tower)			
Parking Count:	205 Parking Spaces			
Drawing Referenced:				
ZONING BY-LAW (2023) - 20790 / ZONING BY-LAW (2023) - 20865				
BY-LAW ITEM	DESCRIPTION	COMPLIANCE	PROVIDED	NOTES
NORTH & SOUTH TOWERS				
Table 9.3 Row A	Front yard or exterior side yard (min): 0 m ⁽¹⁾ ⁽¹⁾ The following exceptions apply: a. Where a lot line abuts a public lane, the minimum setback shall be 1 m from the lot line. b. Where a dwelling unit occupies the first storey of a building, that portion of the building shall have a minimum setback of 3 m from the street line.	Yes	>0 m N/A	
Table 9.3 Row B	Front yard or exterior side yard (max): 4 m ⁽²⁾ ⁽²⁾ The following exception applies: a. Within active frontage areas, the maximum front yard and the maximum exterior side yard shall be in accordance with Section 9.3(d).	Yes	3.5 m	Park Lane North
Table 9.3 Row C	Interior side yard (min): 0 m ⁽³⁾ ⁽³⁾ The following exceptions apply: a. Where a lot line abuts a public lane, the minimum setback shall be 1 m from the lot line. b. Where a lot line abuts a RL-1, RL-2, RL-3 zone, the minimum setback shall be 3 m on the abutting side. c. Where a buffer strip is required, the setback shall not be less than the minimum buffer strip width.	Yes	>0 m	All interior side yard conditions are larger than 0m to accommodate sharing.
Table 9.3 Row D	Rear yard (min): 0 m ⁽⁴⁾ ⁽⁴⁾ The following exceptions apply: a. Where a lot line abuts a public lane, the minimum setback shall be 1 m from the lot line. b. Where a lot line abuts a RL-1, RL-2, RL-3 zone, the minimum setback shall be 7.5 metres on the abutting side. c. Where a buffer strip is required, the setback shall not be less than the minimum buffer strip width.	Yes	>0 m	Is the new rear yard condition the lot line at library square?
18.14.30.2.1	Minimum and Maximum Building Height. Despite Section 9.3(c), Table 9.4 and Schedule B-4, a maximum Building Height of 15 Storeys for the mixed-use towers is permitted in this Zone, where Schedule B-4 shows a maximum Building Height of 3-6 Storeys and a Proposed Park and Open Space.	No	17 & 19 Storeys	Permission for 24 Storeys is requested in line with the permission in the Official Plan through OPA 106.
18.14.30.2.2	Maximum Exterior Side Yard. Despite Section 9.3(c)(i), the maximum Exterior Side Yard shall be 17.5 metres in an Active Frontage Area.	Yes	17.5 m	
9.3(i)(iv)	The minimum first storey height shall be 4.5 metres.	Yes	>4.5m	Current first storey height is currently 5.3m to accommodate required clearances for garbage trucks beneath the covered drive.
9.3(i)(v)	The minimum number of active entrances to the first storey on the front yard and/or exterior side yard building facade shall be 1 for every 15 metres of street line or portion thereof identified as active frontage area, but shall not be less than 1. For the purposes of calculating the minimum number of building entrances required, any fraction of a building entrance shall be rounded to the next highest whole grade. (A) Active entrances shall be at or within 0.2 metres above or below finished grade.	Yes	4 Entrances	Multiple entrances are provided at the retail units located behind Wyndham Urban Square.
9.3.(a)(i)	The maximum floorplate of the 7th and 8th storeys of a building shall not exceed 1,200 square metres.	Yes	<1,200 m ²	
18.14.30.2.3	Floorplate Ratio. Despite Section 9.3(a)(i), a floorplate ratio of 1:8.1 for the North Tower and 2:3.1 for the South tower shall be permitted.	No, North Tower Yes, South Tower	<1,000 m ² 1:9.1 (North Tower) 2:3.1 (South Tower)	
18.14.30.2.4	Minimum Stepback. Despite any other provision in this By-law, a minimum Stepback of 6 metres shall be permitted for all portions of the building above the 2nd Storey when measured from the building face of the 1st Storey facing a Street.	Yes	@Wyndham: 12m @Baker: 6m from Bldg Face	
18.14.30.2.5	Minimum Tower Separation. Despite Section 9.3(b)(i), a Tower Separation of 23 metres shall be permitted between any portion of a Tower above the 12th Storey of a Building and any portion of another Tower above the 12th Storey.	Yes	>23m	
9.3(b)(i)(A)	For any portion of a tower at or below the 12th storey of a building: (A) A minimum tower setback of 6 metres is required from the side lot line and/or rear lot line.	Yes	>6m	
9.3.(b)(i)(B)	Shall be separated by a minimum 12 metres from any portion of another tower at or below the 12th storey of any building, measured perpendicularly from the exterior wall of the tower.	Yes	>12m	
9.4.2.(a)(i)	Despite the provisions of this or any other by-law for the City, the following shall apply: (a) All visible walls of any building within the Downtown Exterior Finishes Overlay, as shown on Schedule B-6 shall be constructed of transparent glass and coursed masonry and/or such materials which replicate coursed masonry as specified in Section 9.4.2(a)(i). (i) Exterior facades Coursed masonry and/or materials which replicate coursed masonry (except plan, uncoloured concrete).	No	Podium will feature masonry material but tower portion is proposed EIFS	
18.14.30.2.12	Rooftop Mechanicals. Despite any other provision in this By-law, Section 4.14.5 shall not apply.	Yes		
18.14.30.2.13	Stair Exit Structure. Despite any other provision in this By-law, the north exit stair Structure that connects to the underground parking is permitted in the Front Yard.	Yes		Refer to the exit stair at the North end of the site.
18.14.30.2.14	Reversibility Provision. The uses and regulations of the D1-28 Zone shall continue to apply collectively to the whole of the lands zoned as D1-28, despite any future severance or condo registration.			
PARKING/SITE WIDE REQUIREMENTS				
9.1(a)	Every off-street parking area shall be located on the same lot as the use requiring the parking and shall not infringe on or obstruct any required loading spaces, walkways, or other site elements required pursuant to this by-law.	No		
9.2.4(a)	An underground parking structure containing a parking area does not require a setback from any lot line.	Yes	>0m	
9.2.4(b)	Where an underground parking structure is located in accordance with 5.2.4 (a) and is located below a required landscape open space area or buffer strip, there shall be a minimum depth of 1.2 metres between grade and the structure.	Yes		
Table 5.2 Row 3	2.75 metre width x 5.5 metres length	Yes	2.75m wide x 5.5m length	
18.14.30.2.8	Minimum Parking Aisle Width. Despite Section 5.3.1(e), a Parking Aisle with a minimum width of 6.0 metres to provide two-way access shall be permitted. Despite Table 5.6, Additional Regulation 2(i), an accessible parking access aisle with a minimum width of 1.9 metres with an obstruction shall be permitted.	Yes	6.0m min	
9.3.3(b)	Despite any other provision, parking spaces for compact vehicles shall have a minimum size of 2.4 metres in width and 5.5 metres in length, except this shall not apply to parallel parking spaces or accessible parking spaces.	Yes	2.4m wide x 5.5m length	Project will look to ensure the compact parking dimensions are maintained.
18.14.30.2.9	Compact Vehicle Parking Spaces. Despite Section 5.3.3(b), a maximum of four (4) Parking Spaces for compact vehicles measuring 2.75 metres by 4.8 metres shall be permitted. Despite Section 5.3.3(b), a maximum of four (4) Parking Spaces for compact vehicles measuring 2.6 metres by 5.7 metres shall be permitted.			
18.14.24.(b)(ii)	Despite Table 5.4, Rows 4, 5, 6, 7, 8 and non-residential uses in Row 2, no off-street parking shall be required in the D1-22 zone.	Yes	0 parking spaces	
18.14.30.2.6	Off-Street Parking. Despite Table 5.4, a minimum of 0.75 Parking Spaces per residential Dwelling Unit is required plus 0.05 visitor parking spaces per Dwelling Unit. Despite any other provision in this By-law, a minimum of 0.5 Parking Spaces per residential Dwelling Unit shall be permitted for any Dwelling Unit that meets Canada Mortgage and Housing Corporation's definition of affordable housing. Despite Table 5.4, Uses in Rows 4, 5, 6, 7, 8 and non-residential Uses in Row 2, do not require off-street parking.	Bill 185 - No Longer Applicable	Parking Ratio >= 0.5 (Target)	
18.14.30.2.7	Accessible Parking Spaces. Despite Table 5.5, Row 4, an accessible parking rate of 2 Accessible Parking Spaces plus an additional 0.74% of all Type B Accessible Parking Spaces shall be permitted.	4	4	
18.14.30.2.10	Payment-in-Lieu of Visitor Parking. Required visitor parking may be provided through an agreement with the City that provides for payment-in-lieu of parking.	Yes		No longer applicable (Bill 185)
Table 5.8 Row 1	0.68 space per dwelling unit	Yes	1:1 Ratio (Target)	
Table 5.8 Row 2	0.07 spaces per dwelling unit= 26 short term spaces	Yes	36 bicycle parking spaces at grade.	12 Spaces - Baker Court 6 Spaces - Wyndham Urban Sq. 10 Spaces - Baker St. ROW 10 Spaces - Wyndham St. ROW
Table 9.4	Floor space index (FSI) (min): 1.5, except on properties fronting onto Elizabeth Street where the minimum FSI is 1.0	No		
4.6.1.	On a Corner Lot in any Zone, within the sight triangle formed by joining the point of intersection to points on each Street Line, measured 9 metres from that point of intersection, no Building, Structure, play equipment, statue or parked motor vehicles shall be located	No	No - Transformer serving the North Tower currently located within the Sight Line Triangle at the intersection at Baker Street and Park Lane.	Transformer is roughly 1.9m in height.
4.6.2.(i)	Commencing at each edge of the vehicular access on the lot side of the sidewalk or curb (whichever is closer to the lot line) and measuring a distance of 4 metres away from such edges at a 90 degree angle and commencing at the edge of the lot side of the sidewalk and measuring a distance of 5 metres toward the lot at a 90 degree angle.	Yes	Sign Line Triangles Provided	

RESIDENTIAL UNIT SCHEDULE					UNIT COUNT (ALL FLOORS)
UNIT NO.	UNIT TYPE	AREA (SQ M)	AREA (SQ FT)		
NORTH TOWER					
LEVEL 1					
101N	2 BDRM BF	86.88 m ²	933 ft ²	1	
102N	1 BDRM BF	52.86 m ²	569 ft ²	1	
103N	1 BDRM BF	52.86 m ²	569 ft ²	1	
104N	1 BDRM BF	52.86 m ²	569 ft ²	1	
105N	1 BDRM BF	55.22 m ²	594 ft ²	1	
106N	2 BDRM BF	78.61 m ²	848 ft ²	1	
LEVEL 2					
201N	2 BDRM + DEN	87.45 m ²	941 ft ²	1	
202N	1 BDRM + DEN	56.41 m ²	607 ft ²	1	
203N	1 BDRM + DEN	56.41 m ²	607 ft ²	1	
204N	2 BDRM	66.54 m ²	717 ft ²	1	
LEVEL 3					
301N	2 BDRM BF	95.53 m ²	1028 ft ²	1	
302N	1 BDRM BF	58.78 m ²	633 ft ²	1	
303N	1 BDRM + DEN	57.45 m ²	618 ft ²	1	
304N	1 BDRM + DEN	55.15 m ²	594 ft ²	1	
305N	1 BDRM + DEN	55.15 m ²	594 ft ²	1	
306N	1 BDRM + DEN	55.15 m ²	594 ft ²	1	
307N	1 BDRM + DEN	55.15 m ²	594 ft ²	1	
308N	1 BDRM + DEN	57.70 m ²	621 ft ²	1	
309N	2 BDRM + DEN	80.88 m ²	871 ft ²	1	
310N	2 BDRM + DEN	78.08 m ²	840 ft ²	1	
311N	1 BDRM + DEN	58.42 m ²	629 ft ²	1	
312N	1 BDRM + DEN	55.47 m ²	597 ft ²	1	
313N	1 BDRM + DEN	55.47 m ²	597 ft ²	1	
314N	1 BDRM + DEN	55.46 m ²	597 ft ²	1	
315N	1 BDRM + DEN	55.46 m ²	597 ft ²	1	
316N	STUDIO	45.25 m ²	487 ft ²	1	
317N	1 BDRM + DEN	56.34 m ²	606 ft ²	1	
318N	1 BDRM	53.97 m ²	582 ft ²	1	
319N	2 BDRM	68.00 m ²	732 ft ²	1	
320N	2 BDRM + DEN	94.80 m ²	1020 ft ²	1	
321N	2 BDRM + DEN	86.37 m ²	924 ft ²	1	
322N	2 BDRM + DEN	86.53 m ²	931 ft ²	1	
323N	2 BDRM	64.75 m ²	697 ft ²	1	
324N	1 BDRM	49.72 m ²	535 ft ²	1	
325N	1 BDRM + DEN	60.59 m ²	656 ft ²	1	
LEVEL 4					
401N	2 BDRM + DEN	86.17 m ²	928 ft ²	1	
402N	2 BDRM BF	71.86 m ²	774 ft ²	1	
403N	2 BDRM	75.62 m ²	814 ft ²	1	
404N	2 BDRM	76.01 m ²	818 ft ²	1	
405N	1 BDRM	50.09 m ²	539 ft ²	1	
406N	1 BDRM	49.16 m ²	529 ft ²	1	
407N	STUDIO	42.86 m ²	462 ft ²	1	
408N	2 BDRM	70.34 m ²	753 ft ²	1	
409N	2 BDRM + DEN	83.84 m ²	903 ft ²	1	
410N	1 BDRM + DEN	57.88 m ²	621 ft ²	1	
411N	1 BDRM + DEN	57.89 m ²	621 ft ²	1	
412N	2 BDRM + DEN	65.62 m ²	707 ft ²	1	
413N	STUDIO	42.71 m ²	459 ft ²	1	
LEVEL 5					
501N	1 BDRM + DEN	53.16 m ²	572 ft ²	1	
502N	2 BDRM	64.05 m ²	689 ft ²	1	
503N	STUDIO BF	44.81 m ²	482 ft ²	1	
504N	STUDIO	44.80 m ²	474 ft ²	1	
505N	1 BDRM	47.02 m ²	505 ft ²	1	
506N	STUDIO	40.24 m ²	433 ft ²	1	
507N	1 BDRM + DEN	51.24 m ²	552 ft ²	1	
508N	2 BDRM	58.52 m ²	624 ft ²	1	
509N	1 BDRM	51.77 m ²	557 ft ²	1	
510N	1 BDRM	51.77 m ²	557 ft ²	1	
511N	2 BDRM	75.26 m ²	810 ft ²	1	
512N	STUDIO	38.22 m ²	412 ft ²	1	
LEVEL 6					
601N	1 BDRM BF	65.13 m ²	701 ft ²	12	
602N	2 BDRM BF	71.86 m ²	774 ft ²	12	
603N	STUDIO BF	46.60 m ²	502 ft ²	12	
604N	1 BDRM	46.17 m ²	497 ft ²	12	
605N	1 BDRM	48.89 m ²	526 ft ²	12	
606N	STUDIO	42.61 m ²	459 ft ²	12	
607N	1 BDRM + DEN	56.71 m ²	610 ft ²	12	
608N	2 BDRM	65.36 m ²	703 ft ²	12	
609N	1 BDRM + DEN	54.13 m ²	583 ft ²	12	
610N	1 BDRM + DEN	54.14 m ²	583 ft ²	12	
611N	2 BDRM + DEN	79.30 m ²	854 ft ²	12	
612N	2 BDRM	69.88 m ²	753 ft ²	12	
SOUTH TOWER					
LEVEL 1					
101S	1 BDRM BF	58.82 m ²	634 ft ²	1	
102S	1 BDRM BF	59.89 m ²	642 ft ²	1	
103S	1 BDRM + DEN	59.88 m ²	642 ft ²	1	
104S	1 BDRM + DEN	59.89 m ²	642 ft ²	1	
105S	1 BDRM + DEN	59.89 m ²	642 ft ²	1	
106S	1 BDRM + DEN	58.38 m ²	628 ft ²	1	
LEVEL 5					
501S	2 BDRM	66.45 m ²	715 ft ²	1	
502S	1 BDRM + DEN	53.42 m ²	575 ft ²	1	
503S	2 BDRM + DEN	80.86 m ²	871 ft ²	1	
504S	2 BDRM	62.36 m ²	671 ft ²	1	
505S	2 BDRM + DEN	78.95 m ²	850 ft ²	1	
506S	2 BDRM + DEN	80.26 m ²	864 ft ²	1	
507S	2 BDRM	63.32 m ²	684 ft ²	1	
508S	2 BDRM + DEN	75.60 m ²	814 ft ²	1	
509S	2 BDRM	65.74 m ²	708 ft ²	1	
LEVEL 6					
601S	2 BDRM BF	82.16 m ²	885 ft ²	14	
602S	1 BDRM	47.32 m ²	509 ft ²	14	
603S	STUDIO	37.54 m ²	404 ft ²	14	
604S	STUDIO	38.55 m ²	413 ft ²	14	
605S	1 BDRM	46.72 m ²	503 ft ²	14	
606S	1 BDRM	47.86 m ²	516 ft ²	14	
607S	2 BDRM	66.32 m ²	720 ft ²	14	
608S	1 BDRM + DEN	55.80 m ²	601 ft ²	14	
609S	1 BDRM + DEN	55.80 m ²	601 ft ²	14	
610S	1 BDRM + DEN	55.87 m ²	601 ft ²	14	
611S	1 BDRM BF	68.43 m ²	737 ft ²	14	
612S	1 BDRM BF	65.41 m ²	704 ft ²	14	
613S	1 BDRM	53.34 m ²	574 ft ²	14	
TOTAL UNIT COUNT				401	

GENERAL NOTES

NO.	DATE	DESCRIPTION
1	2025-08-11	ISSUED FOR ZBLA

ISSUE RECORD

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