ALMA GUELPH - PHASE 2

601 SCOTTSDALE DR, GUELPH, ON, CANADA

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23-08-24	Issued for UofG Board Meeting
23-09-22	Issued for OPA / ZBA
24-04-22	Issued for OPA / ZBA Resub

Sweeny&Co Architects

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PROJ. NAME
ALMA GUELPH Phase 2
601 Scottsdale Dr
Guelph, ON

OWNER
Forum 601 Scottsdale LP

DWG TITLE
Cover Page

DATE:	08/24/23
SCALE :	NTS
DRAWN :	AJH
CHECKED :	BJS
PROJ. No. :	2305

DWG No.
AZ000

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2024-04-22 12:37:41 AM

ZONING MATRIX

* Denotes existing site-specific provision

Provision	SC.1-40 Zone (1995-14864)	MUC-2(PA) (Draft CZBL)	Provided	Compliance
Permitted Uses	'Apartment Building'* 'Residential Suites'*	'Apartment Building'* 'Residential Suites'*	'Apartment Building' 'Residential Suites'	✓
Minimum Lot Area	N/A	7,590 m²	2.2 ha	✓
Minimum Lot Frontage	30 m	50 m	122 m	✓
Maximum Density	150 UPH*	150 UPH*	300 UPH	Amendment Requested – both by-laws
Front Yard	6 m	3 – 13 m	24 m	✓
Minimum Interior Side Yard	6 m or ½ building height, whichever is greater = 14.5 m	3 m	13.8 m	Amendment Requested – 1995 by-law
Minimum Exterior Side Yard	6 m	3 – 13 m	16.27 m	✓
Minimum Rear Yard	½ building height but not less than 6 m = 14.5 m	7.5 m	N/A, lot has three street frontages and an interior side yard. Setback to Highway 6 is 15.4 m	Not applicable – no rear yard
Maximum Building Height	8 storeys*	8 storeys*	7 storeys 29 meters	✓
Minimum First Storey Height	N/A	4.5 m	6.5 m	✓
First Storey Transparency	N/A	40% of the surface area of the first storey of a building up to 4.5 m from the ground when the building is within 15 m of an arterial or collector road	Not applicable. Building is not located within 15 m of an arterial road	N/A
Angular Plane	N/A	45 degrees from interior and rear lot lines when adjacent to an institutional or medium density zone, measured 10.5 m above the average elevation of the grade at the required setback from the property line	58 degrees	Amendment Requested – 2023 by-law
Maximum Building Length	N/A	75 m for buildings within 15 m of a street	Not applicable, building is not located within 15 m of a street	N/A
Minimum Distance Between Buildings	N/A	½ building height to a maximum of 15 m and a minimum of 5 m	15.3 m	✓
Minimum Common Amenity Area	1,300 m²*	1,300 m²*	6.8 m²/unit = 4,522 m² Required 4,578 m² Provided	Amendment Requested – 2023 by-law
Minimum Common Amenity Area Location	N/A	Aggregated into areas not less than 50 m2 with length not exceeding 4x the width	Aggregated into areas not less than 50 m2 with length not exceeding 4x the width	✓

Provision	SC.1-40 Zone (1995-14864)	MUC-2(PA) (Draft CZBL)	Provided	Compliance
Minimum Landscaped Open Space	20% of lot area	20% of lot area	Lot Area: 22,226 m² Landscape Open Space: 6,900 m² Percent: 31%	✓
Parking	1 / unit + 0.1 / unit visitor* = 654 x 1.1 = 720 parking stalls	Apartment Building First 20 units x 1.5 spaces / unit 21+ units: 1.25 spaces / unit 20% for visitors = 20 x 1.5 + 634 x 1.25 = 823 parking stalls	0.28 spaces per unit = 187 Required 191 Provided	Amendment Requested – both by-laws
Accessible Parking	2	1 + 3% of total spaces, equal number of Type A and Type B = 1 + (197*0.03) = 7 spaces	7 spaces	✓
Parking Space Size	2.75 m x 5.5 m*	2.75 m x 5.5 m (standard) 3.4 m x 5.5 m (Type A accessible) 2.4 x 5.5 m (Type B accessible)	2.75 m x 5.5 m (standard) 3.4 m x 5.5 m (Type A accessible) 2.4 x 5.5 m (Type B accessible)	✓
Parking Aisle Width	N/A	The minimum width of a parking aisle providing two way access shall be 6.5 metres	6.5 m single-loaded aisle 7.0 m double-loaded aisle	✓

Provision	SC.1-40 Zone (1995-14864)	MUC-2(PA) (Draft CZBL)	Provided	Compliance
Electric Vehicle Parking	N/A	20% of required parking to have electric vehicle charging stations, with 80% designed to accommodate EV parking in the future = 197*.2 = 40 required to have minimum Level 2 chargers	5 supplied, 20 designed	Amendment Requested – 2023 by-law
Bicycle Parking	N/A	1 per unit (short term) =654*.1 = 66 1 per unit (long term) = 654	0.57 per unit = 380 Required 382 Provided	Amendment Requested – 2023 by-law
Buffer Strip	1.5 m	A 3 m buffer strip is required adjacent to interior side and rear lot lines 3 m buffer strip is required around the perimeter of surface parking lots	South: 3 m North: 1.4 m to match existing	Amendment Requested – 2023 by-law
Active Entrance	N/A	1 active entrance for every 30 m of street line when the building is within 15 m of an arterial or collector road	Not applicable, building is not located within 15 m of a street	N/A

SITE STATISTICS

EXISTING ZONING	SC. 1-40		
SITE AREA	22,226.00 m²	239,239 ft²	2.22 ha
FRONTAGE	122.20 m	401 ft	
DEPTH	241.20 m	791 ft	

PROJECT STATISTICS

	GFA (Above Grade)		UNIT COUNT		BUILDING HEIGHT
PHASE 1 (TO REMAIN)					
	8,641.6 m²	93,017 ft²	164 UNITS	STUDIOS = 151 2 BED = 13	5 STOREYS
PHASE 2 (PROPOSED)					
	21,936.0 m²	236,115 ft²	489 UNITS	STUDIOS = 391 2 BED = 98	7 STOREYS
TOTAL					
	30,577.6 m²	329,132 ft²	653 UNITS	STUDIOS = 542 2 BED = 111	TOTAL BEDS = 764

FSI: 1.37

UNITS / HECTARE: 294 UNITS / HA

AMENITY

PHASE 1	1,482.3 m²
PHASE 2	3,095.7 m²
TOTAL AMENITY ON SITE	4,578.0 m²

BICYCLE PARKING

INTERIOR (PH1 & 2)	342
EXTERIOR (PH1 & 2)	40
TOTAL BICYCLE PARKING ON SITE:	382

CAR PARKING

ACCESSIBLE PARKING:	7 (1 + 3%)
TOTAL PARKING ON SITE:	191

LOADING

PHASE 1	1 LOADING SPACE
PHASE 2	2 LOADING SPACES

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ISSUED

23-08-24	Issued for UofG Board Meeting
23-09-22	Issued for OPA / ZBA
24-04-22	Issued for OPA / ZBA Resub

ONTARIO ASSOCIATION OF ARCHITECTS
DERMOT J. SWEENY
LICENCE 4072

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PROJ. NAME
ALMA GUELPH Phase 2
601 Scottsdale Dr
Guelph, ON

OWNER
Forum 601 Scottsdale LP

DWG TITLE
Site Plan

DATE:	03/13/23
SCALE :	1 : 400
DRAWN :	AJH/BJS
CHECKED :	BJS/JG
PROJ. No. :	2305

DWG No.
AZ101

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23-11-03	For ID Concept
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PROJ. NAME
ALMA GUELPH Phase 2
601 Scottsdale Dr
Guelph, ON

OWNER
Forum 601 Scottsdale LP

DWG TITLE
Floor Plans_Level -1 Parking

DATE:	03/13/23
SCALE :	1 : 250
DRAWN :	AJH/BJS
CHECKED :	BJS/JG
PROJ. No. :	2305

DWG No.
AZ200

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	NANO STUDIO	20.4 m² (220 sf²)
	STUDIO	22.2 m² (239 sf²)
	STUDIO ACCESSIBLE	29.6 m² (319 sf²)
	2 BEDROOM	46.6 m² (502 sf²)
	2 BED ACCESSIBLE	54.2 m² (583 sf²)
	INDOOR AMENITY	
	OUTDOOR AMENITY	

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PROJ. NAME
ALMA GUELPH Phase 2
601 Scottsdale Dr
Guelph, ON

OWNER
Forum 601 Scottsdale LP

DWG TITLE
Floor Plans_Level 1

DATE: 03/13/23
SCALE : 1 : 250
DRAWN : AJH/BJS
CHECKED : BJS/JG
PROJ. No. : 2305

DWG No.
AZ201

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	STUDIO	22.2 m² (239 sf²)
	STUDIO ACCESSIBLE	29.6 m² (319 sf²)
	2 BEDROOM	46.6 m² (502 sf²)
	2 BED ACCESSIBLE	54.2 m² (583 sf²)
	INDOOR AMENITY	

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PROJ. NAME
ALMA GUELPH Phase 2
601 Scottsdale Dr
Guelph, ON

OWNER
Forum 601 Scottsdale LP

DWG TITLE
Floor Plans_Level Typical

DATE: 03/13/23
SCALE : 1 : 250
DRAWN : AJH/BJS
CHECKED : BJS/JG
PROJ. No. : 2305

DWG No.
AZ202

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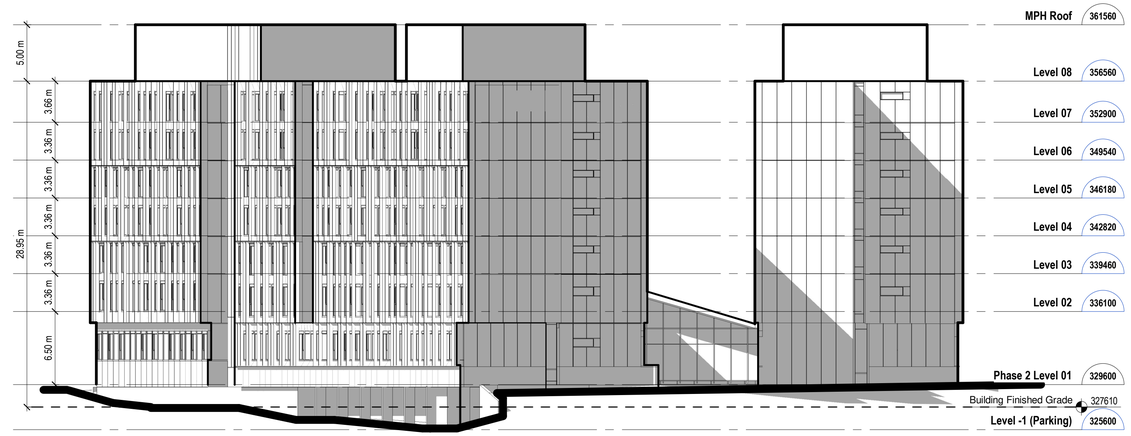

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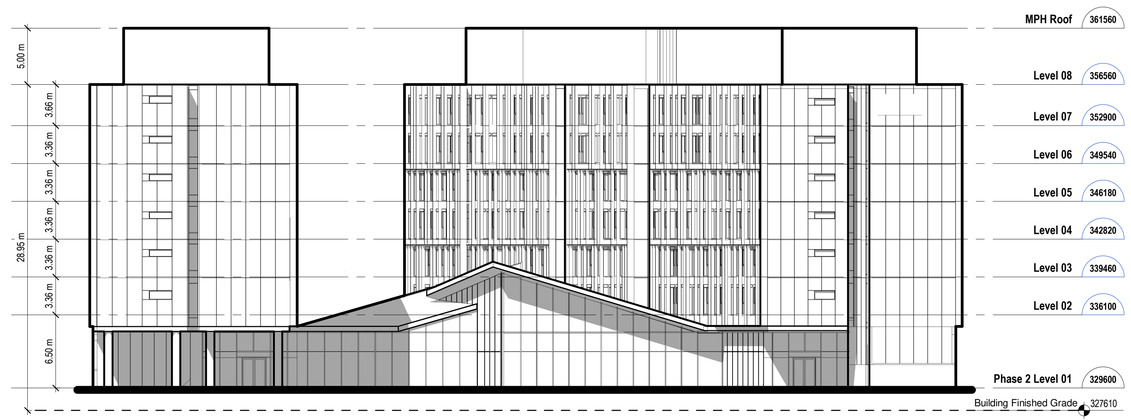
1 : 250



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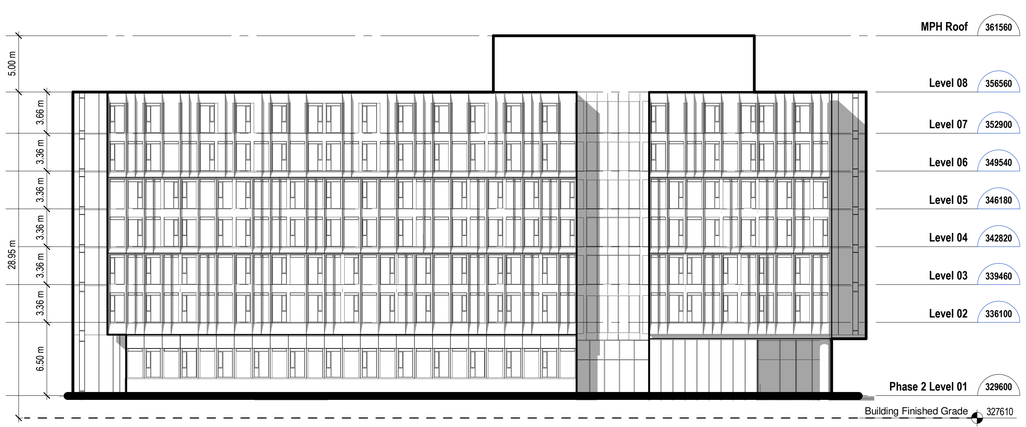

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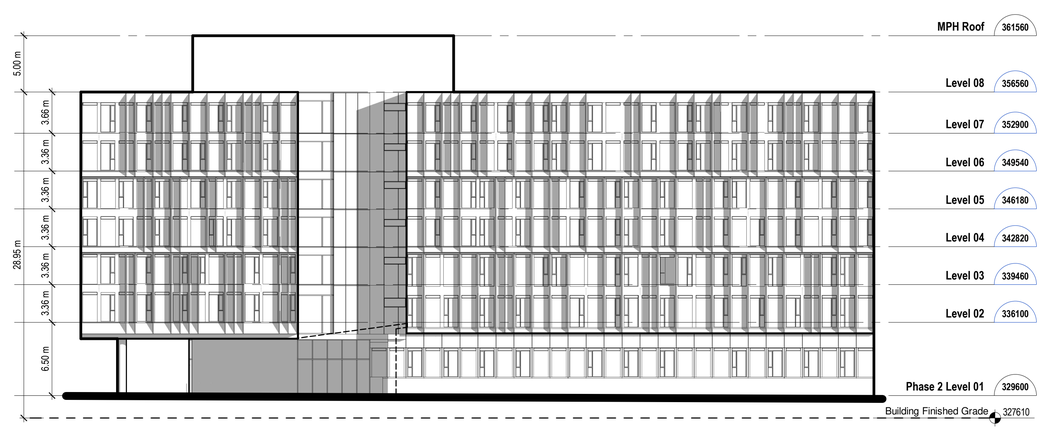

1 AZ401 Block A - North Elevation
1 : 250

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PROJ. NAME
ALMA GUELPH Phase 2
601 Scottsdale Dr
Guelph, ON

OWNER
Forum 601 Scottsdale LP

DWG TITLE
Building Elevations_Block A

DATE:	07/28/23
SCALE :	1 : 250
DRAWN :	AJH
CHECKED :	BJS
PROJ. No. :	2305

DWG No.
AZ401

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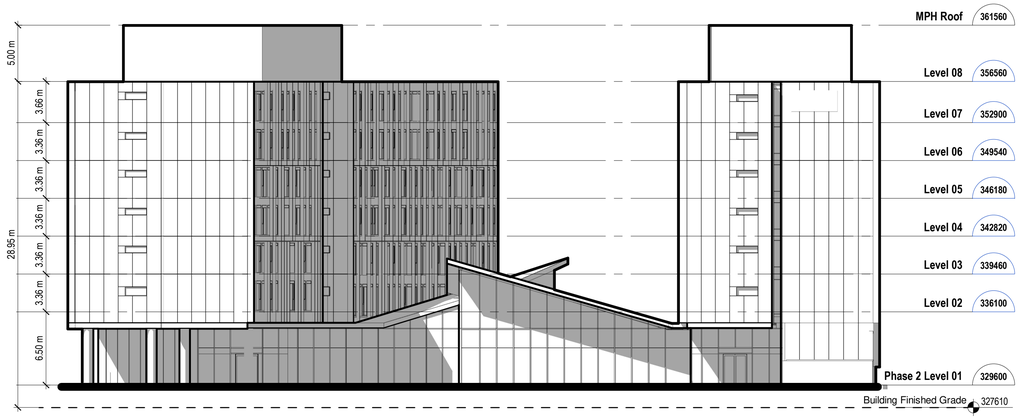

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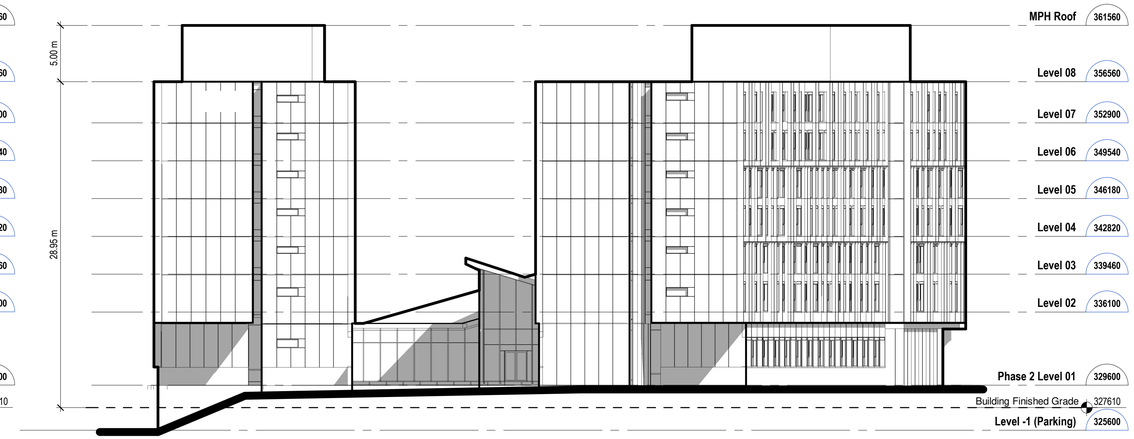
1 : 250



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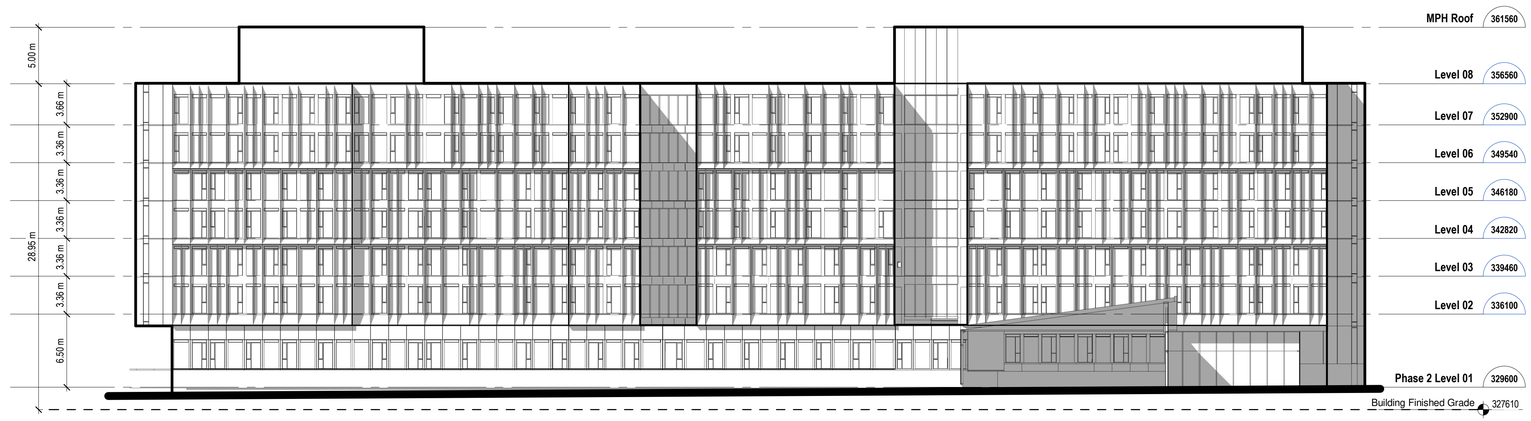

2 AZ402 Block B - South Elevation
1 : 250

1 AZ402 Block B - North Elevation
1 : 250

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DWG TITLE
Building Elevations_Block B

DATE:	07/28/23
SCALE :	1 : 250
DRAWN :	AJH
CHECKED :	BJS
PROJ. No. :	2305

DWG No.
AZ402

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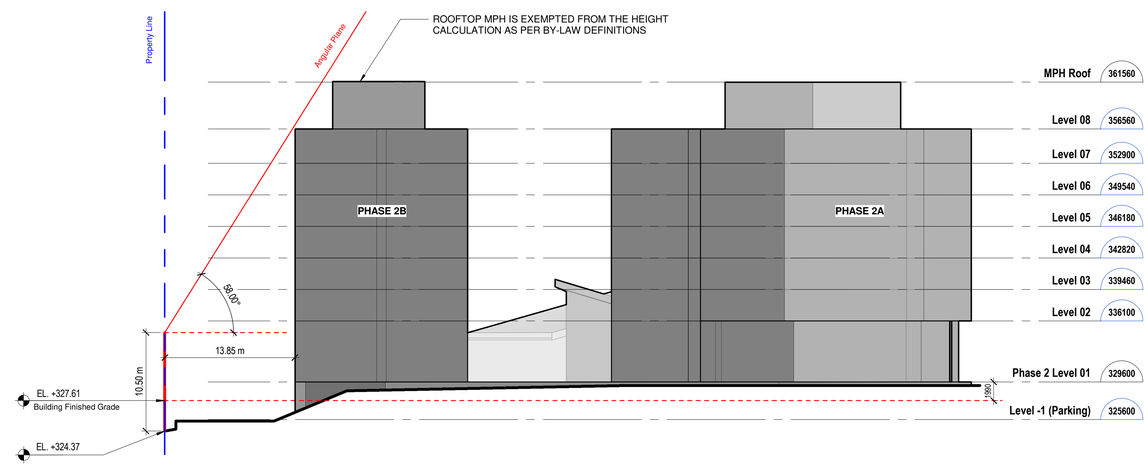
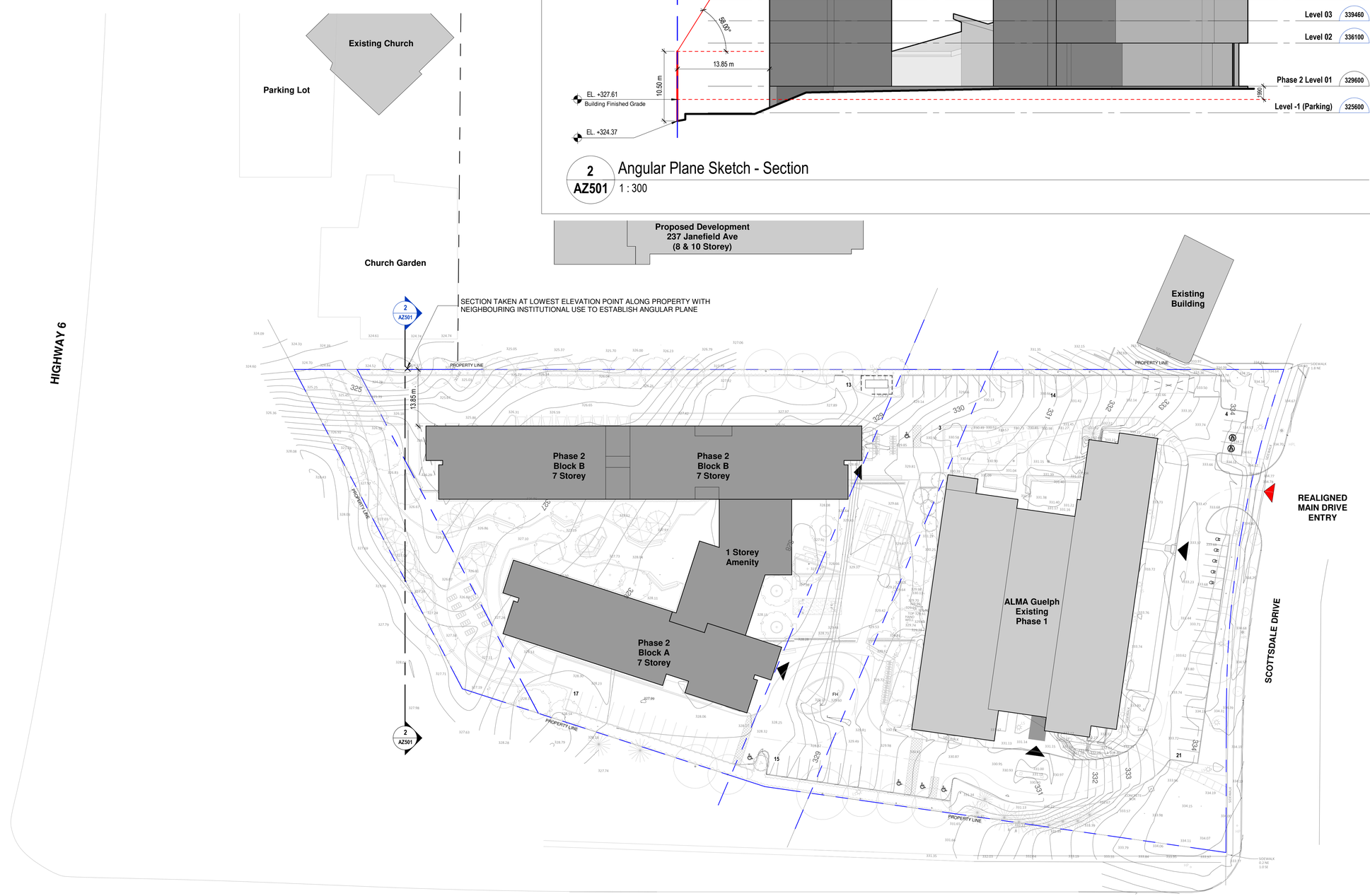


2 AZ501 Angular Plane Sketch - Section

1 : 300



1 AZ501 ZBA_Level 1_Angular Plane_Site Plan

1 : 500

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PROJ. NAME
ALMA GUELPH Phase 2
601 Scottsdale Dr
Guelph, ON

OWNER
Forum 601 Scottsdale LP

DWG TITLE
Angular Plane Plan & Section

DATE:	03/25/24
SCALE :	As indicated
DRAWN :	AJH
CHECKED :	BJS
PROJ. No. :	2305

DWG No.
AZ501

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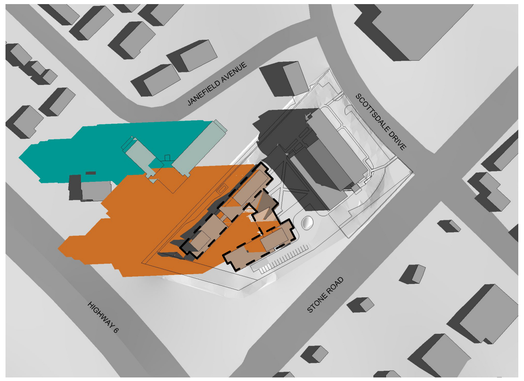
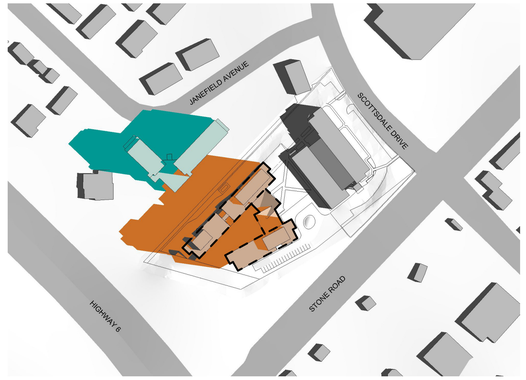


APRIL 21 - 8:00 AM EDT



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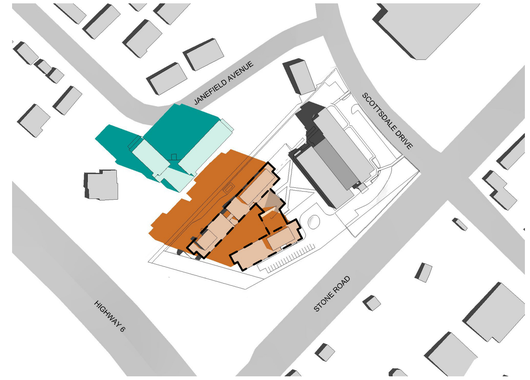

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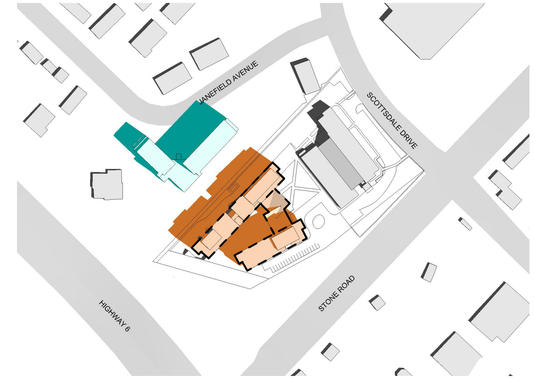

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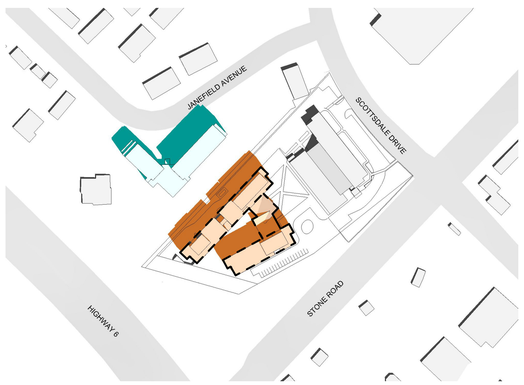

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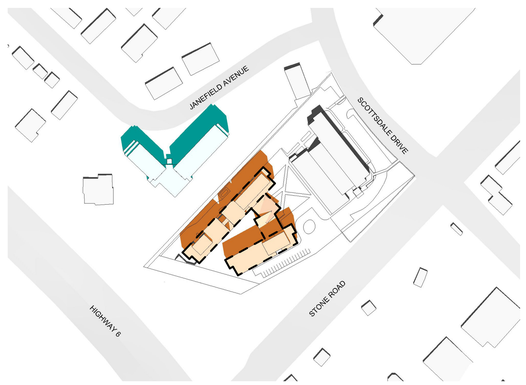

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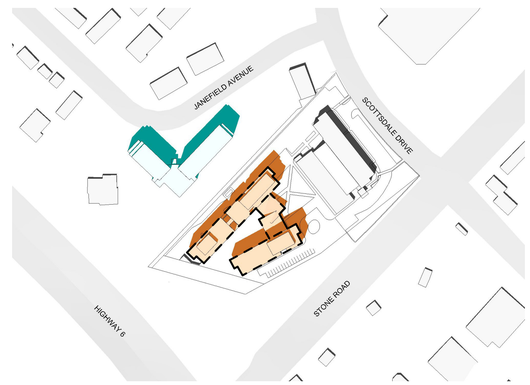

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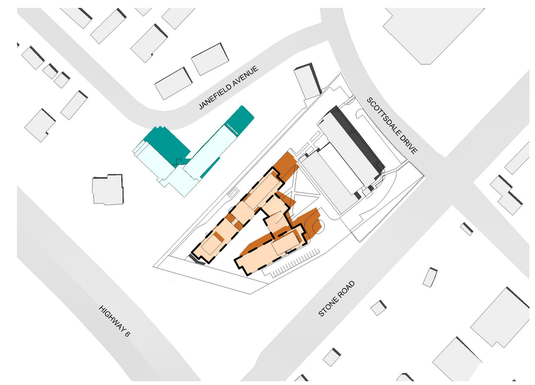

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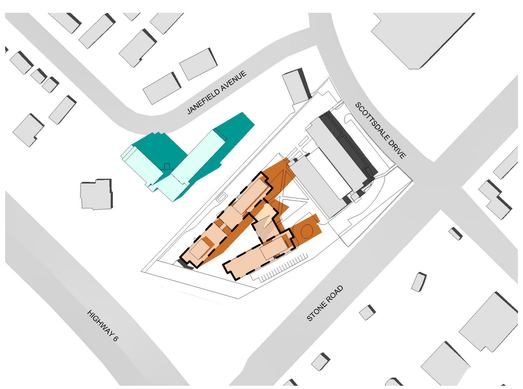
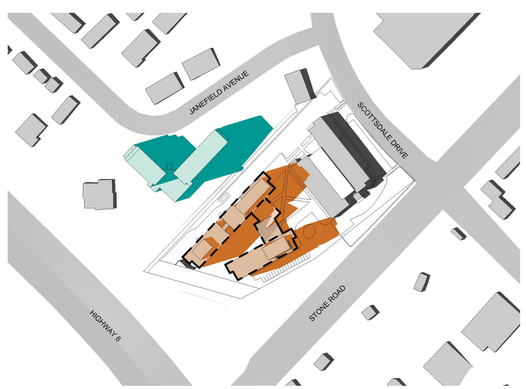


APRIL 21 - 4:00 PM EDT



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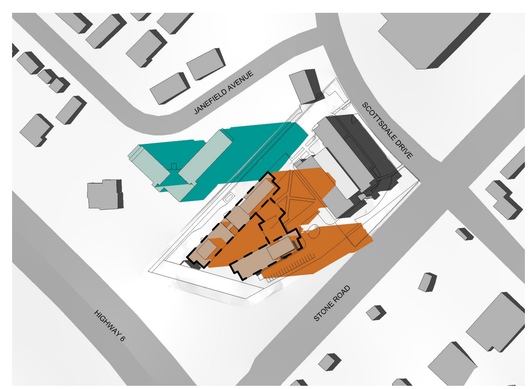

APRIL 21 - 6:00 PM EDT

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ISSUED

23-09-22	Issued for OPA / ZBA

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PROJ. NAME
ALMA GUELPH Phase 2
601 Scottsdale Dr
Guelph, ON

OWNER
Forum 601 Scottsdale LP

DWG TITLE
Shadow Studies April

DATE: 07/28/23
SCALE :
DRAWN : AJH
CHECKED : BJS
PROJ. No. : 2305

DWG No.
AZ1101

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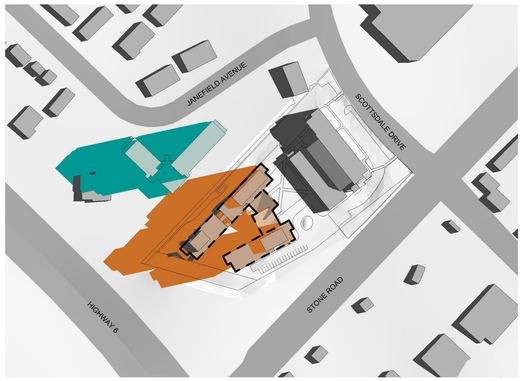

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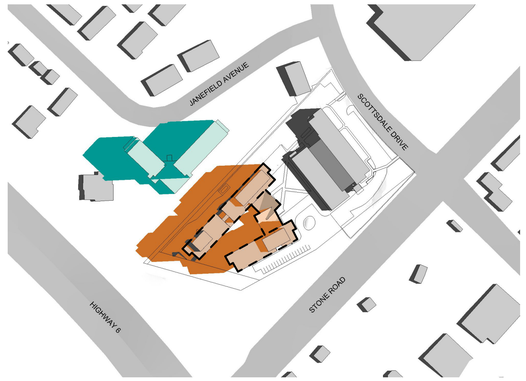

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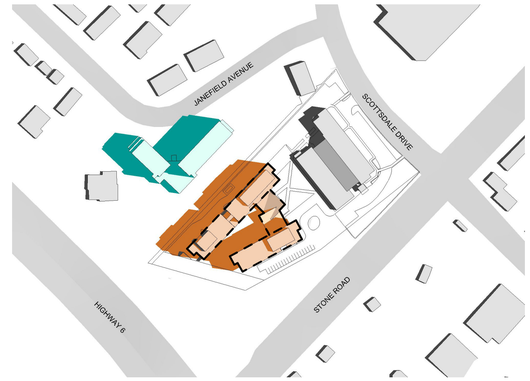

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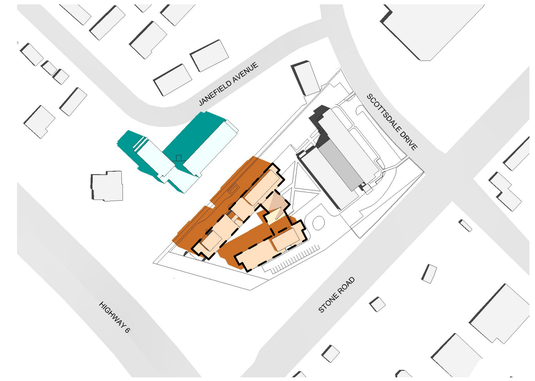

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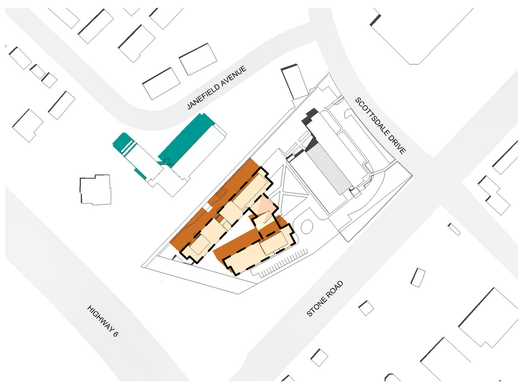

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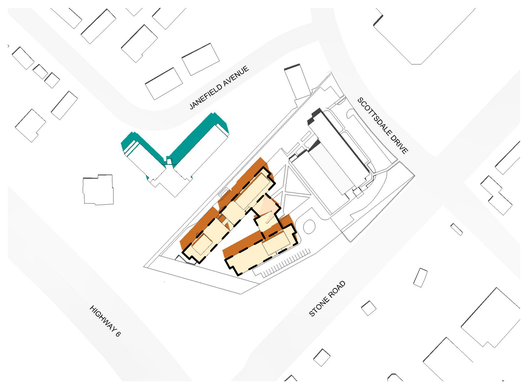

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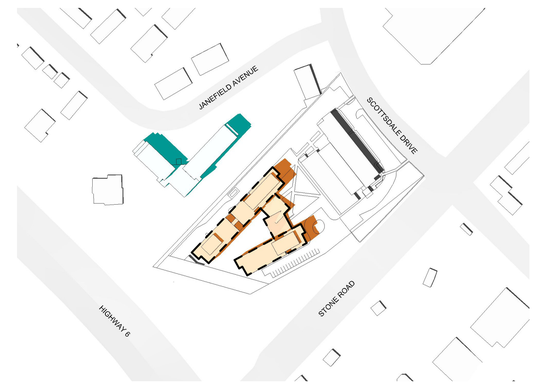
JUNE 21 - 2:00 PM EDT



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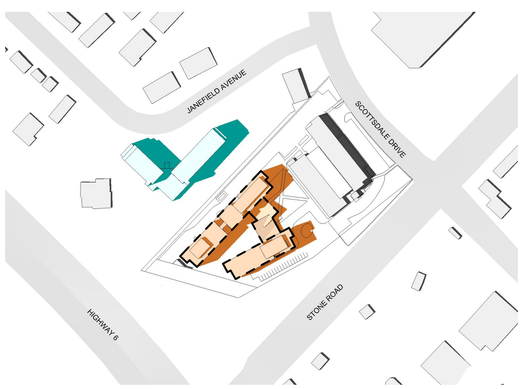

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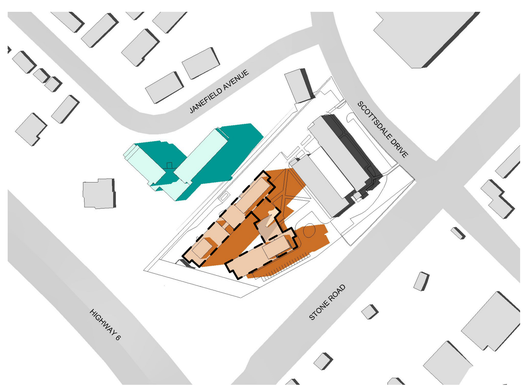
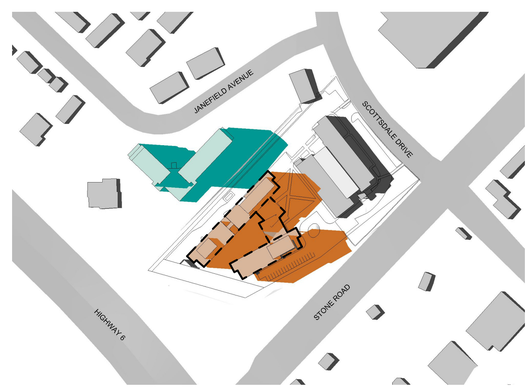


JUNE 21 - 5:00 PM EDT



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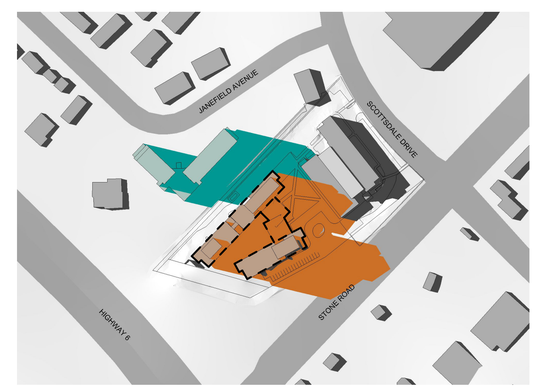

JUNE 21 - 7:00 PM EDT

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23-09-22	Issued for OPA / ZBA

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DERMOT J. SWEENY
LICENCE
4072J

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PROJ. NAME
ALMA GUELPH Phase 2
601 Scottsdale Dr
Guelph, ON

OWNER
Forum 601 Scottsdale LP

DWG TITLE
Shadow Studies June

DATE: 07/28/23
SCALE :
DRAWN : AJH
CHECKED : BJS
PROJ. No. : 2305

DWG No.
AZ1102

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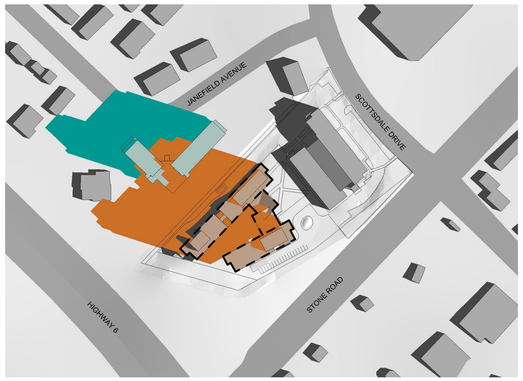

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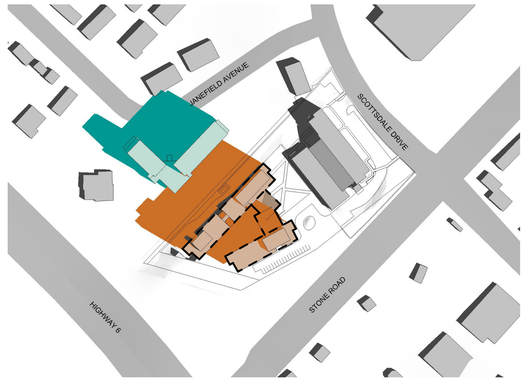

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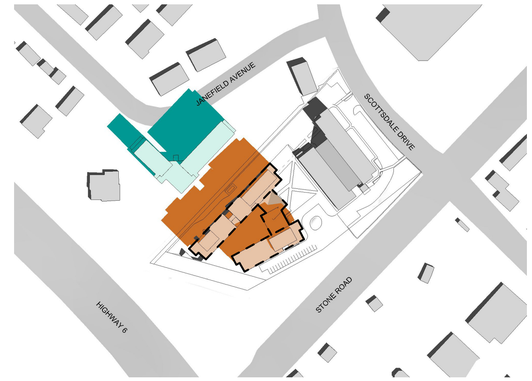

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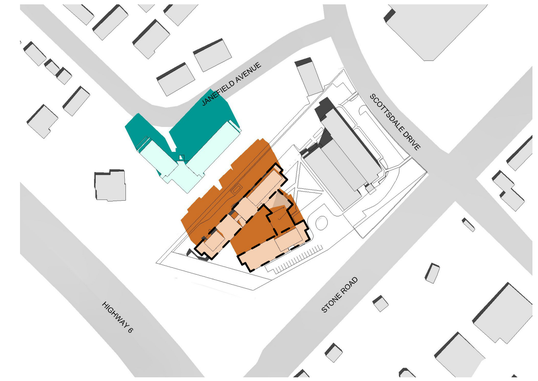

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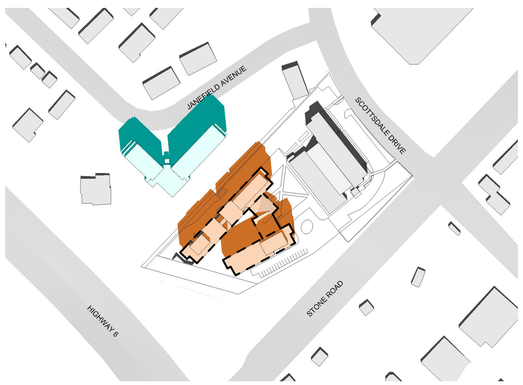

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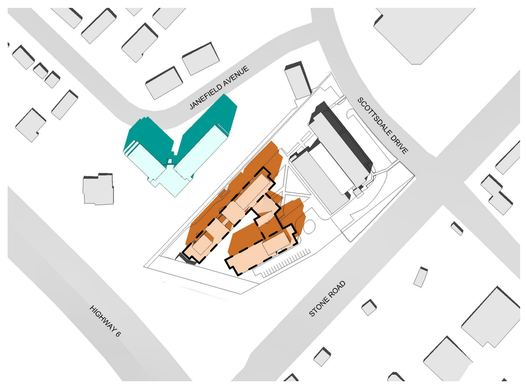

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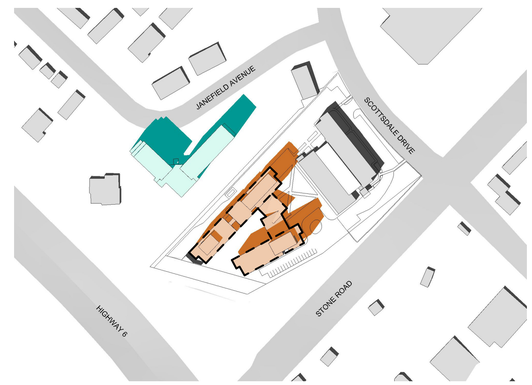

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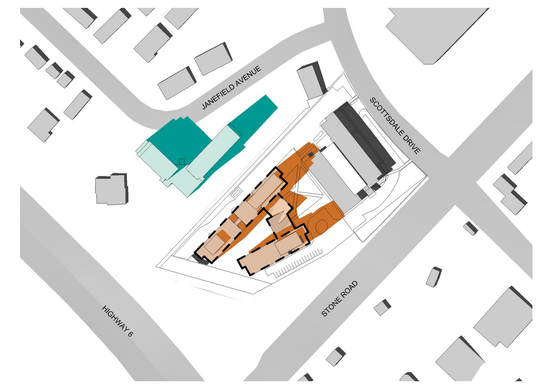

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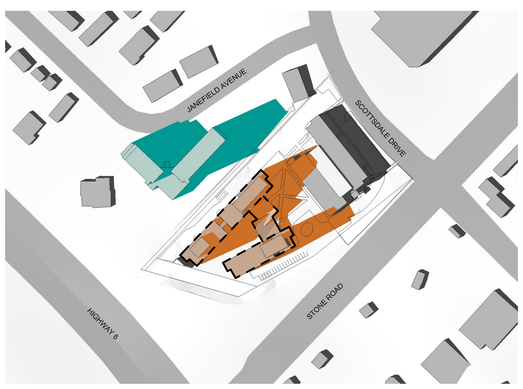

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PROJ. NAME
ALMA GUELPH Phase 2
601 Scottsdale Dr
Guelph, ON

OWNER
Forum 601 Scottsdale LP

DWG TITLE
Shadow Studies September

DATE: 07/28/23
SCALE :
DRAWN : AJH
CHECKED : BJS
PROJ. No. : 2305

DWG No.
AZ1103

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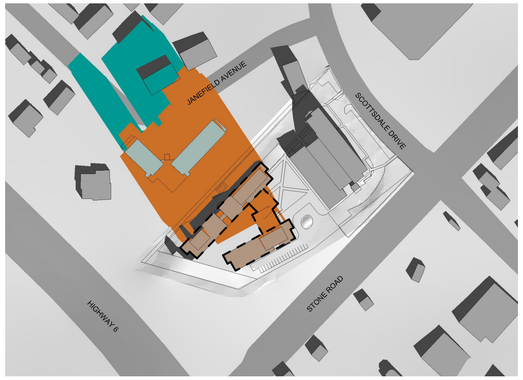
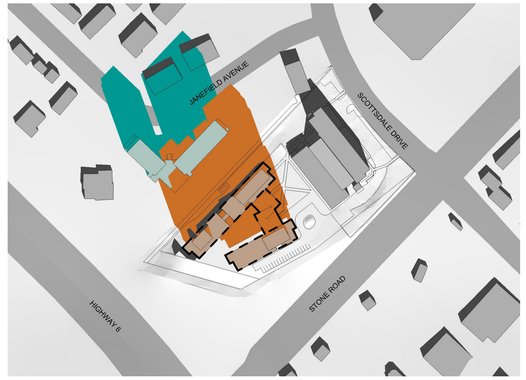


DECEMBER 21 - 10:00 AM EST



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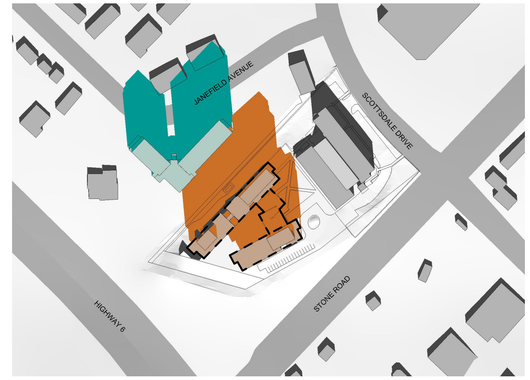

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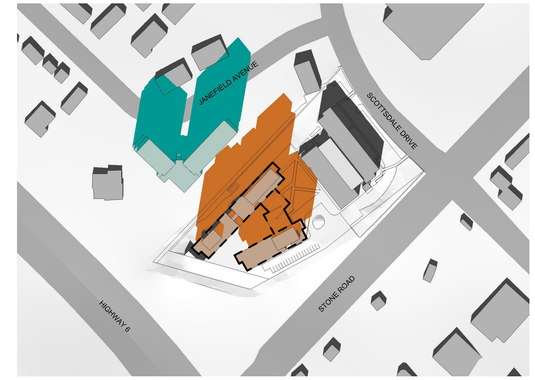

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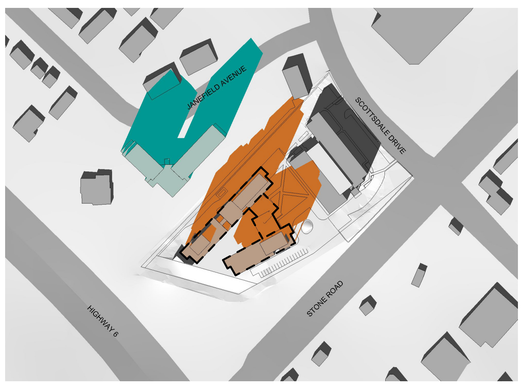

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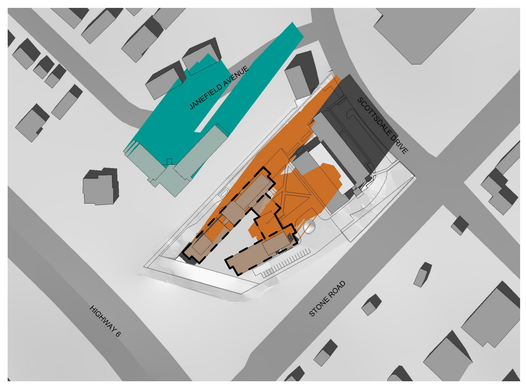

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DWG TITLE
Shadow Studies December

DATE: 07/28/23
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PROJ. No. : 2305

DWG No.
AZ1104

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