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



ALMA GUELPH - PHASE 2

601 SCOTTSDALE DR, GUELPH, ON, CANADA

Sweeny&Co Architects

134 PETER STREET | SUITE 1601
TORONTO, ONTARIO | M5V 2H2 | CANADA
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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

ZONING MATRIX

* Denotes existing site-specific provision

Provision	SC 1-40 Zone (1995-1486A)	MUC (IPA) (Draft CZBL)	Provided	Compliance
Permitted Uses	'Apartment Building' & 'Residential Suites'	'Apartment Building' & 'Residential Suites'	'Apartment Building' & 'Residential Suites'	✓
Minimum Lot Area	N/A	5,000 m ²	2.2 ha	✓
Minimum Lot Frontage	30 m	50 m	122 m	✓
Maximum Density	150 UPH*	150 UPH*	300 UPH	Amendment Requested - both by-law
Front Yard	6 m	3-13 m	24 m	✓
Minimum Interior Side Yard	6 m or 1/4 building height, whichever is greater = 14.5 m	3 m	13.8 m	Yes for new by-law, Amendment for current by-law
Minimum Exterior Side Yard	6 m	3-13 m	16.27 m	✓
Minimum Rear Yard	1/4 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 m above the average elevation of the grade at the required setback from the property line	58 degrees	Amendment Requested - new 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	1/4 building height to a maximum of 15 m and a minimum of 5 m	15.3 m	✓
Minimum Common Amenity Area	1,300 m ²	1,300 m ²	Greater than 1,300 m ²	✓
Minimum Common Amenity Area Location	N/A	Aggregated into areas not less than 50 m ² with length not exceeding 4x the width	Greater than 1,300 m ²	✓

Provision	SC 1-40 Zone (1995-1486A)	MUC (IPA) (Draft CZBL)	Provided	Compliance
Minimum Landscaped Open Space	30% of lot area	20% of lot area	Lot Area: 22,226 m ² Landscaped Open Space: 6,900 m ² Percent: 31%	✓
Parking	1/1 unit = 0.1 unit visitor* = 654 x 1.1 = 720 parking stalls	Apartment Building First 20 units = 1.5 spaces / unit 21+ units = 1.25 spaces / unit 20% for visitors = 20 x 1.5 + 634 x 1.25 = 822 parking stalls	0.25 spaces per bedroom = 191	Amendment Requested - both by-laws
Accessible Parking	3	1 + 1/4% of total spaces, equal number of Type A and Type B = 1 + (822/70.03) = 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 (1995-1486A)	MUC (IPA) (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 = 164 stalls = 40 required to have minimum Level 2 chargers	5 supplied, 20 designed	Amendment Requested - new by-law
Bicycle Parking	N/A	1 per unit (short term) = 654 x 1 = 66 1 per unit (long term) = 654	0.15 per bedroom = 191	Amendment Requested - new 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: 1.5 m to match existing	Amendment Requested - new by-law, continues existing condition to Phase 2
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 m ²	239,239 ft ²	2.22 ha	
FRONTAGE	122.20 m	401 ft		
DEPTH	241.20 m	791 ft		

PROJECT STATISTICS

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

FSI:	1.37
UNITS / HECTARE:	294 UNITS / HA

AMENITY

PHASE 1 & 2	1,300 + m ²
-------------	------------------------

BICYCLE PARKING

TOTAL BICYCLE PARKING ON SITE:	191
--------------------------------	-----

CAR PARKING

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

LOADING

PHASE 1	1 LOADING SPACE
PHASE 2	2 LOADING SPACES

Proposed Development
237 Janefield Ave
(8 & 10 Storey)



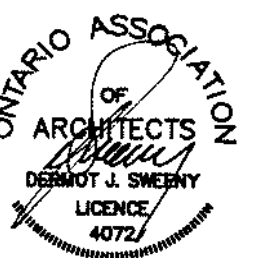
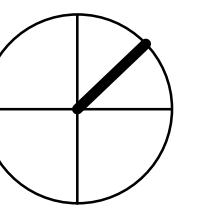
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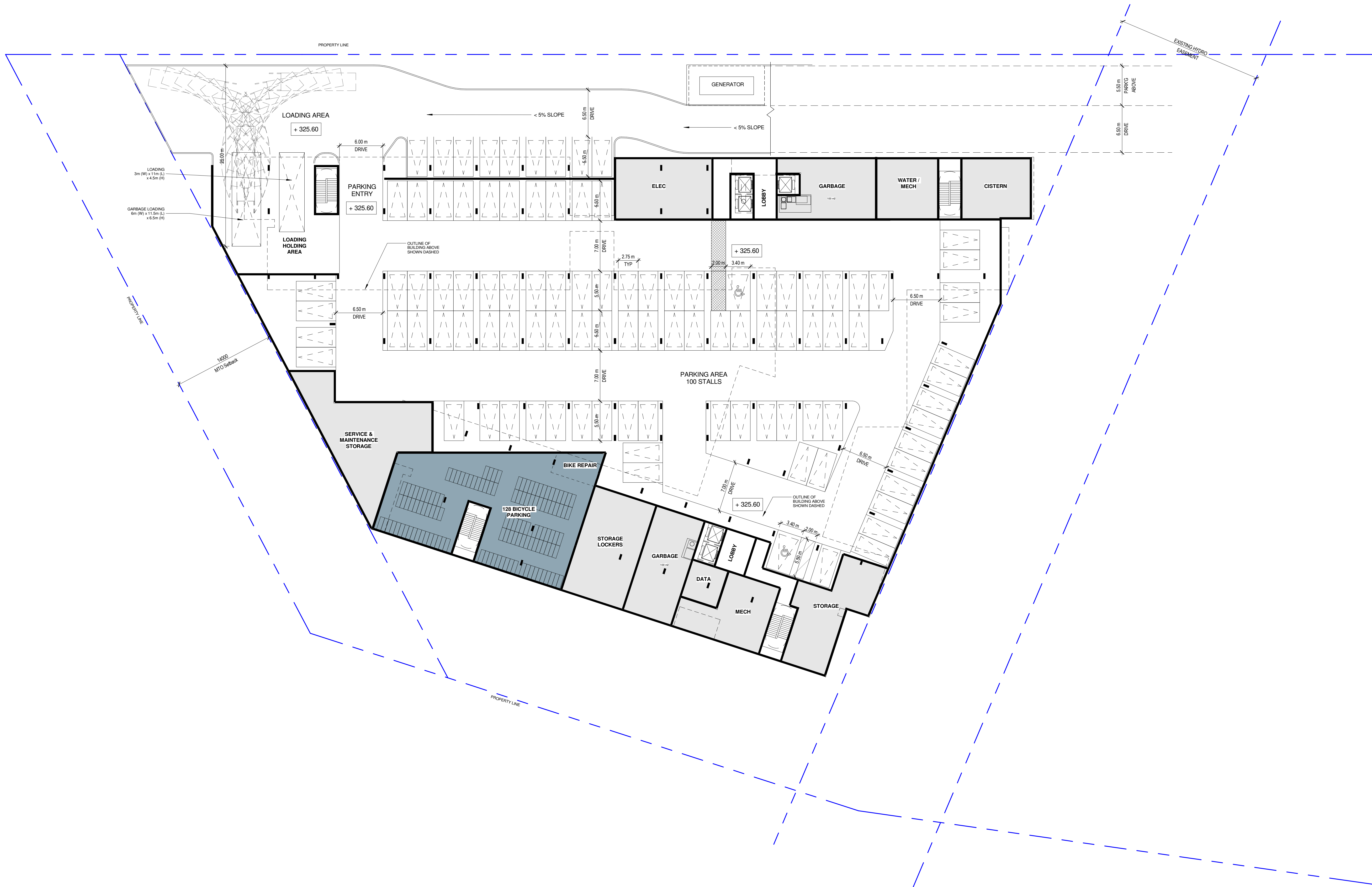
OWNER
Forum 601 Scottsdale LP

DWG TITLE
Site Plan

DATE: 03/13/23
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DRAWN: AJH/BSJ
CHECKED: BJS/JG
PROJ. No.: 2305 DWG No.

AZ101

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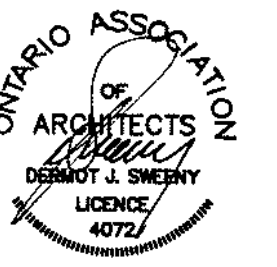
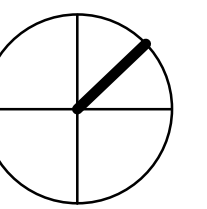
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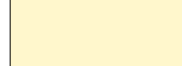

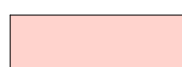

DWG TITLE
Floor Plans_Level -1 Parking

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

DWG No.

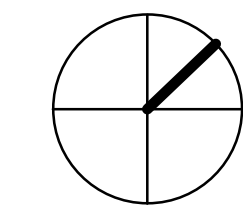
AZ200



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

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 601 Scottsdale Dr
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DWG TITLE
Floor Plans_Level 1

DATE:	03/13/23	DWG No.	AZ201
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DRAWN:	AJH/BJS		
CHECKED:	BJS/JG		
PROJ. No.:	2305		

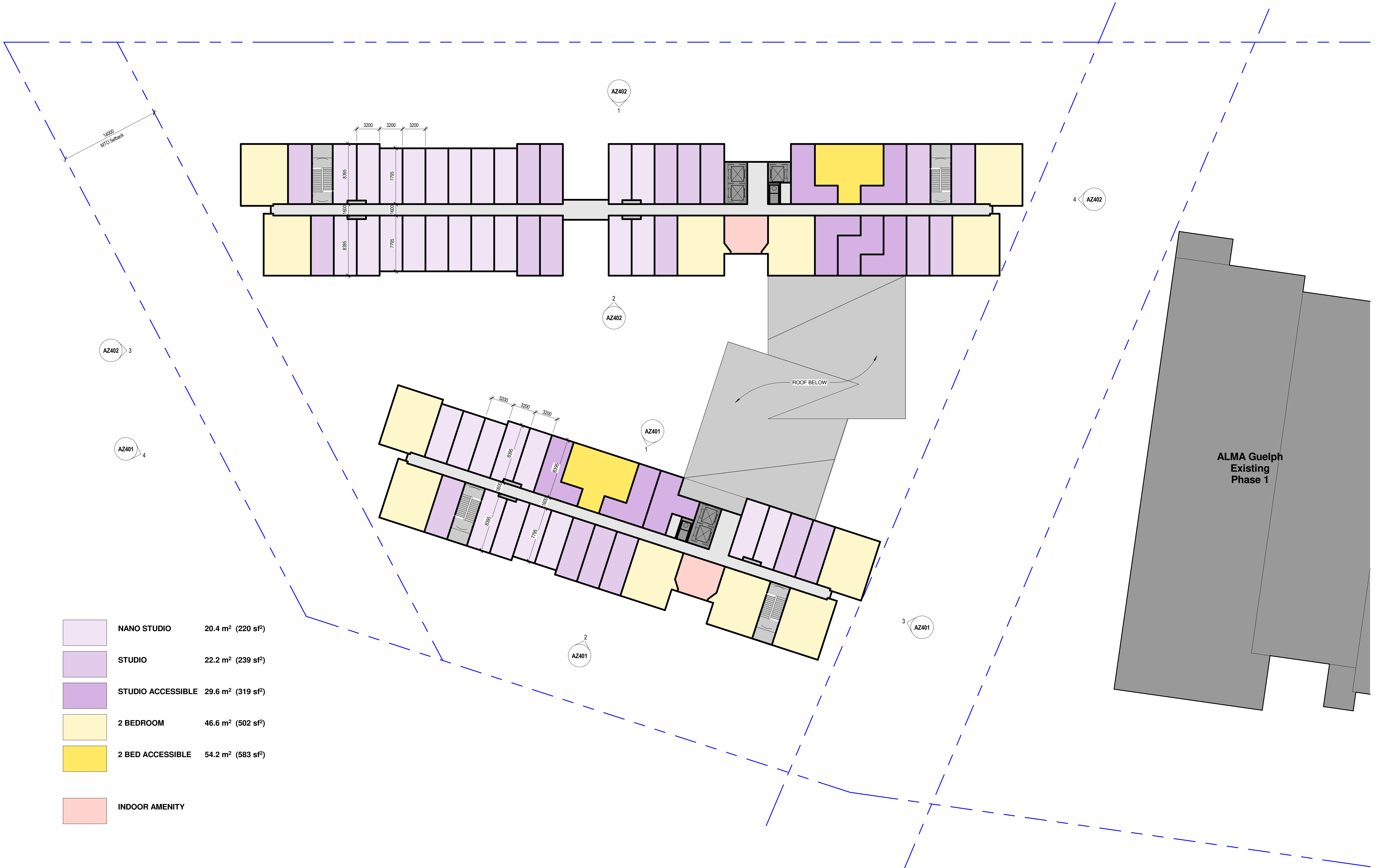
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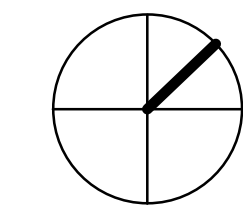
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	STUDIO	22.2 m ² (239 sf ²)
	STUDIO ACCESSIBLE	29.6 m ² (319 sf ²)
	2 BEDROOM	46.6 m ² (502 sf ²)
	2 BED ACCESSIBLE	54.2 m ² (583 sf ²)
	INDOOR AMENITY	



**ALMA Guelph
Existing
Phase 1**

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
Floor Plans_Level Typical

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

DWG No.
AZ202

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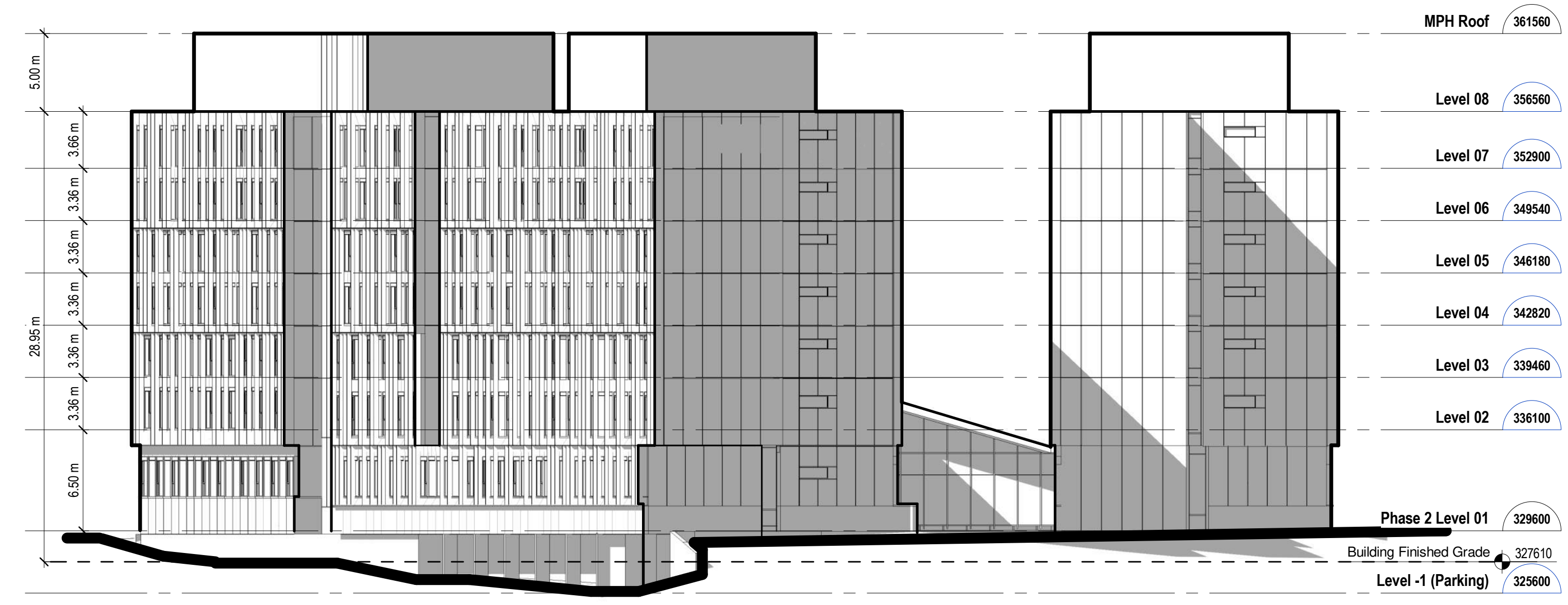
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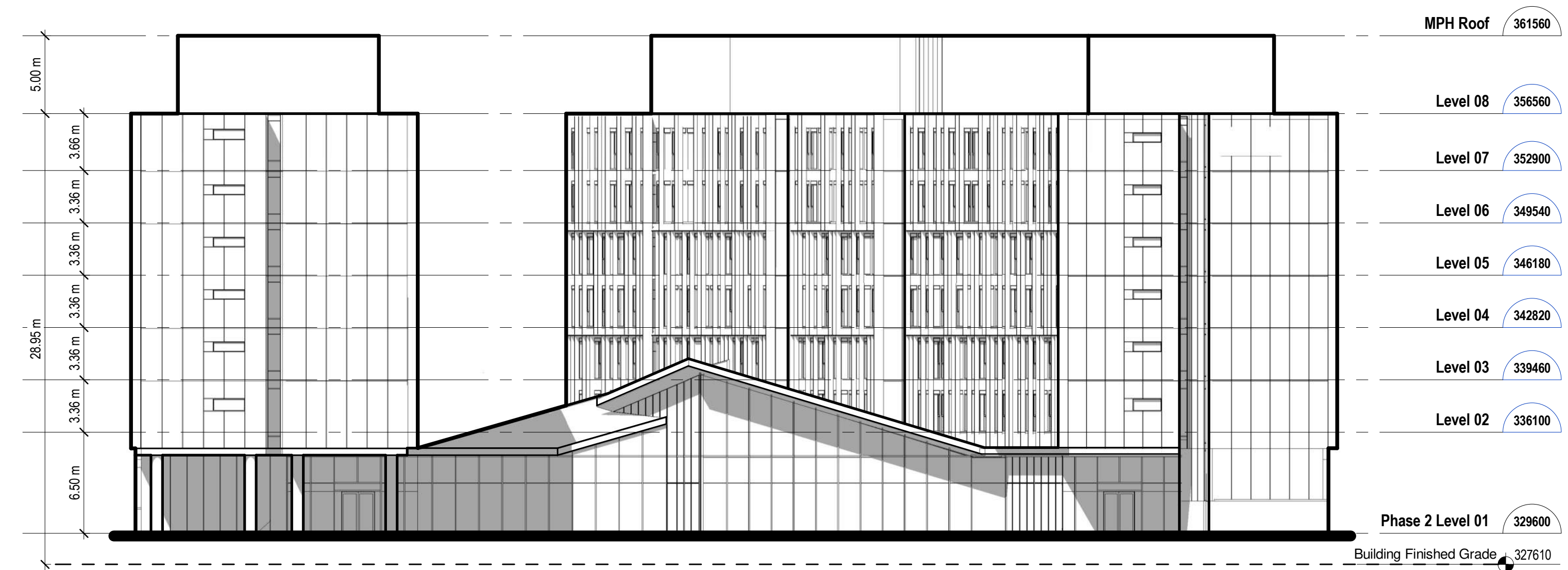
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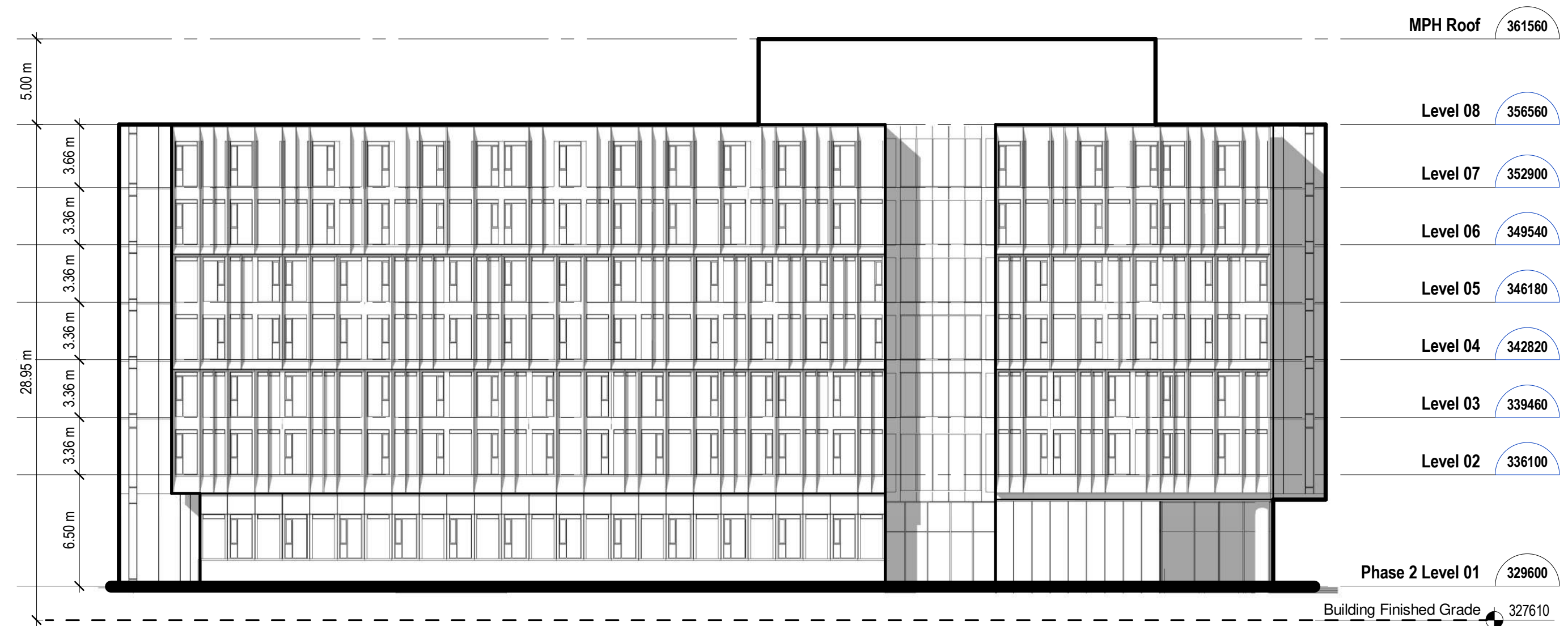
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4 Block A - West Elevation
AZ401 1 : 250



3 Block A - East Elevation
AZ401 1 : 250



2 Block A - South Elevation
AZ401 1 : 250



1 Block A - North Elevation
AZ401 1 : 250



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DWG TITLE
Building Elevations_Block A

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

DWG No.
AZ401

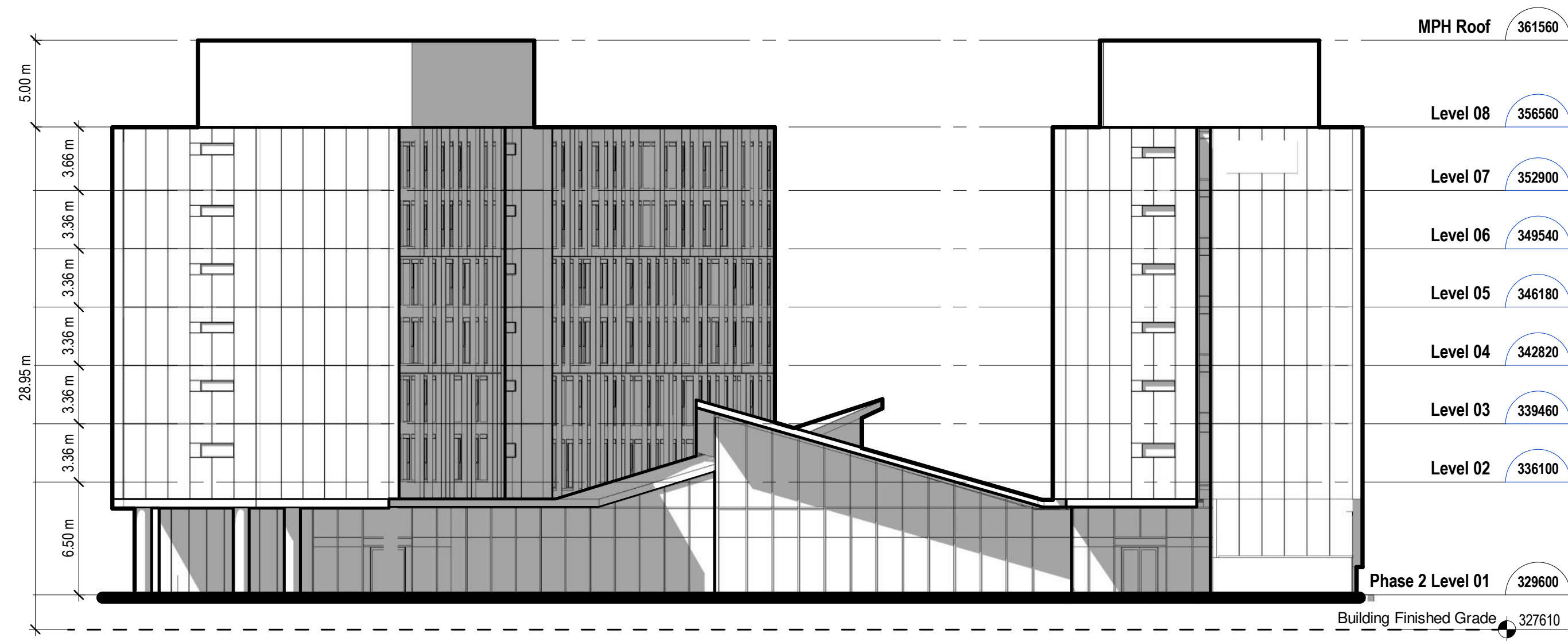
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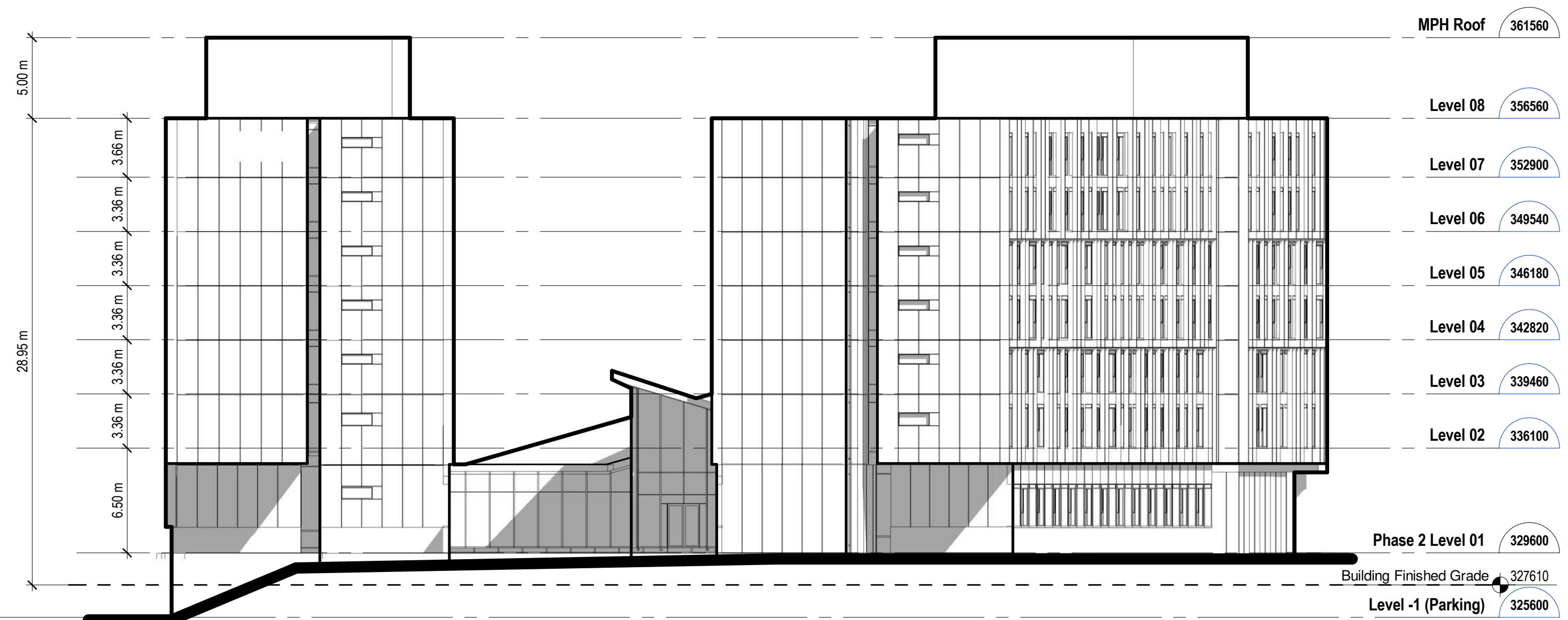
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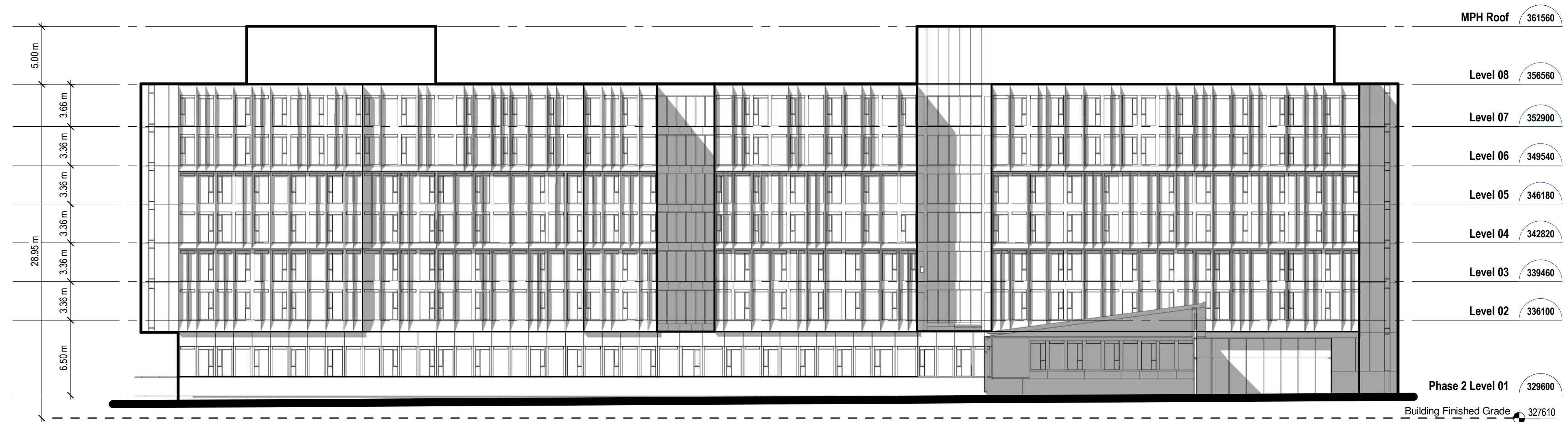
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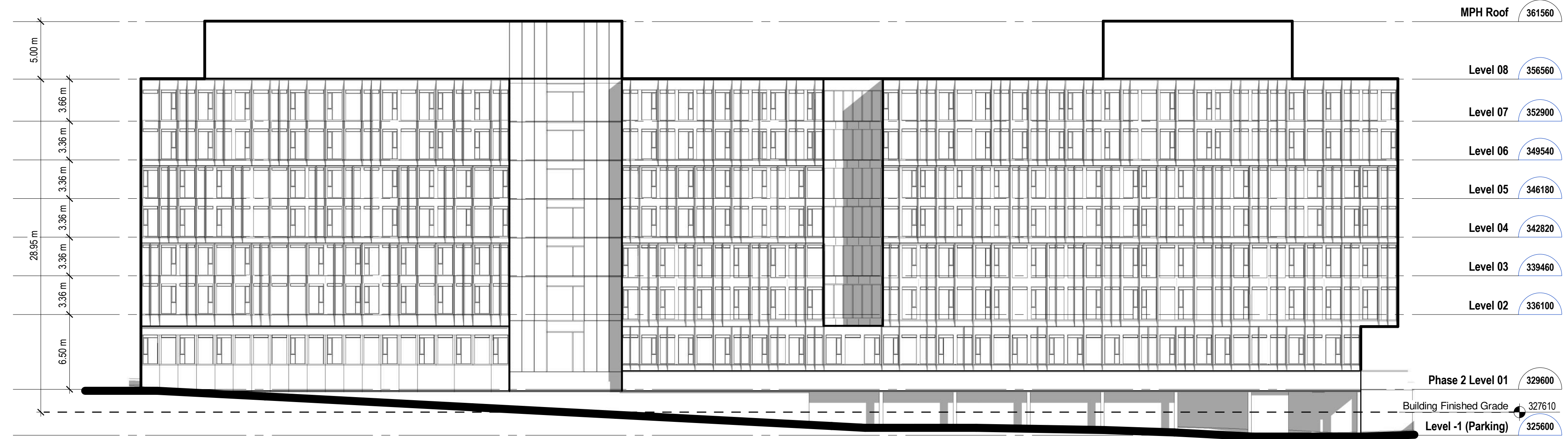
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AZ402 1 : 250



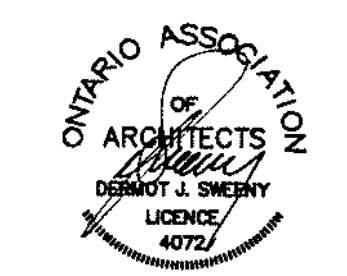
3 Block B - West Elevation
AZ402 1 : 250



2 Block B - South Elevation
AZ402 1 : 250



1 Block B - North Elevation
AZ402 1 : 250



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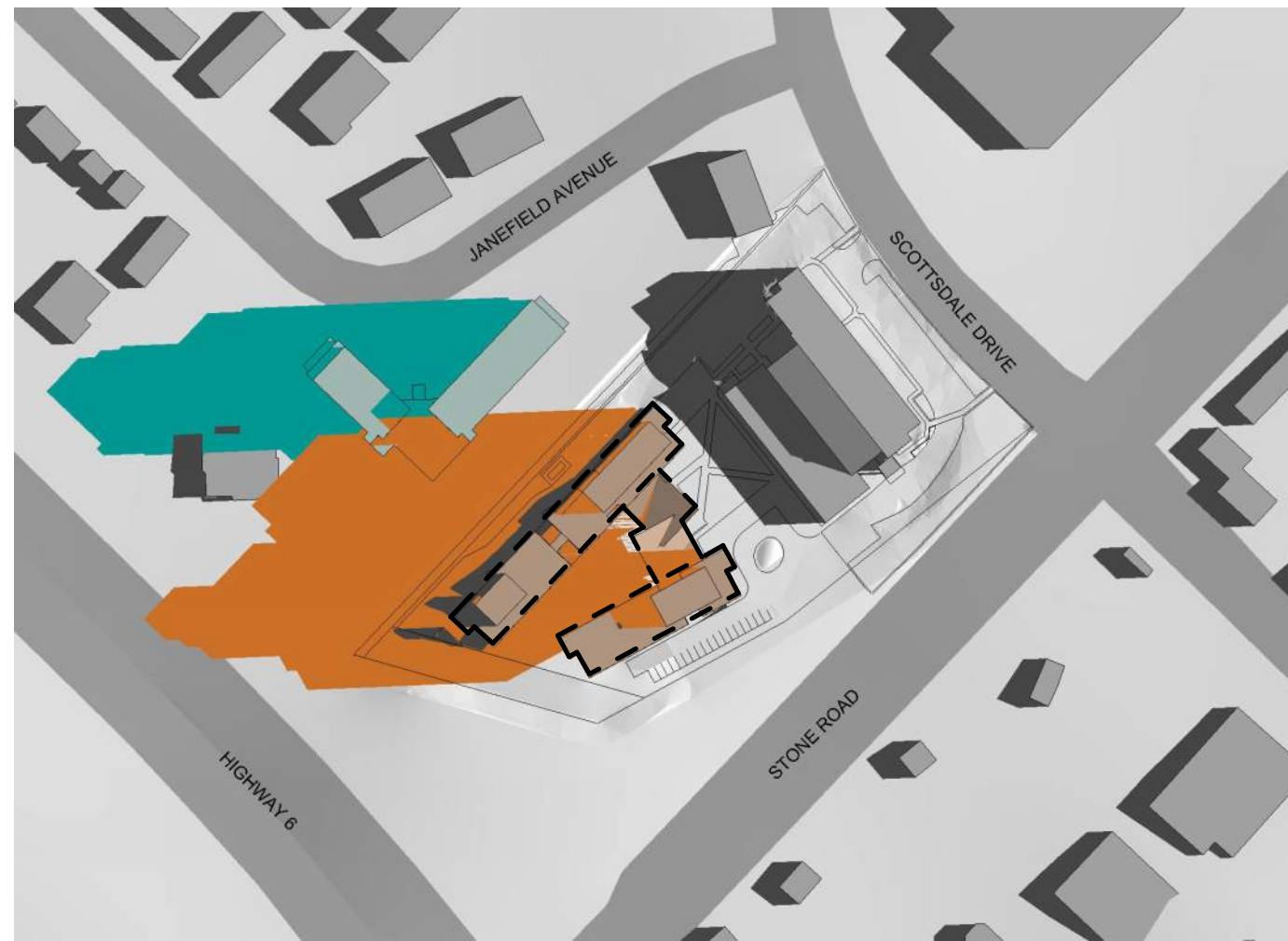
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DWG TITLE
Building Elevations_Block B

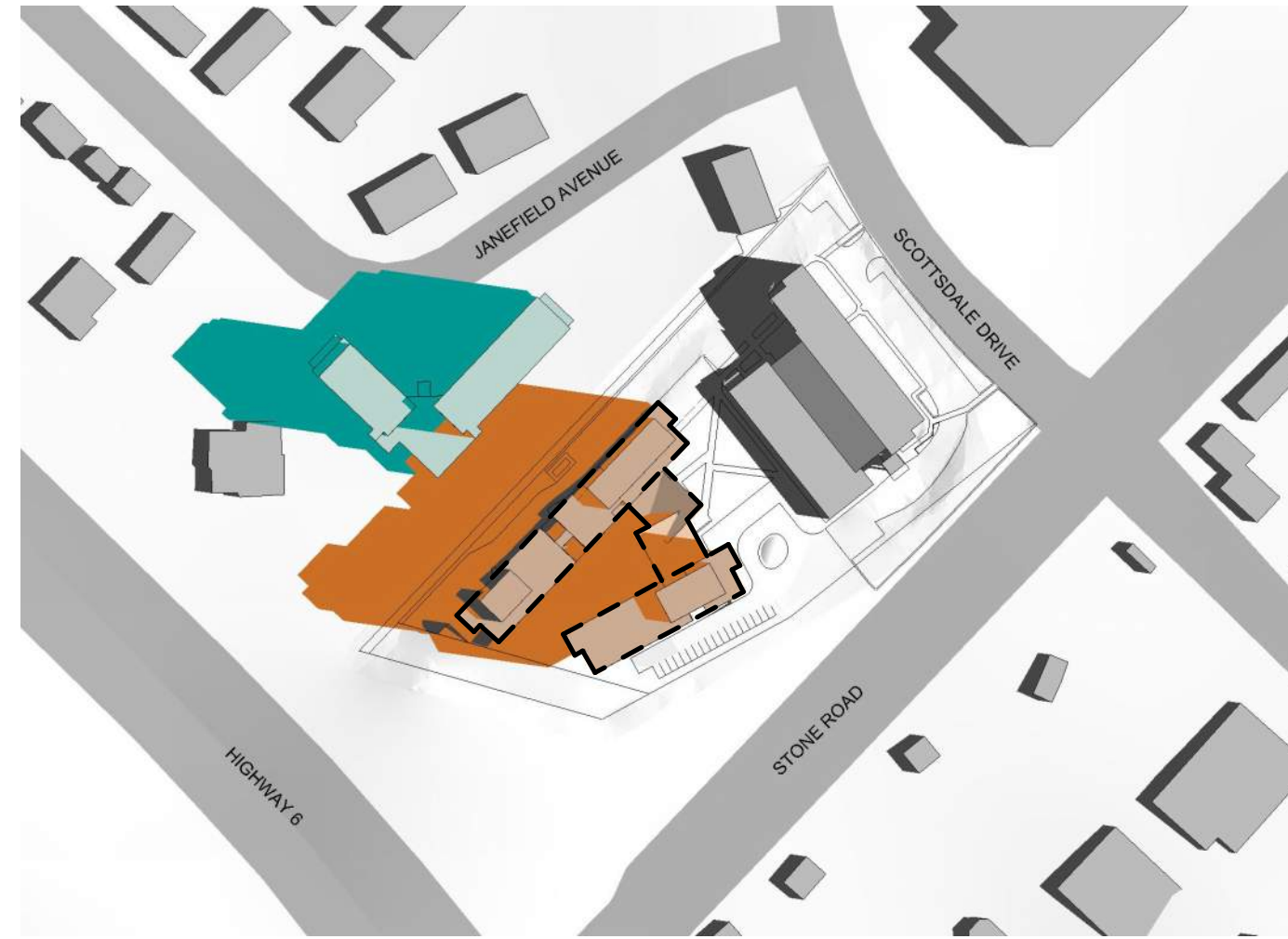
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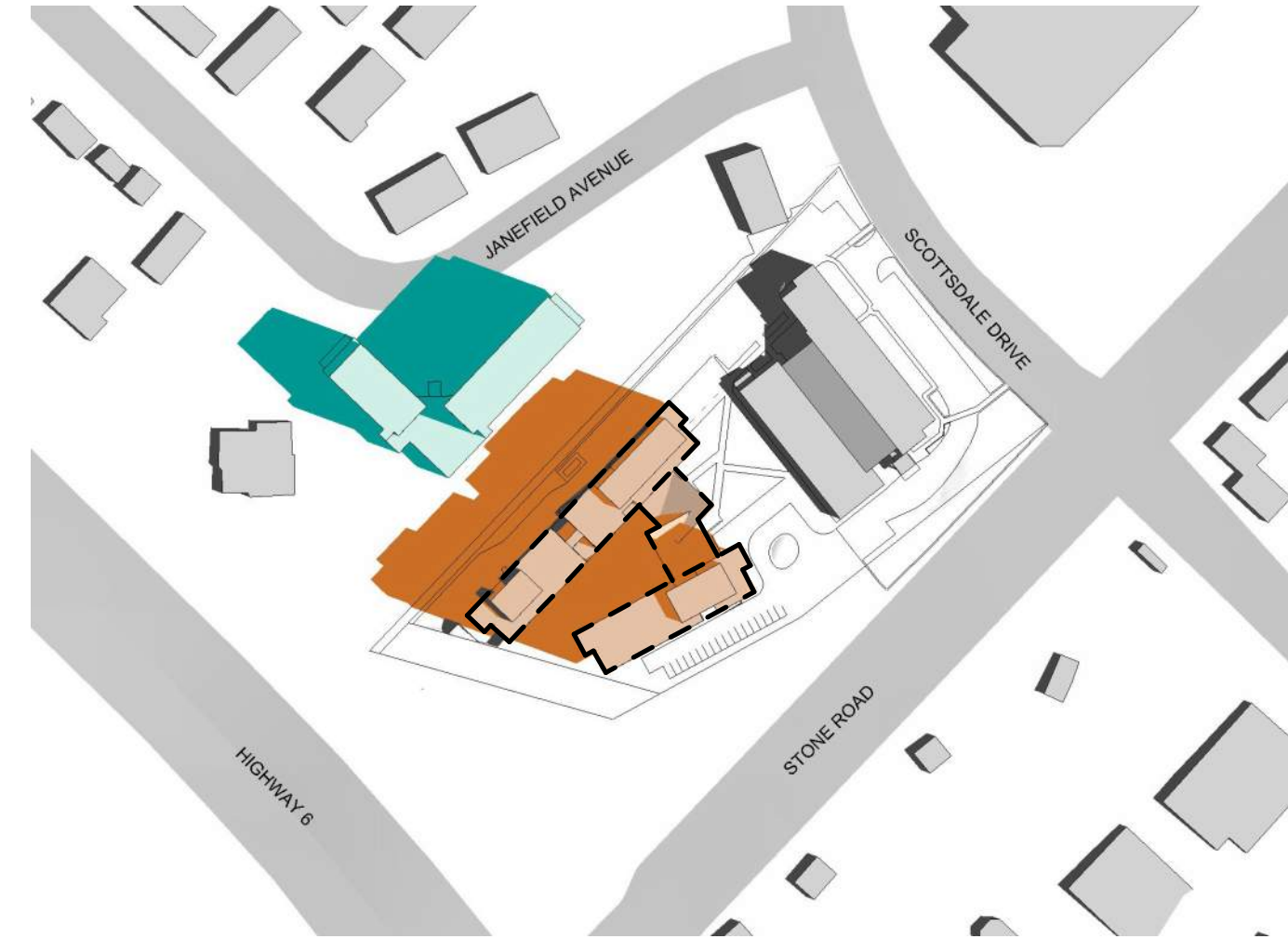
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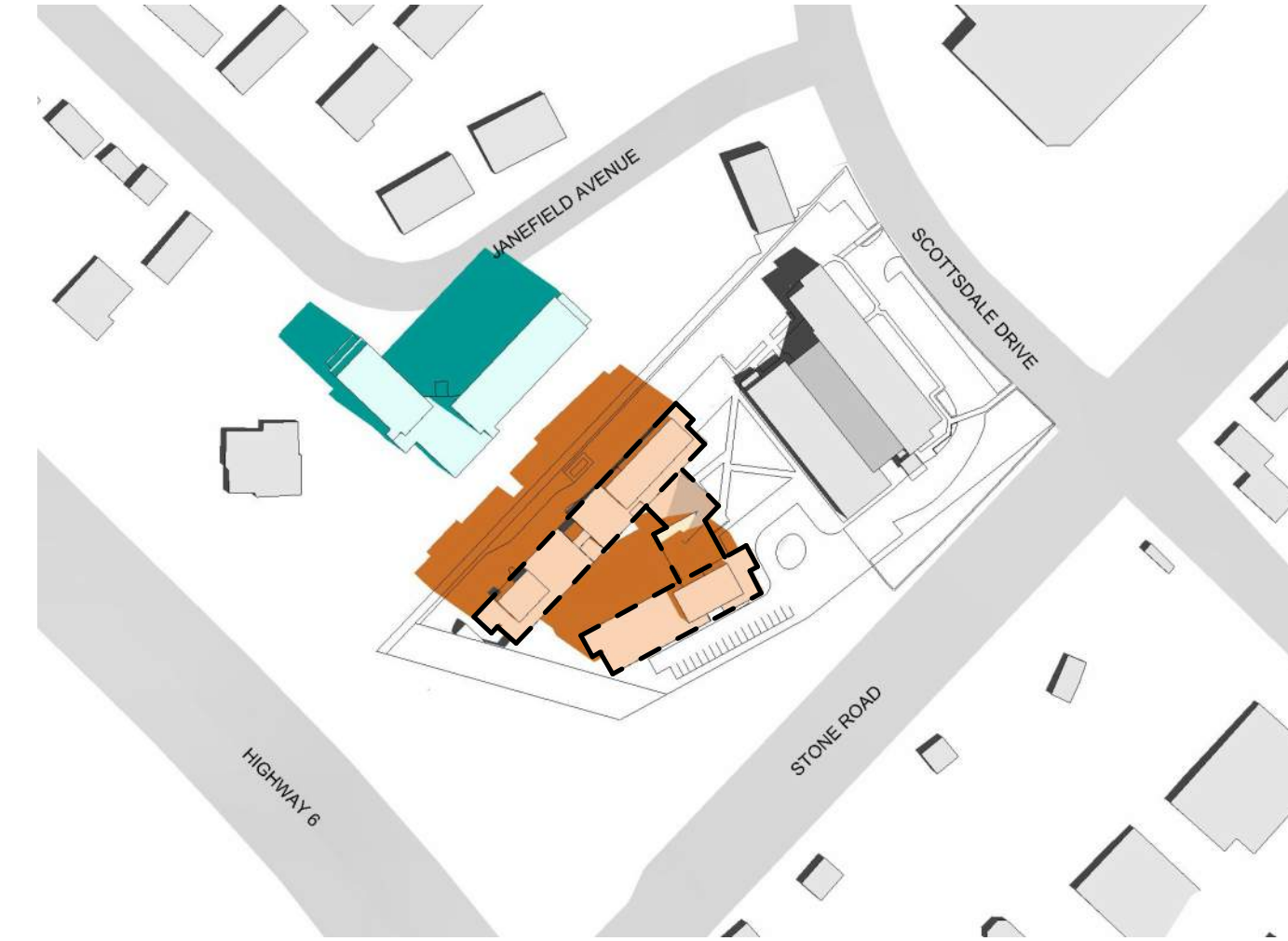
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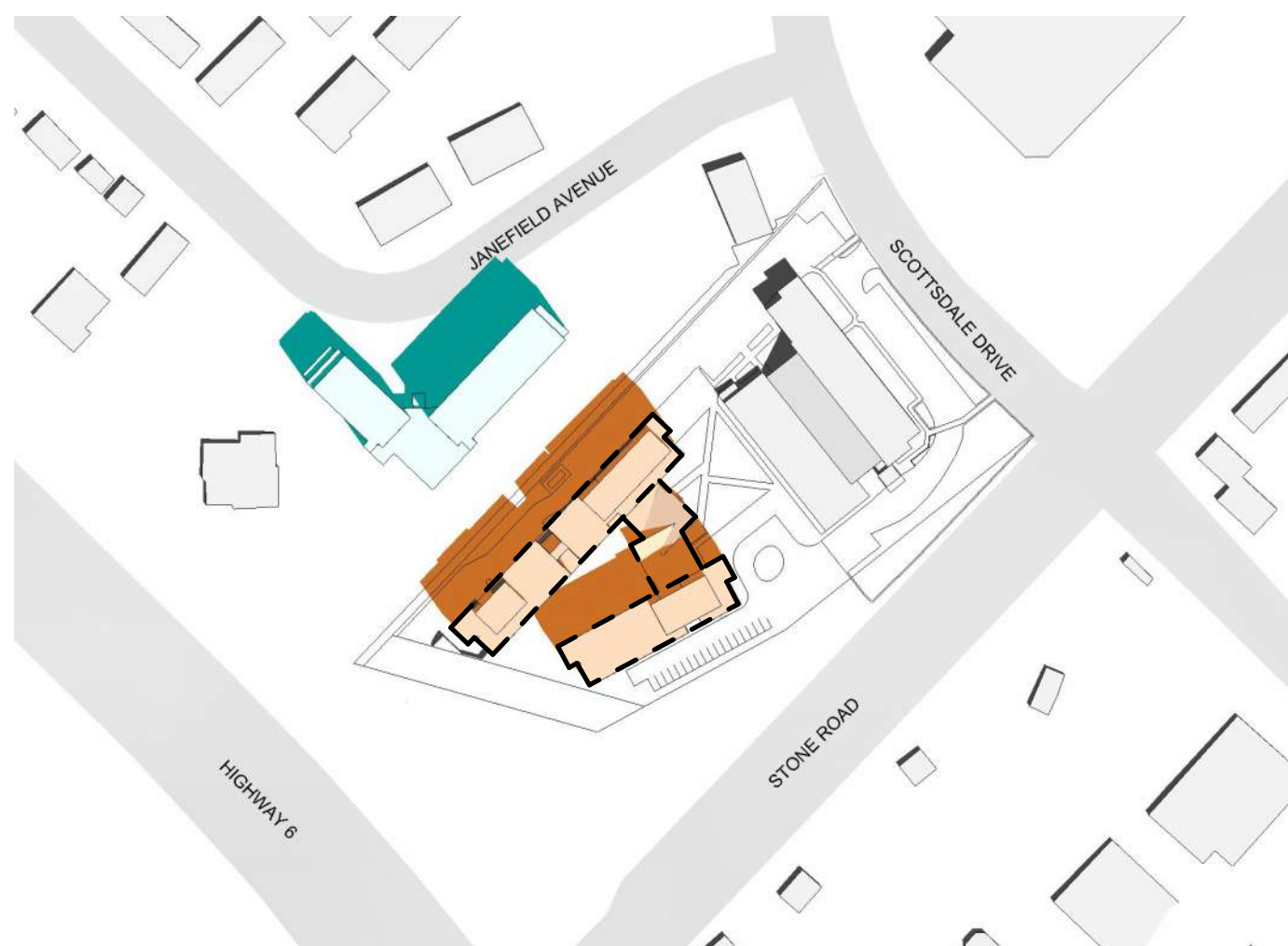
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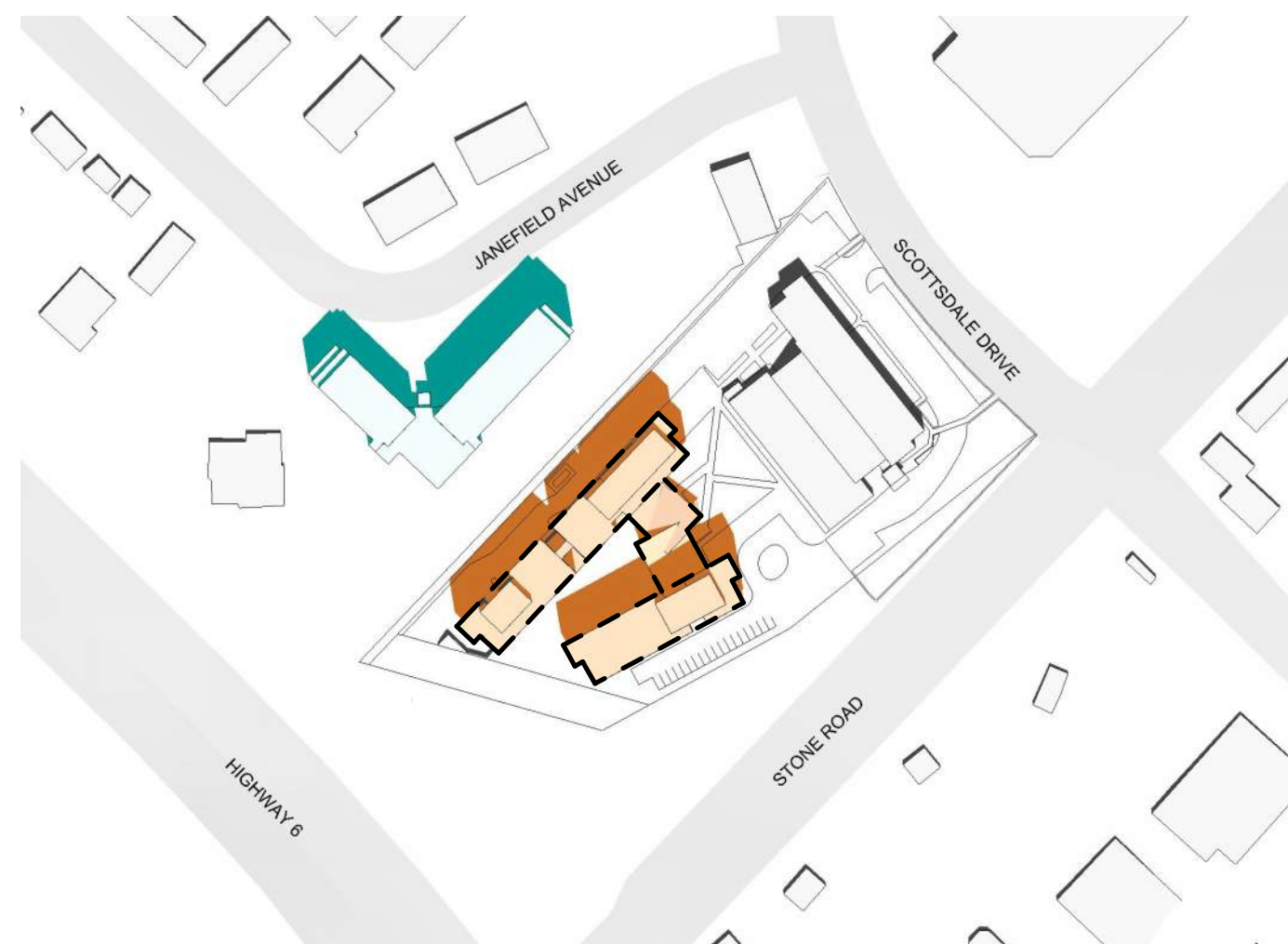
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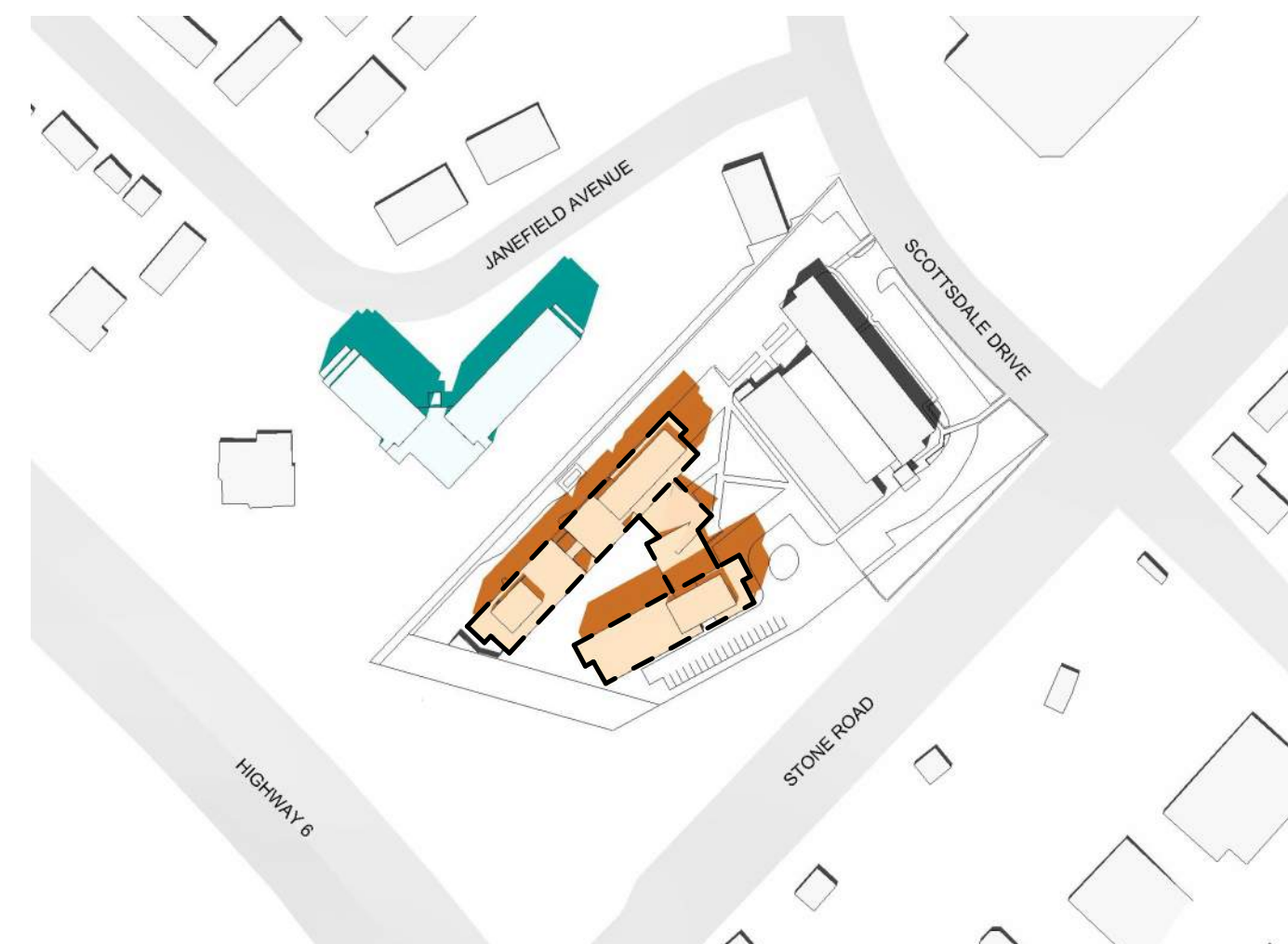
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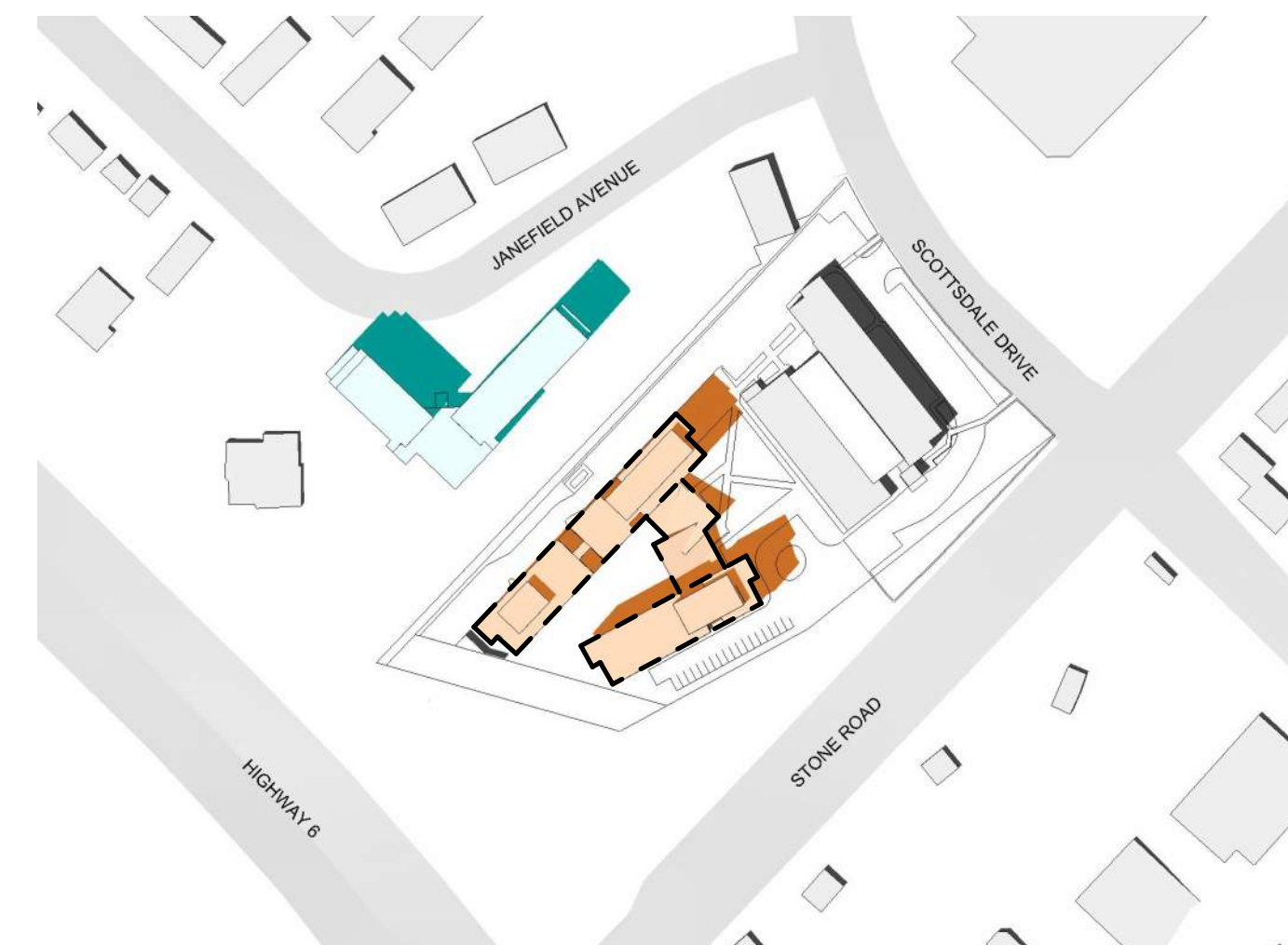
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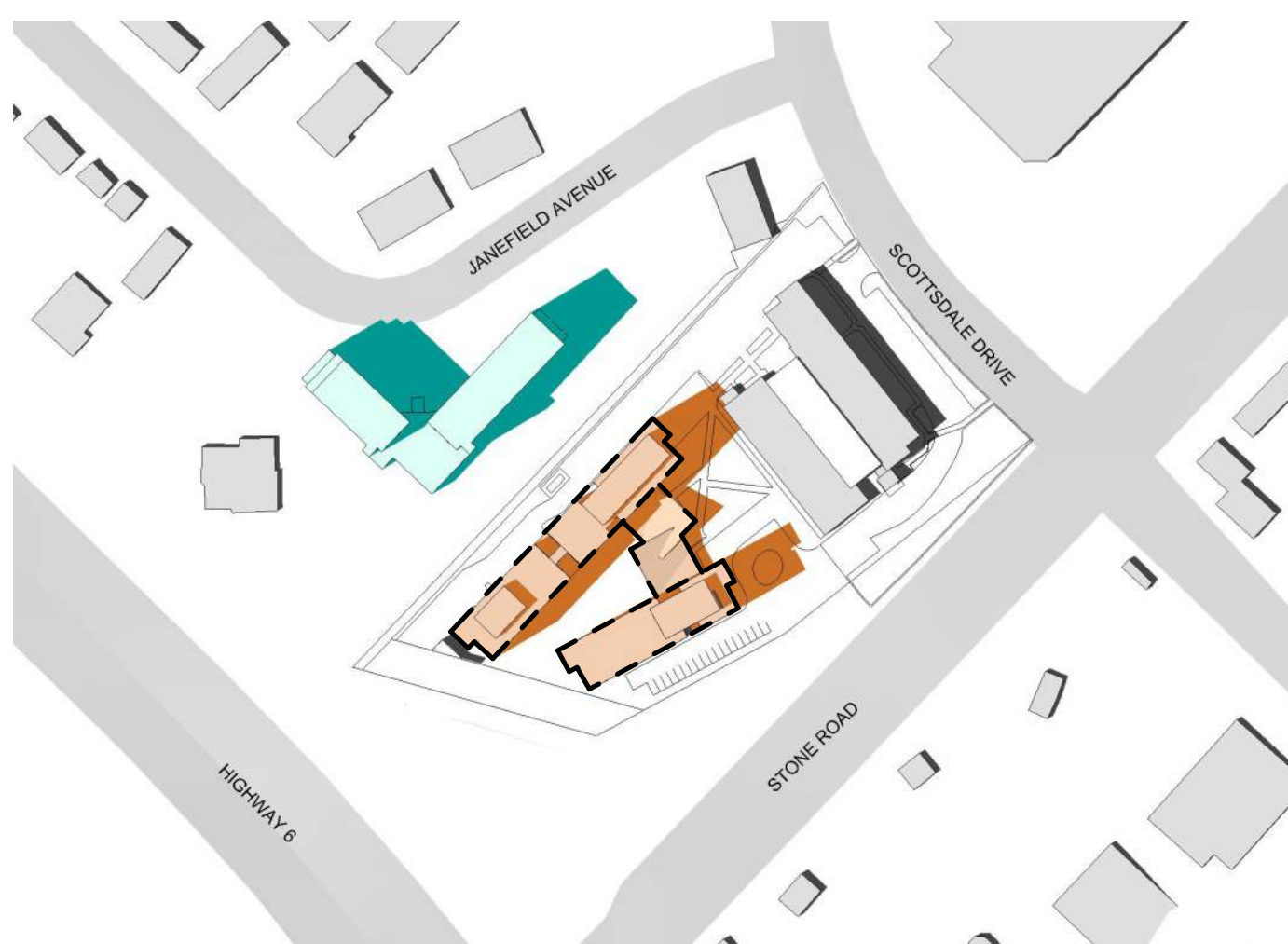
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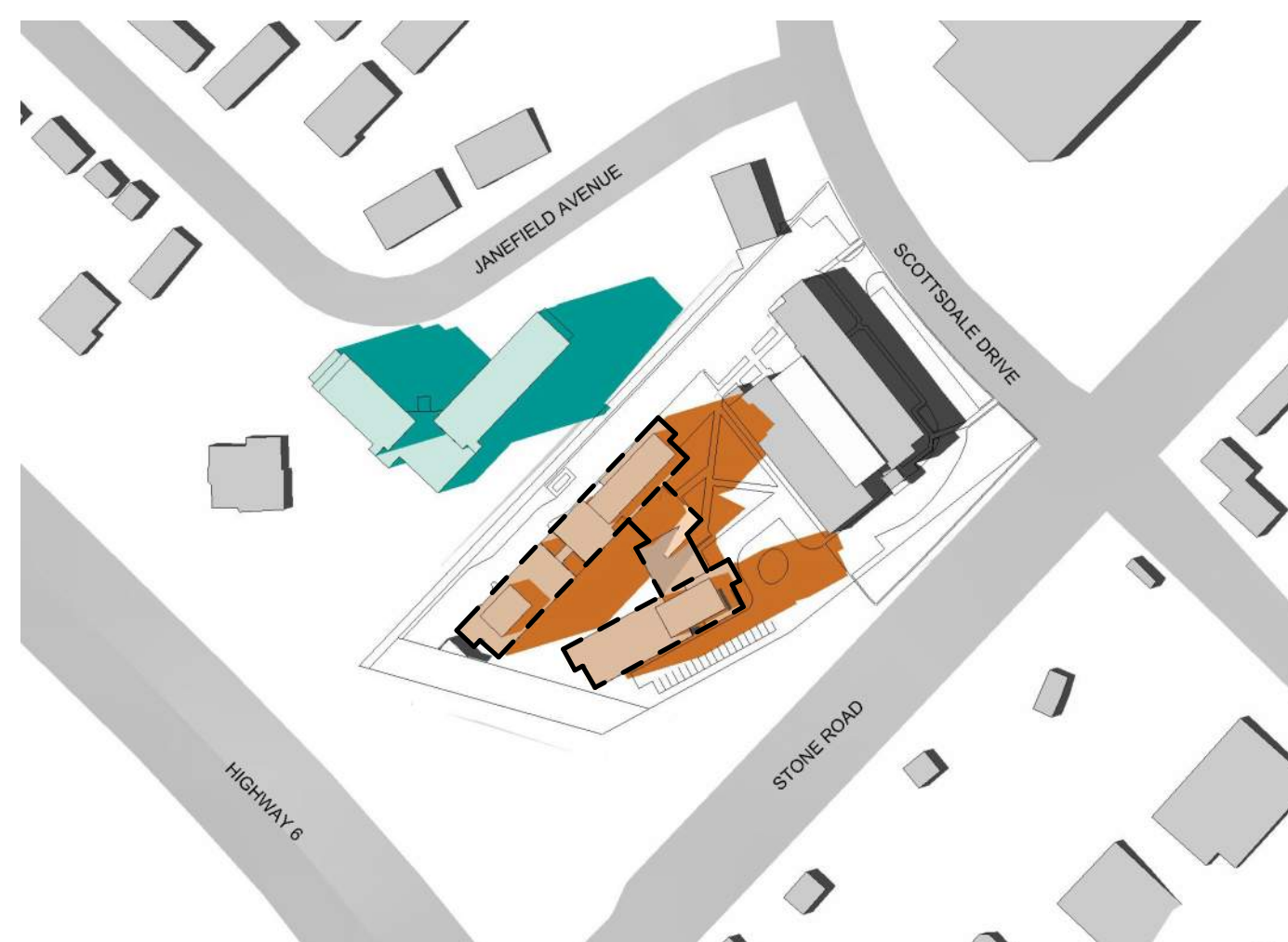
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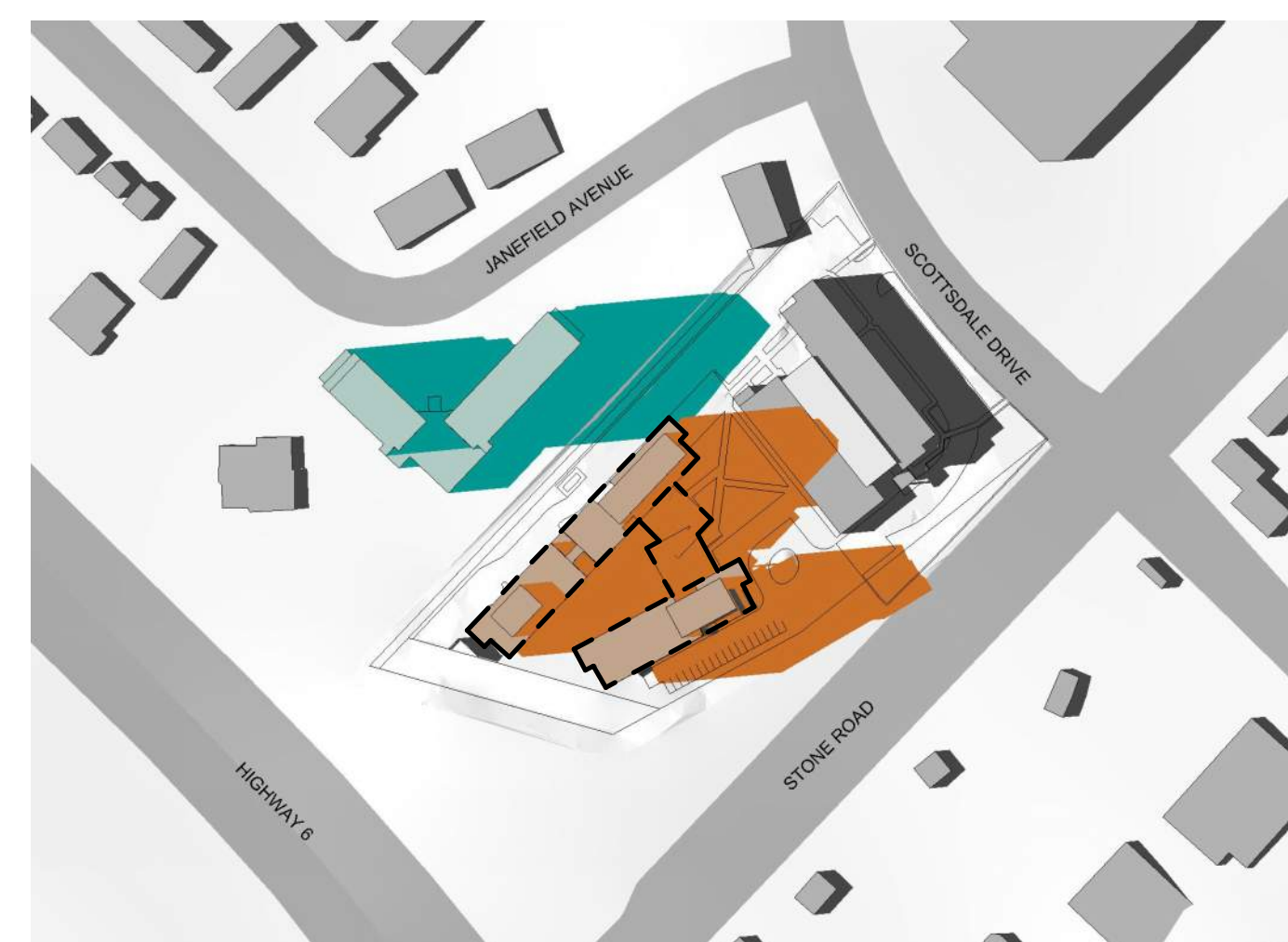
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APRIL 21 - 4:00 PM EDT



APRIL 21 - 5:00 PM EDT



APRIL 21 - 6:00 PM EDT

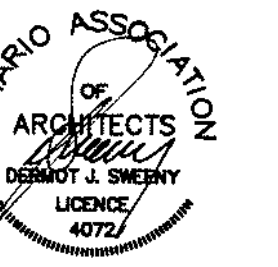
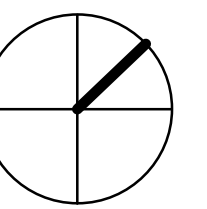
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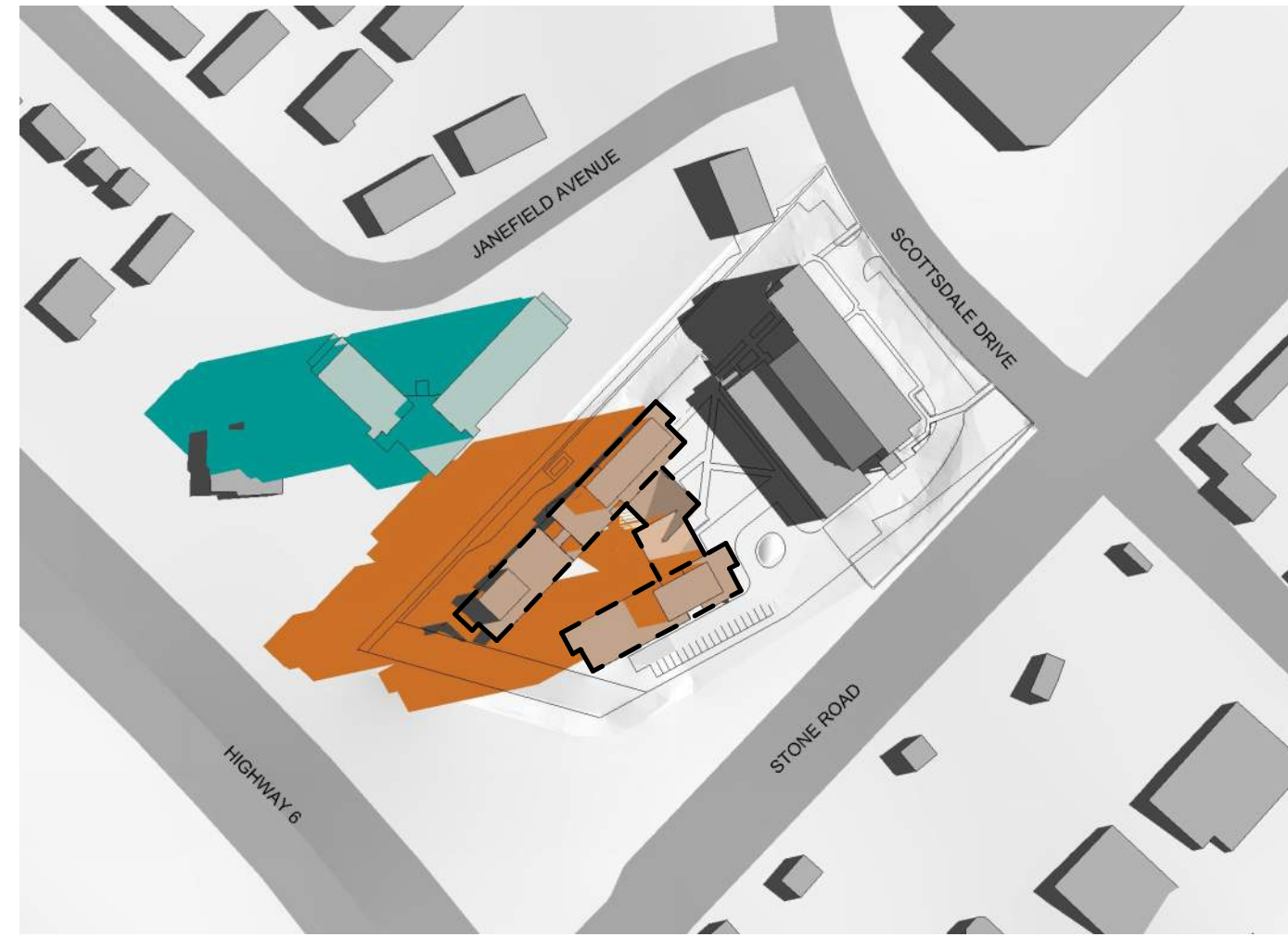
DWG TITLE
Shadow Studies April

DATE: 07/28/23
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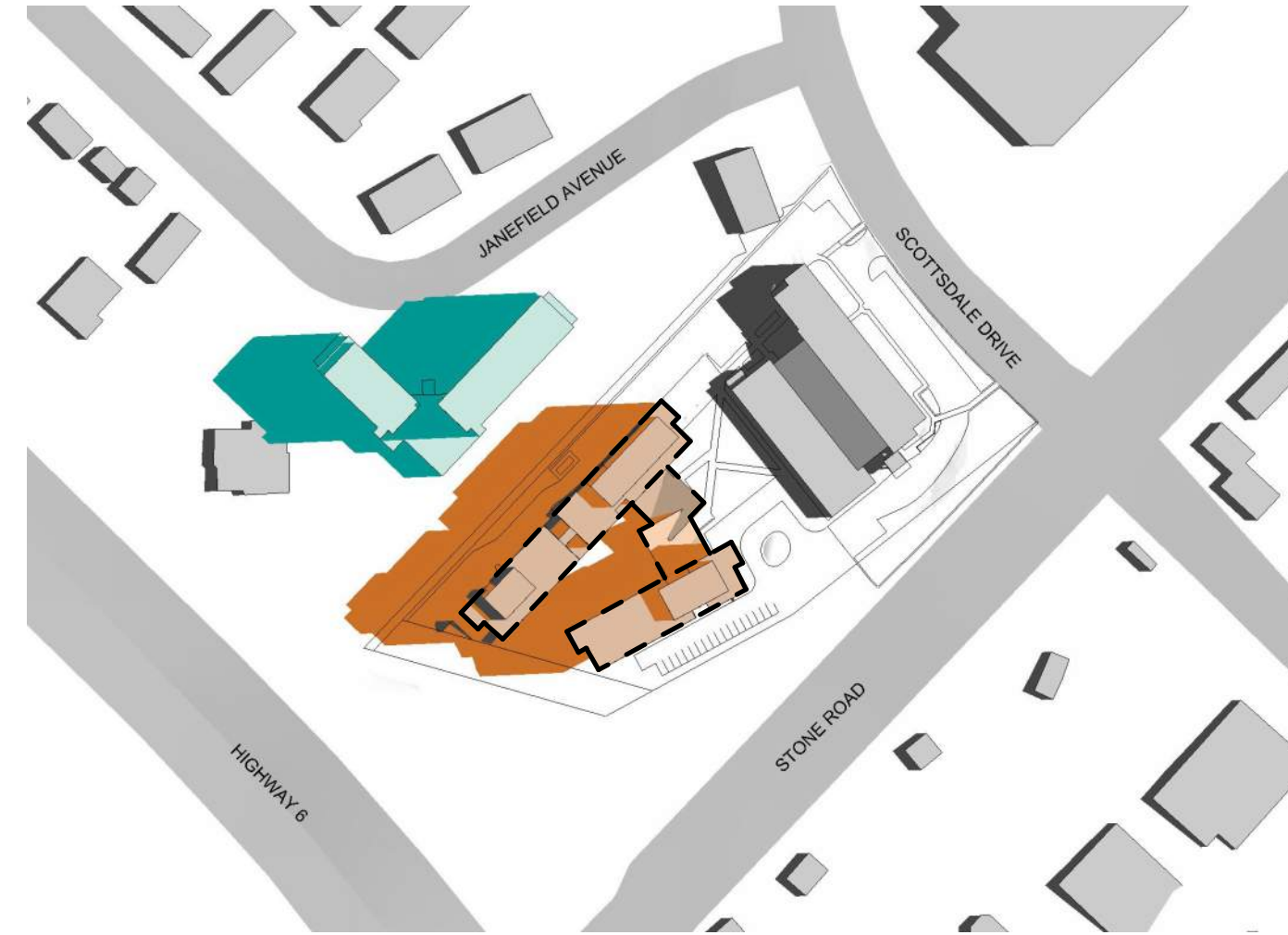
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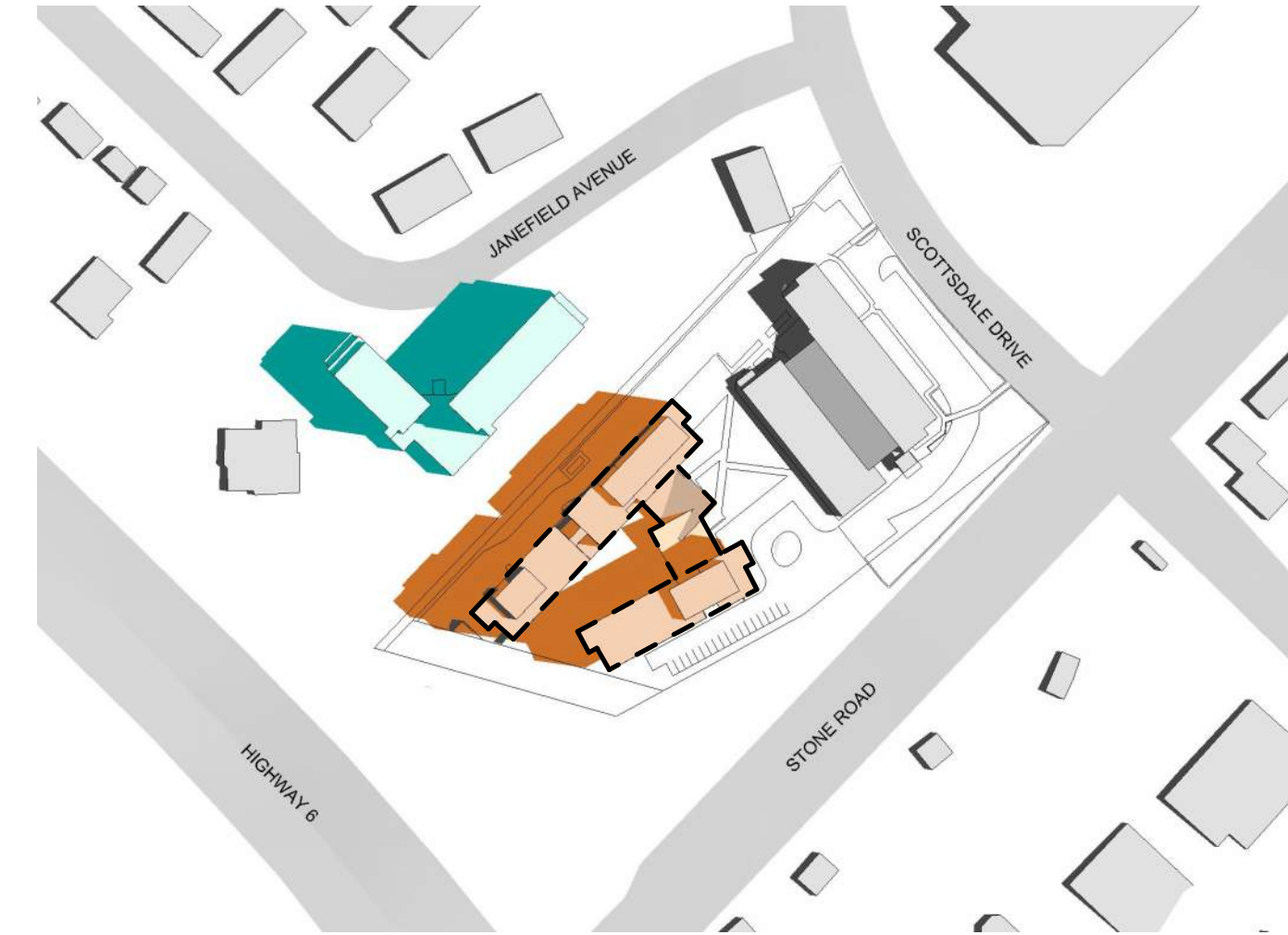
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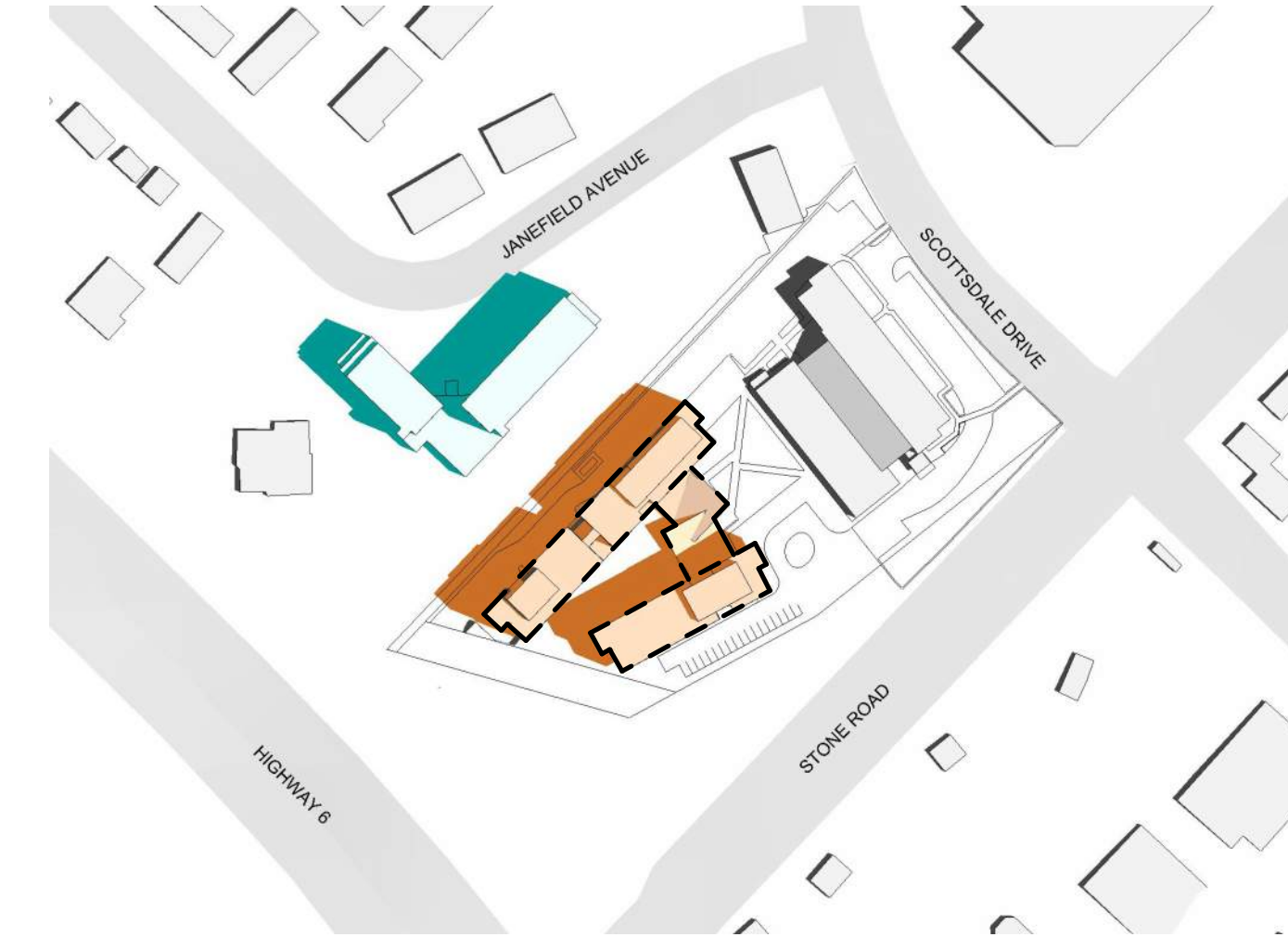
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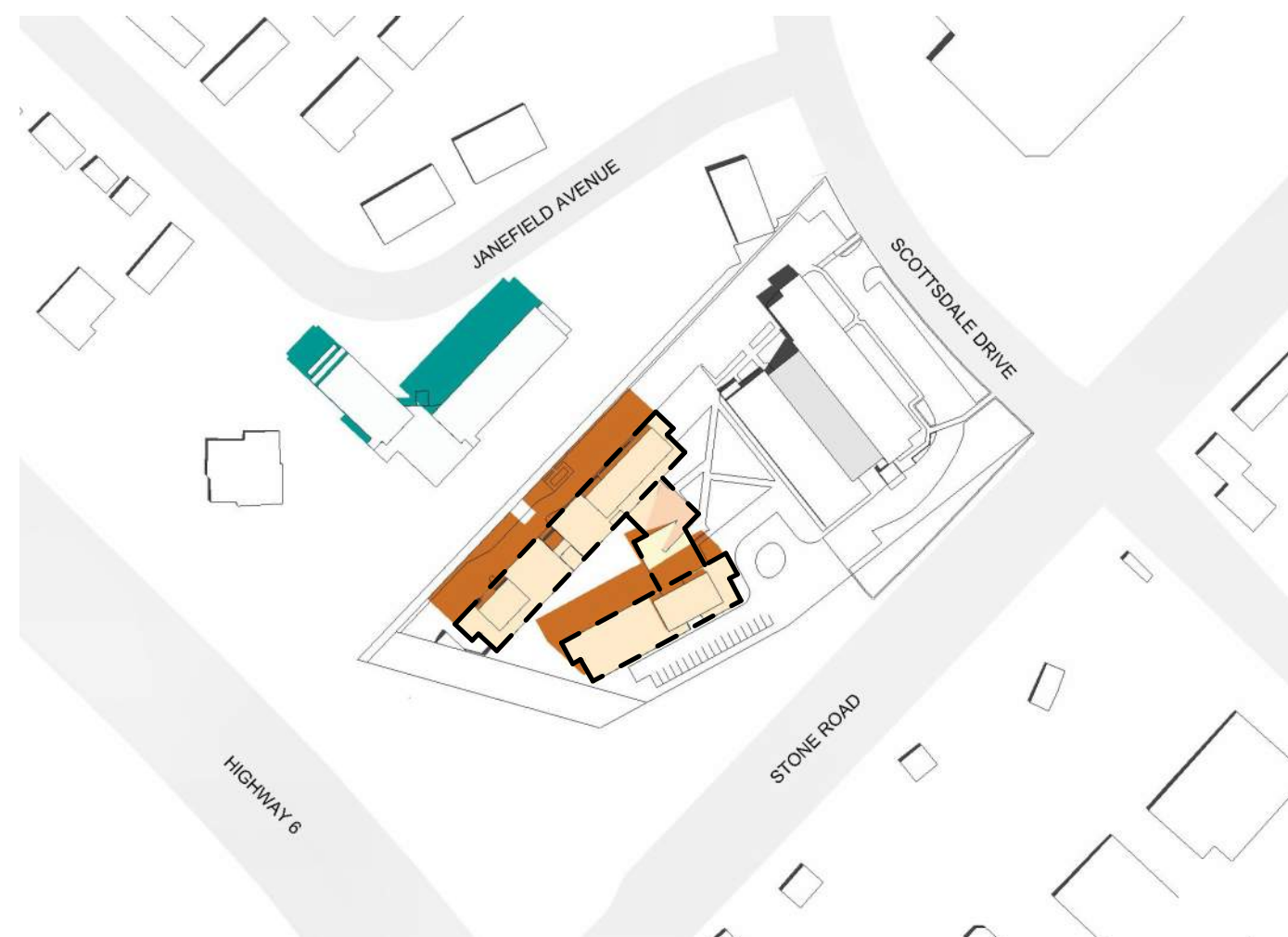
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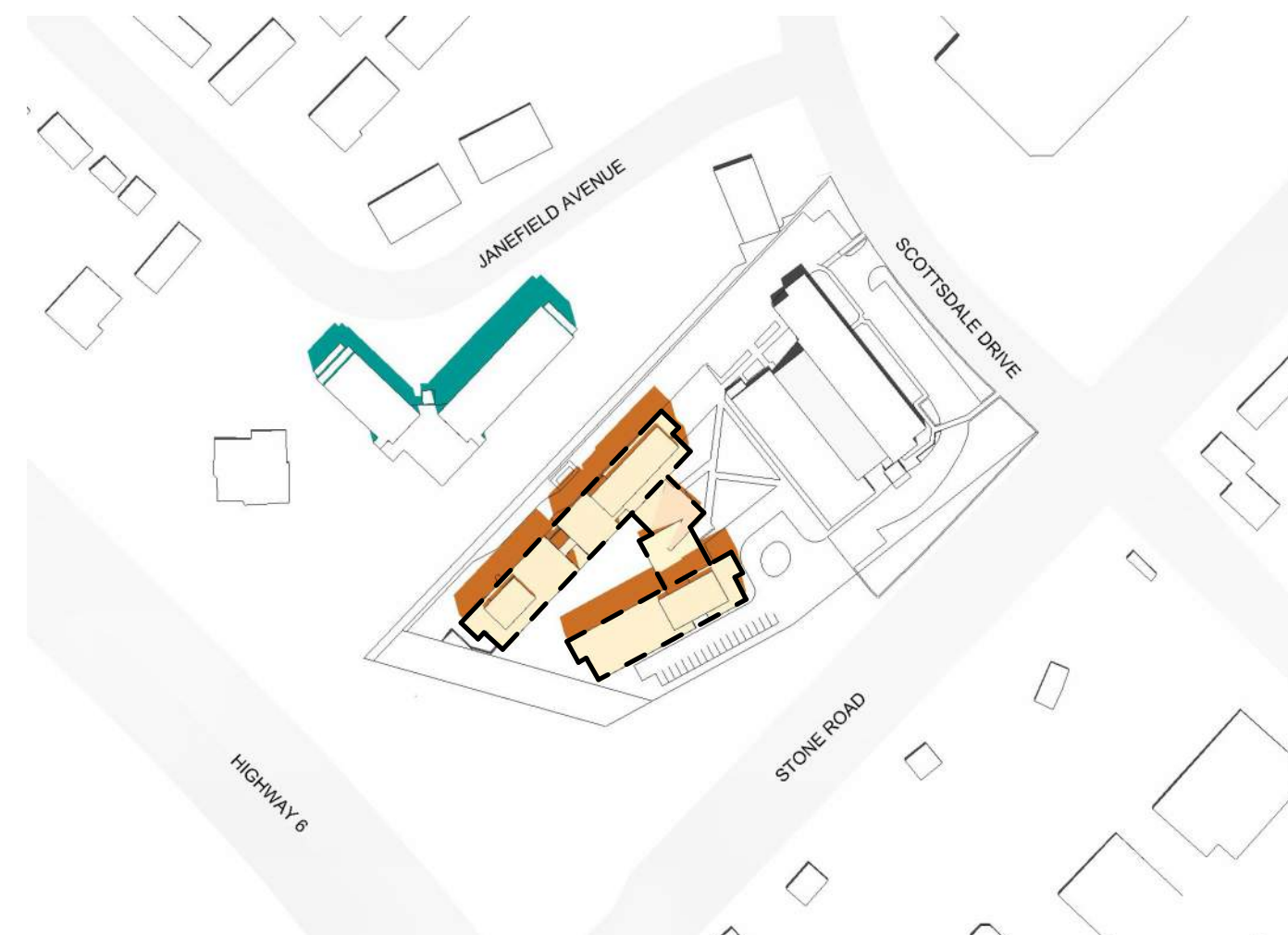
JUNE 21 - 10:00 AM EDT



JUNE 21 - 11:00 AM EDT



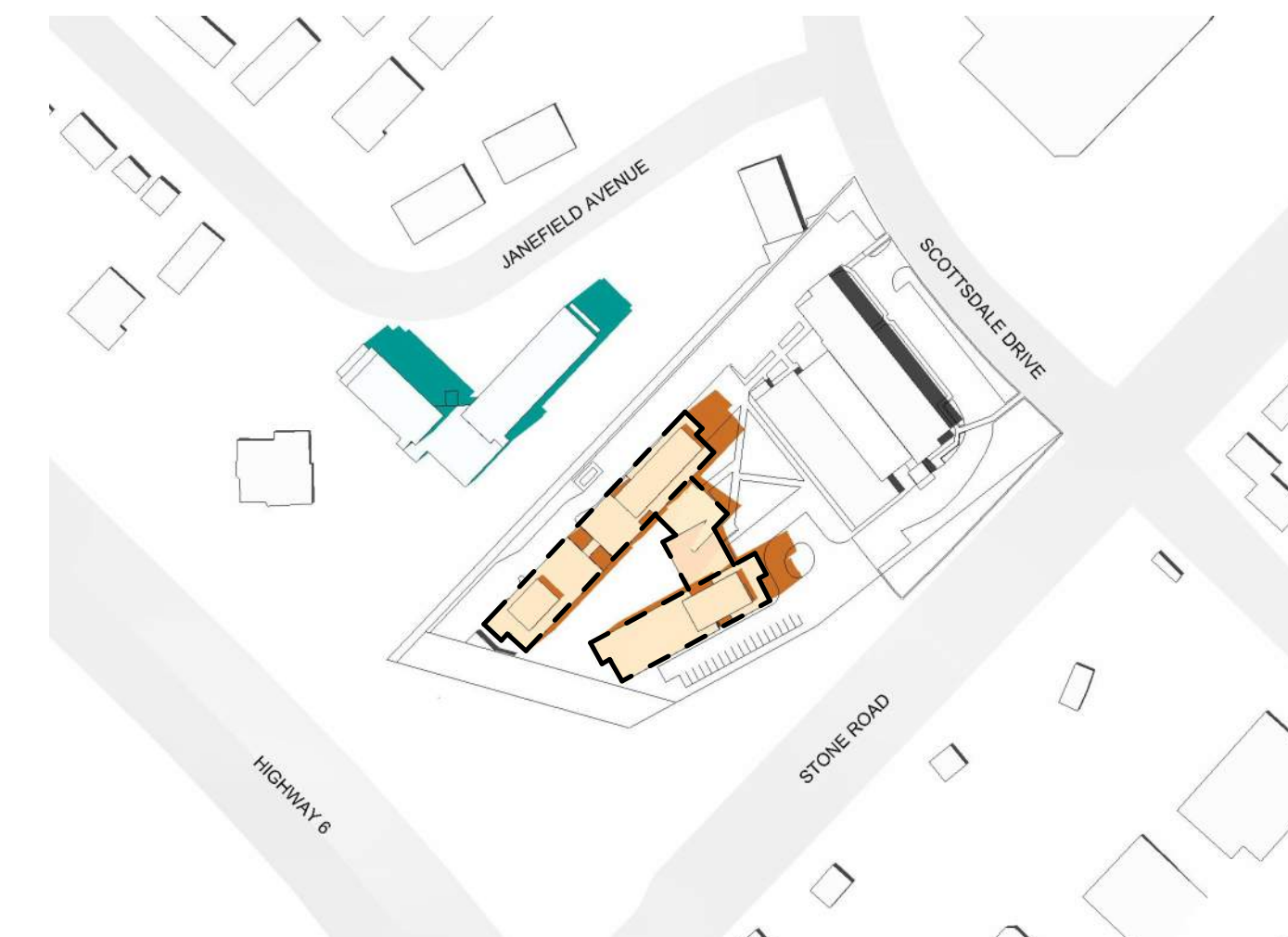
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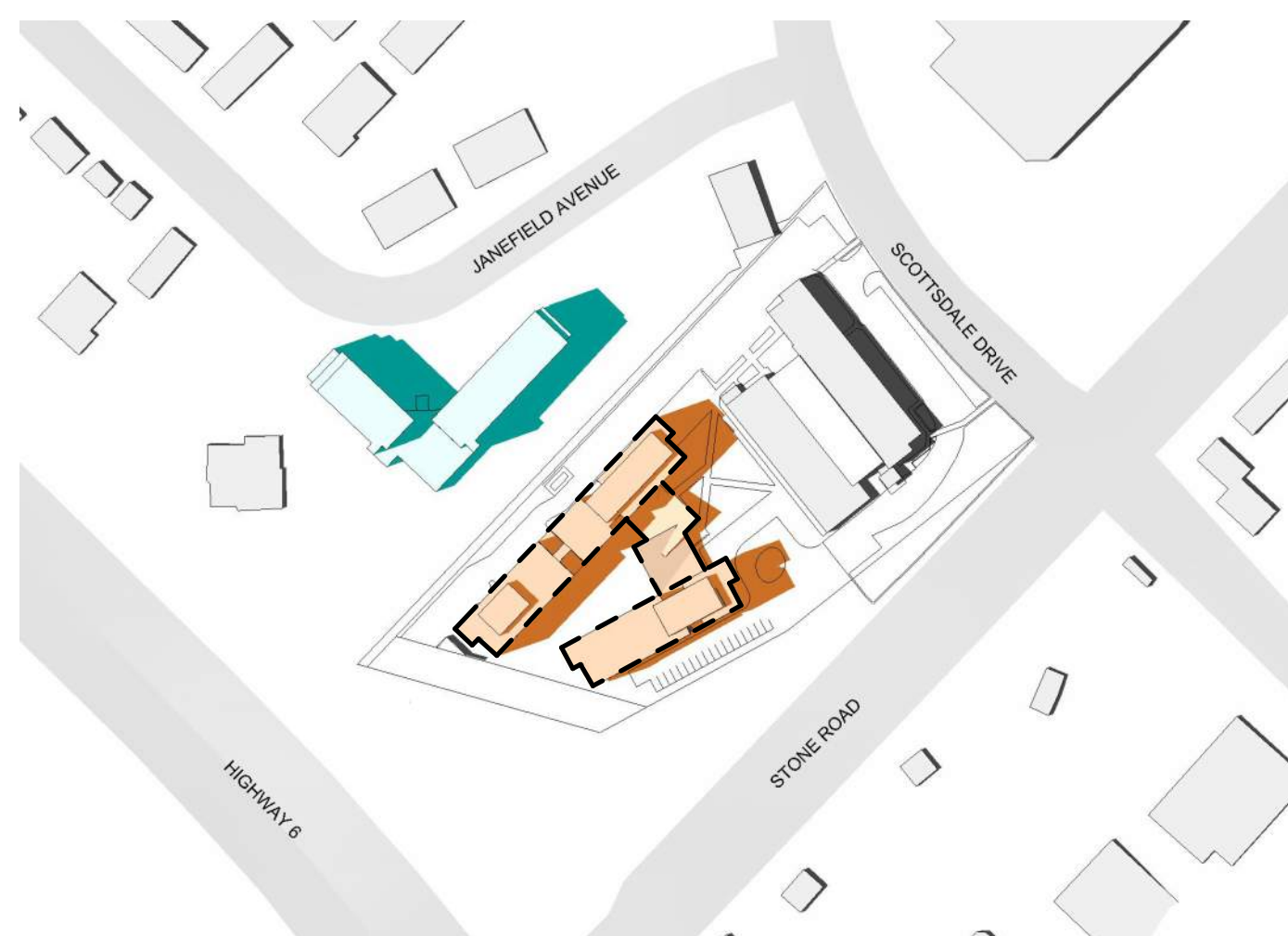
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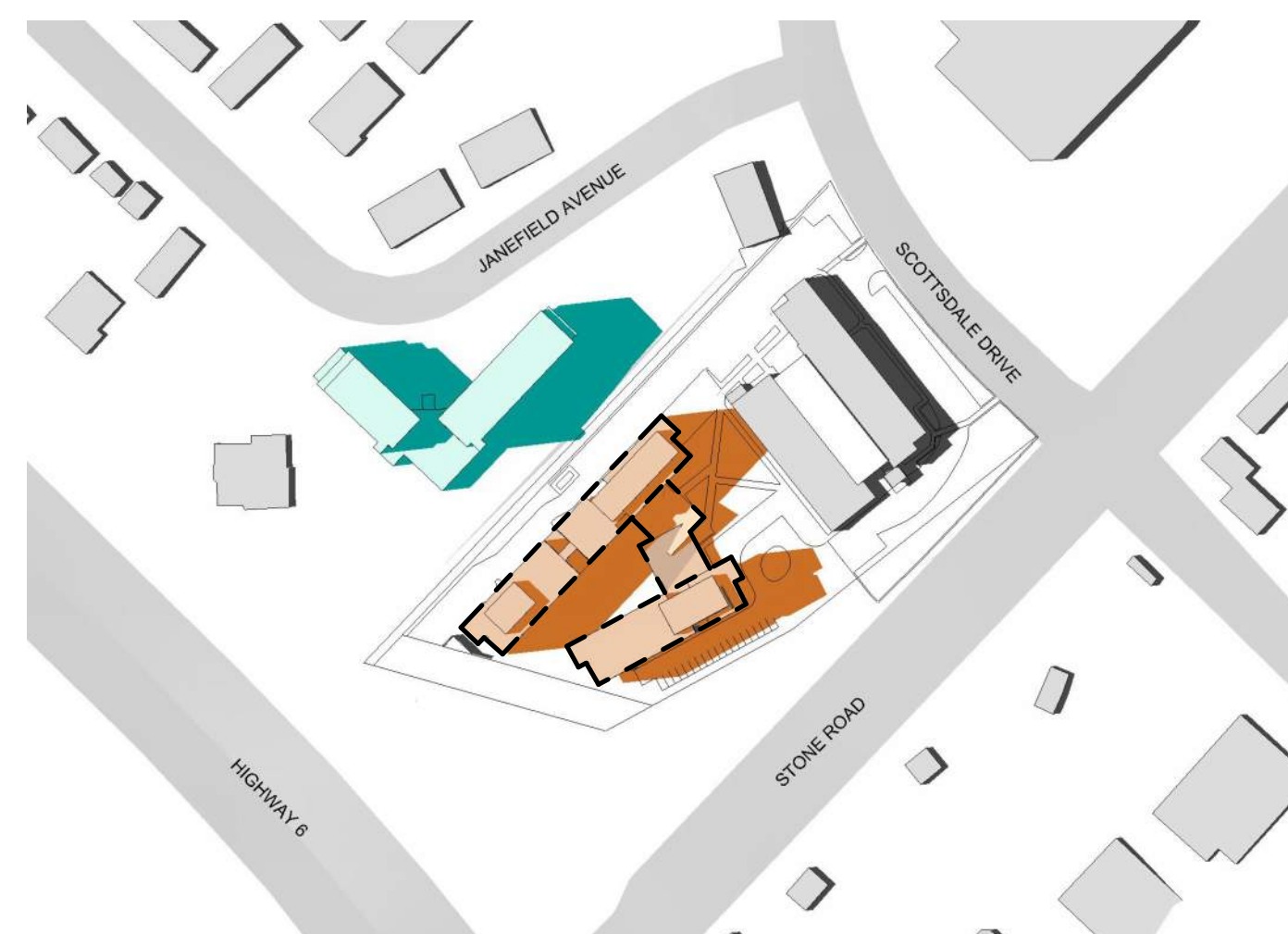
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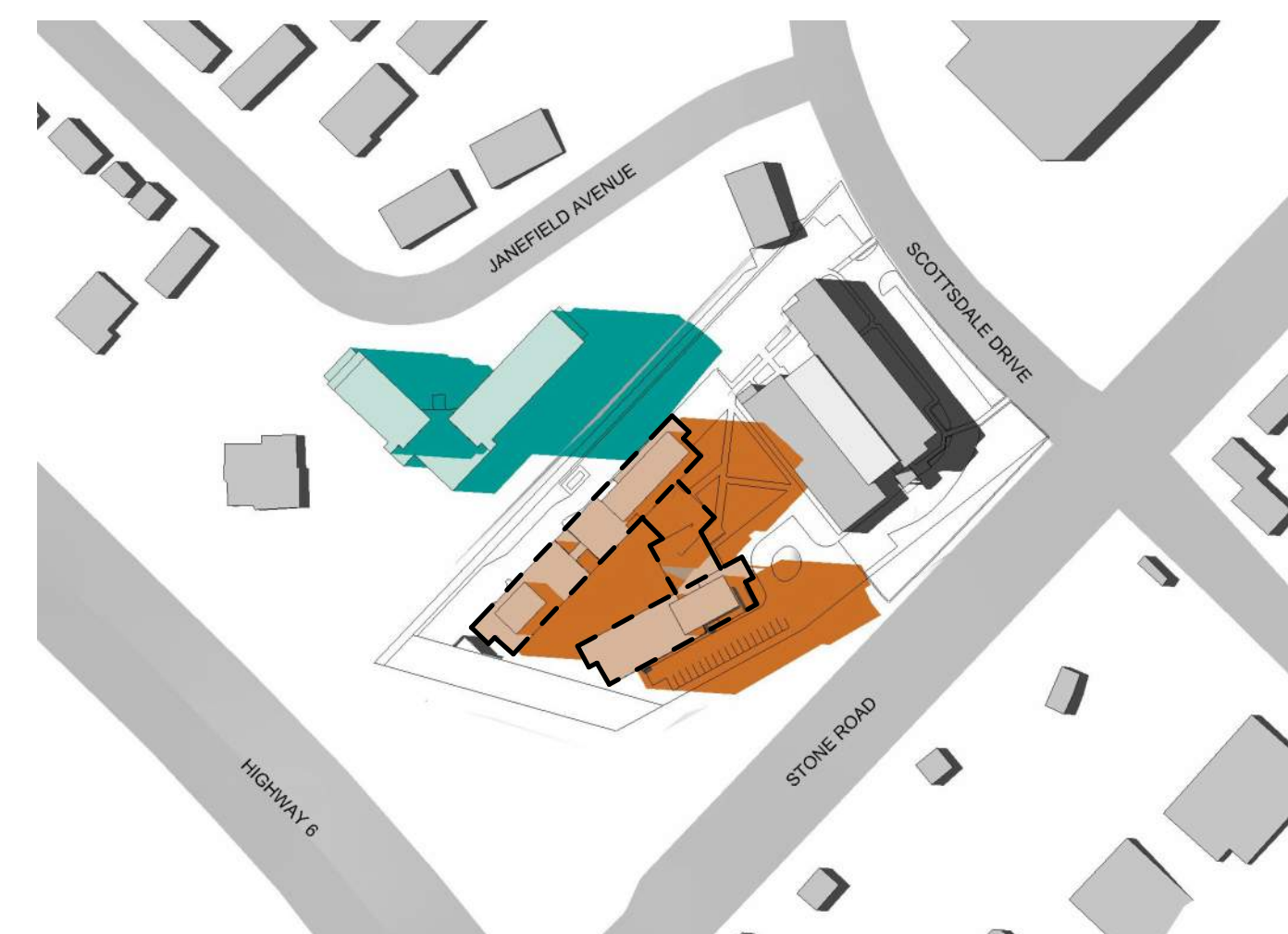
JUNE 21 - 3:00 PM EDT



JUNE 21 - 4:00 PM EDT



JUNE 21 - 5:00 PM EDT



JUNE 21 - 6:00 PM EDT



JUNE 21 - 7:00 PM EDT

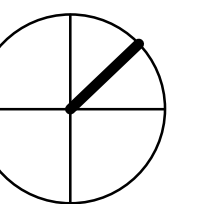
DRAWING NOT TO BE SCALED

Contractor must check and verify all dimensions on the job and report any discrepancies to the architect before proceeding with the work.

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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
Shadow Studies June

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

DWG No.

AZ1102

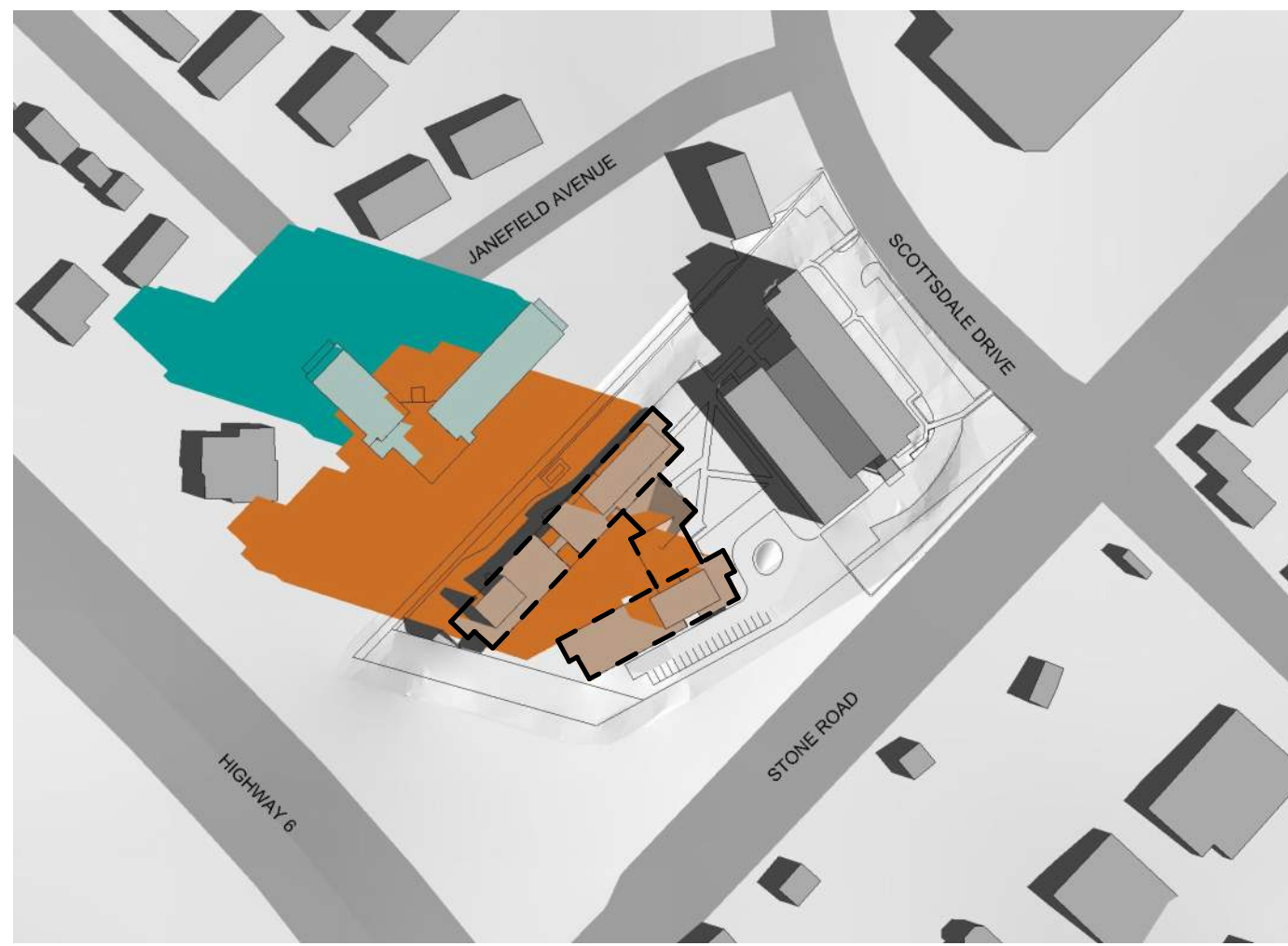
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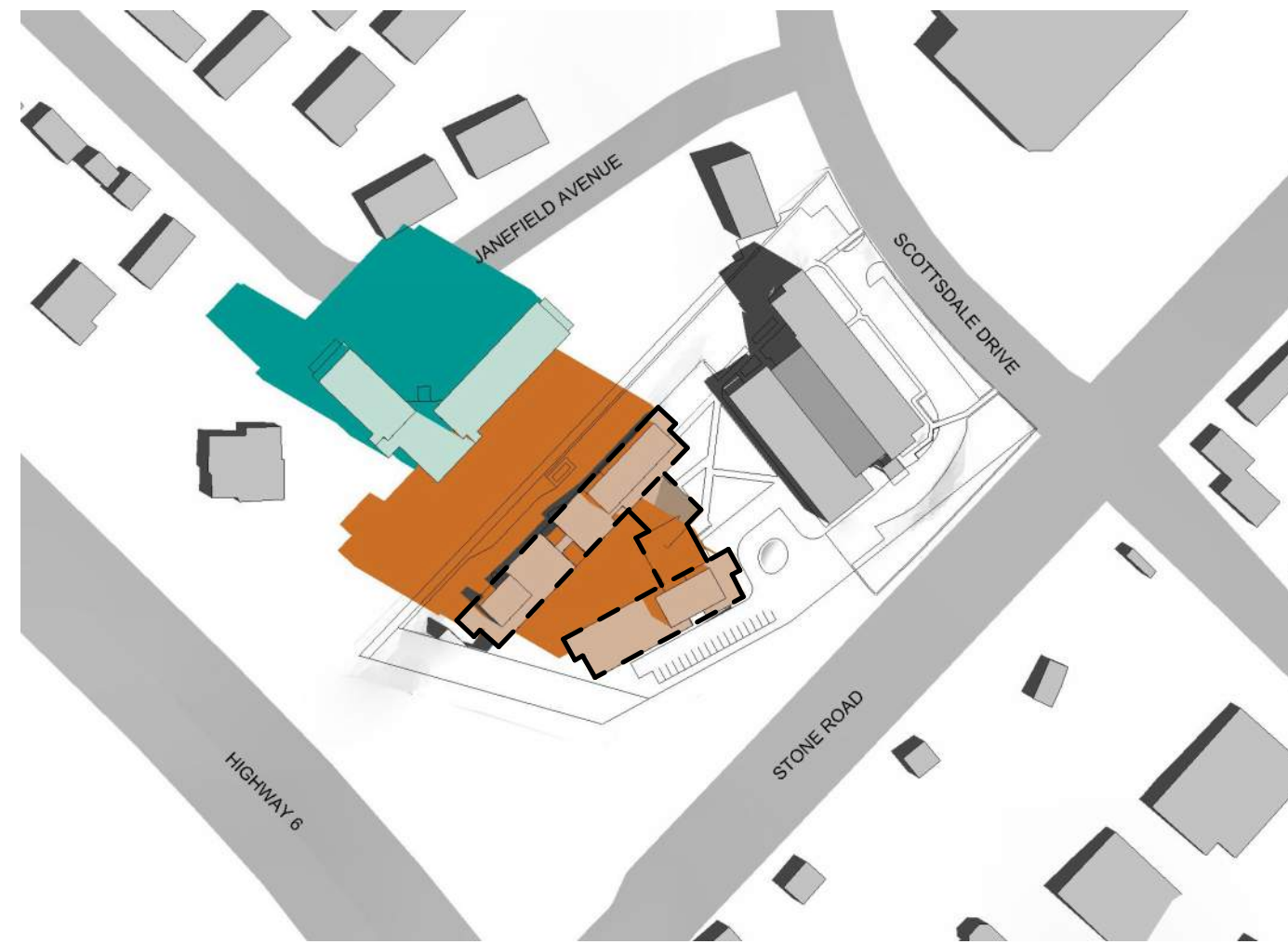
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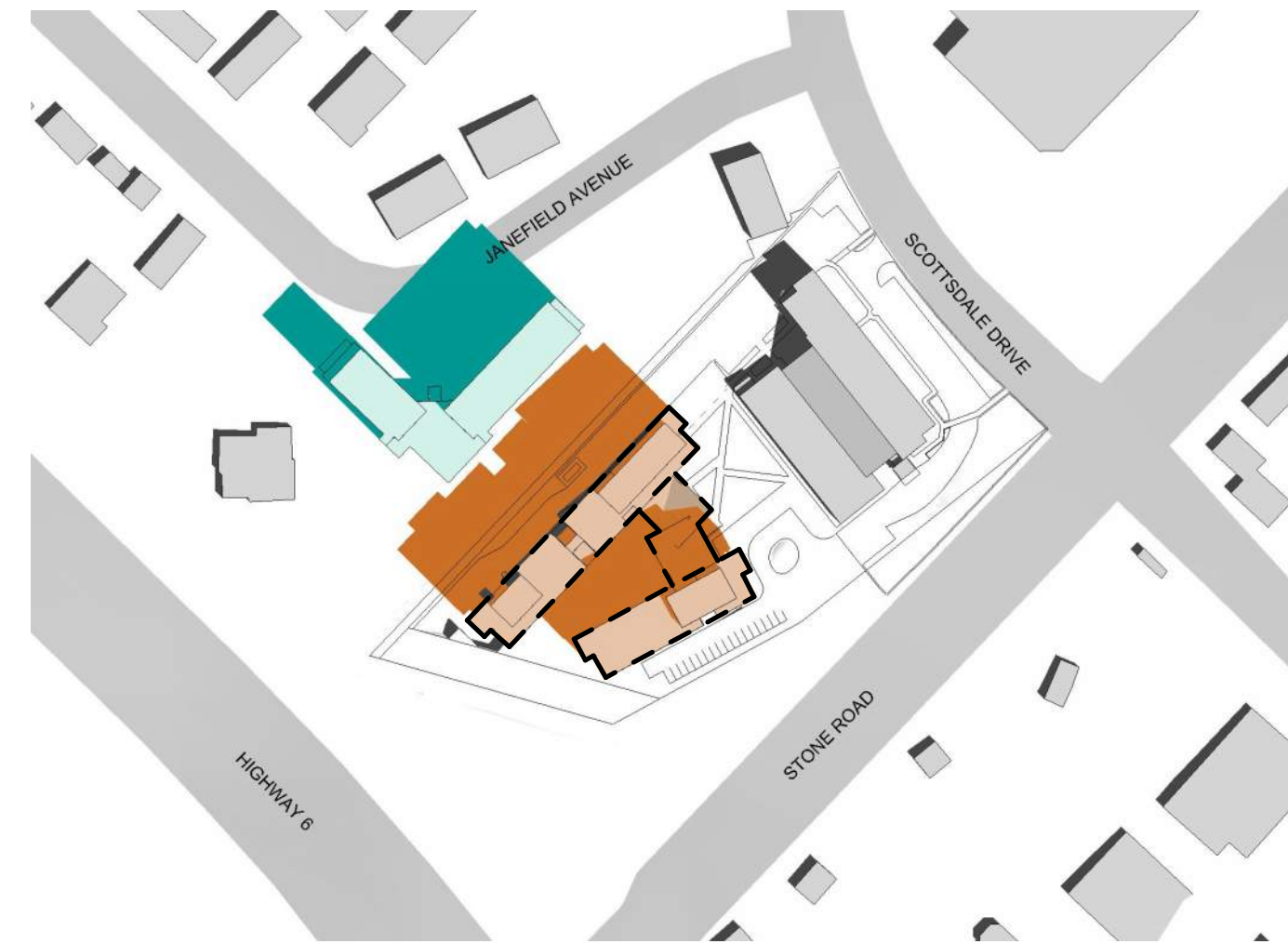
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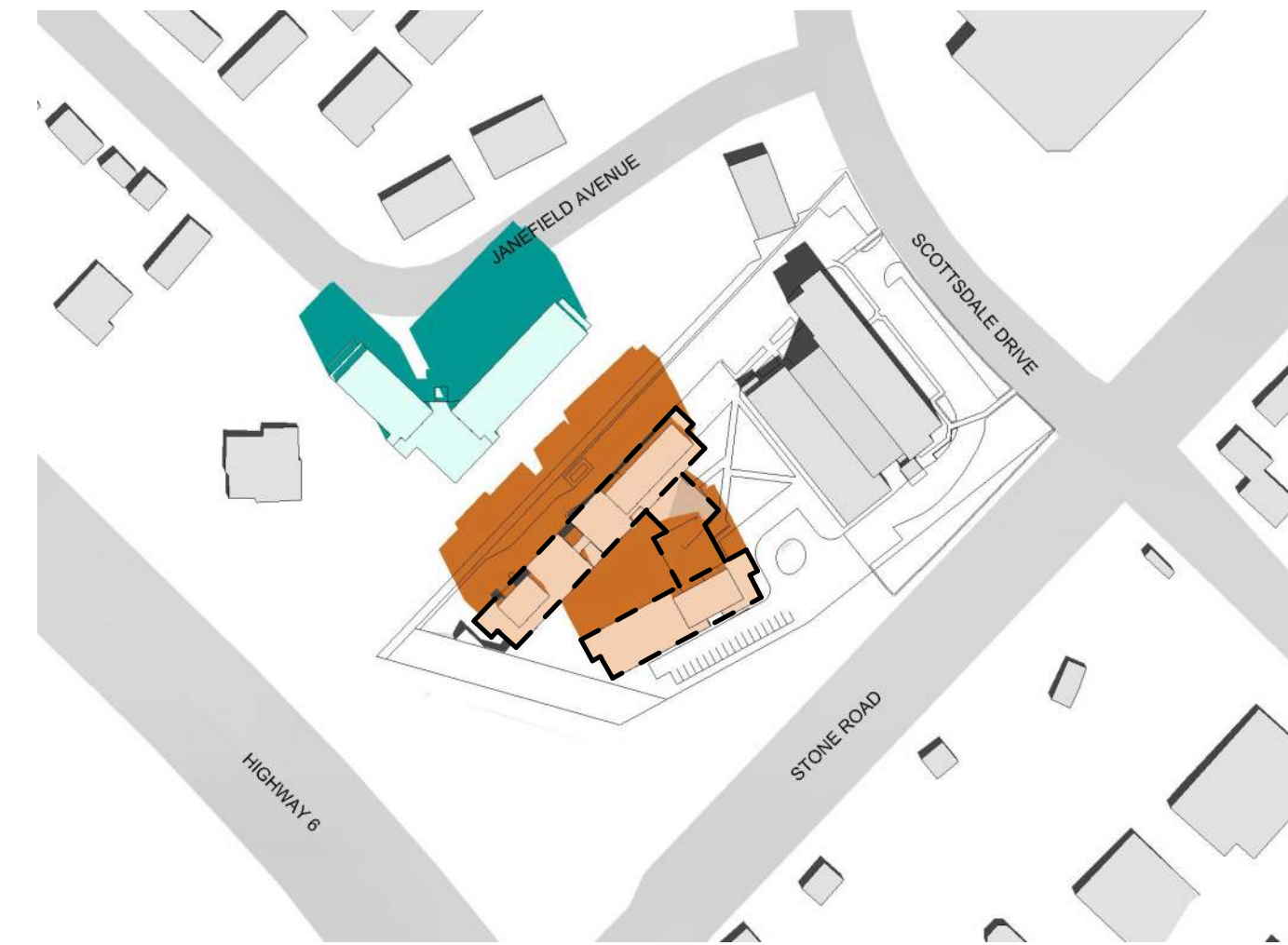
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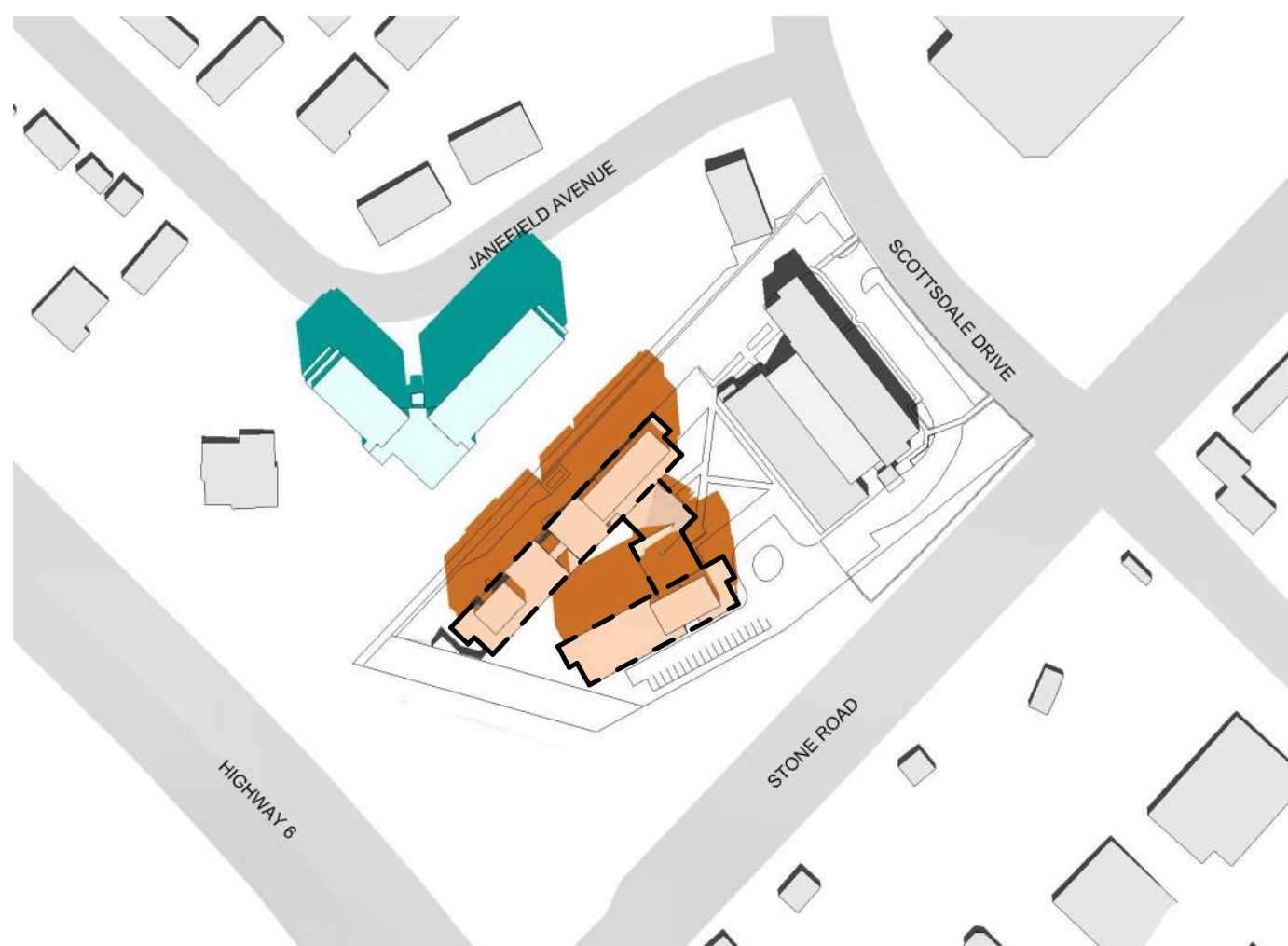
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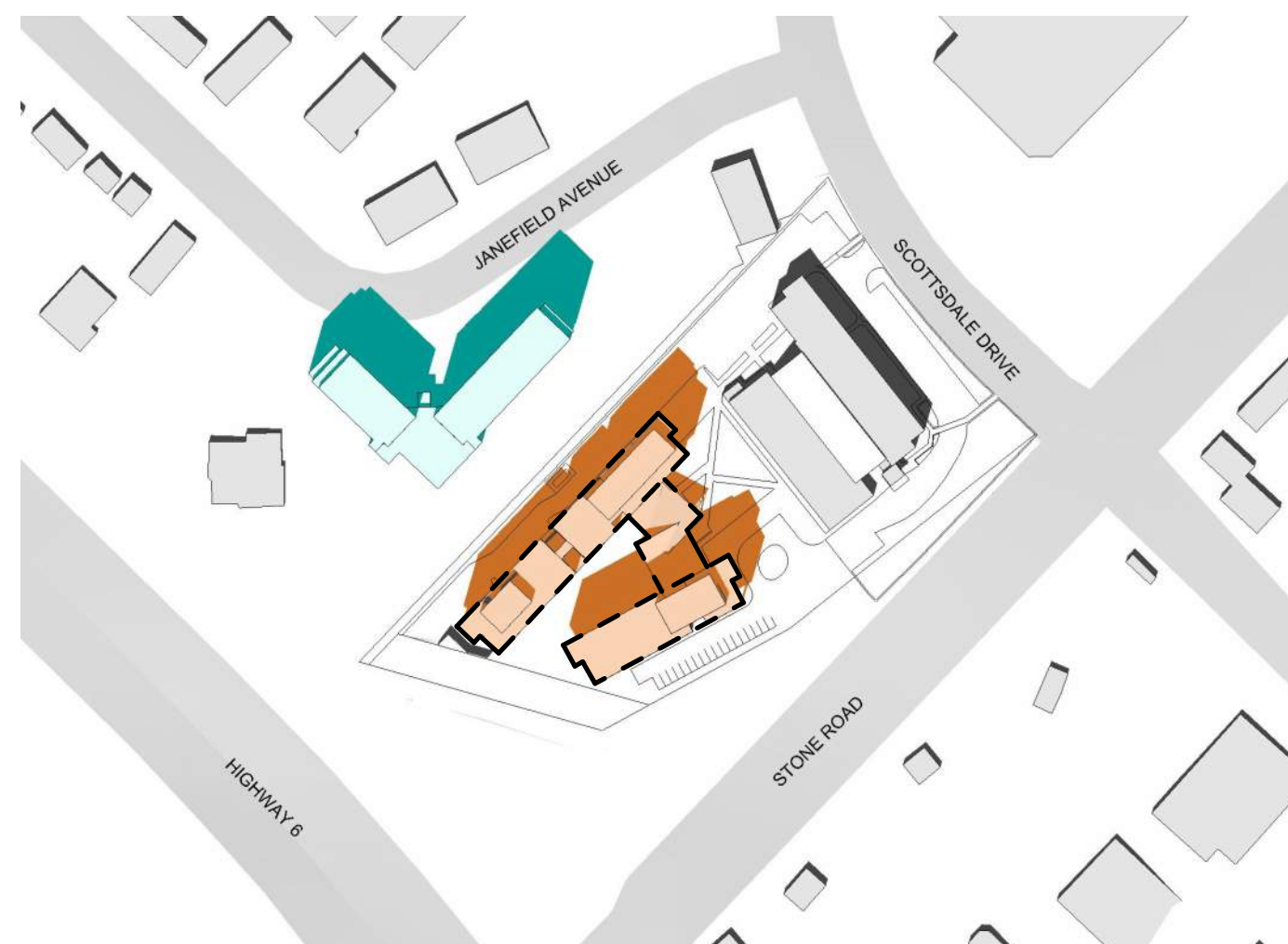
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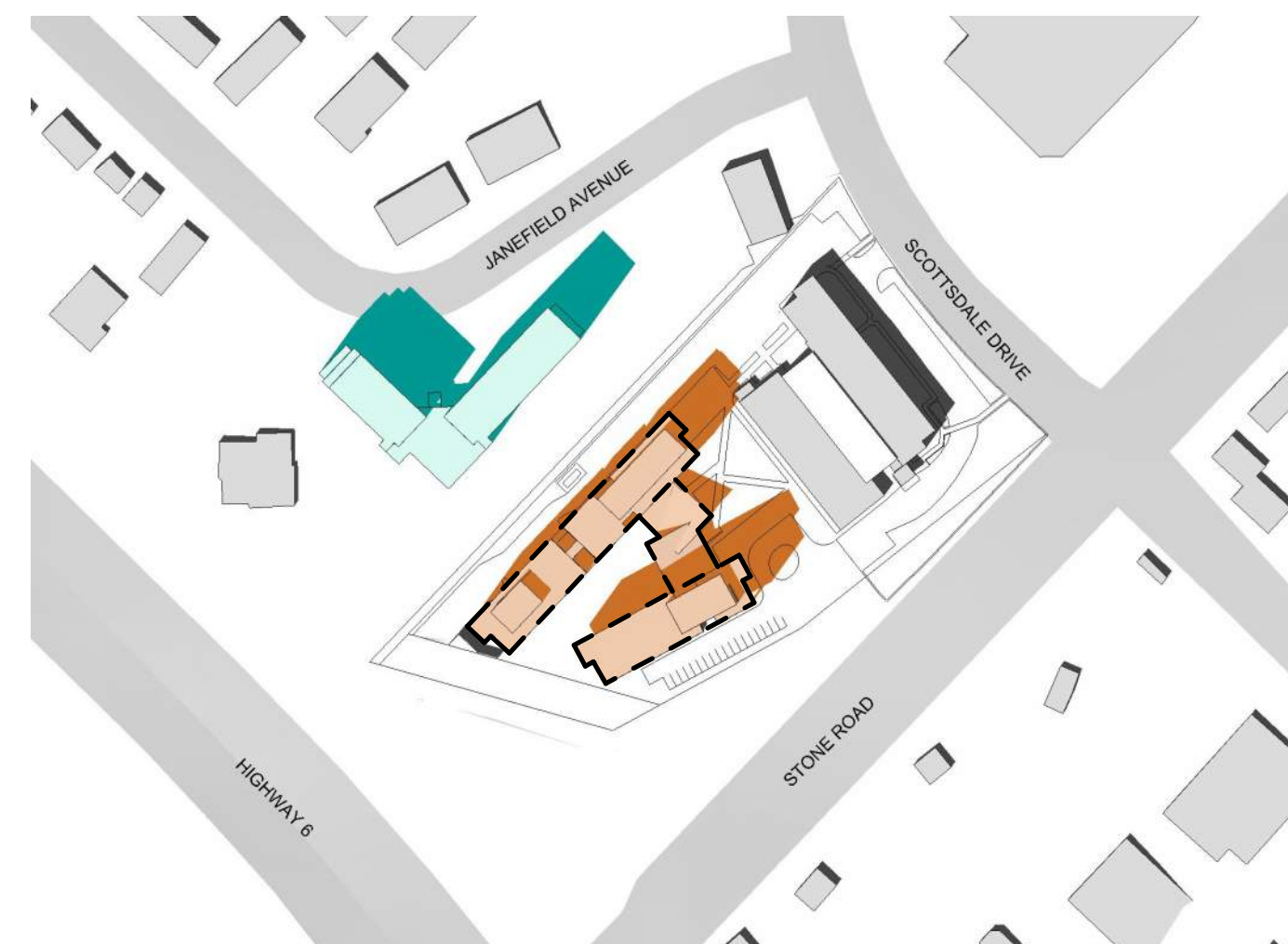
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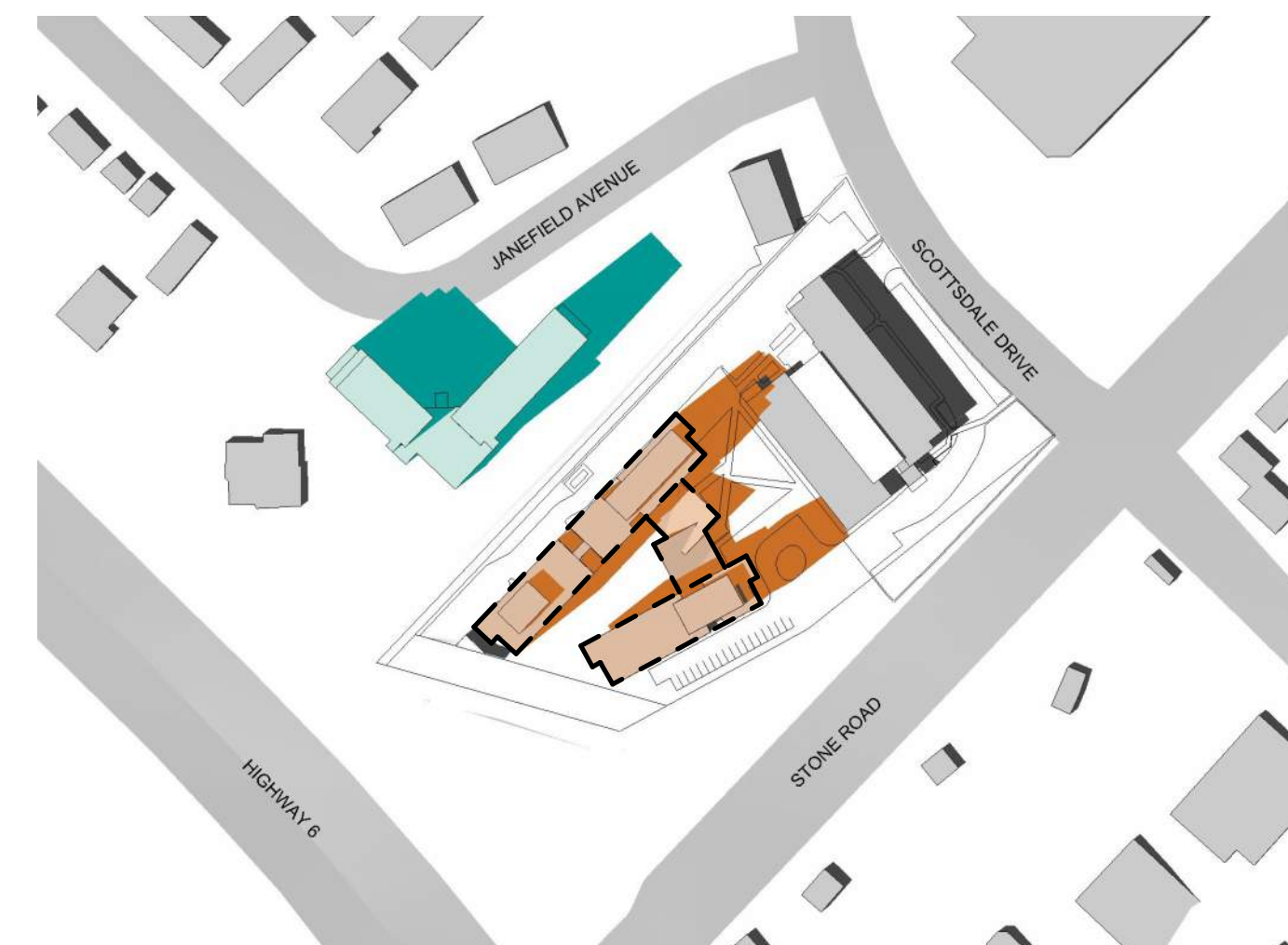
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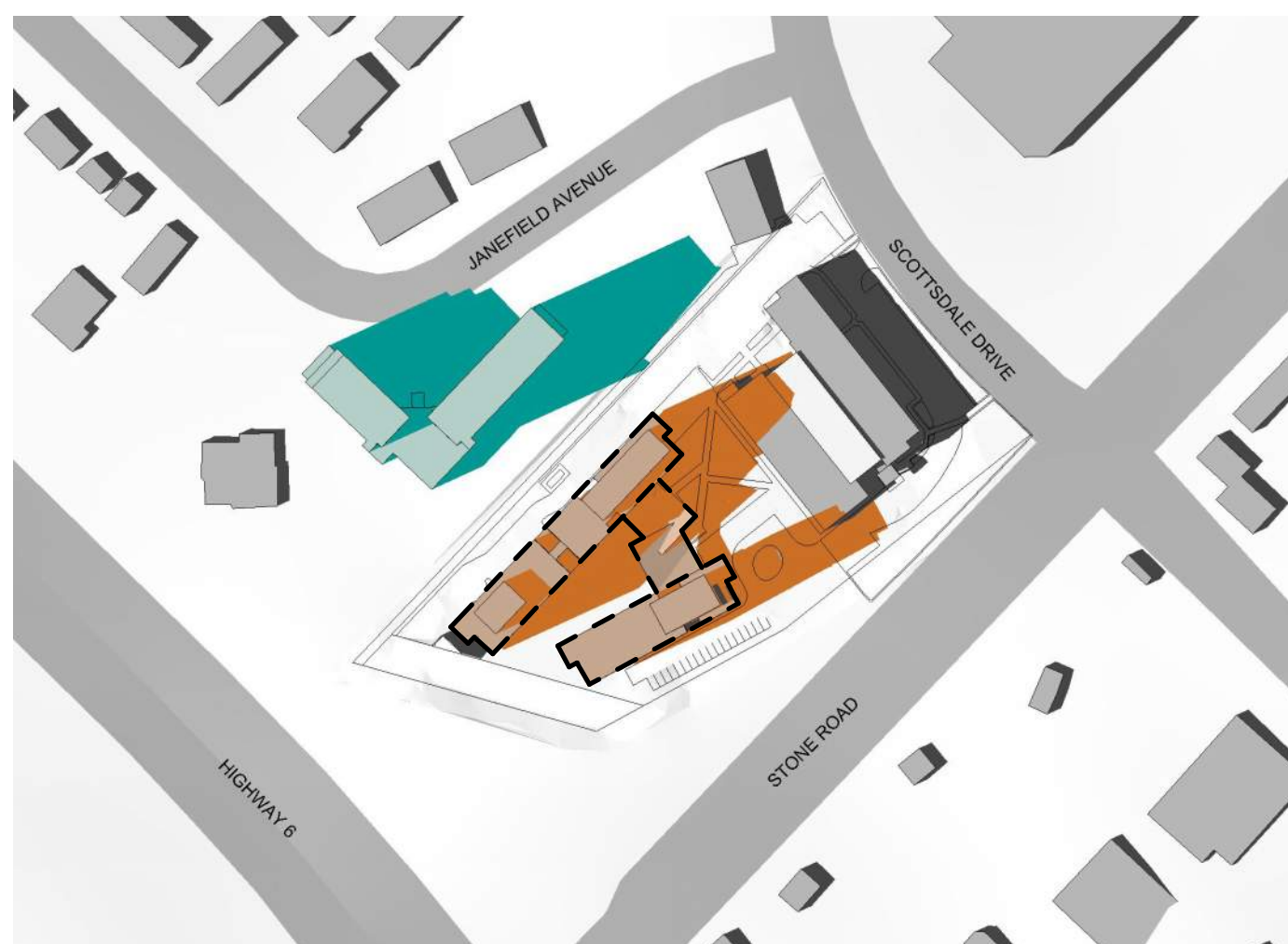
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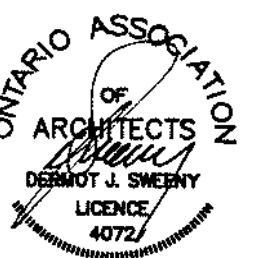
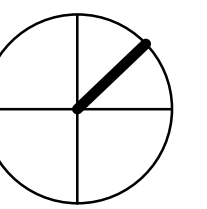
SEPTEMBER 21 - 3:00 PM EDT



SEPTEMBER 21 - 4:00 PM EDT



SEPTEMBER 21 - 5:00 PM EDT



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PROJ. NAME
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Guelph, ON

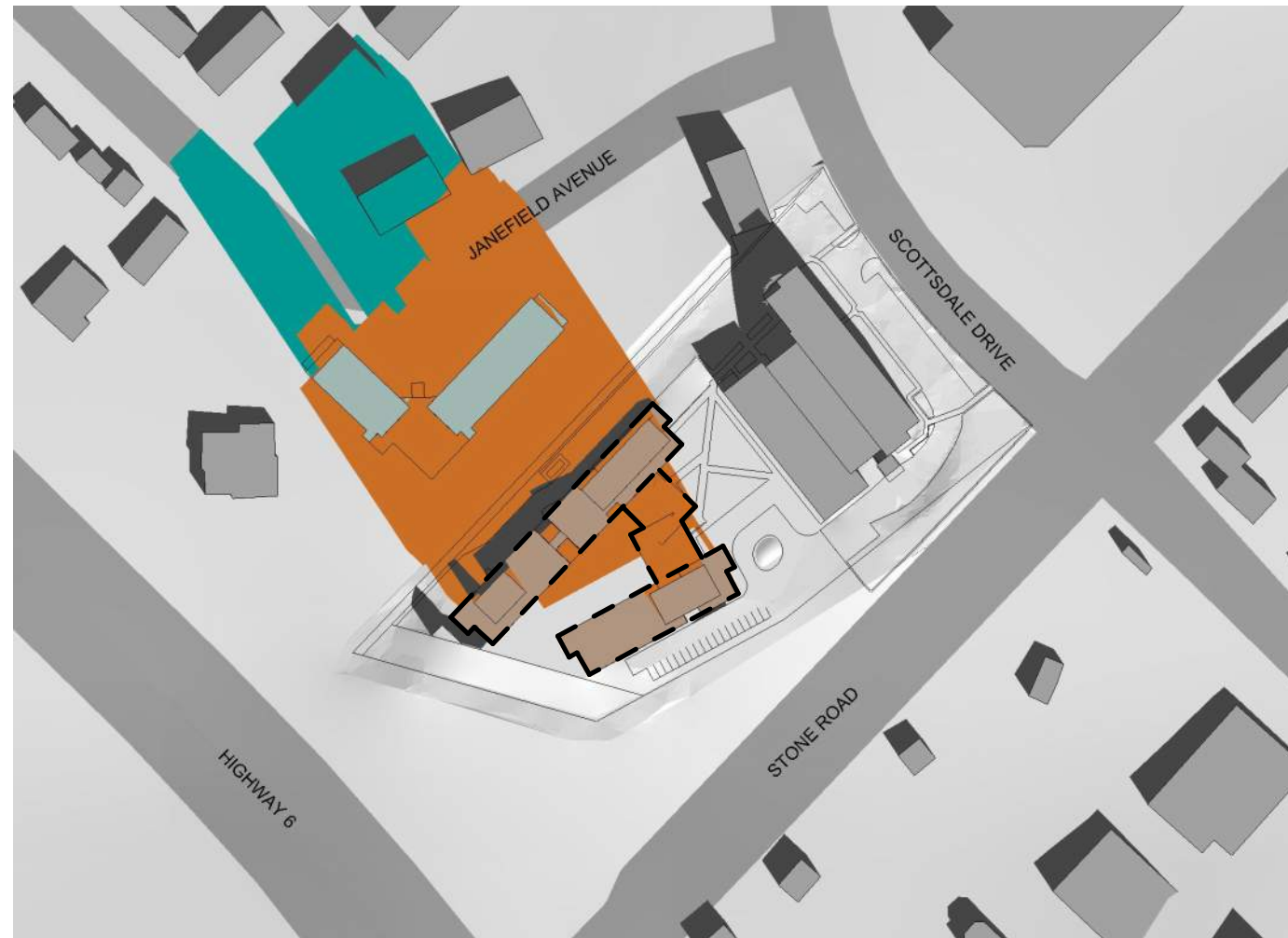
OWNER
Forum 601 Scottsdale LP

DWG TITLE
Shadow Studies September

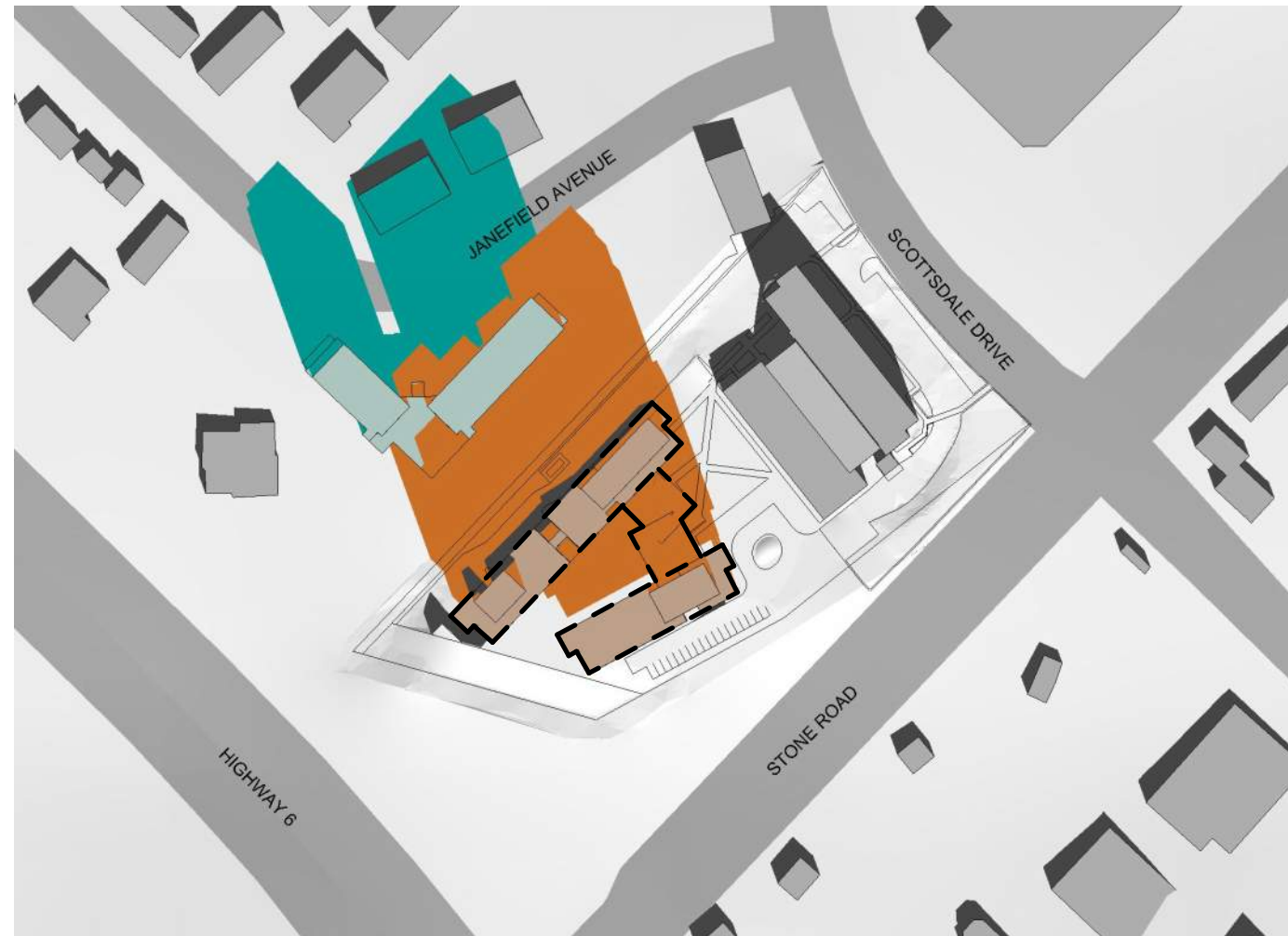
DATE: 07/28/23
SCALE:
DRAWN: AJH
CHECKED: BJS
PROJ. No.: 2305

DWG No.

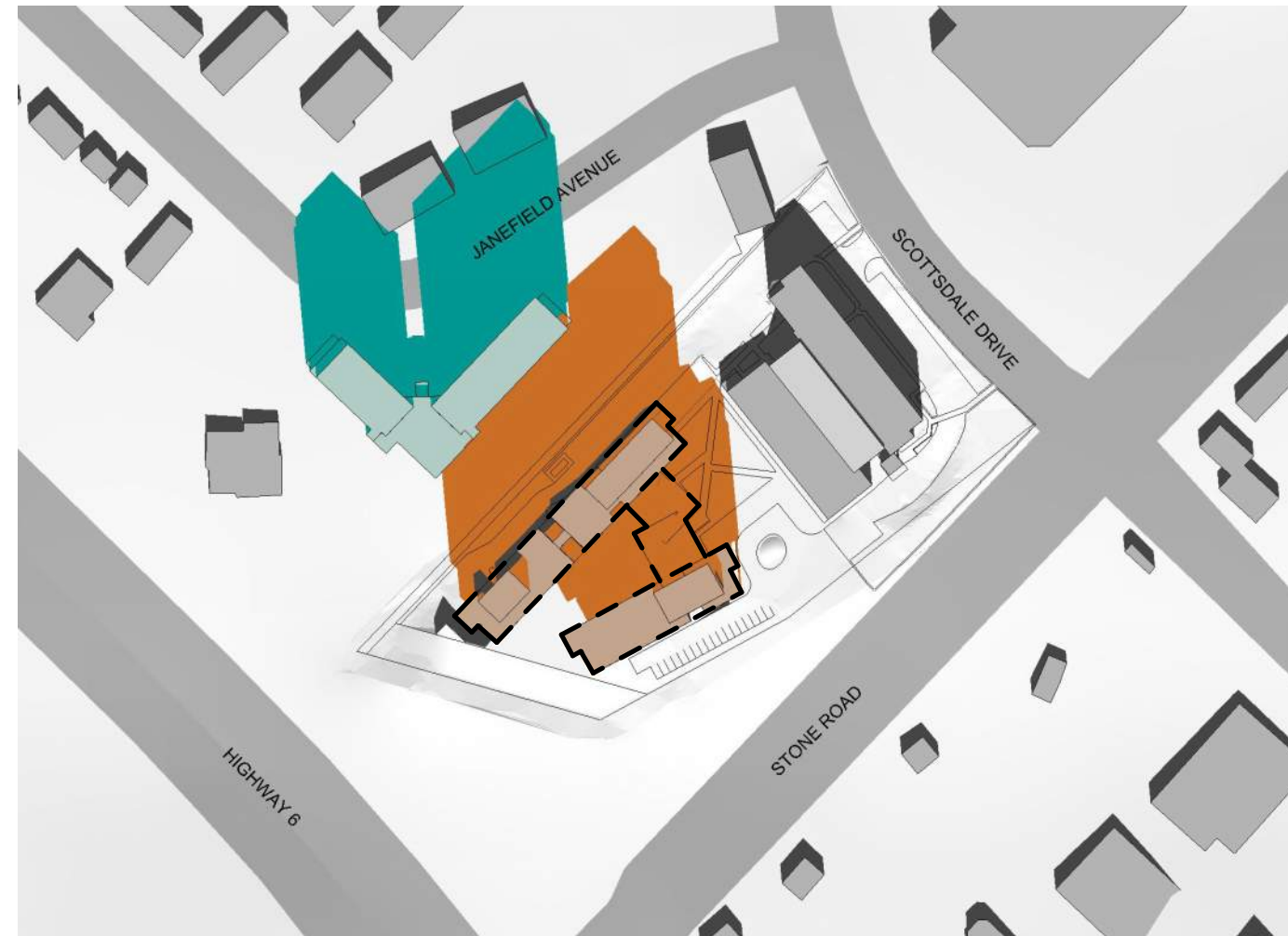
AZ1103



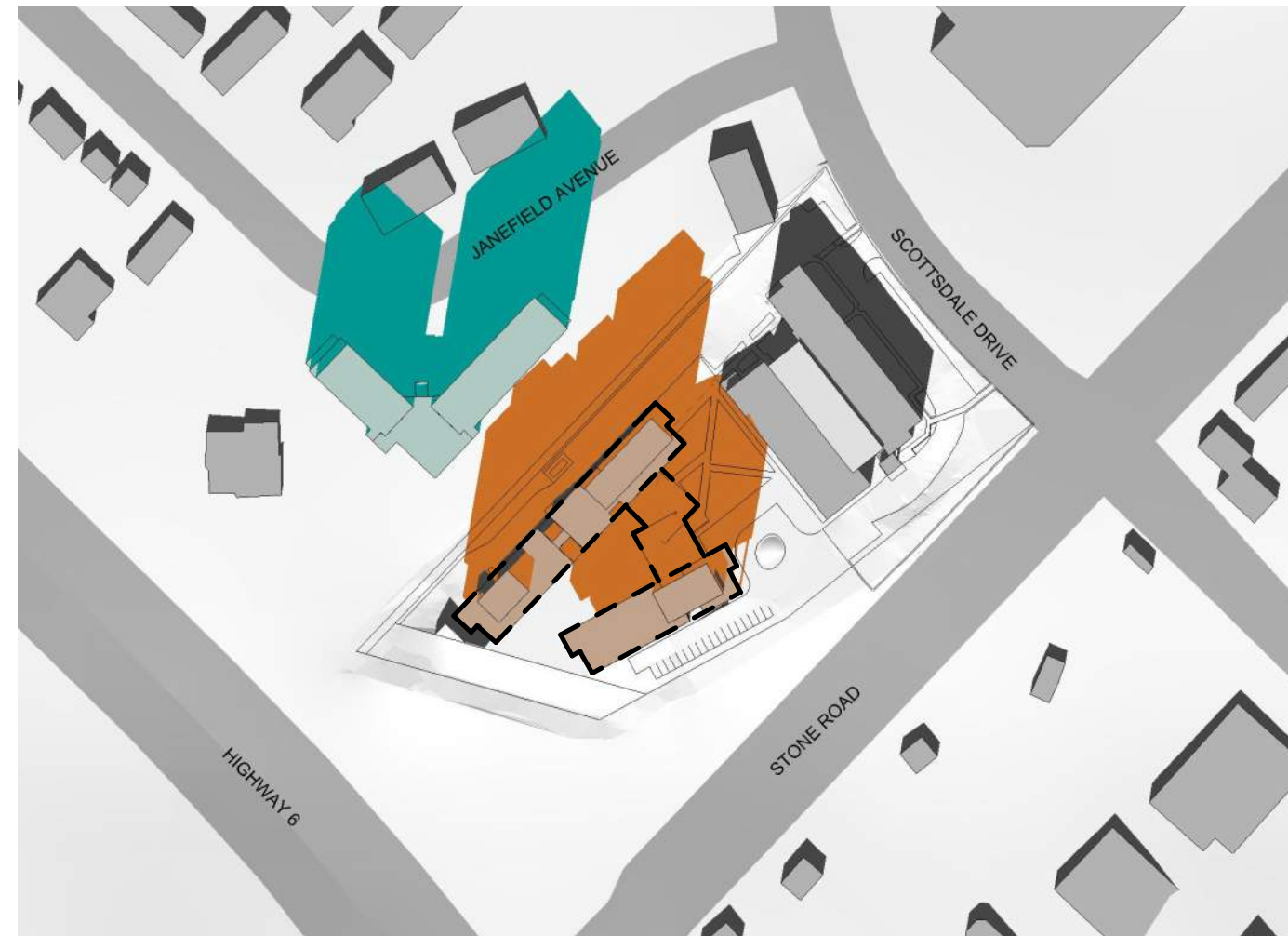
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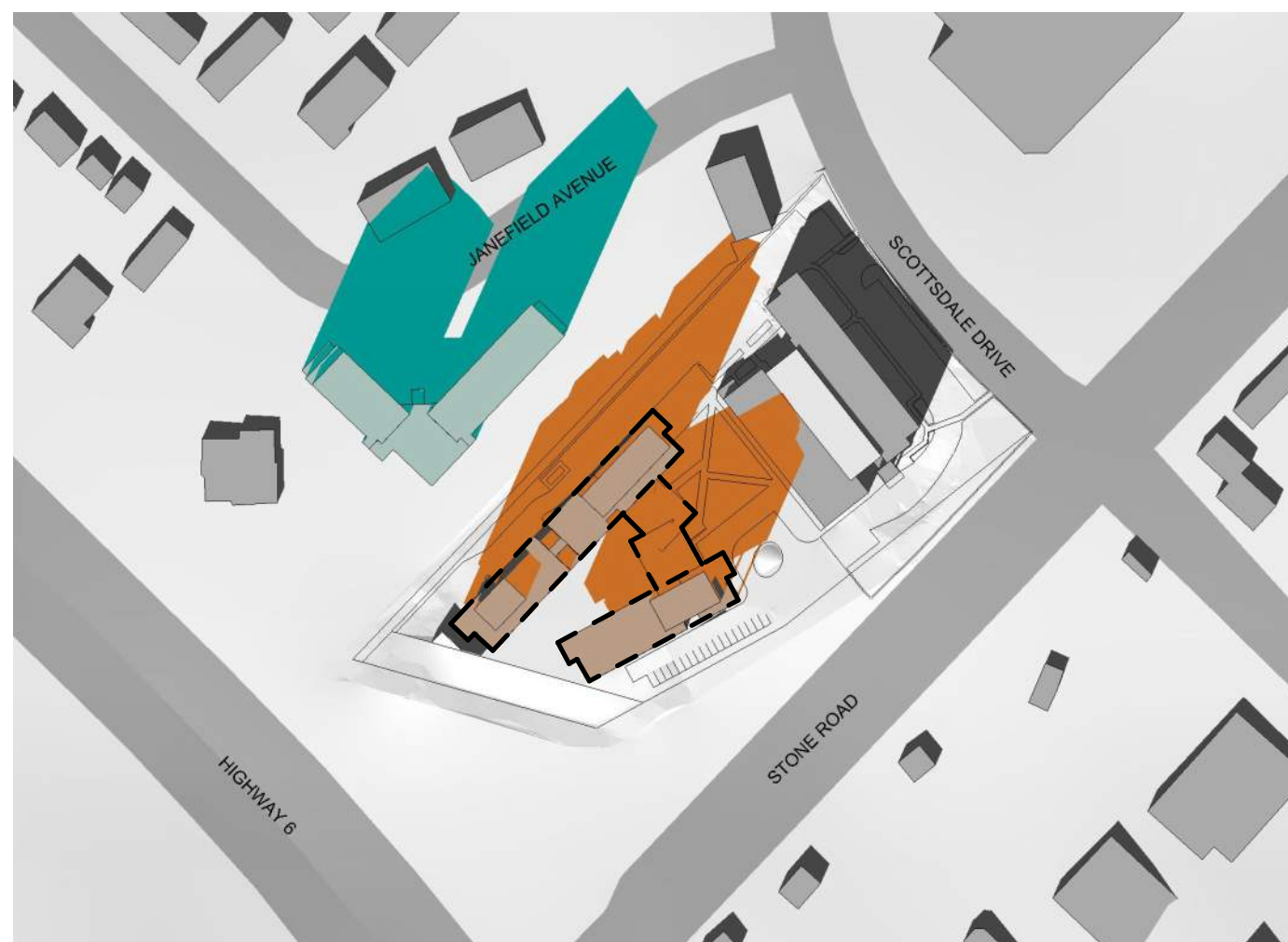
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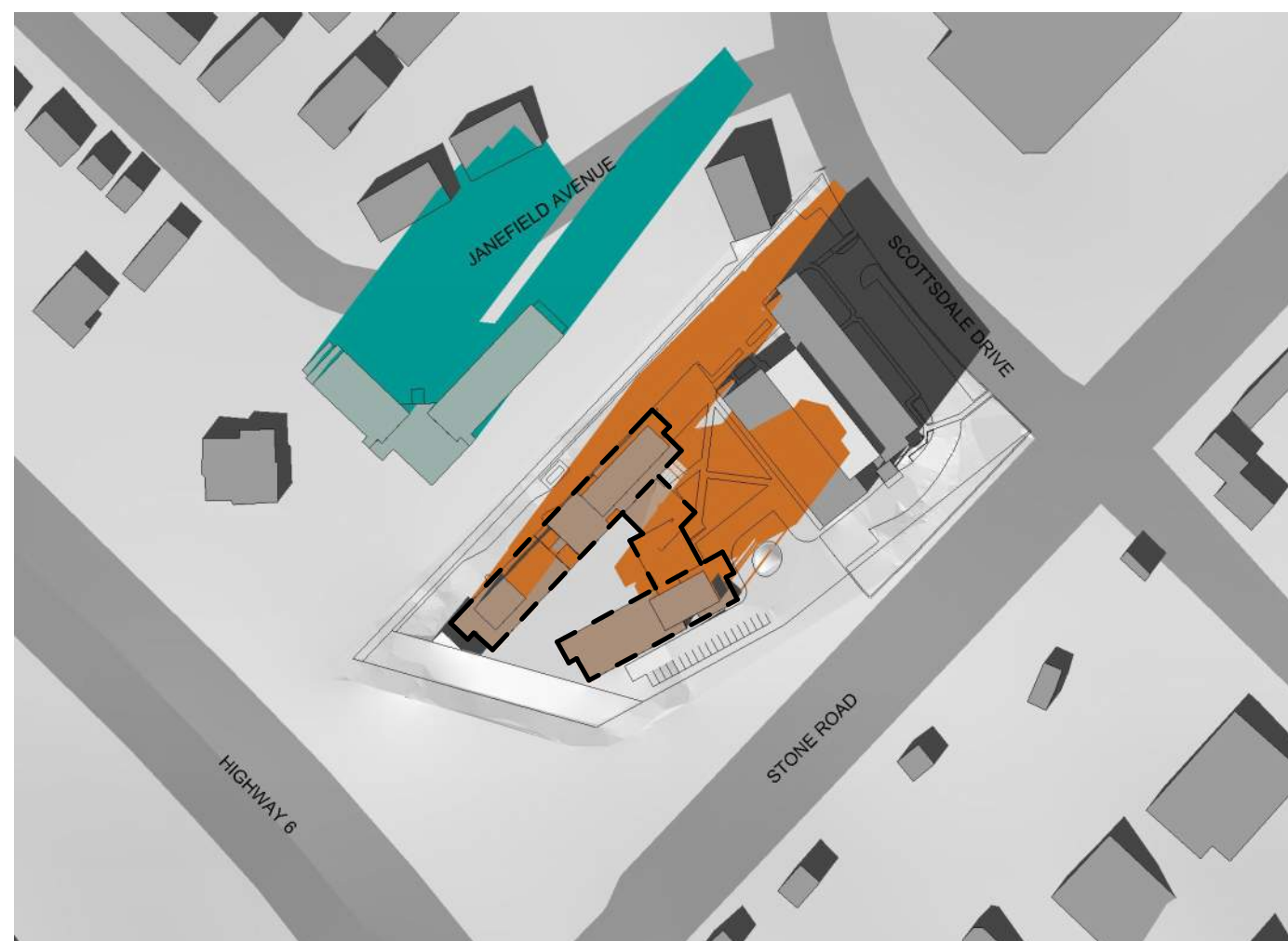
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DECEMBER 21 - 1:00 PM EST



DECEMBER 21 - 2:00 PM EST



DECEMBER 21 - 3:00 PM EST

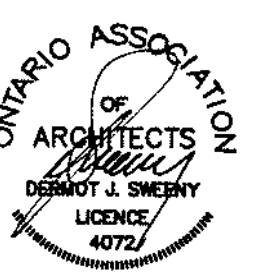
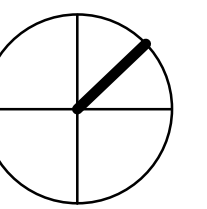
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 Guelph, ON

OWNER
Forum 601 Scottsdale LP

DWG TITLE
Shadow Studies December

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

DWG No.
AZ1104