

**DRAWING NOT TO BE SCALED**  
 This drawing is not to be scaled. Dimensions should be taken from the drawing. The client is responsible for any errors or omissions in the drawing.

23.08.24 Issued for OAC Board Meeting  
 23.08.22 Issued for EPA 128A

**ISSUED**  
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EXISTING ZONING	SC, L-40	EXISTING ZONING	238,238 SF	2.22 ha
SITE AREA	22,236.00 m <sup>2</sup>	SITE AREA	259,238 SF	791 ft
LOT WIDTH	241.20 m	LOT WIDTH	791 ft	
LOT DEPTH	791 ft	LOT DEPTH	241.20 m	

**PROJECT STATISTICS**

PHASE	GFA (Above Grade)	UNIT COUNT	BUILDING HEIGHT
PHASE 1 (TO REMAIN)	8,641.6 m <sup>2</sup>	164 UNITS	5 STOREYS
PHASE 2 (PROPOSED)	21,000.0 m <sup>2</sup>	488 UNITS	7 STOREYS
<b>TOTAL</b>	<b>29,641.6 m<sup>2</sup></b>	<b>652 UNITS</b>	<b>7 STOREYS</b>

<b>RESIDENTIAL UNITS:</b>	137
<b>RESIDENTIAL MIXTURE:</b>	294 UNITS: 1A
<b>AMENITY:</b>	1 UNIT
<b>BICYCLE PARKING:</b>	137
<b>TOTAL BICYCLE PARKING ON SITE:</b>	137
<b>CAR PARKING:</b>	1,300 + m <sup>2</sup>
<b>LOADING:</b>	2 (1 + 1m)
<b>TOTAL PARKING ON SITE:</b>	1,302

**ZONING MATRIX**

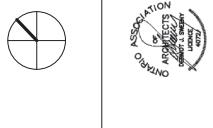
Item	Requirement	Proposed	Comments
1. Zoning	SC, L-40	SC, L-40	✓
2. Height	Max 7.0m	Max 7.0m	✓
3. Density	10 units/ha	10 units/ha	✓
4. Floor Area Ratio	0.4	0.4	✓
5. Setbacks	Front: 3m, Side: 1.5m, Rear: 3m	Front: 3m, Side: 1.5m, Rear: 3m	✓
6. Landscaping	10% of site area	10% of site area	✓
7. Parking	1 space per unit	1 space per unit	✓
8. Amenity	1 amenity per 100 units	1 amenity per 100 units	✓
9. Bicycle Parking	1 space per unit	1 space per unit	✓
10. Loading	2 loading spaces	2 loading spaces	✓
11. Other	None	None	✓

**PROPOSED DEVELOPMENT**

<b>PROPOSED DEVELOPMENT</b>	237 Janefield Ave (8 & 10 Storey)
<b>PHASE 1</b>	Existing 5 Storey Building
<b>PHASE 2</b>	Proposed 7 Storey Building
<b>PHASE 2 Block A</b>	Proposed 7 Storey Building
<b>PHASE 2 Block B</b>	Proposed 7 Storey Building
<b>PHASE 2 Amenity</b>	Proposed 1 Storey Amenity

**AMENITY**

<b>AMENITY</b>	1 UNIT
<b>TOTAL PARKING ON SITE</b>	1,302
<b>LOADING</b>	2 (1 + 1m)
<b>BICYCLE PARKING</b>	137
<b>TOTAL BICYCLE PARKING ON SITE</b>	137



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**PROJ. NAME:**  
 ALMA GUELPH PHASE 2  
 801 Scottsdale Dr  
 Guelph, ON

**OWNER:**  
 Forum 801 Scottsdale LP

**DWG TITLE:**  
 Site Plan

**DATE:** 03/13/23  
**SCALE:** 1:400  
**DRAWN:** AH/BJS  
**CHECKED:** SB/UG  
**PROJ. NO.:** 2305

**AZ101**

