

Regulations	Required	Provided	Conforms
Minimum Lot Frontage	300 m	122.2 m	Yes
Minimum Front and Exterior Side Yard in accordance with section 4.24	6.0 m	Front Yard: 24.1 m min. Ext. Side Yard: 19.4 m min.	Yes
Minimum Side Yard in accordance with section 6.4.2	6.0 m or 1/2 of Building Height, whichever is greater.	16.0 m min.	Yes
Minimum rear Yard	1/2 of Building Height, 6.0 m min.	113.2 m min.	Yes
Maximum Building Height in accordance with Section 6.4.3.1.40.2	8 storeys	5 storeys	Yes
Buffer Strips	Where a SC Zone abuts any Residential, Institutional, Park, Wetland, or Urban Reserve Zone.	1.5 m buffer strip provided	Yes
Parking Dimensions in accordance with Section 6.4.3.1.40.22	Each parking space shall have a width of 2.75 m and a depth of 5.5 m.	All new parking spaces are 2.75 m x 5.5 m min.	Yes
Parking in accordance with Section 4.13	Requirements for Apartment Dwelling Units: 1.5/unit for first 20 units, 1.25/unit for units in excess of 20; 0 parking spaces required. Requirements for Student Residence: 1 space for every 2 bedrooms; 89 parking spaces required. Total parking spaces required: 89 spaces	210 parking spaces	Yes
Designated accessible parking ratio in accordance with Section 4.13	2 designated accessible spaces for 51-200 required parking spaces.	5 accessible spaces	Yes
Minimum Landscaped Open Space	10% of the Lot Area	10360.0 m ² (47% of lot area)	Yes
Enclosed Operations in accordance with Section 4.22	The operations of every Commercial or Institutional Zone use shall be conducted within an enclosed Building or Structure.	Enclosed Building	Yes
Garbage, Refuse Storage and Composters in accordance with Section 4.9	Within the main building or any accessory building; in container or composter located in a Side or Rear Yard.	Garbage loading area for private pick-up located in Rear Yard	Yes
Planting Area	3 m wide maintained landscaped strip adjacent to the Street Line, exceptions for required entry ramps.	3 m	Yes
Maximum density	150 units/ha for student residence or apartment building; a suite shall be equivalent to a unit for this purpose	74 units/ha	Yes

PROJECT STATISTICS

		Existing	Proposed			Existing	Proposed		
601 Scottsdale Drive		Existing Zoning	SC. 1-40	Building Area	3,253.30 m ²	NO CHANGE	Vehicle Parking Spaces	261	210
		Site Area	22,226.00 m ²	Building Height	-	NO CHANGE	Bicycle Parking Spaces	-	-
		Frontage	122.20 m	Units per Hectare	61	74	Long Term	-	83
		Depth	241.20 m				Short Term	-	10

Area Calculations (Existing)

Floor	GCA		Deductions		GFA	
	m ²	ft ²	m ²	ft ²	m ²	ft ²
Level 1	3,253.3	35,018	0.0	0	3,253.3	35,018
Level 2 + Mezzanine	1,438.5	15,484	0.0	0	1,438.5	15,484
Level 3	1,316.6	14,172	0.0	0	1,316.6	14,172
Level 4	1,316.6	14,172	0.0	0	1,316.6	14,172
Level 5	1,316.6	14,172	0.0	0	1,316.6	14,172
TOTAL	8,641.6	93,017	0.0	0	8,641.6	93,017

Amenity Space (Existing)

Floor	Indoor Amenity		Outdoor Amenity	
	m ²	ft ²	m ²	ft ²
Level 1	827.5	8,907	189.9	2,044
Mezzanine	121.9	1,312	0.0	0
TOTAL	949.4	10,219	189.9	2,044

Suite Types (Existing)

Types	Floor					Total		Suite %
	Level 1	Level 2	Level 3	Level 4	Level 5	Beds	Suites	
Studio	6	33	33	31	31	134	134	98.5%
1 Bedroom	0	0	0	1	1	2	2	1.5%
2 Bedroom	0	0	0	0	0	0	0	0%
Total	6	33	33	32	32	136	136	

Area Calculations (Proposed)

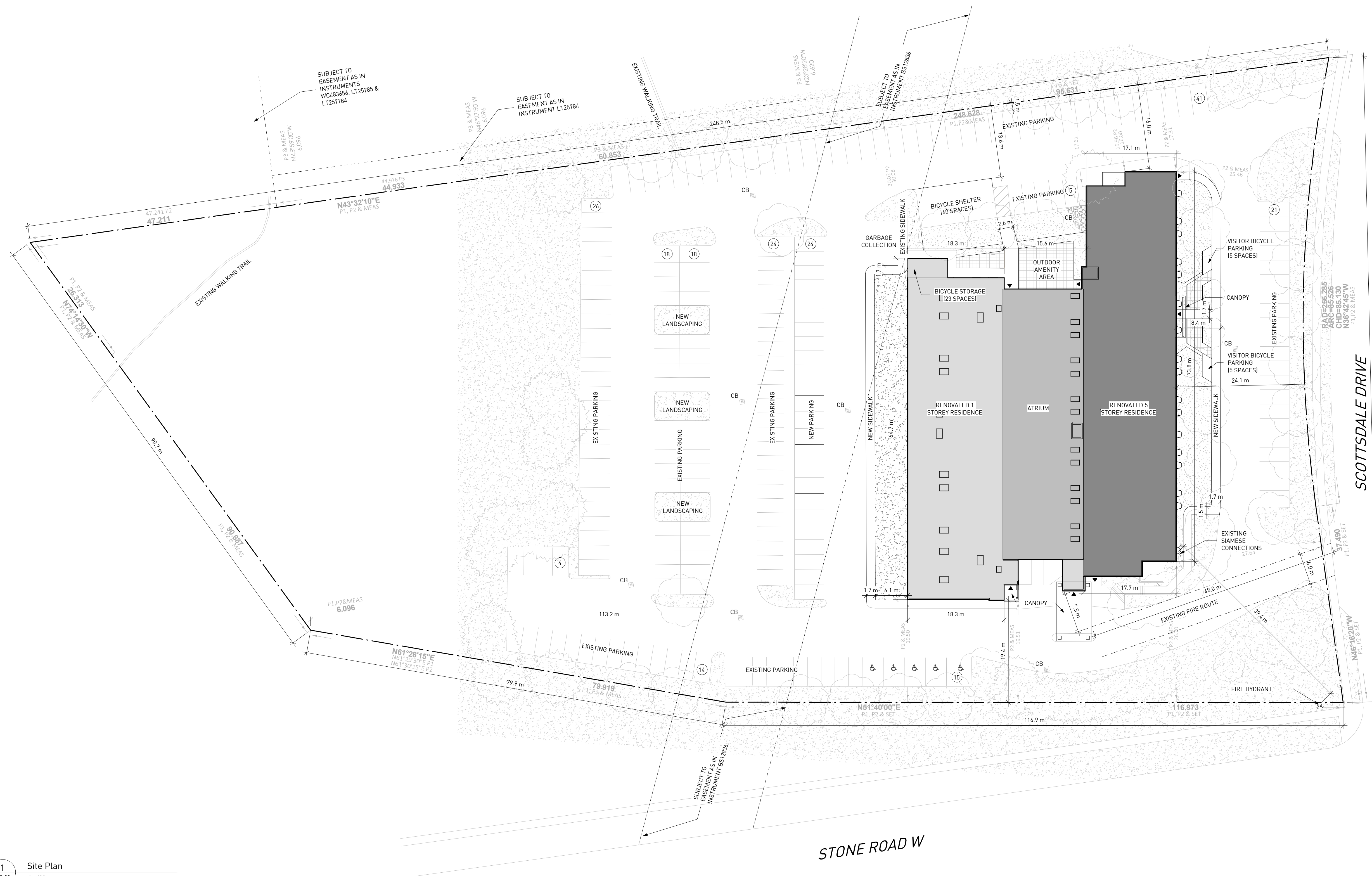
Floor	GCA		Deductions		GFA	
	m ²	ft ²	m ²	ft ²	m ²	ft ²
Level 1	3,253.3	35,018	0.0	0	3,253.3	35,018
Level 2 + Mezzanine	1,438.5	15,484	0.0	0	1,438.5	15,484
Level 3	1,316.6	14,172	0.0	0	1,316.6	14,172
Level 4	1,316.6	14,172	0.0	0	1,316.6	14,172
Level 5	1,316.6	14,172	0.0	0	1,316.6	14,172
TOTAL	8,641.6	93,017	0.0	0	8,641.6	93,017

Amenity Space (Proposed)

Floor	Indoor Amenity		Outdoor Amenity	
	m ²	ft ²	m ²	ft ²
Level 1	1,174.6	12,643	185.8	2,000
Mezzanine	121.9	1,312	0.0	0
TOTAL	1,296.5	13,955	185.8	2,000

Suite Types (Proposed)

Types	Floor					Total		Suite %
	Level 1	Level 2	Level 3	Level 4	Level 5	Beds	Suites	
Studio	18	33	33	33	33	150	150	91.5%
1 Bedroom	1	0	0	0	0	1	1	0.6%
2 Bedroom	13	0	0	0	0	26	13	7.9%
Total	32	33	33	33	33	177	164	



COM_N

General Notes:
 Do not scale drawings. Contractor to verify all dimensions on site and report any errors or omissions to the architect in writing before work commences.
 This drawing is the property of the Architect and may not be reproduced or used without the expressed written consent of the Architect.
 Copyright © COMN Architects Inc. All rights Reserved.
 Note: All drawings and specifications to be in accordance with D.A. Derksen Design Drawings.

#	DATE	ISSUES & REVISIONS
11	2022-03-01	Issued for Construction Coordination
9	2022-02-07	Reissued for ZBA
8	2022-02-07	Issued for Addendum No.1
6	2021-12-20	Reissued for Building Permit
5	2021-12-03	Issued for Tender
4	2021-11-10	Issued for Building Permit
3	2021-10-29	Issued for ZBA
2	2021-10-26	Issued for Review & Coordination
1	2021-08-26	Issued for Review

CLIENT: CLIENT LOGO:
FORUM EQUITY PARTNERS
 18 BAY STREET, EAST PODIUM,
 SECOND FLOOR
 TORONTO, ON
 M5J 2T3
 ARCHITECT: STAMP:

COMN ARCHITECTS
 50 Carroll Street
 Toronto, ON M4M 3G3
 416.961.0051
 info@comnarchitects.com

PROJECT:
Guelph Student Residence
 PROJECT ADDRESS: NORTH ARROW:
**601 SCOTTSDALE DRIVE
 GUELPH, ON**

DATE: March 2022
 PROJECT NO.: 21-19 SCALE: As indicated

Site Plan