

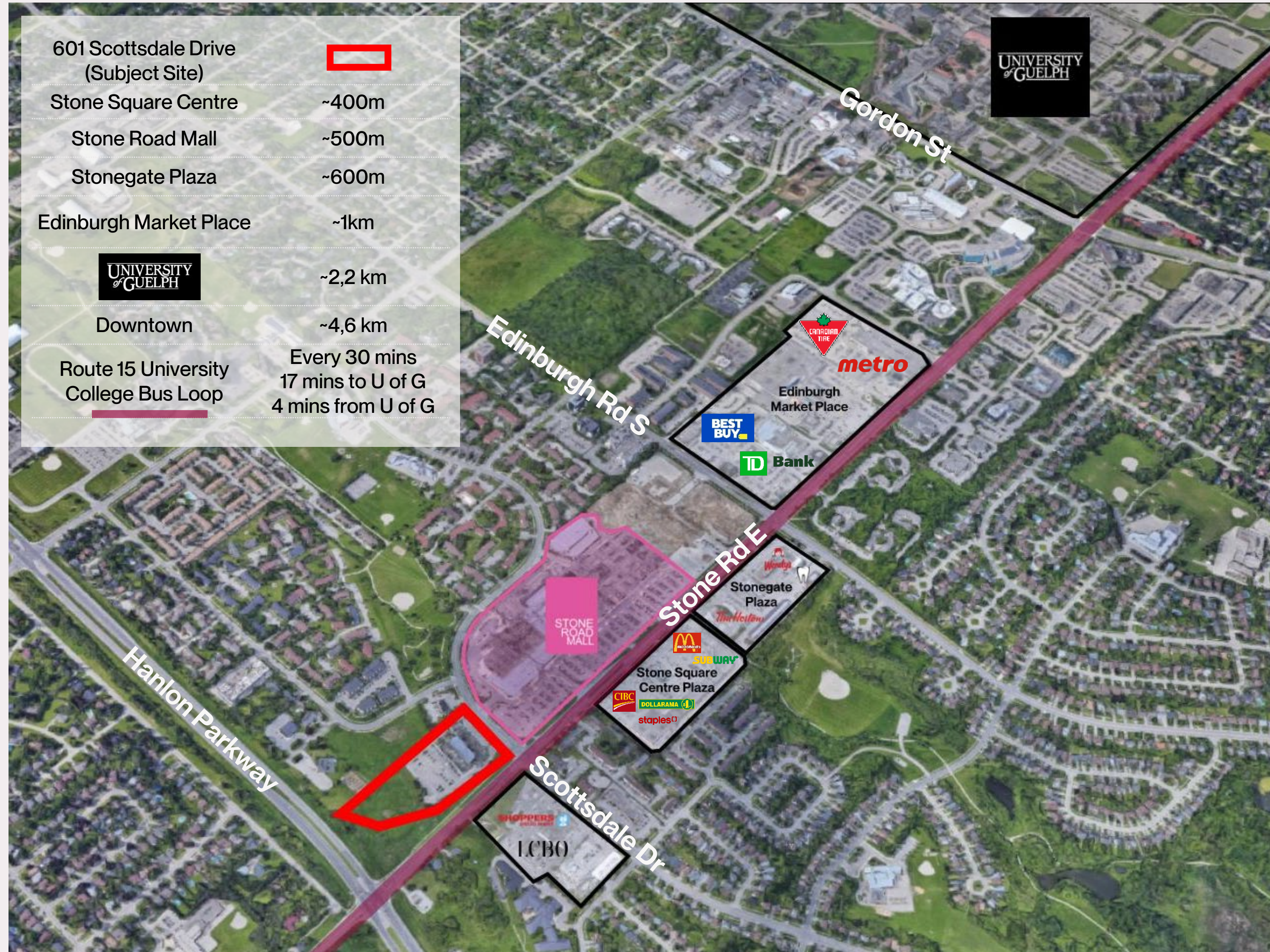
June 11, 2024

601 Scottsdale Drive

Public Meeting



Context Map



Existing Development (Phase 1)

ALMA Guelph Phase 1

The Project

- Conversion of the former Holiday Inn hotel
- 164 units/suites (177 bedrooms)
- Fully occupied in September 2023
- Amenity rich building including a gym, games room, commercial grade kitchen, barbecue area, large atrium, study spaces, and bike storage

Planning Approvals

- Zoning approved May 2022
- Site Plan approved October 2022



ALMA Guelph Phase 2



Overview

Phase 2 of ALMA Guelph will provide a highly amenitized, purpose-built student housing accommodation.

Phase 2 will introduce **489 units** (587 beds).

Combined with Phase 1, a total of 653 units (764 beds) will be delivered on the 5-acre site.



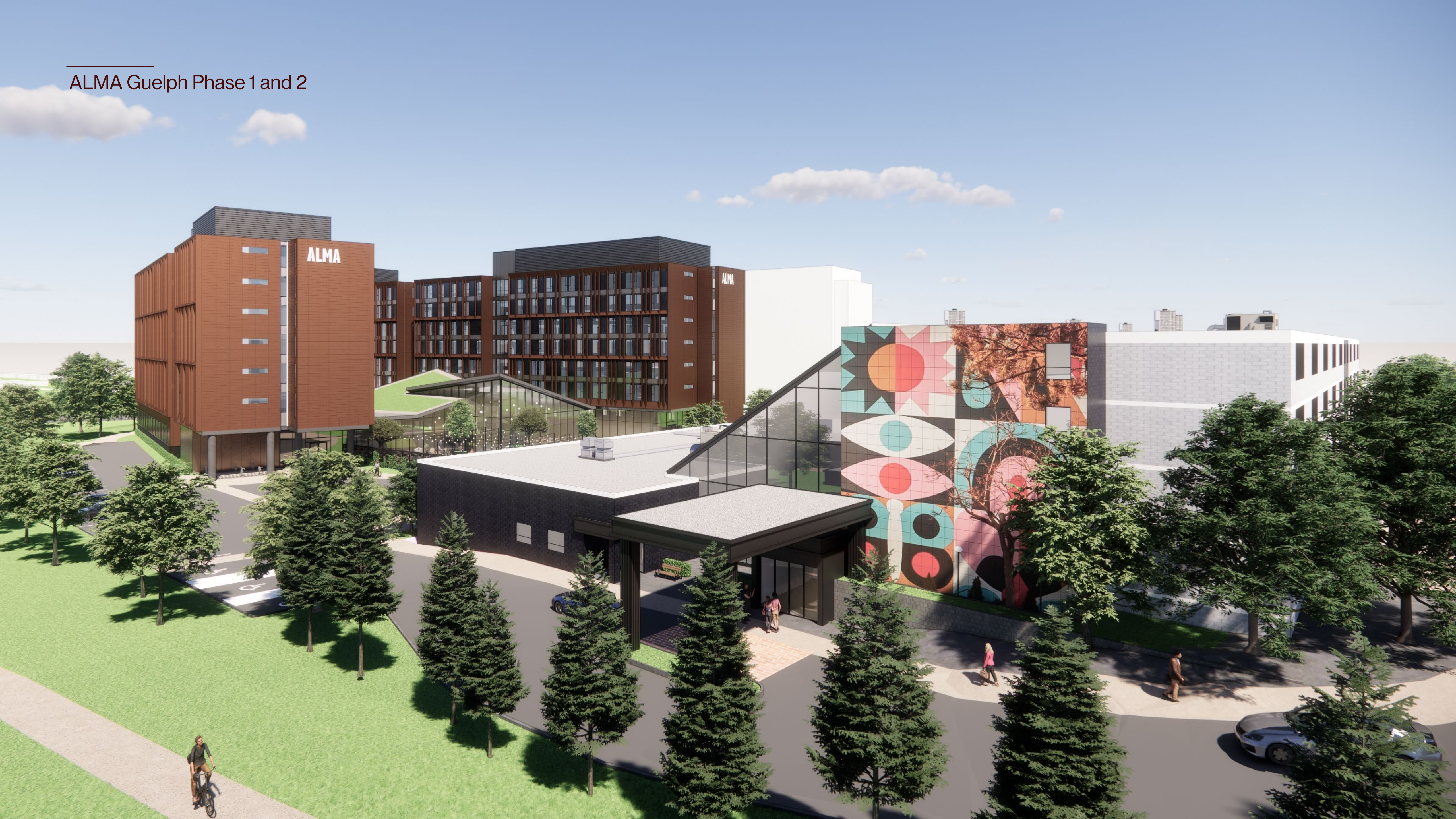
ALMA Guelph Phase 2

Proposed

- Two seven (7) storey buildings
- 489 units/suites (587 bedrooms)
- Large indoor amenity area connecting the two buildings
- Extensive outdoor amenity programming
- Indoor and outdoor amenities available to residents at both Phase 1 and 2
- Structure and surface car parking
- Secure indoor bicycle parking



ALMA Guelph Phase 1 and 2



Planning Applications

Official Plan Amendment

- To increase density from 250 units / hectare to 300 units / hectare

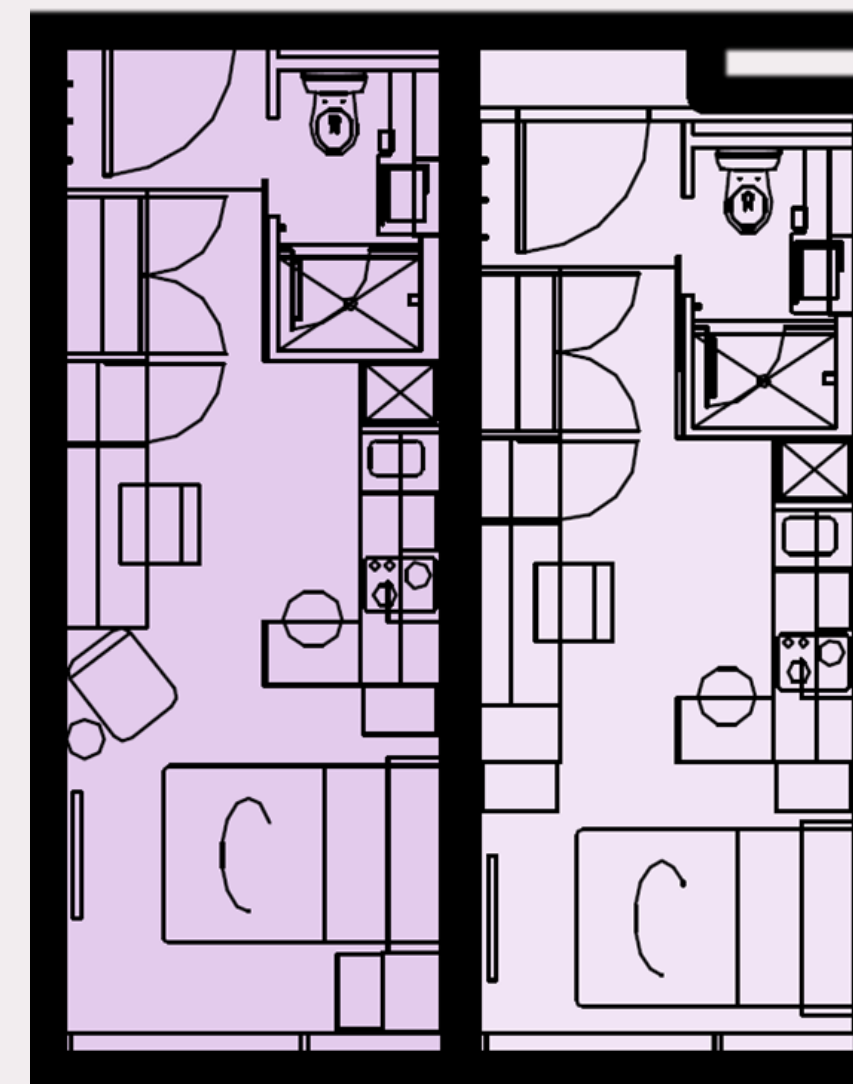
Zoning By-law Amendment

1995 By-law

- Increase density to 300 units per hectare
- Reduce interior side yard setback
- Reduce parking

2023 Draft By-law (Not in Effect)

- Remove holding provision
- Increase density to 300 units per hectare
- Increase the angular plane near church
- Reduce landscaped buffer strip
- Site specific electric vehicle parking regulations
- Site-specific bicycle parking requirement



STUDIO **NANO**

**For illustration purposes only.*

Typical Unit Sizes

2 Bed : +/- 500 sqft

Studio: +/- 240 sqft

Nano: +/- 220 sqft

Supporting Reports/Studies



- Architectural Plans



- Functional Servicing and Stormwater Management Report
- Preliminary Hydrogeological Report
- Geotechnical Investigation



- Traffic Impact and Parking Study



- Planning Justification Report
- Urban Design Brief



- Phase 1 & 2 Environmental Site Assessment



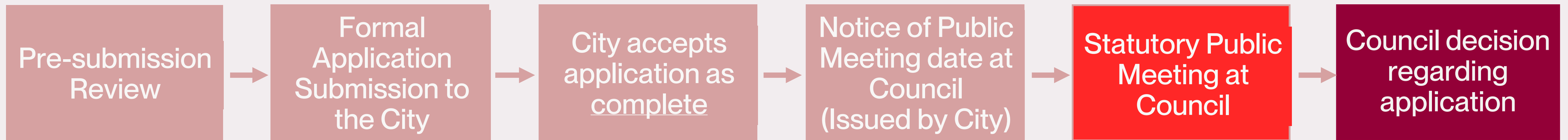
- Noise and Vibration Impact Study
- Pedestrian Wind Comfort Assessment



- Arborist Report
- Landscape Plans

Next Steps

Where we are currently...



We are here.

Thank You

Forum

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