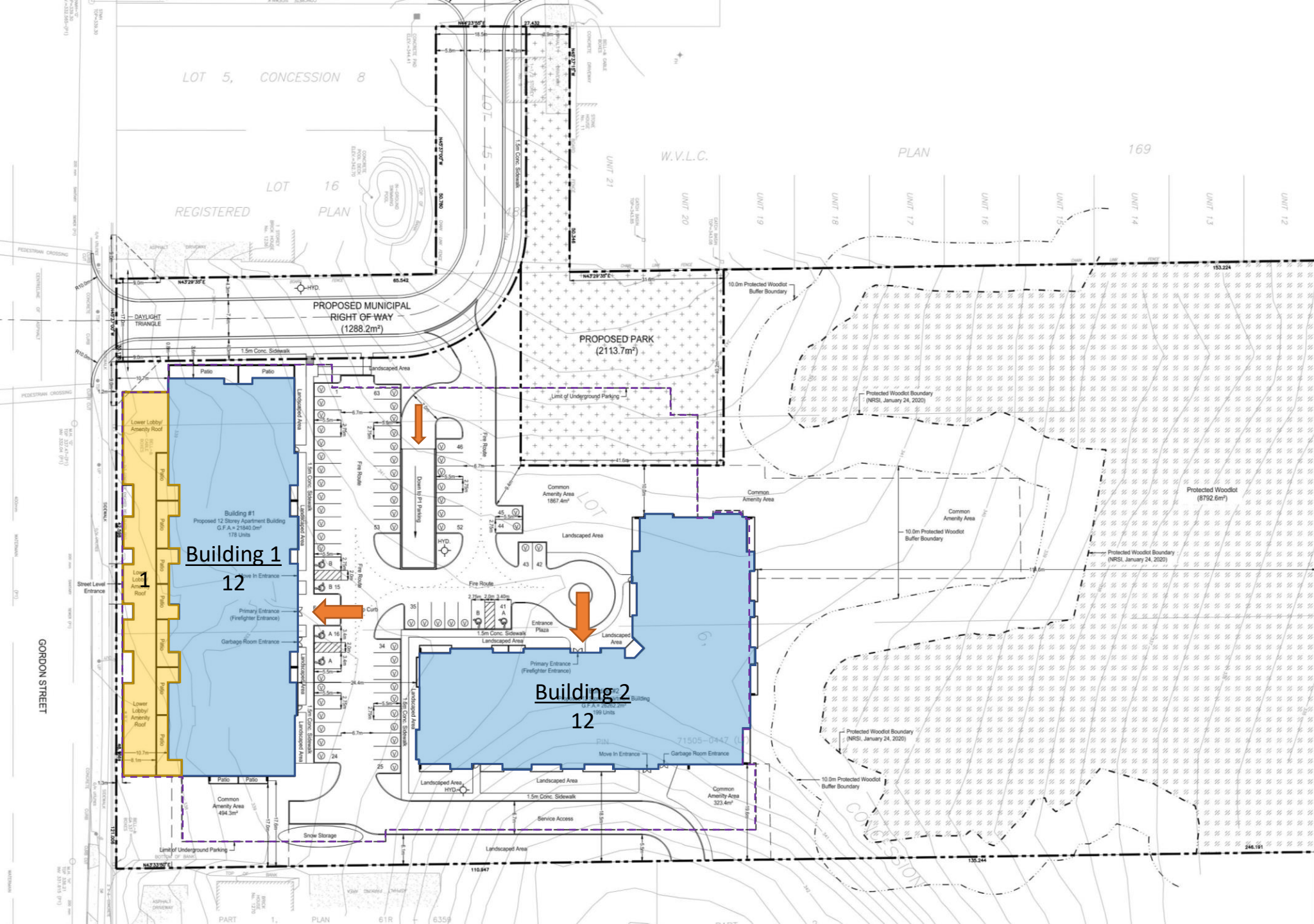





1242-1260 Gordon Street and 9 Valley Road, Guelph
City Council Public Meeting



 12 floors

 1 floors

 Outline of Underground Parking
523 Parking Spaces

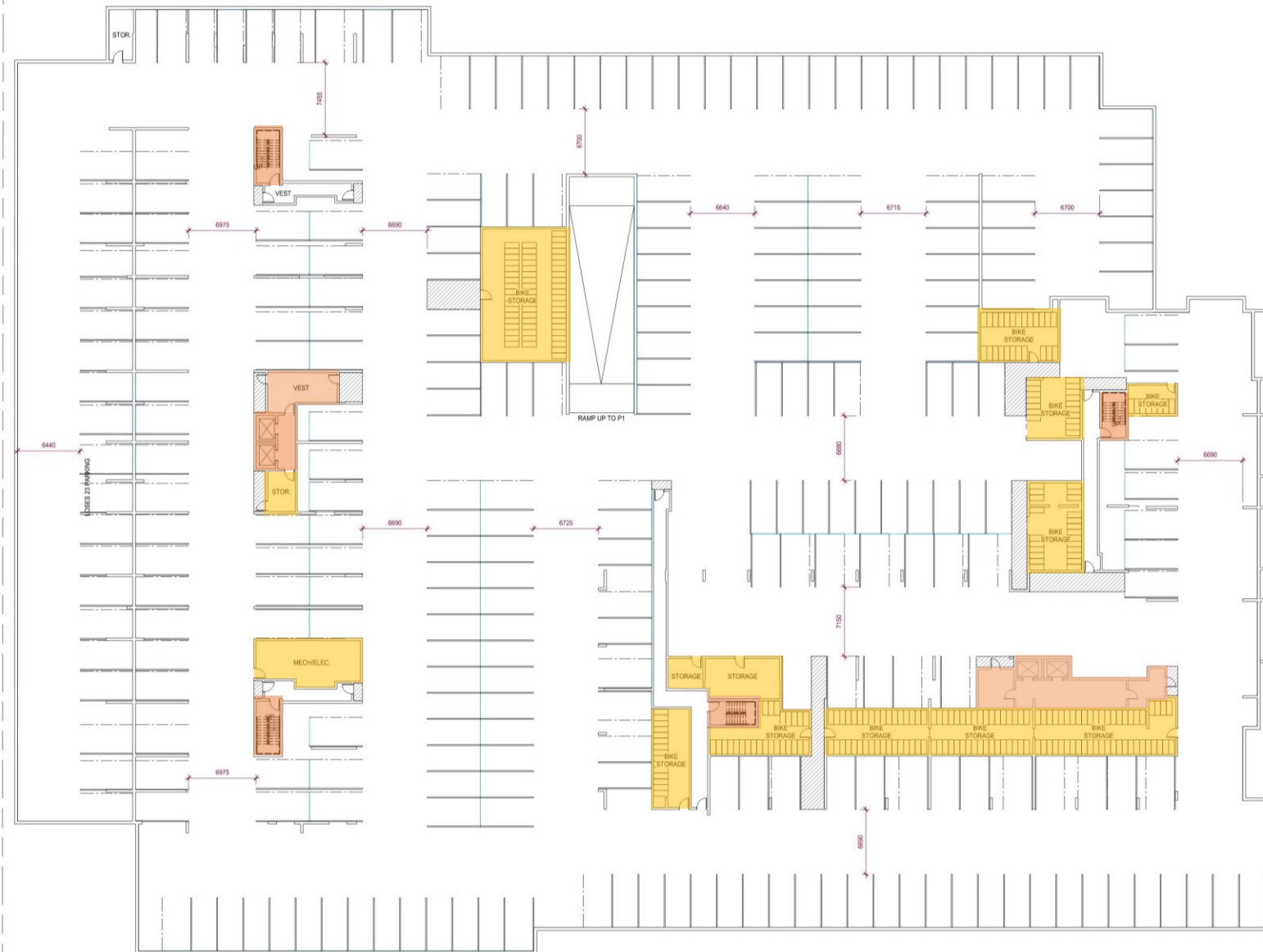
Building 1

GF	15 Units/ Floor
2F	16 Units/ Floor
3F – 10F	16 Units/ Floor
11F	10 Units/ Floor
12F	8 Units/ Floor
Total:	177 Units

Building 2

GF	12 Units/ Floor
2F	18 Units/ Floor
3F – 10F	18 Units/ Floor
11F	15 Units/ Floor
12F	11 Units/ Floor
Total:	200 Units

Total Units on Site: 377 Units



- COMMON SPACE
- SERVICE/ STORAGE SPACE
- AMENITY SPACES
- SUITES

P2 - 279 PARKING
 P1 - 244 PARKING

SITE – 523 PARKING

P2
 Typ. 11,442 m²

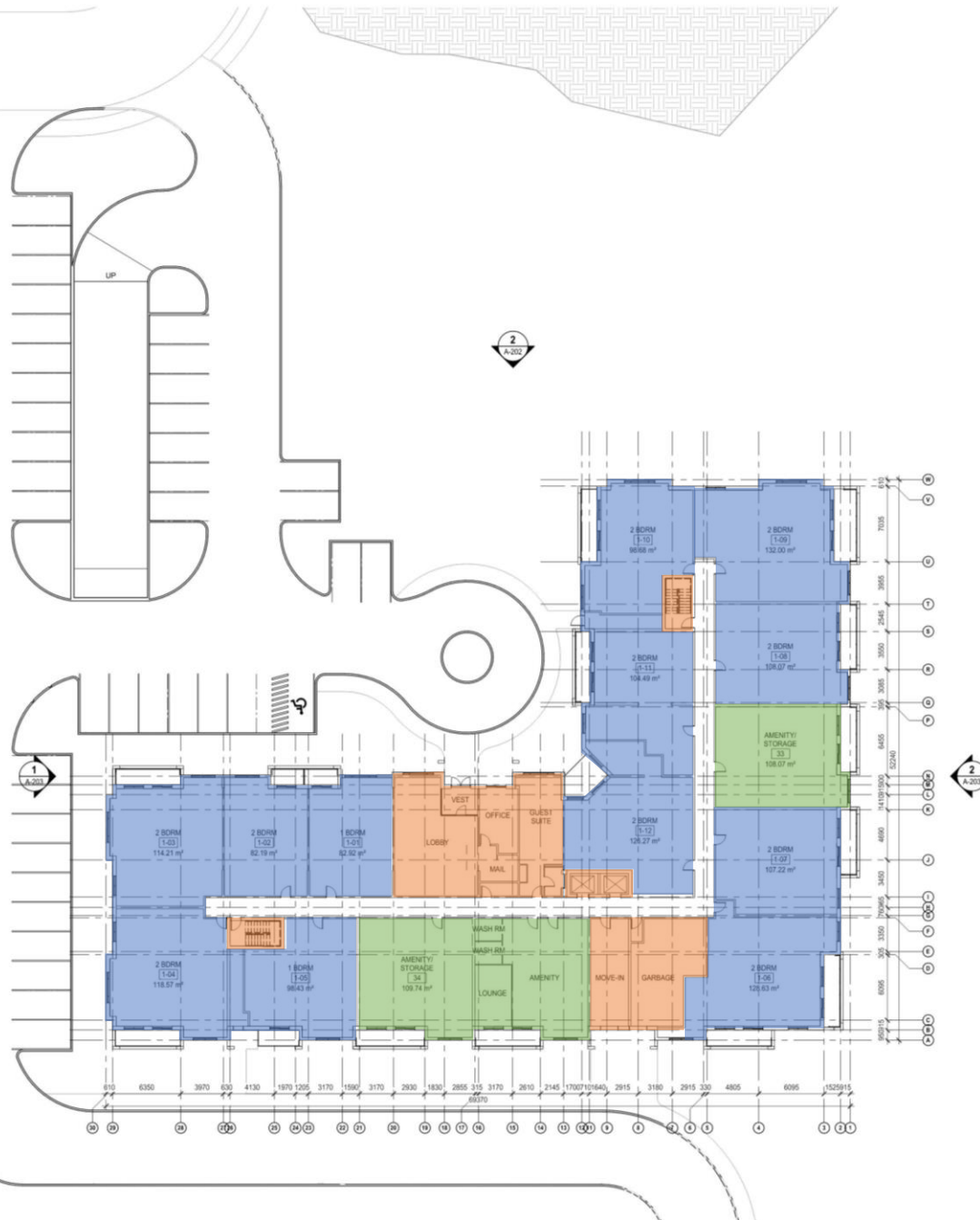
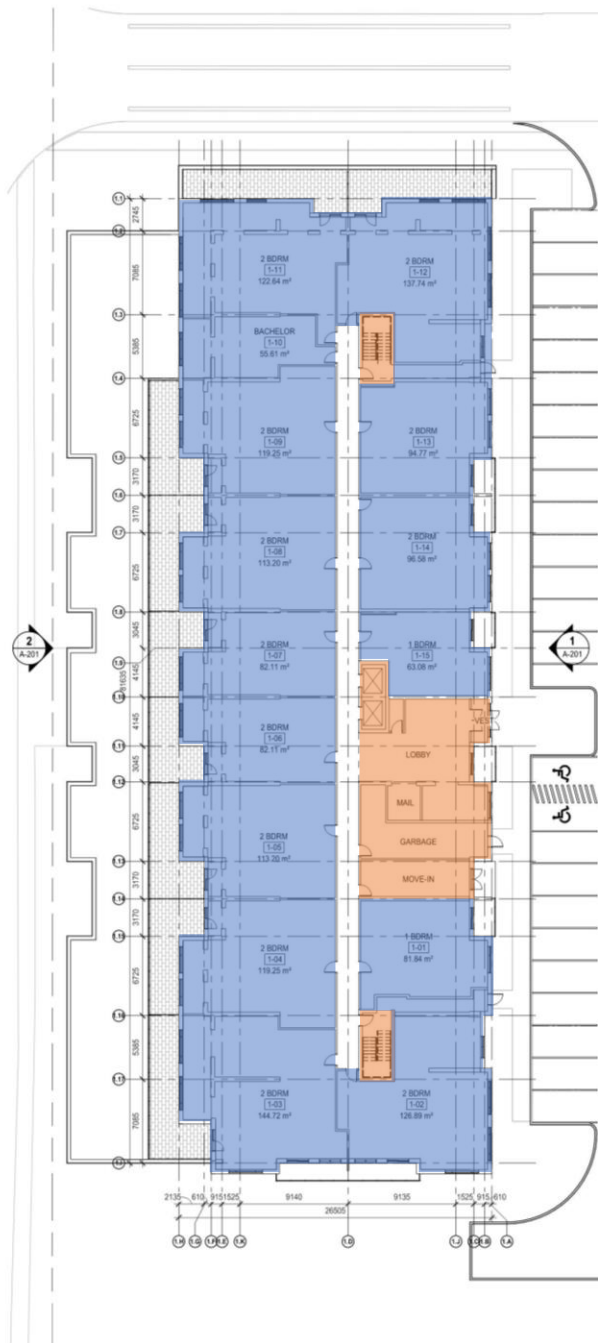


- COMMON SPACE
- SERVICE/STORAGE SPACE
- AMENITY SPACES
- SUITES

P2 - 279 PARKING
 P1 - 244 PARKING

SITE – 523 PARKING

P1
 Typ. 11,442 m²

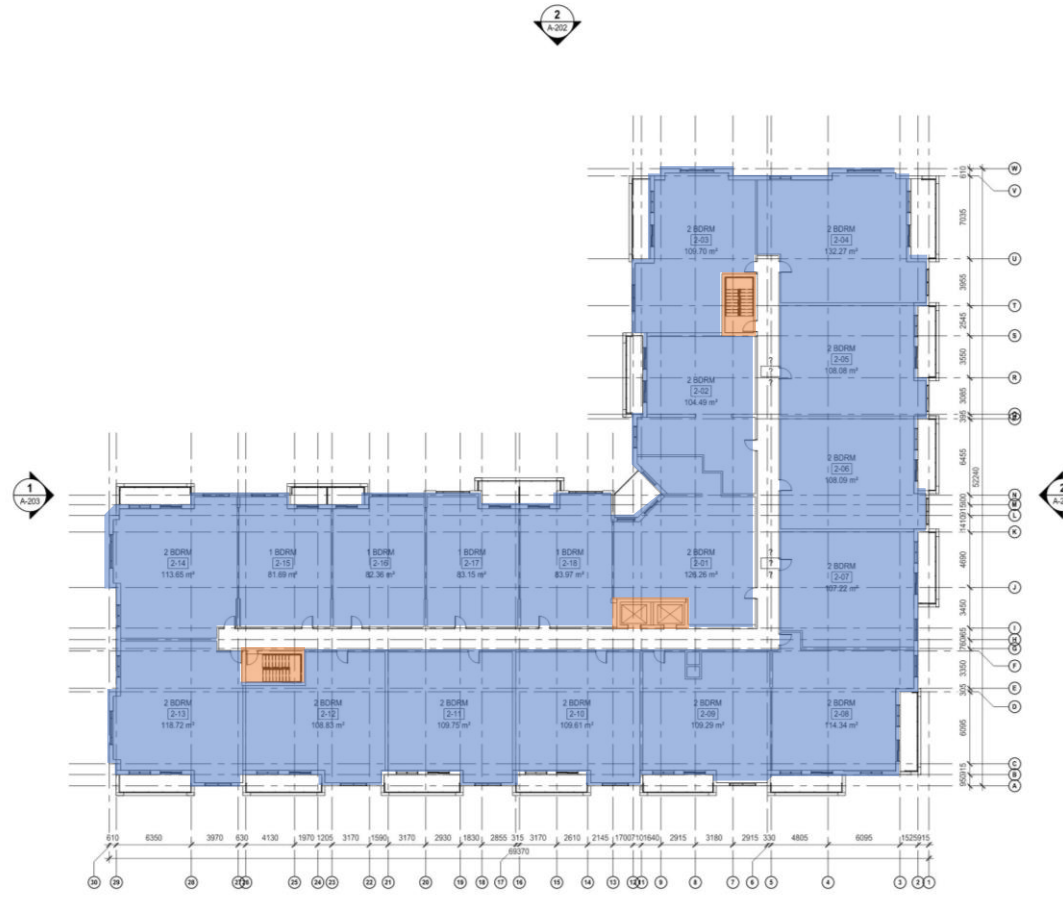
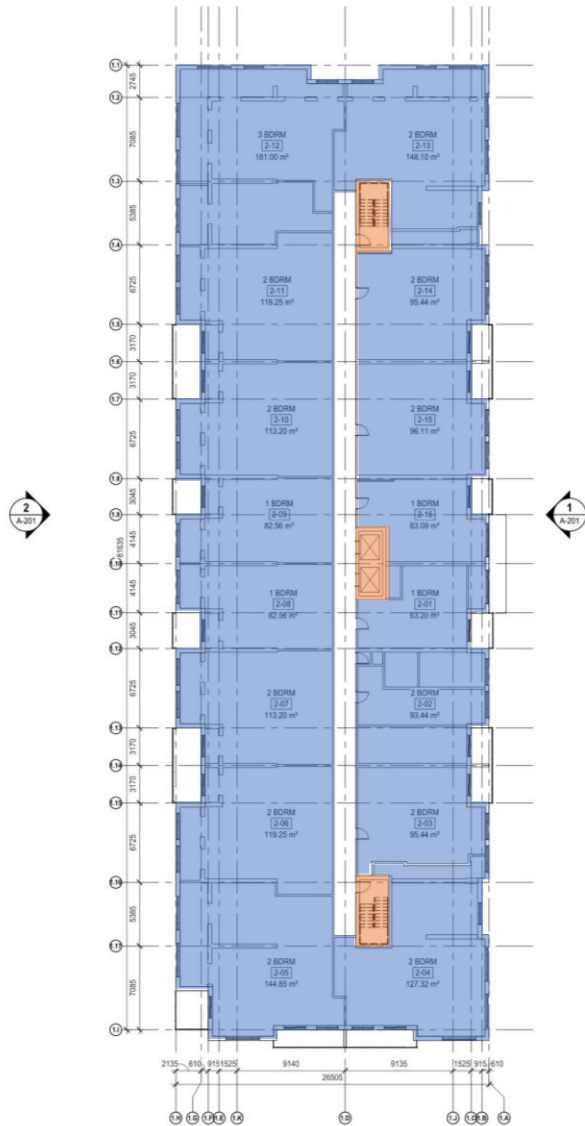


- COMMON SPACE
- SERVICE/ STORAGE SPACE
- AMENITY SPACES
- SUITES

Grade – Building 1
 2,084.73 m²

Grade – Building 2
 2,255.81 m²

- COMMON SPACE
- SERVICE/ STORAGE SPACE
- AMENITY SPACES
- SUITES



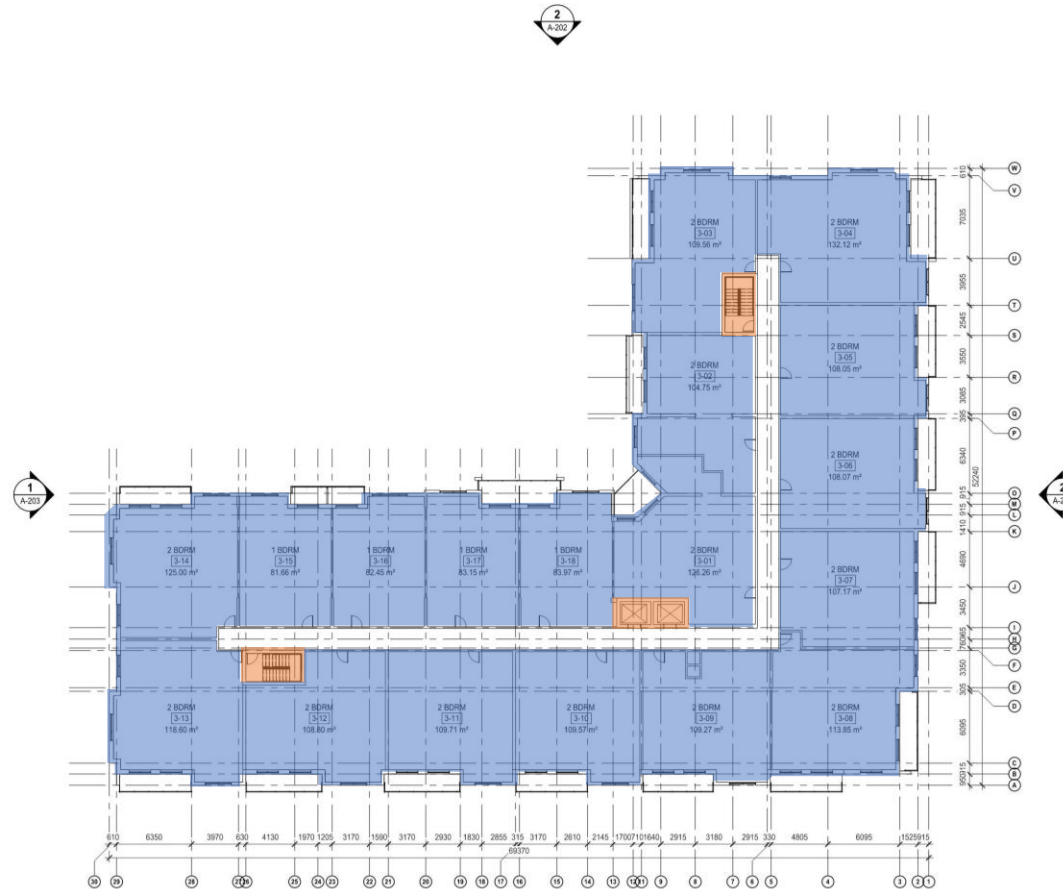
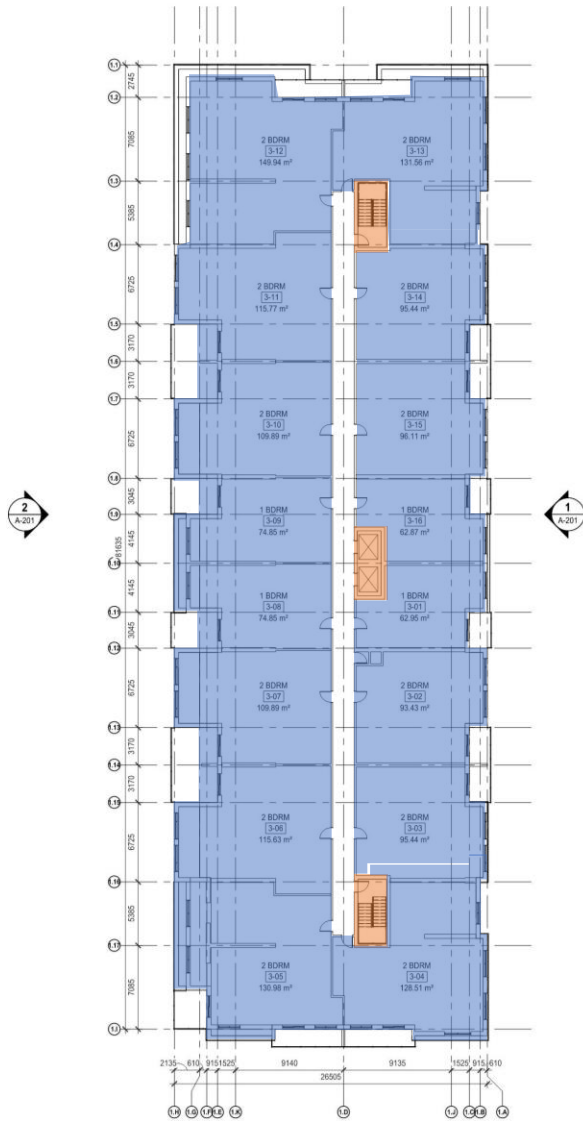
2F – Building 1

2,084.73 m²

2F – Building 2

2,255.81 m²

- COMMON SPACE
- SERVICE/ STORAGE SPACE
- AMENITY SPACES
- SUITES



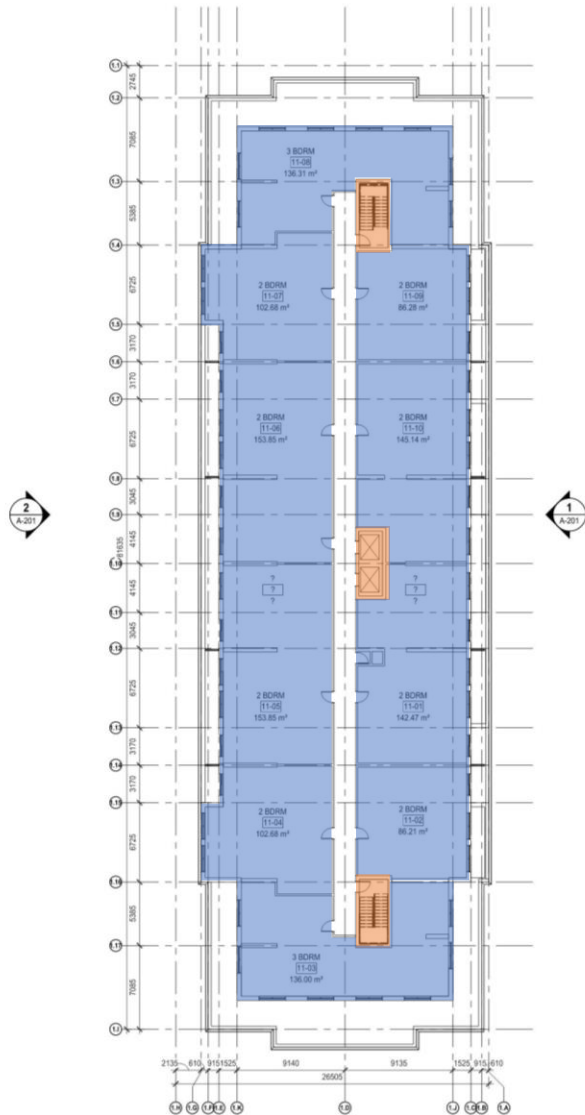
3F – 10F – Building 1

1,977.31 m²

3F – 10F – Building 2

2,255.81 m²

- COMMON SPACE
- SERVICE/ STORAGE SPACE
- AMENITY SPACES
- SUITES



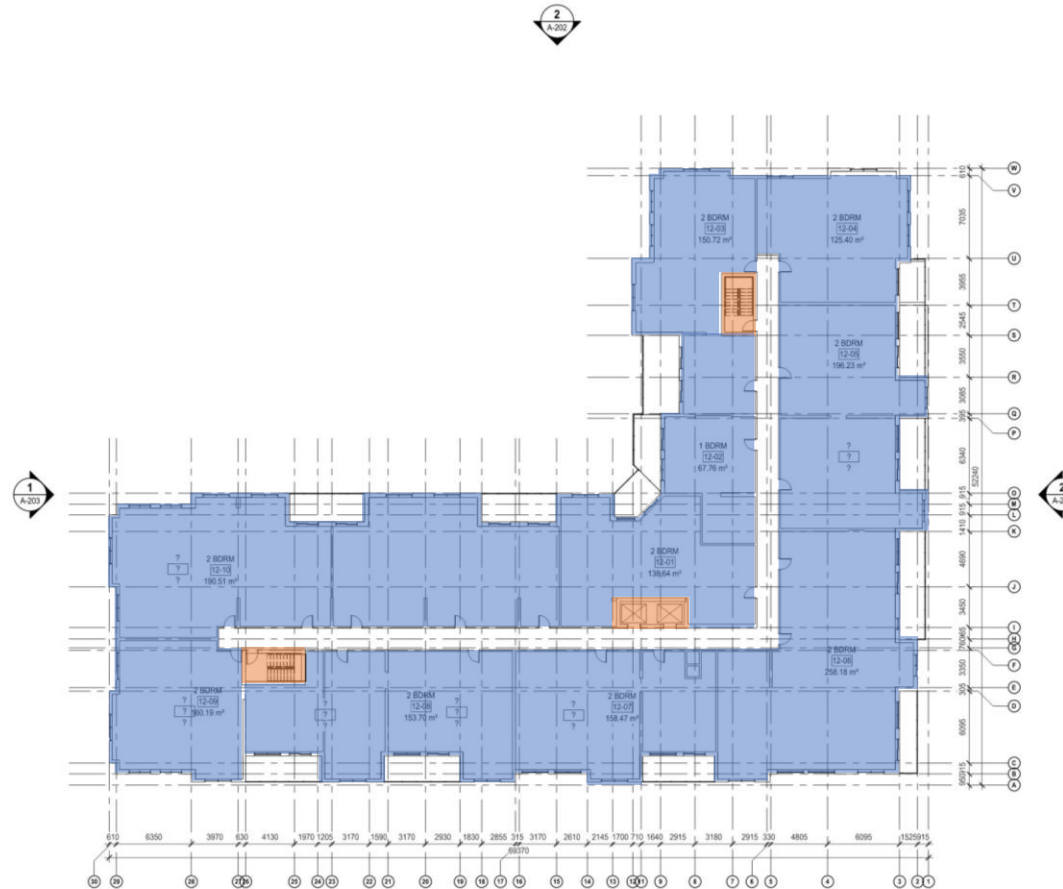
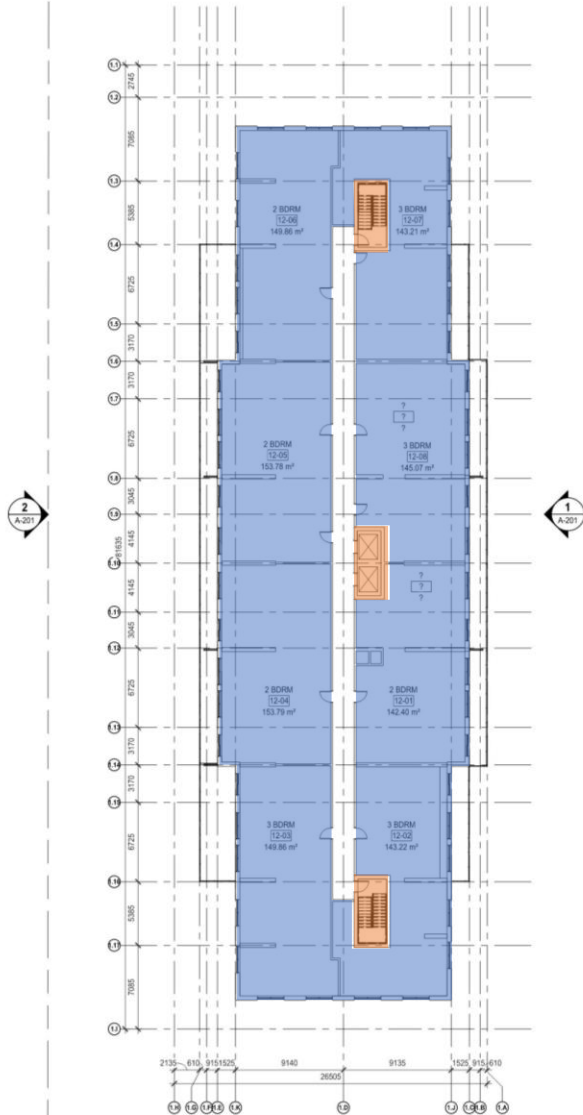
11F – Building 1

1,537.67 m²

11F – Building 2

2,246.04 m²

- COMMON SPACE
- SERVICE/ STORAGE SPACE
- AMENITY SPACES
- SUITES



12F – Building 1

1,457.56 m²

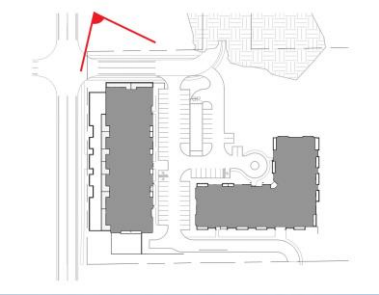
12F – Building 2

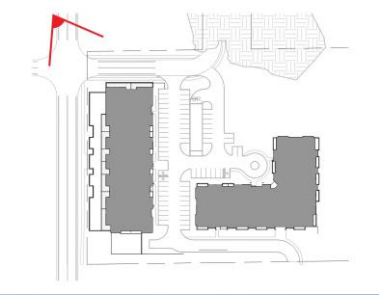
2,122.38 m²

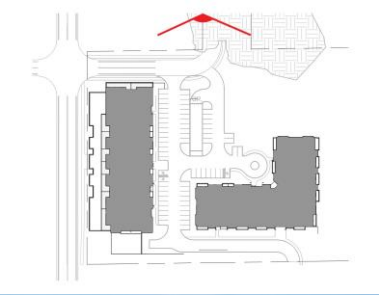
EXTERIOR FINISH LEGEND	
◊ BR1	BRICK VENEER - DARK GREY
◊ BR2	BRICK VENEER - LIGHT GREY
◊ ST	STONE / PRECAST W. STONE PATTERN
◊ PC	PRECAST CONCRETE - BEIGE
◊ PW	PUNCHED WINDOWS - BLACK FRAMES
◊ TG	TEMPERED GLASS RAILING
◊ WW	WINDOW WALL - BLACK FRAMES
◊ CS	CONCRETE SLAB - BEIGE
◊ MC	METAL CANOPY - COLOUR T.B.D.
◊ SG	SPANDREL GLASS - COLOUR T.B.D.

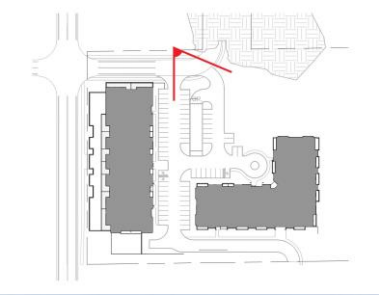


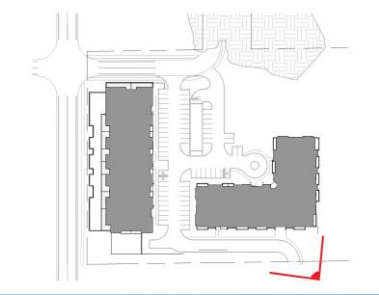
2 RES 1 WEST ELEVATION
A-201 SCALE: 1:200

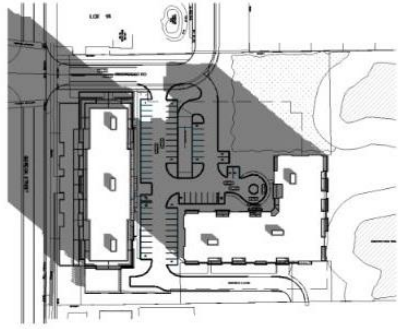




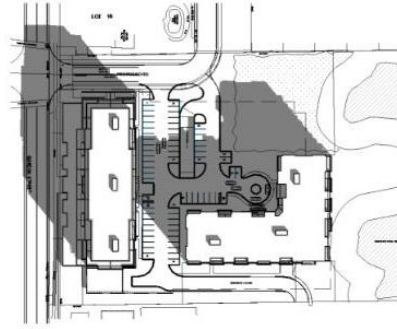




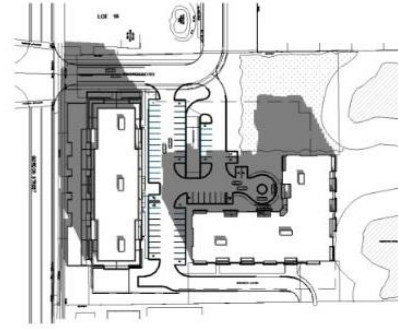




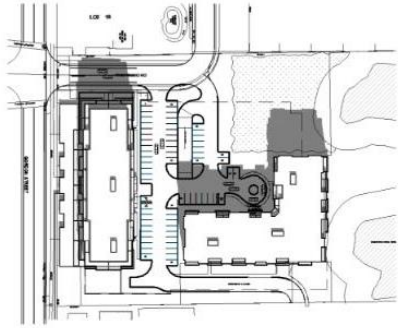
JUN 07:09 (1.5 HR AFTER SUNRISE)



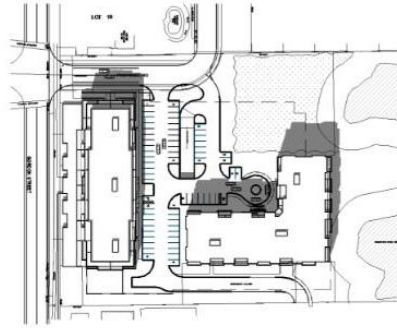
JUN 08:09



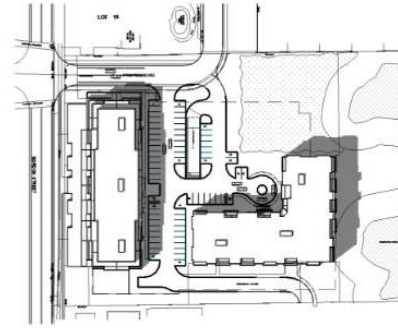
JUN 09:09



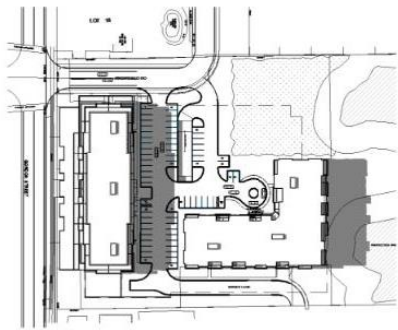
JUN 10:09



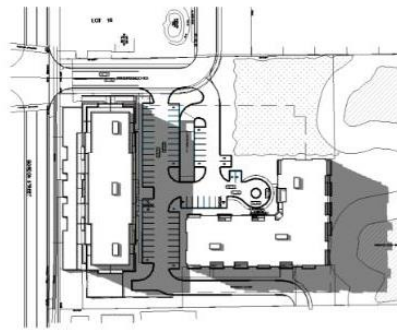
JUN 11:09



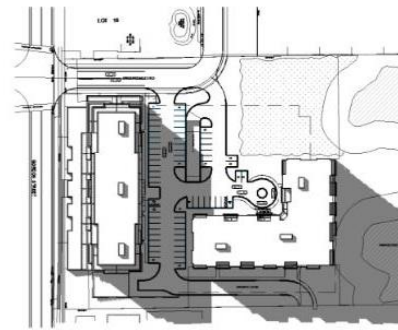
JUN 12:09



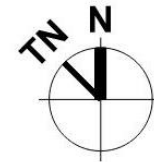
JUN 13:22 (SOLAR NOON)



JUN 14:35



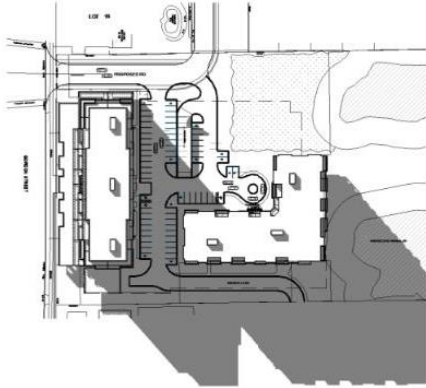
JUN 15:35



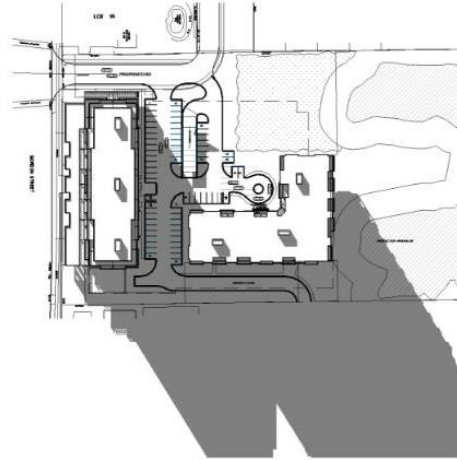
Sunrise 5:39 am
Sunset 9:05 pm
Solar Noon 1:22 pm

Latitude, Longitude: 43.516610, -80.200970

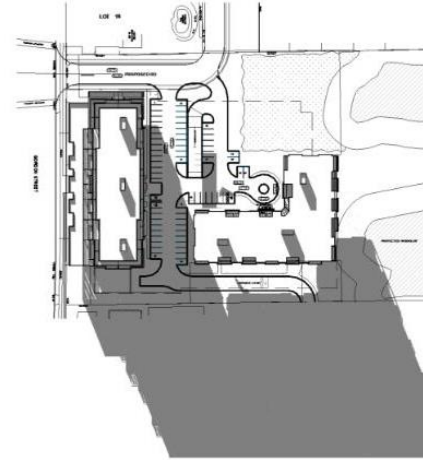
SUMMER SOLSTICE_1



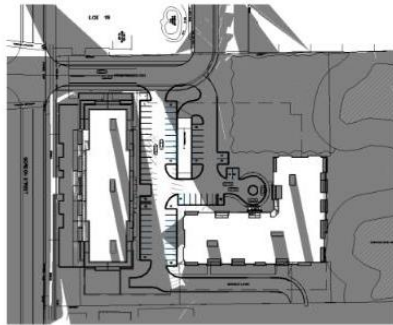
JUN 16:35



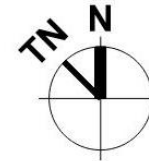
JUN 17:35



JUN 18:35



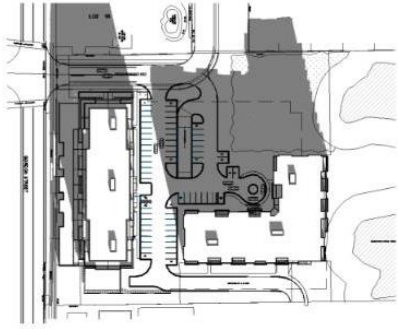
JUN 19:35 (1.5 HR BEFORE SUNSET)



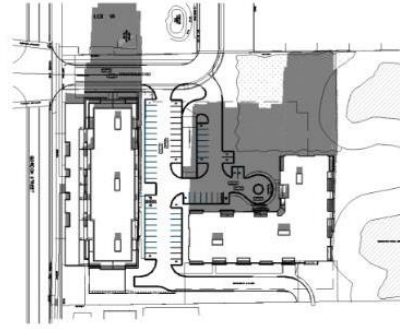
Sunrise 5:39 am
Sunset 9:05 pm
Solar Noon 1:22 pm

Latitude, Longitude: 43.516610, -80.200970

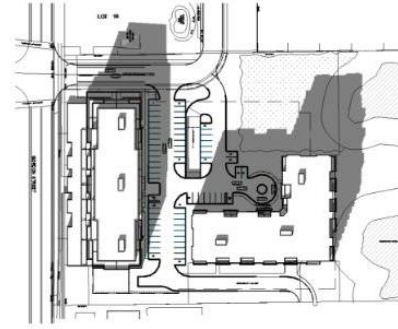
SUMMER SOLSTICE_2



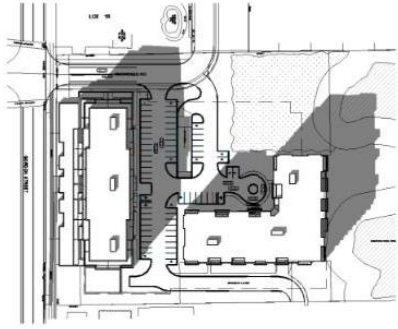
SEP 08:36 (1.5 HR AFTER SUNRISE)



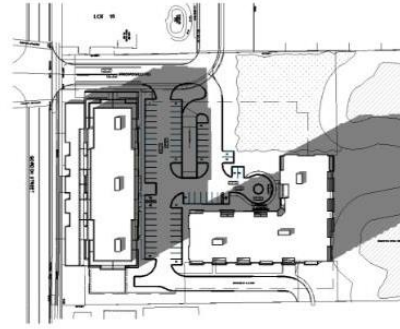
SEP 09:36



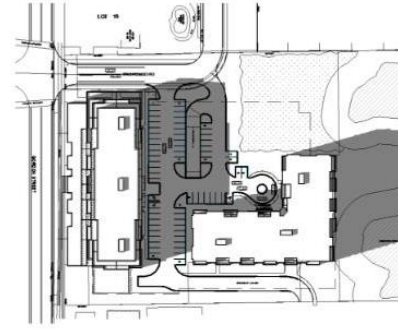
SEP 10:36



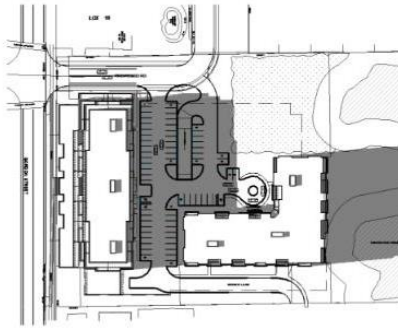
SEP 11:36



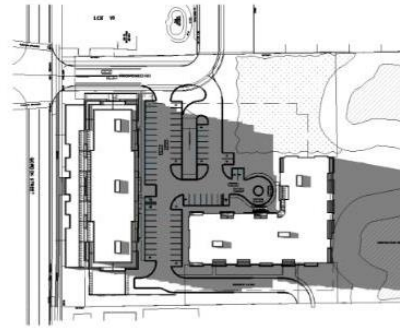
SEP 12:36



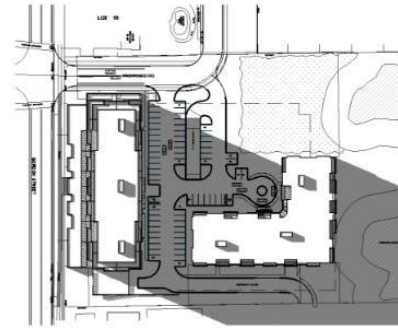
SEP 13:14 (SOLAR NOON)



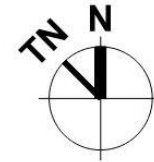
SEP 13:50



SEP 14:50



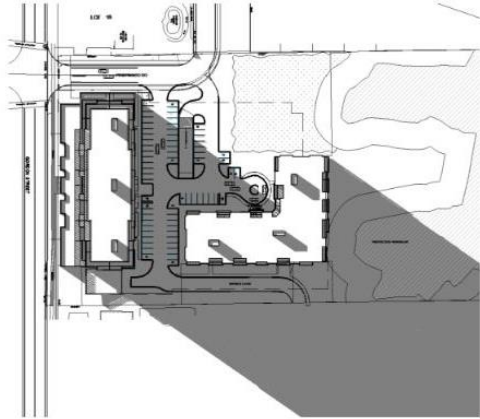
SEP 15:50



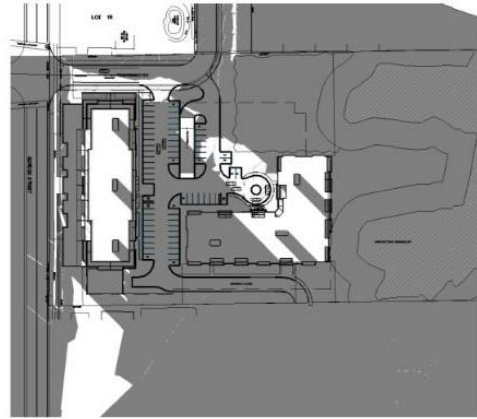
Sunrise 7:06 am
Sunset 7:20 pm
Solar Noon 1:14 pm

Latitude, Longitude: 43.516610, -80.200970

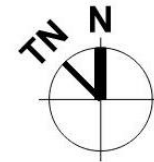
SPRING / FALL EQUINOX_1



SEP 16:50



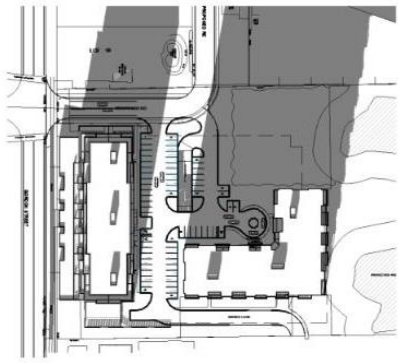
SEP 17:50 (1.5 HR BEFORE SUNSET)



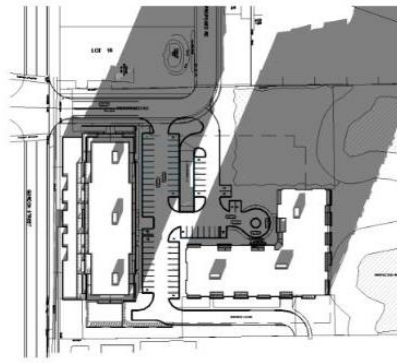
Sunrise	7:06 am
Sunset	7:20 pm
Solar Noon	1:14 pm

Latitude, Longitude: 43.516610, -80.200970

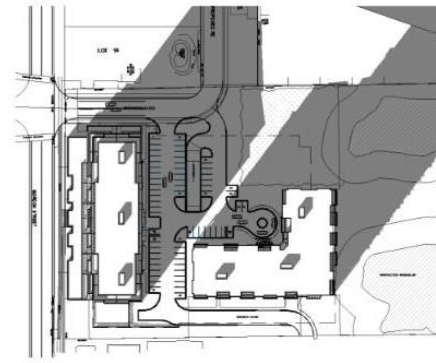
SPRING / FALL EQUINOX_2



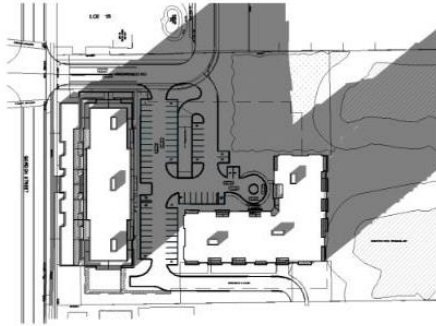
DEC 09:20 (1.5 HR AFTER SUNRISE)



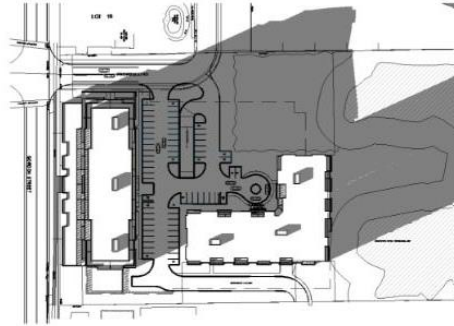
DEC 10:20



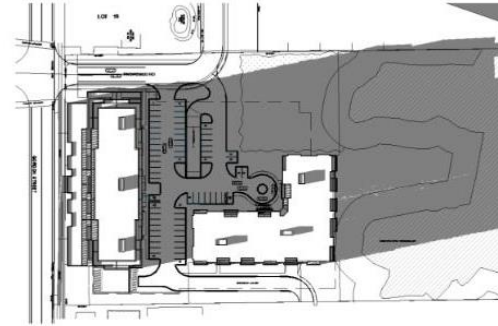
DEC 11:20



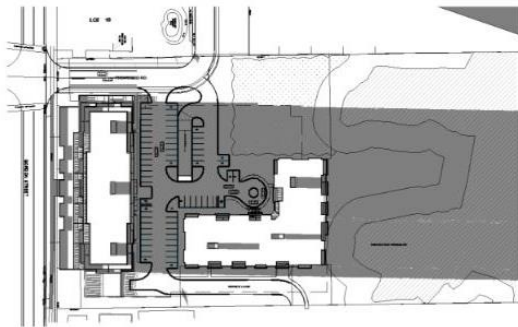
DEC 12:18 (SOLAR NOON)



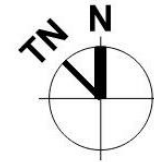
DEC 13:17



DEC 14:17



DEC 15:17 (1.5 HR BEFORE SUNSET)

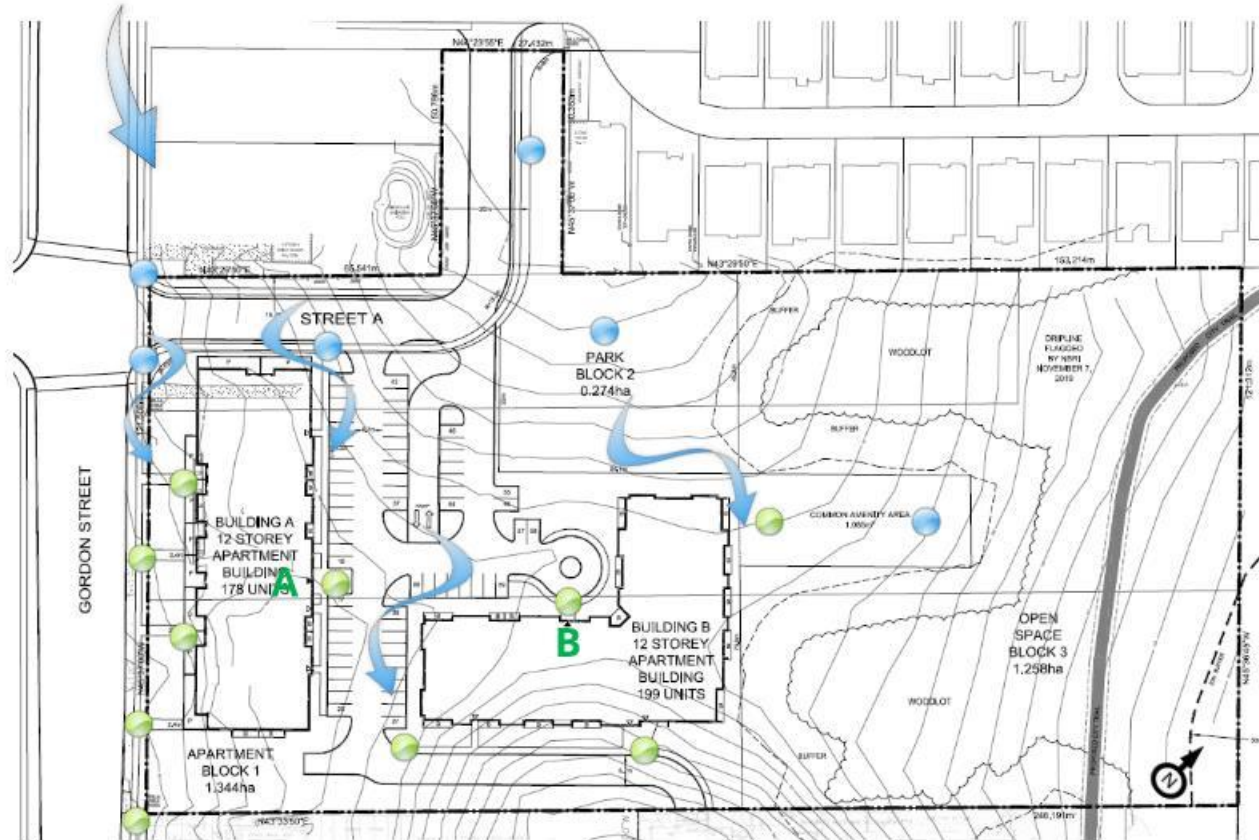


Sunrise	7:50 am
Sunset	4:47 pm
Solar Noon	12:18 pm

Latitude, Longitude: 43.516610, -80.200970

WINTER SOLSTICE

5. PEDESTRIAN WIND CONDITIONS



Predicted *SUMMER* Wind Conditions

- Sitting / Standing
- Standing / Walking
- Uncomfortable

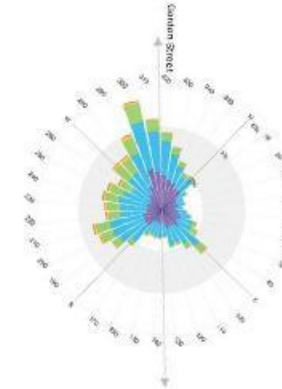
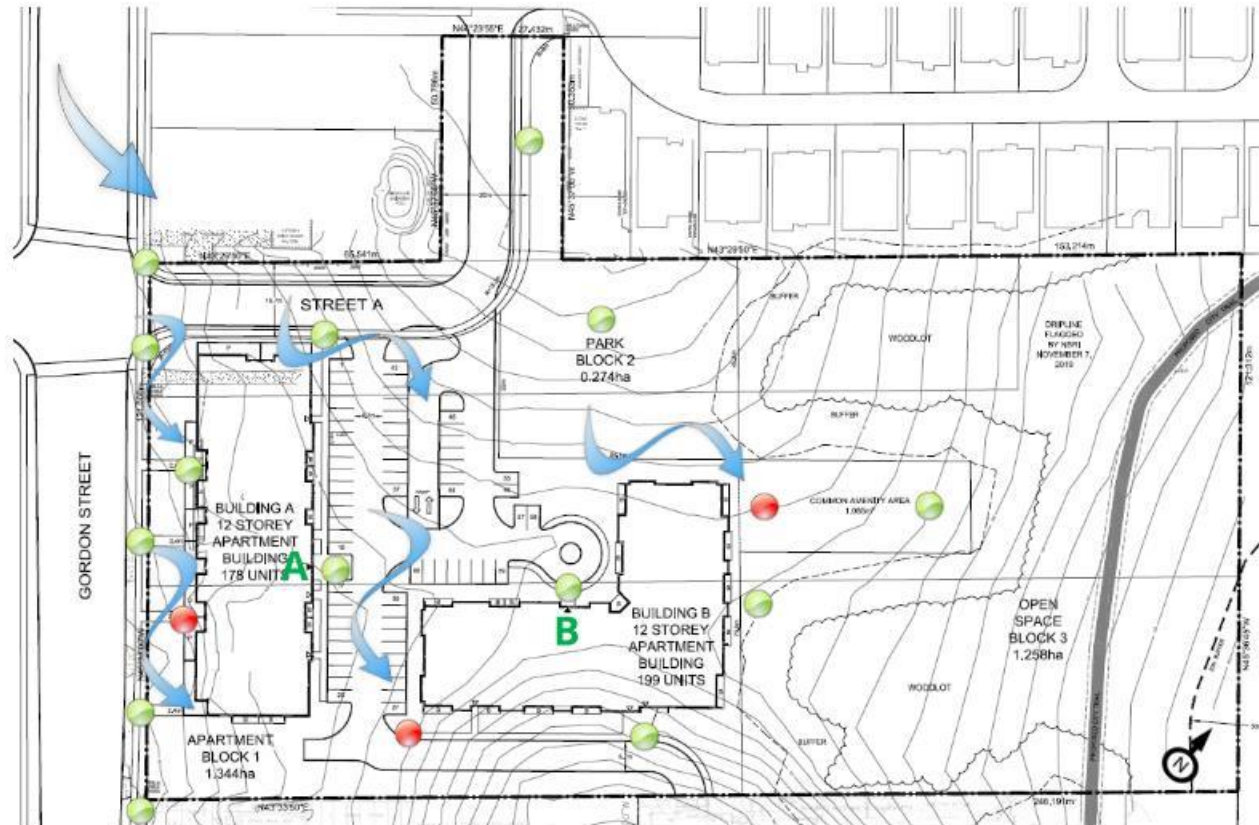


Image 7: Predicted *SUMMER* Wind Conditions (Ground Level)

5. PEDESTRIAN WIND CONDITIONS



Predicted *WINTER* Wind Conditions

- Sitting / Standing
- Standing / Walking
- Uncomfortable

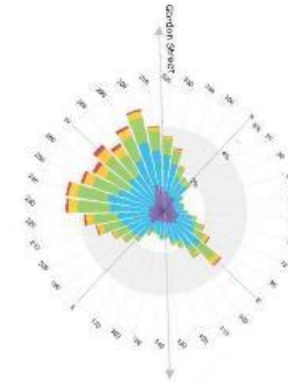


Image 8: Predicted *WINTER* Wind Conditions (Ground Level)

6. EXAMPLES OF WIND CONTROL STRATEGIES

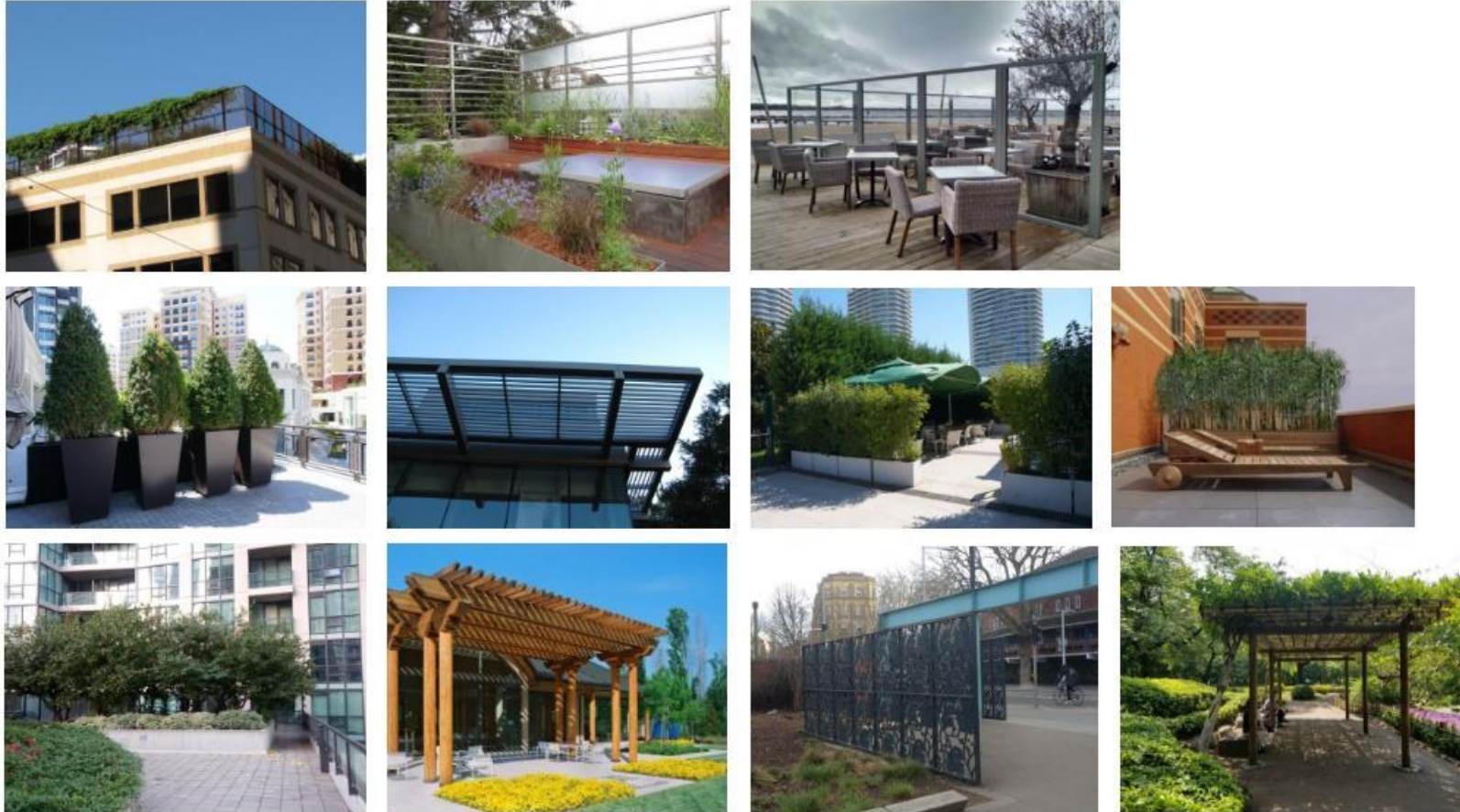


Image 10: Examples of Mitigation Measures for Patios and Terraces