

Guelph Watson Holdings Inc.

115 WATSON PARKWAY, GUELPH, ON

22.028FS



**TURNER
FLEISCHER**

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Toronto, ON, M3B 2T8
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**ISSUED FOR REZONING SUBMISSION 2
SEPTEMBER 13th 2024**

GHD

Acoustics

455 Phillip Street, Suite 100A
Waterloo, On, N2L 3X2
Contact Name: Ben Wiseman
Phone Number: 519-340-4121
Email: ben.wiseman@ghd.com

North-South Environmental

Environmental

101-B King Street West
Cambridge, On, N3H 1B5
Contact Name: Sarah Mainguy
Phone Number: 905-854-1112 ext 204
Email: smainguy@nseenvironmental.com

Gradient Wind

Wind

127 Walgreen Road
Ottawa, On, K0A 1L0
Contact Name: David Huitema
Phone Number: 613-836-0934
Email: david.huitema@gradientwind.com

MBTW

Landscape

255 Wicksteed Ave, Suite 1A
Toronto, ON, M4H 1G8
Contact Name: Paul Hung
Phone Number: 416-449-7767
Email: paulhung@mbtw.com

CF Crozier

Traffic

211 Yonge Street, Suite 600
Toronto, ON, M5B 1M4
Contact Name: Aaron Wignall
Phone Number: 416-477-3392
Email: awignall@cfcrozier.ca

Zelinka Priamo Planning

Planning

20 Maud Street, Suite 305
Toronto, ON, M5V 2M5
Contact Name: Jonathan Rodger
Phone Number: 416-622-6064
Email: jonathan.r@zplan.com

MTE Consultants Inc.

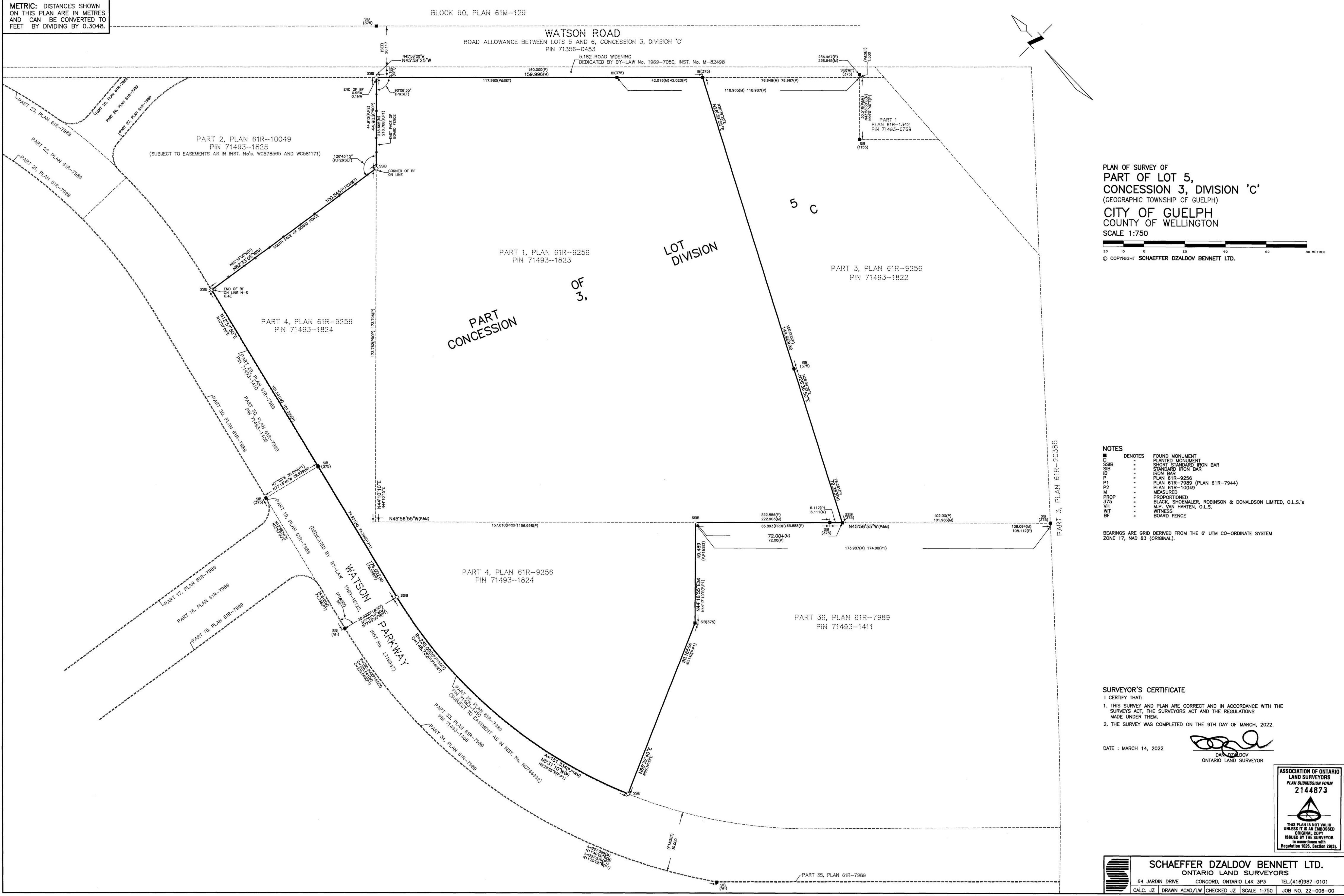
Civil

970 Lawrence Ave W, Suite 600
Toronto, ON, M6A 3B6
Contact Name: Jeff Lerch
Phone Number: 519-743-6500 ext 1307
Email: jlerch@mte85.com

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The file was prepared by Turner Fleischer in reliance on a legal survey showing the boundaries of the lands together with the current location of any existing buildings, features or encroachment prepared by SCHAEFFER DZALDOV BENNETT LTD., dated 2022-03-14 as provided by TERCOT COMMUNITIES.

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



- NOTES**
- DENOTES FOUND MONUMENT
 - DENOTES PLANTED MONUMENT
 - CSIB DENOTES STANDARD IRON BAR
 - CSIB DENOTES STANDARD IRON BAR
 - IBIB DENOTES IRON BAR
 - P1 DENOTES PLAN 61R-9256
 - P2 DENOTES PLAN 61R-7989 (PLAN 61R-7944)
 - M DENOTES MEASURED
 - PROCP DENOTES PROPORTIONED
 - 375 DENOTES BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED, O.L.S.'s
 - VH DENOTES M.P. VAN HARTEN, O.L.S.
 - WIT DENOTES WITNESS
 - BF DENOTES BOARD FENCE
- BEARINGS ARE GRID DERIVED FROM THE 6° UTM CO-ORDINATE SYSTEM ZONE 17, NAD 83 (ORIGINAL).

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 9TH DAY OF MARCH, 2022.

DATE : MARCH 14, 2022

[Signature]
DAN DZALDOV
ONTARIO LAND SURVEYOR



SCHAEFFER DZALDOV BENNETT LTD.
ONTARIO LAND SURVEYORS
64 JARDIN DRIVE CONCORD, ONTARIO L4K 3P3 TEL: (416) 987-0101
CALC. JZ DRAWN ACAD/LW CHECKED JZ SCALE 1:750 JOB NO. 22-006-00
MARCH 14, 2022

#	DATE	ISSUED FOR REZONING SUBMISSION 2	AAJ
2	2024-09-13	ISSUED FOR REZONING SUBMISSION 2	AAJ
1	2023-11-03	ISSUED FOR REZONING SUBMISSION 1	AAJ

TERCOT COMMUNITIES

PROJECT
Guelph Watson Holdings Inc.
115 WATSON PARKWAY, GUELPH, ON

DRAWING
SURVEY (FOR REFERENCE ONLY)

PROJECT NO.	22.028FS
PROJECT DATE	2024-09-13
DRAWN BY	AAJ
CHECKED BY	AYU
SCALE	

DRAWING NO. **RZ001** REV. **2**

SITE BLOCK SUMMARY

LAND USE	m ²	ft ²	HA	%
BLOCK 1	9,217.3	99,214	0.92	14.3%
BLOCK 2	8,619.0	92,775	0.86	13.4%
BLOCK 3	46,649.9	502,135	4.66	72.3%
TOTAL SITE AREA (TSA)	64,486.2	694,124	6.44	100.0%

NET SITE AREA

LAND USE	m ²	ft ²	HA	%
ENVIRONMENTAL AREAS	3,419.0	36,802	0.34	5.3%
NET SITE AREA (NSA)	61,067.2	657,322	6.11	94.7%

NET DENSITY AREA

LAND USE	m ²	ft ²	HA	%
PROPOSED PARK	6,781.0	72,991	0.68	11.1%
ENVIRONMENTAL AREAS	3,419.0	36,802	0.34	5.3%
NET DENSITY AREA (NDA)	54,286.2	584,331	5.43	83.6%

FSI SUMMARY

ALL BLOCKS	GFA		FSI (TSA)	FSI (NSA)
	m ²	ft ²		
	125,576.8	1,394,753	2.01	2.39

UNITS PER HECTARE (UPH)

ALL BLOCKS	# OF UNITS	UNITS PER HECTARE BASED ON:	
		TOTAL SITE AREA (TSA) PRE-CONVEYANCE	NET SITE AREA (NSA) POST-CONVEYANCE
BLOCK 1	421	65.37	77.55
BLOCK 2	507	78.73	93.39
BLOCK 3	201	31.21	37.03
TOTAL	1,129	175.31	207.97

NET AVERAGE UNIT SIZE

ALL BLOCKS	TYPE	NUMBER OF UNITS	AVERAGE SIZE	
			m ²	ft ²
	APARTMENT UNIT	928	63	660
	TOWNHOUSE	201	195.1	2,099.8

BLOCK 1 - GROSS FLOOR AREA (GFA) BREAKDOWN

BLOCK 1	GROSS FLOOR AREA BREAKDOWN										TOTAL RESIDENTIAL		TOTAL GROSS FLOOR AREA (GFA)		TOTAL GROSS CONSTRUCTION AREA (GCA)		TOTAL GROSS CONSTRUCTION AREA (GCA) (%)
	BUILDING	# OF UNITS	COMMERCIAL		RESIDENTIAL		INDOOR AMENITY		TOTAL RESIDENTIAL		TOTAL GROSS FLOOR AREA (GFA)		TOTAL GROSS CONSTRUCTION AREA (GCA)		%		
			m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²			
A+B - APARTMENT	#																
		421	959.7	10,330	26,436.3	284,558	13,327.4	143,454	1,873.5	20,167	41,637.2	448,179	42,596.9	458,509	53,946.0	580,670	78.96
TOTAL	421	959.7	10,330	26,436.3	284,558	13,327.4	143,454	1,873.5	20,167	41,637.2	448,179	42,596.9	458,509	53,946.0	580,670	78.96	

UNIT NUMBERS ARE BASED ON AN AVERAGE SIZE OF 68 M² PER UNIT
GCA INCLUDES UNDERGROUND PARKING AREA

BLOCK 2 - GROSS FLOOR AREA (GFA) BREAKDOWN

BLOCK 2	GROSS FLOOR AREA BREAKDOWN										TOTAL RESIDENTIAL		TOTAL GROSS FLOOR AREA (GFA)		TOTAL GROSS CONSTRUCTION AREA (GCA)		TOTAL GROSS CONSTRUCTION AREA (GCA) (%)
	BUILDING	# OF UNITS	COMMERCIAL		RESIDENTIAL		INDOOR AMENITY		TOTAL RESIDENTIAL		TOTAL GROSS FLOOR AREA (GFA)		TOTAL GROSS CONSTRUCTION AREA (GCA)		%		
			m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²			
C+D - APARTMENT	#																
		507	1,858.4	20,004	30,436.6	327,617	14,499.1	156,067	975.4	10,499	45,911.1	494,183	47,769.5	514,186	62,036.7	667,758	77.00
TOTAL	507	1,858.4	20,004	30,436.6	327,617	14,499.1	156,067	975.4	10,499	45,911.1	494,183	47,769.5	514,186	62,036.7	667,758	77.00	

UNIT NUMBERS ARE BASED ON AN AVERAGE SIZE OF 68 M² PER UNIT
GCA INCLUDES UNDERGROUND PARKING AREA

BLOCK 3 - GROSS FLOOR AREA (GFA) BREAKDOWN

BLOCK 3	GROSS FLOOR AREA BREAKDOWN					TOTAL GROSS FLOOR AREA (GFA)		
	BUILDING	# OF UNITS	RESIDENTIAL AREA		GARAGE & BASEMENT		TOTAL GROSS FLOOR AREA (GFA)	
			m ²	ft ²	m ²	ft ²		
STANDARD TOWNHOUSE	#							
		31	5,108.3	54,985	2,395.8	25,789	7,504.1	80,774
B-B TOWNHOUSE		170	24,288.3	261,437	7,418.1	79,847	31,706.3	341,284
TOTAL	201	29,396.5	316,422	9,813.9	105,636	39,210.4	422,058	

VEHICULAR PARKING - REQUIRED

BLOCK 1	USE	RATIO	UNITS / GFA (M ²)	SPACES
	RESIDENTIAL	1.00 / UNIT	421	421
	VISITOR	0.10 / UNIT	421	42
	COMMERCIAL	1.5 / 100M ²	960	15
	TOTAL PROVIDED			478

BLOCK 2	USE	RATIO	UNITS / GFA (M ²)	SPACES
	RESIDENTIAL	1.00 / UNIT	507	507
	VISITOR	0.10 / UNIT	507	51
	COMMERCIAL	1.5 / 100M ²	1,858	28
	TOTAL PROVIDED			586

BLOCK 3	USE	RATIO	UNITS / GFA (M ²)	SPACES
	RESIDENTIAL	1.00 / UNIT	201	201
	VISITOR *	0.20 / UNIT	170	34
	TOTAL PROVIDED			235

*ONLY BACK-TO-BACK TOWNHOUSES ARE INCLUDED IN UNIT COUNT FOR VISITOR PARKING

ACCESSIBLE PARKING - REQUIRED

Guelph Zoning By-law (2023)-20790

ALL BLOCKS	USE	RATIO (MIN.) RESIDENTIAL		RATIO (MIN.) RETAIL		NUMBER OF PARKING SPACES REQUIRED		
		TOTAL	4% REQ. PARKING	TOTAL	4% REQ. PARKING	RESIDENTIAL	RETAIL	TOTAL
BLOCK 1		2 + 0.02 / PROV. PARKING	4% REQ. PARKING			12	1	13
BLOCK 2		2 + 0.02 / PROV. PARKING	4% REQ. PARKING			14	2	16
BLOCK 3		NONE				0	0	0
	TOTAL REQUIRED					26	3	29

IF AN ODD NUMBER OF ACCESSIBLE PARKING SPACES IS REQUIRED, THE ADDITIONAL SPACE MAY BE A TYPE B ACCESSIBLE PARKING SPACE

BICYCLE PARKING - REQUIRED

Guelph Zoning By-law (2023)-20790

ALL BLOCKS	USE	RATIO (MIN.)				UNITS	NUMBER OF PARKING SPACES REQUIRED				TOTAL NUMBER OF PARKING
		RESIDENTIAL SHORT-TERM	RESIDENTIAL LONG-TERM	COMMERCIAL SHORT-TERM	COMMERCIAL LONG-TERM		RESIDENTIAL SHORT-TERM	RESIDENTIAL LONG-TERM	COMMERCIAL SHORT-TERM	COMMERCIAL LONG-TERM	
BLOCK 1		0.10 / UNIT	1.00 / UNIT	0.2 / 100M ²	0.1 / 100M ²	421	43	421	2	2	468
BLOCK 2		0.10 / UNIT	1.00 / UNIT	0.2 / 100M ²	0.1 / 100M ²	507	51	507	4	2	564
	TOTAL REQUIRED					928	94	928	6	4	1,032

*ALL TOWNHOUSES ARE INCLUDED WITH AN INTERNAL GARAGE - NO BIKE PARKING IS REQUIRED AS PER ZONING BY LAW

BICYCLE PARKING - PROVIDED

ALL BLOCKS	USE	BICYCLE PROVIDED								TOTAL	
		RESIDENTIAL SHORT-TERM	TOTAL RESIDENTIAL SHORT-TERM	RESIDENTIAL LONG-TERM			TOTAL RESIDENTIAL LONG-TERM	COMMERCIAL SHORT-TERM	COMMERCIAL LONG-TERM		
		FLOOR 1		UG1	MEZZANINE	FLOOR2	FLOOR3				
BLOCK 1		42	42			44		422	2	2	468
BLOCK 2		51	51	11	496			507	4	2	564
	TOTAL PROVIDED	93	93	355	496	44	34	929	6	3	1,032

*ALL TOWNHOUSES ARE INCLUDED WITH AN INTERNAL GARAGE - NO BIKE PARKING IS REQUIRED AS PER ZONING BY LAW

GROSS FLOOR AREA SUMMARY

BLOCK	USE	GFA
		m ² / ft ²
BLOCK 1	RESIDENTIAL	421 UNITS / 41,637.2
	COMMERCIAL	959.7 / 10,330
	TOTAL	42,596.9 / 458,510

BLOCK	USE	GFA
		m ² / ft ²
BLOCK 2	RESIDENTIAL	507 UNITS / 45,911.1
	COMMERCIAL	1,858.4 / 20,004
	TOTAL	47,769.5 / 514,186

BLOCK	USE	GFA
		m ² / ft ²
BLOCK 3	RESIDENTIAL	201 UNITS / 39,210.4
	TOTAL	39,210.4 / 422,058

GROSS FLOOR AREA DEFINITION

CITY OF GUELPH ZONING BY-LAW NO.20790-2023

Gross floor area (GFA) means the floor area of a building measured from the centre line of partition walls and from the exterior face of outside walls.

COMMON AMENITY AREAS (INDOOR/OUTDOOR)

BLOCK 1 + 2 + 3	TYPE	REQUIRED	
		RATIO	ft ²
	COMMON AMENITY APARTMENTS (BLOCK 1 + 2)	20.0 m ² / UNIT	18,560.0
	COMMON AMENITY TOWNHOUSES (BLOCK 3) (B-TO-B)	10.0 m ² / UNIT	1,700.0
	TOTAL AMENITY (BLOCK 1 + 2 + 3)		20,260.0

COMMON AMENITY AREAS PROVIDED (INDOOR/OUTDOOR)

BLOCK 1 + 2 + 3	TYPE	PROVIDED	
		RATIO	ft ²
	COMMON AMENITY APARTMENTS (BLOCK 1 + 2)	6.4 m ² / UNIT	5,951.7
	COMMON AMENITY TOWNHOUSES (BLOCK 3)	7.9 m ² / UNIT	1,348.3
	TOTAL AMENITY (BLOCK 1 + 2 + 3)		7,300.0

INDOOR AMENITY AREAS PROVIDED

BLOCK 1 + 2	TYPE	PROVIDED	
		m ²	ft ²
	BLOCK1	1,873.5	20,166
	BLOCK2	975.4	10,499
	TOTAL AMENITY (BLOCK 1 + 2)	2,848.9	30,665

OUTDOOR AMENITY AREAS PROVIDED

BLOCK 1 + 2 + 3	TYPE	FL1	FL2	ROOF	PROVIDED	
					m ²	ft ²
	BLOCK1	556.0	375.1	864.0	1,795.1	19,322
	BLOCK2	198.2	407.0	702.6	1,307.8	14,077
	BLOCK3	1,348.3			1,348.3	14,513
	TOTAL AMENITY (BLOCK 1 + 2 + 3)	2,102.5	782.1	1,566.6	4,451.2	47,912

ACCESSIBLE PARKING - PROVIDED

ALL BLOCKS	USE	FLOOR								TOTAL		
		UG1		FL1		MEZZ		FL2		TOTAL	TOTAL	TOTAL
		TYPE A	TYPE B	TYPE A	TYPE B	TYPE A	TYPE B	TYPE A	TYPE B			
BLOCK 1		4	5	2	1	0	0	0	6	6	12	
BLOCK 2		2	4	2	1	3	3	0	7	8	15	
BLOCK 3		0	0	0	0	0	0	0	0	0	0	
	TOTAL PROVIDED	6	9	4	2	3	3	0	13	14	27	

Turner Fleischer Architects Inc.

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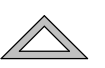
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#	DATE	DESCRIPTION	BY
2	2024-09-13	ISSUED FOR REZONING SUBMISSION 2	IAF
1	2023-11-03	ISSUED FOR REZONING SUBMISSION 1	AAF

TERCOT COMMUNITIES

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LEGEND

-  PRIMARY RESIDENTIAL ENTRANCE
-  SECONDARY RESIDENTIAL ENTRANCE
-  RETAIL ENTRANCE



#	DATE	DESCRIPTION	BY
2	2024-09-13	ISSUED FOR REZONING SUBMISSION 2	AAF
1	2023-11-03	ISSUED FOR REZONING SUBMISSION 1	AAF

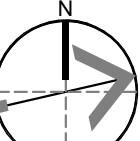
TERCOT

COMMUNITIES

PROJECT
Guelph Watson Holdings Inc.
115 WATSON PARKWAY, GUELPH, ON

DRAWING

BLOCK PLAN

PROJECT NO. 22.028FS	
PROJECT DATE 2024-09-13	
DRAWN BY VVA	
CHECKED BY AYU	
SCALE As indicated	

DRAWING NO. RZ004	REV. 2
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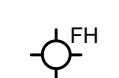




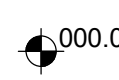

WATSON PARKWAY

TURNER FLEISCHER

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LEGEND

-  PRIMARY RESIDENTIAL ENTRANCE
-  SECONDARY RESIDENTIAL ENTRANCE
-  RETAIL ENTRANCE
-  EXIT
-  FIRE HYDRANT
-  SIAMESE CONNECTION
-  CONVEX MIRROR
-  TRANSFORMER WITH CLEARANCES
-  FIRE ROUTE SIGN
-  0.000.00 SPOT ELEVATION
-  GAS/HYDRO METER



#	DATE	DESCRIPTION	BY
2	2024-09-13	ISSUED FOR REZONING SUBMISSION 2	AAF
1	2023-11-03	ISSUED FOR REZONING SUBMISSION 1	AAF

TERCOT

COMMUNITIES

PROJECT
Guelph Watson Holdings Inc.
115 WATSON PARKWAY, GUELPH, ON

DRAWING
SITE PLAN / ROOF PLAN

PROJECT NO.
22.028FS

PROJECT DATE
2024-09-13

DRAWN BY
VVA

CHECKED BY
AYU

SCALE
1 : 500

DRAWING NO. **RZ005** REV. **2**

WATSON PARKWAY

TURNER FLEISCHER

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SNOW STORAGE LEGEND

 SNOW STORAGE AREA



2	2024-09-13	ISSUED FOR REZONING SUBMISSION 2	AAF
1	2023-11-03	ISSUED FOR REZONING SUBMISSION 1	AAF
#	DATE	DESCRIPTION	BY

TERCOT

COMMUNITIES

PROJECT
Guelph Watson Holdings Inc.
115 WATSON PARKWAY, GUELPH, ON

DRAWING
SNOW STORAGE AREAS

PROJECT NO.	22.028FS
PROJECT DATE	2024-09-13
DRAWN BY	VVA
CHECKED BY	AYU
SCALE	As indicated

DRAWING NO.	RZ005A	REV.	2
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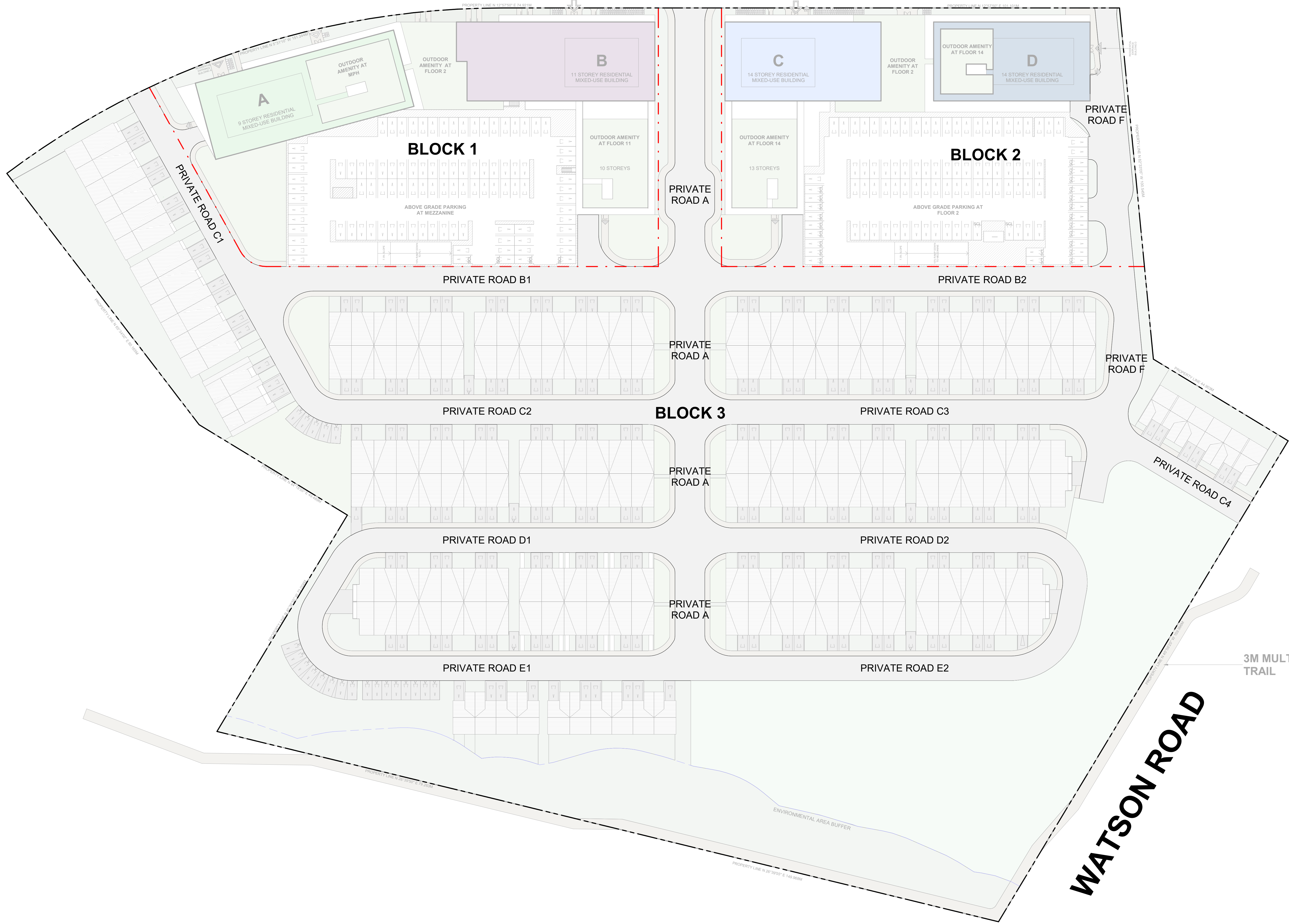
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WATSON PARKWAY

TURNER FLEISCHER

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T 416 425 2222
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#	DATE	DESCRIPTION	BY
2	2024-09-13	ISSUED FOR REZONING SUBMISSION 2	IAF
1	2023-11-03	ISSUED FOR REZONING SUBMISSION 1	IAF

TERCOT

COMMUNITIES

PROJECT
Guelph Watson Holdings Inc.
115 WATSON PARKWAY, GUELPH, ON

DRAWING
PRIVATE ROADS LEGEND

PROJECT NO. 22.028FS	
PROJECT DATE 2024-09-13	
DRAWN BY VVA	
CHECKED BY AYU	
SCALE 1 : 500	
DRAWING NO. RZ005B	

REV: **2**

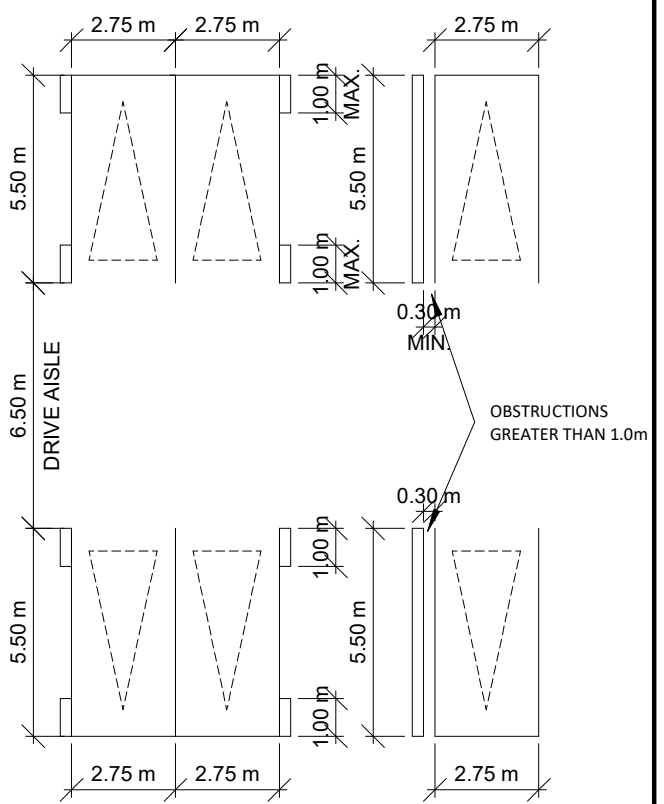
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STANDARD PARKING DIMENSIONS:

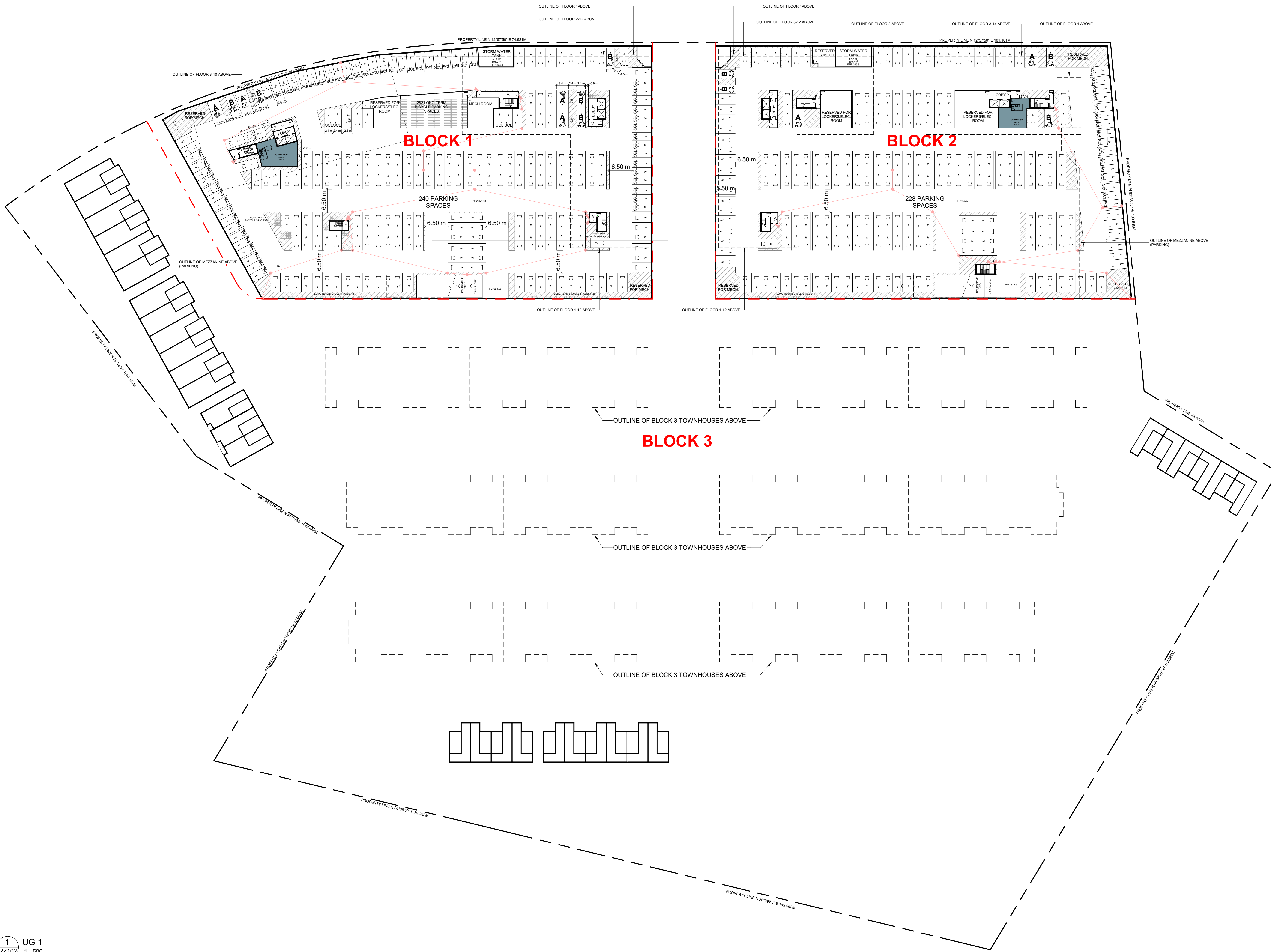
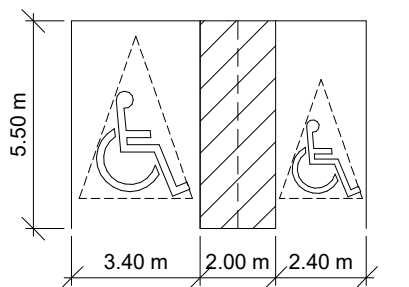
aisle width: MIN 6.5m

typical parking size:
MIN 2.75 x 5.5 x 2.1m HIGH



STANDARD BARRIER-FREE SPACE:

TYPE A MIN 3.4 x 5.5 x 2.1m HIGH
TYPE B MIN 2.4 x 5.5 x 2.1m HIGH



#	DATE	DESCRIPTION	BY
2	2024-09-13	ISSUED FOR REZONING SUBMISSION 2	AAF
1	2023-11-03	ISSUED FOR REZONING SUBMISSION 1	AAF

TERCOT

COMMUNITIES

PROJECT
Guelph Watson Holdings Inc.
115 WATSON PARKWAY, GUELPH, ON

DRAWING
UNDERGROUND LEVEL 01

PROJECT NO.	22.028FS
PROJECT DATE	2024-09-13
DRAWN BY	VVA
CHECKED BY	AYU
SCALE	As indicated

DRAWING NO.	RZ102	REV.	2
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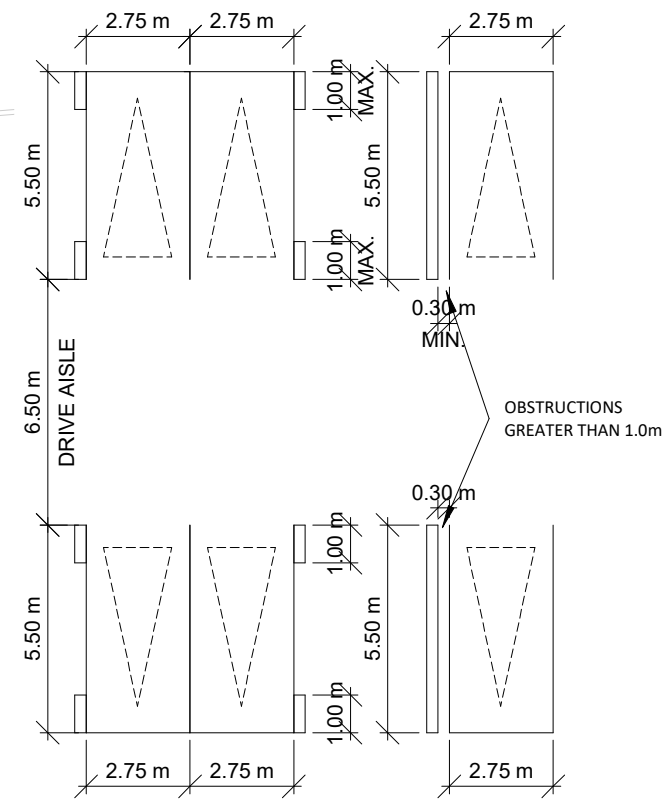
WATSON PARKWAY

TURNER FLEISCHER

Turner Fleischer Architects Inc.
67 Leslie Road
Toronto, ON, M5B 2T8
1 416 425 2222
turnerfleischer.com

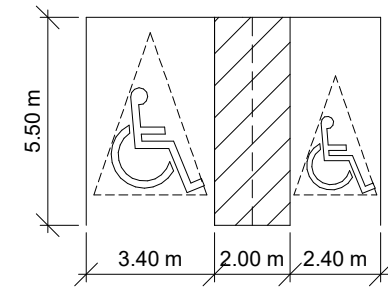
STANDARD PARKING DIMENSIONS:

aisle width: MIN 6.5m
TYPICAL PARKING SIZE:
MIN 2.75 x 5.5 x 2.1m HIGH



STANDARD BARRIER-FREE SPACE:

TYPE A MIN 3.4 x 5.5 x 2.1m HIGH
TYPE B MIN 2.4 x 5.5 x 2.1m HIGH



LEGEND

- PRIMARY RESIDENTIAL ENTRANCE
- SECONDARY RESIDENTIAL ENTRANCE
- RETAIL ENTRANCE
- EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- CONVEX MIRROR
- TRANSFORMER WITH CLEARANCES
- FIRE ROUTE SIGN
- 0.000.00 SPOT ELEVATION
- GAS/HYDRO METER

TERCOT

COMMUNITIES

PROJECT
Guelph Watson Holdings Inc.
115 WATSON PARKWAY, GUELPH, ON

DRAWING
FLOOR 01

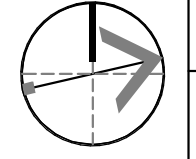
PROJECT NO:
22.028FS
PROJECT DATE:
2024-09-13
DRAWN BY:
VVA
CHECKED BY:
AYU
SCALE:
As indicated

DRAWING NO:
RZ151
REV:
2



2024-09-26 2:55:26 PM

1 FLOOR 1
RZ151 1:500

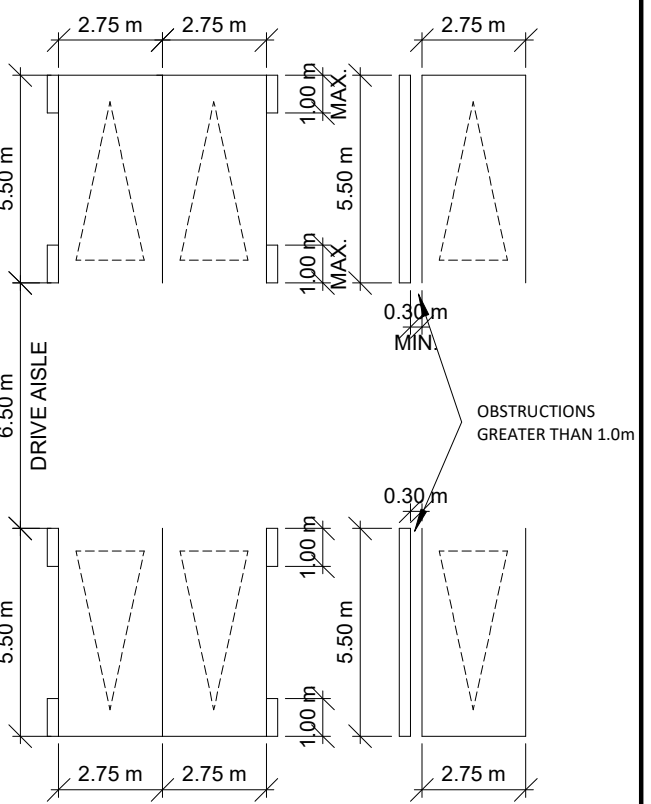


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STANDARD PARKING DIMENSIONS:

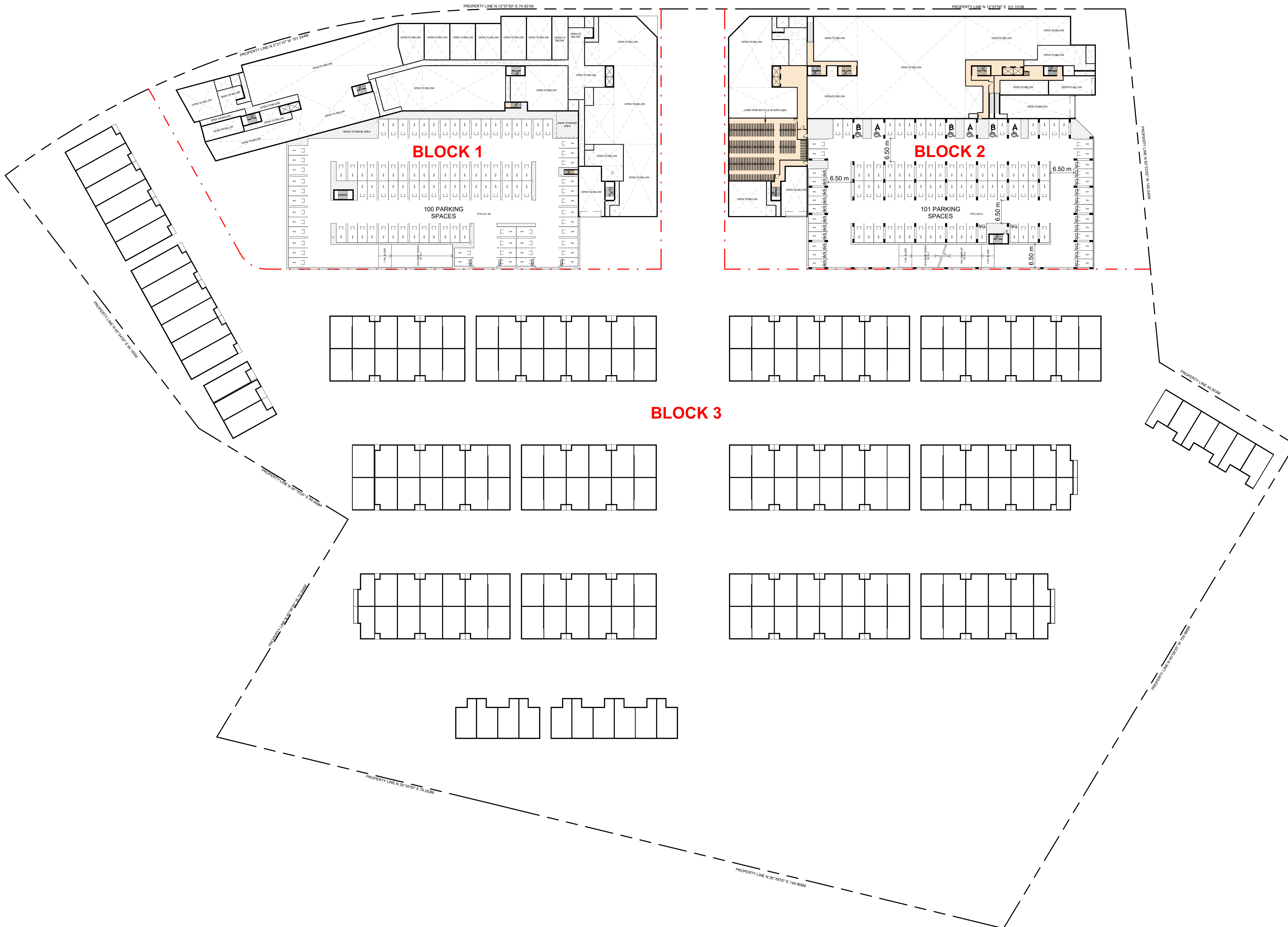
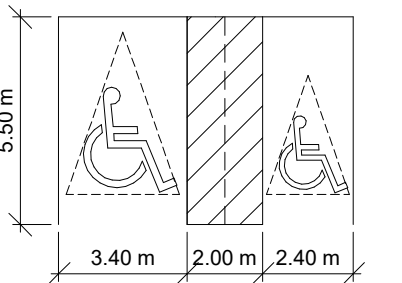
aisle width: MIN 6.5m

TYPICAL PARKING SIZE:
MIN 2.75 x 5.5 x 2.1m HIGH



STANDARD BARRIER-FREE SPACE:

TYPE A MIN 3.4 x 5.5 x 2.1m HIGH
TYPE B MIN 2.4 x 5.5 x 2.1m HIGH



#	DATE	DESCRIPTION	BY
2	2024-09-13	ISSUED FOR REZONING SUBMISSION 2	AAF
1	2023-11-03	ISSUED FOR REZONING SUBMISSION 1	AAF

TERCOT

COMMUNITIES

PROJECT
Guelph Watson Holdings Inc.
115 WATSON PARKWAY, GUELPH, ON

DRAWING
MEZZANINE

PROJECT NO.	22.028FS
PROJECT DATE	2024-09-13
DRAWN BY	VVA
CHECKED BY	AYU
SCALE	As indicated

DRAWING NO.	REV.
RZ152	2

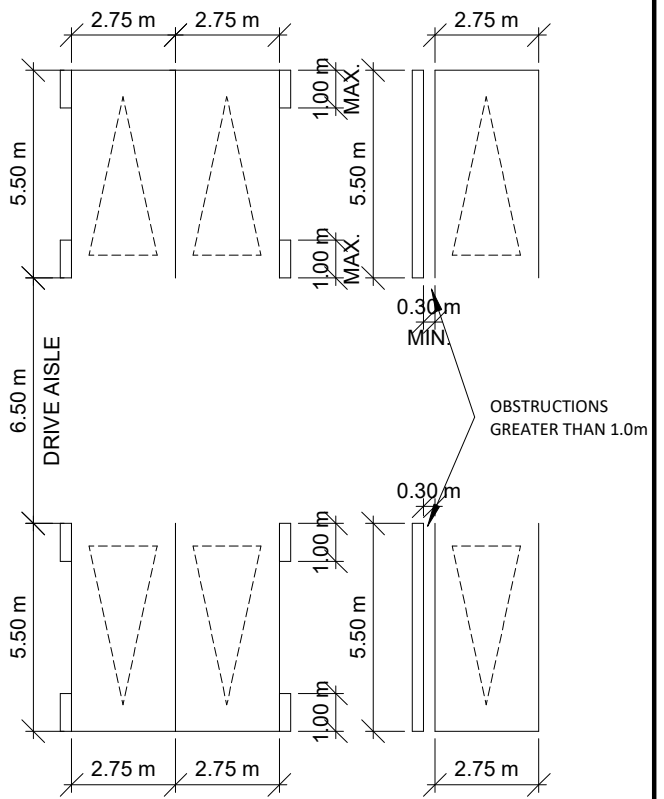
2024-09-26 2:55:27 PM

This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate code and requirements of applicable building jurisdiction. The contractor working from drawings not specifically marked "for Contractor" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

STANDARD PARKING DIMENSIONS:

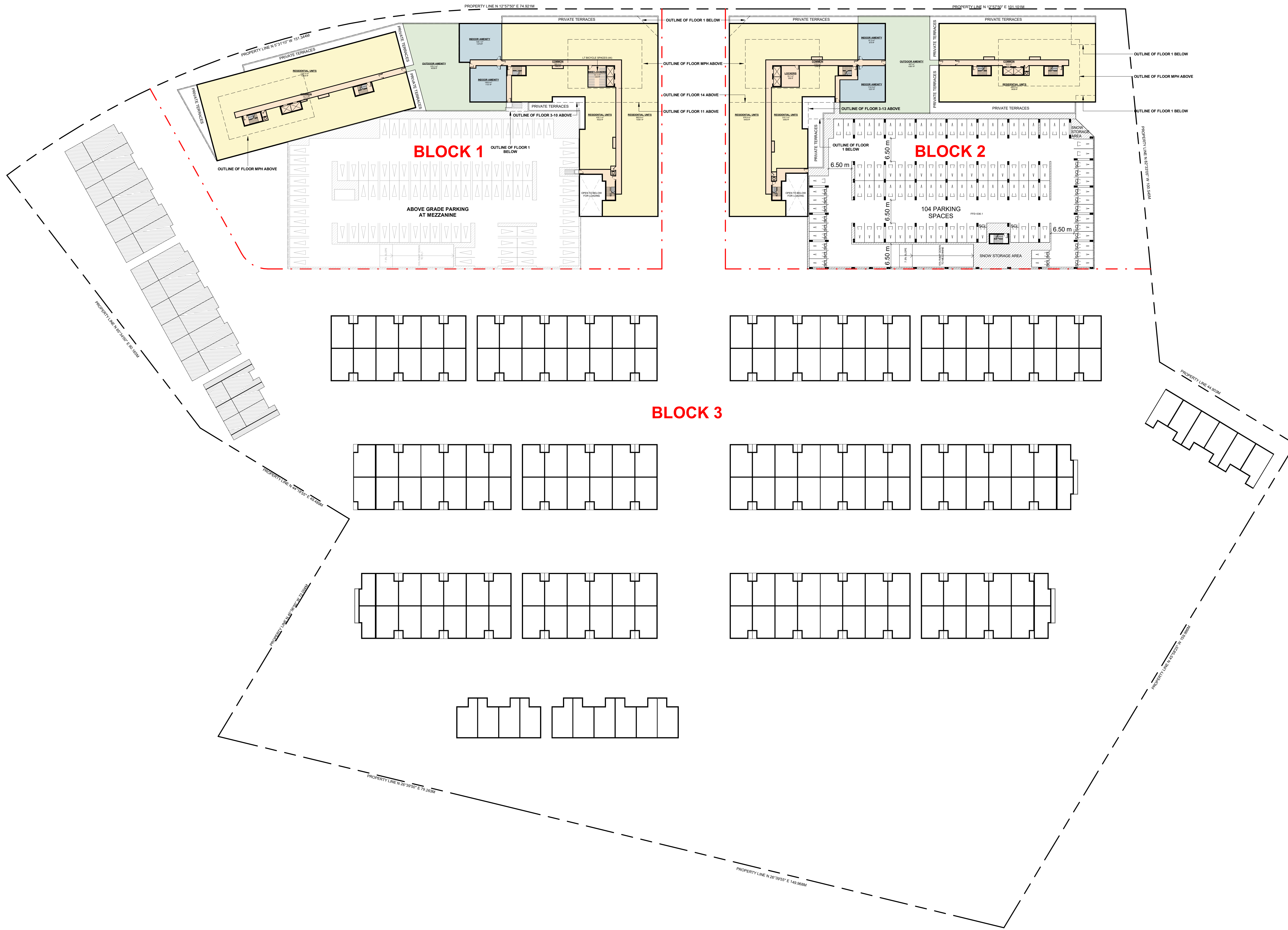
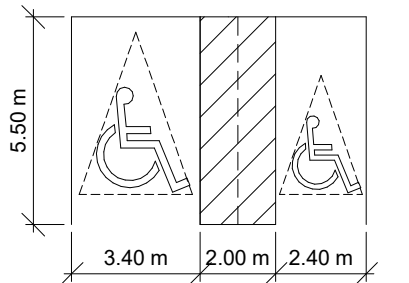
aisle width: MIN 6.5 m

typical parking size:
MIN 2.75 x 5.5 x 2.1m HIGH



STANDARD BARRIER-FREE SPACE:

TYPE A MIN 3.4 x 5.5 x 2.1m HIGH
TYPE B MIN 2.4 x 5.5 x 2.1m HIGH



#	DATE	DESCRIPTION	BY
2	2024-09-13	ISSUED FOR REZONING SUBMISSION 2	AAJ
1	2023-11-03	ISSUED FOR REZONING SUBMISSION 1	AAJ

TERCOT

COMMUNITIES

PROJECT
Guelph Watson Holdings Inc.
115 WATSON PARKWAY, GUELPH, ON

DRAWING
FLOOR 02

PROJECT NO. 22.028FS	<table border="1"> <tr> <td>DRAWING NO.</td> <td>REV.</td> </tr> <tr> <td>RZ153</td> <td>2</td> </tr> </table>	DRAWING NO.	REV.	RZ153	2
DRAWING NO.		REV.			
RZ153		2			
PROJECT DATE 2024-09-13					
DRAWN BY VVA					
CHECKED BY AYU					
SCALE As indicated					

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1 STREET EAST ELEVATION
RZ301 1 : 500



2 STREET WEST ELEVATION
RZ301 1 : 500



3 STREET NORTH ELEVATION
RZ301 1 : 500

EXTERIOR FINISH LEGEND

1	BRICK - WHITE
2	BRICK - GREY
3	METAL PANEL - BROWN
4	METAL PANEL - DARK GREY
5	METAL PANEL - GREY
6	METAL PANEL - WHITE
7	METAL SIDING - WHITE
8	METAL SIDING - GREY
9	CONCRETE - GREY
10	CONCRETE - DARK GREY
11	CLEAR GLAZING
12	BALCONY GLAZING
13	MULLION - BROWN
14	MULLION - DARK GREY
15	RAILING - BROWN

#	DATE	DESCRIPTION	BY
2	2024-09-13	ISSUED FOR REZONING SUBMISSION 2	IAF
1	2023-11-03	ISSUED FOR REZONING SUBMISSION 1	AAF

TERCOT

COMMUNITIES

PROJECT
Guelph Watson Holdings Inc.
115 WATSON PARKWAY, GUELPH, ON

ELEVATIONS

PROJECT NO.	22.028FS
PROJECT DATE	2024-09-13
DRAWN BY	VVA
CHECKED BY	AYU
SCALE	As indicated

DRAWING NO.	REV.
RZ301	2



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EXTERIOR FINISH LEGEND

1	BRICK - WHITE
2	BRICK - GREY
3	METAL PANEL - BROWN
4	METAL PANEL - DARK GREY
5	METAL PANEL - GREY
6	METAL PANEL - WHITE
7	METAL SIDING - WHITE
8	METAL SIDING - GREY
9	CONCRETE - GREY
10	CONCRETE - DARK GREY
11	CLEAR GLAZING
12	BALCONY GLAZING
13	MULLION - BROWN
14	MULLION - DARK GREY
15	RAILING - BROWN



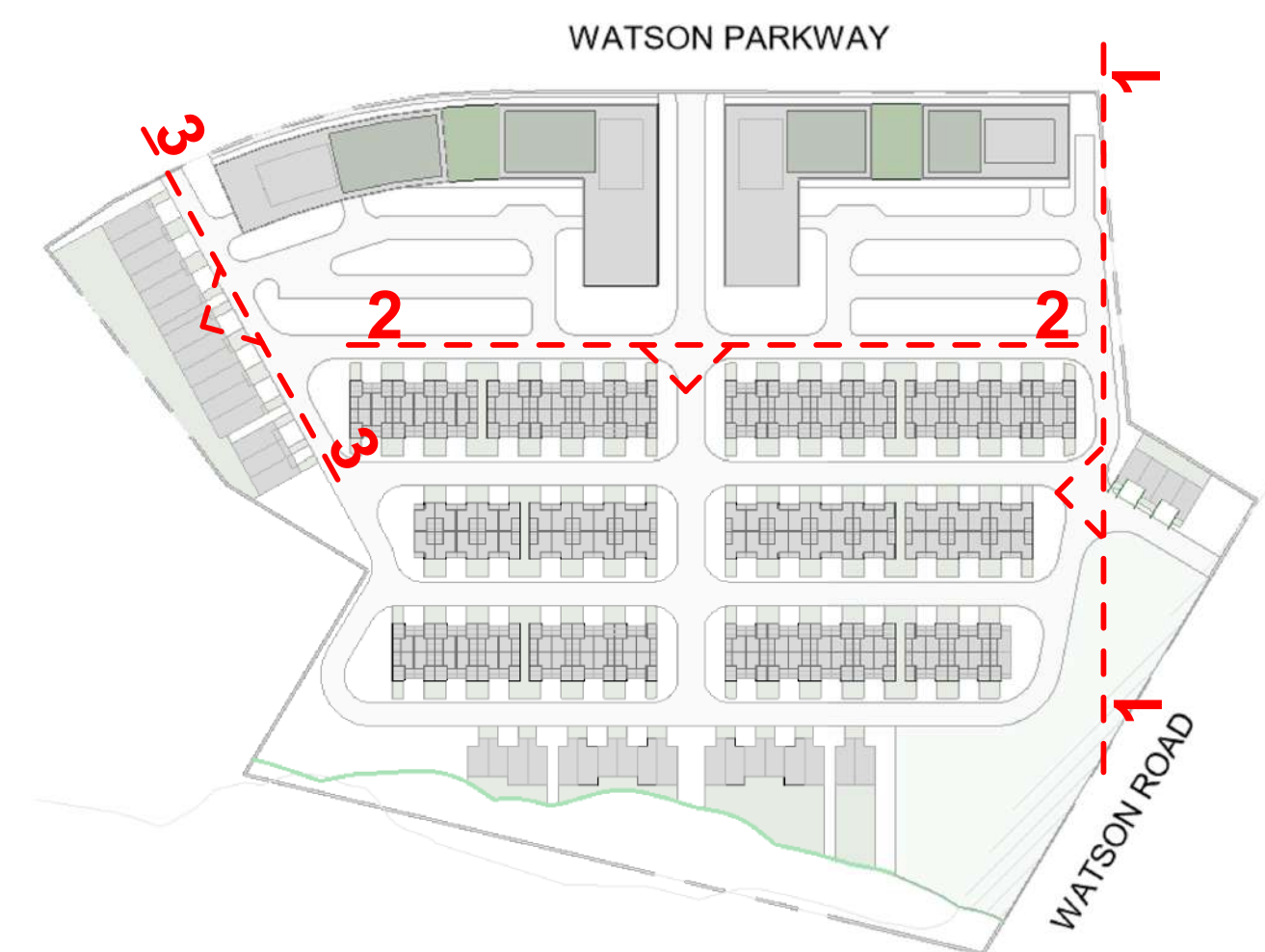
1 STREET NORTH ELEVATION
RZ302 1: 500



2 STREET WEST ELEVATION - TYPE A - 2
RZ302 1: 300



3 STREET WEST ELEVATION - TYPE B - C
RZ302 1: 200



#	DATE	DESCRIPTION	BY
2	2024-09-13	ISSUED FOR REZONING SUBMISSION 2	AAF
1	2023-11-03	ISSUED FOR REZONING SUBMISSION 1	AAF

TERCOT COMMUNITIES

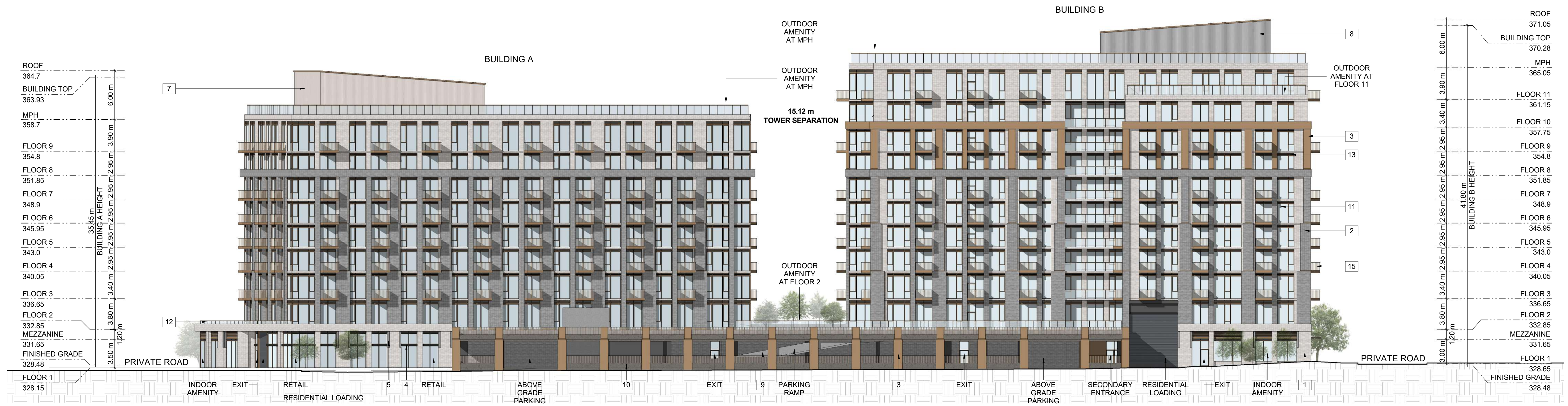
PROJECT
Guelph Watson Holdings Inc.
115 WATSON PARKWAY, GUELPH, ON

ELEVATIONS

PROJECT NO.	22.028FS
PROJECT DATE	2024-09-13
DRAWN BY	VVA
CHECKED BY	AYU
SCALE	As indicated

DRAWING NO.	REV.
RZ302	2

This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. The drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultants' drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of all applicable having jurisdiction. The contractor working from drawings not specifically marked "For Contractor" must assume full responsibility and bear costs for any corrections or damages resulting from his work.



1 EAST ELEVATION - BUILDING AB
RZ303 1: 250



2 NORTH ELEVATION - BUILDING AB
RZ303 1: 250

EXTERIOR FINISH LEGEND

1	BRICK - WHITE
2	BRICK - GREY
3	METAL PANEL - BROWN
4	METAL PANEL - DARK GREY
5	METAL PANEL - GREY
6	METAL PANEL - WHITE
7	METAL SIDING - WHITE
8	METAL SIDING - GREY
9	CONCRETE - GREY
10	CONCRETE - DARK GREY
11	CLEAR GLAZING
12	BALCONY GLAZING
13	MULLION - BROWN
14	MULLION - DARK GREY
15	RAILING - BROWN

2	2024-09-13	ISSUED FOR REZONING SUBMISSION 2	IAF
1	2023-11-03	ISSUED FOR REZONING SUBMISSION 1	IAF
#	DATE	DESCRIPTION	BY

TERCOT

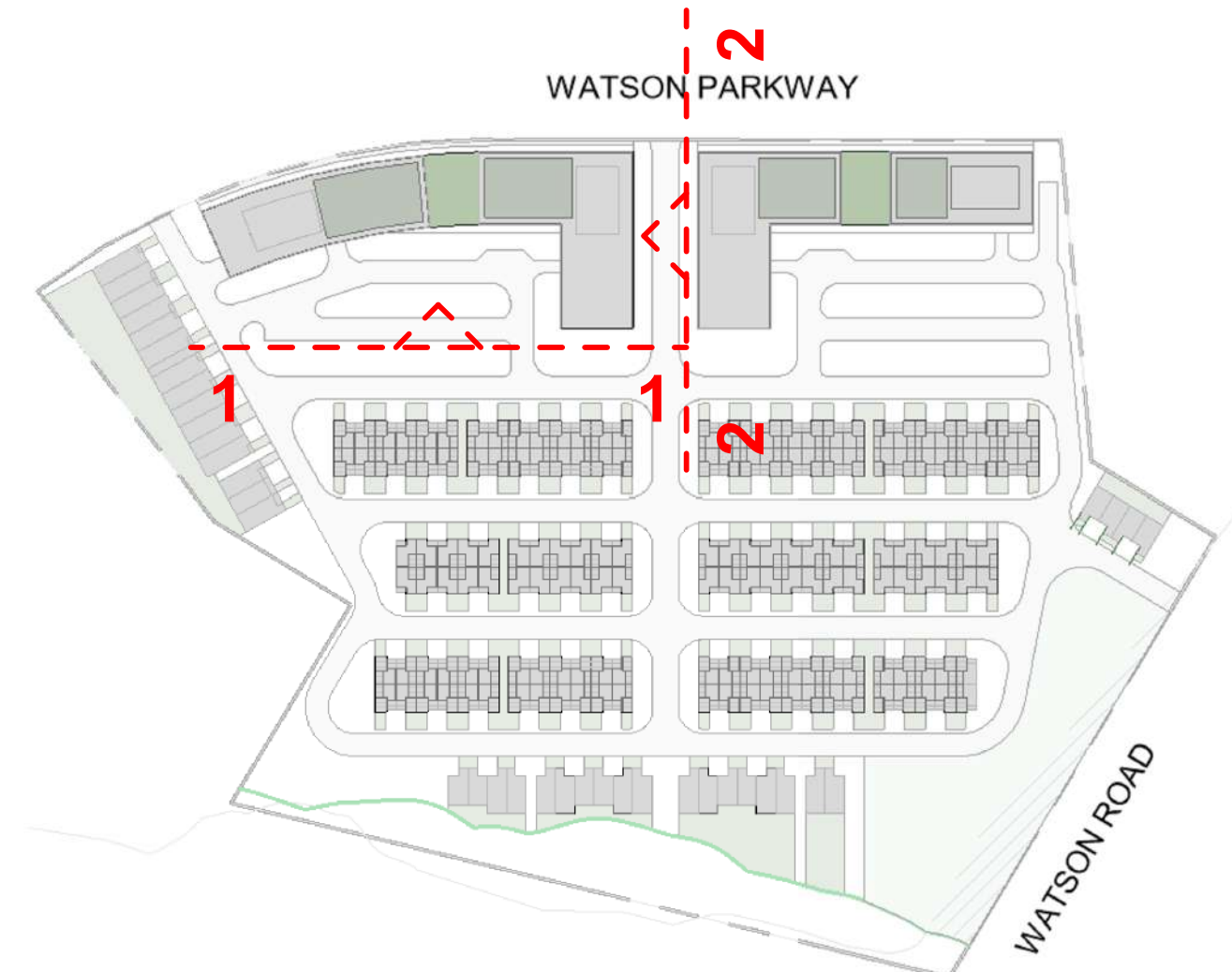
COMMUNITIES

PROJECT
Guelph Watson Holdings Inc.
115 WATSON PARKWAY, GUELPH, ON

DRAWING
ELEVATIONS

PROJECT NO.	22.028FS
PROJECT DATE	2024-09-13
DRAWN BY	VVA
CHECKED BY	AYU
SCALE	As indicated

DRAWING NO.	RZ303	REV.	2
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EXTERIOR FINISH LEGEND

1	BRICK - WHITE
2	BRICK - GREY
3	METAL PANEL - BROWN
4	METAL PANEL - DARK GREY
5	METAL PANEL - GREY
6	METAL PANEL - WHITE
7	METAL SIDING - WHITE
8	METAL SIDING - GREY
9	CONCRETE - GREY
10	CONCRETE - DARK GREY
11	CLEAR GLAZING
12	BALCONY GLAZING
13	MULLION - BROWN
14	MULLION - DARK GREY
15	RAILING - BROWN

1 MIDRISE WEST ELEVATION - BUILDING AB
RZ304 1 : 250



2 MIDRISE SOUTH ELEVATION - BUILDING AB
RZ304 1 : 250



2	2024-09-13	ISSUED FOR REZONING SUBMISSION 2	IAF
1	2023-11-03	ISSUED FOR REZONING SUBMISSION 1	IAF
#	DATE	DESCRIPTION	BY

TERCOT COMMUNITIES

PROJECT
Guelph Watson Holdings Inc.
115 WATSON PARKWAY, GUELPH, ON

ELEVATIONS

PROJECT NO.	22.028FS
PROJECT DATE	2024-09-13
DRAWN BY	VVA
CHECKED BY	AYU
SCALE	As indicated

DRAWING NO.	RZ304	REV.	2
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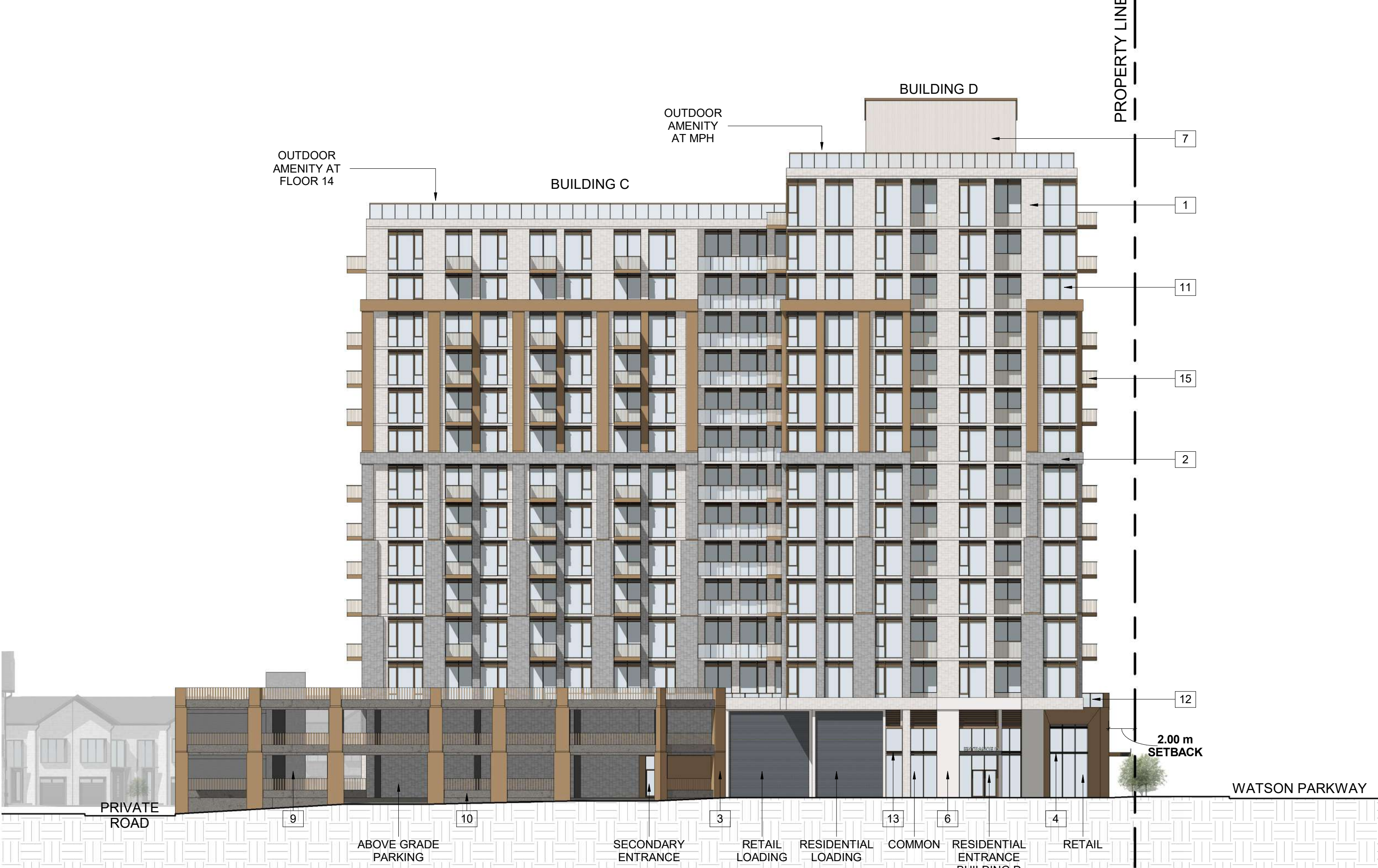
This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultants' drawings before proceeding with the work. Contractor must confirm to all applicable codes and requirements of authority having jurisdiction. The contractor working from drawings not specifically marked "for Contractor" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

EXTERIOR FINISH LEGEND

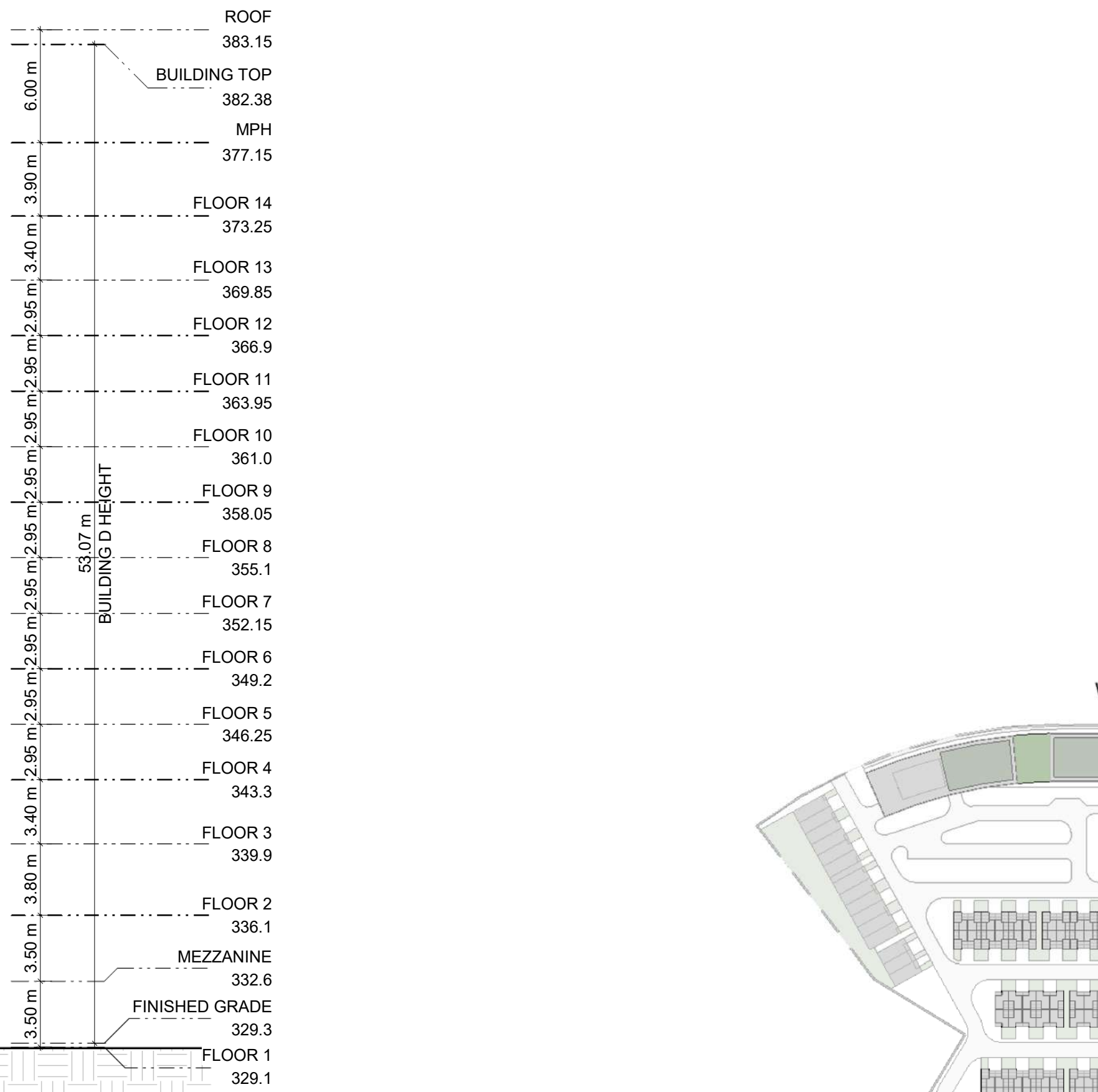
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2	BRICK - GREY
3	METAL PANEL - BROWN
4	METAL PANEL - DARK GREY
5	METAL PANEL - GREY
6	METAL PANEL - WHITE
7	METAL SIDING - WHITE
8	METAL SIDING - GREY
9	CONCRETE - GREY
10	CONCRETE - DARK GREY
11	CLEAR GLAZING
12	BALCONY GLAZING
13	MULLION - BROWN
14	MULLION - DARK GREY
15	RAILING - BROWN



1 MIDRISE EAST ELEVATION - BUILDING CD
1 : 250



2 MIDRISE NORTH ELEVATION - BUILDING CD
1 : 250



2	2024-09-13	ISSUED FOR REZONING SUBMISSION 2	IAF
1	2023-11-03	ISSUED FOR REZONING SUBMISSION 1	AAF
#	DATE	DESCRIPTION	BY

TERCOT COMMUNITIES

PROJECT
Guelph Watson Holdings Inc.
115 WATSON PARKWAY, GUELPH, ON

ELEVATIONS

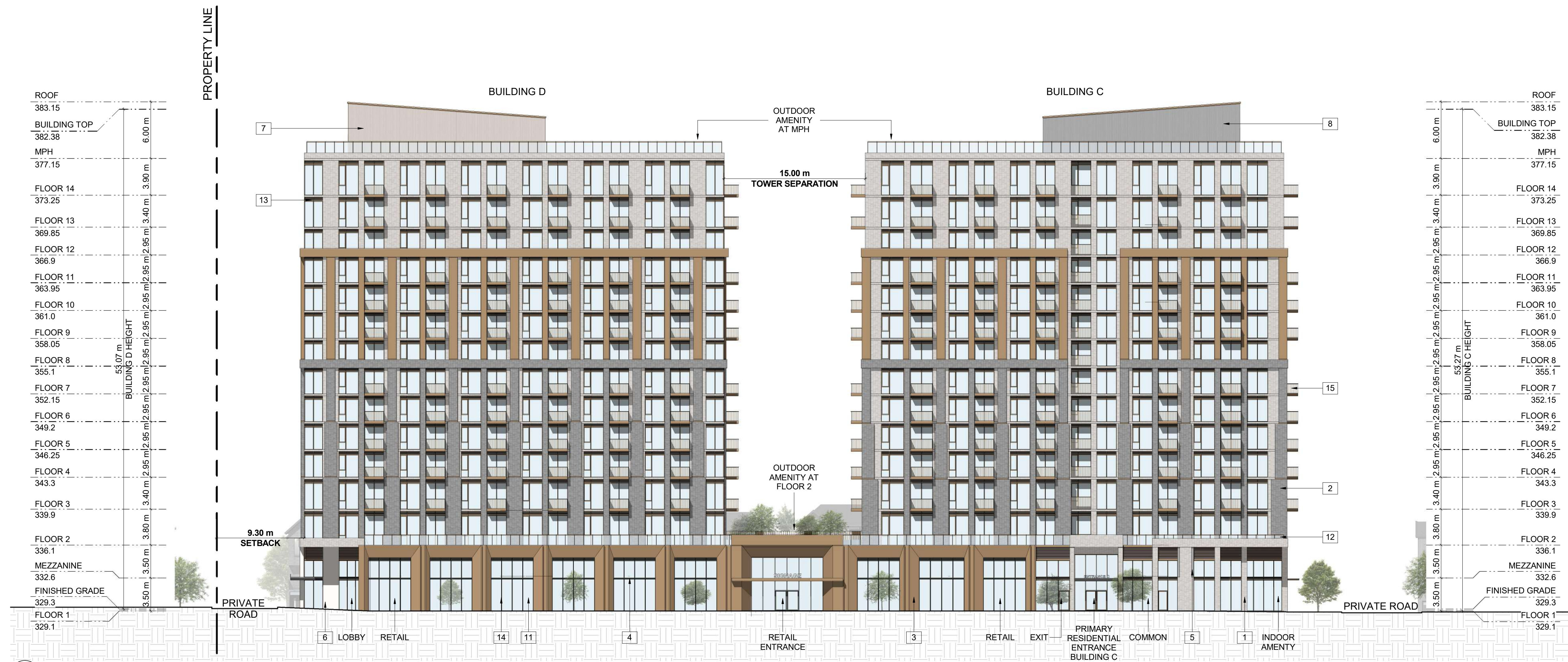
PROJECT NO.	22.028FS
PROJECT DATE	2024-09-13
DRAWN BY	VVA
CHECKED BY	AYU
SCALE	As indicated

DRAWING NO.	RZ305	REV.	2
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EXTERIOR FINISH LEGEND

1	BRICK - WHITE
2	BRICK - GREY
3	METAL PANEL - BROWN
4	METAL PANEL - DARK GREY
5	METAL PANEL - GREY
6	METAL SIDING - WHITE
7	METAL SIDING - GREY
8	METAL SIDING - BROWN
9	CONCRETE - GREY
10	CONCRETE - DARK GREY
11	CLEAR GLAZING
12	BALCONY GLAZING
13	MULLION - BROWN
14	MULLION - DARK GREY
15	RAILING - BROWN



#	DATE	DESCRIPTION	BY
2	2024-09-13	ISSUED FOR REZONING SUBMISSION 2	AAF
1	2023-11-03	ISSUED FOR REZONING SUBMISSION 1	AAF

TERCOT

COMMUNITIES

PROJECT
Guelph Watson Holdings Inc.
115 WATSON PARKWAY, GUELPH, ON

ELEVATIONS

PROJECT NO.	22.028FS
PROJECT DATE	2024-09-13
DRAWN BY	VVA
CHECKED BY	AYU
SCALE	As indicated

DRAWING NO.	REV.
RZ306	2

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EXTERIOR FINISH LEGEND

1	BRICK - WHITE
2	BRICK - GREY
3	METAL PANEL - GREY
4	METAL SIDING - GREY
5	CONCRETE - GREY
6	CONCRETE - DARK GREY
7	CLEAR GLAZING
8	MULLION - DARK GREY
9	RAILING - DARK GREY



1 TH NORTH ELEVATION - TYPE A - D
RZ307 1 : 100



2 TH WEST ELEVATION - TYPE A1
RZ307 1 : 100



3 TH WEST ELEVATION - TYPE A2
RZ307 1 : 100



2	2024-09-13	ISSUED FOR REZONING SUBMISSION 2	JAF
1	2023-11-03	ISSUED FOR REZONING SUBMISSION 1	AAF
#	DATE	DESCRIPTION	BY

TERCOT COMMUNITIES

PROJECT
Guelph Watson Holdings Inc.
115 WATSON PARKWAY, GUELPH, ON

ELEVATIONS

PROJECT NO.	22.028FS
PROJECT DATE	2024-09-13
DRAWN BY	VVA
CHECKED BY	AYU
SCALE	As indicated

DRAWING NO.	RZ307	REV.	2
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EXTERIOR FINISH LEGEND

1	BRICK - WHITE
2	BRICK - GREY
3	METAL PANEL - GREY
4	METAL SIDING - GREY
5	CONCRETE - GREY
6	CONCRETE - DARK GREY
7	CLEAR GLAZING
8	MULLION - DARK GREY
9	RAILING - DARK GREY



1 TH NORTH ELEVATION - TYPE A1 - A2
RZ308 1:100



2 TH WEST ELEVATION - TYPE B - C
RZ308 1:100



2	2024-09-13	ISSUED FOR REZONING SUBMISSION 2	IAF
1	2023-11-03	ISSUED FOR REZONING SUBMISSION 1	AAF
#	DATE	DESCRIPTION	BY

TERCOT

COMMUNITIES

PROJECT
Guelph Watson Holdings Inc.

115 WATSON PARKWAY, GUELPH, ON

ELEVATIONS

PROJECT NO.	22.028FS
PROJECT DATE	2024-09-13
DRAWN BY	VVA
CHECKED BY	AYU
SCALE	As indicated

DRAWING NO.	RZ308	REV.	2
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EXTERIOR FINISH LEGEND

1	BRICK - WHITE
2	BRICK - GREY
3	METAL PANEL - GREY
4	METAL SIDING - GREY
5	CONCRETE - GREY
6	CONCRETE - DARK GREY
7	CLEAR GLAZING
8	MULLION - DARK GREY
9	RAILING - DARK GREY



1 TH WEST ELEVATION - TYPE D
RZ309 1 : 100



2 TH NORTH-WEST ELEVATION - TYPE E
RZ309 1 : 100



2	2024-09-13	ISSUED FOR REZONING SUBMISSION 2	AAF
1	2023-11-03	ISSUED FOR REZONING SUBMISSION 1	AAF
#	DATE	DESCRIPTION	BY

TERCOT COMMUNITIES

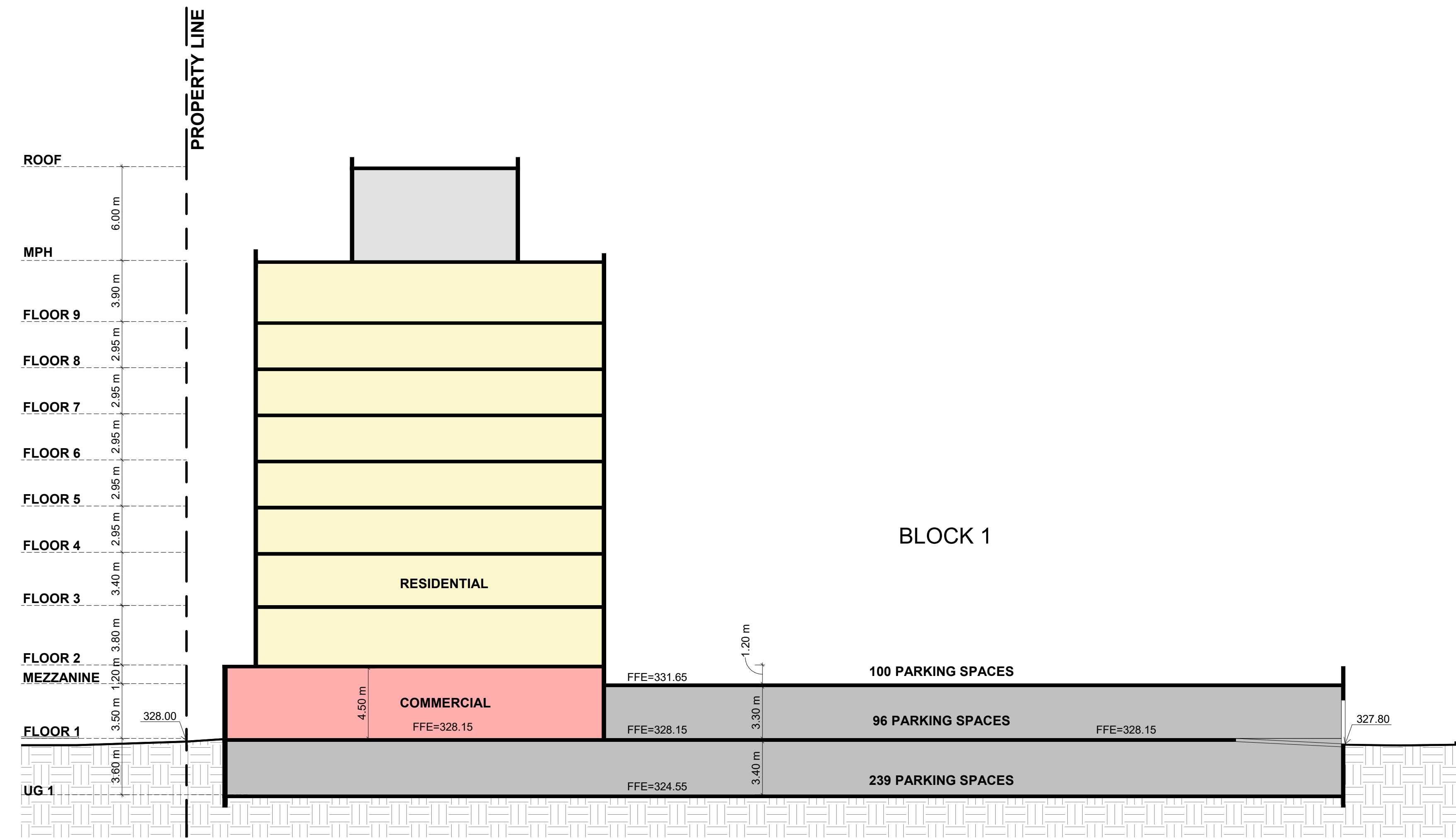
PROJECT
Guelph Watson Holdings Inc.
115 WATSON PARKWAY, GUELPH, ON

ELEVATIONS

PROJECT NO.	22.028FS
PROJECT DATE	2024-09-13
DRAWN BY	VVA
CHECKED BY	AYU
SCALE	As indicated

DRAWING NO.	RZ309	REV.	2
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1 BLOCK 1 SCHEMATIC SECTION
RZ401 1:200

#	DATE	DESCRIPTION	BY
2	2024-09-13	ISSUED FOR REZONING SUBMISSION 2	AAF
1	2023-11-03	ISSUED FOR REZONING SUBMISSION 1	AAF

TERCOT[®]

COMMUNITIES

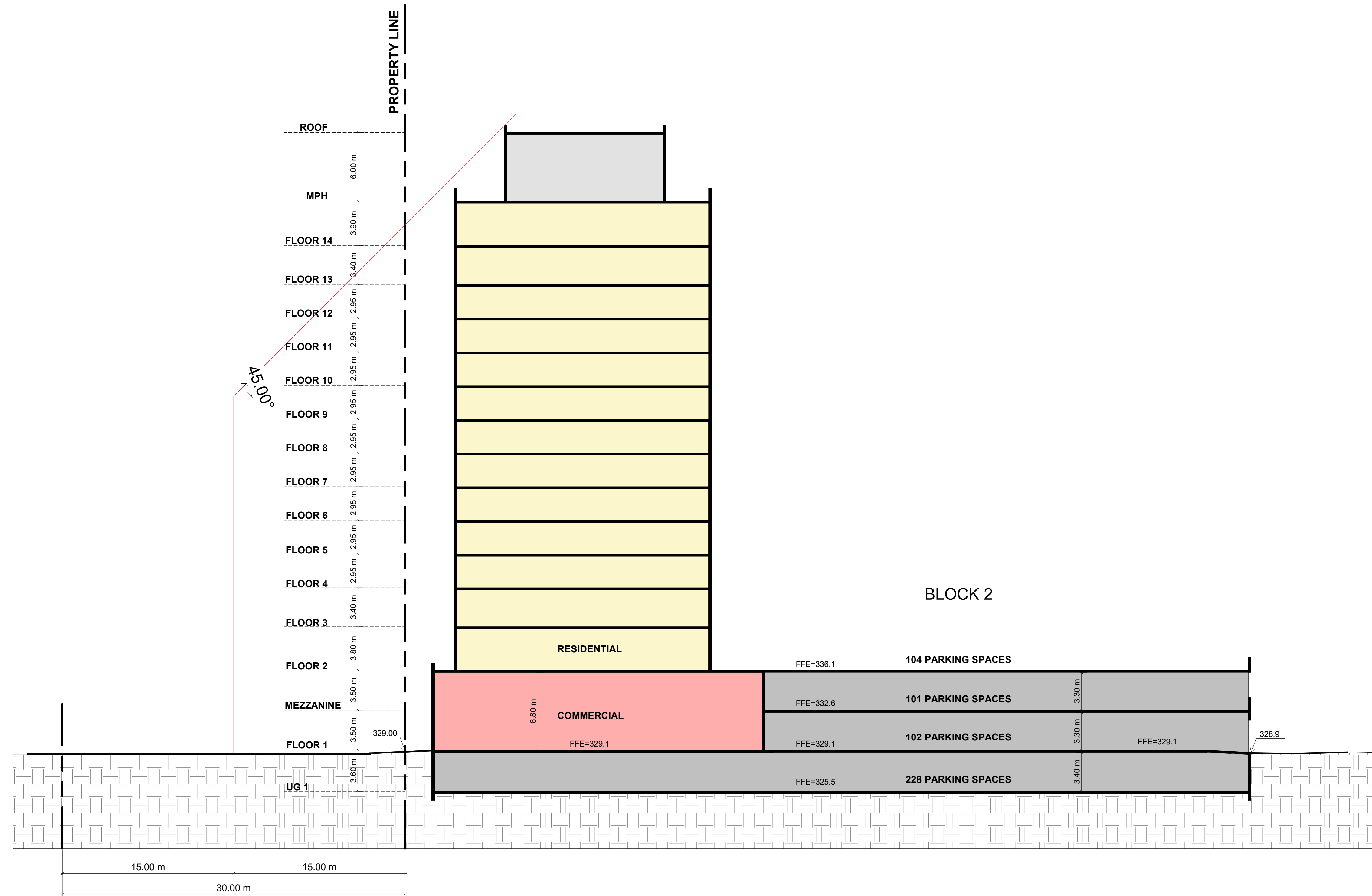
PROJECT
Guelph Watson Holdings Inc.

115 WATSON PARKWAY, GUELPH, ON

DRAWING
BUILDING SECTIONS

PROJECT NO. 22.028FS	
PROJECT DATE 2024-09-13	
DRAWN BY VVA	
CHECKED BY AYU	
SCALE 1:200	

DRAWING NO. RZ401	REV. 2
-----------------------------	------------------



1 BLOCK 2 SCHEMATIC SECTION
RZ402 1:200

#	DATE	DESCRIPTION	BY
2	2024-09-13	ISSUED FOR REZONING SUBMISSION 2	IAF
1	2023-11-03	ISSUED FOR REZONING SUBMISSION 1	IAF

TERCOT COMMUNITIES

PROJECT
Guelph Watson Holdings Inc.
115 WATSON PARKWAY, GUELPH, ON

BUILDING SECTIONS

PROJECT NO.	22.028FS
PROJECT DATE	2024-09-13
DRAWN BY	VVA
CHECKED BY	AYU
SCALE	1:200

DRAWING NO.	RZ402	REV.	2
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3D PERSPECTIVES LEGEND

- TOWER A
- TOWER B
- TOWER C
- TOWER D
- TH TYPE A
- TH TYPE B
- TH TYPE C
- TH TYPE D
- TH TYPE E



2	2024-09-13	ISSUED FOR REZONING SUBMISSION 2	IAF
1	2023-11-03	ISSUED FOR REZONING SUBMISSION 1	IAF
#	DATE	DESCRIPTION	BY

TERCOT

COMMUNITIES

PROJECT
Guelph Watson Holdings Inc.
115 WATSON PARKWAY, GUELPH, ON

DRAWING
3D PERSPECTIVES

PROJECT NO.	22.028FS
PROJECT DATE	2024-09-13
DRAWN BY	VVA
CHECKED BY	AYU
SCALE	1 : 300

DRAWING NO.	REV.
RZ801	2