

C C 4 3 . 2 4 - C o n f i d e n t i a l A p p e n d i x B - m a d e p u b l i c o n M a y 2 0 , 2 0 2 2

290 Old Weston Road Settlement Proposal (Revised)

T h u r s d a y , A p r i l 2 8 , 2 0 2 2



DRAFT

TACT Architecture Inc.

660R College Street (Rear Lane)
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416 516 1949
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file: 1903- 290 OWR v.81 main file.pln

job title
290 Old Weston Road

client
12 Developments (Old Weston) Inc.

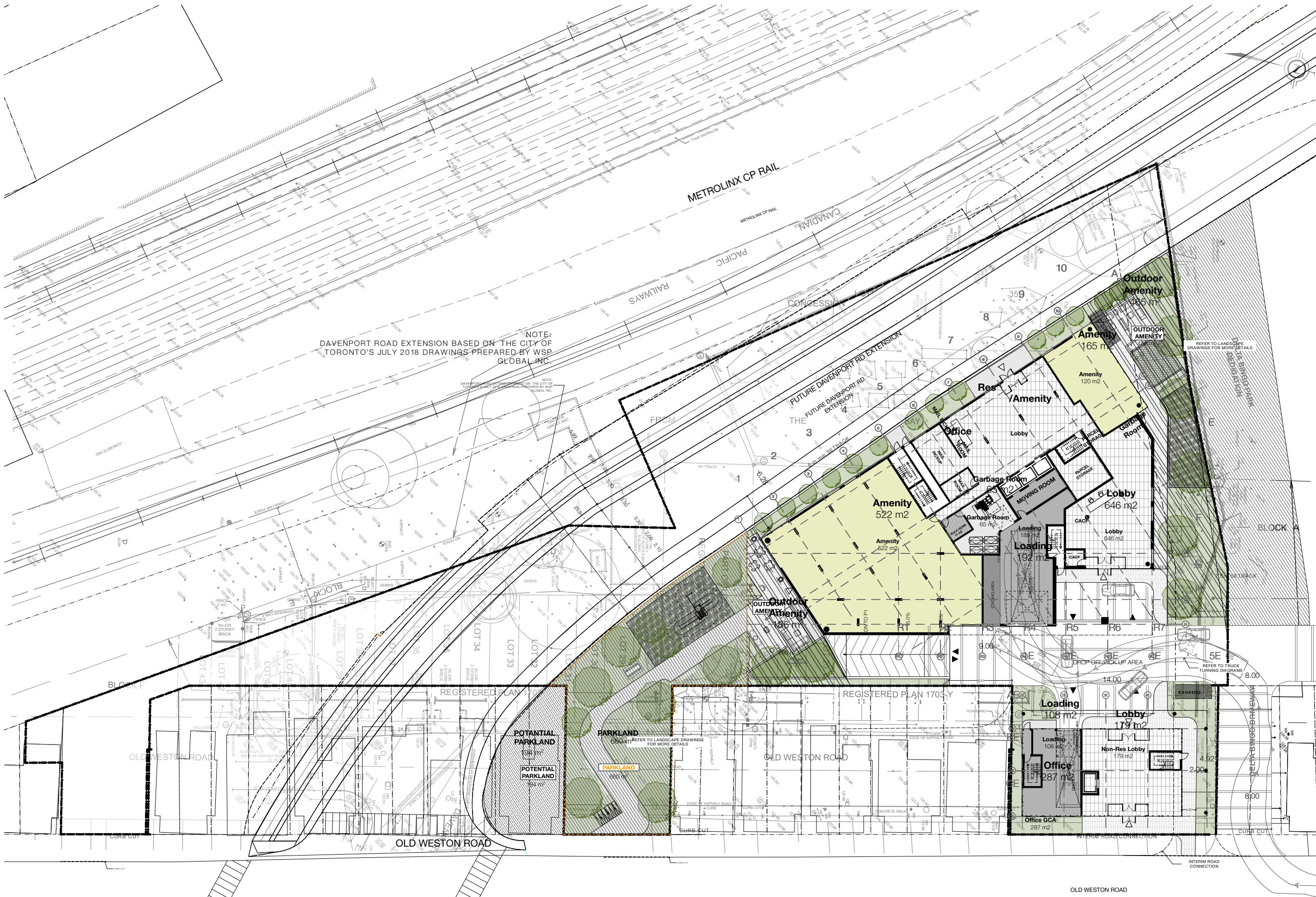
sheet title
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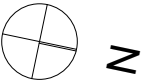
drawn by
AZD checked by
PJ

issue date
Thursday, April 28, 2022

scale

job number
1903





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job title
290 Old Weston Road

client
I2 Developments (Old Weston) Inc.

sheet title
2F-6F

drawn by
AZD

checked by
PJ

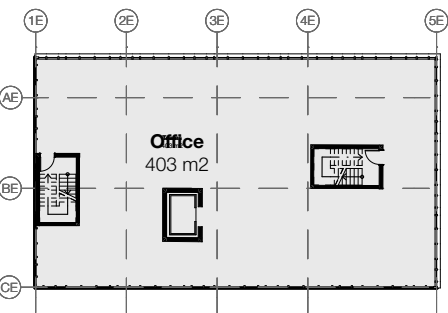
issue date
Thursday, April 28, 2022

scale
1:500

job number
1903



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COMMUNAL SOCIAL SPACE LAYOUT TO BE DETERMINED.

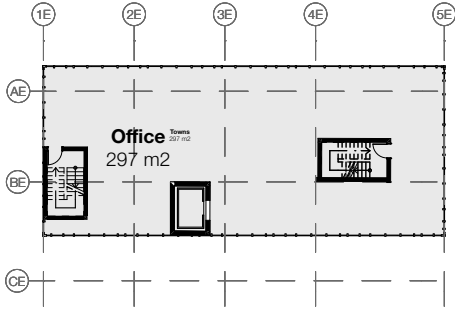


1

FLOOR PLAN 2
SCALE 1:500



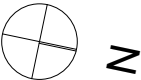
BIKE PARKING: 87
RES LONG-TERM: 78
RES SHORT- TERM: 9



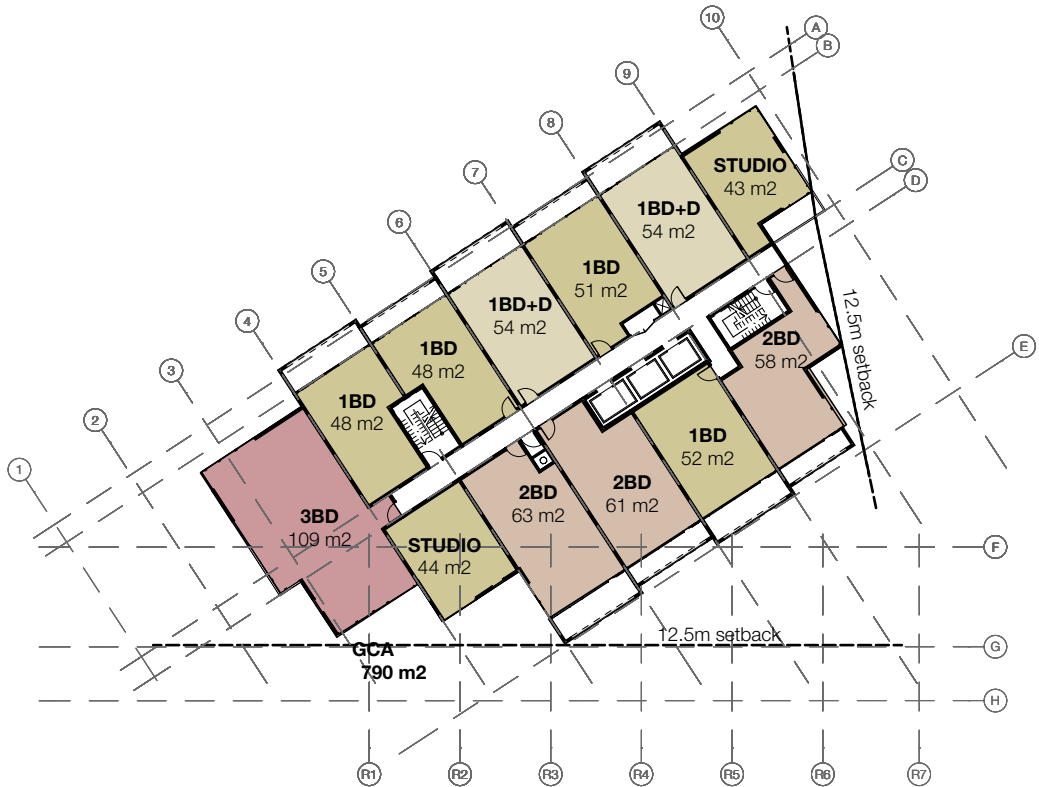
2

FLOOR PLANS 3-6
SCALE 1:500

Revision:		
No.	Date	Revision



DRAFT



1 FLOOR PLANS 7-29
SCALE 1:500

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290 Old Weston Road

client
I2 Developments (Old Weston) Inc.

sheet title
5F-22F

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Thursday, April 28, 2022

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1:500

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1903

290 OWR April 28, 2022 (DRAFT)

GFA Breakdown				GROSS CONSTRUCTION AREA		GFA DEDUCTIONS		AMENITY	NON RES. GFA	RES. GFA		ESTIMATED SALEABLE		UNITS								
no.	storey	floor to floor ht.	floor level (t/o slab)	total		total		sf	bike storage	sf	sm	sf	sm	TOTAL	studio	1bd	1bd+d	2bd	2bd+d	3bd	4bd	
		m	m	sf	sm	sf	sm															
	roof		97.60																			
	mechanical	6.30	91.30	3,187	296						3,187.0	0										
29	residential	3.50	87.80	8,506	790	526	49	0	0		7,980.0	741.4	7,388.0	686.4	12	2	4	2	3	0	1	0
28	residential	3.00	84.80	8,506	790	526	49	0	0		7,980.0	741.4	7,388.0	686.4	12	2	4	2	3	0	1	0
27	residential	3.00	81.80	8,506	790	526	49	0	0		7,980.0	741.4	7,388.0	686.4	12	2	4	2	3	0	1	0
26	residential	3.00	78.80	8,506	790	526	49	0	0		7,980.0	741.4	7,388.0	686.4	12	2	4	2	3	0	1	0
25	residential	3.00	75.80	8,506	790	526	49	0	0		7,980.0	741.4	7,388.0	686.4	12	2	4	2	3	0	1	0
24	residential	3.00	72.80	8,506	790	526	49	0	0		7,980.0	741.4	7,388.0	686.4	12	2	4	2	3	0	1	0
23	residential	3.00	69.80	8,506	790	526	49	0	0		7,980.0	741.4	7,388.0	686.4	12	2	4	2	3	0	1	0
22	residential	3.00	66.80	8,506	790	526	49	0	0		7,980.0	741.4	7,388.0	686.4	12	2	4	2	3	0	1	0
21	residential	3.00	63.80	8,506	790	526	49	0	0		7,980.0	741.4	7,388.0	686.4	12	2	4	2	3	0	1	0
20	residential	3.00	60.80	8,506	790	526	49	0	0		7,980.0	741.4	7,388.0	686.4	12	2	4	2	3	0	1	0
19	residential	3.00	57.80	8,506	790	526	49	0	0		7,980.0	741.4	7,388.0	686.4	12	2	4	2	3	0	1	0
18	residential	3.00	54.80	8,506	790	526	49	0	0		7,980.0	741.4	7,388.0	686.4	12	2	4	2	3	0	1	0
17	residential	3.00	51.80	8,506	790	526	49	0	0		7,980.0	741.4	7,388.0	686.4	12	2	4	2	3	0	1	0
16	residential	3.00	48.80	8,506	790	526	49	0	0		7,980.0	741.4	7,388.0	686.4	12	2	4	2	3	0	1	0
15	residential	3.00	45.80	8,506	790	526	49	0	0		7,980.0	741.4	7,388.0	686.4	12	2	4	2	3	0	1	0
14	residential	3.00	42.80	8,506	790	526	49	0	0		7,980.0	741.4	7,388.0	686.4	12	2	4	2	3	0	1	0
13	residential	3.00	39.80	8,506	790	526	49	0	0		7,980.0	741.4	7,388.0	686.4	12	2	4	2	3	0	1	0
12	residential	3.00	36.80	8,506	790	526	49	0	0		7,980.0	741.4	7,388.0	686.4	12	2	4	2	3	0	1	0
11	residential	3.00	33.80	8,506	790	526	49	0	0		7,980.0	741.4	7,388.0	686.4	12	2	4	2	3	0	1	0
10	residential	3.00	30.80	8,506	790	526	49	0	0		7,980.0	741.4	7,388.0	686.4	12	2	4	2	3	0	1	0
9	residential	3.00	27.80	8,506	790	526	49	0	0		7,980.0	741.4	7,388.0	686.4	12	2	4	2	3	0	1	0
8	residential	3.00	24.80	8,506	790	526	49	0	0		7,980.0	741.4	7,388.0	686.4	12	2	4	2	3	0	1	0
7	residential	3.00	21.80	8,506	790	526	49	0	0		7,980.0	741.4	7,388.0	686.4	12	2	4	2	3	0	1	0
6	residential	3.50	18.30	16,926	1,572	2,466	229	0	1,815		14,460.0	1,343.4	12,872.0	1,195.8	19	0	10	5	2	0	2	0
5	residential	3.00	15.30	16,926	1,572	2,466	229	0	1,815		14,460.0	1,343.4	12,872.0	1,195.8	19	0	10	5	2	0	2	0
4	residential	3.00	12.30	17,626	1,638	2,466	229	0	1,815		15,160.0	1,408.4	12,872.0	1,195.8	19	0	10	5	2	0	2	0
3	residential	3.00	9.30	17,626	1,638	2,466	229	0	1,815		15,160.0	1,408.4	12,872.0	1,195.8	19	0	10	5	2	0	2	0
2	residential	3.00	6.30	17,626	1,638	651	60	0	0		16,975.0	1,577.0	13,599.0	1,263.4	18	0	9	4	2	0	2	1
1	Lobby/amenity/loading	6.30	0.00	15,129	1,406	3,835	356	6,910.0	0		11,294.0	1,049.2										
-1	parking			37,232	3,459	37,232	3,459	6,910.0	7,260.0		0.0	0.0										

235,011.0

370	46	141	70	79	0	33	1
12%	38%	19%	21%	0%	9%	0%	
0%	70%		20%	10%			

TOTAL	above grade GCA	300,684	27,934
	below grade GCA	37,232	3,459
	total GCA	337,916	31,393

TOTAL GFA	274,236	sf
SITE AREA	74,481	
FSI	3.68	x

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job title
290 Old Weston Road

client
I2 Developments (Old Weston) Inc.

sheet title
Site Statistics

drawn by
AZD

checked by
PJ

issue date
Thursday, April 28, 2022

scale

job number
1903

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job title

290 Old Weston Road

client

I2 Developments (Old Weston) Inc.

sheet title

Section B

drawn by

AZD

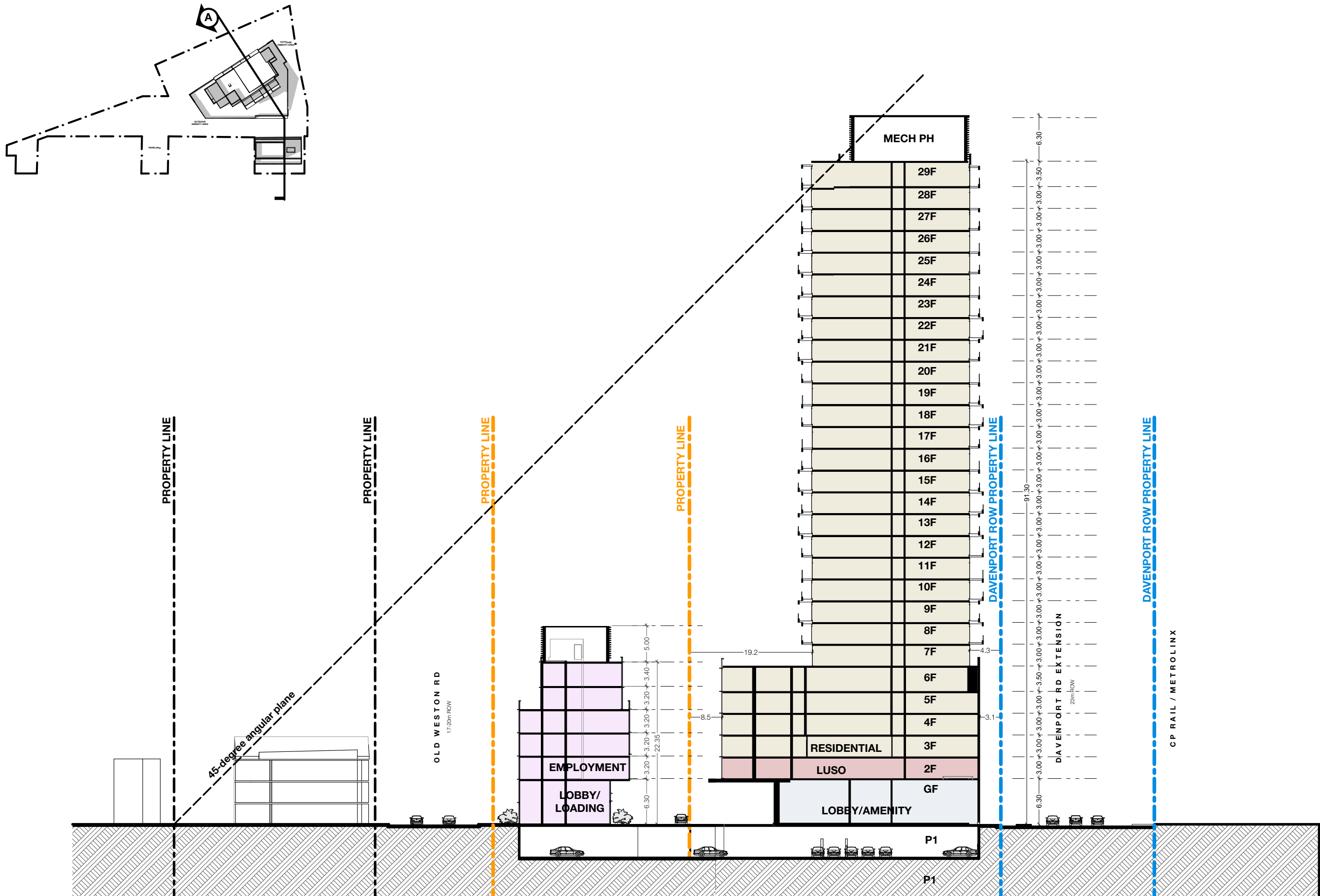
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job title
290 Old Weston Road

client
I2 Developments (Old Weston) Inc.

sheet title
Angular Planes A-C

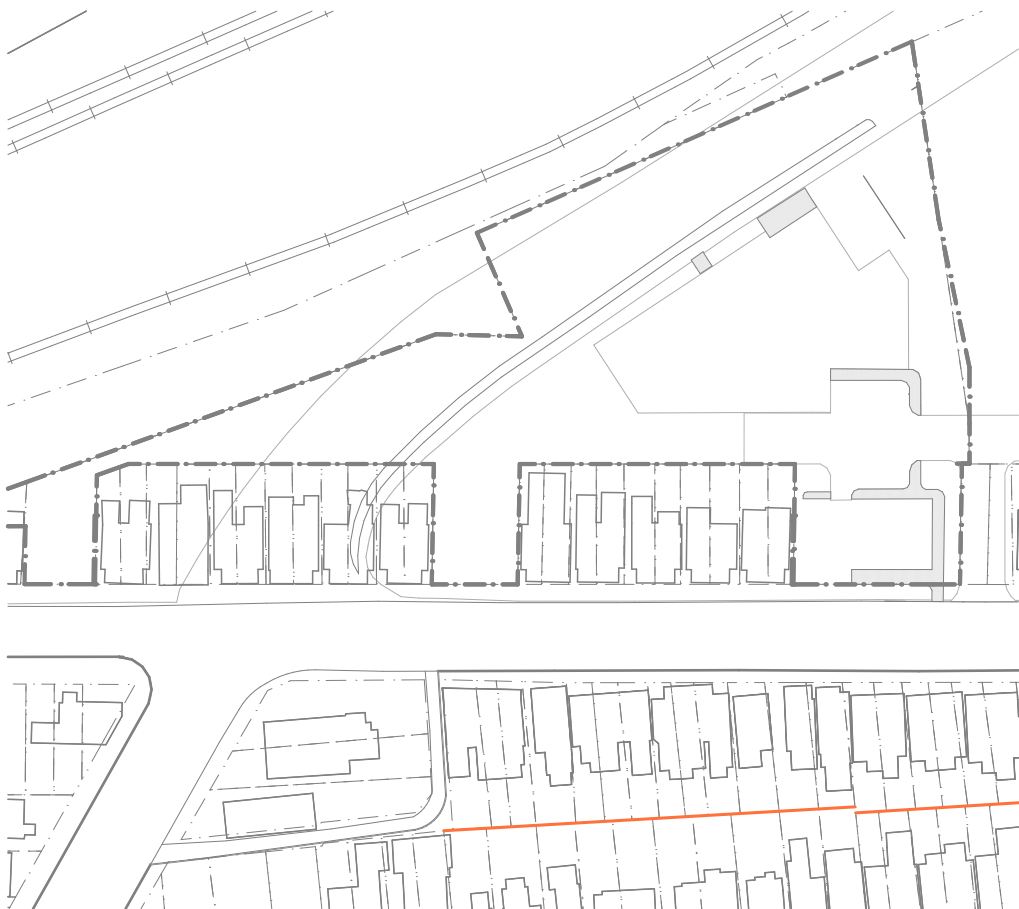
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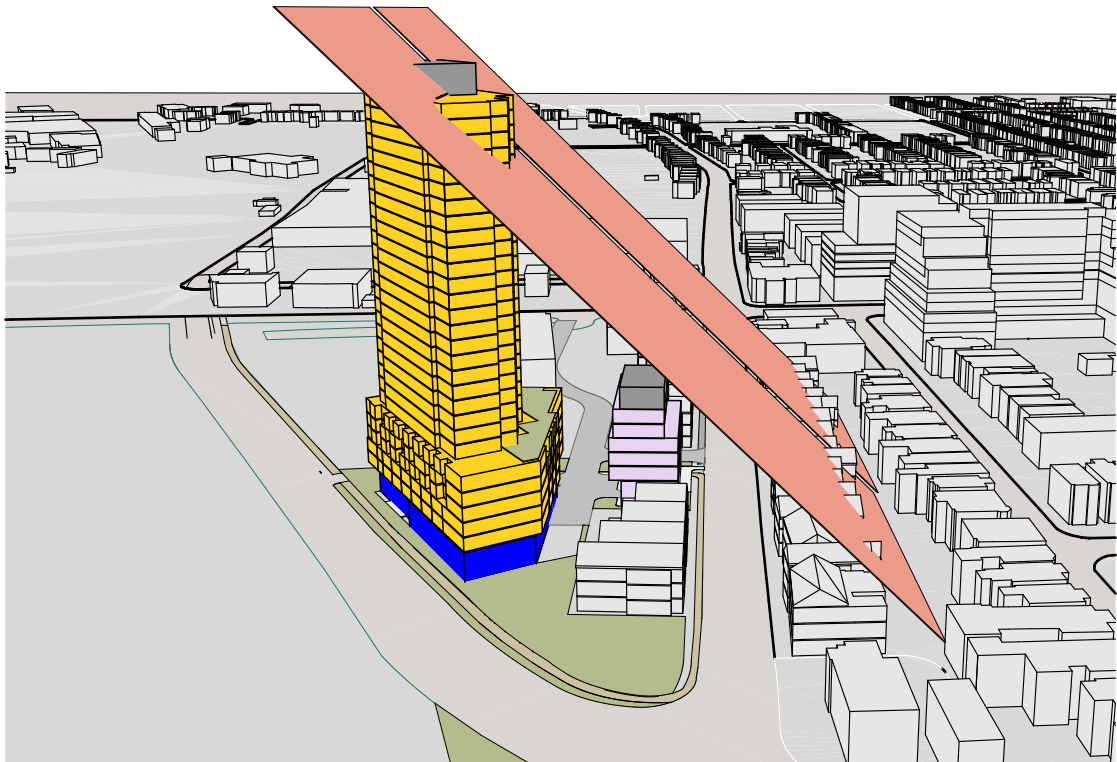
scale

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1903

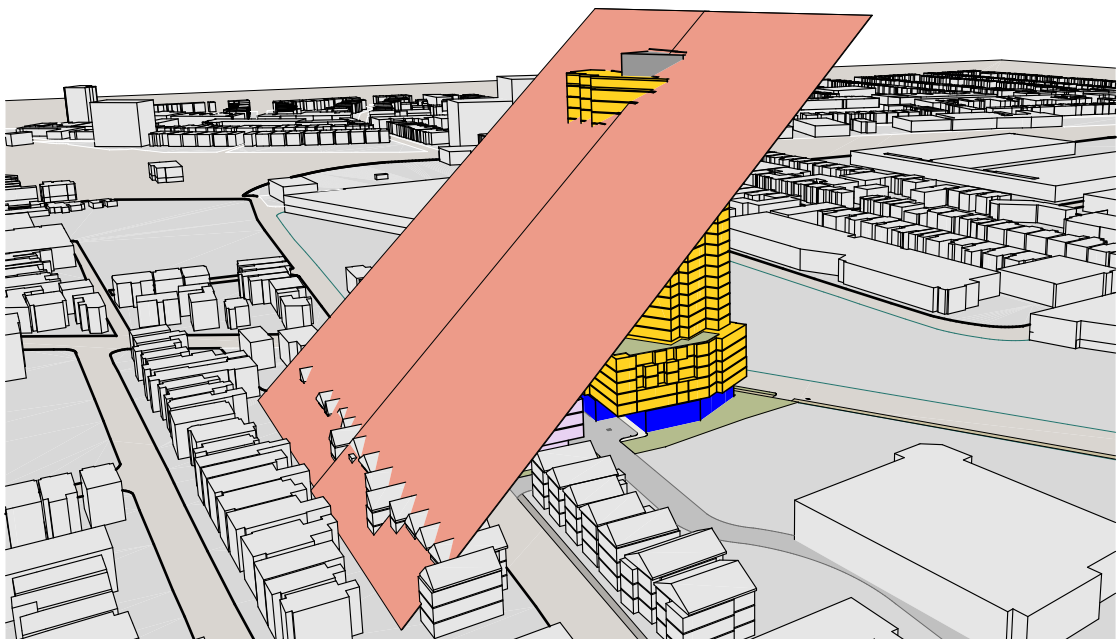


Site Plan

Angular Plane A- 45 degree from rear property line



Looking N



Looking W