

189 - 195 OLD WESTON RD,
44-46 & 50-52 LINDNER STREET

SETTLEMENT SET

No.	Date	Revision
01	2021/07/23	ZBA/OPA Submission
Revision:		
No.	Date	Revision
01	2021-07-30	OPA, ZBA
02	2025-10-20	OPA, ZBA

STATISTICS SUMMARY

Municipal Address		189-195 Old Weston Road			
SITE	Gross Site Area		11,196.3 sm	120,516 sf	
	Existing Neighbourhoods Area		1,036.1	11,152 sf	
	Parkland		1,090.2 sm	11,735.0 sf	
	% of Parkland		9.7%		
	Net Site Area (Net of Parkland & Exist. Neighbourhoods Area)		9,070.0 sm	97,629 sf	
	Old Weston Rd Frontage		76.5 m	251.0 f	
	Westport Ave Frontage		61.8 m	202.7 f	
	municipal laneway Frontage		216.2 m	709.2 f	
LOT COVERAGE			5,652.1 sm	60,839.0 sf	
			50.5%		
DRIVEWAY AREA			1,556.1 sm	16,749.9 sf	
LANDSCAPED OPEN SPACE			1,695.3 sm	18,248.0 sf	
			15.1%		
BUILDING HEIGHT	Established Grade		122.9 m		
	Height		125.00 m	40 Storeys	
GROSS FLOOR AREA	Residential GFA	93.2%	55,484 sm	597,222.8 sf	
	Non-Residential GFA	6.4%	3,817 sm	41,085.0 sf	
	Retail GFA (Main Bldg)	0.4%	224 sm	2,412.0 sf	
	Total GFA		59,525 sm	640,720 sf	
	Parking GFA		8,712 sm	93,774 sf	
FLOOR SPACE INDEX (NET)	Residential FSI		6.12		
	Non-Residential FSI		0.42		
	Retail FSI		0.02		
	Total Net FSI		6.56		
FLOOR SPACE INDEX (GROSS)	Residential FSI		4.96		
	Non-Residential FSI		0.34		
	Total Gross FSI		5.32		
UNIT COUNT		unit count	% of total		
	Studio	0	0%		
	1BD	597	77%		
	2BD	101	13%		
	3BD	76	10%		
Total Unit Count		774			
Total Affordable Housing Unit Count					
AMENITY SPACE		required	provided		
	Indoor	1,548 sm	1,557 sm		
	Outdoor	1,548 sm	1,564 sm		
Total Amenity Space		3,096 sm	3,121 sm		
VEHICULAR PARKING	Resident Stalls	0	198		
	Visitor Stalls	41	41		
	Car Share Spaces	2	2		
	Total Parking Count	41	241		
BICYCLE PARKING	Barrier-free spaces	-	20		
	included in total				
	Long-Term Residential Bicycle Spaces	697	712		
See Report by BA Group	Short-Term Residential Bicycle Spaces	79	82		
	10 Publicly Accessible Bike Spaces	10	10		
	Total Residential Bicycle Spaces	786	804		
LOADING	Type 'G' Loading Space	1	1		
	Type 'B' Loading Space	1			
	Type 'C' Loading Space	1	1		
	Type 'G' / Type 'B' Loading Space		2		

job title

189-195 Old Weston Rd

client

THE WESTPORT HOLDING LTD.

sheet title

Project Statistics

drawn by

ST, NS, DW

checked by

PJ

issue date

Monday, June 29, 2026

job number

2008

scale

as noted

TACT Architecture Inc.

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189-195 Old Weston Rd
client
THE WESTPORT HOLDING LTD.

sheet title
Site Plan

drawn by
ST, NS, DW

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job number
2008

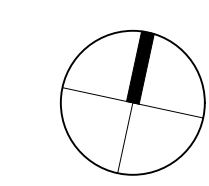
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	TWO WAY TRAFFIC
	HORIZONTAL BICYCLE STORAGE 1.2m HEIGHT MIN
	STACKED BICYCLE STORAGE DEFO DECKER SINGLE SIDED 2.7m HEIGHT MIN
	VERTICAL BICYCLE STORAGE
	STORAGE LOCKER 2.0m HEIGHT MIN
	STORAGE LOCKER
	STORAGE LOCKER
	STORAGE LOCKER
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 Existing
 Proposed
 6 Storey NW Bldg



Note: All measurements approximate.

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GF Plan

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Monday, June 29, 2026

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2008	1:400

A201

SYMBOL LEGEND

TWO WAY TRAFFIC

HORIZONTAL BICYCLE STORAGE
1.2m HEIGHT MIN

STACKED BICYCLE STORAGE
DERO DECKER SINGLE SIDED
2.7m HEIGHT MIN

VERTICAL BICYCLE STORAGE
2.4m HEIGHT MIN

STORAGE LOCKER
2.0m HEIGHT MIN

STANDARD PARKING SPACE
2.0m HEIGHT MIN
(ROUGH-IN PROVIDED FOR EVSE)

BARRIER FREE PARKING SPACE
2.0m HEIGHT MIN
(ROUGH-IN PROVIDED FOR EVSE)

PARKING SPACE WITH ELECTRIC
VEHICLE SUPPLY EQUIPMENT

COMMUNITY CENTRE PARKING SPACE

CAR SHARE PARKING SPACE

VISITOR CAR PARKING SPACE
(ROUGH-IN PROVIDED FOR EVSE)



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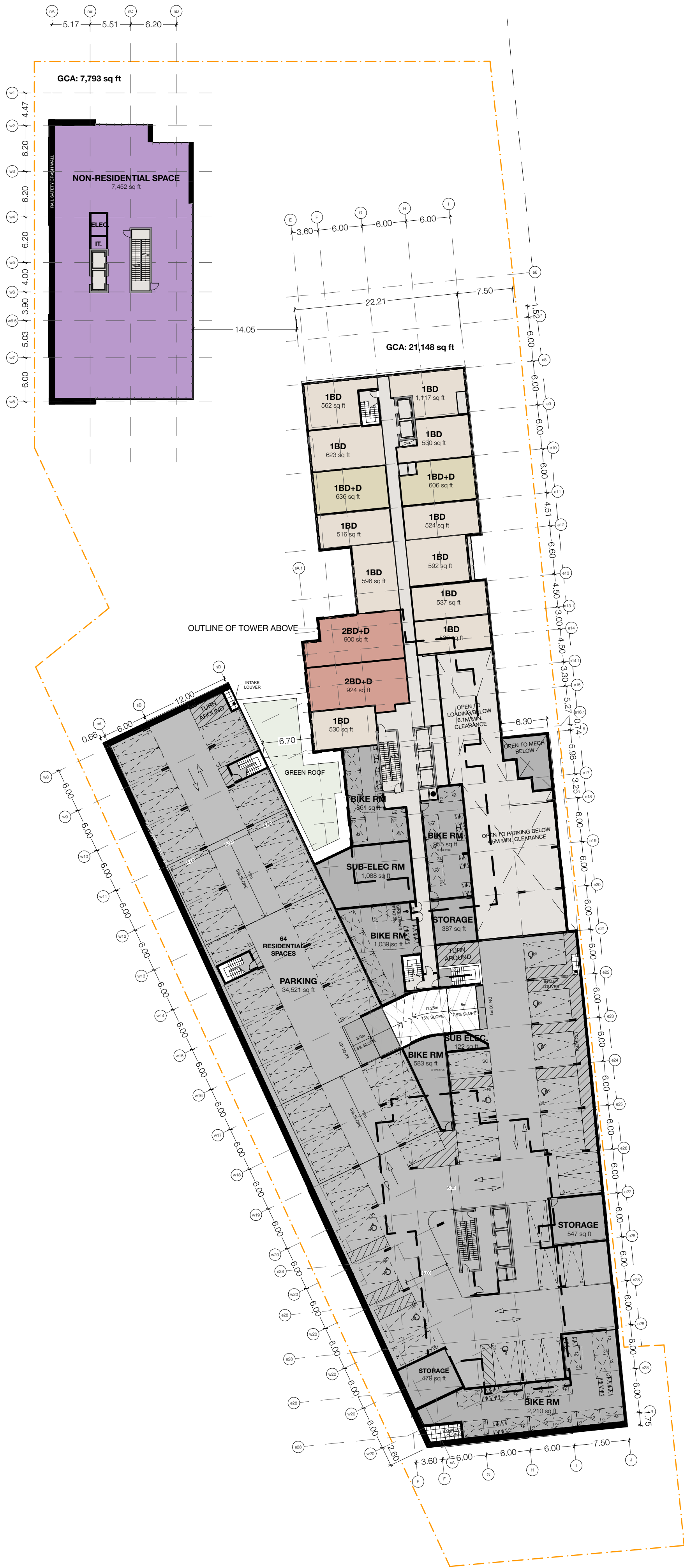
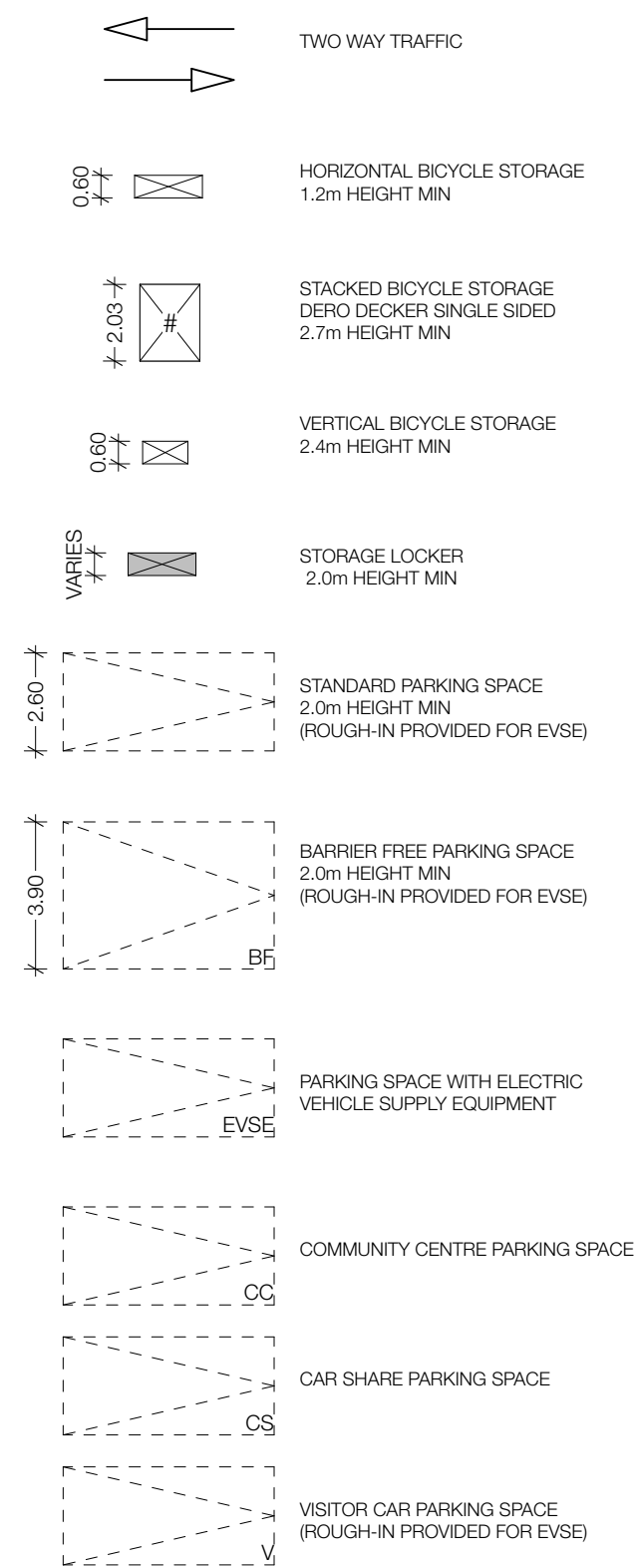
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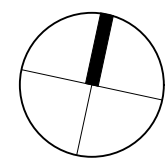
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sheet title	Mezz. Plan	
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job number	2008	scale 1:400

SYMBOL LEGEND



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job title
189-195 Old Weston Rd

client
THE WESTPORT HOLDING LTD.

sheet title
2F Plan

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ST, NS, DW

checked by
PJ

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2008

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1:400

SYMBOL LEGEND

TWO WAY TRAFFIC

HORIZONTAL BICYCLE STORAGE
1.2m HEIGHT MIN

STACKED BICYCLE STORAGE
DERO DECKER SINGLE SIDED
2.7m HEIGHT MIN

VERTICAL BICYCLE STORAGE
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PARKING SPACE WITH ELECTRIC
VEHICLE SUPPLY EQUIPMENT

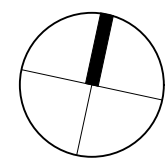
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CAR SHARE PARKING SPACE

VISITOR CAR PARKING SPACE
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189-195 Old Weston Rd

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THE WESTPORT HOLDING LTD.

sheet title
3F Plan

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ST, NS, DW

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4F Plan

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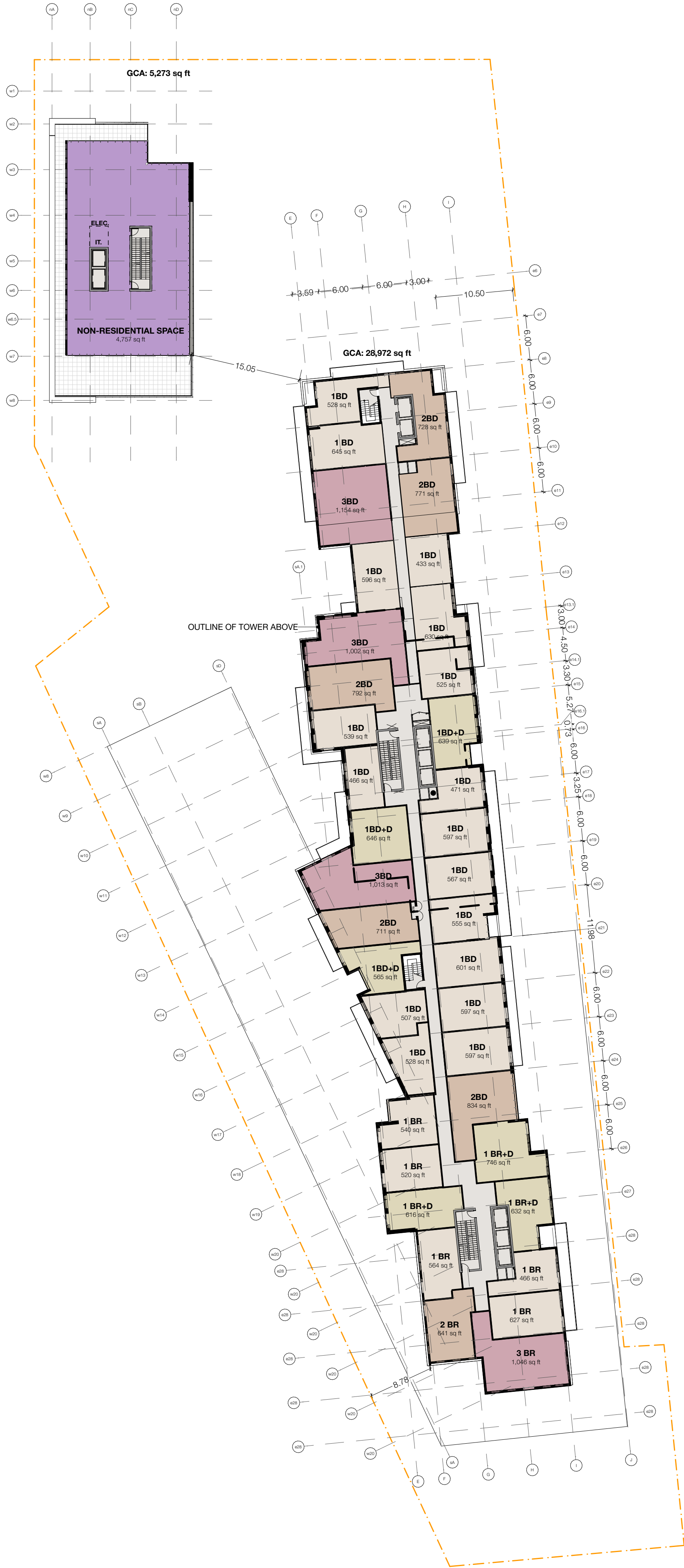
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6F

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189-195 Old Weston Rd

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7F-8F

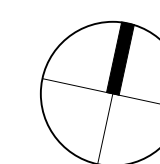
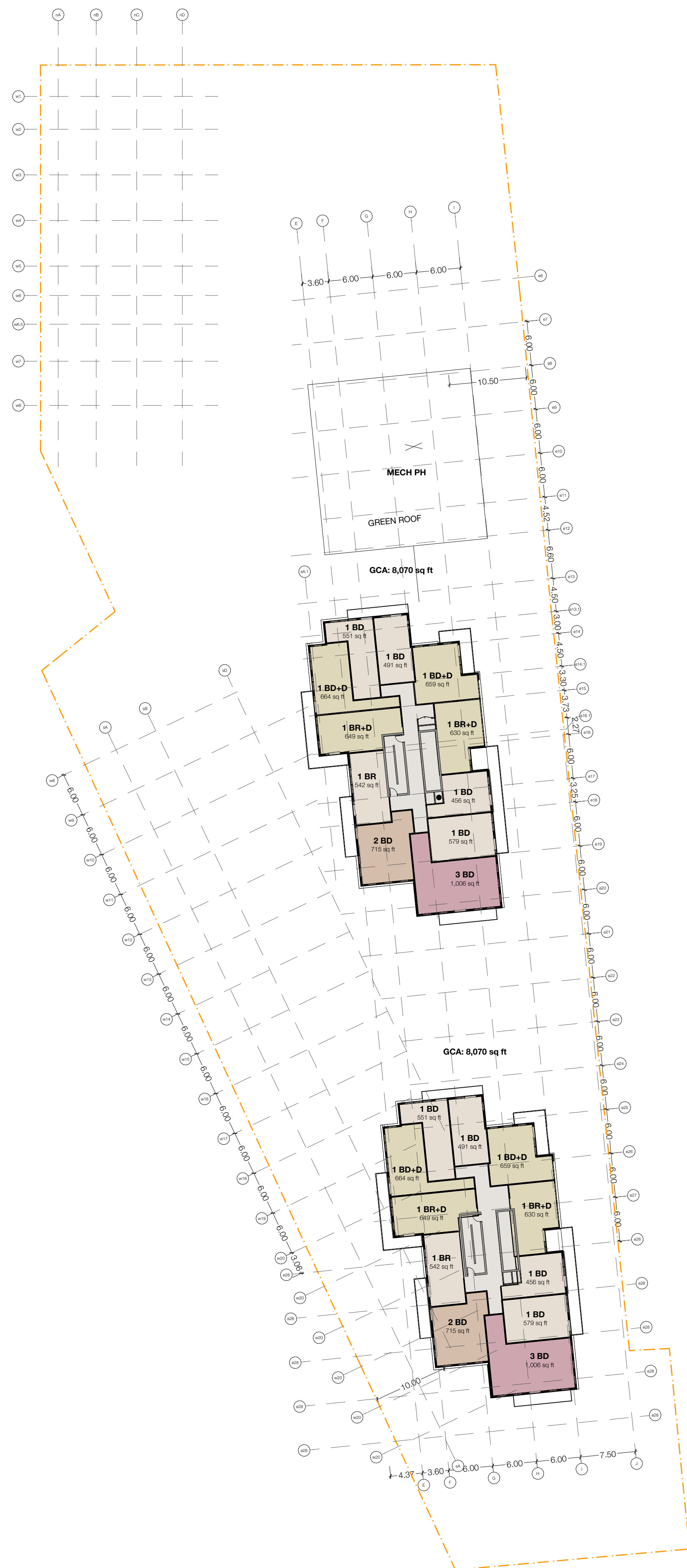
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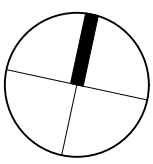
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2008 1:400

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12F Plan

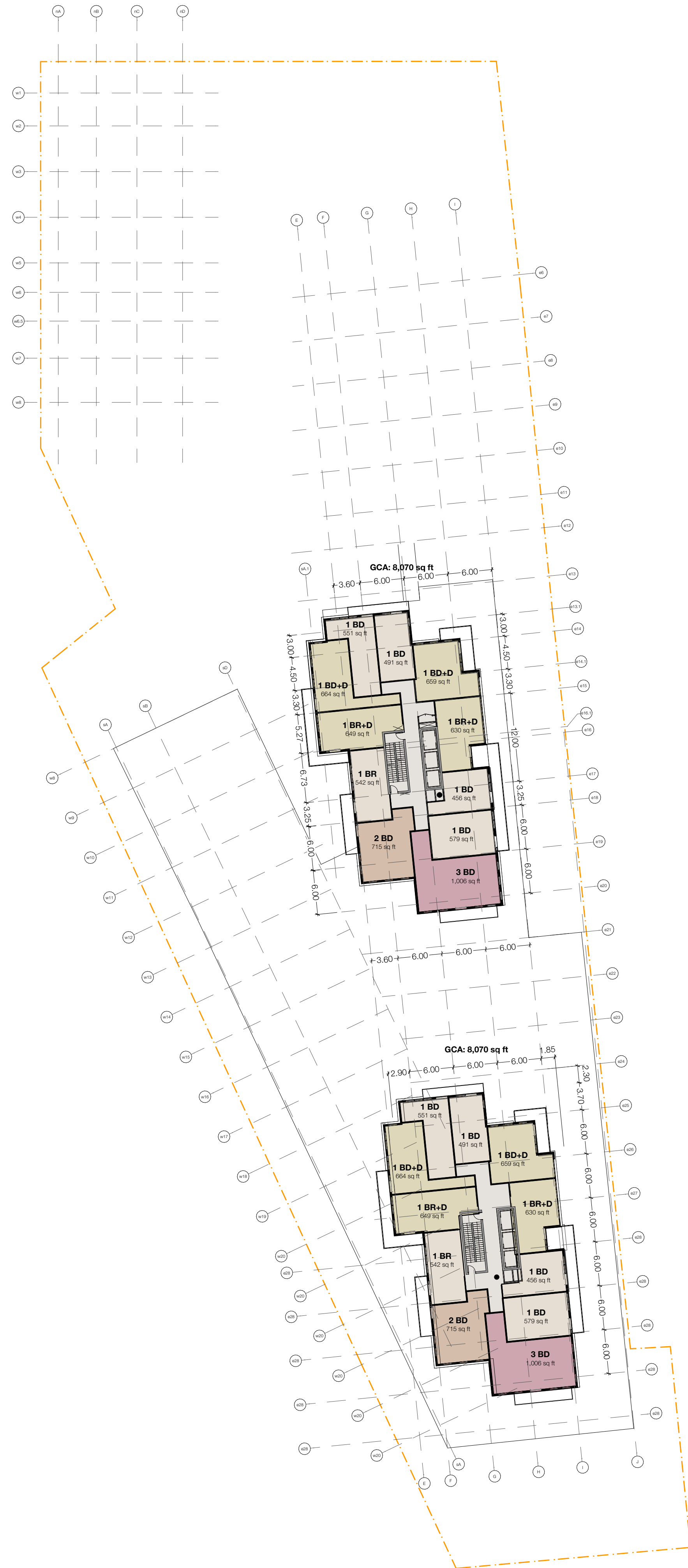
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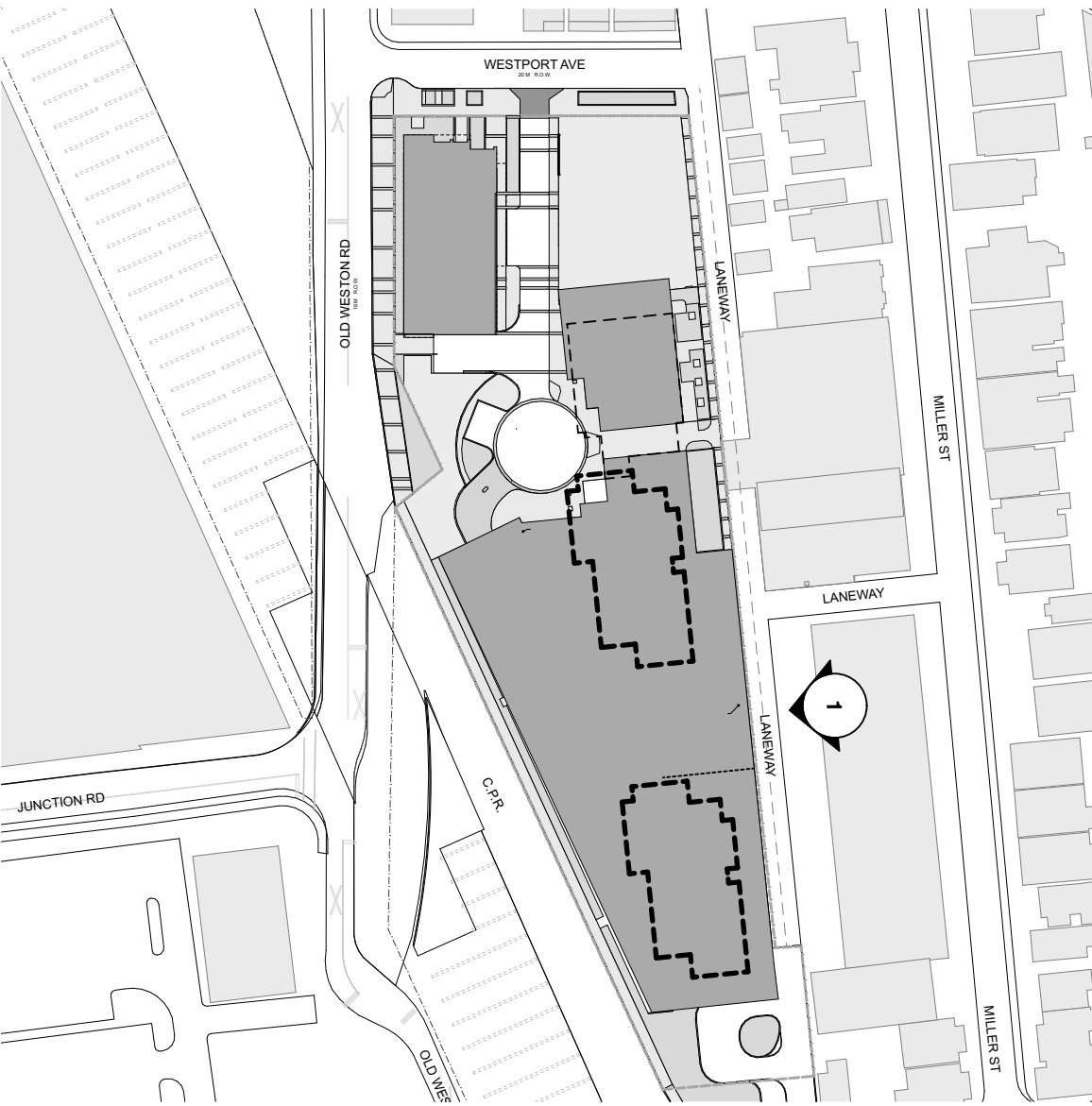
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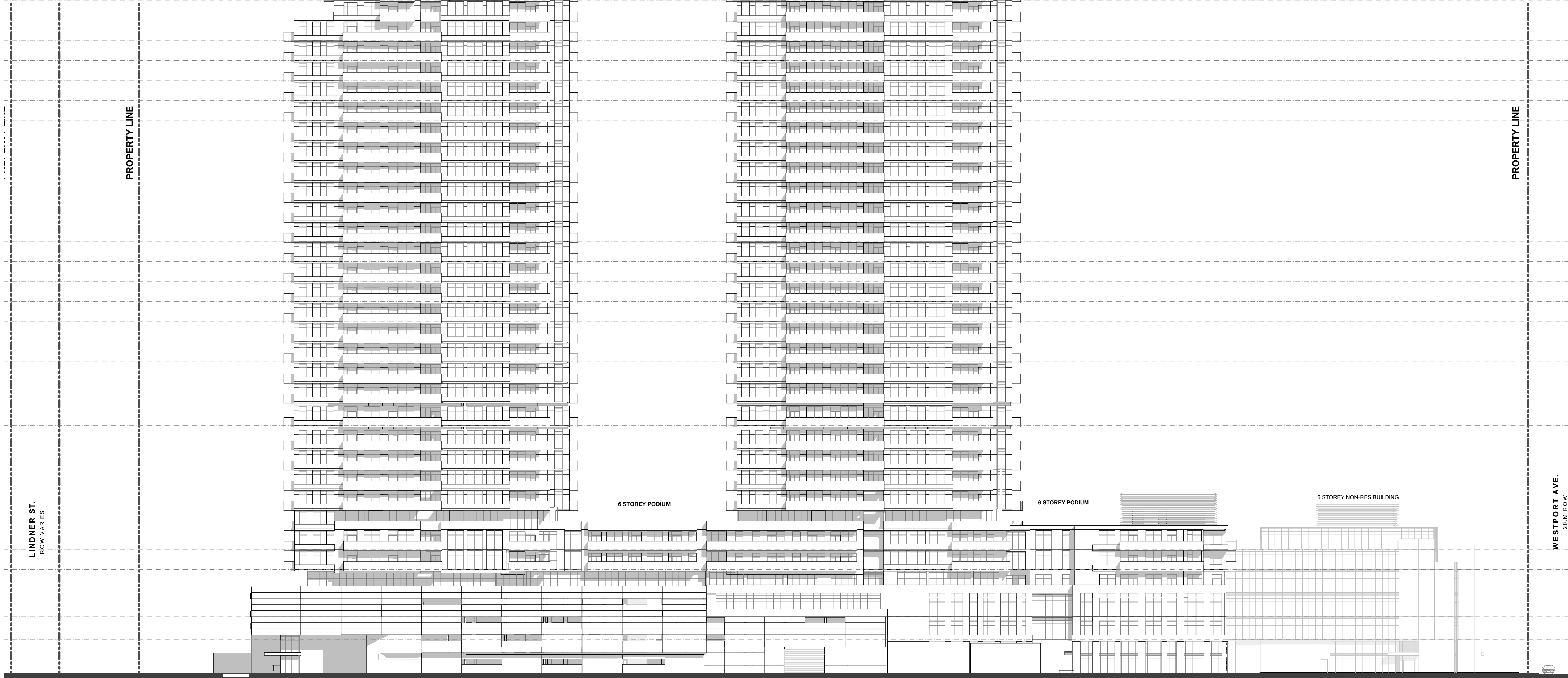
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to number	scale
008	1:400



Key Plan
SCALE: 1:1500



1 East Elevation
SCALE: 1:300

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189-195 Old Weston Rd

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street title
Tower Elevation

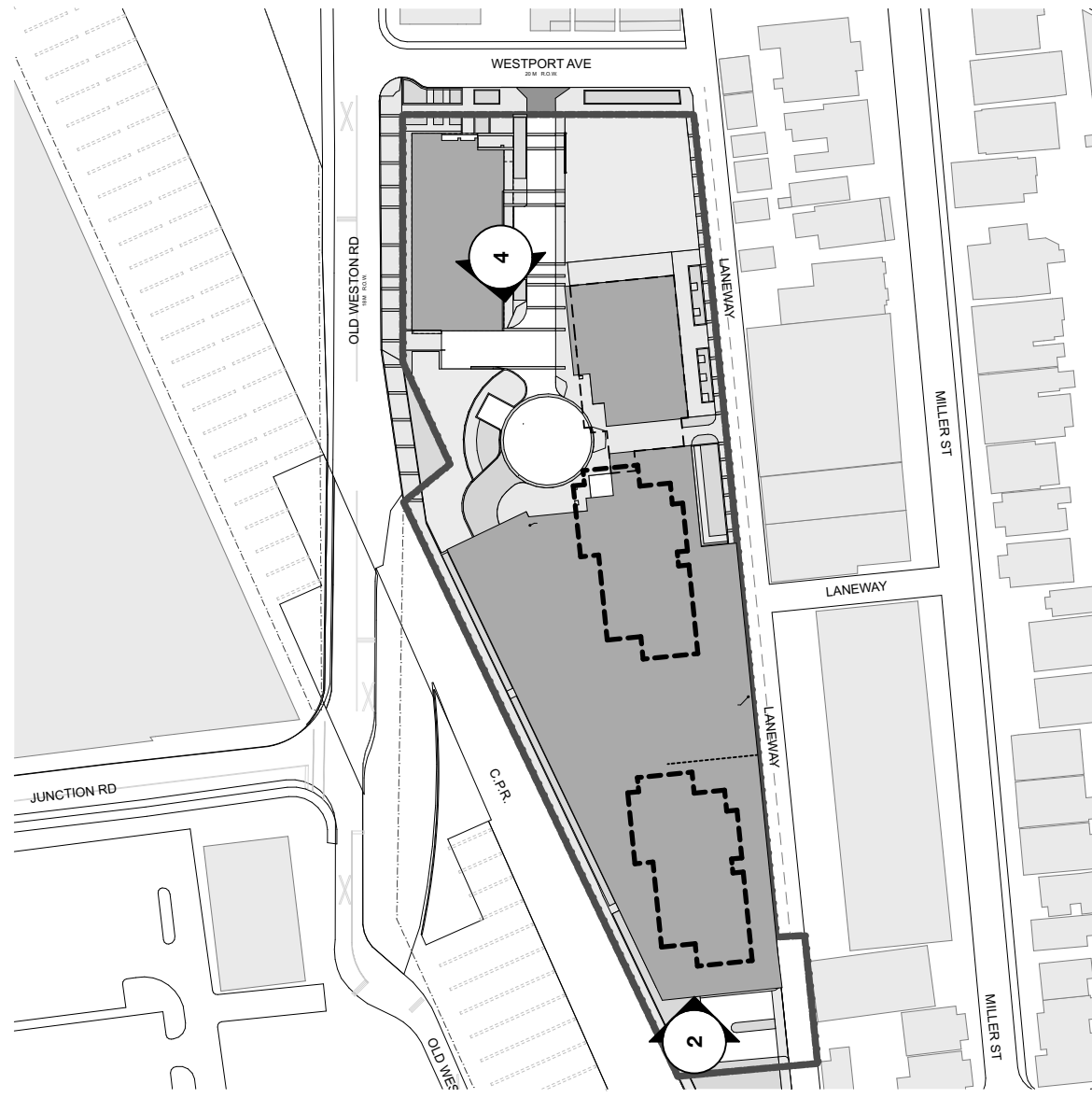
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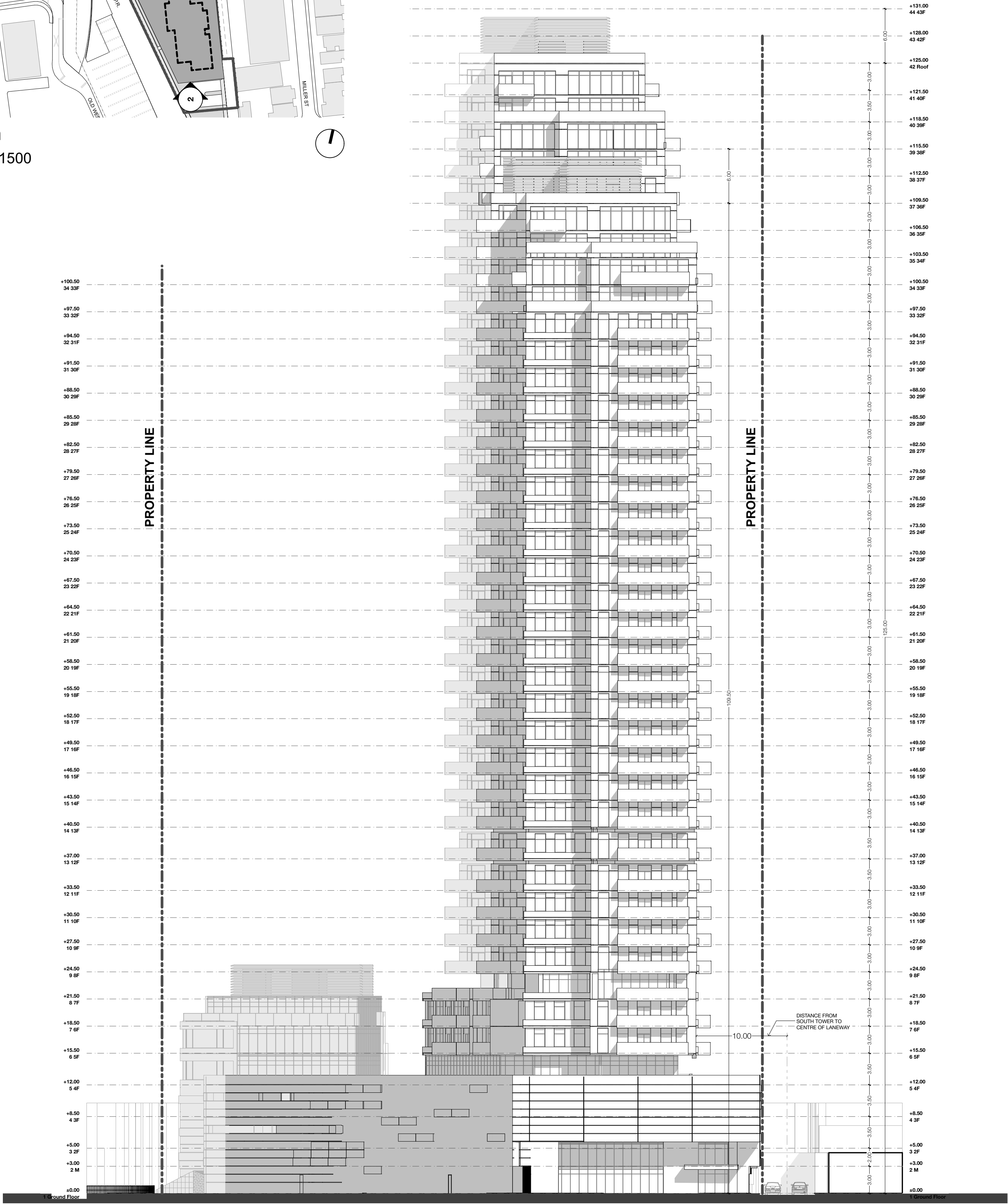
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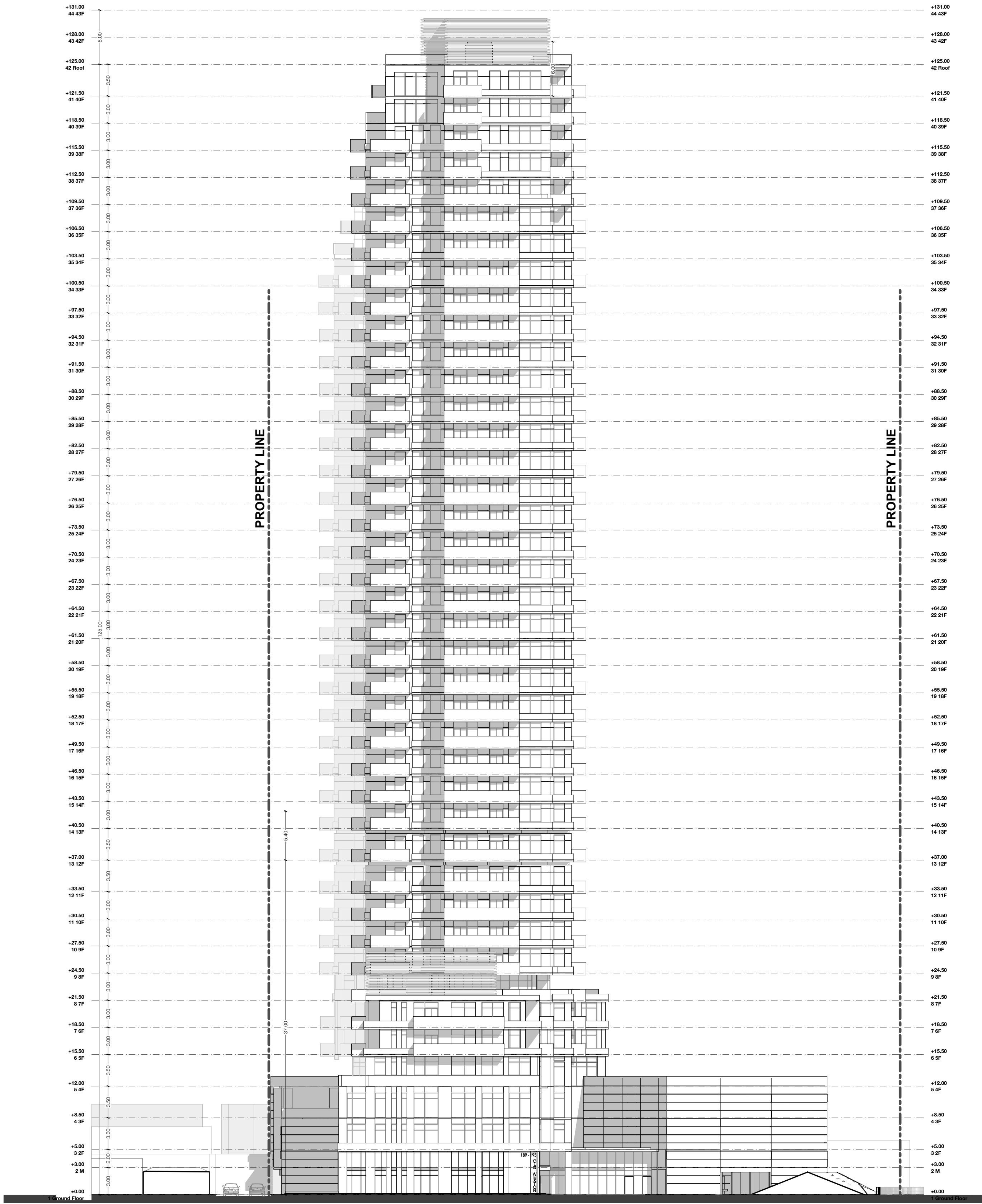
scale
as noted



Key Plan
SCALE: 1:1500



2 South Elevation
SCALE: 1:300



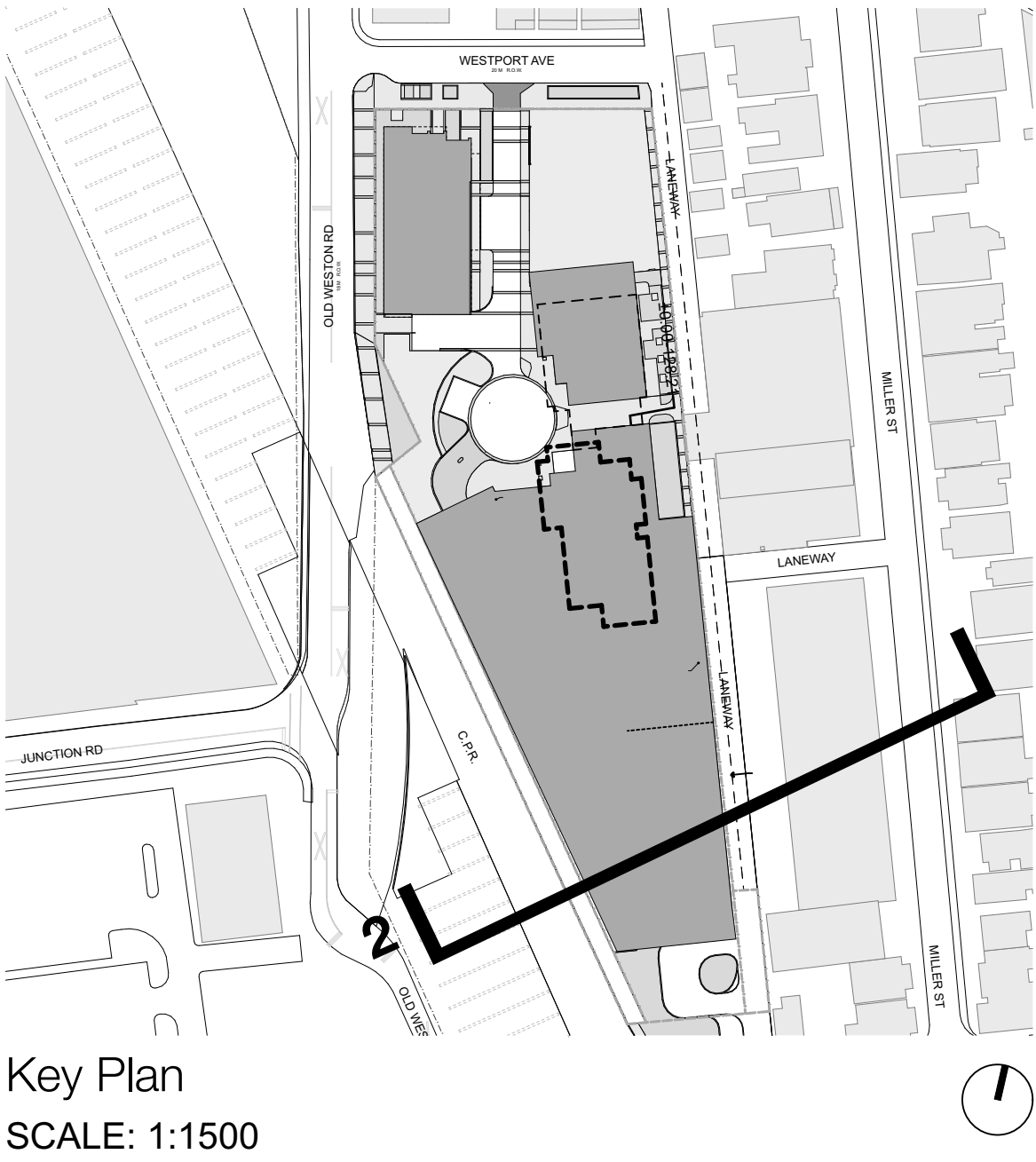
4 North Elevation
SCALE: 1:300

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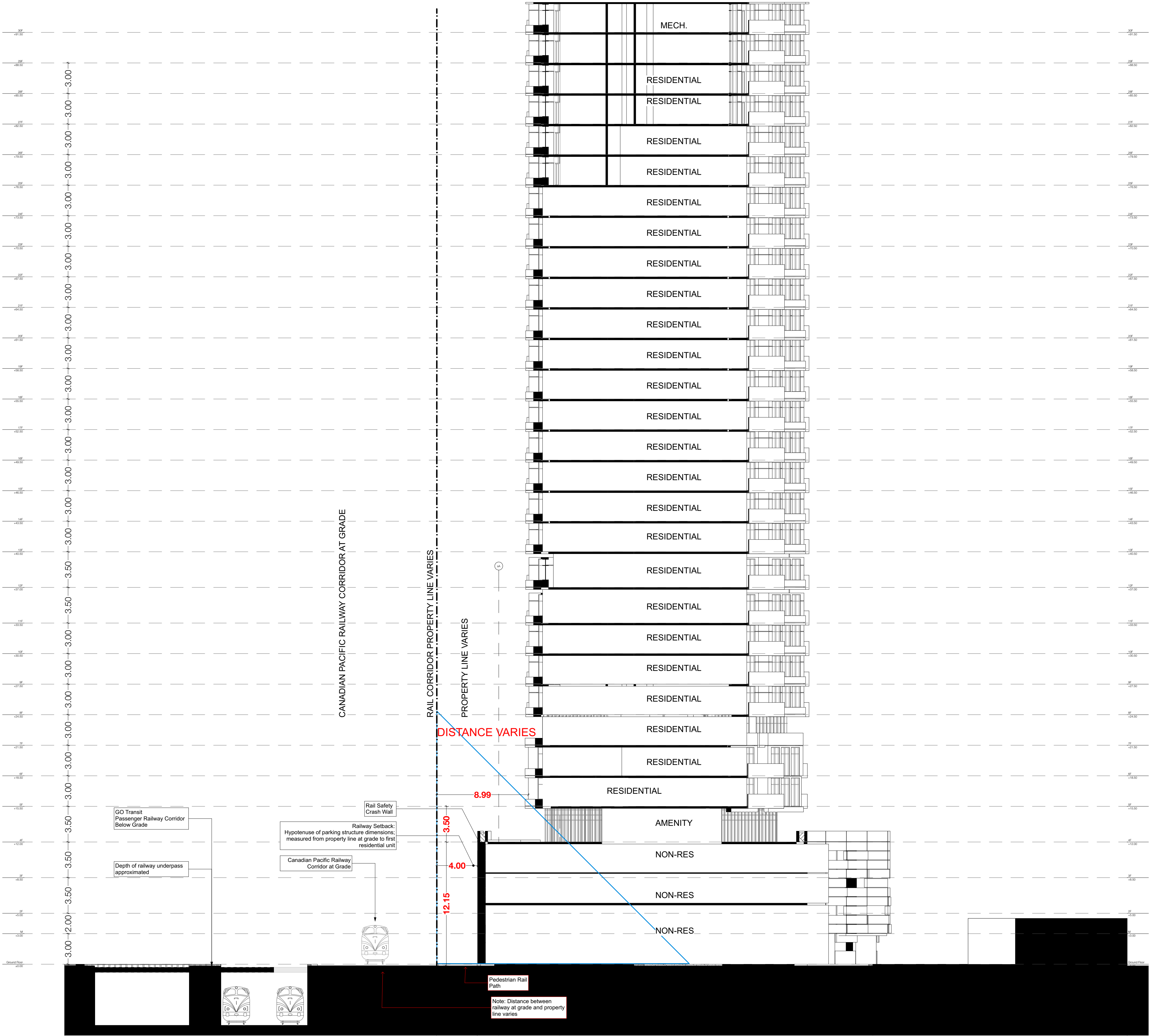
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THE WESTPORT HOLDING LTD.	
street title	
Tower Elevations	
drawn by	
ST, NS, DW	
issue date	
Monday, June 29, 2026	
job number	scale
2008	as noted



REFER TO HATCH REPORT REGARDING RAILWAY SAFETY

SECTION TAKEN THROUGH MID POINT
OF TOWER FLOOR PLATE



2 RAIL SAFETY STUDY SECTION

SCALE: 1:200

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THE WESTPORT HOLDING LTD.

sheet title
Section F: RAILWAY SAFETY

drawn by
ST, NS, DW

checked by
PJ

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scale
as noted