Name of Practice
Kohn Architects Inc.
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Certificate of Practice Number: 4773

Name of Project: 2121 RATHBURN ROAD STACKED TOWNHOUSES

Location: 2105 RATHBURN ROAD EAST, BLOCK A

Date: AUGUST 2026

ONTARIO ASSOCIATION of ARCHITECTS
ANDREW C MUFFITT
LICENCE
5557

Item	2024 Ontario Building Code Data Matrix Part 9 Housing and Small Buildings		Building Code Reference[1]
9.00	Building Code Version:	O. Reg. 163/24 Last Amendment: O. Reg. 119/26	
9.01	Project Type:	■ New Construction ☐ Addition ☐ Renovation ☐ Change of Use ☐ Addition and Renovation	[A] 1.3.3.3.
9.02	Major Occupancy Classification:	Occupancy: GROUP C Use: Residential - up to 600m² building area (firewall provided)	9.10.2.
9.03	Superimposed Major Occupancies:	■ No ☐ Yes ☐ N/A	9.10.2.3.
9.04	Building Area (m2):	Description: Existing / New / Total BLOCK A AREA 1: N/A / 243.71 m² / 243.71 m² BLOCK A AREA 2: N/A / 243.71 m² / 243.71 m² BLOCK A AREA 3: N/A / 243.71 m² / 243.71 m² BLOCK A AREA 4: N/A / 243.71 m² / 243.71 m² BLOCK A AREA 5: N/A / 243.71 m² / 243.71 m² TOTAL: 1,218.55 m²	[A] 1.4.1.2.
9.05	Gross Area (m2):	Description: Existing / New / Total BLOCK A AREA 1: N/A / 952.80 m² / 952.80 m² BLOCK A AREA 2: N/A / 952.80 m² / 952.80 m² BLOCK A AREA 3: N/A / 952.80 m² / 952.80 m² BLOCK A AREA 4: N/A / 952.80 m² / 952.80 m² BLOCK A AREA 5: N/A / 952.80 m² / 952.80 m² TOTAL: 4,764.00 m²	[A] 1.4.1.2.
9.06	Mezzanine Area (m2):	Description: Existing / New / Total BLOCK A AREA 1: N/A / N/A / N/A BLOCK A AREA 2: N/A / N/A / N/A BLOCK A AREA 3: N/A / N/A / N/A BLOCK A AREA 4: N/A / N/A / N/A BLOCK A AREA 5: N/A / N/A / N/A	9.10.4.1.
9.07	Building Height:	3 Storeys above grade 8.48 m (m) Above grade 1 Storeys below grade	[A] 1.4.1.2. & 9.10.4
9.08	Number of Streets/ Firefighter access	Description: BLOCK A AREA 1: 1 street(s) BLOCK A AREA 2: 1 street(s) BLOCK A AREA 3: 1 street(s) BLOCK A AREA 4: 2 street(s) BLOCK A AREA 5: 2 street(s)	9.10.20.
9.09	Sprinkler System	☐ Required ■ Not Required Provided: ☐ entire building ☐ selected compartments ☐ selected floor areas ☐ basement ☐ in lieu of roof rating ☐ none	9.10.8.2.-4., and 3.2.4.7.(4)
9.10	Fire Alarm System	☐ Required ■ Not Required Proposed: ☐ Single stage ☐ Two stage ■ None	9.10.18.
9.11	Water Service / Supply is Adequate	☐ No ■ Yes	9.31.3.
9.12	Construction Type	Restriction: ■ Combustible permitted ☐ Non-combustible required Actual: ☐ Combustible ☐ Non-combustible required ■ Combination of combustible and non-combustible ☐ Encapsulated mass timber ☐ Combination of encapsulated mass timber and non-combustible Heavy Timber Construction: ■ No ☐ Yes	9.10.6., 3.1.5., and 3.1.4.7.
9.13	Post-disaster Building	■ No ☐ Yes	[A] 1.3.3.2. and Part 4
9.14	Occupant Load	Floor Level/Area / Occupancy Type / Occupant Load (Persons)* / Area 1 / Area 2 / Area 3 / Area 4 / Area 5 / Total Lower Level: C: 16 / 16 / 16 / 16 / 16 / 80 Main Level: C: 8 / 8 / 8 / 8 / 8 / 40 Second Level: C: 8 / 8 / 8 / 8 / 8 / 40 Third Level: C: 20 / 16 / 16 / 16 / 20 / 88 *Based on 2 person per No. Sleeping Room TOTAL: 52 / 48 / 48 / 48 / 52 / 248	9.9.1.3. Table 3.1.17.1
9.15	Barrier-free Design:	☐ Yes Townhouse [O.B.C. 9.5.2.1. (2)] ■ No	9.5.2. & 3.8
9.16	Hazardous Substances:	☐ Yes ■ No	9.10.1.3.
9.17	Required Fire Resistence Ratings	Horizontal Assembly / Fire Resistance Rating / Supporting Assembly (H) / Non-combustible in lieu of rating? Floors Between Suites: 1 Hour / 1 Hour: ■ No ☐ Yes ☐ N/A Floors Within suites: 45 Minutes / 45 Minutes: ■ No ☐ Yes ☐ N/A Exterior Soffit Below Heated Space: 1 Hour / 1 Hour: ■ No ☐ Yes ☐ N/A Roof: N/A / 1 Hour*: ■ No ☐ Yes ☐ N/A *Demising walls between suites to be 1 hour rated. Firewall to be 2 hour rated.	9.10.8. and 9.10.11.
9.18a	Spatial Separation	This Matrix is to be read in conjunction with spatial separation diagrams provided on building elevations (refer to Sheet A3-00).	9.10.14., 9.10.15.
9.18b	Spatial Separation Continued	Wall (repeated) / Construction Type / Cladding Type: NORTH: COMBUSTIBLE ☐ Non-combustible SOUTH: COMBUSTIBLE ☐ Non-combustible EAST: COMBUSTIBLE ☐ Non-combustible WEST: COMBUSTIBLE ☐ Non-combustible	9.10.14., 9.10.15.
9.19a	Plumbing Fixture Requirements	Note: Per 9.31.4.1. All residential dwelling units have a minimum of 4 fixtures: 1 kitchen sink, 1 lavatory, 1 water closet and 1 bathtub or shower stall.	9.31. & 3.7.4.
9.20	Energy Efficiency:	Category: Non-residential Compliance Option: ☐ SB-10 Prescriptive (Div.4) ☐ SB-10 Performance (Div.2) ☐ SB-10 Prescriptive (Div.2) Residential Compliance Option: ☐ SB-12 Prescriptive Compliance Packages ■ SB-12 Performance Compliance ☐ SB-12 Other: Energy Star for New Homes ☐ EnerGuide for New Houses **Project Design Conditions:** Climate Zone: ZONE 1 Fenestration / Gross Above Grade Wall or Roof Area (m²) / Gross Fenestration Area (m²) / Fenestration Ratio Vertical (W+D): — m² / — m² / —% Skylights: — m² / — m² / —% Space Heating Fuel: ☐ Natural Gas ☐ Oil ■ Electricity ☐ Propane ☐ Solid fuel ☐ Earth Energy Heating Equipment Efficiency: ■ ≥92% AFUE ☐ ≥84% - ≥92% AFUE Others Conditions: ☐ ICF Basement ☐ ICF Above Grade ☐ Walk-out Basement ☐ Slab-on-Ground ☐ Log/Post & Beam ☐ Blown-in Insulation Above Grade Wall ☐ Spray-applied Foam Insulation Above Grade Wall ☐ Drain Water Heat Recovery Unit Provided Compliance Package: A1 - Refer to Energy Model	12.2. SB-12 T3.1.1.2.A-C T3.1.1.3.A-C
9.21	Sound Transmission Design:	Is there more than 1 dwelling unit in the building? ■ Yes ☐ No Option Implemented: Min. STC rating of 57 Notes:	5.8.1.2., 5.8.1.4., & 9.11.1.4.

Item	2024 Ontario Building Code Data Matrix Part 9 Housing and Small Buildings		Building Code Reference[1]
9.22	Bracing to Resist Lateral Loads Due	5% Seismic Spectral Acceleration, Sa(0.2) _____ 1-in-50 hourly wind pressure (HWP) (kPa) _____ Applicable Requirements: Design in accordance with: _____ Notes: _____ Bracing in accordance with: _____ Notes: _____ Construction Type by Floor Level Lowest Exterior Frame Wall Supports: _____ 2nd Level: _____ 3rd Level: _____ Notes: _____	SB-1, Table 3 SB-1, Table 2 T A-9.23.13 9.23.16.2., 9.27. & 9.29. 9.23.13.4. to 9.23.13.7. Part 4 Good eng. practice
9.23	Alternative Solutions	_____ _____ _____	[A] 1.2.1.1., and [C] 2.1
9.24	Notes:	_____ _____ _____	

1 All references are to Division B of the OBC unless preceded by [A] for Division A and [C] for Division C.

Ontario Building Code Data Matrix, Part 9 *January 2025
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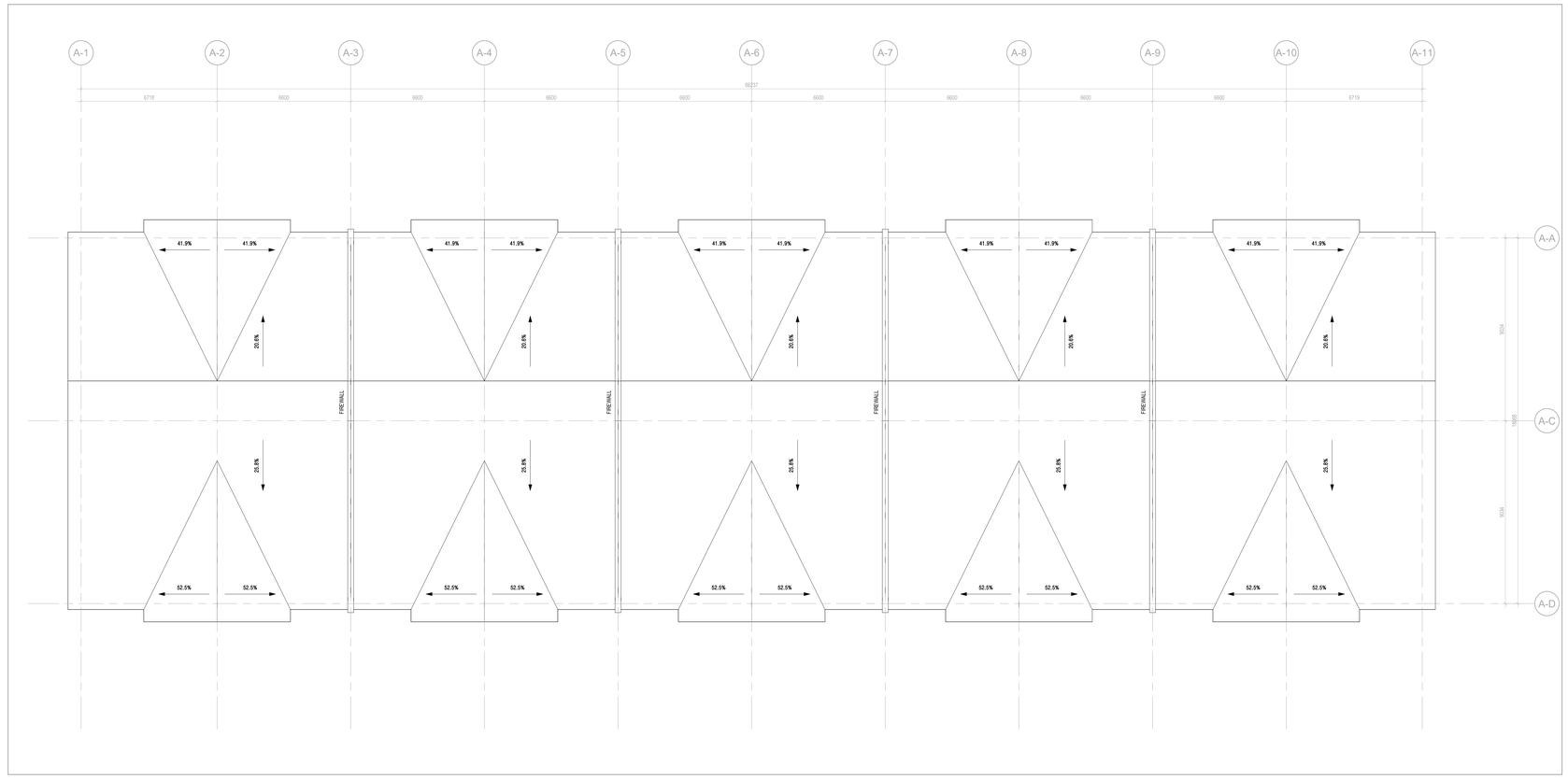

FLOOR PLAN - ROOF
SCALE: 1 : 100
1 A2 13

Kohn

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DO NOT SCALE DRAWINGS.

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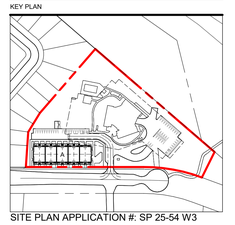
ISSUE DATES AND DISTRIBUTION LOG

No.	Date	Note
1	25/09/08	ISSUED FOR SPA
2	26/03/04	REISSUED FOR SPA
3	26/07/15	REISSUED FOR SPA
4	26/09/04	ISSUED FOR ZBA

FLOOR PLAN (ABOVE GRADE) LEGEND:

A.D. / F.D.	AREA DRAIN (REFER TO MECH. DWGS.) / FLOOR DRAIN (REFER TO MECH. DWGS.)
R.D.	ROOF DRAIN (REFER TO MECH. DWGS.)
T.D.	TRENCH DRAIN (REFER TO CIVIL DWGS.)
	WALL MOUNTED EXTERIOR LIGHT FIXTURE
WS	WARNING SYSTEM FOR MOTORISTS
AO	AUTO OPERATORS
E.P./C.P.	ELECTRICAL PANEL
	CONVEX MIRROR
	PAINTED YELLOW LINES (PEDESTRAIN PATHWAYS)
	SIAMESE (STANDPIPE) CONNECTION
FHC	FIRE HOSE CABINET
FHV	STANDPIPE HOSE VALVE CABINET
FEC	FIRE EXTINGUISHER CABINET
	EXTENTS OF BUIDING ABOVE
	BARRIER FREE TURNING RADIUS

KEY PLAN



SITE PLAN APPLICATION #: SP 25-54 W3

CANADIAN APARTMENT PROPERTIES • REIT

PROJECT NORTH
TRUE NORTH

ONTARIO ASSOCIATION of ARCHITECTS ANDREW C MUFFITT LICENCE 5557 SEAL

Project:
2105 RATHBURN ROAD EAST, BLOCK A

CAPREIT APARTMENTS INC.

11 CHURCH STREET, TORONTO, ON M5E 1W1
Tel 416.861.9404 hello@capreit.net

Drawing Title:
ROOF PLAN

Project Manager Team:	Project No.
AN	25-107
Date Plotted:	Scale:
2026-09-04 11:48:59 AM	As indicated
	Drawing No.:
	A2 13

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