April 16, 2026

Canadian Apartment Properties • REIT
11 Church Street
Toronto, ON
M5E 1W1

Attention: Tejas Bhatt
t.bhatt@capreit.net

Re: Address to Comments from the City of Mississauga
2121 Rathburn Road East – Environmental Noise Assessment
City of Mississauga, ON
VCL File: 1250230.000

Dear Mr. Bhatt:

Trinity Consultants Canada Inc. – Valcoustics previously prepared an Environmental Noise Assessment dated September 11, 2025 (herein referred to as the Noise Report) in support of the proposed residential infill development located at 2121 Rathburn Road East in the City of Mississauga. This addendum has been prepared to address the comments from the City of Mississauga and to incorporate the latest architectural drawings for the development.

This assessment is based on the architectural drawing set prepared by Kohn Partnership Architects Inc., dated March 20, 2026. The drawings are included as Appendix A. The Site Plan from the drawings is shown as Figure 1.

1.0 CITY OF MISSISSAUGA COMMENTS

The following comment was received from the City of Mississauga regarding the Noise Report:

> *Transportation sources to be updated to include for aircraft noise as a noise source, as the site is situated within the Pearson International Airport noise exposure forecast (NEF) composite noise contour NEF 25 (Refer to City of Mississauga Official Plan section 6.10.2 Aircraft Noise).*

This addendum includes an assessment of the impact of aircraft noise from the Toronto Pearson International Airport onto the proposed development.

2.0 NOISE ASSESSMENT

The Noise Exposure Forecast (NEF) contour map for the Toronto Pearson International Airport is included as Appendix B and shows the subject site is located between the NEF 25 and NEF 30

composite noise contours, within the approximately NEF 27 area. Accordingly, NEF 27 has been used in this assessment.

The building heights, footprints and floor plans have remained generally the same since the Noise Report. Thus, the transportations noise assessment (with respect to road traffic noise) presented in the Noise Report is still considered valid. Noise control measures are not required to address road traffic noise. Similarly, the noise sources in the vicinity of the site have not changed since the Noise Report. There are no stationary noise sources in the vicinity with the potential to impact the proposed development.

The mechanical design of the site has not changed significantly since the Noise Report, and the noise assessment of the site onto the environment provided in the Noise Report is still considered valid. The proposed development is expected to comply with the MECP noise guideline limits at the surrounding noise sensitive receptors.

3.0 NOISE CONTROL MEASURES

The noise control measures can generally be classified into two categories which are interrelated, but which can be treated separately for the most part:

a) Architectural elements to achieve acceptable indoor noise guidelines for transportation sources; and
b) Design features to protect the OLAs.

Noise abatement requirements are summarised in Table 1 and Figure 1.

3.1 INDOORS

3.1.1 Architectural Elements

The indoor noise level guidelines can be achieved by using appropriate construction for exterior walls, roofs, windows and doors. In determining the worst-case architectural requirements for the residential units, the percentages of the exterior wall, roof and window areas relative to the associated floor area were obtained from the architectural drawings, for the worst case receptor, a 3rd floor corner bedroom.

The roof and brick veneer exterior wall shown on the architectural drawings is expected to meet a minimum Sound Transmission Class (STC) rating of 54. The stucco veneer exterior wall is expected to meet STC 37.

With this wall/roof construction, windows meeting STC 31 will be sufficient for all units in the development to comply with the indoor noise guideline criteria of the MECP.

Note that the window frames themselves must also be designed to ensure that the overall sound isolation performance for the entire window unit meets the sound isolation requirement. This must be confirmed by the window manufacturer through the submission of acoustical test data.

3.1.2 Ventilation Requirements

As the site is located within the NEF 25-30 contours, all units within the development require the provision for adding air conditioning at a later date. This typically takes the form of a ducted, forced air heating system, suitably sized to accommodate air conditioning.

3.2 OUTDOORS

As the subject site is located outside the NEF 30 contour, mitigation is not required at the outdoor amenity areas to address air traffic noise.

3.3 WARNING CLAUSES

Warning clauses are a tool to inform prospective owners/occupants of potential annoyance due to existing noise sources. Where the guideline sound level limits are exceeded, appropriate warning clauses should be registered on title or included in the development agreement that is registered on title. The warning clauses should also be included in agreements of Offers of Purchase and Sale and lease/rental agreements to make future occupants aware of the potential noise situation. Locations requiring warning clauses and the appropriate wording are given in Table 1 and in the notes to Table 1, respectively.

TABLE 1: NOISE ABATEMENT MEASURES

Location	Air Conditioning(1)	Exterior Wall(2)	Exterior Windows(3)	Warning Clauses(4)
All units	Provision for adding	Brick/Stucco Veneer	STC 31	A + B

Notes:

(1) The provision for adding air conditioning typically takes the form of a forced air heating system in low rise construction.

(2) Warning clauses to be registered on title and be included in Offers of Purchase and Sale for designated lots:

A. "Purchasers are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing air traffic may occasionally interfere with some activities of the dwelling occupants as the sound level may exceed the noise guidelines of the Ministry of the Environment, Conservation and Parks."

B. "This dwelling unit has been designed with the provision for adding central air conditioning at the occupant's discretion. Installation of central air conditioning by the occupant will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of Environment, Conservation and Parks."

(3) STC rating also applies to exterior glass doors. All exterior doors shall be fully weather-stripped.

4.0 CONCLUSION

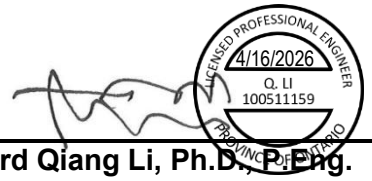
The noise assessment has been updated accounted for the site being situated within the NEF 27 contour of the Toronto International Pearson Airport, as well as incorporating the latest architectural drawings. The updated noise control requirements are summarized in Table 1.

If you have any questions, please let us know.

Yours truly,

VALCOUSTICS CANADA LTD.

Per: _____



Richard Qiang Li, Ph.D., P.Eng.

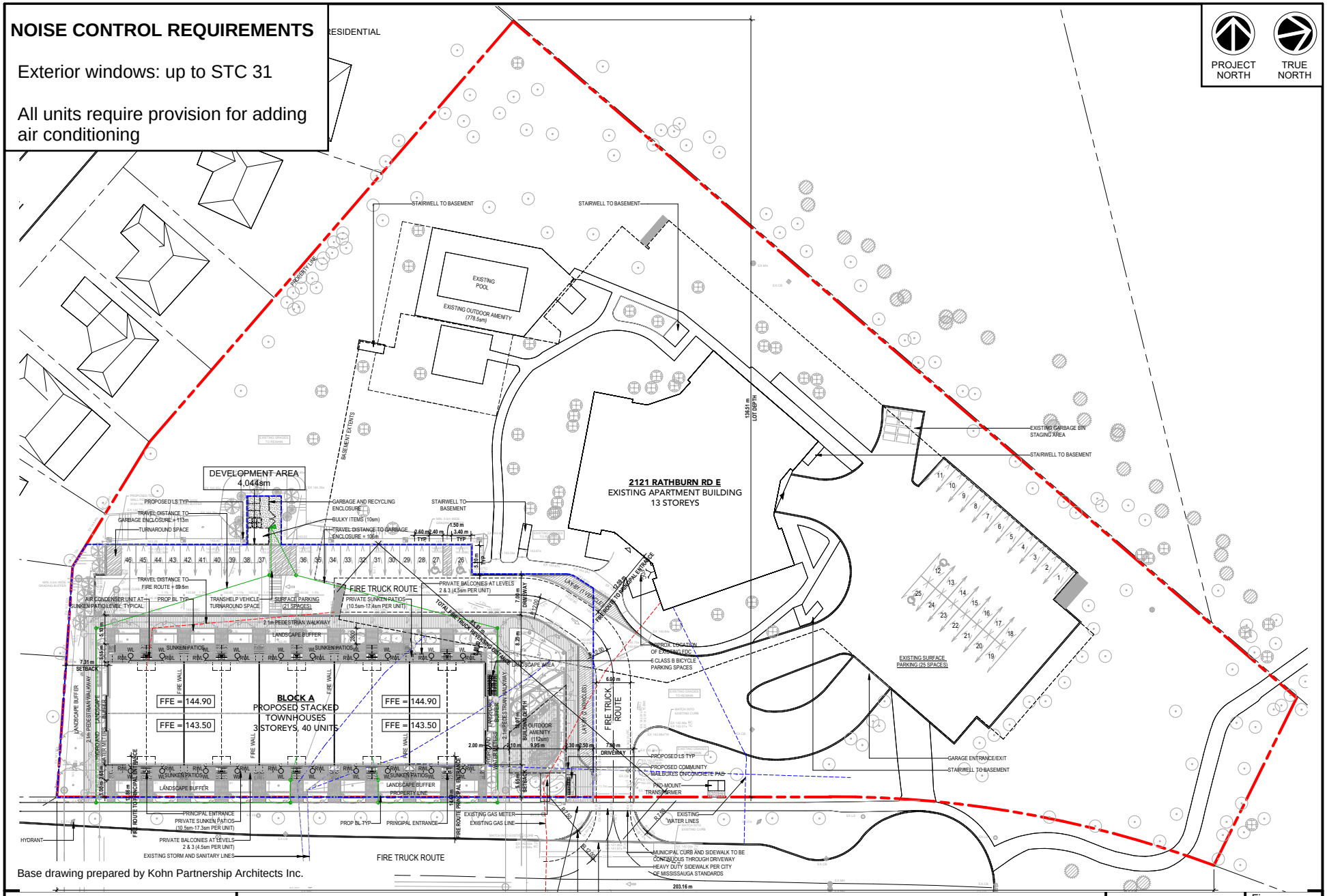
RL\sk
L#1 - Addendum - 2121 Rathburn Road East, Mississauga - Address Comments from City V1_0.docx

Enclosures

NOISE CONTROL REQUIREMENTS

Exterior windows: up to STC 31

All units require provision for adding air conditioning



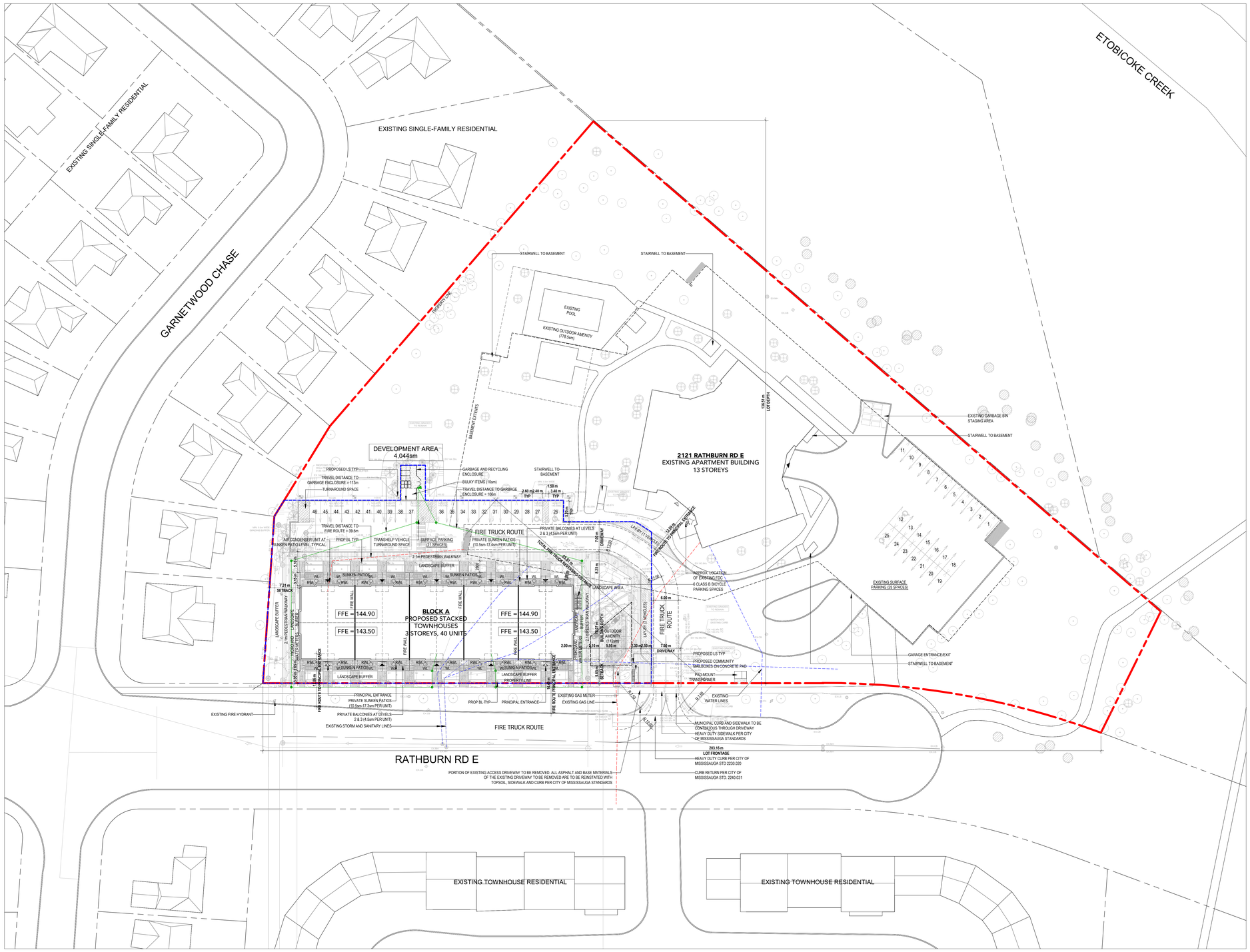
Base drawing prepared by Kohn Partnership Architects Inc.

Trinity Consultants VALCOUSTICS CANADA

Title	**Site Plan**
Project Name	**2121 Rathburn Road East, Mississauga**
Date	**April. 6, 2026**
Project No.	**1250230.000**
Figure	**1**

APPENDIX A

ARCHITECTURAL DRAWINGS



SITE PLAN
SCALE: 1 : 350
1
A1 00

KEY MAP



SITE AND BUILDING STATISTICS

ZONING DESIGNATION	RA4-1	
	AREA (sm)	**AREA (sf)**
GROSS LOT AREA DEVELOPMENT AREA	17,878 sm 4,044 sm	192,443 sf 43,564 sf
TOTAL GFA	**19,435 sm**	**209,203 sf**
LOT FRONTAGE LOT DEPTH EXISTING BUILDING HEIGHT PROPOSED BUILDING HEIGHTS	203.16 m 136.51 m 39.2 m (APPROX.) 11.65 m -12.35 m	667 ft 448 ft 129 ft (APPROX.) 38 ft - 40.5 ft
No. OF STOREYS	**13 STOREYS EXISTING / 3 STOREYS PROPOSED**	
DENSITY (FSI) BUILDING COVERAGE HARDSCAPE COVERAGE LANDSCAPE COVERAGE	1.09 1,219 sm (30%) 2,078 sm (51%) 740 sm (18%)	(GFA / GROSS LOT AREA) (BUILDING FOOTPRINT / DEV. AREA EXCL. PARKLAND) (PAVING AREA / DEV. AREA EXCL. PARKLAND) (LANDSCAPE AREA / DEV. AREA EXCL. PARKLAND)

EXISTING BUILDING STATISTICS (APPROXIMATE)

	GFA (sm)	GFA (sf)	UNITS
13-ST HIGH RISE (RENTAL)	14,671 sm	157,922 sf	139
TOTAL	**14,671 sm**	**157,922 sf**	**139**

PROPOSED GROSS FLOOR AREA

	GFA (sm)	GFA (sf)	
BLOCK A (RENTAL)	4,764 sm	51,281 sf	
TOTAL	**4,764 sm**	**51,281 sf**	

PROPOSED UNIT MIX AND COUNT

	3 BED	3 BED + DEN	4 BED	TOTAL
BLOCK A	20	16	4	40
TOTAL	**20** (50%)	**16** (40%)	**4** (10%)	**40**

AMENITY SPACES

AMENITY AREA REATES

OUTDOOR EXISTING 5.6 sm/ UNIT
OUTDOOR PRPOSED 2.8 sm/ UNIT
PRIVATE OUTDOOR 4.5 sm/ UNIT
INDOOR EXISITNG 2.0 sm/ UNIT

INDOOR AMENITY	**EXISTING**	**RETAINED**
EXISTING APARTMENT	281 sm	281 sm

COMMUNAL OUTDOOR AMENITY	**REQUIRED**	**PROPOSED**
EXISTING APARTMENT (5.6sm/UNIT)	778 sm	778 sm
PROPOSED STACKED TH (2.8sm/UNIT)	112 sm	112 sm
TOTAL COMMUNAL OUTDOOR AMENITY	**890 sm**	**890 sm**

PRIVATE OUTDOOR AMENITY		
STACKED TH SUNKEN PATIOS (4.5sm/UNIT)	180 sm	307 sm
STACKED TH BALCONIES (4.5sm/UNIT)	180 sm	180 sm
TOTAL PRIVATE OUTDOOR AMENITY	**360 sm**	**487 sm**
TOTAL OUTDOOR AMENITY AREA	**1,250 sm**	**1,377 sm**

PARKING SPACES

	EXISTING	RETAINED	PROPOSED
SURFACE PARKING UNDERGROUND PARKING	25 SPACES 187 SPACES	25 SPACES 186 SPACES[1]	21 SPACES 0 SPACES
TOTAL SPACES	**212 SPACES**	**232 SPACES**	

BARRIER-FREE PARKING

REQUIRED RATE 4% OF TOTAL REQUIRED	EXISTING	RETAINED	PROPOSED
SURFACE PARKING UNDERGROUND PARKING	2 SPACES 0 SPACES	2 SPACES 0 SPACES	2 SPACES 0 SPACES
TOTAL SPACES	**2 SPACES**		**4 SPACES**

NOTE: REFER TO TRANSPORTATION IMPACT STUDY FOR FURTHER DETAILS.
1. ONE UNDERGROUND PARKING SPACE REMOVED TO MAKE ROOM FOR CLASS A BICYCLE PARKING SPACES.

BICYCLE PARKING SPACE RATES

REQUIRED CLASS A RATE 0.6 SPACES / UNIT	REQUIRED CLASS B RATE GREATER OF 0.05 SPACES / UNIT OR 6.0 SPACES	
BICYCLE PARKING SPACES	REQUIRED	PROPOSED
CLASS A CLASS B	24 SPACES 6 SPACES	24 SPACES 6 SPACES
TOTAL SPACES	**30 SPACES**	**30 SPACES**

NOTE: BICYCLE REPAIR STATION PROVIDED ON P1 LEVEL.

LOADING SPACES

	EXISTING	PROPOSED
RESIDENTIAL	1	0

SURVEY INFORMATION
PLAN OF SURVEY OF ALL OF BLOCK HHH
REGISTERED PLAN M-60
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL
PREPARED BY:
R. AVIS SURVEYING INC.
TORONTO, ON
T: (416) 490-8352

GRADING INFORMATION
REFER TO THE SITE GRADING PLAN PREPARED BY ENVISION CONSULTANTS LTD DRAWING G-101 FOR THE PURPOSES OF OBTAINING SITE GRADING INFORMATION.

MISSISSAUGA STANDARD SITE PLAN APPROVAL NOTES

I. WE HEREBY CERTIFY THAT THIS DRAWING CONFIRMS IN ALL RESPECTS TO THE SITE DEVELOPMENT PLANS.

II. THE CITY OF MISSISSAUGA REQUIRES THAT ALL WORKING DRAWINGS SUBMITTED TO THE BUILDING DIVISION AS PART OF AN APPLICATION FOR THE ISSUANCE OF A BUILDING PERMIT SHALL BE CERTIFIED BY THE ARCHITECT OR ENGINEER AS BEING IN CONFORMITY WITH THE SITE DEVELOPMENT PLAN AS APPROVED BY THE CITY OF MISSISSAUGA.

III. ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES.

IV. ALL ROOFTOP MECHANICAL UNITS SHALL BE SCREENED FROM VIEW BY THE APPLICANT.

V. PARKING SPACES RESERVED FOR PEOPLE WITH DISABILITIES MUST BE IDENTIFIED BY A SIGN, INSTALLED AT THE APPLICANT'S EXPENSE, IN ACCORDANCE WITH THE BY-LAW REQUIREMENTS AND BUILDING CODE REQUIREMENTS.

VI. THE APPLICANT WILL BE RESPONSIBLE FOR ENSURING THAT ALL PLAN CONFORM TO TRANSPORT CANADA'S RESTRICTIONS.

VII. GRADES WILL BE MET WITH A 33% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.

VIII. ALL DAMAGED AREAS ARE TO BE REINSTATED WITH TOPSOIL AND SOD PRIOR TO THE RELEASE OF SECURITIES.

IX. SIGNAGE SHOWN ON THE SITE DEVELOPMENT PLANS IS FOR INFORMATION PURPOSES ONLY. ALL SIGNS WILL BE SUBJECT TO THE PROVISIONS OF SIGN BY-LAW 0054-2002, AS AMENDED, AND A SEPARATE SIGN APPLICATION WILL BE REQUIRED THROUGH THE BUILDING DIVISION.

X. ANY FENCING ADJACENT TO MUNICIPAL LANDS IS TO BE LOCATED 15 CM (6.0 IN.) INSIDE THE PROPERTY LINE.

XI. ONLY SHIELDED LIGHTING FIXTURES ARE PERMITTED FOR ALL DEVELOPMENT, EXCEPT FOR DETACHED AND SEMI-DETACHED DWELLINGS WITHIN 60 M OF A RESIDENTIALLY ZONED PROPERTY AND MUST CONFORM TO THE ENGINEER CERTIFIED LIGHTING PLAN.

XII. THE ENGINEER CERTIFIED LIGHTING PLAN MUST BE SIGNED BY THE CONSULTING ENGINEER.

XIII. THE OWNER COVENANTS AND AGREES TO CONSTRUCT AND INSTALL SHIELDED LIGHTING FIXTURES ON THE SUBJECT LANDS, IN CONFORMITY WITH THE SITE PLAN AND ENGINEER CERTIFIED LIGHTING PLAN TO THE SATISFACTION OF THE CITY OF MISSISSAUGA.

XIV. WHERE PLANTING IS TO BE LOCATED IN LANDSCAPED AREAS ON TOP OF AN UNDERGROUND PARKING STRUCTURE, IT IS THE RESPONSIBILITY OF THE APPLICANT TO ARRANGE THE COORDINATION OF THE DESIGN OF THE UNDERGROUND PARKING STRUCTURE WITH THE LANDSCAPE ARCHITECT AND THE CONSULTING ENGINEERING UNDERGROUND PARKING STRUCTURES WITH LANDSCAPING AREA TO BE CAPABLE OF SUPPORTING THE FOLLOWING LOADS:

- 15 CM OF DRAINAGE GRAVEL PLUS 40 CM TOPSOIL FOR SOD
- 15 CM OF DRAINAGE GRAVEL PLUS 60 CM TOPSOIL FOR SHRUBS
- 15 CM OF DRAINAGE GRAVEL PLUS 90 CM FOR TREES OR
- PREFABRICATED SHEET DRAIN SYSTEM* WITH A COMPRESSIVE STRENGTH OF 1003 KPA PLUS 40 CM TOPSOIL FOR SOD
- PREFABRICATED SHEET DRAIN SYSTEM* WITH A COMPRESSIVE STRENGTH OF 1003 KPA PLUS 60 CM TOPSOIL FOR SHRUBS
- PREFABRICATED SHEET DRAIN SYSTEM* WITH A COMPRESSIVE STRENGTH OF 1003 KPA PLUS 90 CM TOPSOIL FOR TREES *TERRADRAIN 900 OR APPROVED EQUAL

XV. THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 0.6 M IN HEIGHT OR ANY RETAINING WALL LOCATED ON A PROPERTY LINE IS TO BE SHOWN ON THE SITE GRADING PLAN FOR THIS PROJECT AND IS TO BE APPROVED BY THE CONSULTING ENGINEER FOR THE PROJECT.

XVI. CONTINUOUS 15 CM HIGH BARRIER TYPE POURED CONCRETE CURBING WILL BE PROVIDED BETWEEN ALL ASPHALT AND LANDSCAPED AREAS THROUGHOUT THE SITE.

XVII. ALL UTILITY COMPANIES WILL BE NOTIFIED FOR LOCATES PRIOR TO THE INSTALLATION OF THE HOARDING THAT LIES WITHIN THE SITE AND WITHIN THE LIMITED OF THE CITY BOULEVARD AREA.

Kohn

Kohn Partnership Architects Inc.
116 Spadina Avenue, Suite 501, Toronto ON M5V 2K6
Tel 416.703.6700 www.kohnarchitects.com

ALL DIMENSIONS ARE GIVEN IN MILLIMETRES UNLESS OTHERWISE INDICATED.

DO NOT SCALE DRAWINGS.

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THE ARCHITECT BEARS NO RESPONSIBILITY FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR. UPON WRITTEN APPLICATION THE ARCHITECT WILL PROVIDE WRITTEN OR GRAPHIC CLARIFICATION AS SUPPLEMENTARY INFORMATION REGARDING THE INTENT OF THE CONTRACT DOCUMENTS.

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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

SITE PLAN SYMBOL LEGEND

	PRINCIPAL ENTRANCE
	SECONDARY ENTRANCE
AD	AREA DRAIN
FD	FLOOR DRAIN
RD	ROOF DRAIN
SD	SCUPPER DRAIN
TD	TRENCH DRAIN
MH	MANHOLE
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
LS	LIGHT STANDARD
WL	WALL LIGHT
BL	BOLLARD LIGHT
	BARRIER FREE CURB CUT
	BARRIER FREE TURNAROUND SPACE
HC	ACCESSIBLE PARKING SIGNAGE
FR	FIRE ROUTE SIGNAGE
	PEDESTRIAN WALKWAY
RWL	RAIN WATER LEADER

SITE PLAN APPLICATION #: SP 25-54 W3

CANADIAN APARTMENT PROPERTIES • REIT

PROJECT NORTH
TRUE NORTH

ONTARIO ASSOCIATION OF ARCHITECTS
ANDREW C MURPHY
LICENCE 6557
SEAL

Project:
2121 RATHBURN RD STACKED TOWNHOUSES

CAPREIT APARTMENTS INC.

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

Drawing Title:
SITE PLAN AND SITE STATISTICS

Project Manager Team: AN
Project No.: 25-107
Date Plotted: 2026-03-04 5:57:08 PM
Scale: As indicated
Drawing No.: A1 00

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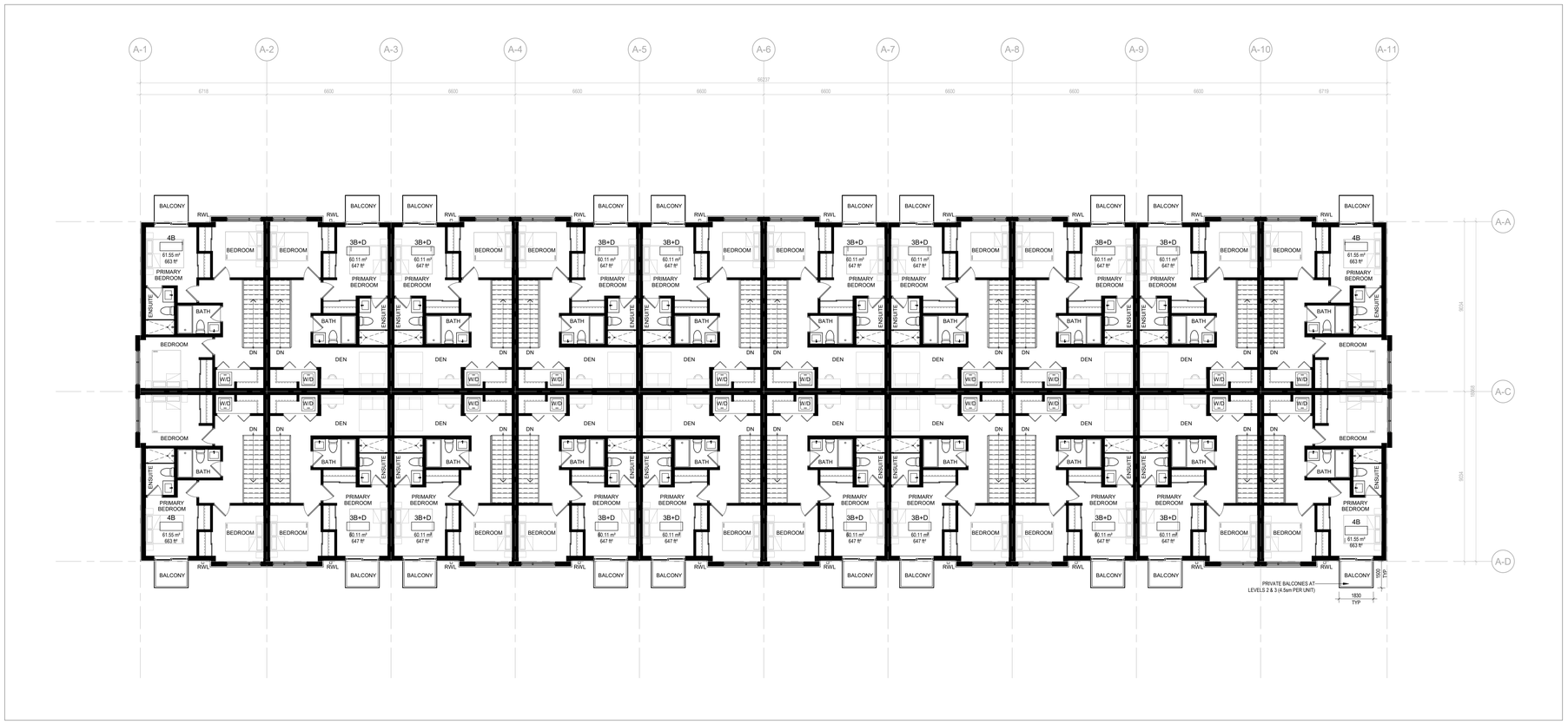
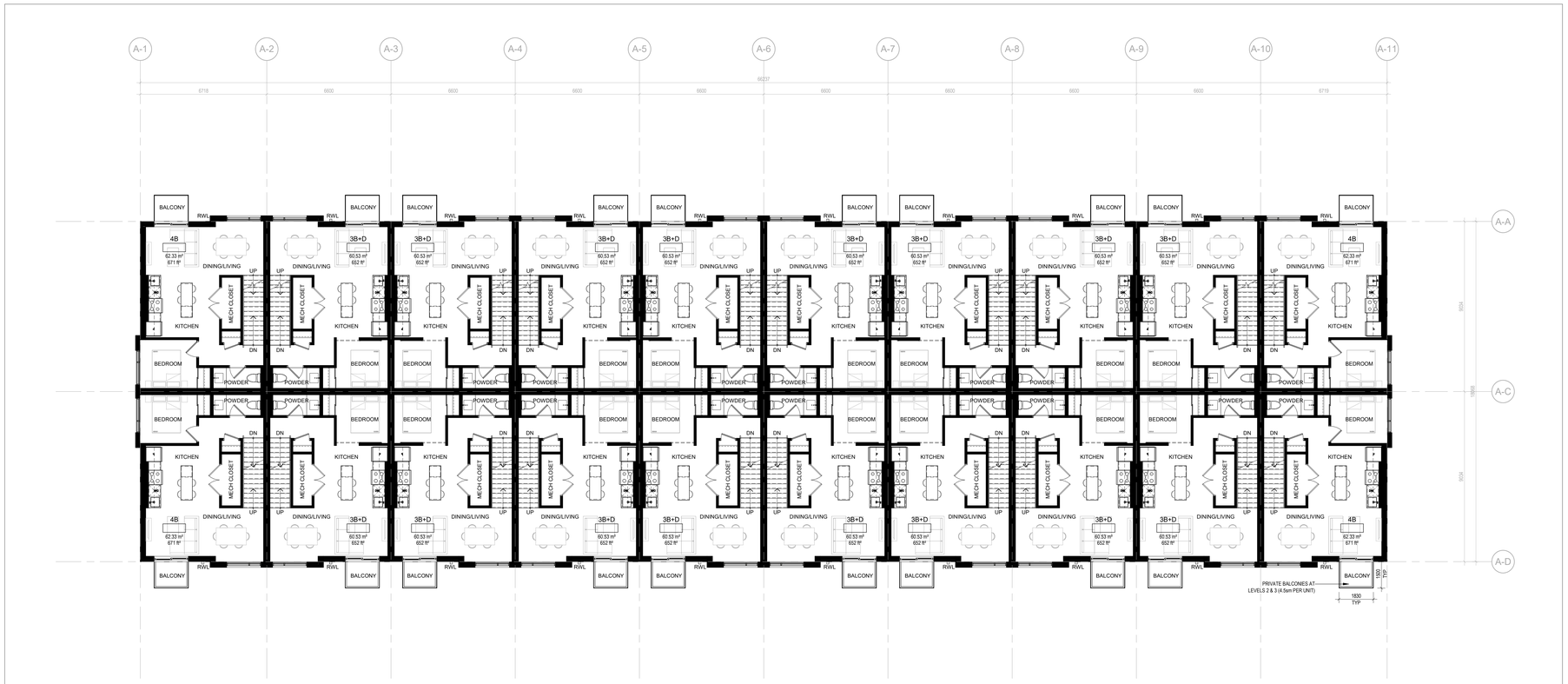


FLOOR PLAN - LEVEL 3

SCALE: 1 : 100

2
A2 12



FLOOR PLAN - LEVEL 2

SCALE: 1 : 100

1
A2 12

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Kohn

Kohn Partnership Architects Inc.
116 Spadina Avenue, Suite 501, Toronto ON M5V 2K6
Tel 416.703.6700 www.kohnarchitects.com

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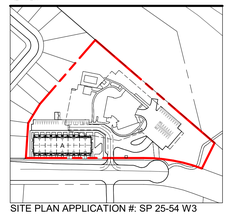
No.	Date	Note
1	25/09/08	ISSUED FOR SPA
2	26/03/04	REISSUED FOR SPA

FLOOR PLAN (ABOVE GRADE) LEGEND:

A.D.	AREA DRAIN (REFER TO MECH. DWGS.)
F.D.	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

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

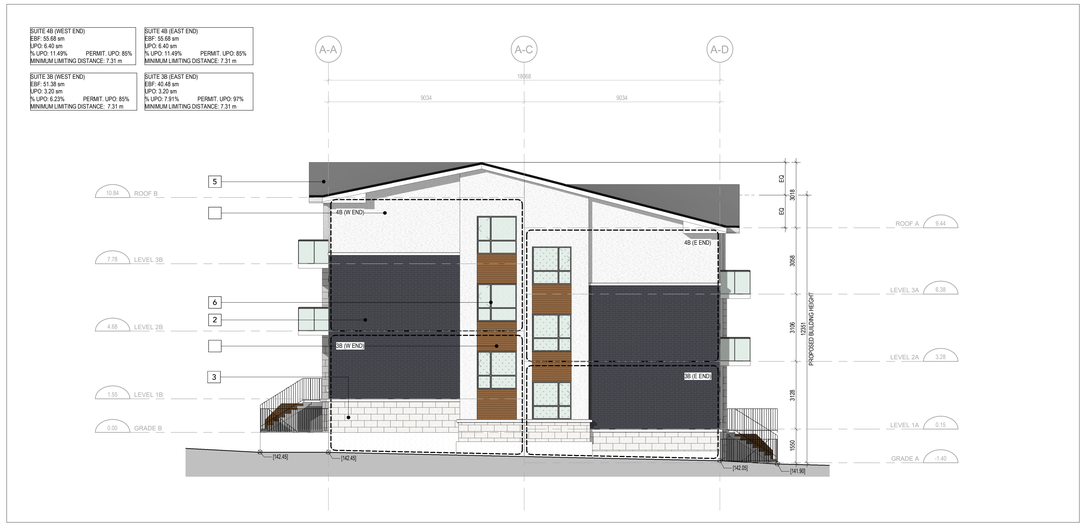
Drawing Title:

FLOOR PLANS - LEVEL 2 & LEVEL 3

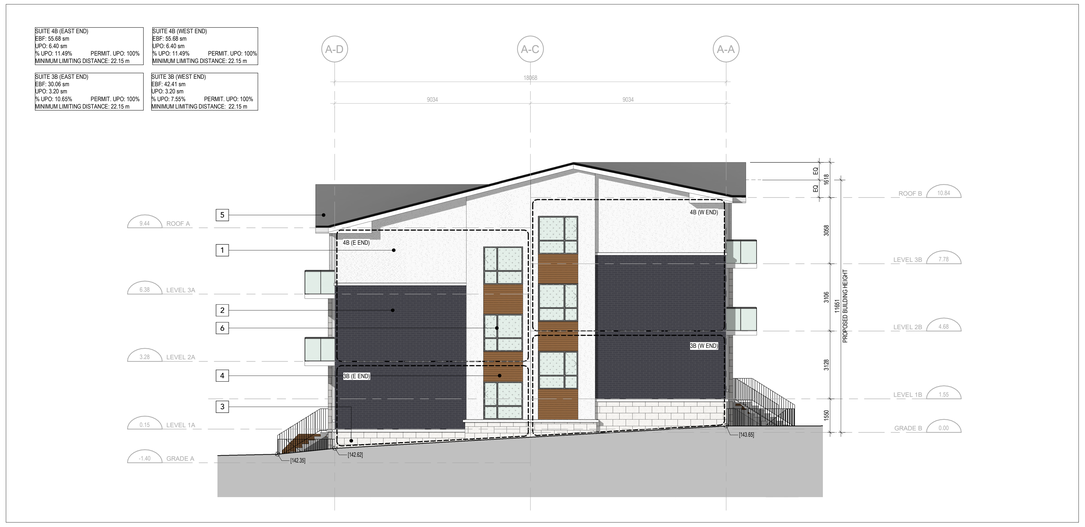
Project Manager Team:	Project No.
DRW	25-107
Date Plotted:	Scale:
2026-03-04 5:57:20 PM	As indicated

Drawing No.:

A2 12



SOUTH ELEVATION
SCALE: 1 : 100
4
A4 10



NORTH ELEVATION
SCALE: 1 : 100
3
A4 10



EAST ELEVATION
SCALE: 1 : 100
1
A4 10



WEST ELEVATION
SCALE: 1 : 100
2
A4 10

FILE NAME:Autodesk Docs://25107_212 Rathburn_ACC25107_212 Rathburn_Op05.rvt

A0

Kohn

Kohn Partnership Architects Inc.
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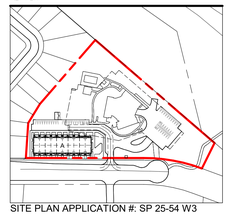
ISSUE DATES AND DISTRIBUTION LOG

No.	Date	Note
1	25/09/08	ISSUED FOR SPA
2	26/03/04	REISSUED FOR SPA

MATERIAL LEGEND

1	OFF-WHITE EIFS
2	LIGHT GRAY MASONRY VENEER
3	OFF-WHITE STONE VENEER
4	WOOD GRAIN HORIZONTAL SIDING
5	GRAY ARCHITECTURAL SHINGLES
6	CHARCOAL VINYL WINDOW
7	GRAY PICKET RAILING SYSTEM

KEY PLAN



SITE PLAN APPLICATION #: SP 25-54 W3

CANADIAN APARTMENT PROPERTIES • REIT

ONTARIO ASSOCIATION OF ARCHITECTS
ANDREW C MUFFITT
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SEAL

Project:
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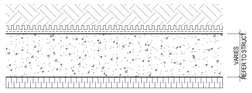
Drawing Title:
ELEVATIONS

Project Manager Team: DRW
Project No.: 25-107
Date Plotted: 2026-03-04 5:58:01 PM
Scale: As indicated
Drawing No.:
A4 10

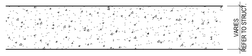
CAST IN PLACE CONCRETE WALL TYPES



Pc01

PERIMETER RETAINING FOUNDATION WALL

VERTICAL DRAINAGE BOARD
WATERPROOFING MEMBRANE
POURED CONCRETE FOUNDATION WALL
REFER TO STRUCTURAL FOR THICKNESS AND REINFORCING
REFER TO GEOTECH. REPORT FOR DRAINAGE RECOMMENDATIONS
50mm [2"] EXTRUDED POLYSTYRENE RIGID INSULATION (R10 MIN.)
ALONG FOUNDATION WALL UNDER SLAB ON GRADE

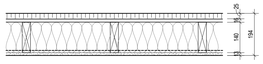


Pc02

FOUNDATION WALL

POURED CONCRETE FOUNDATION WALL
REFER TO STRUCTURAL FOR THICKNESS AND REINFORCING

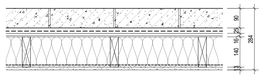
EXTERIOR WALLS



W1a

STUD WALL @ FOUNDATION WALL

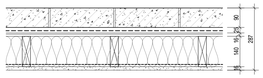
25mm [1"] OF CONTINOUS RIGID INSULATION (MIN. R5)
15.9mm [0.63"] EXTERIOR GRADE/OSB SHEATHING
38mm x140mm [2"x6"] WOOD STUDS @ 406mm [16"] O.C.
140mm [5.5"] BATT INSULATION (MIN. R22)
6mil POLY VAPOUR BARRIER
12.7mm [0.50"] GYPSUM BOARD



W2

EXTERIOR ARCHITECTURAL STONE WALL

90mm [3.54"] STONE MASONRY UNIT C/W MASONRY TIES AS REQUIRED
25mm [1"] AIR SPACE
AIR BARRIER MEMBRANE (TAPED/SEALED)
15.9mm [0.63"] EXTERIOR GRADE/OSB SHEATHING
38mm x140mm [2"x6"] WOOD STUDS @ 406mm [16"] O.C.
140mm [5.5"] BATT INSULATION (MIN. R22)
6mil POLY VAPOUR BARRIER
12.7mm [0.50"] GYPSUM BOARD

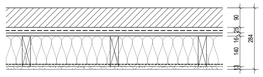


W2a

EXTERIOR ARCHITECTURAL STONE WALL - 1.0 HR F.R.R.

BASED ON OBC SB-2 ADDITIVE METHOD COMPLIANCE TABLE 2.3.4 AA AND 2.3.4 E
(1 LAYER 15.9mm [5/8"] OF GYPSUM BOARD TYPE 'X' (40min.) PLUS WOOD STUDS @ 406mm [16"] O.C. (20min.) = 1.0 HR. F.R.R.)

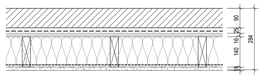
90mm [3.54"] STONE MASONRY UNIT C/W MASONRY TIES AS REQUIRED
25mm [1"] AIR SPACE
AIR BARRIER MEMBRANE (TAPED/SEALED)
15.9mm [0.63"] EXTERIOR GRADE/OSB SHEATHING
38mm x140mm [2"x6"] WOOD STUDS @ 406mm [16"] O.C.
140mm [5.5"] BATT INSULATION (MIN. R22)
6mil POLY VAPOUR BARRIER
15.9mm [0.63"] GYPSUM BOARD TYPE 'X'



W3

EXTERIOR MASONRY WALL

90mm [3.5"] BRICK MASONRY UNIT C/W MASONRY TIES AS REQUIRED
25mm AIR SPACE
AIR BARRIER MEMBRANE (TAPED/SEALED)
15.9mm [0.63"] EXTERIOR GRADE/OSB SHEATHING FOR SHEAR (REFER TO STRUCTURAL)
38mm x 140mm [2" x 6"] WOOD STUDS @ 406mm [16"] O.C.
140mm [5.5"] BATT INSULATION (MIN. R22)
6mil POLY VAPOUR BARRIER
12.7mm [0.50"] GYPSUM BOARD



W3a

EXTERIOR MASONRY WALL - 1.0 HR F.R.R.

BASED ON OBC SB-2 ADDITIVE METHOD COMPLIANCE TABLE 2.3.4 AA AND 2.3.4 E
(1 LAYER 15.9mm [5/8"] OF GYPSUM BOARD TYPE 'X' (40min.) PLUS WOOD STUDS @ 406mm [16"] O.C. (20min.) = 1.0 HR. F.R.R.)

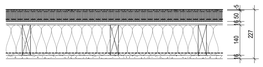
90mm BRICK MASONRY UNIT C/W MASONRY TIES AS REQUIRED
25mm AIR SPACE
AIR BARRIER MEMBRANE (TAPED/SEALED)
15.9mm [0.63"] EXTERIOR GRADE/OSB SHEATHING FOR SHEAR (REFER TO STRUCTURAL)
38mm x 140mm [2" x 6"] WOOD STUDS @ 406mm [16"] O.C.
140mm [5.5"] BATT INSULATION (MIN. R22)
6mil POLY VAPOUR BARRIER
15.9mm [0.63"]TYPE 'X' GYPSUM BOARD



W4

EXTERIOR INSULATION FINISH SYSTEM

5mm ACRYLIC FINISH COATING (REFER TO ELEVATIONS FOR FINISH)
C/W BASE COAT W/ EMBEDDED REINFORCEMENT MESH
50mm [2"] RIGID INSULATION (MIN. R 7.5) C/W DRAINAGE PLANE
AIR BARRIER MEMBRANE (TAPED/SEALED)
15.9mm (0.63") EXTERIOR GRADE/OSB SHEATHING
38mm x 140mm [2" x 6"] WOOD STUDS @ 406mm [16"] O.C.
140mm [5.5"] BATT INSULATION (MIN. R22)
6mil POLY VAPOUR BARRIER
12.7mm [0.50"] GYPSUM BOARD

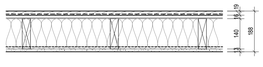


W4a

EXTERIOR INSULATION FINISH SYSTEM - 1.0 HR F.R.R.

BASED ON OBC SB-2 ADDITIVE METHOD COMPLIANCE TABLE 2.3.4 AA AND 2.3.4 E
(1 LAYER 15.9mm [5/8"] OF GYPSUM BOARD TYPE 'X' (40min.) PLUS WOOD STUDS @ 406mm [16"] O.C. (20min.) = 1.0 HR. F.R.R.)

5mm ACRYLIC FINISH COATING (REFER TO ELEVATIONS FOR FINISH)
C/W BASE COAT W/ EMBEDDED REINFORCEMENT MESH
50mm [2"] RIGID INSULATION C/W DRAINAGE PLANE
AIR BARRIER MEMBRANE (TAPED/SEALED)
15.9mm (0.63") EXTERIOR GRADE/OSB SHEATHING
38mm x 140mm [2" x 6"] WOOD STUDS @ 406mm [16"] O.C.
140 [5.5"] BATT INSULATION (MIN. R22)
6mil POLY VAPOUR BARRIER
15.9mm [0.63"] GYPSUM BOARD TYPE 'X'

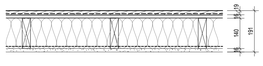


W5

METAL SIDING WALL

METAL SIDING (REFER TO ELEVATIONS FOR FINISH)
AIR BARRIER MEMBRANE (TAPED/SEALED)
15.9mm (0.63") EXTERIOR GRADE/OSB SHEATHING FOR SHEAR (REFER TO STRUCTURAL)
38mm x 140mm [2" x 6"] WOOD STUDS @ 406mm [16"] O.C.
140mm [5.5"] BATT INSULATION (MIN. R22)
6mil POLY VAPOUR BARRIER
12.7mm (0.50") GYPSUM BOARD

NOTE:
SPRAY FOAM INSULATION ON EXTERIOR EXHAUST VENT DUCTING AS REQUIRED.



W5a

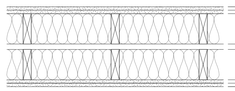
METAL SIDING WALL - 1.0 HR F.R.R.

BASED ON OBC SB-2 ADDITIVE METHOD COMPLIANCE TABLE 2.3.4 AA AND 2.3.4 E
(1 LAYER 15.9mm [5/8"] OF GYPSUM BOARD TYPE 'X' (40min.) PLUS WOOD STUDS @ 406mm [16"] O.C. (20min.) = 1.0 HR. F.R.R.)

METAL SIDING (REFER TO ELEVATIONS FOR FINISH)
AIR BARRIER MEMBRANE (TAPED/SEALED)
15.9mm (0.63") EXTERIOR GRADE/OSB SHEATHING FOR SHEAR (REFER TO STRUCTURAL)
38mm x 140mm [2" x 6"] WOOD STUDS @ 406mm [16"] O.C.
140mm [5.5"] BATT INSULATION (MIN. R22)
6mil POLY VAPOUR BARRIER
15.9mm (0.63") GYPSUM BOARD TYPE 'X'

NOTE:
SPRAY FOAM INSULATION ON EXTERIOR EXHAUST VENT DUCTING AS REQUIRED.

DEMISING WALL TYPES



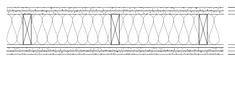
Pd21a
1HR

LOAD BEARING DEMISING WALL - 1.0 HR F.R.R.

BASED ON OBC SB-3, WALL No. W15a
STC RATING: 66

2 LAYERS 15.9mm [0.63"] GYPSUM BOARD TYPE 'X'
38mm x 140mm [2" x 6"] WOOD STUDS @ 406mm [16"] O.C.
140mm [5.5"] SOUND ATTENUATION INSULATION
25mm [1"] AIR SPACE
140mm [5.5"] SOUND ATTENUATION INSULATION
38mm x 140mm [2" x 6"] WOOD STUDS @ 406mm [16"] O.C.
2 LAYERS 15.9mm [0.63"] GYPSUM BOARD TYPE 'X'

NOTES:
15.9mm [0.63"] GYPSUM WALL BOARD FIRE STOPPING AT FLOOR AND CEILING LEVELS AT EACH FLOOR. CONTINUOUS ACOUSTIC SEALANT AT WALL, FLOOR AND CEILING LEVELS ON BOTH SIDES. ENSURE THAT WALL PENETRATIONS (MECHELEC) ARE NOT BACK TO BACK AND NOT IN THE SAME STUD CAVITY.

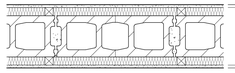


Pd22a
1HR

LOAD BEARING DEMISING WALL B/W STAIRS AND SUITE - 1.0 HR F.R.R.

BASED ON OBC SB-3, WALL No. W6b
STC RATING: 50

2 LAYERS 15.9mm [0.63"] GYPSUM BOARD TYPE 'X'
38mm x 140mm [2" x 6"] WOOD STUDS (REFER TO STRUCTURAL FOR STUD SPACING)
140mm [5.5"] SOUND ATTENUATION INSULATION
12.7mm [0.50"] RESILIENT CHANNELS SPACES @ 610mm [24"] O.C.
2 LAYERS 15.9mm [0.63"] GYPSUM BOARD TYPE 'X'



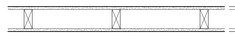
Pd23a
2HR

CONCRETE MASONRY FIREWALL - 2HR F.R.R.

BASED ON OBC SB-3, WALL No. B6e
STC RATING: 57

12.7mm [0.50"] GYPSUM BOARD
38mm x 38mm [1.50"X 1.50"] WOOD STRAPPING @ 610mm [24"] O.C.
38mm [2"] SOUND ATTENUATION INSULATION
190mm [8"] LIGHT WEIGHT HOLLOW CONCRETE BLOCK W/ REINFORCED DOWELS @ 406mm [16"] O.C. (REFER TO STRUCTURAL)
38mm [2"] SOUND ATTENUATION INSULATION
38mm x 38mm [1.50" x 1.50"] WOOD STRAPPING @ 610mm [24"] O.C.
12.7mm [0.50"] GYPSUM BOARD

INTERIOR PARTITION WALL TYPES



P20

INTERIOR STUD WALL (2" x 4")

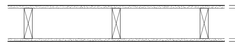
12.7mm [0.50"] GYPSUM BOARD
38mm x 89mm [2" x 4"] WOOD STUDS @406mm [16"] O.C.
12.7mm [0.50"] GYPSUM BOARD



P20a

INTERIOR STUD WALL (2" x 4")

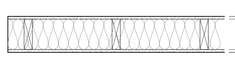
12.7mm [0.50"] GYPSUM BOARD
38mm x 89mm [2" x 4"] WOOD STUDS @406mm [16"] O.C.
89mm [4"] ACOUSTIC BATT INSULATION
12.7mm [0.50"] GYPSUM BOARD



P30

INTERIOR PLUMBING WALL (2" x 6")

12.7mm [0.50"] GYPSUM BOARD
38mm x 140mm [2" x 6"] WOOD STUDS @ 406mm [16"] O.C.
140mm [5.5"] ACOUSTIC BATT INSULATION
12.7mm [0.50"] GYPSUM BOARD

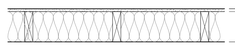


P30a

INTERIOR PLUMBING WALL (2" x 6")

12.7mm [0.50"] GYPSUM BOARD
38mm x 140mm [2" x 6"] WOOD STUDS @ 406mm [16"] O.C.
140mm [5.5"] ACOUSTIC BATT INSULATION
12.7mm [0.50"] GYPSUM BOARD

FURRING WALL TYPES

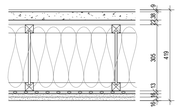


P40a

INTERIOR PLUMBING FURRING WALL (2" x 6") AS REQUIRED

12.7mm [0.5"] GYPSUM BOARD
38mm x 140mm [2" x 6"] WOOD STUDS @ 406 [16"] O.C.
140mm [5.5"] ACOUSTIC BATT INSULATION

FLOOR TYPES

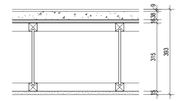


F01
1.0HR

FLOOR BETWEEN DWELLING UNITS - 1.0 HR F.R.R.

BASED ON OBC SB-3, WALL No. F21d
STC RATING: 69

FINISH FLOORING
38mm [1.5"] CONCRETE FLOOR TOPPING
22mm [0.875"] OSB SHEATHING (REFER TO STRUCTURAL)
TJI JOISTS @ 406mm [16"] O.C.
SOUND ATTENUATION INSULATION TO FILL JOIST SPACE
12.7mm [0.50"] RESILIENT METAL CHANNELS @ 610mm [24"] O.C.
2 LAYERS 15.9mm [0.63"] GYPSUM BOARD TYPE 'X'

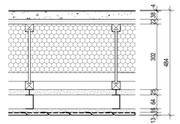


F02
0.75HR

FLOOR WITHIN DWELLING UNITS - 45 MIN F.R.R.

BASED ON OBC SB-2, TABLE 2.3.4 A AND 2.3.4 F,
(1 LAYER 15.9mm GYPSUM BOARD TYPE 'X' (40min) PLUS WOOD JOISTS @ 406 O.C. (10min) = 50min FRR)

FINISH FLOORING
38mm [1.50"] CONCRETE FLOOR TOPPING
SHEATHING (REFER TO STRUCTURAL)
TJI JOISTS (REFER TO STRUCTURAL FOR DEPTH AND SPACING)
1 LAYER 15.9mm [0.63"] GYPSUM BOARD TYPE 'X'



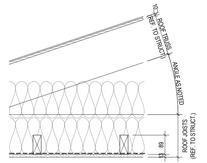
F05
1.0HR

EXTERIOR SOFFIT BELOW HEATED SPACE - 1.0 HR F.R.R.

FINISH FLOORING
38mm [1.5"] CONCRETE FLOOR TOPPING
22mm [0.875"] OSB SHEATHING (REFER TO STRUCTURAL)
TJI JOISTS @ 406mm [16"] O.C.
CLOSED CELL SPRAY FOAM INSULATION (MIN. R21) FOAM TO ACT AS AIR/VAPOUR BARRIER
1.0HR SHAFT WALL ASSEMBLY (ULC W452, SYSTEM A)
25.4mm [1"] SHEETROCK LINER PANEL
64mm [2.5"] C-H STUDS
15.9mm [0.63"] EXTERIOR GRADE GYPSUM BOARD TYPE 'X'
AIR BARRIER MEMBRANE (TAPED/SEALED)
"V-GROOVE" SOFFIT (REFER TO ELEVATIONS FOR FINISH)

NOTES:
HORIZONTAL SHAFT WALL ASSEMBLY TO SPAN FROM WALL TO WALL. DO NOT FASTEN HORIZONTAL SHAFT WALL ASSEMBLY TO FLOOR JOIST ABOVE. FASTEN HORIZONTAL SHAFT WALL ASSEMBLY TO WALLS. SPRAY FOAM TO CONFORM WITH CAN/ULC-S705.1 SPRAY FOAM INSTALLATION PER CAN/ULC-S705.2.

ROOF TYPES



R02

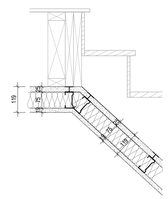
SLOPED ROOF + CEILING AT MAIN BUILDING

ROOF:
ASPHALT SHINGLES (SELF HEALING) PER OBC 9.26.2.1 ON 3/8" (9.5mm) PLYWOOD SHEATHING EDGES SUPPORTED WITH H CLIPS ON ROOF TRUSSES (REFER TO STRUCTURAL FOR SPACING)
PROVIDE ROOF UNDERLAY AND SELF ADHERED MEMBRANE AT BOTTOM OF SLOPE, RIDGES AND VALLEYS.

ROOF VENTING:
ROOF SPACING TO HAVE A VENTING RATIO OF 1 TO 300 OF INSULATED CEILING AREA. FLAT ROOFS AND ROOFS WITH LESS THAN 1 IN 6 SHALL BE VENTED 1 TO 50.

CEILING:
12.7mm [0.50"] GYPSUM BOARD
AIR/VAPOUR BARRIER
38x89mm [2" x 4"] WOOD STUDS (REFER TO STRUCTURAL FOR SPACING)
337mm [13.25"] BATT INSULATION (MIN. R50)

INTERIOR PARTITION WALL TYPES

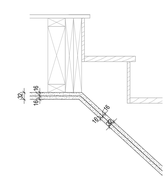


F08
2HR

DEMISING STAIR - 1 HR F.R.R.

2HR SHAFT WALL ASSEMBLY (ULC W452, SYSTEM C)
STC RATING: 51

AT UNDERSIDE OF WOOD STAIR:
25.4mm [1"] SHEETROCK LINER PANEL
100mm [4"] C-H STUDS
75mm [3"] ACOUSTIC BATT INSULATION
19.1mm [0.75"] SHEETROCK ULTRACODE



F07
0.75HR

STAIRS WITHIN SUITES - 45 MIN F.R.R.

AT UNDERSIDE OF WOOD STAIR:
2 LAYERS 15.9mm [0.63"] GYPSUM BOARD TYPE 'X'

Kohn

Kohn Partnership Architects Inc.
116 Spadina Avenue, Suite 501, Toronto ON M5V 2K6
Tel 416.703.6700 www.kohnarchitects.com

ALL DIMENSIONS ARE GIVEN IN MILLIMETRES UNLESS OTHERWISE INDICATED.

DO NOT SCALE DRAWINGS.

CONTRACTOR SHALL VERIFY AND CHECK ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO STARTING ANY OF THE WORK AND REPORT ANY DISCREPANCY TO THE ARCHITECT AND CONSULTANTS BEFORE PROCEEDING. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION PERTAINING TO THIS APPLICATION.

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ISSUE DATES AND DISTRIBUTION LOG

No.	Date	Note

SITE PLAN APPLICATION #: SP 25-49 W3

CANADIAN APARTMENT PROPERTIES • REIT

SEAL

Project:
1055 BLOOR STREET
STACKED TOWNHOUSES

CAPREIT APARTMENTS INC.

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

Drawing Title:
SCHEDULES

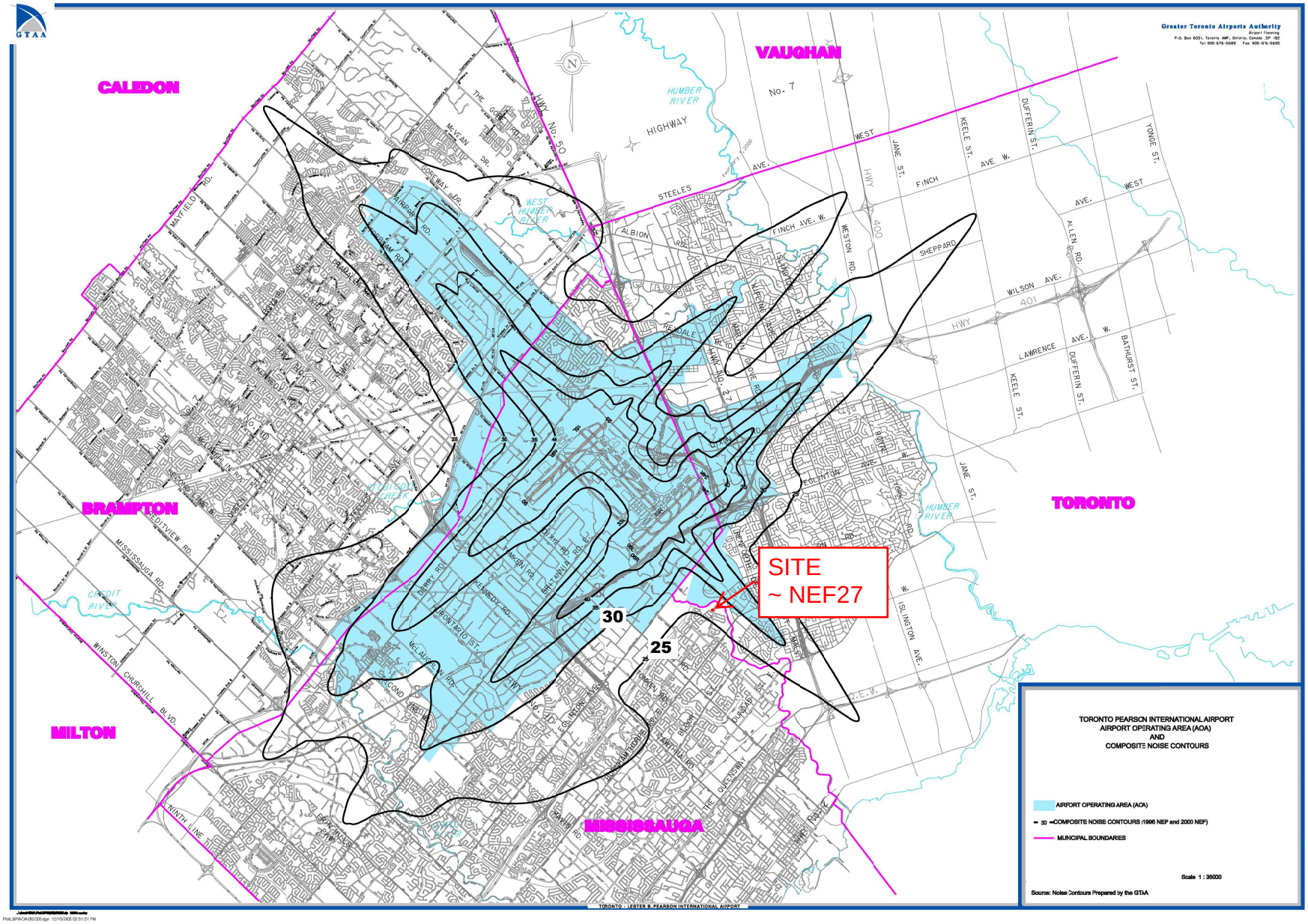
Project Manager Team: Author
Project No. 25-106
Date Plotted: 2026-03-20 5:41:36 PM
Scale: 1 : 10
Drawing No.: A0-01A

FILE NAME:Autodesk Docs://25106_1055BloorSt_ACC/25106_1055BloorSt_Op02.rvt

A0

APPENDIX B

TORONTO PEARSON INTERNATIONAL AIRPORT
AIRPORT OPERATING AREA (AOA)
AND
COMPOSITE NOISE CONTOURS



Noise Exposure Forecast

Transport Canada has developed a Noise Exposure Forecast (NEF) model to calculate long-term aircraft noise exposure based on forecasted flights, and the assessed level of noise annoyance in those areas. Contour lines are drawn on a map connecting points of equal noise impact representing 25, 30, 35 and 40 NEF. It is important to remember that the NEF contour does not measure decibel levels for individual flights, but is a cumulative noise value of overall forecasted flights, and noise annoyance.

Airport Operating Area

The GTAA has established the Toronto Pearson Airport Operating Area (AOA), which uses well-defined natural and manmade boundaries to approximate the 30 NEF contour on the ground. Surrounding municipalities have included this operating area in their Official Plans and have approved associated policies that limit incompatible land uses within these areas.