

# 241 REDPATH AVE

# CC42.17 - CONFIDENTIAL APPENDIX B - made public on April 19, 2022

WITHOUT PREJUDICE AND CONFIDENTIAL  
MARCH 29TH, 2022

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04	REISSUED FOR REZONING	DEC 16   2021
05	ISSUED FOR SPA	FEB 09   2022
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**241 Redpath  
MOD Development**

COVER SHEET

Project No. 22005

2022-03-30

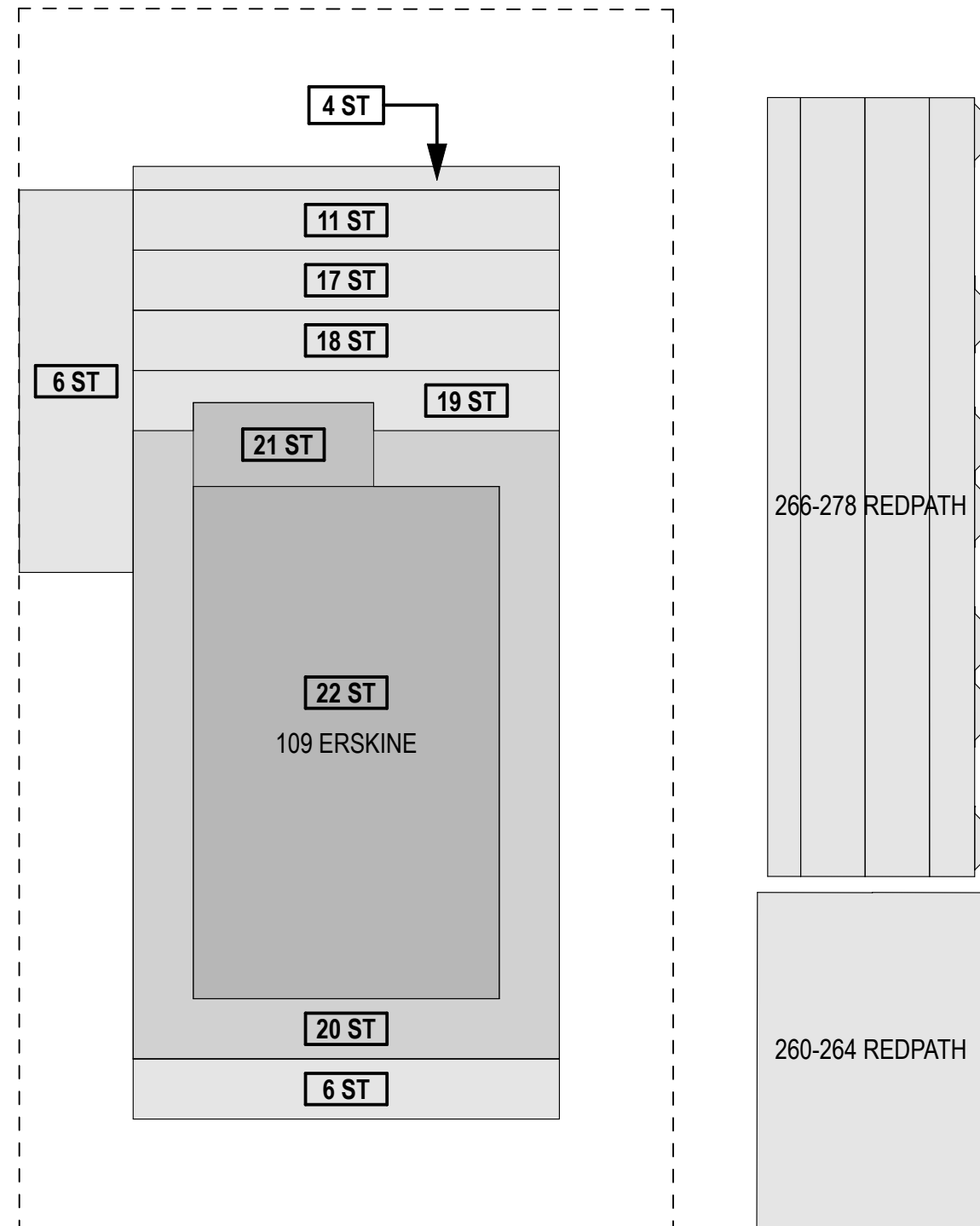
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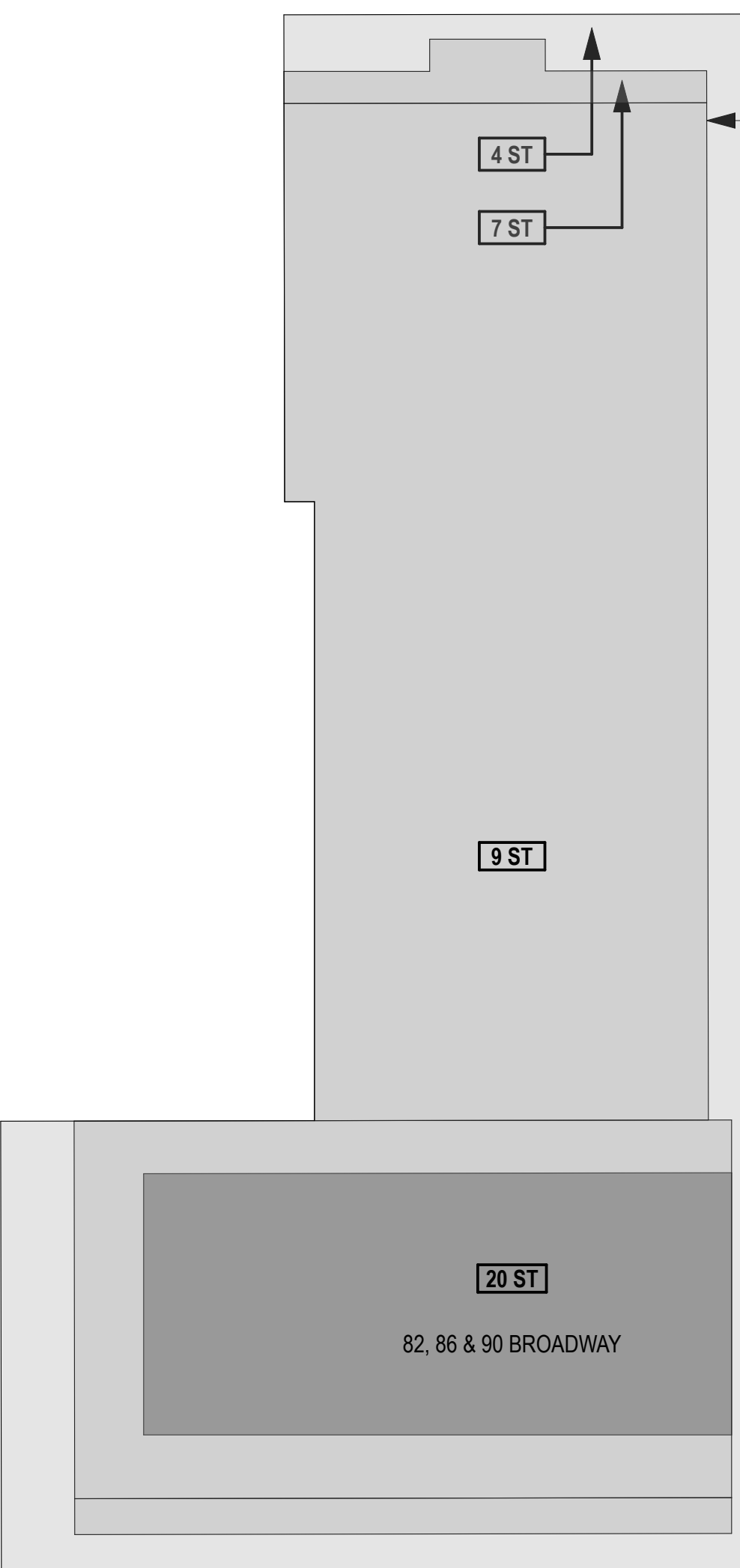
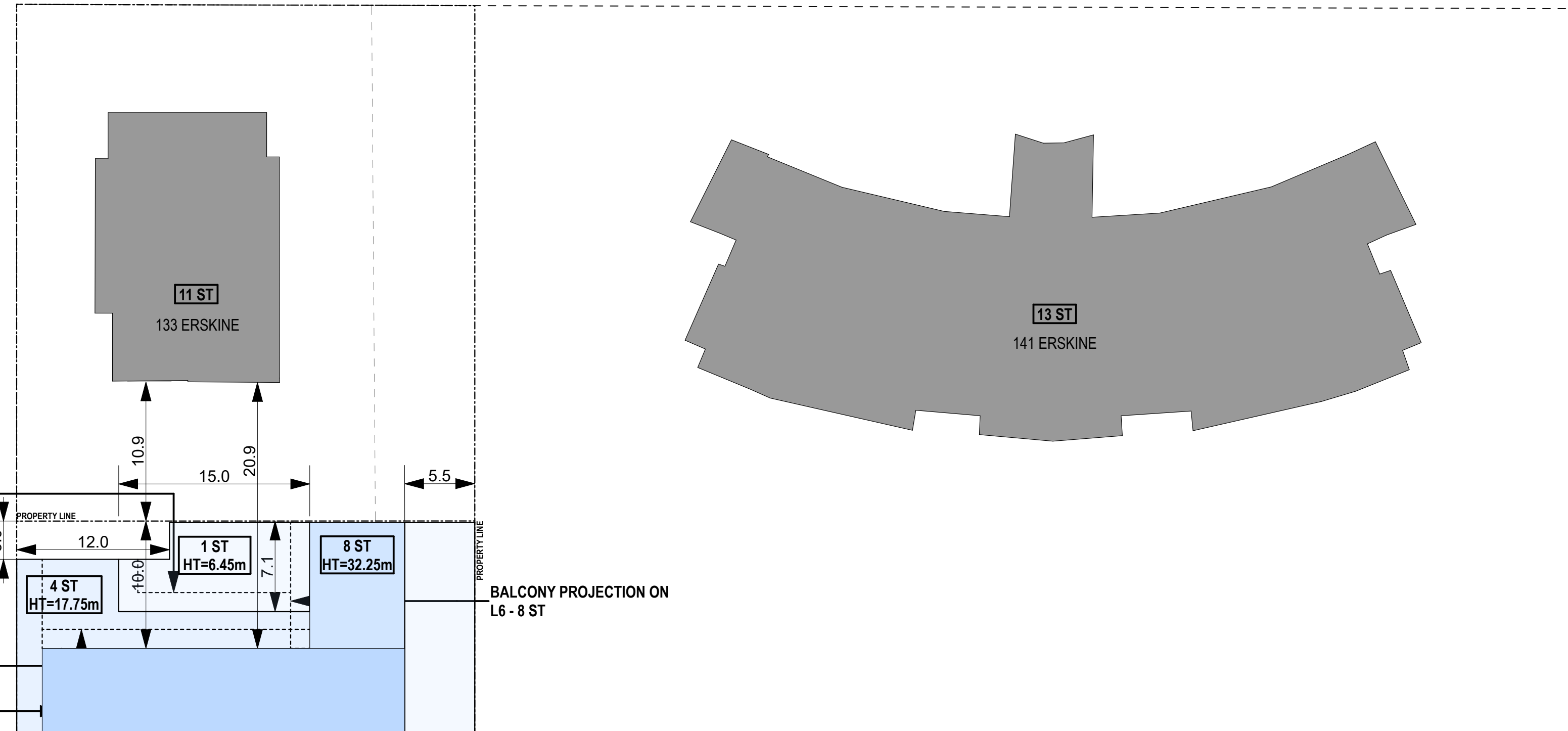




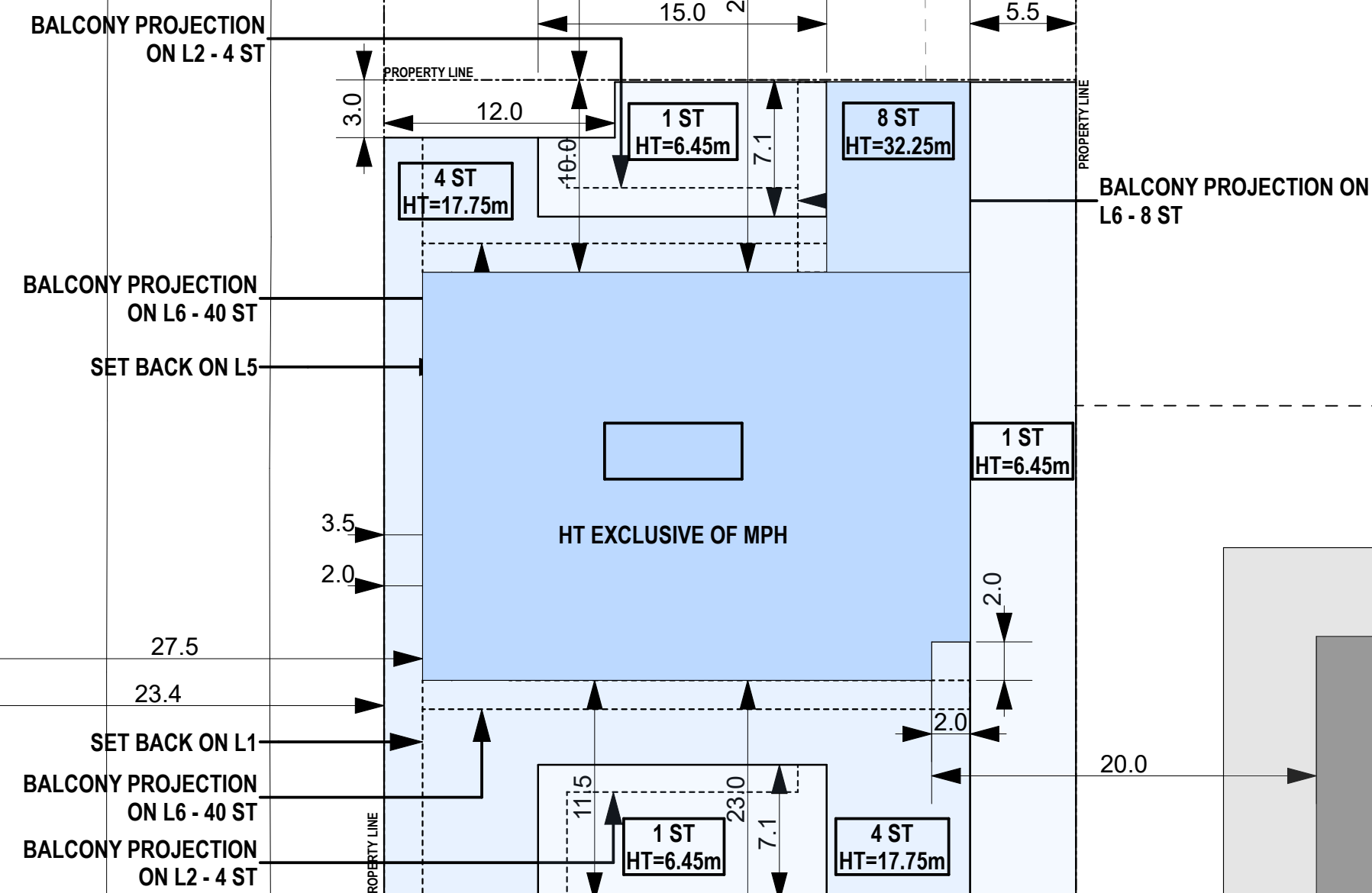
ERSKINE AVENUE



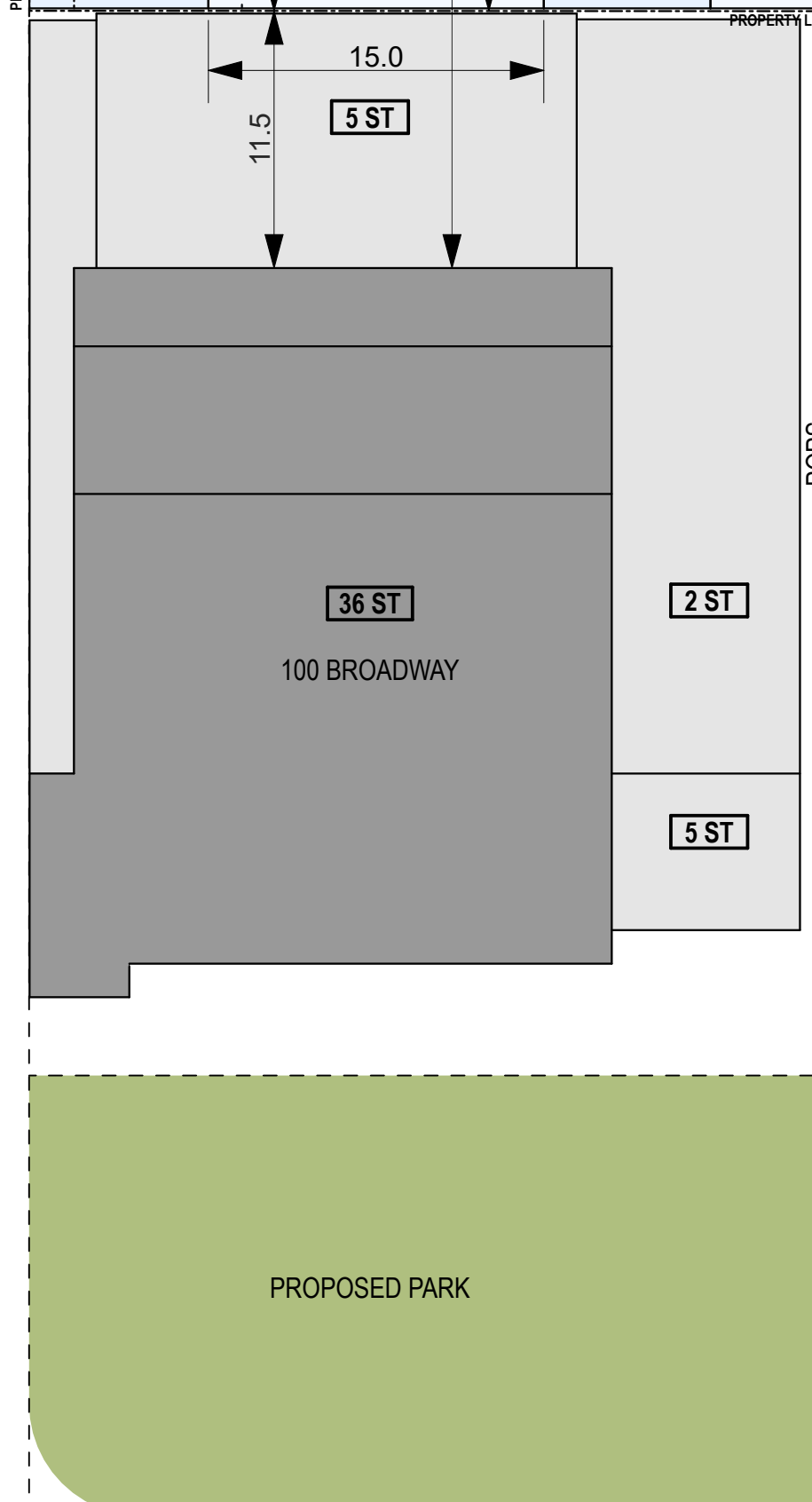
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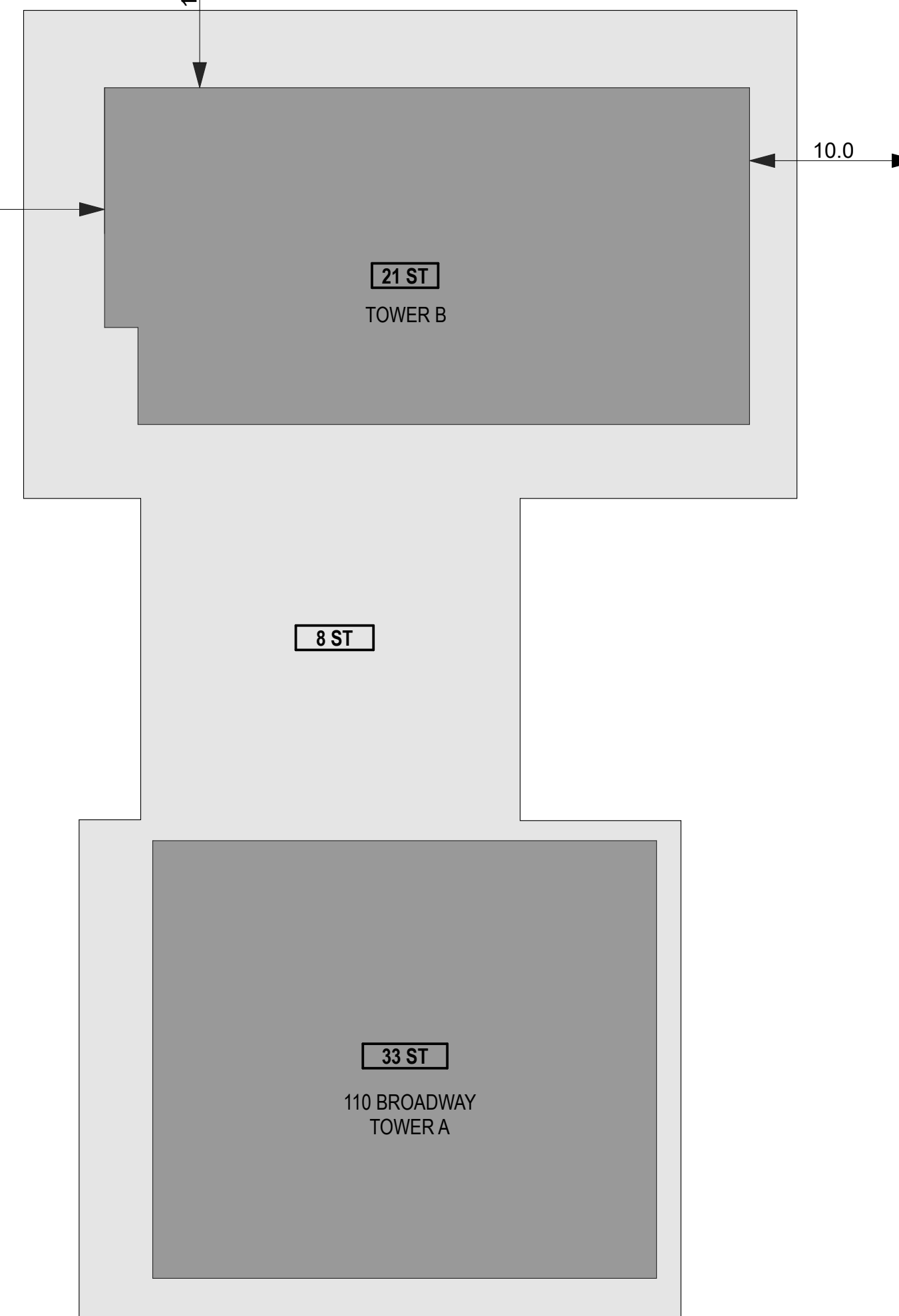
BROADWAY AVENUE



REDPATH AVENUE



BROADWAY AVENUE



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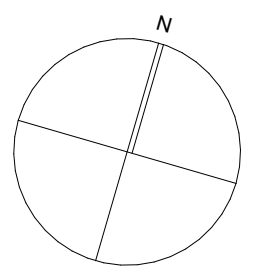
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CONTEXT PLAN

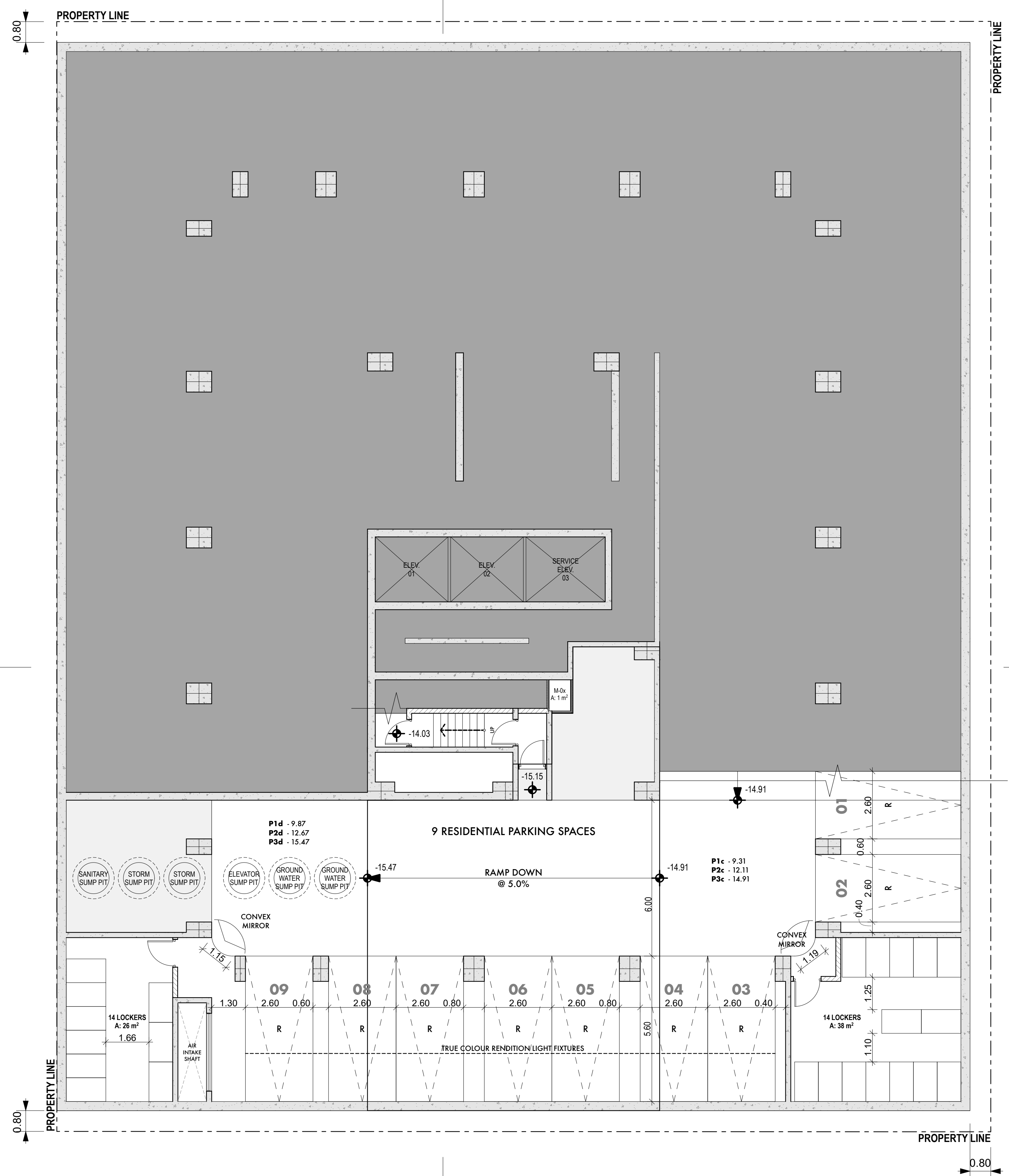
Project No. 22005

1:300

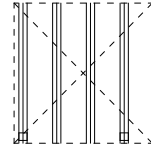
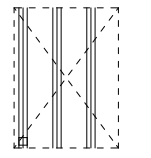
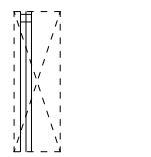
2022-03-30

A.0.4

2  
A.4.1



**SYMBOL:**

-  8 BICYCLE PARKING STACKED TYPICAL : 2438mm(H) x 1829mm(W) x 1854mm(L)
-  6 BICYCLE PARKING STACKED TYPICAL : 2438mm(H) x 1380mm(W) x 1854mm(L)
-  2 BICYCLE PARKING STACKED TYPICAL : 2438mm(H) x 610mm(W) x 1854mm(L)

1  
A.4.1

1  
A.4.1

2  
A.4.1

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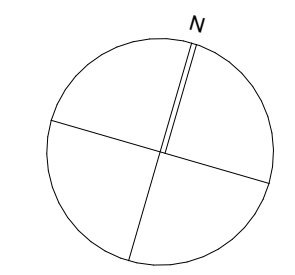
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**PARKING LEVEL PARTIAL P3**

Project No. 22005

1:100

2022-03-30

**A.2.0**

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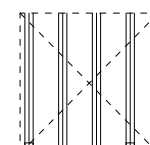
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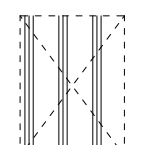
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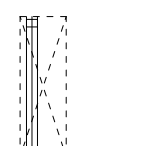
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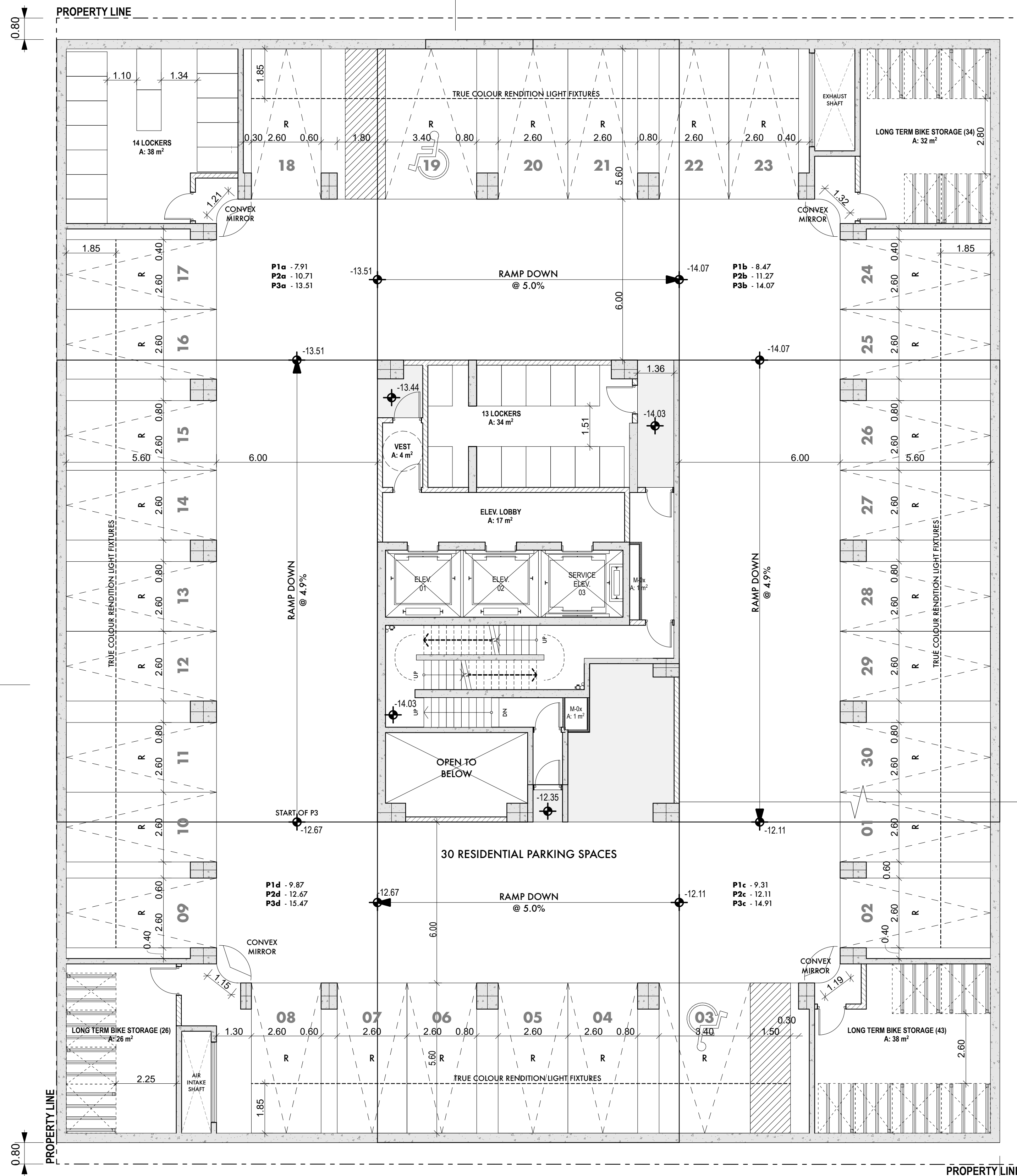
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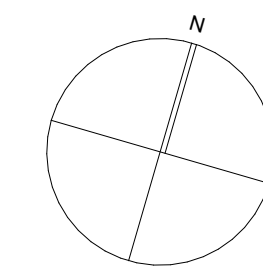
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**PARKING LEVEL P3**

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**A.2.1**



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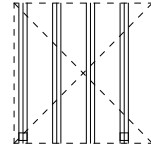
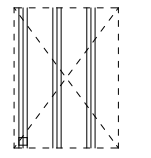
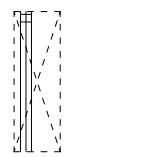
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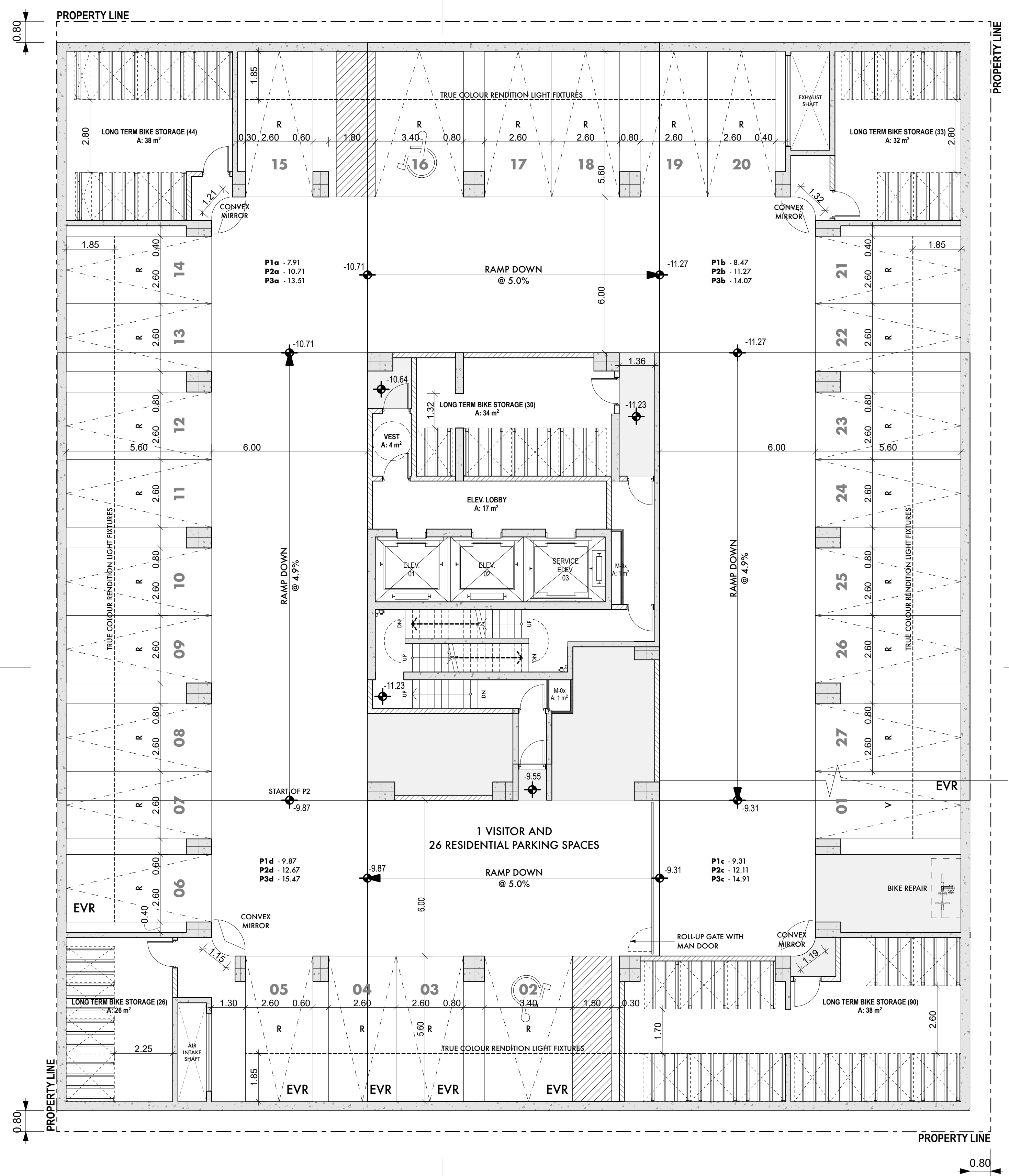
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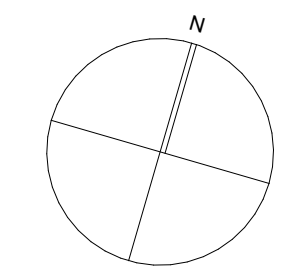
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**241 Redpath  
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**PARKING LEVEL P2**

Project No. 22005

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2022-03-30

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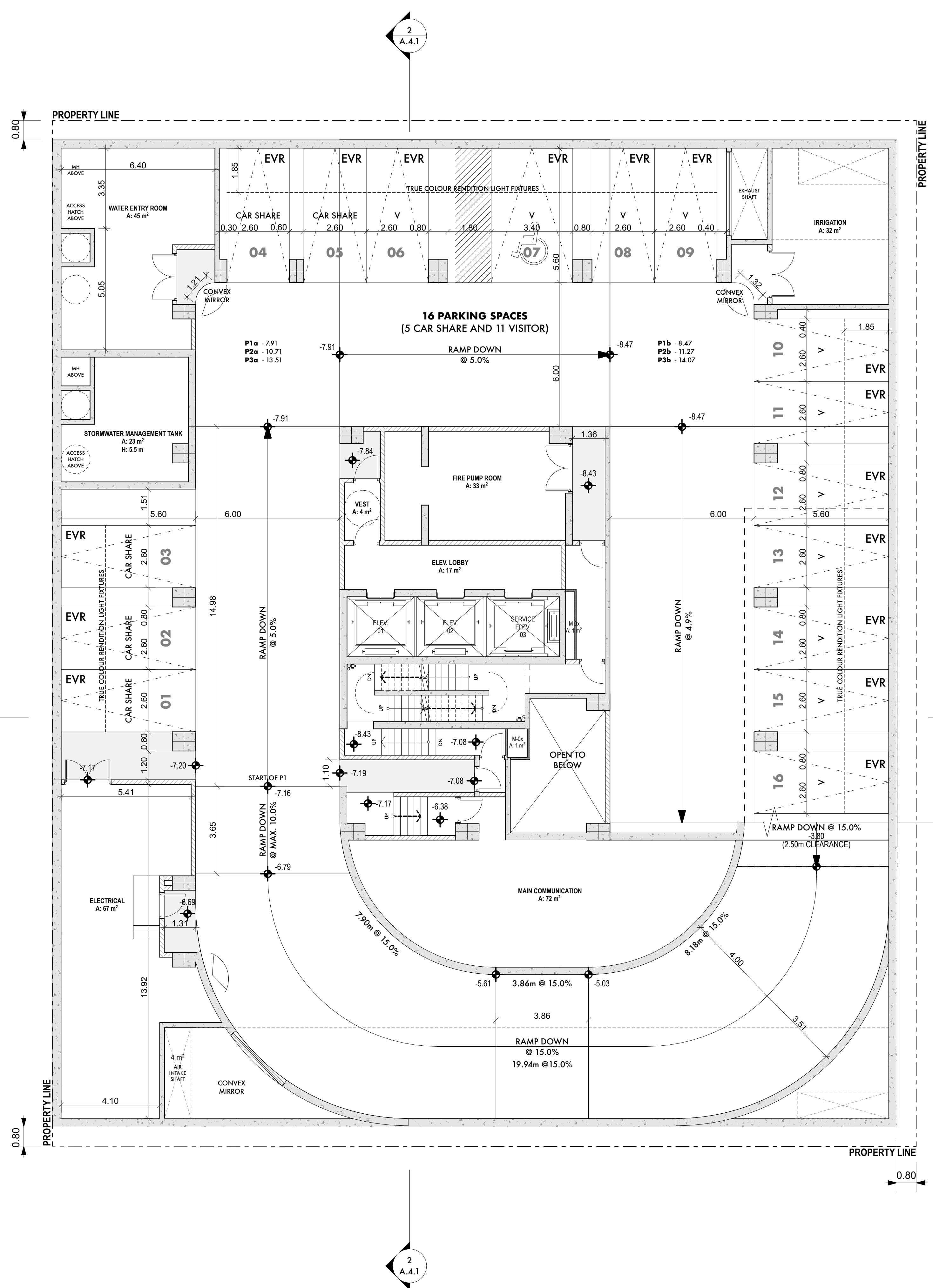
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**NOTES:**

1. EVR - ELECTRICAL VEHICLE CHARGING STATION

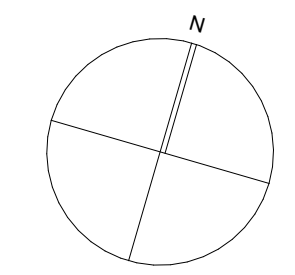
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**PARKING LEVEL P1**

Project No. 22005

1:100

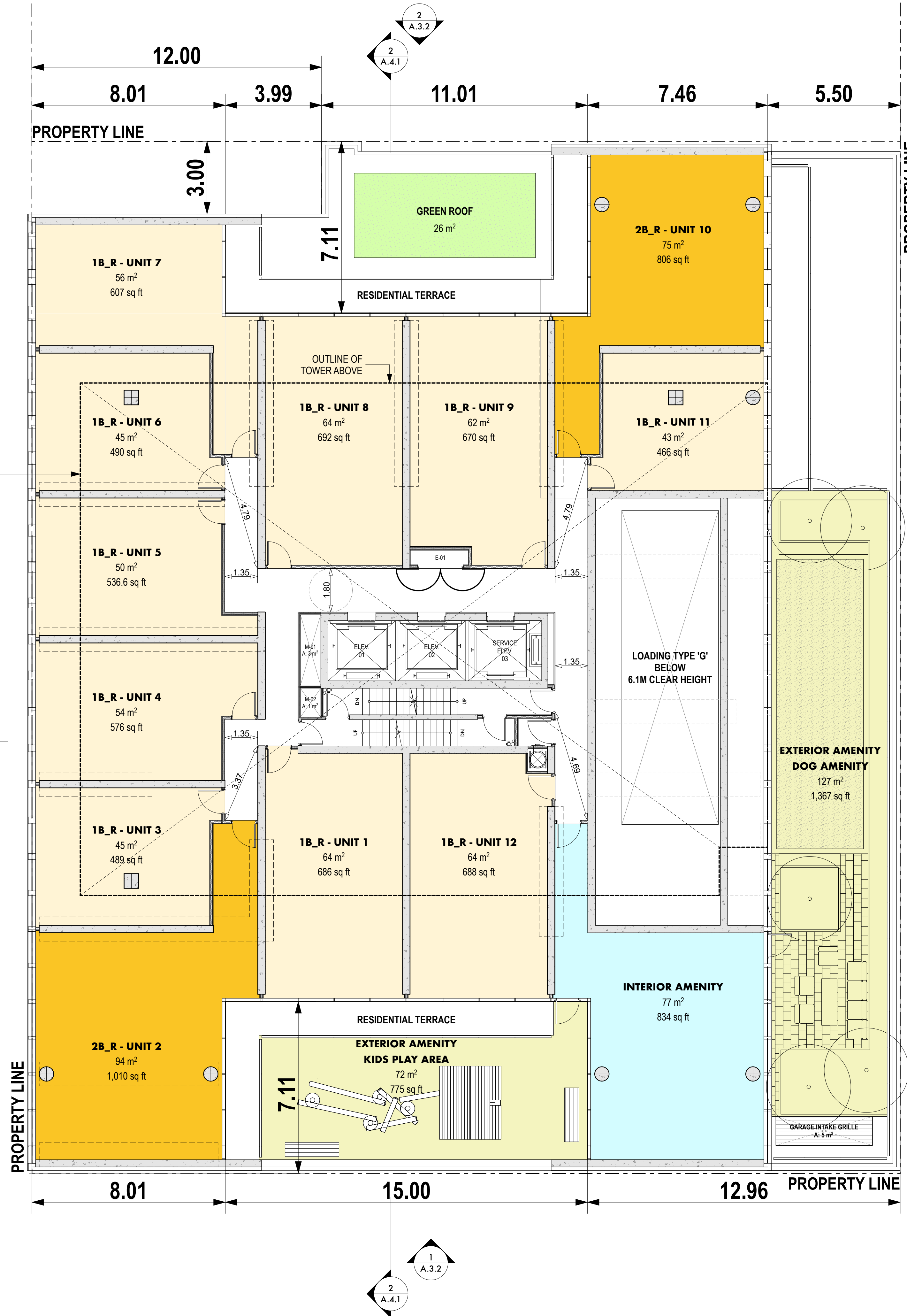
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**A.2.3**









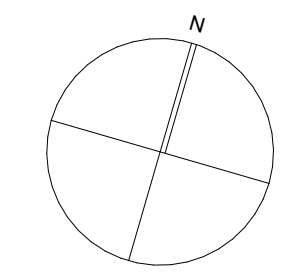
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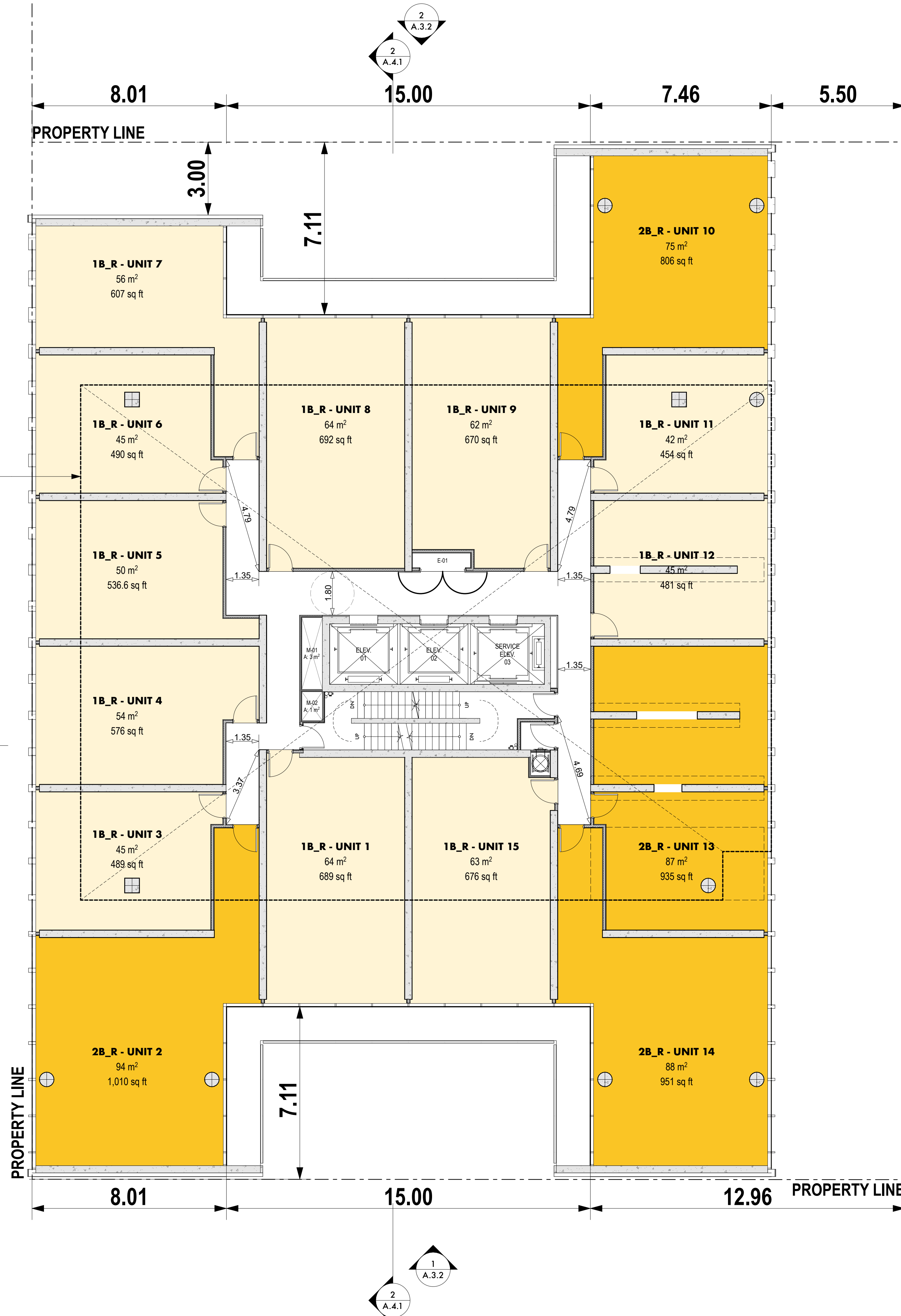


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**MEZZANINE PLAN (RESIDENTIAL I RENTAL)**

Project No. 22005  
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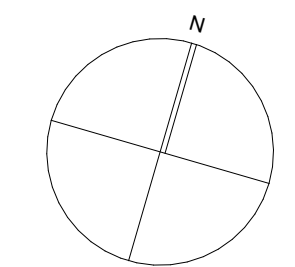
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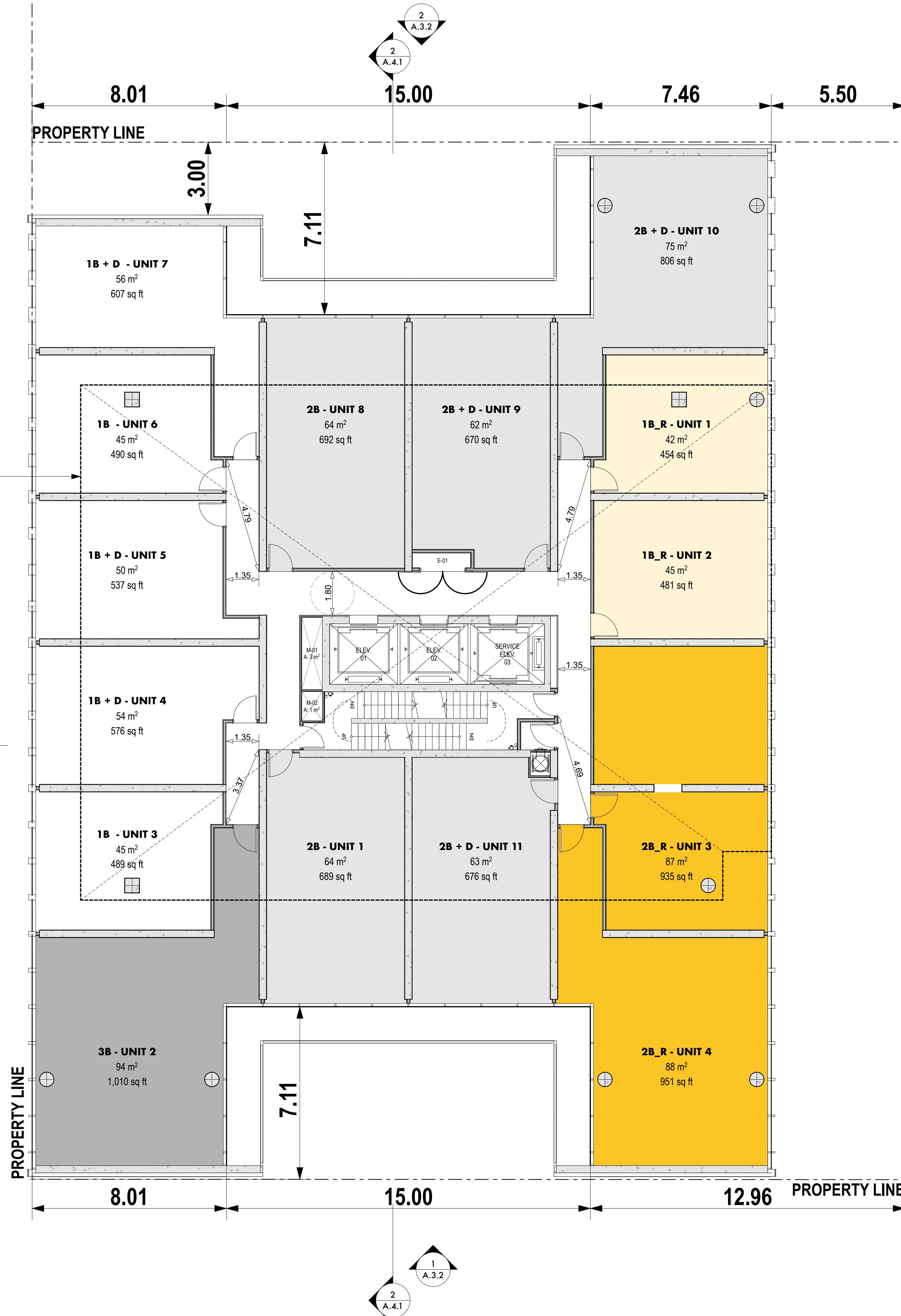
LEVEL 2-3 (RENTAL)

Project No. 22005

1:100

2022-03-30

**A.2.6**



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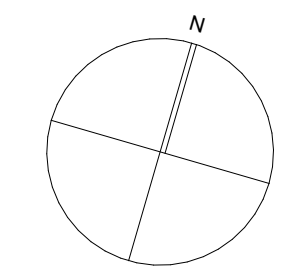
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**LEVEL 4 (RESIDENTIAL I RENTAL)**

Project No. 22005

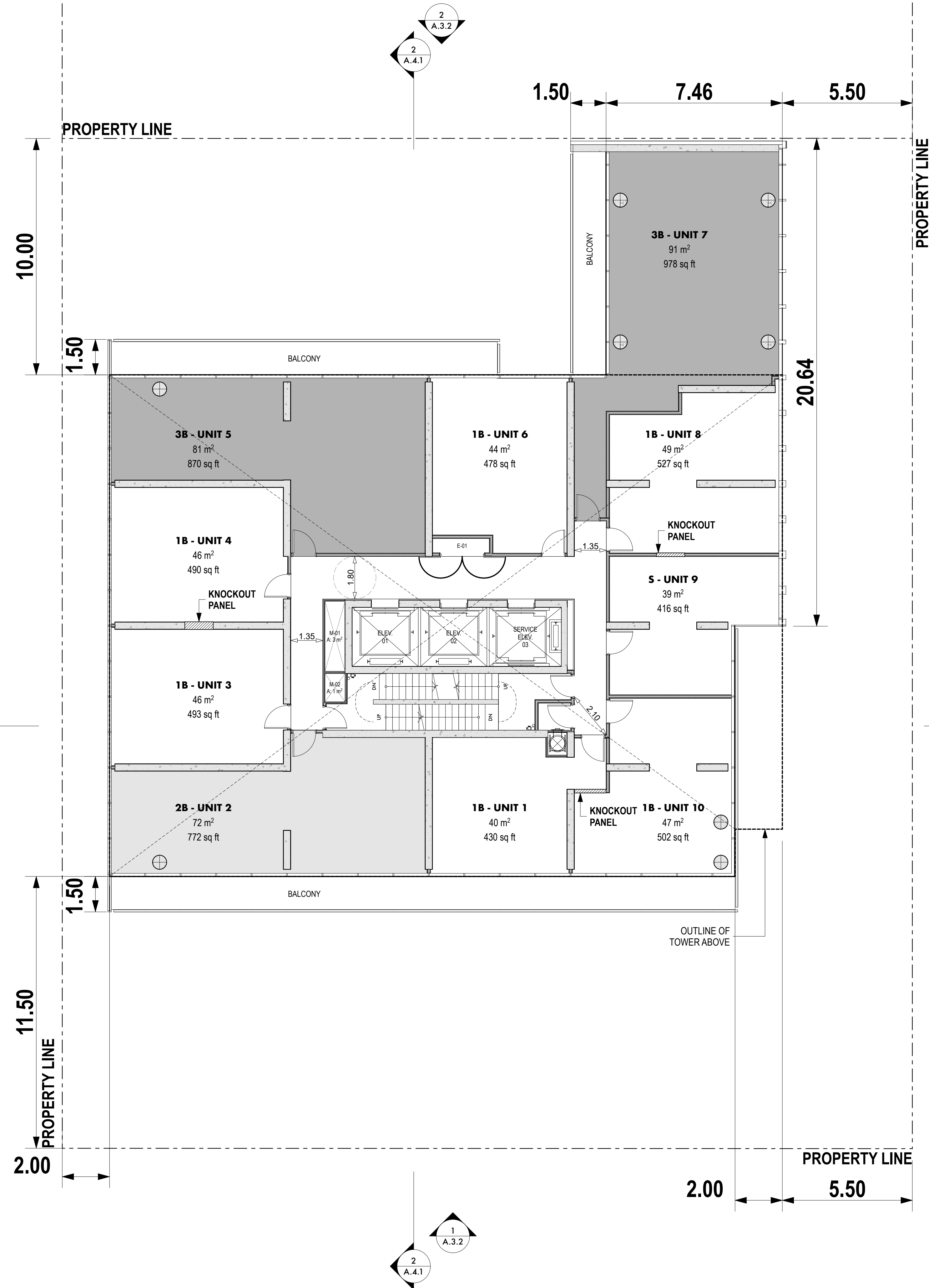
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2022-03-30

**A.2.7**







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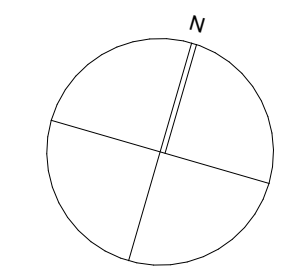
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**LEVEL 6-8 (RESIDENTIAL)**

Project No. 22005

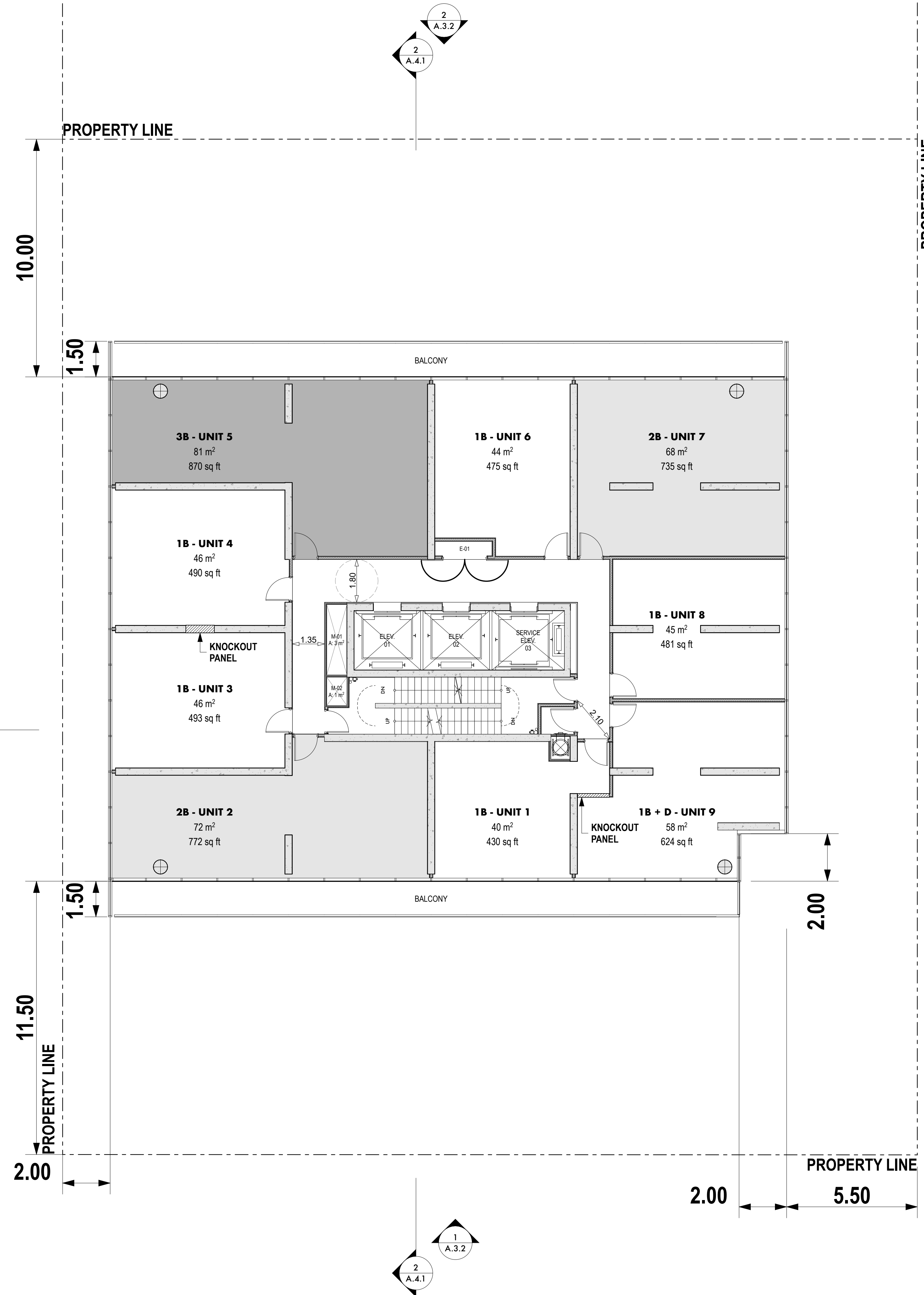
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2022-03-30

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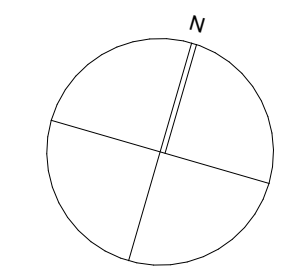
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**LEVELS 10-36 (RESIDENTIAL)**

Project No. 22005

1:100

2022-03-30

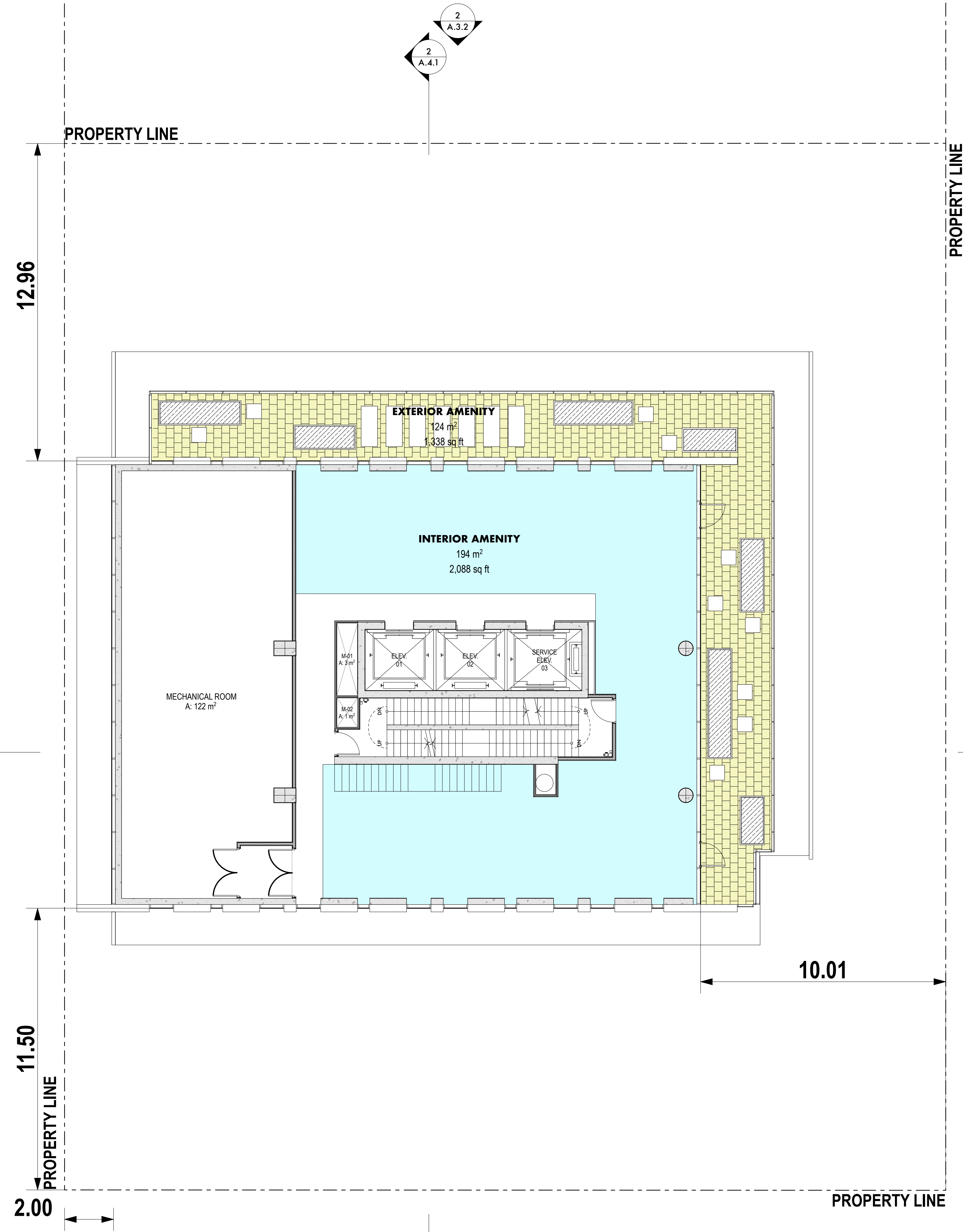
**A.2.11**











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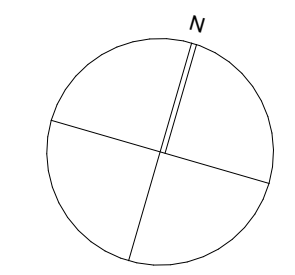
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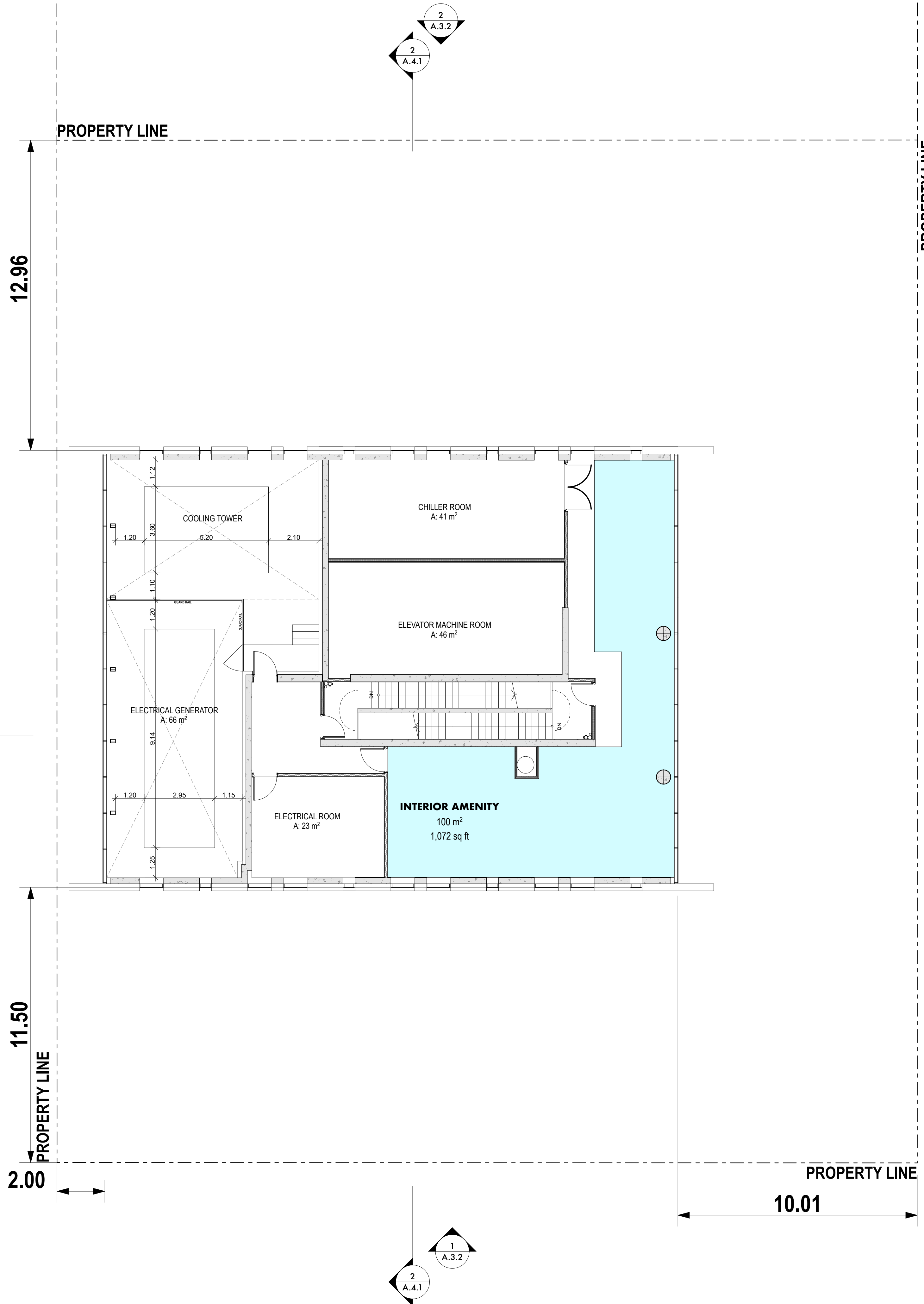
MPH1

Project No. 22005

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2022-03-30

**A.2.14**



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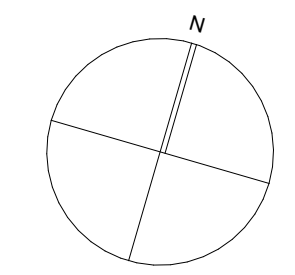
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MPH2

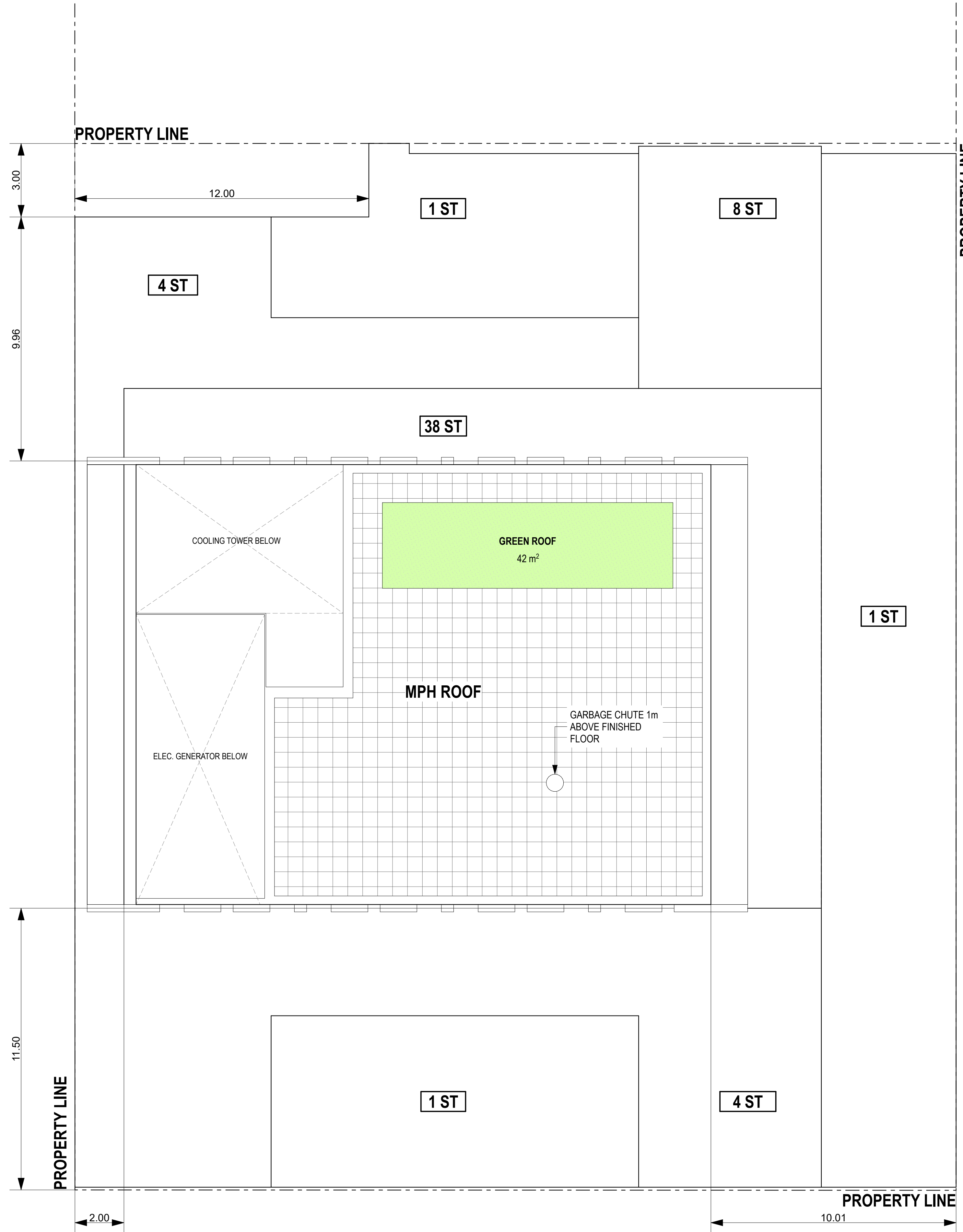
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**A.2.15**





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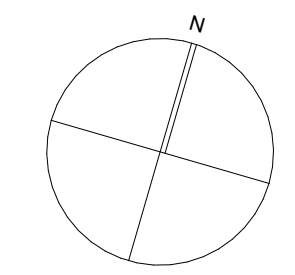
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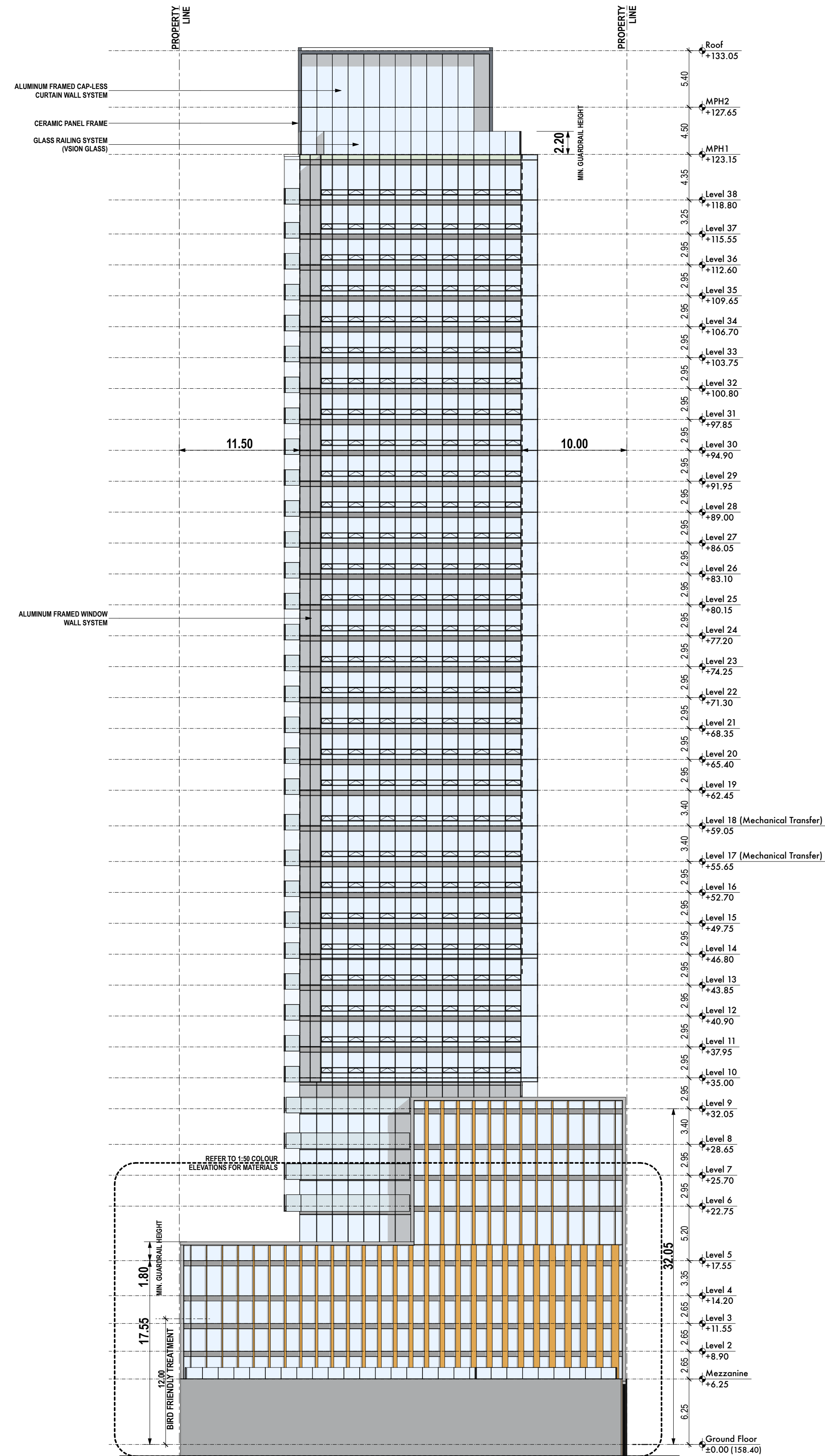
ROOF PLAN

Project No. 22005

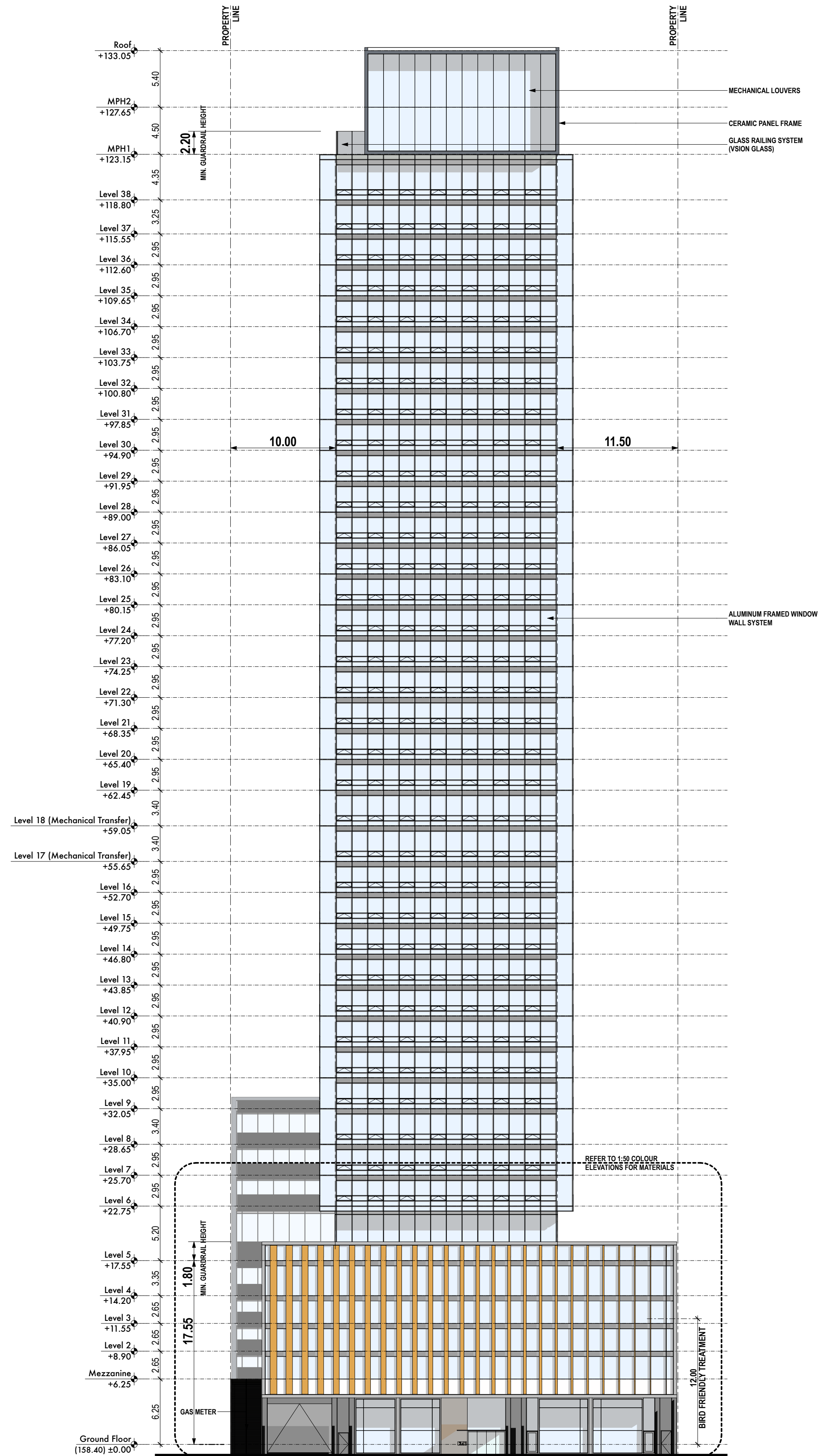
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2022-03-30

**A.2.16**



1 EAST ELEVATION  
A.3.1 SCALE: 1:300



2 WEST ELEVATION  
A.3.1 SCALE: 1:300

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241 Redpath  
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ELEVATIONS (EAST/WEST)

Project No. 22005

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2022-03-30

A.3.1



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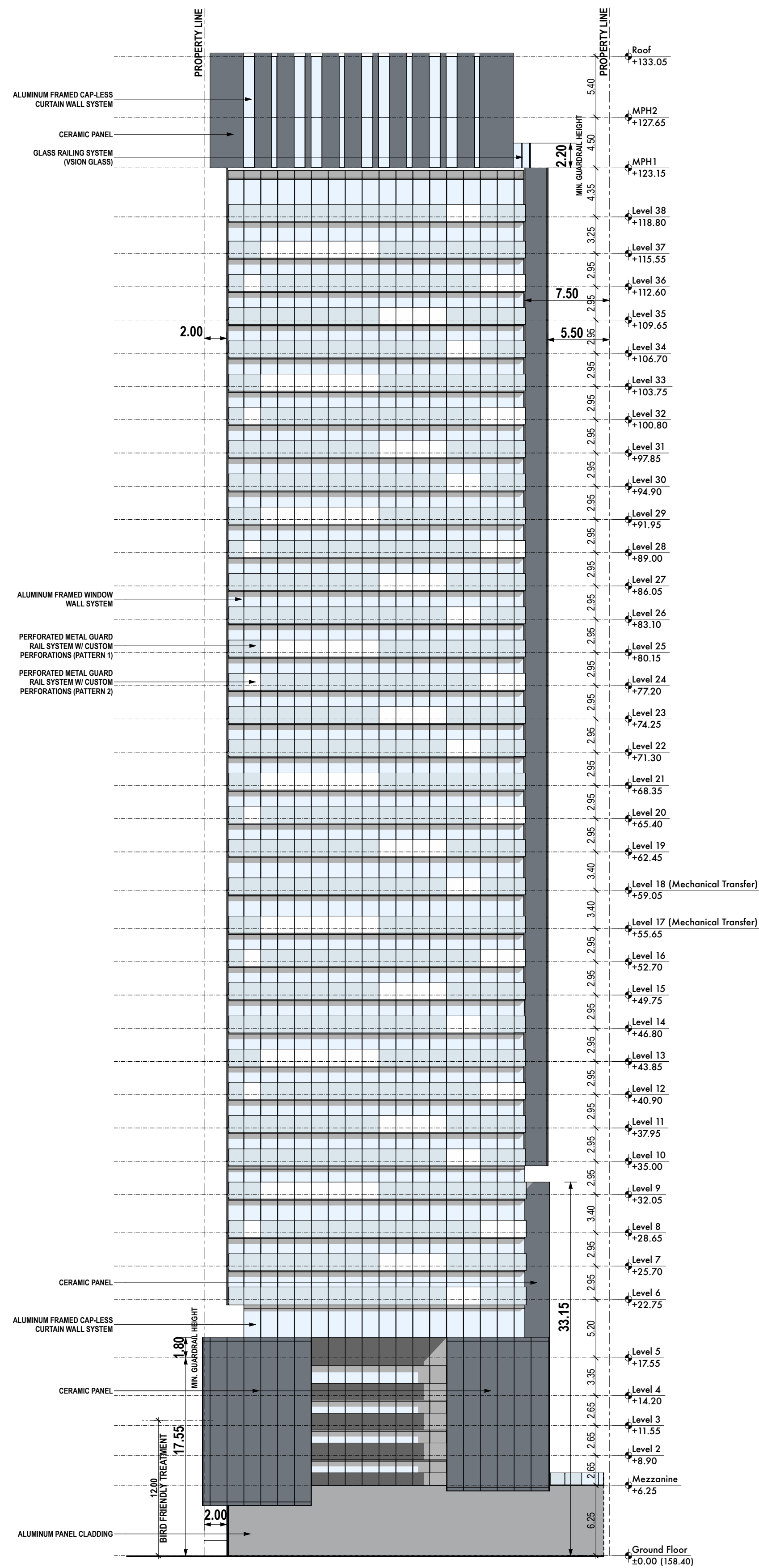
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**ELEVATIONS (NORTH/SOUTH)**

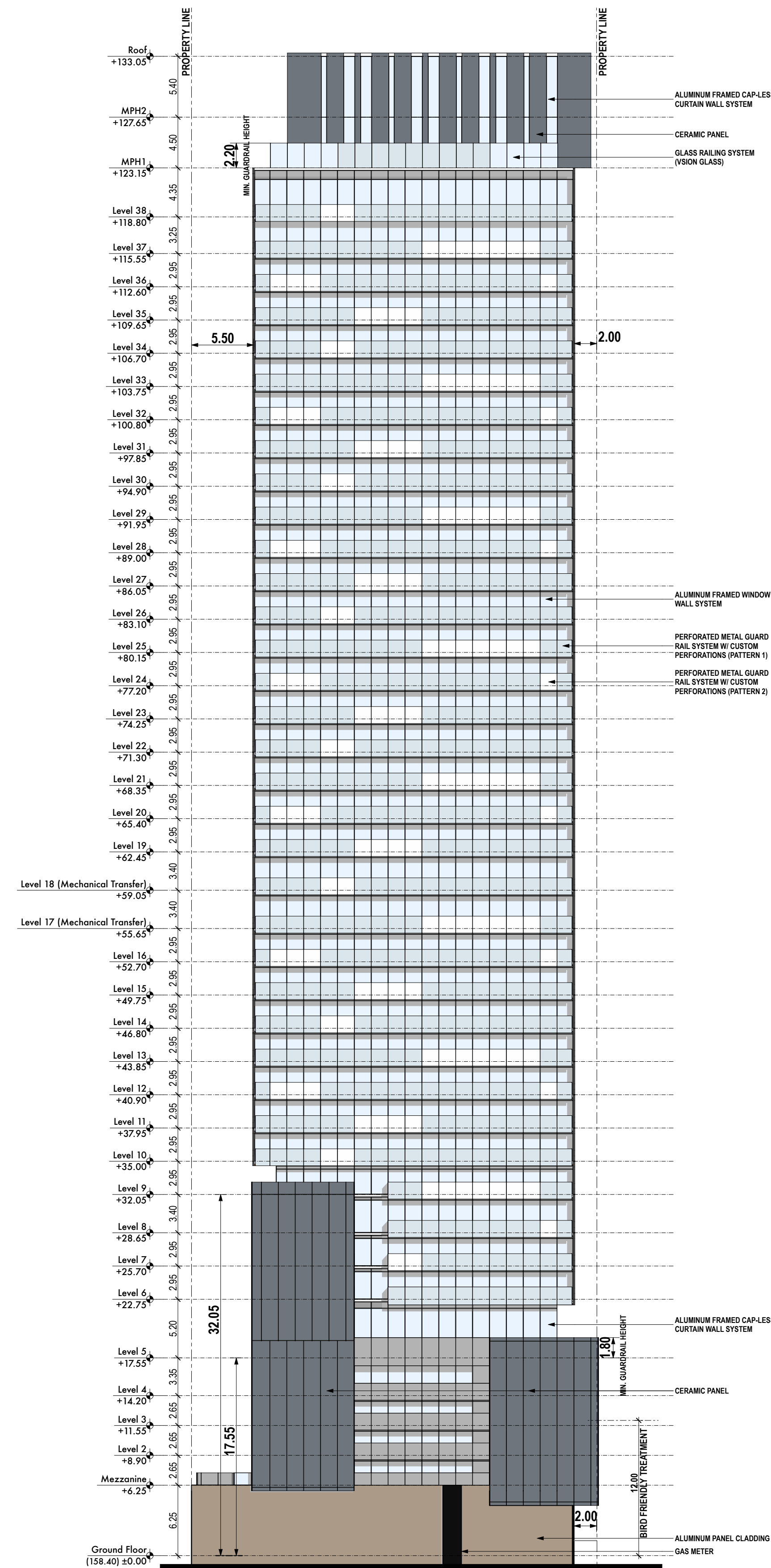
Project No. 22005

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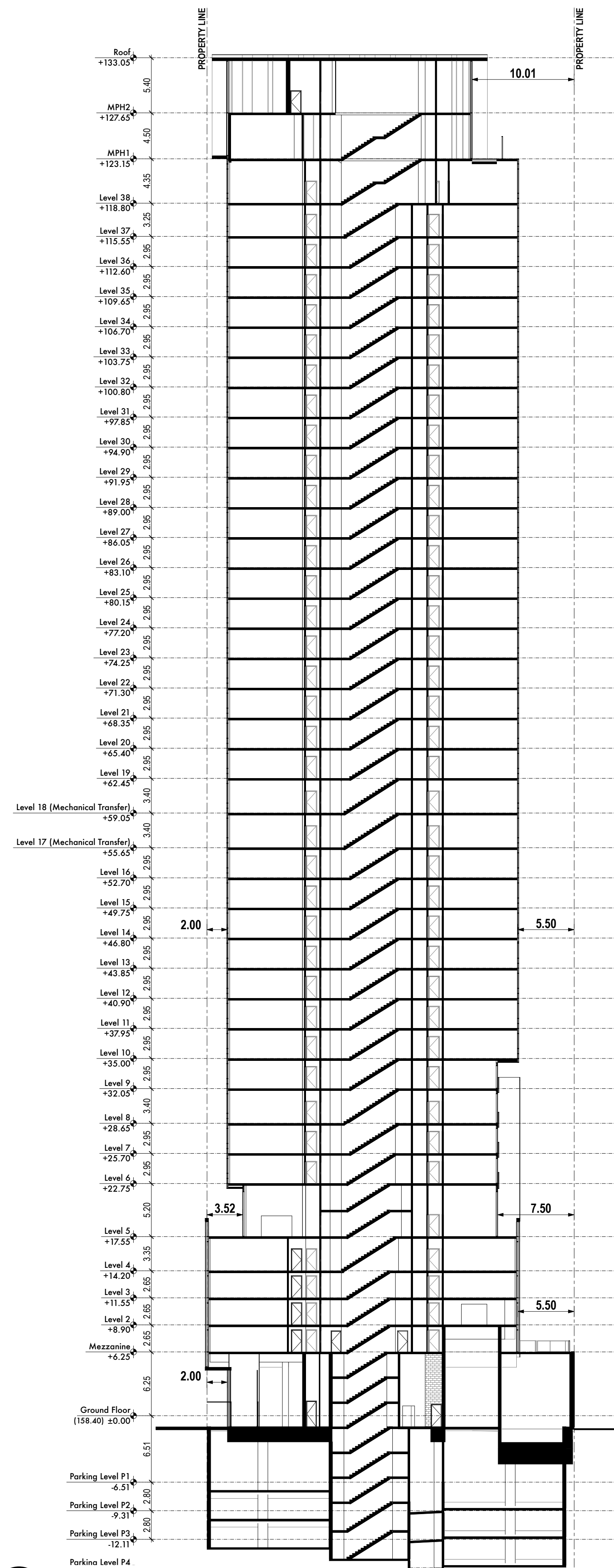
2022-03-30



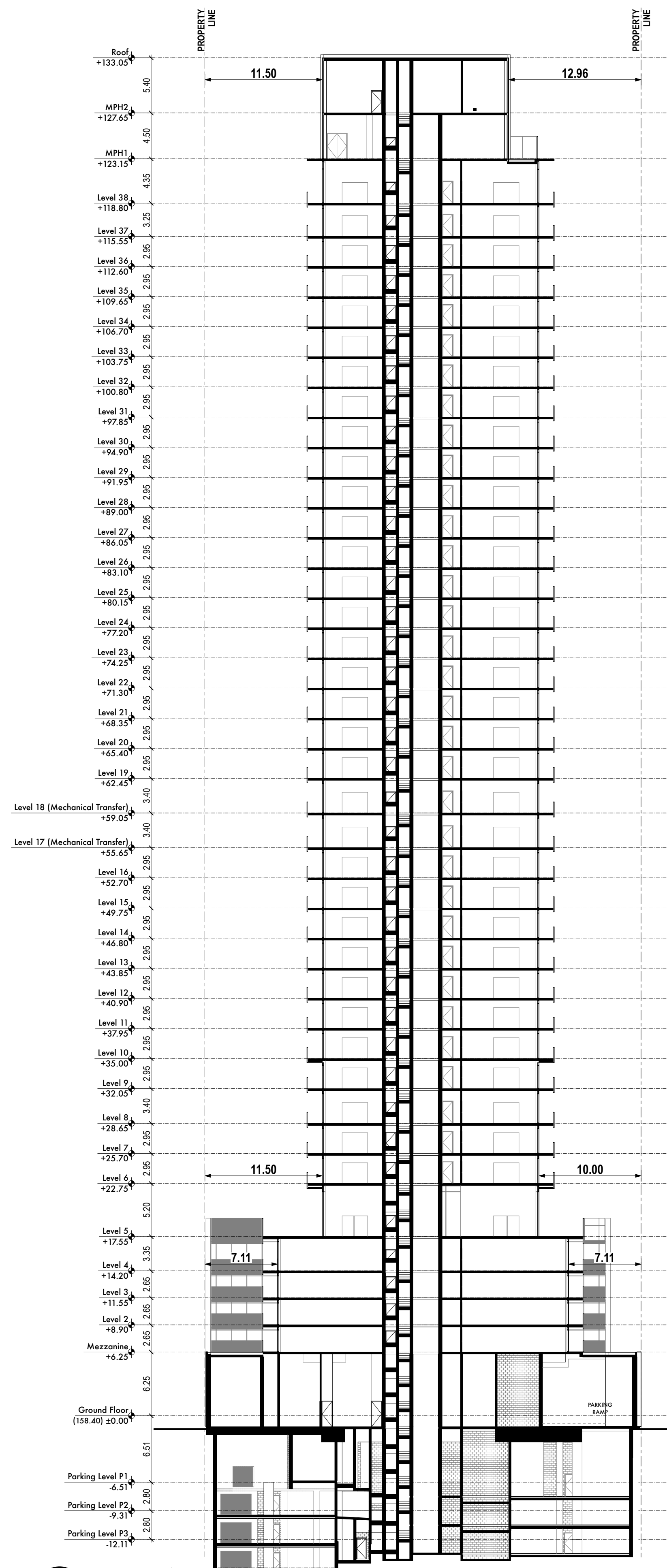
1 SOUTH ELEVATION  
A.3.2 SCALE: 1:300



2 NORTH ELEVATION  
A.3.2 SCALE: 1:300



1  
A.4.1  
EW BUILDING SECTION  
SCALE: 1:300



2  
A.4.1  
NS BUILDING SECTION  
SCALE: 1:300

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**241 Redpath  
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SECTIONS

Project No. 22005

1:300

2022-03-30

**A.4.1**





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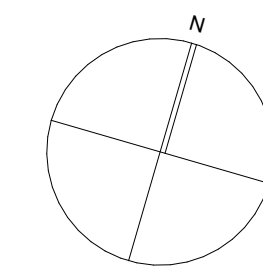
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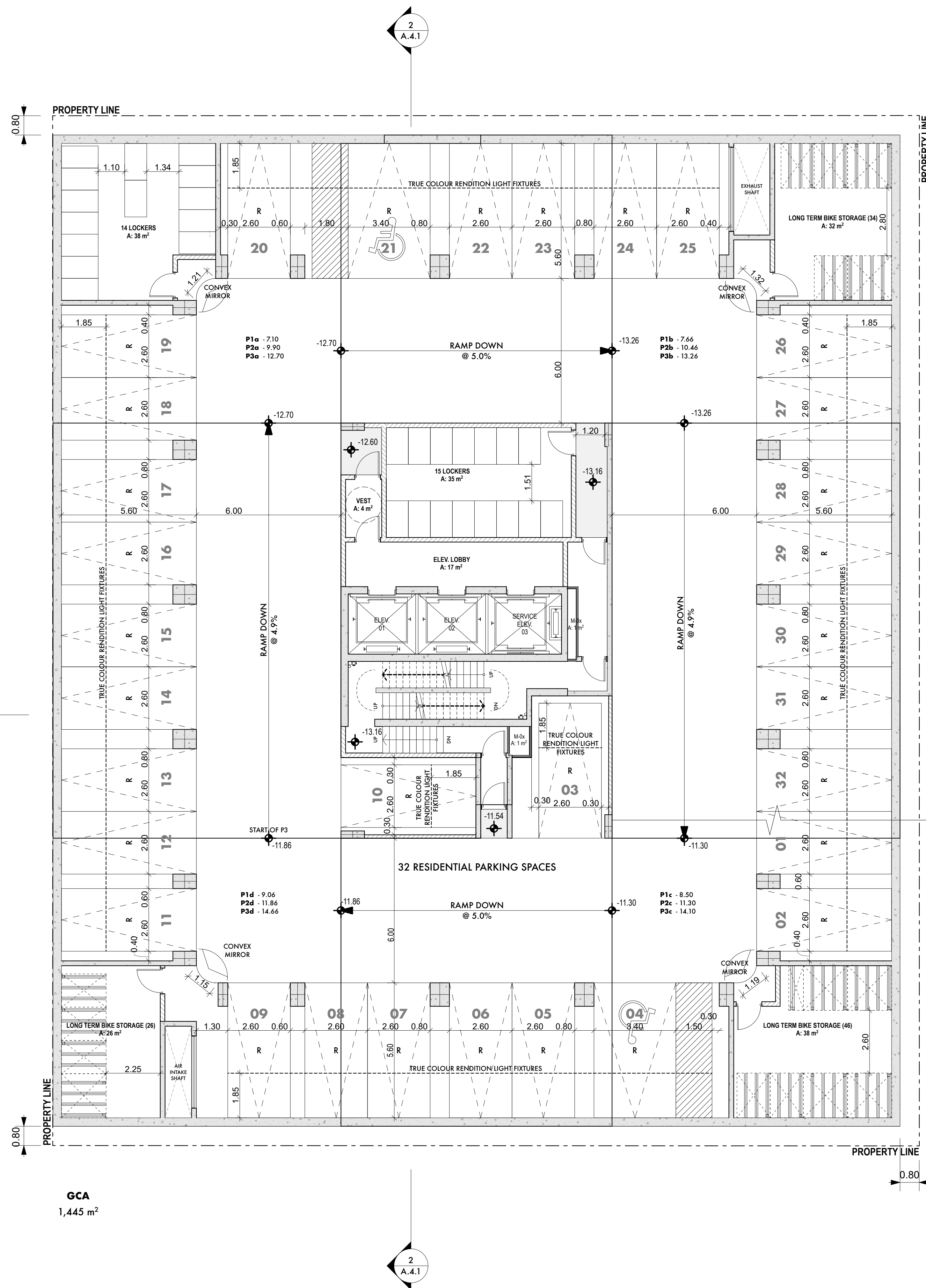
PARKING LEVEL P3

Project No. 22005

1:100

2022-03-09

**A.2.1**



**SYMBOL:**

- 8 BICYCLE PARKING STACKED TYPICAL : 2438mm(H) x 1829mm(W) x 1854mm(L)
- 6 BICYCLE PARKING STACKED TYPICAL : 2438mm(H) x 1380mm(W) x 1854mm(L)
- 2 BICYCLE PARKING STACKED TYPICAL : 2438mm(H) x 610mm(W) x 1854mm(L)

**GCA**  
1,445 m²



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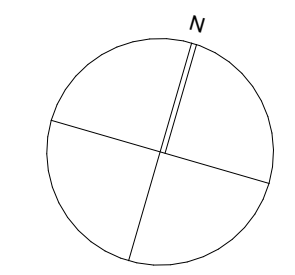
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No.	Issuance	Date
01	ISSUED FOR PRE-APPLICATION MEETING	APRIL 01   2020
02	ISSUED FOR REZONING	MAY 29   2020
03	WITHOUT PREJUDICE AND SUBJECT TO MEDIATION PRIVILEGE	OCT 13   2021
04	REISSUED FOR REZONING	DEC 16   2021
05	ISSUED FOR SPA	FEB 09   2022



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**241 Redpath  
 MOD Development**

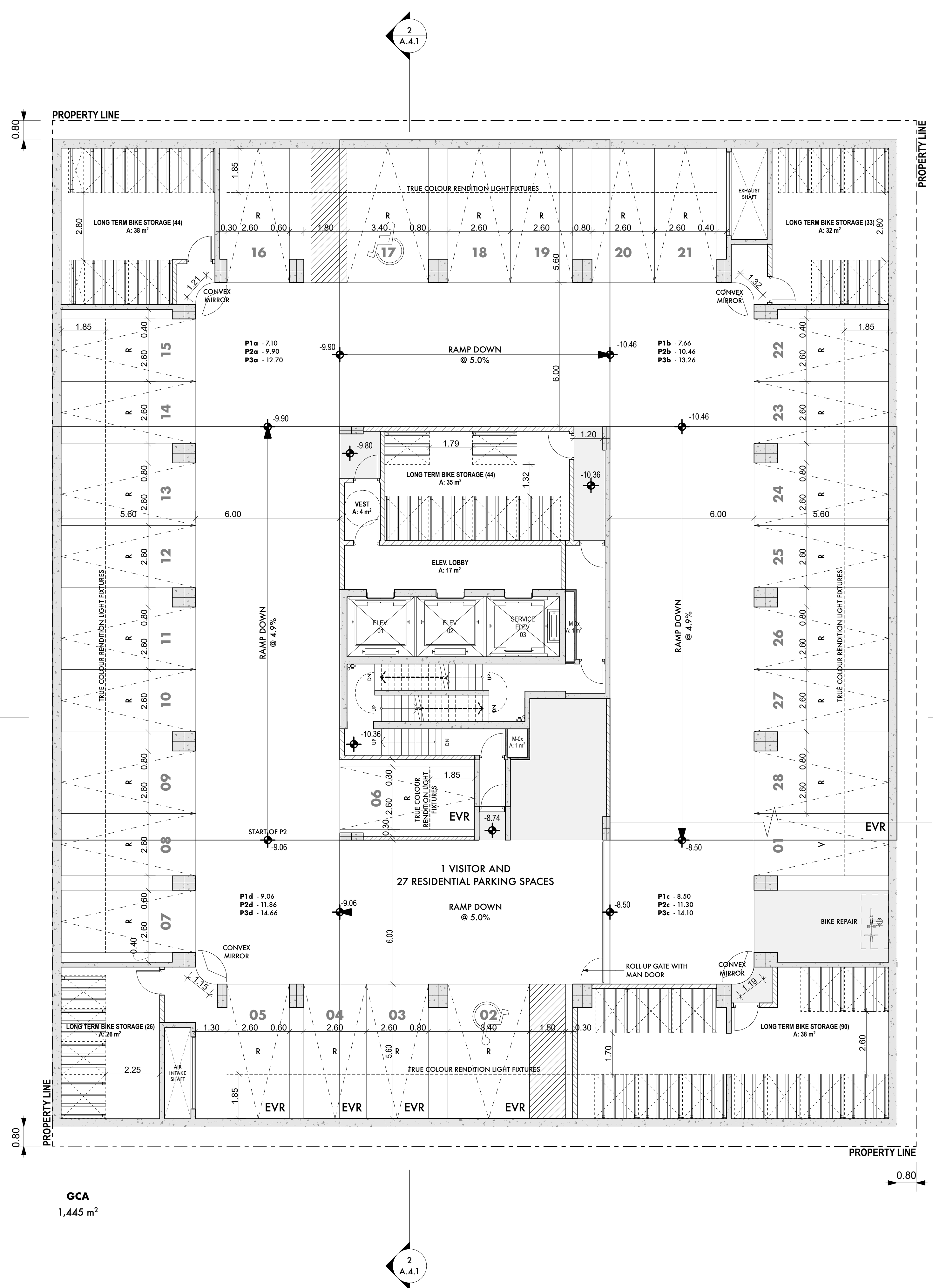
**PARKING LEVEL P2**

Project No. 22005

1:100

2022-03-09

**A.2.2**



- SYMBOL:**
- 8 BICYCLE PARKING STACKED TYPICAL : 2438mm(H) x 1829mm(W) x 1854mm(L)
  - 6 BICYCLE PARKING STACKED TYPICAL : 2438mm(H) x 1380mm(W) x 1854mm(L)
  - 2 BICYCLE PARKING STACKED TYPICAL : 2438mm(H) x 610mm(W) x 1854mm(L)

**GCA**  
 1,445 m<sup>2</sup>

2  
 A.4.1

1  
 A.4.1

1  
 A.4.1

2  
 A.4.1

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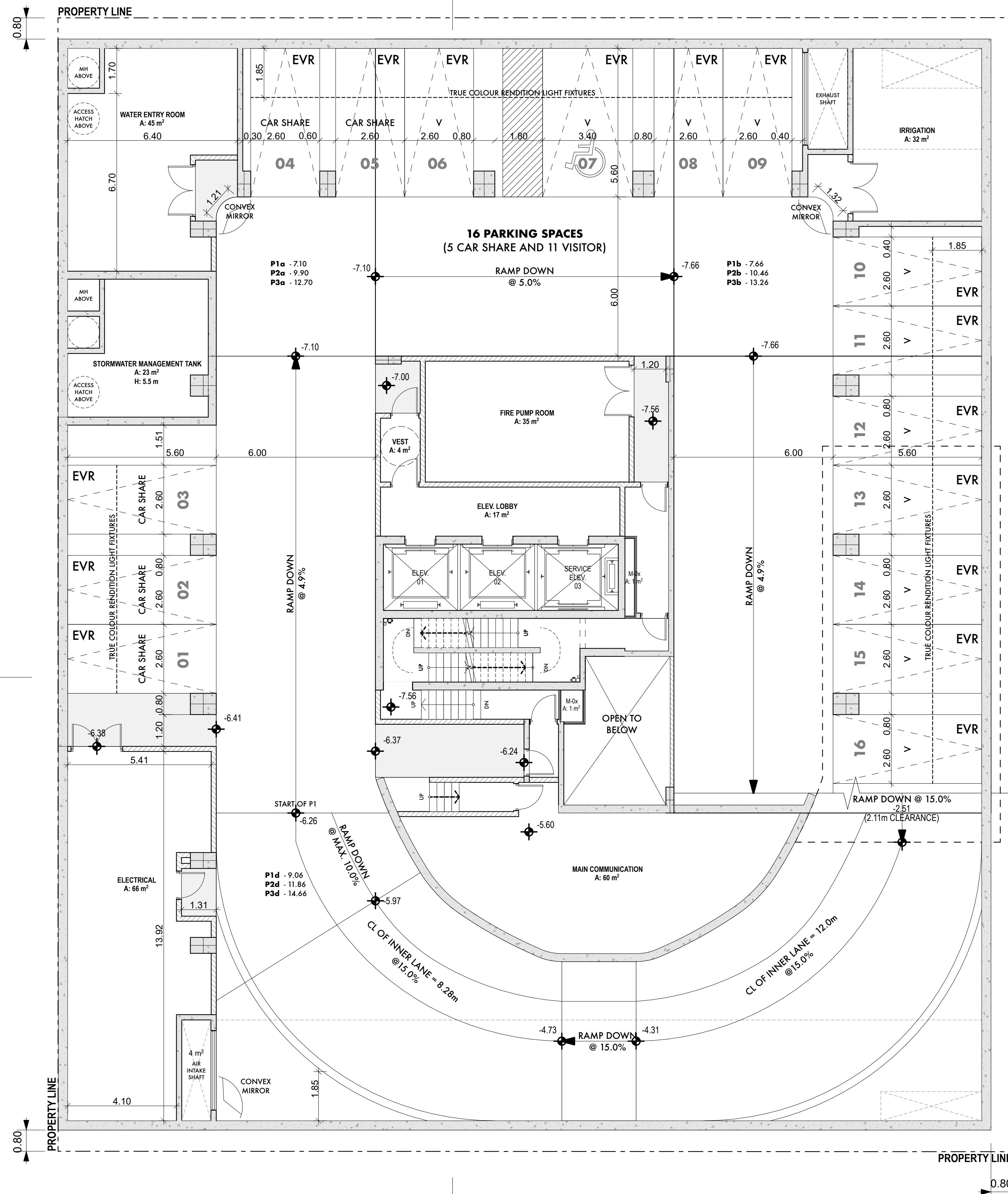
No.	Issuance	Date
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04	REISSUED FOR REZONING	DEC 16   2021
05	ISSUED FOR SPA	FEB 09   2022

**NOTES:**

1. EVR - ELECTRICAL VEHICLE CHARGING STATION

**SYMBOL:**

- 8 BICYCLE PARKING STACKED TYPICAL : 2438mm(H) x 1829mm(W) x 1854mm(L)
- 6 BICYCLE PARKING STACKED TYPICAL : 2438mm(H) x 1380mm(W) x 1854mm(L)
- 2 BICYCLE PARKING STACKED TYPICAL : 2438mm(H) x 610mm(W) x 1854mm(L)

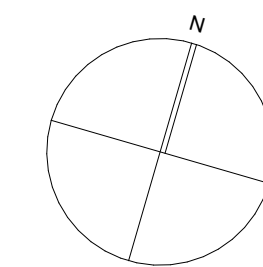


GCA  
1,445 m²



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PARKING LEVEL P1

Project No. 22005

1:100

2022-03-09

**A.2.3**



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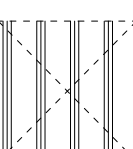
6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

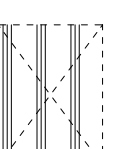
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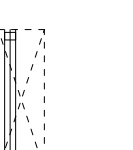
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02	REISSUED FOR REZONING	DEC 16   2021
03	ISSUED FOR SPA	FEB 09   2022

**SYMBOL:**

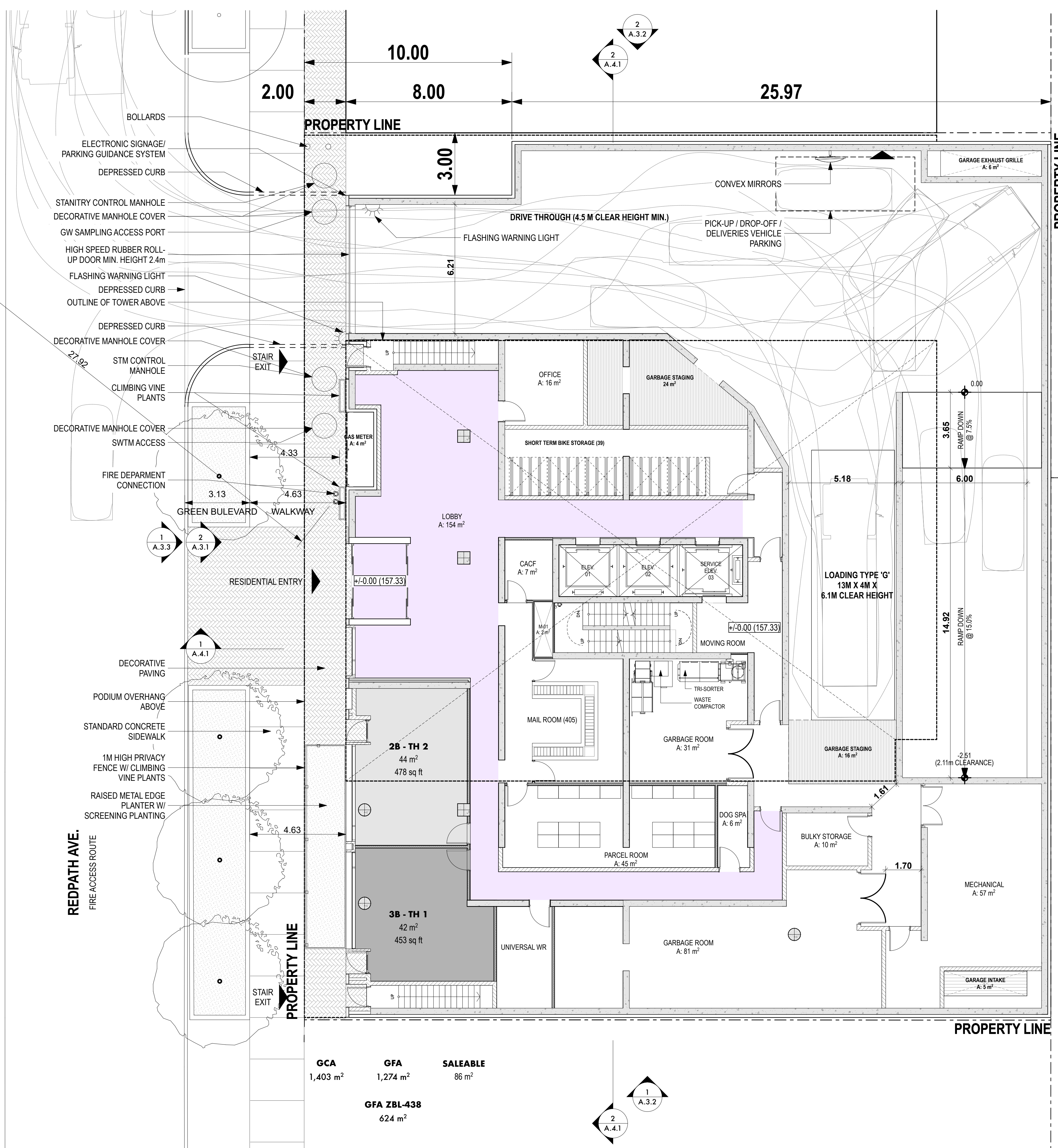
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 6 BICYCLE PARKING STACKED TYPICAL : 2438mm(H) x 1380mm(W) x 1854mm(L)

 2 BICYCLE PARKING STACKED TYPICAL : 2438mm(H) x 610mm(W) x 1854mm(L)

**NOTES:**

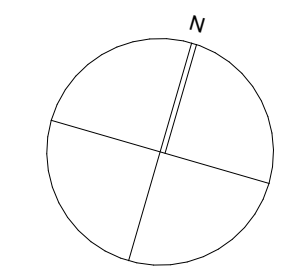
- COLLECTION VEHICLE ACCESS DRIVEWAY TO BE LEVELLED MAX. 8%.
- A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOEUVRE BINS FOR THE CITY COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THAT ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
- IN ALL CASES WHERE A COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE (SUCH AS AN UNDERGROUND PARKING GARAGE, INTAKE / OUTAKE GRILLS, ETC.), THE STRUCTURE MUST BE DESIGNED TO SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE (35,000 KILOGRAMS) AND CONFORMS TO THE FOLLOWING:
  - A) DESIGN CODE - ONTARIO BUILDING CODE.
  - B) DESIGN LOAD - CITY BULK LIFE VEHICLE IN ADDITION BUILDING CODE REQUIREMENTS.
  - C) IMPACT FACTOR - 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15 KM/H AND 30% FOR HIGHER SPEEDS.
- ALL ASPHALT WITHIN THE CITY'S RIGHT OF WAY IS TO BE SUPERPAVE MIX AS PER CITY STANDARDS
- BEFORE SOLID WASTE COLLECTION SERVICES ARE TO BEGIN THE CITY WILL BE PROVIDED WITH A LETTER CERTIFIED BY A PROFESSIONAL ENGINEER THAT IN CASES WHERE A COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE (SUCH AS AN UNDERGROUND PARKING GARAGE) CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE (35,000 KILOGRAMS) AND CONFORMS TO THE FOLLOWING:
  - (a) DESIGN CODE - ONTARIO BUILDING CODE
  - (b) DESIGN LOAD - CITY BULK LIFE VEHICLE IN ADDITION TO BUILDING CODE REQUIREMENTS
  - (c) IMPACT FACTOR - 5% FOR MAXIMUM VEHICULAR SPEED TO 15 KM/H AND 30% FOR HIGHER SPEEDS
- POROSITY OF VENTILATION GRATES TO BE A MAXIMUM OF 20MM X 20MM



GCA	GFA	SALEABLE
1,403 m <sup>2</sup>	1,274 m <sup>2</sup>	86 m <sup>2</sup>
<b>GFA ZBL-438</b>		624 m <sup>2</sup>



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**241 Redpath  
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**GROUND FLOOR PLAN**

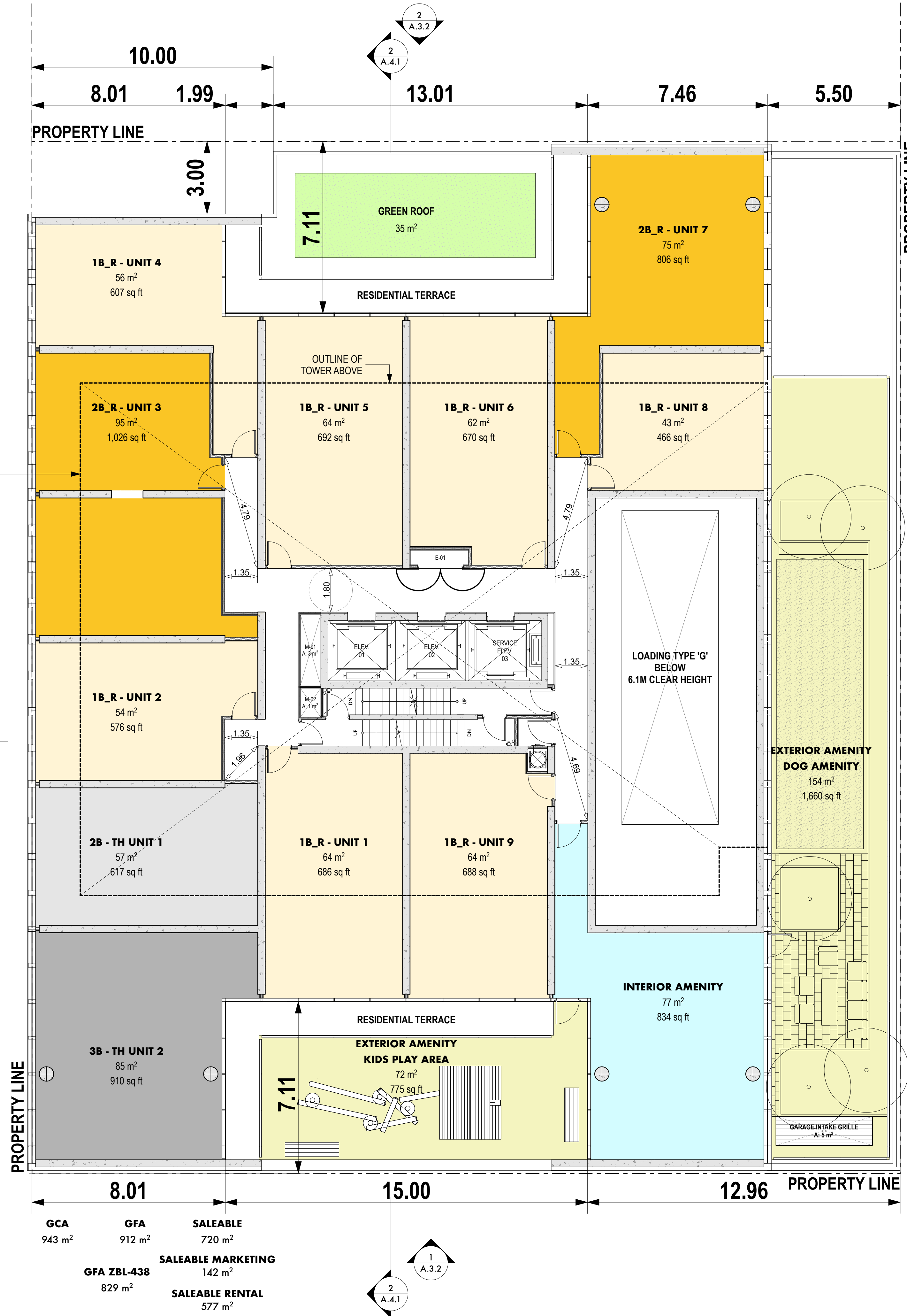
Project No. 22005

1:100

2022-03-09

**A.2.4**





<b>GCA</b> 943 m <sup>2</sup>	<b>GFA</b> 912 m <sup>2</sup>	<b>SALEABLE</b> 720 m <sup>2</sup>
	<b>GFA ZBL-438</b> 829 m <sup>2</sup>	<b>SALEABLE MARKETING</b> 142 m <sup>2</sup>
		<b>SALEABLE RENTAL</b> 577 m <sup>2</sup>

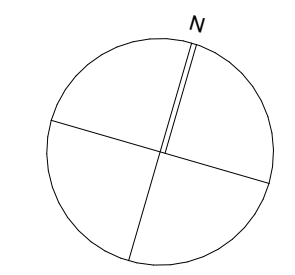
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**MEZZANINE PLAN (RESIDENTIAL I RENTAL)**

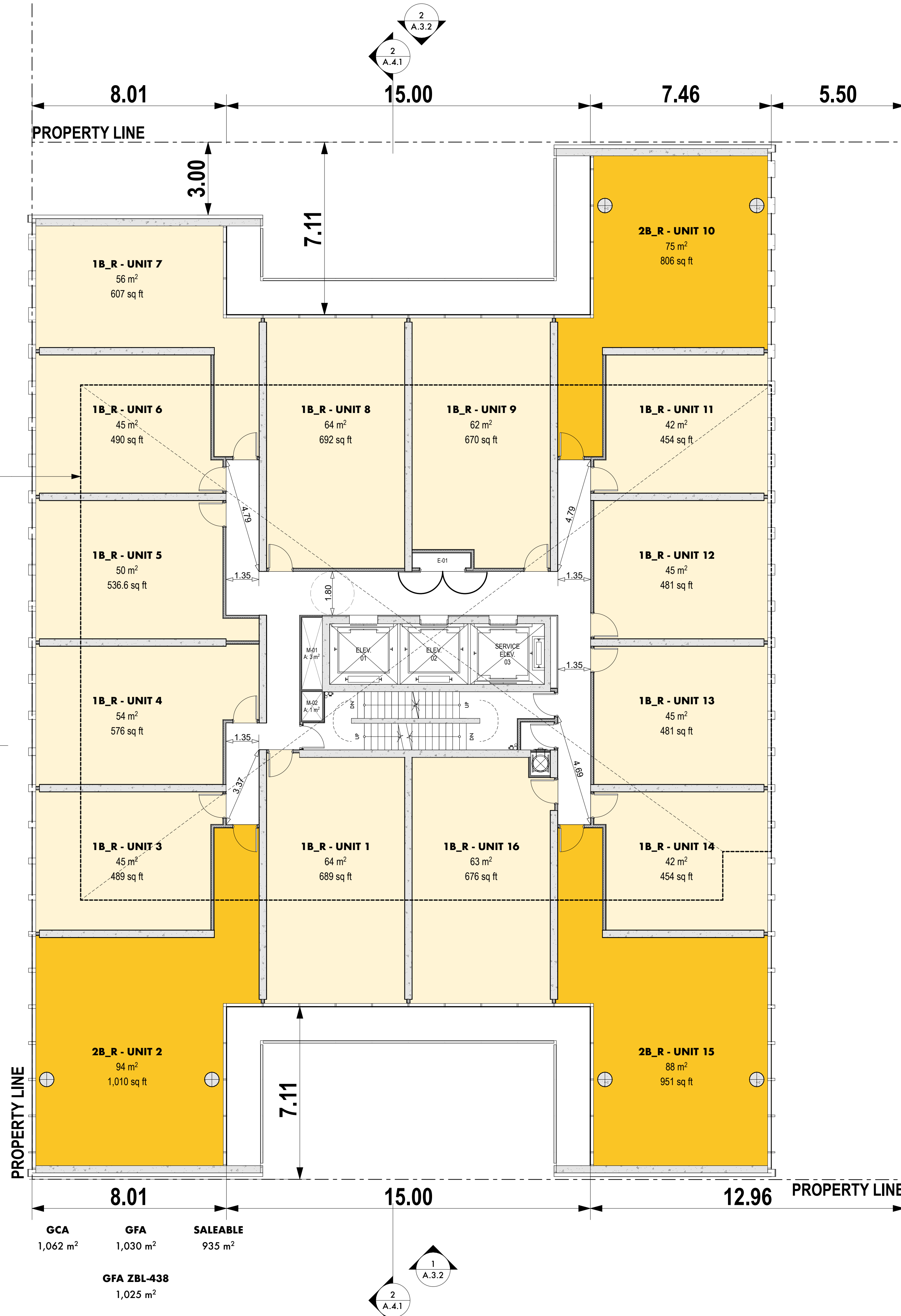
Project No. 22005

1:100

2022-03-09

**A.2.5**





<b>GCA</b>	<b>GFA</b>	<b>SALEABLE</b>
1,062 m <sup>2</sup>	1,030 m <sup>2</sup>	935 m <sup>2</sup>
<b>GFA ZBL-438</b>		
1,025 m <sup>2</sup>		

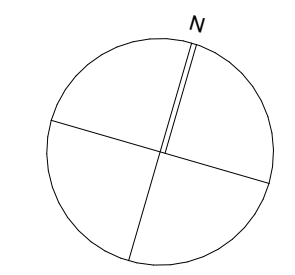
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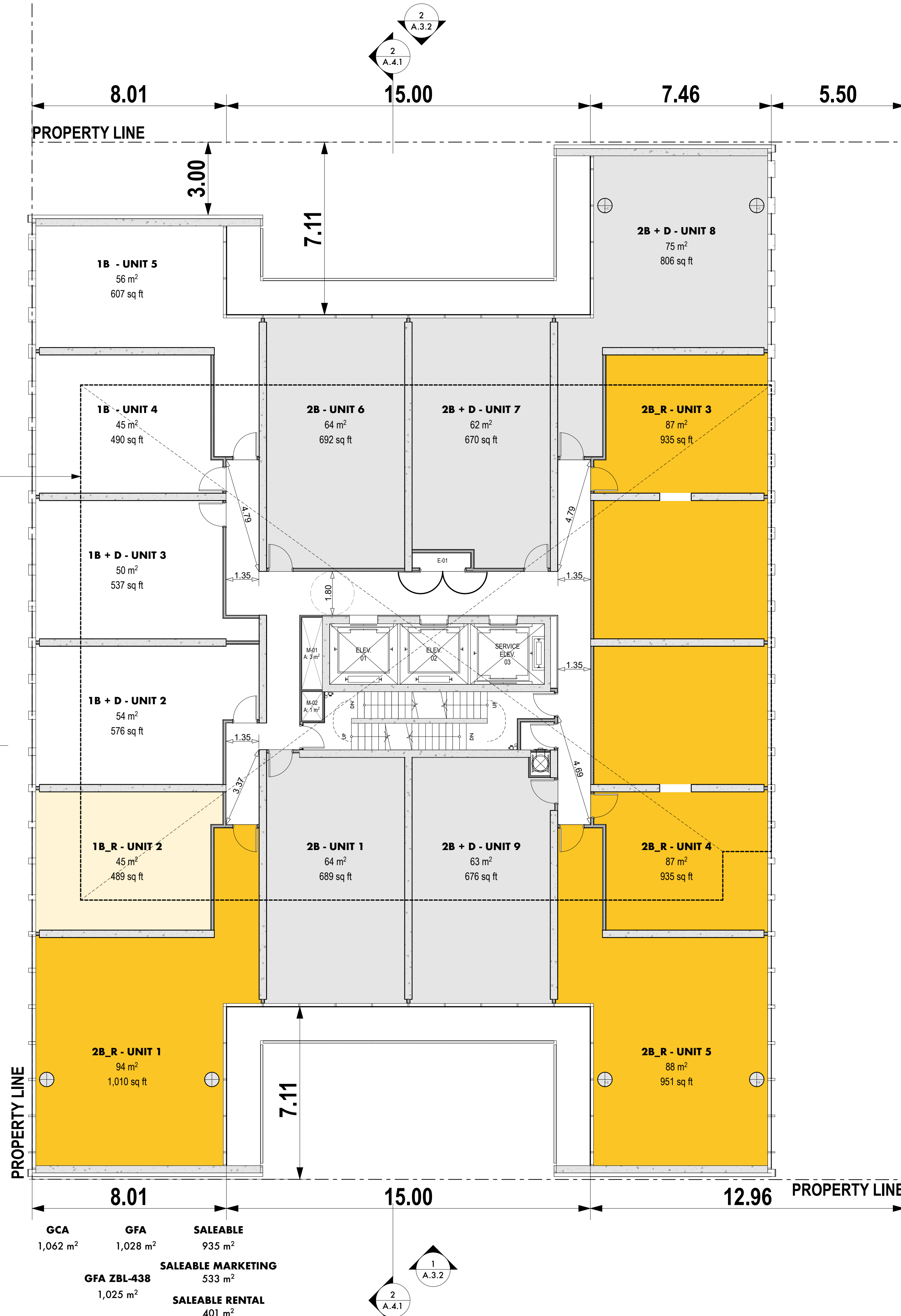


**241 Redpath  
 MOD Development**

**LEVEL 2-3 (RENTAL)**

Project No. 22005  
 1:100  
 2022-03-09

**A.2.6**



<b>GCA</b>	<b>GFA</b>	<b>SALEABLE</b>
1,062 m <sup>2</sup>	1,028 m <sup>2</sup>	935 m <sup>2</sup>
	<b>GFA ZBL-438</b>	<b>SALEABLE MARKETING</b>
	1,025 m <sup>2</sup>	533 m <sup>2</sup>
		<b>SALEABLE RENTAL</b>
		401 m <sup>2</sup>

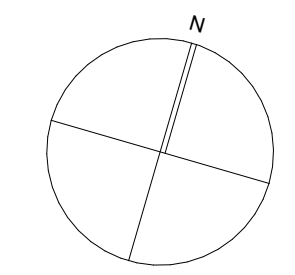
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**LEVEL 4 (RESIDENTIAL I RENTAL)**

Project No. 22005

1:100

2022-03-09

**A.2.7**





**REDPATH AVE**

