

1444-1458

CAWTHRA

KFA ARCHITECTS + PLANNERS

Date: 19-Dec-2019

Official Planning Designation: Residential Low Density II

Zoning By-law 0225-2007: R3-1

Development Statistics

Site Area (a)			
m ²	sq.ft	ha	acre
4898.7	52730.8	0.49	1.21
		Units/Ha	Units/Acre
		33	13

General Development Statistics Table	
Total Number of Units	16.0
Average Unit Size Construction Area (m ²)	252.5
Average Unit Size Construction Area (SF)	2718
Gross Construction Area (m ²)	4040.0

Zoning By-law 0225-2007	
FSI*	0.74
FSI**	0.66
Total GFA (m ²): Residential ZBL Definition*	3642
Total GFA (m ²): Infill Residential ZBL Definition**	3210

*Calculated including basement but excluding garage
 **Calculated excluding Basement but including garage

Site Area Breakdown Table (m2)	Area	
Paving	1234	25.19% of total site area
Soft Landscaping Area	1760.3	35.93% of total site area
Hard Landscape Area	232.0	4.74% of total site area
Building Area (Lot Coverage)	1672.4	34.14% of total site area

Building Heights & Setbacks (m)						
Building A	Height:	9.50	Detached Lot 1	Height:	9.00	
	Property Line setback:	North		4.50	North	2.44
		East		1.91	East	5.22
		South		7.68	South	2.40
West	0.90	West	8.37			
Building B	Height:	9.50	Detached Lot 2	Height:	9.00	
	Property Line setback:	North		7.48	North	2.40
		East		1.96	East	5.22
		South		4.50	South	2.40
West	0.90	West	8.37			
Building C	Height:	9.50	Detached Lot 3	Height:	9.00	
	Property Line setback:	North		4.50	North	2.40
		East		0.90	East	5.22
		South		7.68	South	2.40
West	1.39	West	8.37			
Building D	Height:	9.50	Detached Lot 4	Height:	9.00	
	Property Line setback:	North		7.48	North	2.40
		East		0.90	East	5.22
		South		4.50	South	2.40
West	1.81	West	8.37			

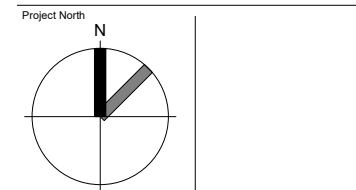
Note: Building height measured from established grade.

Residential Area Calculations by Building and Lot Number	Gross Construction Area (m2)	Garage	Basement	Gross Floor Area (m2)*	Gross Floor Area (m2)**	Unit Mix Breakdown							
						1	1+Den	2	2+Den	3	3+Den	4	4+Den
Detached Homes													
Lot 1	341.0	38.0	89.0	303.0	252.0								1
Lot 2	341.0	38.0	89.0	303.0	252.0								1
Lot 3	341.0	38.0	89.0	303.0	252.0								1
Lot 4	341.0	38.0	89.0	303.0	252.0								1
Building A													
Lot 14 Unit Type 1	224.0	20.0	40.0	204.0	184.0				1				
Lot 15 Unit Type 1	219.0	19.0	39.0	200.0	180.0				1				
Lot 16 Unit Type 2	224.0	23.0	39.0	201.0	185.0				1				
Building A Totals	667	62	118	605	549	0	0	0	3	0	0	0	0
Building B													
Lot 8 Unit Type 1	224.0	20.0	40.0	204.0	184.0				1				
Lot 9 Unit Type 1	219.0	19.0	39.0	200.0	180.0				1				
Lot 10 Unit Type 2	224.0	23.0	39.0	201.0	185.0				1				
Building B Totals	667	62	118	605	549	0	0	0	3	0	0	0	0
Building C													
Lot 11 Unit Type 1	225.0	21.0	40.0	204.0	185.0				1				
Lot 12 Unit Type 1	221.0	20.0	39.0	201.0	182.0				1				
Lot 13 Unit Type 1	225.0	20.0	40.0	205.0	185.0				1				
Building C Totals	671	61	119	610	552	0	0	0	3	0	0	0	0
Building D													
Lot 5 Unit Type 1	225.0	21.0	40.0	204.0	185.0				1				
Lot 6 Unit Type 1	221.0	20.0	39.0	201.0	182.0				1				
Lot 7 Unit Type 1	225.0	20.0	40.0	205.0	185.0				1				
Building D Totals	671	61	119	610	552	0	0	0	3	0	0	0	0
Combined Total	4040.0	398.0	830.0	3642.0	3210.0	0.0	0.0	0.0	12.0	0.0	0.0	0.0	4.0

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1458**

1444-1458 CAWTHRA ROAD
MISSISSAUGA, ON

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Project No: 16071

Scale:

Date: 2017/04/05

Drawn by: Author

Drawing Title

Development Statistics

Drawing Number

A004