1444-1458 CAWTHRA

KFA ARCHITECTS + PLANNERS

Date: 22-Apr-2020

Development Statistics

Site Area (a)			
m^2	sq.ft	ha	acre
5362.9	57727.9	0.54	1.33
5209.4*		Units/Ha	Units/Acre
		30	12

*Site Area per new ROW Conveyance

General Development Statisitics Table	
Total Number of Units	16.0
Average Unit Size Construction Area (m^2)	290.4
Average Unit Size Construction Area (SF)	3126
Gross Construction Area (m^2)	4646.4

Zoning By-law 0225-2007	
FSI*	0.62
Total GFA (m^2): Residential ZBL Definition*	3304

*Calculated excluding basement and garage

Gross Floor Area (GFA) - Residential - means the sum of the areas of each storey of a building measured from the exterior of outside walls but shall not include any part of the building used for motor vehicle parking.

Gross Floor Area (GFA) - Infill Residential - means the sum of the areas of each storey of a building above average grade, measured from the exterior of outside walls, including an attached garage and any part of the building, above and below grade, used for motor vehicle parking.

Official Planning Designation: Residential Low Density II

Zoning By-law 0225-2007: R3-1

Site Area Breakdown Table (m2)	Area	
Paving	1300.4	25.0%
Soft Landscaping Area	2260.0	43.4%
Hard Landscape Area	184.8	3.5%
Building Area (Lot Coverage)	1464.2	28.1%

Building Heights & Setbacks (m)					
Building A	Height:	9.50	Detached Lot 1	Height:	9.00
Property Line setback:	North	7.50	Property Line setback:	North	2.44
	East	8.34		East	6.00
	South	6.00		South	2.44
	West	1.00		West	7.53
Building B	Height:	9.50	Detached Lot 2	Height:	9.00
Property Line setback:	North	6.00	Property Line setback:	North	2.44
	East	8.22		East	6.00
	South	7.45		South	2.44
	West	1.20		West	7.53
			Detached Lot 3	Height:	9.00
			Property Line setback:	North	2.44
				East	6.00
				South	2.44
				West	7.53
			Detached Lot 4	Height:	9.00
			Property Line setback:	North	2.44
				East	6.00
				South	2.44
				West	7.53

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 (sq ft)*	Unit Mix Breakdown							
							1	1+Den	2	2+Den	3	3+Den	4	4+Den
Detached Homes														
Lot 1	Unit 1	346.7	38.0	89.0	219.7	2364.8								1
Lot 2	Unit 2	346.7	38.0	89.0	219.7	2364.8								1
Lot 3	Unit 3	346.7	38.0	89.0	219.7	2364.8								1
Lot 4	Unit 4	346.7	38.0	89.0	219.7	2364.8								1
Total		1386.8			878.8	9459.1	0	0	0	0	0	0	0	4
Building A														
Lot 5	Unit 5	271.4	20.0	48.9	202.4	2179				1				
Lot 6	Unit 6	271.4	20.0	48.9	202.4	2179				1				
Lot 7	Unit 7	271.4	20.0	48.9	202.4	2179				1				
Lot 8	Unit 8	271.4	20.0	48.9	202.4	2179				1				
Lot 9	Unit 9	271.4	20.0	48.9	202.4	2179				1				
Lot 10	Unit 10	273.0	21.6	50.7	200.7	2161				1				
Total		1629.8			1212.8	13054.6	0	0	0	6	0	0	0	0
Building B														
Lot 11	Unit 11	271.4	20.0	48.9	202.4	2179				1				
Lot 12	Unit 12	271.4	20.0	48.9	202.4	2179				1				
Lot 13	Unit 13	271.4	20.0	48.9	202.4	2179				1				
Lot 14	Unit 14	271.4	20.0	48.9	202.4	2179				1				
Lot 15	Unit 15	271.4	20.0	48.9	202.4	2179				1				
Lot 16	Unit 16	273.0	21.6	50.7	200.7	2161				1				
Total		1629.8			1212.8	13054.6	0	0	0	6	0	0	0	0
Combined Total		**4646.4**			**3304.4**	**35568.4**	**0.0**	**0.0**	**0.0**	**12.0**	**0.0**	**0.0**	**0.0**	**4.0**

1444-1458 CAWTHRA ROAD, MISSISSUAGA

KFA ARCHITECTS + PLANNERS — Date: February 19, 2020

ZONING TABLE

Zone Regulations	RM 6 Required	Proposed Draft ZBL (Exception)	RM6 - Townhouses												RM6 - Detached Homes			
			Building D			Building B			Building C			Building A			Lot 1	Lot 2	Lot 3	Lot 4
			Lot 5	Lot 6	Lot 7	Lot 8	Lot 9	Lot 10	Lot 11	Lot 12	Lot 13	Lot 14	Lot 15	Lot 16				
PERMITTED USES																		
Townhouses on a CEC - road	Townhouses	Townhouses & Detached homes	Townhouses												Detached Homes			
MINIMUM LOT AREA																		
Interior lot	115 sq.m.	-	-	158.61	158.61	158.61	158.61	-		158.56	158.56	158.56	158.56	-	406.75	407.04	406.39	406.61
CEC - Corner Lot	190 sq.m.	185 sq.m.	187.72	-				158.61	203.43	-				158.56	-			
MINIMUM LOT FRONTAGE																		
Interior Lot	5.0 m	-		6.2 m	6.2 m	6.2 m	6.2 m	6.2 m		6.2 m	6.2 m	6.2 m	6.2 m	6.2 m	15.20	15.18	15.18	15.43
CEC - Corner Lot	8.3 m	6.0 m	8.3 m	-					7.4 m	-					-			
MINIMUM FRONT YARD																		
Interior Lot/CEC - Corner Lot	4.5 m	-	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m	3.5 m	3.5 m	3.5 m	3.5 m
Minimum setback from a garage face to a street, CEC - road or CEC - sidewalk	6.0 m	-	6.0 m	6.0 m	6.0 m	6.0 m	6.0 m	6.0 m	6.0 m	6.0 m	6.0 m	6.0 m	6.0 m	6.0 m	6.00 m	6.00 m	6.00 m	6.00 m
MINIMUM EXTERIOR SIDE YARD																		
lot with an exterior side lot line that is a street line of a designated right-of-way 20.0m or greater	7.5 m	-	-															
lot with an exterior side lot line abutting a CEC – private road	4.5 m	1.3 m	1 m	-					1.2 m	-								
MINIMUM INTERIOR SIDE YARD																		
Unattached side	1.5 m	1.0 m	-	-	-	-	-	-	-	-	-	-	-	-	2.44 m	2.44 m	2.44 m	2.44 m
MAXIMUM HEIGHT	10.7 m and 3 storeys	9.5 m and 3 storeys	9.5 m and 3 storeys															
ENCROACHMENTS, PROJECTIONS AND SETBACKS																		
Maximum encroachment of a **porch or deck inclusive of stairs** located at and accessible from the first storey or below the first storey into the required **front yard and exterios side yards**	1.5 m	2.0 m	1.5 m	2.12 m	2.12 m	2.12 m	2.12 m	2.12 m	1.5 m	2.12 m	2.12 m	2.12 m	2.12 m	2.12 m	3.14 m	3.14 m	3.14 m	3.14 m
Maximum encroachment of an **awning, window, chimney, pilaster or corbel, window well, and stairs with a maximum of three risers**, into the required **front and exteior side yards**	0.6 m	1.75 m	-	-	-	-	-	-	-	-	-	-	-	1.64 m	0.93 m	-	-	0.93 m
Minimum setback of a townhouse dwelling to a CEC – visitor parking space	3.3 m	2.0 m	2.69 m	-	-	-	-	-	-	-	-	-	-	-				
ATTACHED GARAGE, PARKING AND DRIVEWAY																		
Maximum driveway width	3.0 m	6.0 m	2.91	2.91	2.91	2.91	2.91	2.91	2.91	2.91	2.91	2.91	2.91	2.91	6.0 m	6.0 m	6.0 m	6.0 m

1444
1458

1444-1458 CAWTHRA ROAD
MISSISSAUGA, ON

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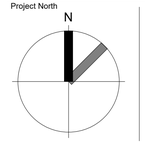
3	Issue for OP/RZ	2019.12.19

Project North



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Project No:	16071
Scale:	
Date:	2017/04/05
Drawn by:	Author

Drawing Title

Development Statistics & Zoning Table

Drawing Number

A004