



1444
1458

1444-1458 CAWTHRA ROAD
MISSISSAUGA, ON

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1 Issue to Consultants 2018.09.12
2 Issue for OPI/RZ 2018.09.28

1 Context Plan
1 : 1000

1444-1458

CAWTHRA

KFA ARCHITECTS + PLANNERS

Development Statistics

Site Area (a)

m²

sq ft

ha

acre

5062.0

54488.7

0.51

1.25

Units/Ha

Units/Acre

32

13

General Development Statistics Table

Total Number of Units

16.0

Average Unit Size Construction Area (m²)

252.5

Average Unit Size Construction Area (SF)

2718

Gross Construction Area (m²)

4040.0

Zoning By-law 0225-2007

FSI*

0.72

FSI**

0.63

Total GFA (m²): Residential ZBL Definition*

3642

Total GFA (m²): Infill Residential ZBL Definition**

3210

*Calculated including basement but excluding garage

**Calculated excluding Basement but including garage

Official Planning Designation: Residential Low Density II

Zoning By-law 0225-2007: R3-1

Site Area Breakdown Table (m2)

Area

Paving

1214

23.98% of total site area

Soft Landscaping Area

2388.0

47.18% of total site area

Hard Landscape Area

232.0

4.58% of total site area

Building Area (Combined Largest Footprints)

1228.0

24.26% 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

Property Line setback:

North

2.44

East

12.02

Property Line setback:

East

6.16

South

7.89

Property Line setback:

South

2.40

West

0.90

Property Line setback:

West

8.37

Building B

Height

9.50

Detached Lot 1

Height

9.00

Property Line setback:

North

7.50

Property Line setback:

North

2.40

East

13.70

Property Line setback:

East

6.16

South

4.50

Property Line setback:

South

2.40

West

0.90

Property Line setback:

West

8.37

Building C

Height

9.50

Detached Lot 1

Height

9.00

Property Line setback:

North

4.50

Property Line setback:

North

2.40

East

0.90

Property Line setback:

East

6.16

South

7.87

Property Line setback:

South

2.40

West

1.44

Property Line setback:

West

8.37

Building D

Height

9.50

Detached Lot 1

Height

9.00

Property Line setback:

North

7.50

Property Line setback:

North

2.40

East

0.90

Property Line setback:

East

6.16

South

4.50

Property Line setback:

South

2.40

West

1.87

Property Line setback:

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

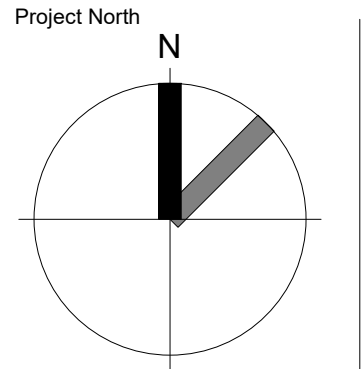
303.0

252.0

</

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

Sheet List	
Sheet Number	Sheet Name
A000	Cover Page
A001	Site Plan
A002	Concept Plan
A003	Typical Site Details
A100	Basement
A101	Level 1
A102	Level 2
A103	Level 3
A104	Roof Plan
A200	Block A/B Elevations
A201	Block C/D Elevations
A202	Detached Dwelling Elevations
A301	Elevations



Project No: 16071

Scale: As indicated

Date: 2017/04/05

Drawn by: RVW

Drawing Title

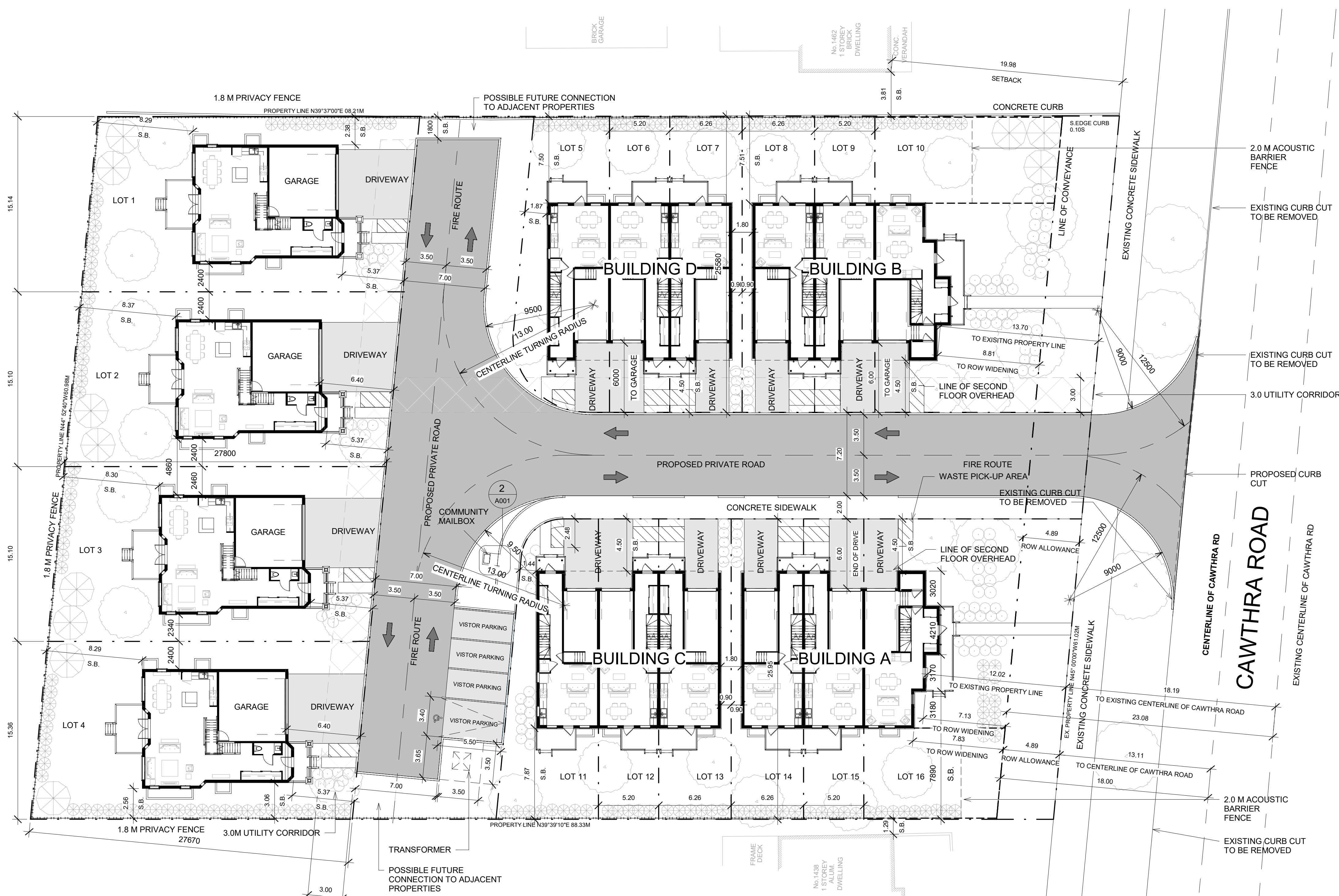
Cover Page

Drawing Number

A000

Area Schedule (Gross Building) By...

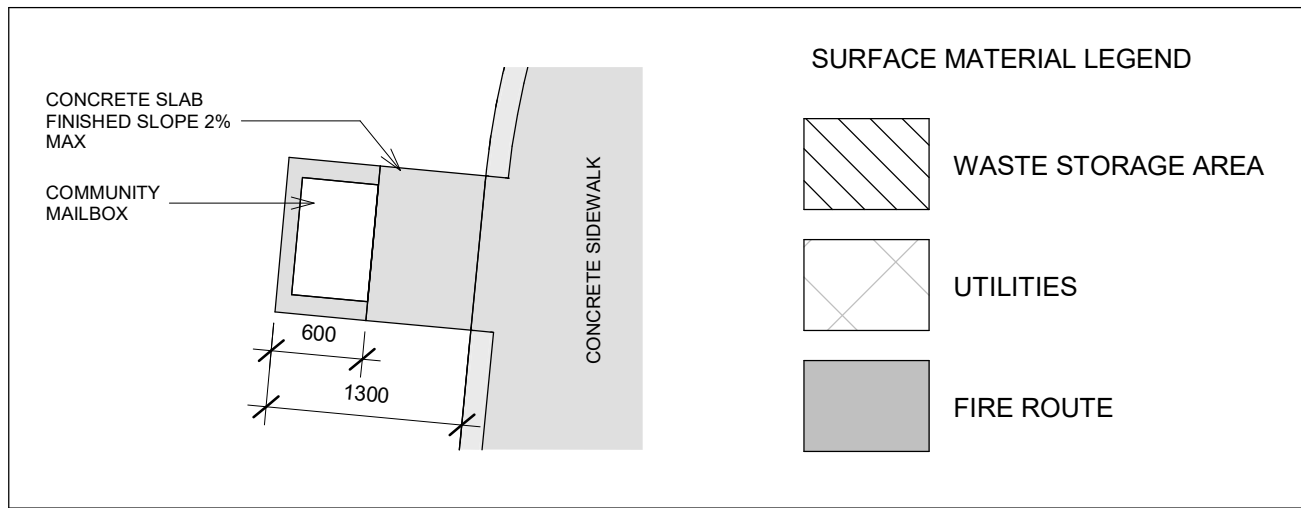
RVT Link:	Name	Area
	Name	Area
Building A	Garage	23 m ²
Building A	Type 2	197 m ²
Building A	Garage	19 m ²
Building A	Type 1	200 m ²
Building A	Garage	20 m ²
Building A	Type 1	204 m ²
Building A: 15		663 m ²
Building B	Garage	23 m ²
Building B	Type 2	197 m ²
Building B	Garage	19 m ²
Building B	Type 1	200 m ²
Building B	Garage	20 m ²
Building B	Type 1	204 m ²
Building B: 15		663 m ²
Building C	Garage	20 m ²
Building C	Type 1	205 m ²
Building C	Garage	20 m ²
Building C	Type 1	200 m ²
Building C	Garage	21 m ²
Building C	Type 1	205 m ²
Building C: 15		671 m ²
Building D	Garage	20 m ²
Building D	Type 1	205 m ²
Building D	Garage	20 m ²
Building D	Type 1	200 m ²
Building D	Garage	21 m ²
Building D	Type 1	205 m ²
Building D: 15		671 m ²
Detached 1	Basement	89 m ²
Detached 1	Level 1	88 m ²
Detached 1	Level 2	126 m ²
Detached 1	Garage	38 m ²
Detached 1: 4		341 m ²
Detached 2	Basement	89 m ²
Detached 2	Level 1	88 m ²
Detached 2	Level 2	126 m ²
Detached 2	Garage	38 m ²
Detached 2: 4		341 m ²
Detached 3	Basement	89 m ²
Detached 3	Level 1	88 m ²
Detached 3	Level 2	126 m ²
Detached 3	Garage	38 m ²
Detached 3: 4		341 m ²
Detached 4	Basement	89 m ²
Detached 4	Level 1	88 m ²
Detached 4	Level 2	126 m ²
Detached 4	Garage	38 m ²
Detached 4: 4		341 m ²
Grand total:	76	4032 m ²



NOTES:

- THIS SITE HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF MISSISSAUGA ZONING BYLAW NO. FOR STORM WATER MANAGEMENT, SITE SERVICING AND GRADING INFORMATION REFER TO DRAWINGS PREPARED BY LITHOS GROUP INC. 150 BERMONDEY ROAD UNIT #200 TORONTO ON, M4A 1Y1
- FOR LANDSCAPE INFORMATION, REFER TO DRAWINGS PREPARED BY JOHN RUSSO LANDSCAPE ARCHITECT SURVEY CREDIT
- INFORMATION TAKEN FROM PLAN OF PART OF LOTS 188, 189, 190 & 191 REGISTERED PLAN B-19, CITY OF MISSISSAUGA PREPARED BY: TOM A. SENKUS ONTARIO LAND SURVEYOR, 40 BURROWS AVENUE TORONTO (ISLINGTON), ON M9B 4W7
- ANY GRADE ELEVATIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO GRADING AND SITE SERVICING PLAN FOR GRADING AND U/G SERVICES
- ALL SITE AREA LIGHTING TO BE DIRECTED DOWNWARD AND DEFLECTED AWAY FROM ADJACENT LOTS ROADS AND STREETS
- ALL CURBING AND DRIVEWAY ENTRANCES TO BE DESIGNED IN ACCORDANCE WITH THE CITY'S MATERIALS STANDARDS AND SPECIFICATIONS MANUAL
- GUARD RAILS IN ACCORDANCE TO THE OBC 2012 SHALL BE PROVIDED WHENEVER GRADE DEFERENCE EXCEEDS 900MM DETAILS TO BE SUBMITTED AND BUILDING PERMIT STAGE
- BOULEVARD TO BE REINSTITATED IN ACCORDANCE WITH CITY STANDARDS AND TO THE SATISFACTION OF THE CHIEF ENGINEER, EXECUTIVE DIRECTOR OF ENGINEERING AND CONSTRUCTION SERVICES
- EXISTING WATER SERVICE TO BE DISCONNECTED BY THE CITY OF MISSISSAUGA
- SNOW WILL BE REMOVED OFF SITE

SITE SERVICES DISCLAIMER
BE ADVISED THAT SHOULD ANY PARTY INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, APPLY FOR MORE THAN ONE CONDOMINIUM CORPORATION ENCOMPASSING ANY OR ALL OF THIS DEVELOPMENT OR MAKE AN APPLICATION THAT RESULTS IN A LAND DIVISION, STAFF MAY REQUIRE LEGAL ASSURANCES, INCLUDING BUT NOT LIMITED TO EASEMENTS WITH RESPECT TO THE APPROVED SERVICES, SUCH ASSURANCES WILL BE DETERMINED AT THE TIME OF THE APPLICATION FOR CONDOMINIUM APPROVAL.



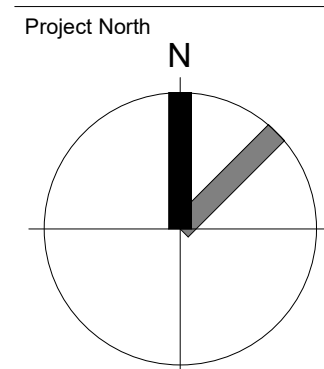
2 Community Mailbox Plan
1:50

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1	Issue to Consultants	2018.09.12
2	Issue for OPRZ	2018.09.28



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Project No: 16071

Scale: As indicated

Date: 2017/04/05

Drawn by: R.V.W.

Drawing Title

Site Plan

Drawing
Number

A001

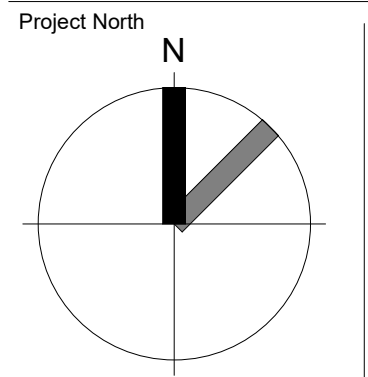


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1	Issue to Consultants	2018.09.12
2	Issue for OPRZ	2018.09.28



Project No:	16071
Scale:	1 : 1000
Date:	2017/04/05
Drawn by:	RT
Drawing Title	

Concept Plan

Drawing
Number

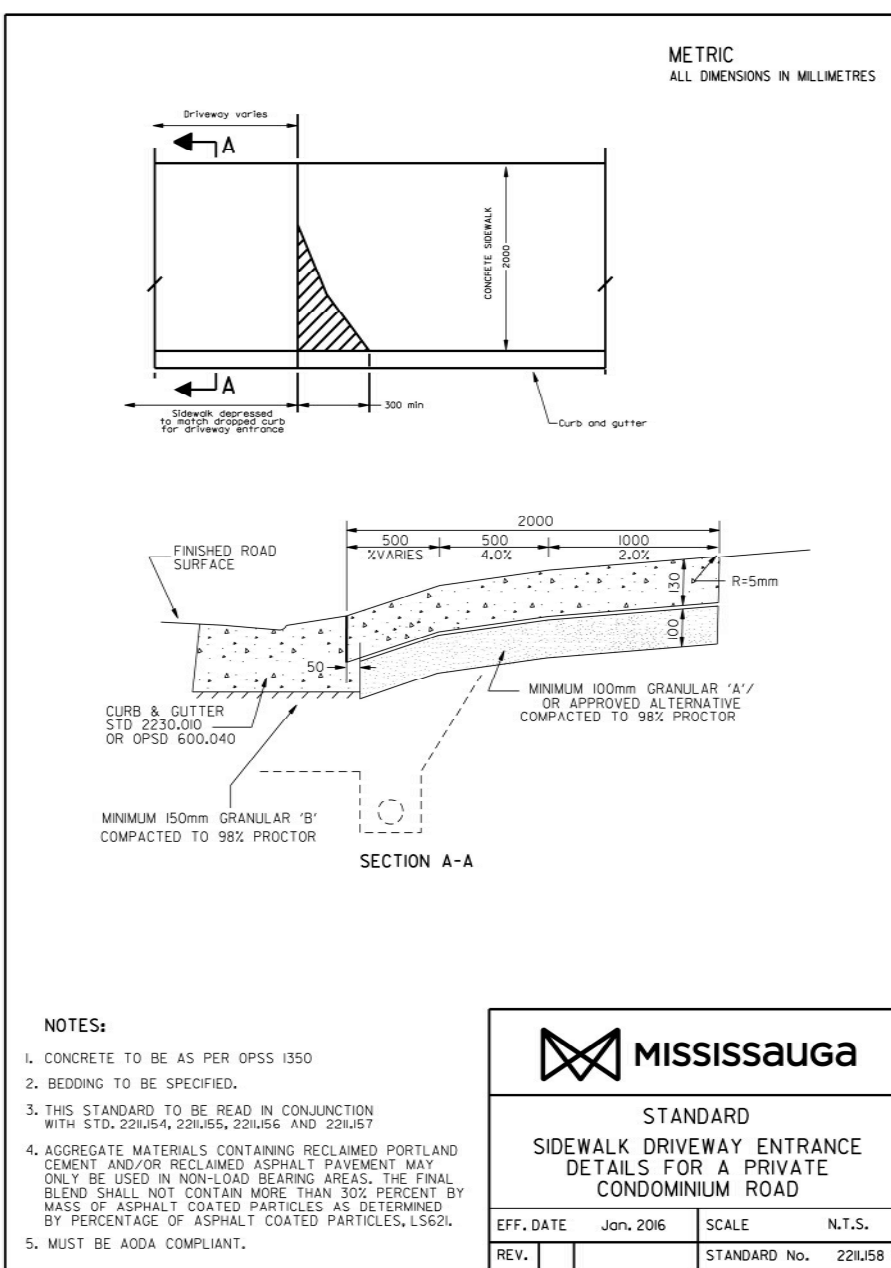
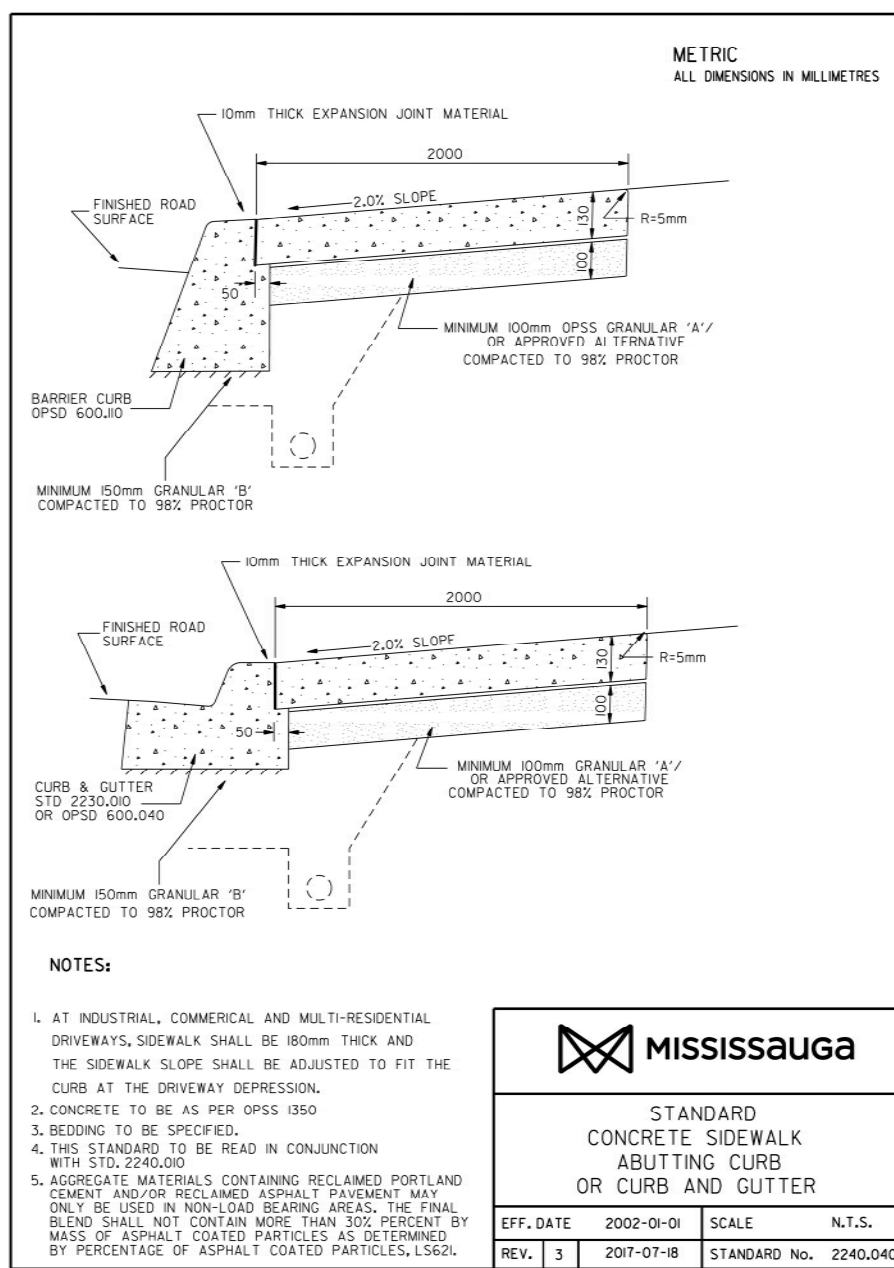
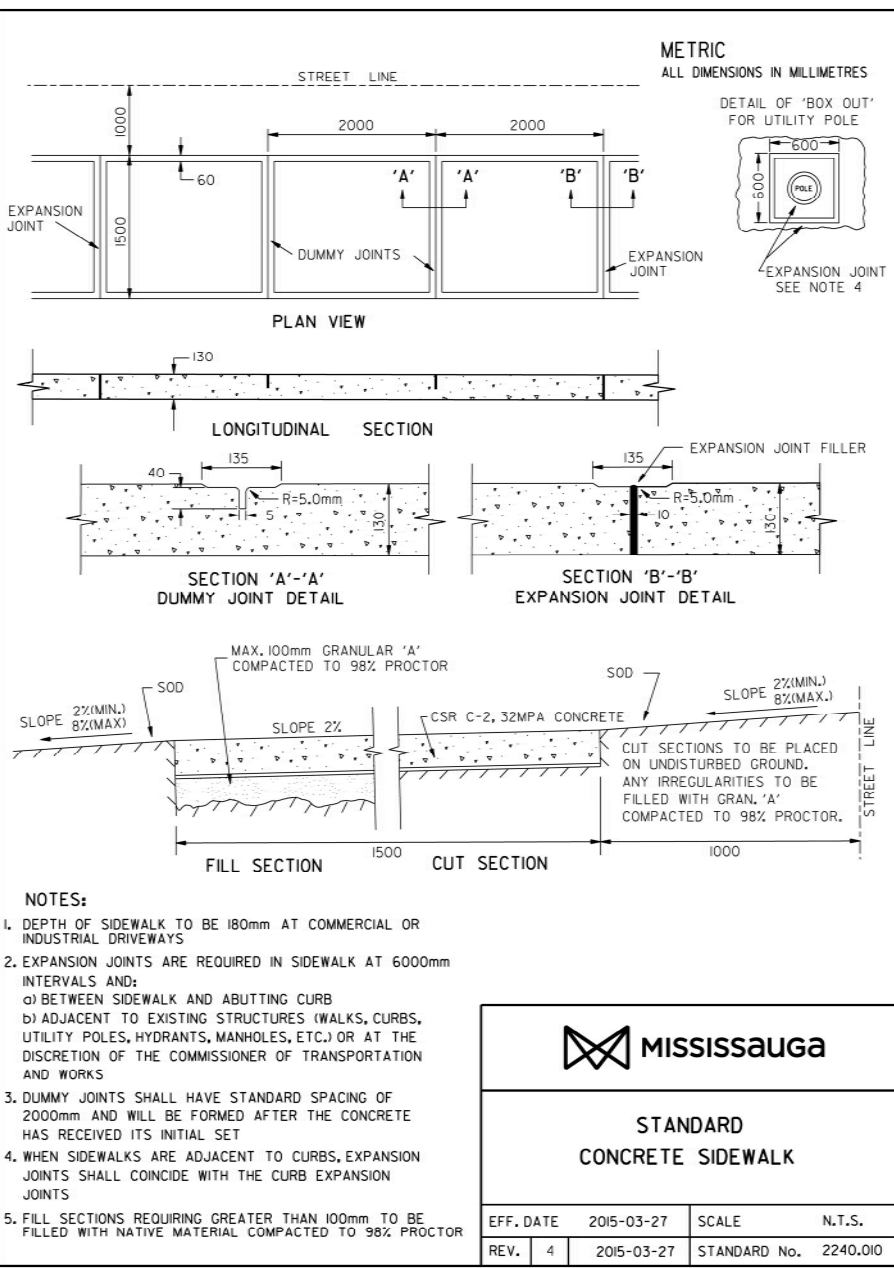
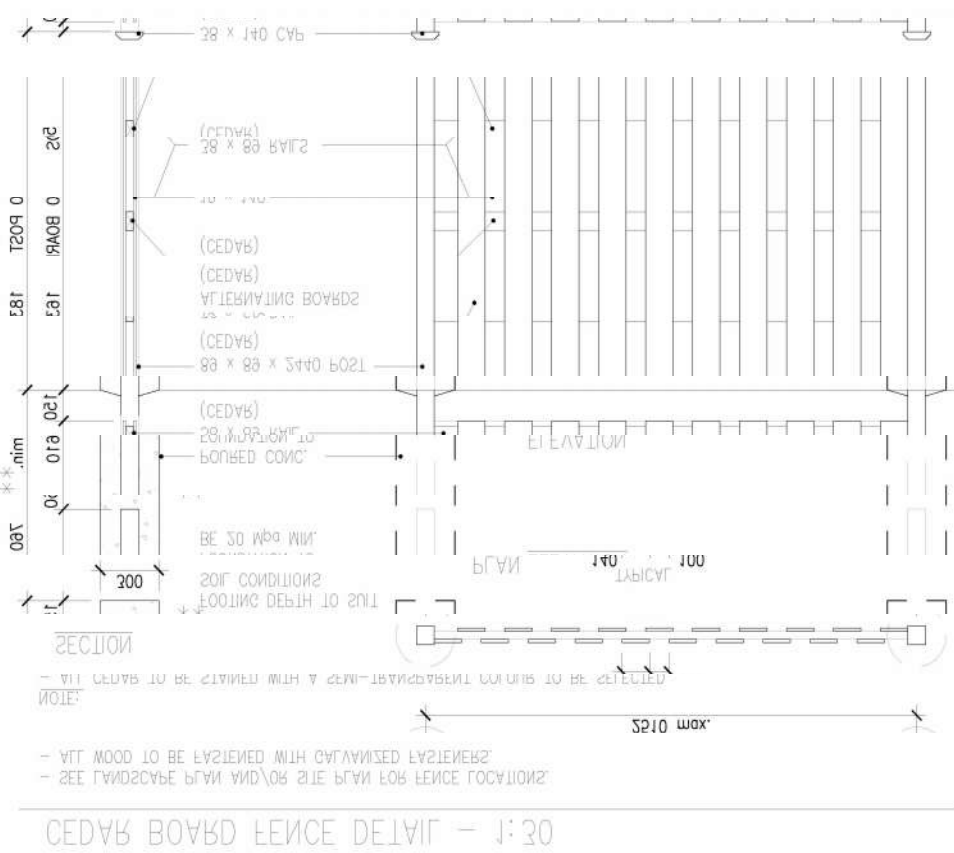
A002

1444
1458

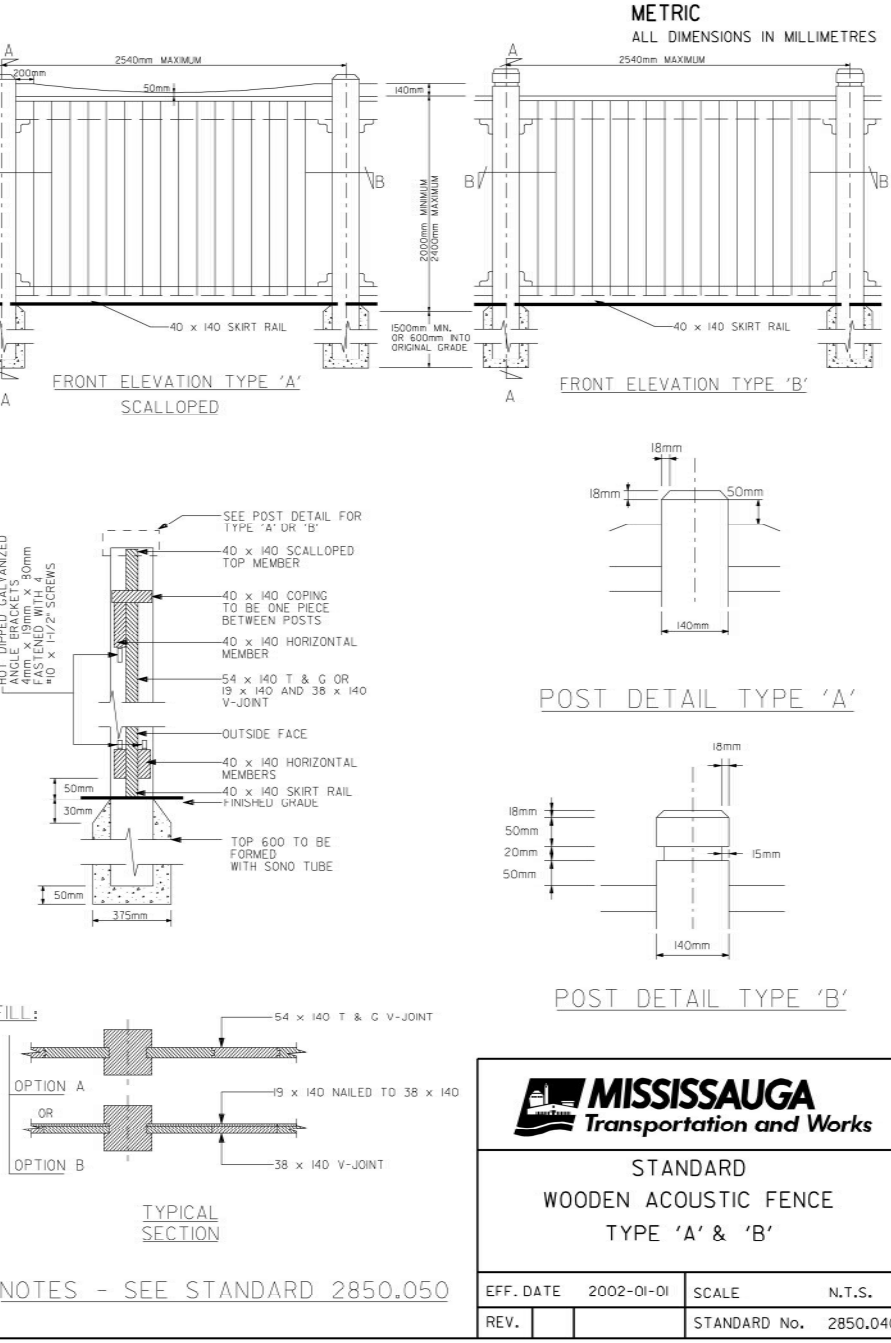
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MISSISSAUGA, ON

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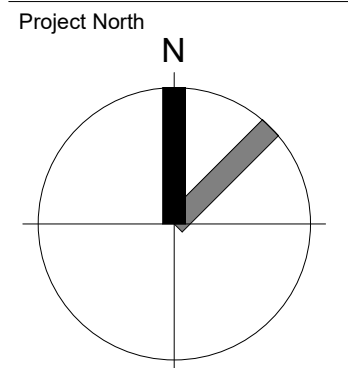
1	Issue to Consultants	2018.09.12
2	Issue for O/P/R/Z	2018.09.28



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1	Issue to Consultants	2018.09.12
2	Issue for O/P/R/Z	2018.09.28



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Project No: 16071

Scale:

Date: 2017/04/05

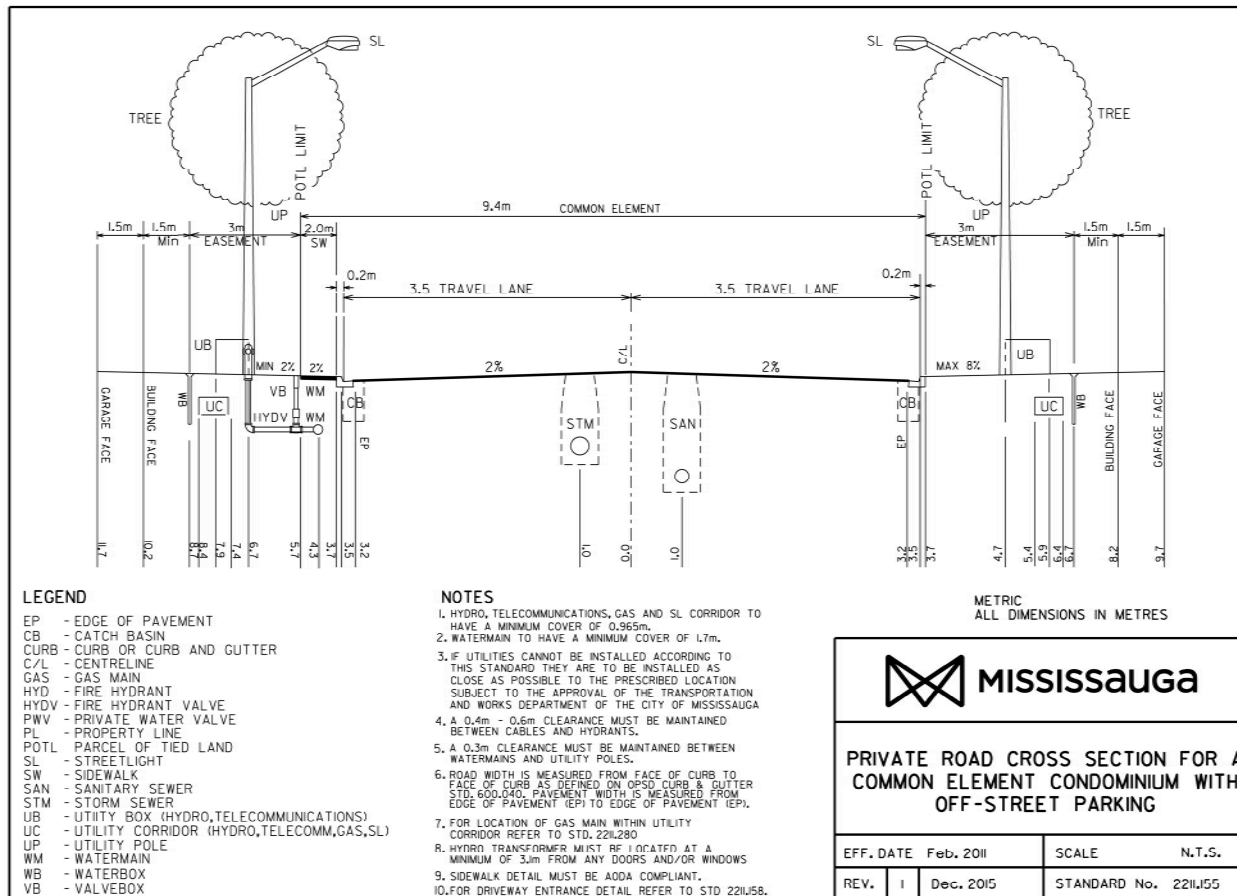
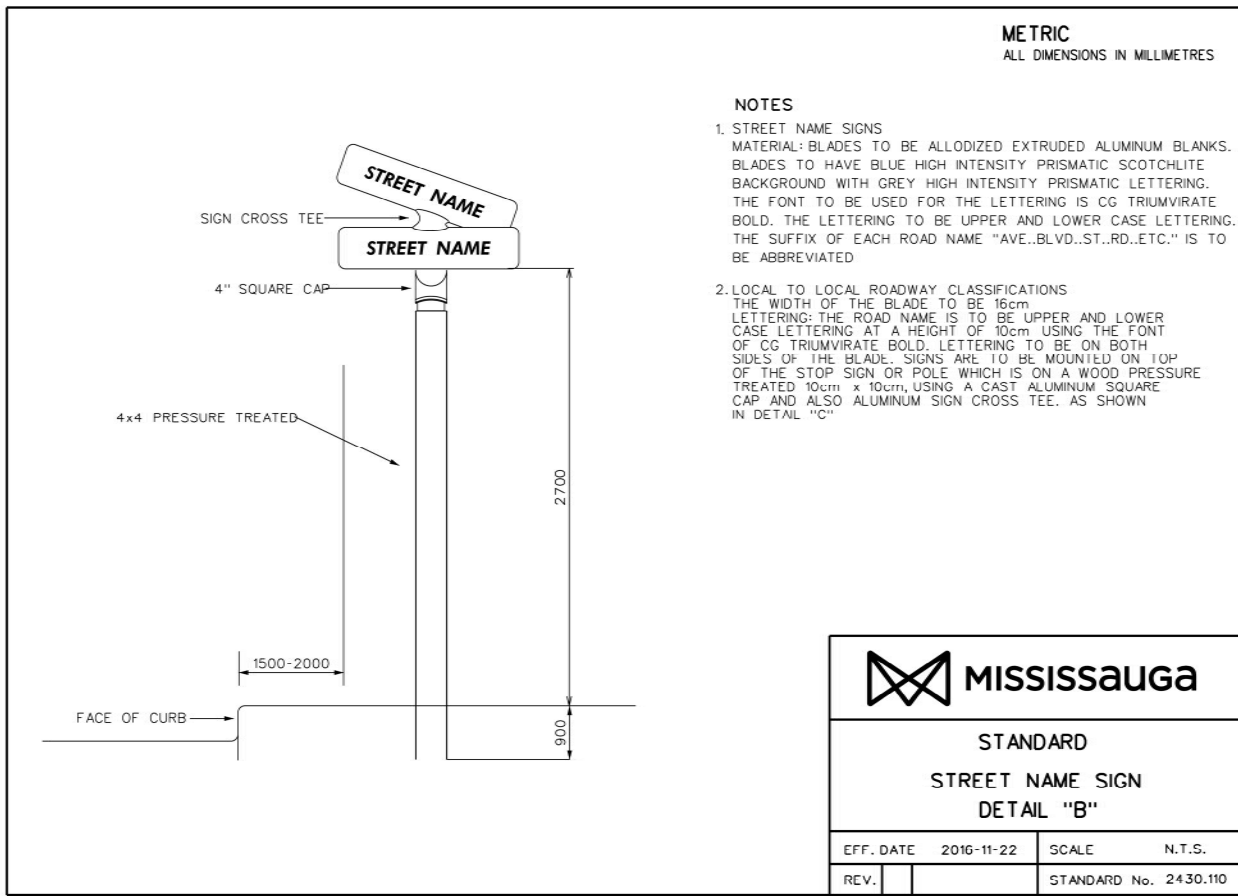
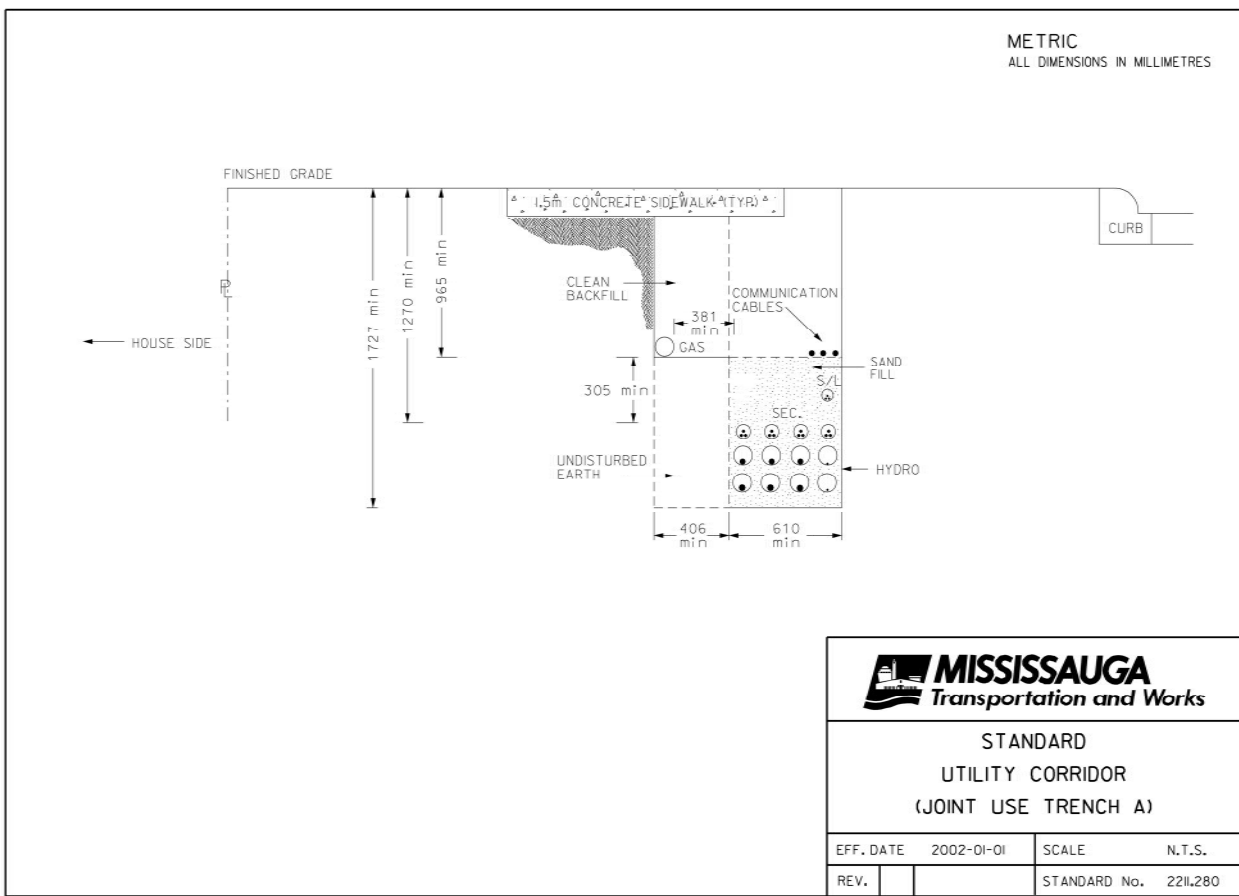
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Drawing Title

Typical Site Details

Drawing Number

A003



1	Issue to Consultants	2018.09.12
2	Issue for O/P/R/Z	2018.09.28