

### KEY PLAN

### LEGAL DESCRIPTION

PLAN OF SURVEY OF  
PART OF LOTS 13 AND 14  
CONCESSION 1  
GEOGRAPHIC TOWNSHIP OF PICKERING  
NOW IN THE  
CITY OF AJAX  
REGIONAL MUNICIPALITY OF DURHAM

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**PROJECT NORTH**

**TRUE NORTH**

### SITE STATISTICS

TOTAL SITE AREA	240,420.46 m <sup>2</sup> or 59.40 acres
ROAD WIDENINGS	5,601.68 m <sup>2</sup> or 1.38 acres
DEVELOPABLE SITE AREA	234,818.78 m <sup>2</sup> or 58.02 acres

ZONING: PRESTIGE EMPLOYMENT (PE) EXCEPTION 178

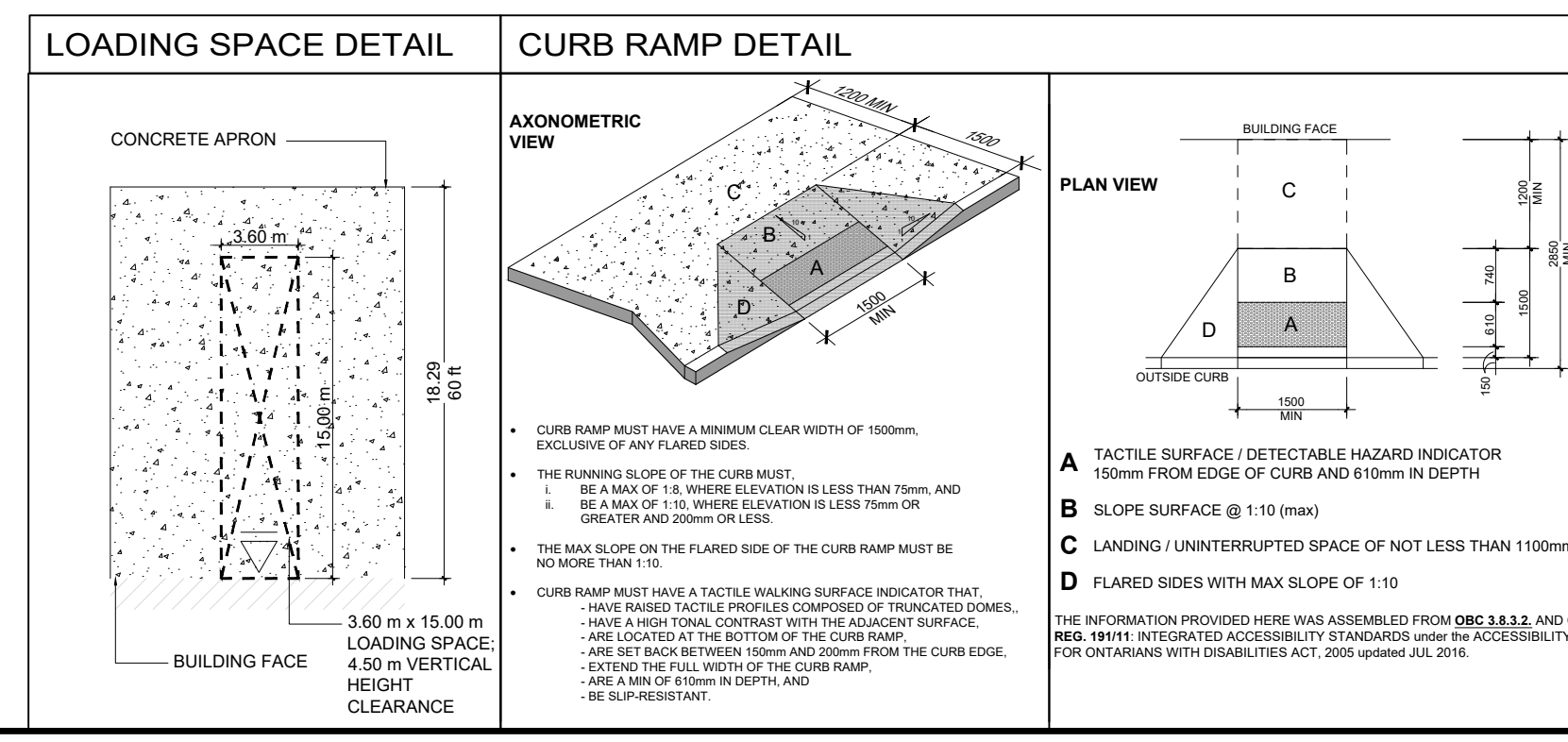
	REQUIRED	PROVIDED
LOT FRONTAGE (BAYLY STREET)	20.00 m	±275.74 m
FRONT YARD (BAYLY STREET)	9.00 m	39.15 m
REAR YARD (EAST)	3.00 m	15.18 m
EXTERIOR SIDE (CHURCH STREET S)	3.00 m	36.51 m
INTERIOR SIDE (NORTH)	4.50 m	38.29 m

	REQUIRED	PROVIDED
LANDSCAPE BUFFERS		
FRONT YARD (BAYLY STREET)	9.00 m	24.97 m
EXTERIOR SIDE (CHURCH STREET S)	9.00 m	17.81 m

GFA	REQUIRED	PROVIDED
BUILDING 'A'	64,874.28 m <sup>2</sup>	or 698,301 SF
BUILDING 'B'	18,482.71 m <sup>2</sup>	or 198,946 SF
BUILDING 'C'	18,195.33 m <sup>2</sup>	or 195,853 SF
TOTAL GROSS FLOOR AREA	101,552.32 m <sup>2</sup>	or 1,093,100 SF
LOT COVERAGE		43.24%
LANDSCAPED AREA	46,409.93 m <sup>2</sup>	or 19.76%
PAVED AREA	86,883.05 m <sup>2</sup>	or 37.00%

BUILDING HEIGHT (MAX)	REQUIRED	PROVIDED
WAREHOUSE 1 space / 500 m <sup>2</sup> OFFICE 1 space / 28 m <sup>2</sup>	N/A	TBD
BUILDING 'A' WAREHOUSE: 62,150.44 m <sup>2</sup> OFFICE 4%: 2,723.84 m <sup>2</sup>	125 Spaces 97 Spaces	
BUILDING 'B' WAREHOUSE: 17,309.55 m <sup>2</sup> OFFICE 6%: 1,173.16 m <sup>2</sup>	35 Spaces 42 Spaces	
BUILDING 'C' WAREHOUSE: 17,022.17 m <sup>2</sup> OFFICE 6%: 1,173.16 m <sup>2</sup>	34 Spaces 42 Spaces	
TOTAL	375 Spaces	780 spaces

ACCESSIBLE PARKING REQ'D (2.0 Spaces + 2% OF REQUIRED PARKING)	REQUIRED	PROVIDED
LOADING DOCK DOORS OVER 14,000M <sup>2</sup> UP TO AND INCLUDING 22,500M <sup>2</sup> : 4 SPACES (BLDG B & C)	8 Spaces	
OVER 30,000 M <sup>2</sup> : 5 SPACES PLUS 1 PER ADDITIONAL 9,000 M <sup>2</sup> (BLDG A)	9 Spaces	
TOTAL:	17 Spaces	224 Spaces
BICYCLE PARKING	50 SPACES	52 spaces
SNOW STORAGE 2%	4,696.37 m <sup>2</sup>	3,014.39 m <sup>2</sup>



### SYMBOL LEGEND

	MAN DOOR LOCATIONS		SNOW STORAGE AREA
	LOADING DOCK LOCATIONS		ROOF TOP MECHANICAL UNIT
	DRIVE-IN OR OVERHEAD DOORS		PAD-MOUNT HYDRO TRANSFORMER REF: ELECTRICAL DWGS
	FIRE HYDRANT & VALVE		LIGHT STANDARD (TYP)
	CATCH BASIN		CURB RAMP (REF: CURB RAMP DETAIL)
	DOUBLE CATCH BASIN		LOADING SPACE 9.0 m x 3.5 m x 4.2 m H
	SANITARY MANHOLE		CONC. FILLED STEEL BOLLARD
	CATCH BASIN / MANHOLE		FIRE DEPARTMENT/SIAMESE CONNECTION
	STORM MANHOLE		BARRIER FREE PARKING SIGN
	HYDRO POLE STANDARD / UTILITY POLE		FIRE ROUTE SIGN < 30°-45° to line parallel to traffic flow mounted on a pole or mounted to building face.
	BICYCLE RING   0.6m x 1.8m x 1.9m H		STOP SIGN
	ACCESSIBLE PARKING SPACE   A & B TYPES		PROPOSED LANDSCAPED ISLAND W/ CONC. CURB
	BANK OF GAS METERS		PROPOSED GRADES
	DIRECTION OF TRAFFIC FLOW		

No.	ISSUED	DATE
1	ISSUED FOR SPA	JAN. 25 2022

No.	REVISION	DATE
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Ajax, ON

**Site Plan**

DATE:	DRAWN BY:	CHECKED:	SCALE:
JAN 2022	MM		1:1250

PROJECT No. P-20085 DRAWING No. A-1.0