



KEY PLAN CITY OF PICKERING INTS

LEGAL DESCRIPTION

PLAN OF SUBDIVISION OF UNKNOWN / TBD PARCEL 8
(GEOGRAPHIC TOWNSHIP OF SEATON / WHITEVALE)
CITY OF PICKERING
AS PREPARED BY UNKNOWN / TBD ONTARIO LAND SURVEYORS

SITE STATISTICS

ZONING	LOCAL NODE (LN) COMMUNITY NODE (CN)	
SITE AREA	43,637.27 m ²	or 10.78 Ac
DEVELOPMENT AREA	33,078.05 m ²	or 8.17 Ac

SETBACKS	REQUIRED		PROVIDED
	LOT FRONTAGE Alexander Knox Road Per Seaton Area Zoning By-Law	30.0 m MIN	
FRONT YARD (Alexander Knox)	0 m MIN / 3.0 m MAX		4.52 m
INT. SIDE YARD	0 m MIN / 7.5 m MIN		N/A
FLANKAGE YARD (EAST)	0 m MIN / 2.0 m MAX		4.58 m
FLANKAGE YARD (WEST) Adjacent to residential uses	7.50 m MIN / N/R		7.50 m
REAR YARD (Doverwood)	9.0m MIN	N/R	9.0 m

G.F.A.	REQUIRED		PROVIDED
	BUILDING 'A'	510.00 m ²	or 5,490 SF
BUILDING 'B'	843.31 m ²	or 9,077 SF	
BUILDING 'C'	1,751.05 m ²	or 18,848 SF	
BUILDING 'D'	2,767.97 m ²	or 29,794 SF	
BUILDING 'E'	504.00 m ²	or 5,425 SF	
BUILDING 'F'	947.20 m ²	or 10,196 SF	
TOTAL G.F.A.	7,323.53 m ²	or 78,830 SF	

SITE COVERAGE		TBD	21.70
BUILDING HEIGHT	5 m MIN / 63 m MAX		TBD
LANDSCAPED AREA		TBD	TBD
PAVED AREA		TBD	TBD

PARKING ANALYSIS

ANALYSIS	REQUIREMENT	PROVIDED
SUPERMARKET	5 Spaces / 100 m ² of GLA	138.4 Spaces
RETAIL STORE	4.5 Spaces / 100 m ² of GLA	144.10 Spaces
RESTAURANT	6 Spaces / 100 m ² GLA	87.07 Spaces
TOTAL PARKING		369.60 Spaces
ACCESSIBLE PARKING TYPE 'A' & TYPE 'B'		19 Spaces
LOADING SPACES		3 Spaces
BICYCLE SPACES		TBD

SYMBOL LEGEND

- MAN DOOR LOCATIONS
- LOADING DOCK LOCATIONS
- DRIVE-IN OR OVERHEAD DOORS
- FIRE HYDRANT - VALVE
- CATCH BASIN (Ref. CIVIL DWGS)
- DOUBLE CATCH BASIN (Ref. CIVIL DWGS)
- SANITARY MANHOLE (Ref. CIVIL DWGS)
- CATCH BASIN / MANHOLE (Ref. CIVIL DWGS)
- STORM MANHOLE (Ref. CIVIL DWGS)
- HYDRO POLE STANDARD / UTILITY POLE
- BICYCLE RING - 2 SPACES (Ref. DTL BELOW & LANDS. DWGS)
- DIRECTION OF TRAFFIC FLOW
- HYDRO TRANSFORMER ON CONC. PAD (Ref. ELEC. DWGS)
- GAS METER LOCATIONS
- HANDICAP PARKING | TYPE 'A' (2.40m MIN) TYPE 'B' (2.70m MIN)
- LIGHT STANDARD (Ref. ELEC. DWGS)
- PEDESTRIAN DRIVE AISLE CONNECTIONS: IMPRESSED ASPHALT
- CURB DEPRESSION / RAMP WITH TACTILE PLATES
- CONC. FILLED STEEL BOLLARDS AT OH DOORS
- FIRE DEPARTMENT CONNECTION / SIAMISE CONNECTION
- BARRIER-FREE PARKING SIGNAGE
- BENCH & WASTE RECEPTACLE (Ref. LANDS. DWGS)
- FIRE ROUTE
- STOP SIGN
- PAINTED STOP BAR (WHERE REQUIRED)
- MECHANICAL & ELECTRICAL ROOM
- INTERNAL REFUSE STORAGE
- LOADING SPACE (9.0 m x 3.5 m x 4.5 m Clear Height)
- LIMITED MOBILITY & CAREGIVER PARKING SPACE / SIGN
- SNOW STORAGE AREAS
- PROPERTY LINE (EXTENT OF LIMITING DISTANCE)
- SHARED COMMUNITY MAILBOX: CPC-4 MODULE
- SNOW PILES NOT PERMITTED SIGNAGE

GENERAL NOTES

ABBREVIATIONS
N/R: NOT REQUIRED
N/A: NOT APPLICABLE
TBD: TO BE DETERMINED

No.	ISSUED	DATE
1	ISSUED FOR REVIEW	MAY 29, 2023
2	ISSUED FOR REVIEW	NOV. 03, 2023

No.	REVISION	DATE
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BALDASSARRA
Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T. 905.660.0722 | www.baldassarra.ca



OWNERS INFORMATION:
TACC DEVELOPMENTS

SEATON WHITEVALE
PICKERING, ON.

SITE PLAN OPTION 07

DATE:	DRAWN BY:	CHECKED:	SCALE:
MAY 2023	DW/MP	DW	1:600
PROJECT No.	DRAWING No.		
P-23013	A-1.0		

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