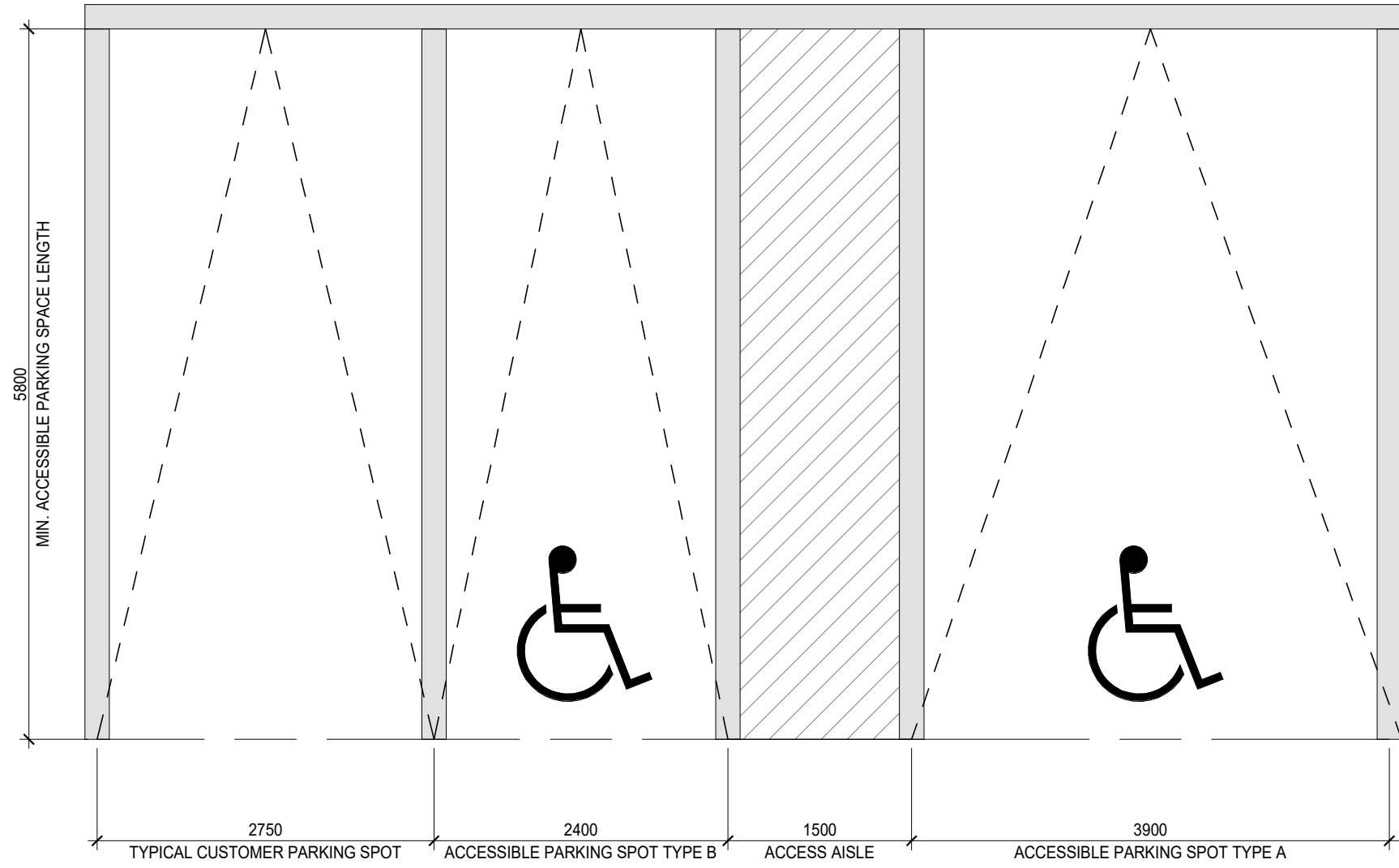


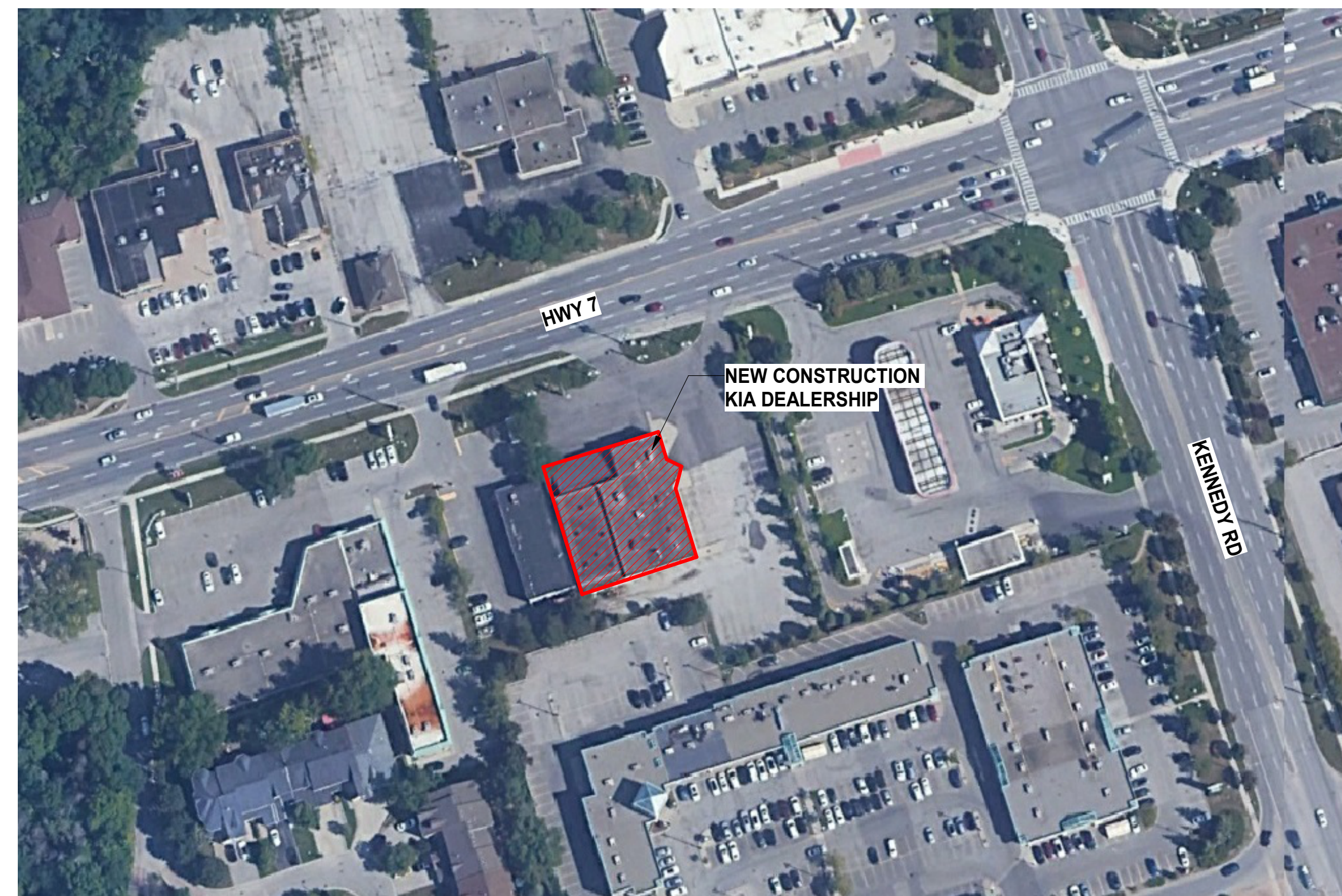
C:\Users\CS4607\Documents\BDDP\_CAR\_2413\_DDraw\_4611 HWY 7\_2025\_C246107.rvt



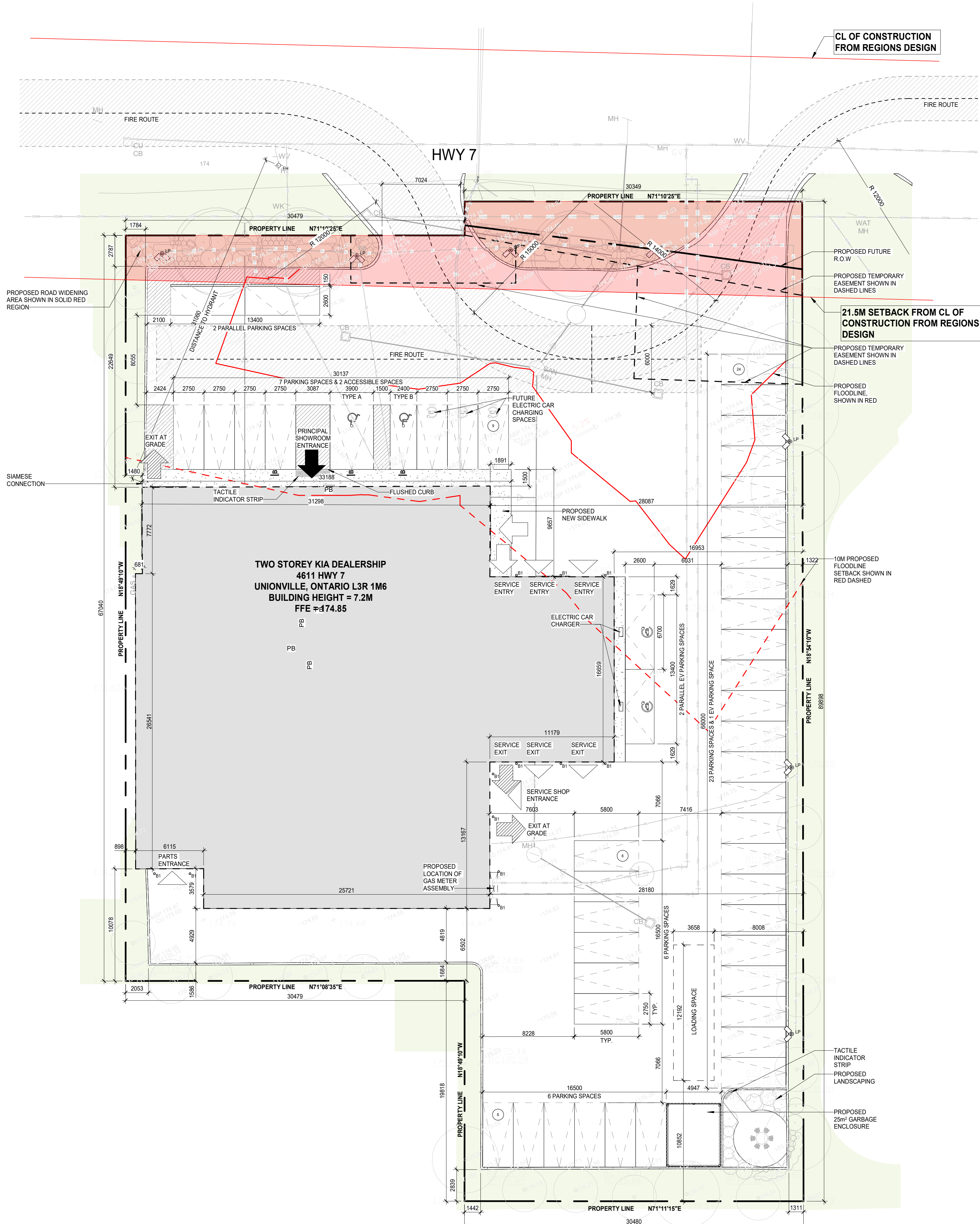
3 Parking Spot Painted Lines Typ.  
SCALE: 1:50

## PROJECT SITE STATISTICS

LEGAL DESCRIPTION	PART OF LOT 10, CONCESSION 6			GROSS FLOOR AREA	NET FLOOR AREA	
MUNICIPAL ADDRESS	4611 HWY 7 UNIONVILLE, ON L3R 1M6		SECOND FLOOR	MOTOR VEHICLE SALES ESTABLISHMENT (SALES AREA, MERCANTILE USE - E)	162.7 m <sup>2</sup>	31.2 m <sup>2</sup>
ZONING	NEW KIA DEALERSHIP			MOTOR VEHICLE SALES ESTABLISHMENT (SERVICE SHOP, MEDIUM HAZARD INDUSTRIAL OCCUPANCIES USE - F2)	N/A	N/A
BY-LAW 2024-19				SECOND FLOOR TOTAL	162.7 m <sup>2</sup>	31.2 m <sup>2</sup>
LOT FRONTAGE	60.83 m			SALES AREA TOTAL	891.1 m <sup>2</sup>	911.9 m <sup>2</sup>
LOT AREA	4777.15 m <sup>2</sup>			SERVICE SHOP TOTAL	830.9 m <sup>2</sup>	803.0m <sup>2</sup>
TOTAL GROSS FLOOR AREA - PER THE CITY OF MARKHAM BY-LAW 001-2021	1582.8 m <sup>2</sup>			GROSS FLOOR AREA TOTAL / NET FLOOR AREA TOTAL	1582.8 m <sup>2</sup>	1314.9 m <sup>2</sup>
BUILDING SETBACKS				NUMBER OF UNITS	1	
	REQUIRED	PROVIDED		AREA OF LANDSCAPE STRIPS	106.39 m <sup>2</sup>	
				PERCENTAGE OF LOT AREA	14.7%	
	NORTH	3.6 m	22.6 m	PARKING REQUIREMENT FOR THE SITE		
	SOUTH	6.9 m	6.5 m	TOTAL NFA	1314.9 m <sup>2</sup>	
	EAST	7.2 m	15.9 m	TOTAL PARKING SPACES REQUIRED	44	
	WEST	3.0 m	0.9 m	PARKING SPACES PROVIDED	49 INCLUDES BARRIER FREE PARKING	
BUILDING AREA	1366.06 m <sup>2</sup>			PARKING SPACES PROVIDED BELOW GRADE	N/A	
LOT COVERAGE (%)	29%			BARRIER FREE PARKING SPACES REQUIRED	2	
MAX. ALLOWED BUILDING HEIGHT	4 m			BARRIER FREE PARKING SPACES PROVIDED	2	
BUILDING HEIGHT	7.2 m			BICYCLE RACK SPACES	N/A	
NUMBER OF STORIES	2			LOADING SPACES PROVIDED	1	
	GROSS FLOOR AREA	NET FLOOR AREA		ADJACENT PROPERTY ZONES AND USES	ZONES: EM1, EM2, U USES: PRESTIGE EMPLOYMENT ZONE, GENERAL EMPLOYMENT ZONE, UTILITY ZONE	
GROUND FLOOR						
MOTOR VEHICLE SALES ESTABLISHMENT (SALES AREA, MERCANTILE USE - E)	828.4 m <sup>2</sup>	479.8 m <sup>2</sup>				
MOTOR VEHICLE SALES ESTABLISHMENT (SERVICE SHOP, MEDIUM HAZARD INDUSTRIAL OCCUPANCIES USE - F2)	830.9 m <sup>2</sup>	803.0 m <sup>2</sup>				
GROUND FLOOR TOTAL	1359.3 m <sup>2</sup>	1282.8 m <sup>2</sup>				



2 Context Plan  
A101.S



1 SITE PLAN  
SCALE: 1:200

### Accessibility Checklist – OBC & DOPS Compliance Minimum Requirements:

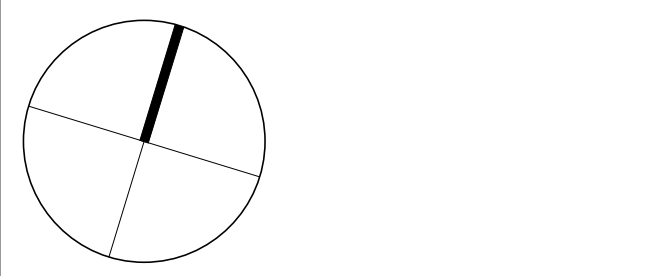
1.0 Site Plan		
1.1 Passenger Loading Zone (2440 mm x 7400 mm), overhead clearance min. 3600 mm AFF	OBC 3.8.2.2.3	
1.2 Exterior walks - permanent, firm and slip-resistant surface	OBC 3.8.3.2.1(b)	
1.3 Exterior walks min. 1100 mm wide	OBC 3.8.3.2.1(e)	
1.4 Exterior walks - overhead clearance min. 1980 mm AFF	OBC 3.8.3.2.1(f)	
1.5 Tactile attention indicators indicating entry into a vehicular route	OBC 3.8.3.2.1(h)	
1.6 Curb ramps min. 1500 mm wide + flared sides, tactile attention indicators (TAI)	OBC 3.8.3.2.3(b)	
1.7 Sidewalks min. 1500 mm wide	DOPS 80.23(1)	
1.8 Ramps with appropriate slope, handrails and landings	DOPS 80.24(1)	
1.9 Stairs with appropriate rise and run, handrails, landings, nosings, and tactile attention indicators	DOPS 80.25	
1.10. Parking according to DOPS (Check by-law requirements), Type A - min. 3400 mm, Type B - min. 2400 mm, and Access aisle - min. 1500 mm	DOPS 80.34-36	
2.0 Parking Area		
2.1 Served by a passenger elevator	OBC 3.8.2.2.1(b)	
2.2 Overhead clearance from parking entrance to accessible parking min. 2100 mm AFF	OBC 3.8.2.2.2	
2.3 Access aisles	OBC 3.8.2.2.3(a)	
2.4 Curb ramps where level change max. 200 mm or less	OBC 3.8.2.2.3(b)	
2.5 Signage at accessible parking spaces, incorporating the International Symbol of Access (ISA)	OBC 3.8.3.1.2	
2.6 Vestibule min. 1500 mm (doors in series), min. 1500mm turning circle (un-aligned doors) (2500 mm recommended)	OBC 3.8.3.3.1(1)	
2.7 Accessible parking spaces	DOPS 80.34-36	
2.8 Accessible entrance into building	DOPS 80.36(3)	
3.0 Building Entrance		
3.1 Barrier-free entrances to satisfy the OBC	OBC 3.8.1.2	
3.2 Min. 1100 mm path of travel (Recommended 1800 mm)	OBC 3.8.1.3.1	
3.3 Accessible door threshold (max. 13 mm)	OBC 3.8.1.12.1(d)	
3.4 Signage incorporating the International Symbol of Access (ISA)	OBC 3.8.3.1.2	
3.5 Door clear width min. 860 mm	OBC 3.8.3.3.1	
3.6 Accessible door hardware (lever style handles, D or U-shaped handles)	OBC 3.8.3.3.3-5	
3.7 Vestibule min. 1500 mm (doors in series), min. 1500mm turning circle (un-aligned doors) (2400 mm recommended)	OBC 3.8.3.3.1(1)	
3.8 Designated barrier-free leaf (where multiple doors)	OBC 3.8.3.3.1(2)	
3.9 Power door operator (min. 900 mm - max. 1100 mm AFF); min. 600 mm - max. 1500 mm from door swing where door swings towards control / Proximity scanning devices	OBC 3.8.3.3.4 OBC 3.8.3.3.17-18	
4.0 Amenity Spaces		
4.1 Operating controls at an accessible height	OBC 3.8.1.5	
4.2 Universal washroom	OBC 3.8.2.3.2	
4.3 Washrooms required to be barrier-free (universal washroom or barrier-free water closet stall or enclosure)	OBC 3.8.2.3.3(b)	
4.4 Power door operator (min. 900 mm - max. 1100 mm AFF), min. 600 mm - max. 1500 mm from door swing where door opens towards control	OBC 3.8.3.3.4	
5.0 General Requirements for All Spaces and Common Corridors		
5.1 Stairs with appropriate rise and run, handrails, landings, nosings, and tactile attention indicators	OBC 3.4.6.1	
5.2 Min. 1100 mm path of travel (rec. 1800 mm)	OBC 3.8.1.3.1	
5.3 If the width is less than 1600 mm, than min. 1800 mm x 1800 mm unobstructed space required every 30 m (recommend 1650 mm)	OBC 3.8.1.3.4	
5.4 Wall reinforcement in main bathrooms in all suites	OBC 3.8.2.1.6(d)	
5.5 Door clear width min. 860 mm	OBC 3.8.3.3.1	
5.6 Doors within a non-8F suite	OBC 3.8.3.3.2	
5.7 Latch side clearance (LSC) min. 600 mm (pull side), min. 300 mm (push side)	OBC 3.8.3.3.10	
5.8 Power door operator where latch-side clearance is not met	OBC 3.8.3.3.10	
5.9 All suite entry doors must have a min. 300 mm push side latch side clearance on the corridor side. Barrier-Free suites must also have a min. 600 mm pull side latch side clearance on the suite side.	OBC 3.8.3.3.10	
5.10 Vestibule min. 1500 mm (doors in series), min. 1500 mm clear turning space (un-aligned doors) (2400 mm recommended)	OBC 3.8.3.3.11	
5.11 Level floor area at door (Door width + LSC) x (1100 to 1500 mm)	OBC 3.8.3.3.13	
5.12 Ramp max. slope 1 in 12 (8.3%), 1670 mm x 1670 mm landings, demarcation of edge	OBC 3.8.3.4(1)	
5.13 Tactile attention indicators (TAI) at the top of all stairs and landings served by a door	OBC 9.8.9.6.4	
5.14 Accessible service counter, reception desk	DOPS 80.41	
5.15 Finishes with no glare, min. 70% tonal contrast between wall and door	Better Practice	

CATEGORY	PERFORMANCE INDICATOR	SCORE
BUILT ENVIRONMENT	BE-1	3
	BE-2	
	BE-3	
	BE-4	
	BE-5	
	BE-6	1
	BE-7	2
	BE-8	
	BE-9	
	BE-10	
MOBILITY	MB-1	
	MB-2	
	MB-3	
	MB-4	
	MB-5	1
	MB-6	2
	MB-7	
	MB-8	
	MB-9	2
	MB-10	
NATURAL ENVIRONMENT	NE-1	3
	NE-2	2
	NE-3	2
	NE-4	
	NE-5	
	NE-6	2
	NE-7	
	NE-8	
	NE-9	
	NE-10	1
	NE-11	6
	NE-12	
INFRASTRUCTURE & BUILDINGS	IB-1	
	IB-2	
	IB-3	2
	IB-4	
	IB-5	1
	IB-6	
	IB-7	2
	IB-8	2
	IB-9	
	IB-10	3
	IB-11	
	IB-12	
	IB-13	
	IB-14	1
	IB-15	
	IB-16	
	IB-17	1
	IB-18	2
	IB-19	
INNOVATION	IN-1	
Grand Total Score		
PERFORMANCE LEVEL	BRONZE	42
	SILVER	
	GOLD	
Performance Levels <u>Minimum</u> Score Threshold:		
	Draft Plans of Subdivision	Site Plans
		Site plans (for medium and high density residential & mixed-use)
Bronze	27-40	41-61
Silver	41-49	62-75
Gold	50+	75+
		55-81
		82-101
		102+

SITE PLAN LEGEND	
	PROPERTY LINE
	LINE OF UNDER GROUND GARAGE BELOW
	DEMOLITION LINE
	MAIN BUILDING ENTRANCE
	RETAIL ENTRANCE
	EXIT
	VEHICLE / LOADING ENTRANCE / EXIT
	FIRE HYDRANT
	SIAMESE CONNECTION
	MANHOLE COVER
	AREA DRAIN
	CATCH BASIN
	FLOOR DRAIN (PARKING SLAB)
	FLOOR DRAIN (INTERIOR)
	EXISTING LIGHT
	BOLLARD
	TACTILE INDICATOR
	B.F. PARKING SIGNAGE
	LIGHT POLE
	TYPICAL PARKING SPACE
	TYPICAL B.F. PARKING SPACE
	F.F.E.
	EXISTING ELEVATION
	PROPOSED ELEVATION
	TOP OF ROOF
	BUILDING ENVELOPE
	FIRE ACCESS ROUTE HEAVY DUTY PAVING. ASSEMBLY TO BE DESIGNED TO MEET THE LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT.

Date	No.	Description
REVISION RECORD		

09/13/24	Issued for SPA
ISSUE RECORD	



**BDP.**  
**Quadrangle**

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416 598 1240 www.bdpquadrangle.com

Markham Kia  
4611 Hwy 7  
Unionville, ON  
for  
Dilawri Group of Companies

24213 As indicated DB  
PROJECT SCALE DRAWN REVIEWED

Site Plan

**A101.S**

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2025-11-27 10:02:29 AM



## MARKHAM BIRD FRIENDLY SPECIFICATION CHECKLISTS FOR APPLICANT

The City of Markham Council approved the *Bird Friendly Guidelines* on February 11, 2014. The development of *Bird Friendly Guidelines* was identified as a priority in the Greenprint - Markham's Sustainability Plan (2011) and Markham's new Official Plan (2014) in order to address and manage bird-window collisions over the long term. The *Guidelines* provide guidance on treatments and techniques for new development and retrofit design treatments, and identify appropriate implementation mechanisms consistent with City practices and guidelines.

As part of the *Guidelines*, the *Bird Friendly Specification Checklists* were also approved as an implementation tool to guide developers in the *Site Plan Approval* process. Refer to the following stages of the *Site Plan Approval* process for implementation requirements. It is the responsibility of the applicant to adhere to the *Guidelines* at first site plan submission in order for the application to be deemed complete.

The *Checklists* represent the mandatory requirements that apply to developments and redevelopments under the *Site Plan Approval* process. The application of secondary treatments is recommended and can be further discussed during the site plan review process. Please refer to *Chapter 4.3 of the Guideline* for details.

**STEP 1: Applicant to complete and include Bird Friendly Specification Checklist as part of the Elevation Drawing(s)** at first site plan submission. Drawing(s) are to be stamped and signed by an OAA member and identify all contiguous glass area that are larger than 2m<sup>2</sup>.

**STEP 2: Applicant to complete and submit the Bird Friendly Lighting Checklist.** Applicant to complete and submit the Bird Friendly Lighting Checklist.

Electrical Engineering Drawing(s) to be stamped and signed by a P.Eng on *Lighting Photometric Plan*.

Landscape Plan(s) and Detail(s) to be stamped and signed by a qualified Landscape Architect, to include *lighting notation* and *Light Fixture Specifications* from catalogue. Provide cost estimate of light fixtures.

Updated August 2022

### MARKHAM BIRD FRIENDLY BUILDING CHECKLIST

Applicant to include checklist on Elevation Drawing(s) at first site plan submission. Drawing(s) to be stamped and signed by an OAA member.

#### MANDATORY PRIMARY TREATMENTS FOR ALL DEVELOPMENTS

##### A. At Grade Condition (check to confirm the below is applied)

☒ Bird friendly treatment is applied on minimum 85% of contiguous glass panel area, if each panel area is greater than 2m<sup>2</sup> and within 16m from finished grade.

☐ Development contains no glass greater than 2m<sup>2</sup> within 16m from finished grade.

##### B. Roof Landscape Condition (check to confirm one of the below is applied)

☒ Bird friendly treatment is applied on minimum 85% of contiguous glass panel area, if each panel area is greater than 2m<sup>2</sup> and within 16m from roof level finished grade.

☒ Development contains no glass panel within 16m from roof level finished grade.

##### Treatment (check to confirm one of the below is applied)

\* Refer to Guidelines for requirements

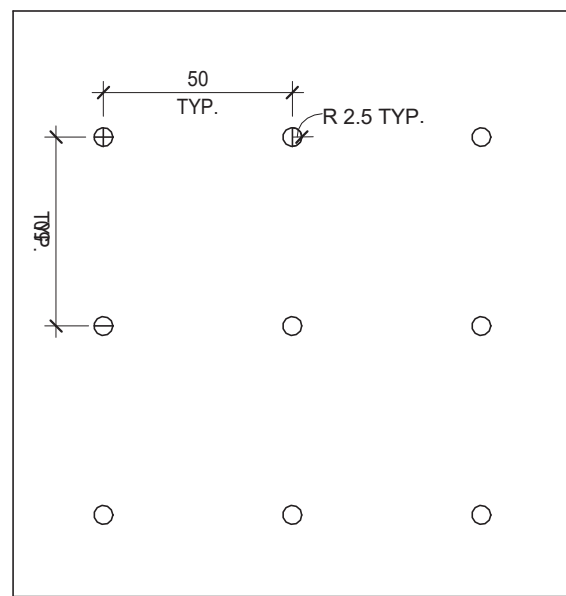
	A) At Grade	B) Roof Landscape
Stripes	<input type="checkbox"/>	<input type="checkbox"/>
Dots	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Netting	<input type="checkbox"/>	<input type="checkbox"/>
Frit and Etched Patterns	<input type="checkbox"/>	<input type="checkbox"/>

##### Specifications (check to confirm one of the below is applied)

☒ Pattern is applied as fritting or etching of glass; and pattern colour are high contrast in relation to the background.

☐ Pattern is applied as film on exterior surface of glass; and pattern colour are high contrast in relation to the background.

### BIRD-FRIENDLY GLAZING



5 Bird-Friendly Glazing  
SCALE: 1:2

#### LEGEND:

- BLACK ALUMINUM COMPOSITE MATERIAL PANEL
- SILVER ALUMINUM COMPOSITE MATERIAL PANEL
- SILVER METAL CLADDING PANEL
- CONCRETE BLOCK
- ANODIZED ALUMINUM CURTAIN WALL GLAZING
- VG-1 GLAZING WITH BIRD FRIENDLY FRIT PATTERN
- BLACK METAL FLASHING AND PARAPET CAP FLASHING
- SILVER METAL FLASHING AND PARAPET CAP FLASHING

#### UNPROTECTED OPENING:

VISION GLASS-GU CLEAR TEMPERED WITH LOW BIRD FRIENDLY MARKINGS RECTANGULAR PATTERN SPACED 50mm C/O ON SURFACE (1) AND E-COATING ON SURFACE (2)

VG-1

Date No. Description

REVISION RECORD

09/13/24 Issued for SPA

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Markham Kia

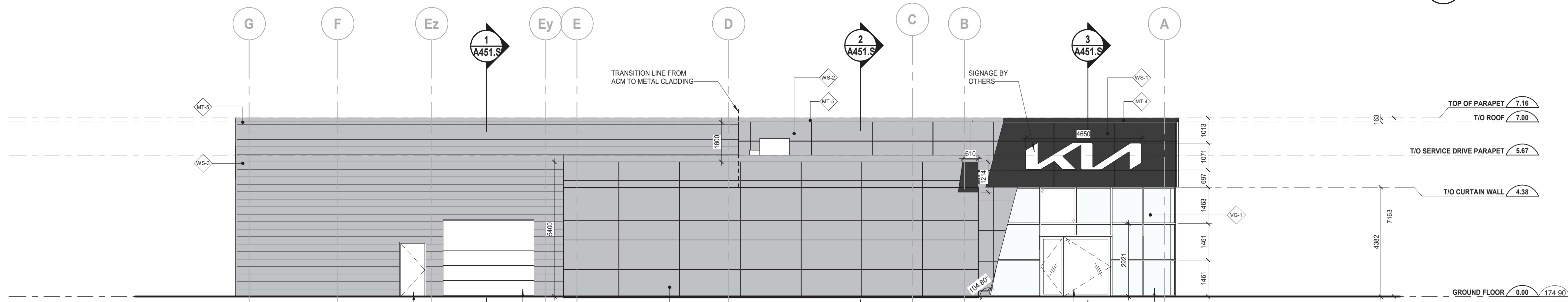
4611 Hwy 7  
Unionville, ON  
for  
Dilawri Group of Companies

24213 As indicated by Author Checker  
PROJECT SCALE DRAWN REVIEWED

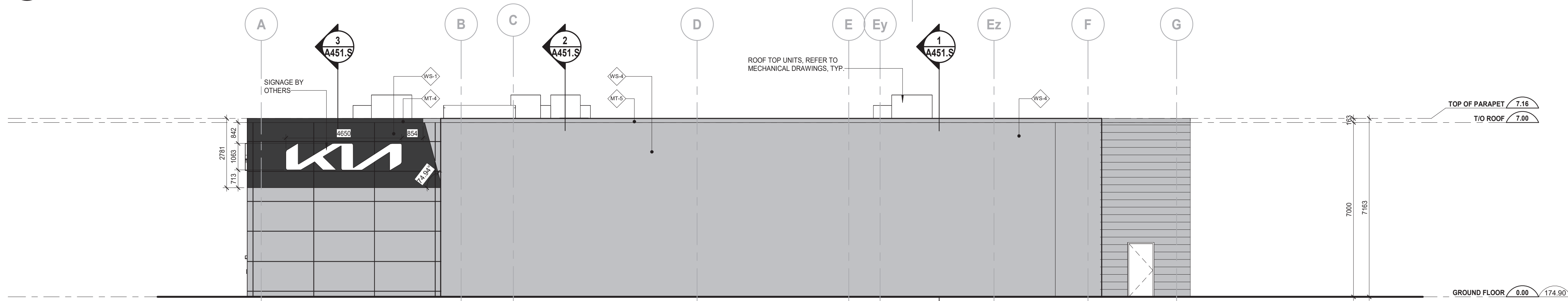
Building Elevations

**A401.S**

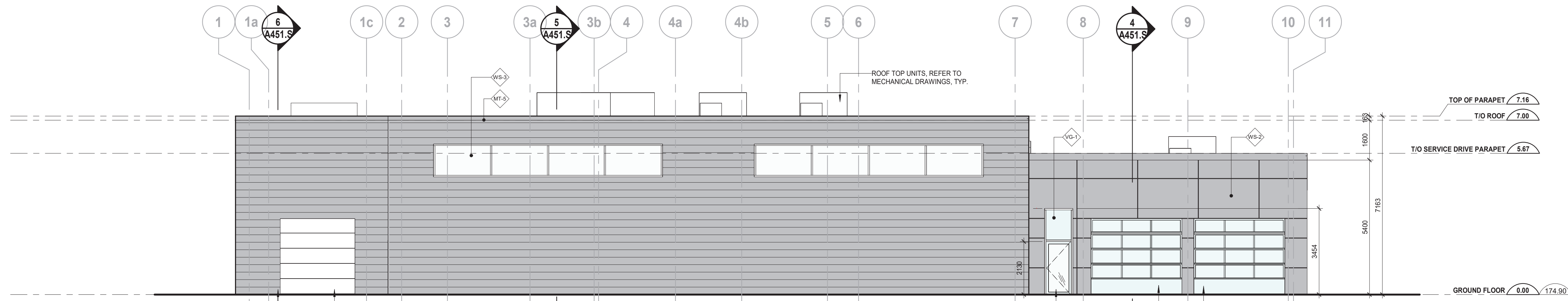
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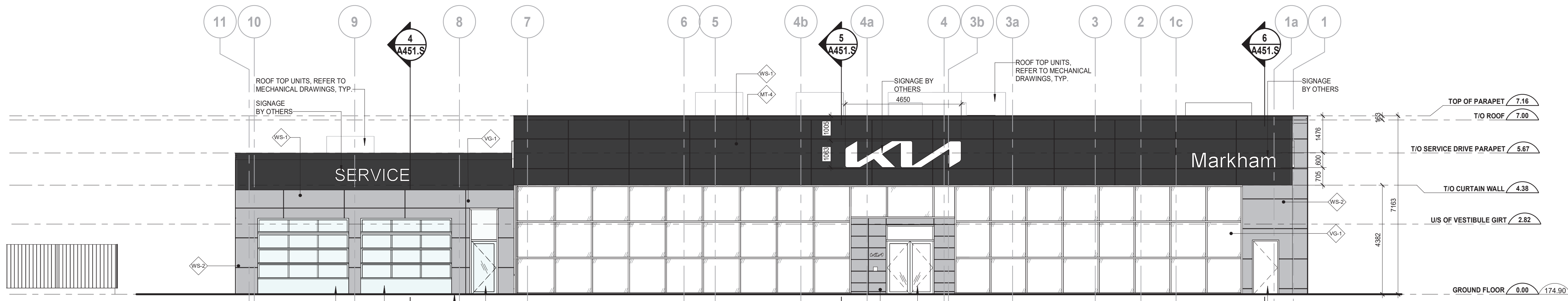
4 EAST ELEVATION  
SCALE: 1:100



3 WEST ELEVATION  
SCALE: 1:100



2 SOUTH ELEVATION  
SCALE: 1:100



1 NORTH ELEVATION  
SCALE: 1:100