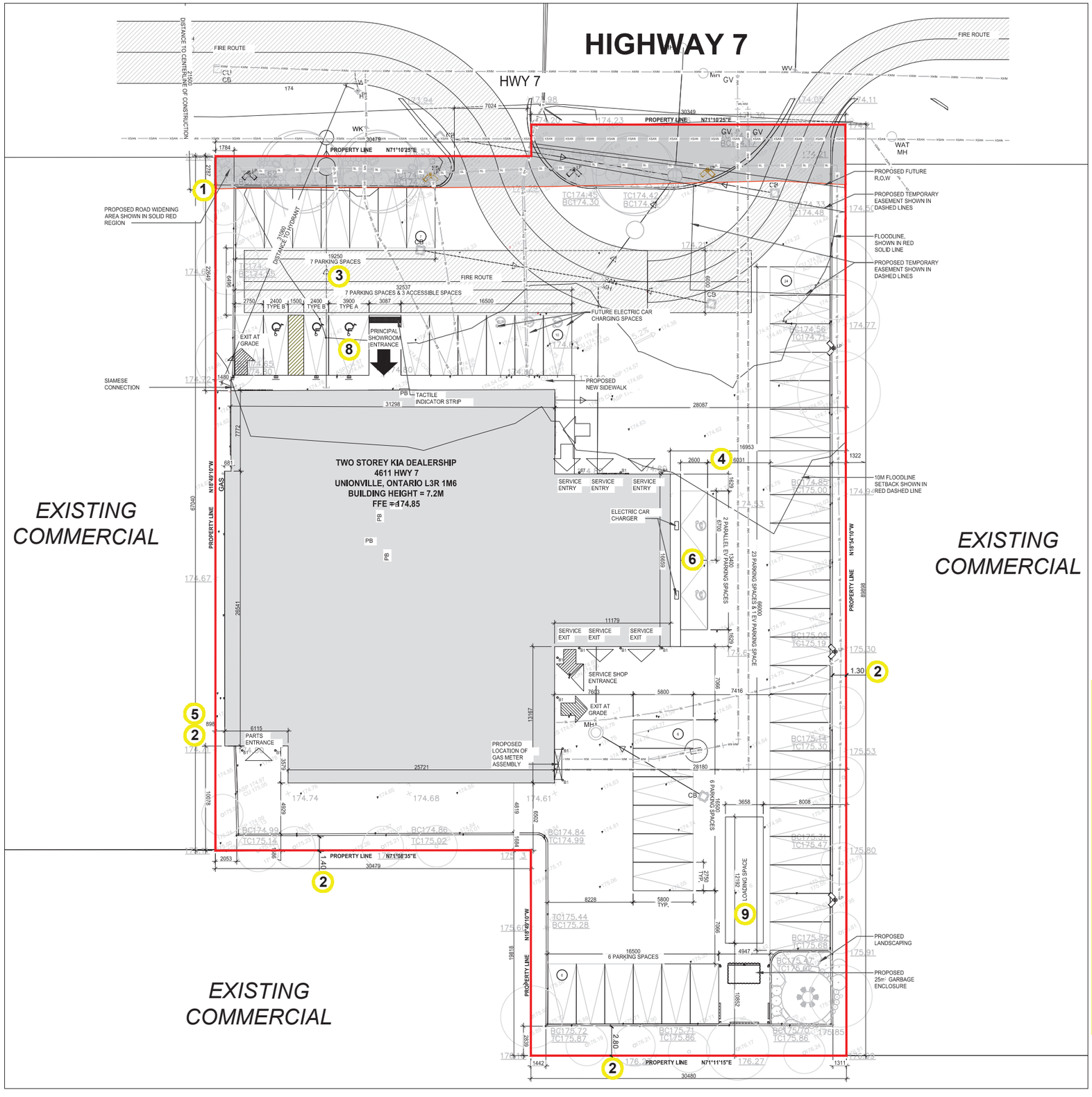
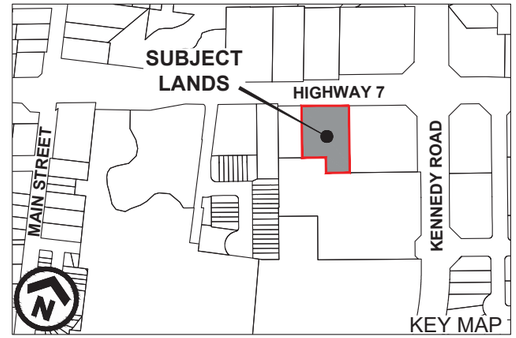
P:\997-009\4. Drawings\2025 07 July\MV July 10 25.dwg





MINOR VARIANCE PLAN
DILAWRI GROUP

4611 HIGHWAY 7,
PART OF LOT 10, CONCESSION 6
CITY OF MARKHAM,
REGIONAL MUNICIPALITY OF YORK

LEGEND

SUBJECT LANDS

REQUESTED VARIANCES

1. ***Section 4.9.6.(a), By-law 2024-019***
A minimum landscape strip of 3.0 metres abutting a front lot line is required
A minimum landscape strip of 0.0 metres abutting a front lot line is requested.

2. ***Section 4.9.6.(b), By-law 2024-019***
A minimum landscape strip of 6.0 metres abutting the interior side lot line and rear lot line is required
A minimum landscape strip of 0.8 metres abutting a (west) interior side lot line, a landscape strip of 1.3 metres abutting a (east) interior side lot line, a landscape strip of 1.4 metres abutting a rear lot line and a landscape strip of 2.8 metres abutting a rear lot line is requested.

3. ***Section 5.2.6.(c), By-law 2024-019***
No more than 6 dead end parking spaces on a parking aisle are permitted.
18 dead end parking spaces on a parking aisle are requested.

4. ***Section 5.2.8(b), By-law 2024-019***
Where parking spaces are located adjacent to the terminus of a parking aisle, the full width of the drive aisle shall project a minimum of 1.2 metres beyond the adjacent parking spaces.
A 6.0 metre drive aisle width is requested.

5. ***Section 7.2.1.2.(f)(I), By-law 2024-019***
A minimum (west) interior side yard of 3.0 metres is required.
A minimum (west) interior side yard of 0.9 metres is requested.

6. ***Section 5.2.5.a), By-law 2024-19***
A minimum width of 2.75 m is required for parallel EV parking spaces.
A minimum width of 2.6 m is requested for parallel EV parking spaces.

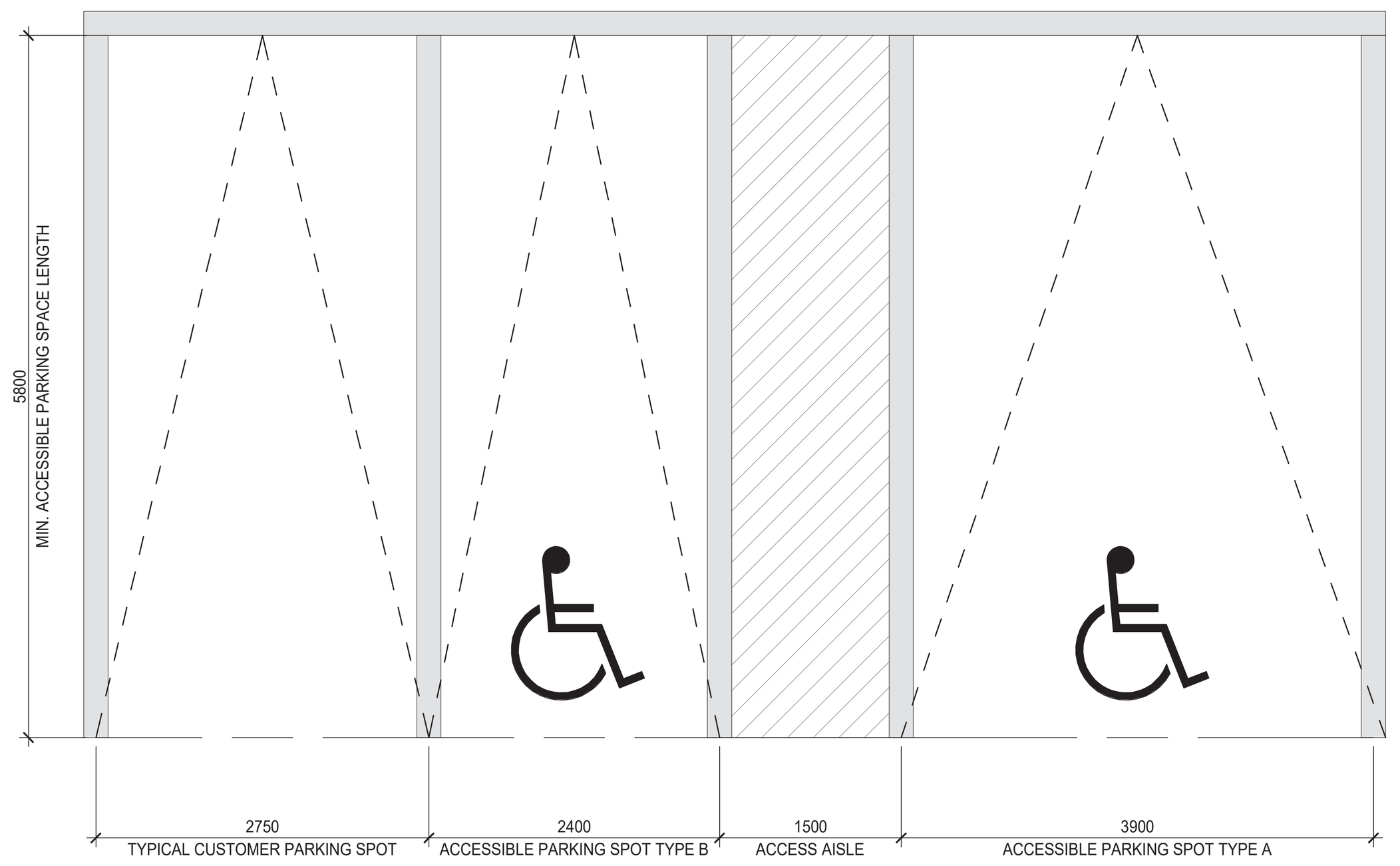
7. ***Section 5.7.1, By-law 2024-19***
A minimum of five (5) EV level 2 charging ready parking spaces and a minimum of five (5) EV level 2 charging stations are required.
Five (5) level 2 EV charging ready parking spaces and three (3) level 2 EV charging stations are requested.

8. ***Section 5.2.5.b(i), By-law 2024-19***
A minimum 1.5 m access aisle adjacent to a Type A accessible parking space is required.
A 0.0 m access aisle adjacent to a Type A accessible parking space is requested.

9. ***Section 5.2.4, By-law 2024-19***
Parking spaces are permitted, provided they are unobstructed and available for parking purposes.
Parking spaces to be obstructed by a loading space are requested.

SCALE 1:400
JULY 10, 2025

GSAI
Glen Schnarr & Associates Inc.



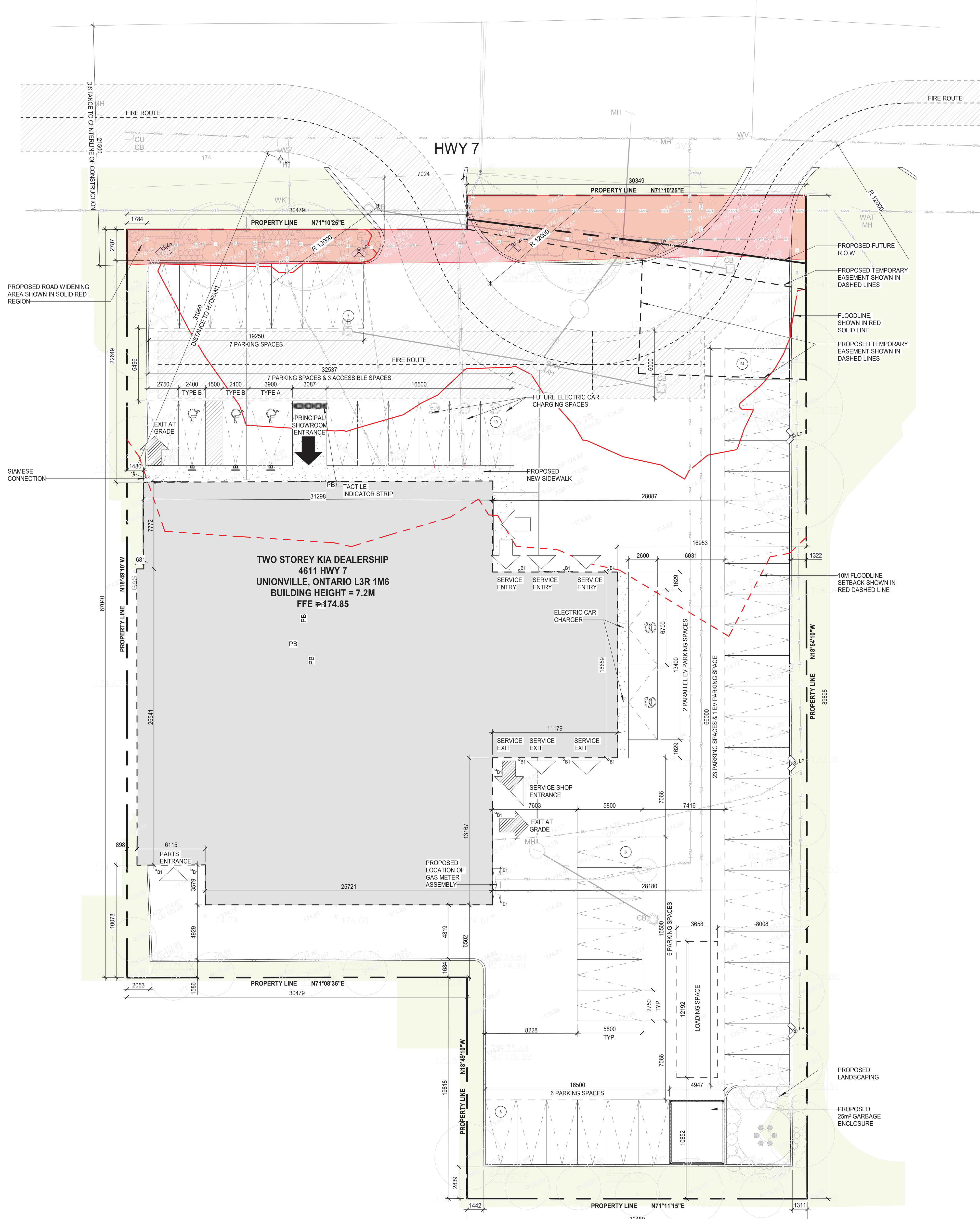
3 / A101.S — Parking Spot Painted Lines Typ.
SCALE : 1 : 50

PROJECT SITE STATISTICS

LEGAL DESCRIPTION	PART OF LOT 10, CONCESSION 6	
MUNICIPAL ADDRESS	4611 HWY 7 UNIONVILLE, ON L3R 1M6	
	NEW KIA DEALERSHIP	
ZONING	**17, NAD83 (CSRS 2010.0)**	
LOT FRONTAGE	**60.83 m**	
LOT AREA	**4777.15 m²**	
TOTAL GROSS FLOOR AREA - PER THE CITY OF MARKHAM BY-LAW 001-2021	**1522.4 m²**	
BUILDING SETBACKS		
	REQUIRED	PROVIDED
NORTH	**3.0 m**	**22.6 m**
SOUTH	**6.0 m**	**6.5 m**
EAST	**7.5 m**	**16.9 m**
WEST	**3.0 m**	**0.9 m**
BUILDING AREA	**1367.9 m²**	
LOT COVERAGE (%)	**29%**	
MAX. ALLOWED BUILDING HEIGHT	**46 m**	
BUILDING HEIGHT	**7.2 m**	
NUMBER OF STORIES	**2**	
	GROSS FLOOR AREA	NET FLOOR AREA
GROUND FLOOR		
MOTOR VEHICLE SALES ESTABLISHMENT (SALES AREA, MERCANTILE USE - E)	**532.3 m²**	**483.5 m²**
MOTOR VEHICLE SALES ESTABLISHMENT (SERVICE SHOP, MEDIUM HAZARD INDUSTRIAL OCCUPANCIES USE - F2)	**828.6 m²**	**810.5 m²**
GROUND FLOOR TOTAL	**1360.9 m²**	**1294.0 m²**

	GROSS FLOOR AREA	NET FLOOR AREA
SECOND FLOOR		
MOTOR VEHICLE SALES ESTABLISHMENT (SALES AREA, MERCANTILE USE - E)	**161.5 m²**	**31.3 m²**
MOTOR VEHICLE SALES ESTABLISHMENT (SERVICE SHOP, MEDIUM HAZARD INDUSTRIAL OCCUPANCIES USE - F2)	**N/A**	**N/A**
SECOND FLOOR TOTAL	**161.5 m²**	**31.3 m²**
SALES AREA TOTAL	**693.8 m²**	**514.8 m²**
SERVICE SHOP TOTAL	**828.6 m²**	**810.5 m²**
GROSS FLOOR AREA TOTAL	**1522.4 m²**	**1325.3 m²**
NUMBER OF UNITS	**1**	
AREA OF LANDSCAPE STRIPS	**700.99 m²**	
PERCENTAGE OF LOT AREA	**14.7%**	
PARKING REQUIREMENT FOR THE SITE		
TOTAL GFA	**1522.4 m²**	
TOTAL PARKING SPACES REQUIRED	**44**	
PARKING SPACES PROVIDED	**50**	
PARKING SPACES PROVIDED BELOW GRADE	**N/A**	
BARRIER FREE PARKING SPACES REQUIRED	**3**	
BARRIER FREE PARKING SPACES PROVIDED	**3**	
BICYCLE RACK SPACES	**N/A**	
LOADING SPACES PROVIDED	**1**	
ADJACENT PROPERTY ZONES AND USES	**ZONES:** EM1, EM2, U **USES:** PRESTIGE EMPLOYMENT ZONE, GENERAL EMPLOYMENT ZONE, UTILITY ZONE	

2 / A101.S — Context Plan



1 / A101.S — 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.(11)	
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 3.3.1.12.(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.(11)	
3.8	Designated barrier-free leaf (where multiple doors)	OBC 3.8.3.3.(12)	
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-BF 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	
MOBILIY	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 LEV	BRONZE	42
	SILVER	
	GOLD	

Performance Levels **Minimum** Score Threshold:

	Draft Plans of Subdivision	Site Plans	Site plans (for medium and high density residential & mixed-use)
Bronze	**27-40**	**41-61**	**55-81**
Silver	**41-49**	**62-75**	**82-101**
Gold	**50+**	**75+**	**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
- MH — MANHOLE COVER
- AD — AREA DRAIN
- CB — CATCH BASIN
- FD — FLOOR DRAIN (PARKING SLAB)
- FD — FLOOR DRAIN (INTERIOR)
- EXISTING LIGHT
- B1 — BOLLARD
- TACTILE INDICATOR
- BF PARKING SIGNAGE
- LIGHT POLE
- TYPICAL PARKING SPACE
- TYPICAL B.F. PARKING SPACE
- F.F.E. — FINISH FLOOR ELEVATION
- ###.### — EXISTING ELEVATION
- ###.### — PROPOSED ELEVATION
- 00000 — 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

Quadrangle Architects Limited
The Well, 8 Spadina Avenue, Suite 2100, Toronto, ON M5V 0S8
t 416 598 1240 www.bdpquadrangle.com

Markham Kia

4611 Hwy 7
Unionville, ON
for
Dilawri Group of Companies

24213	As indicated	GS	DB
PROJECT	SCALE	DRAWN	REVIEWED

Site Plan

A101.S

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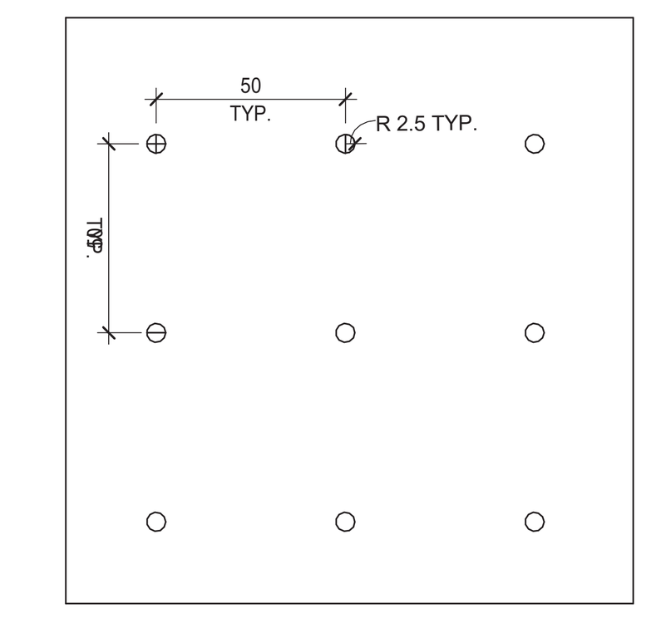
BIRD-FRIENDLY GLAZING



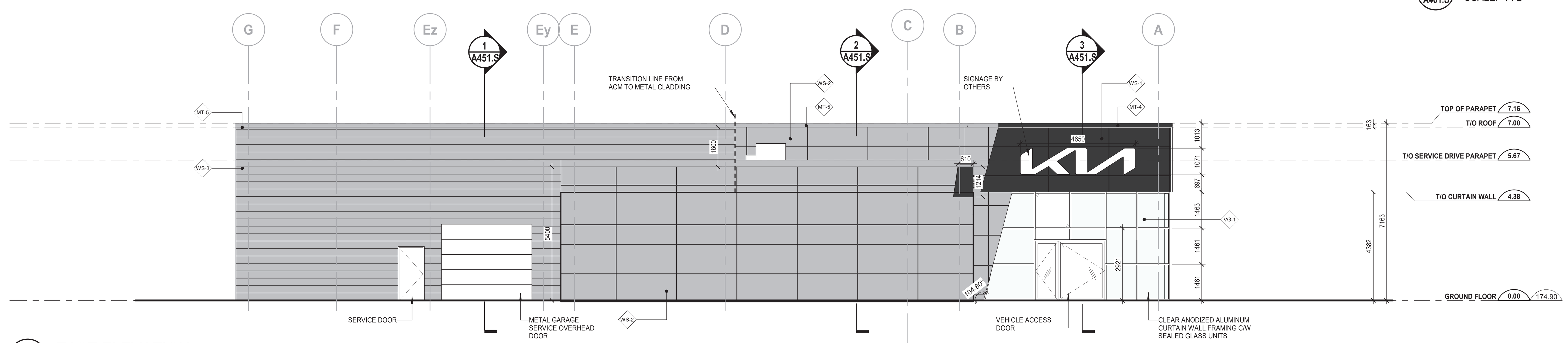
5 A401.S Bird-Friendly Glazing
SCALE: 1 : 2

LEGEND:

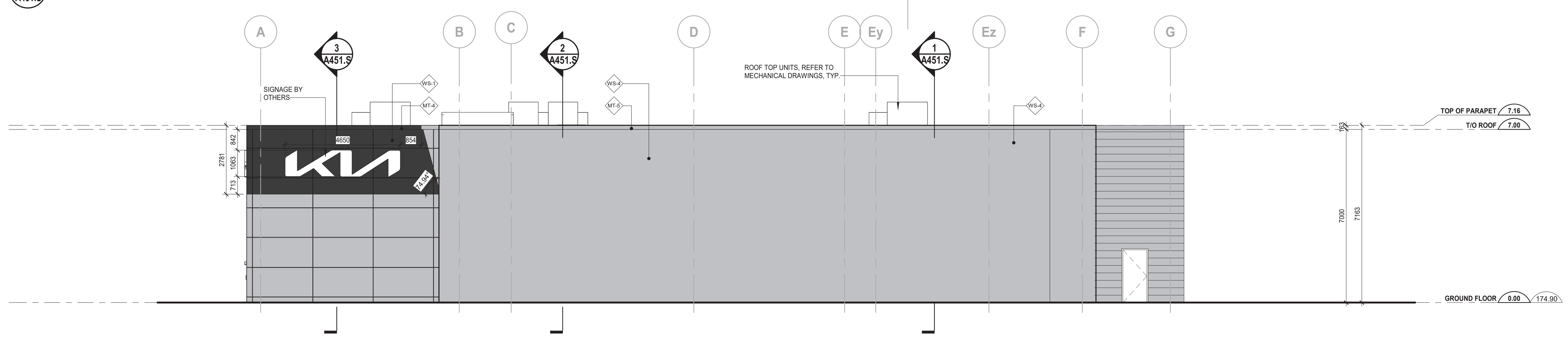
WS-1	BLACK ALUMINUM COMPOSITE MATERIAL PANEL
WS-2	SILVER ALUMINUM COMPOSITE MATERIAL PANEL
WS-3	SILVER METAL CLADDING PANEL
WS-4	CONCRETE BLOCK
VG-1	ANODIZED ALUMINUM CURTAIN WALL GLAZING
VG-2	VG-1 GLAZING WITH BIRD FRIENDLY FRIT PATTERN
MT-4	BLACK METAL FLASHING AND PARAPET CAP FLASHING
MT-5	SILVER METAL FLASHING AND PARAPET CAP FLASHING

UNPROTECTED OPENING:

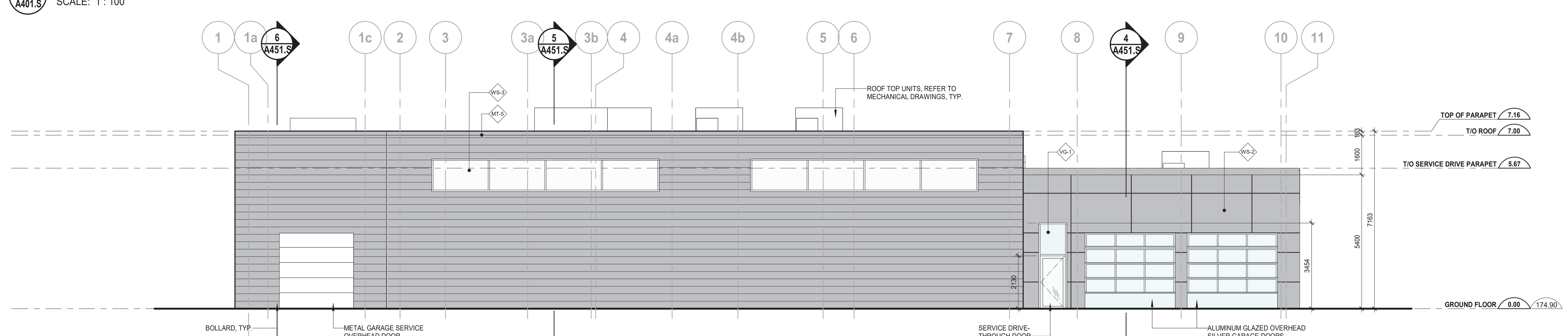
VG-1	VISION GLASS-IGU CLEAR TEMPERED WITH 5mm BIRD FRIENDLY MARKINGS RECTANGULAR PATTERN SPACED 50mm C.C ON SURFACE (1) AND E-COATING ON SURFACE (3)



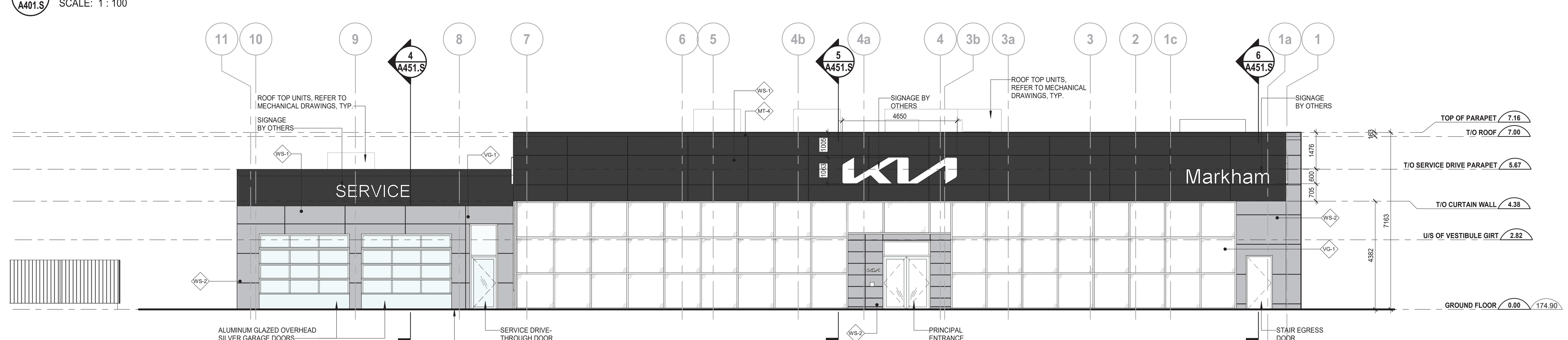
4 A401.S EAST ELEVATION
SCALE: 1 : 100



3 A401.S WEST ELEVATION
SCALE: 1 : 100



2 A401.S SOUTH ELEVATION
SCALE: 1 : 100



1 A401.S NORTH ELEVATION
SCALE: 1 : 100

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 2m².

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.

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)

- [x] Bird friendly treatment is applied on minimum 85% of contiguous glass panel area, if each panel area is greater than 2m² and within 16m from finished grade.
- [ ] Development contains no glass greater than 2m² within 16m from finished grade.

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

- [x] Bird friendly treatment is applied on minimum 85% of contiguous glass panel area, if each panel area is greater than 2m² and within 16m from roof level finished grade.
- [x] 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	☐	☐
Dots	☒	☐
Netting	☐	☐
Frit and Etched Patterns	☐	☐

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

- [x] 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.

Updated August 2022

Date	No.	Description

REVISION RECORD

09/13/24	Issued for SPA	

ISSUE RECORD

BDP. Quadrangle

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Markham Kia

4611 Hwy 7
Unionville, ON
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Dilawri Group of Companies

PROJECT	SCALE	DRAWN	REVIEWED
24213	As indicated	Author	Checker

Building Elevations

A401.S

2025-04-12 12:42:24 AM