



MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: September 14, 2022

SUBJECT: Site Plan Application
4340 Highway 7 East, Unionville
Façade Modifications

FILE: SPC 22 244216

Property/Building Description: Car dealership composed of two interconnected buildings with surface parking (c.1996)

Use: Commercial

Heritage Status: 4340 Highway 7 East is designated under Part V of the *Ontario Heritage Act* as part of the Unionville Heritage Conservation District (HCD).

Application/Proposal

- The City has received a Site Plan Control (SPC) application to slightly expand and modify a portion of the existing car dealership at 4340 Highway 7 East (the “subject property”). Alterations are isolated to the easternmost on-site building, identified as ‘Bldg. A’ on the drawings included as ‘Appendix D’ of this memo, and along the southern frontage of the subject property where new plantings are proposed;
- Specifically, the south elevation of Bldg A will be squared off by removing 17.22 square metres of floor area and adding 23.69 square metres of new floor area. The net difference will be an additional 6.47 square metres of floor area. As per the applicant, the proposed modifications are being undertaken to suit corporate branding requirements from Volvo, the current tenant. As the increase in the building footprint is under 50 square metres, the SPC application is considered minor in nature;
- Proposed materials are generally in keeping with the existing palette, consisting of a mixture of glazing types and metal/composite panels. New signage is also proposed.

Background

- The subject property is located on the north side of Highway 7 at the western periphery of the Unionville Heritage Conservation District (the “UHCD” or the “District”). The

subject property is bound by a Metrolinx rail corridor to the west, low-rise commercial plazas to the south and east, and low-rise residential properties to the north along Pavillion Street;

- The existing dealership is contemporary in design with exterior materials consisting primarily of large spans of glazing, precast stone and metal panelling. As noted in the following section, the complex is not considered to be a significant cultural heritage resource within the District;
- The existing complex was constructed in the mid-1990s. As the project was commercial and subject to site plan control, exterior materiality and roof profile, among other considerations, was determined through consultation with City Staff.

Heritage Policy

Heritage Status

- The subject property is designated under Part V of the *Ontario Heritage Act* as a constituent property of the UHCD;
- Within the Unionville Heritage Conservation District Plan, the subject property is identified as a Class ‘C’ property. As described in Section 2.4 (“Building Classification”) of the UHCD Plan, Class ‘C’ properties contain buildings that may not relate to the heritage character of the District, and possess the following qualities:
 - *Modern infill construction;*
 - *Older buildings that have been altered to an extent that their heritage character is no longer apparent.*
- Surrounding properties along Highway 7 East (e.g. 4400 and 4355 Highway 7 East) are also identified within the UHCD Plan as Class ‘C’ properties, and are not considered to be significant cultural heritage resources within the District.

Unionville Heritage Conservation District Plan (the “District Plan”)

The following policies are guidelines are excerpted from the District Plan and are relevant to the proposed development:

- Section 4.4.1 – Design Approach indicates that alteration and additions to non-heritage buildings – “***should be consistent with one of two design approaches: historical complementary or modern complementary as described in Section 9.5***”;
- Section 9.5.2 - Additions and alterations to Non-Heritage Buildings indicates that for a modern complementary approach – “***alterations should reflect the building’s existing architectural treatment or use the guidelines for new construction in the District (Section 9.2). The use of materials complementary to the heritage character of the District is encouraged.***”
- Section 5.8 – Trees and Vegetation indicates that – “***Plantings should contribute to screening less attractive sites in the District. Screening of above ground utilities should allow for proper operation and maintenance***”.

Staff Comments

- Heritage Section staff (“Staff”) have no objection to the proposed building modifications as they are in keeping with the architectural character of the existing complex, and as such are generally in keeping with direction in the UHCD Plan;
- At the request of Staff, a landscaped buffer is being introduced along the southern frontage of the subject property. This will reintroduce planting material in a location that softens the appearance of the complex as seen when entering the UHCD from Highway 7 East. Information on the location and type of proposed plantings is included as ‘Appendix D’ of this memo;
- New exterior signage is proposed, and will be detailed in a forthcoming signage permit application. Staff will evaluate the proposed signage to ensure it adheres to direction in the Signage By-law (2002-94) for heritage properties.

Suggested Recommendation for Heritage Markham

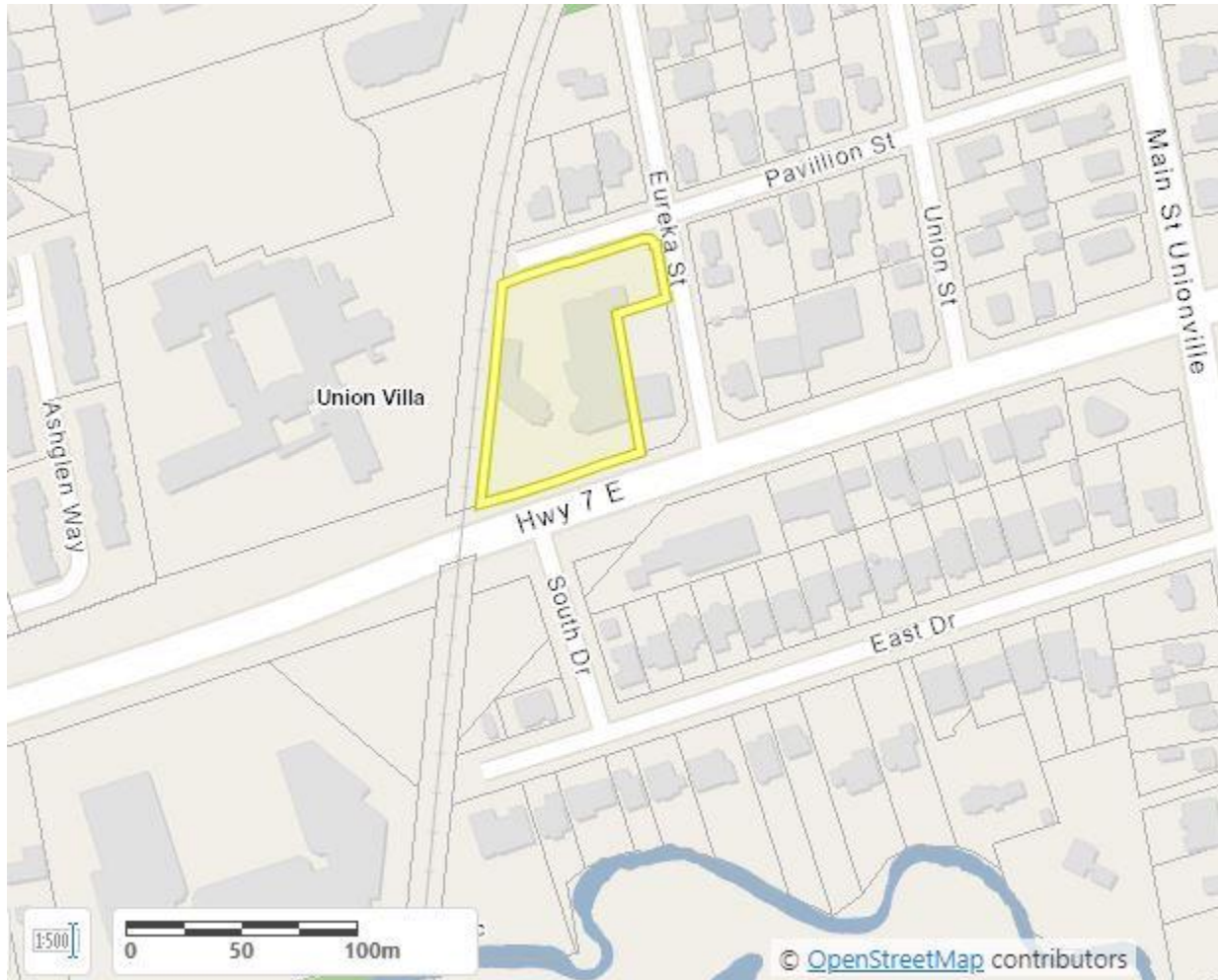
THAT Heritage Markham has no objection from a heritage perspective to proposed modifications as shown in the Site Plan Control application for 4340 Highway 7 East.

ATTACHMENTS:

Appendix ‘A’	Location Map
Appendix ‘B’	Image of the Subject Property
Appendix ‘C’	Aerial Image of the Subject Property
Appendix ‘D’	Architectural Drawings and Landscape Plan

Appendix 'A'

Location Map



Property map showing the location of the subject property [outlined in yellow] (Source: City of Markham)

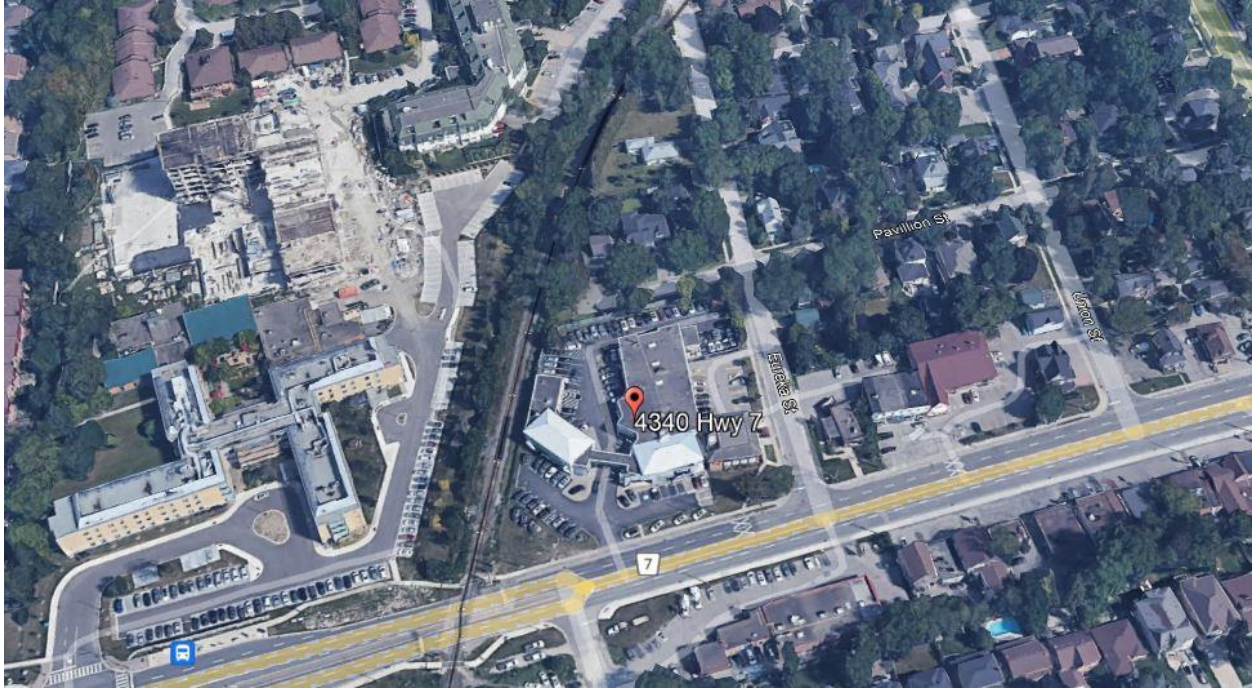
Appendix 'B'

Image of the Subject Property



The subject site as seen from Highway 7 East in June 2021 (Source: Google)

Appendix 'C'
Aerial Image of the Subject Property



Aerial view of the subject site showing its immediate context (Source: Google)

Appendix ‘D’

Architectural Drawings and Landscape Plan

PLAN OF SURVEY OF
LOTS 7 AND 8
AND PART OF LOTS 6, 9 AND 10
REGISTERED PLAN 190

CITY OF MARKHAM

REGIONAL MUNICIPALITY OF YORK

SCALE 1:300



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ertl surveyors 2021

Ontario Land Surveyors

Metric

DISTANCES ARE IN METRES AND CAN BE CONVERTED
TO FEET BY DIVIDING BY 0.3048.

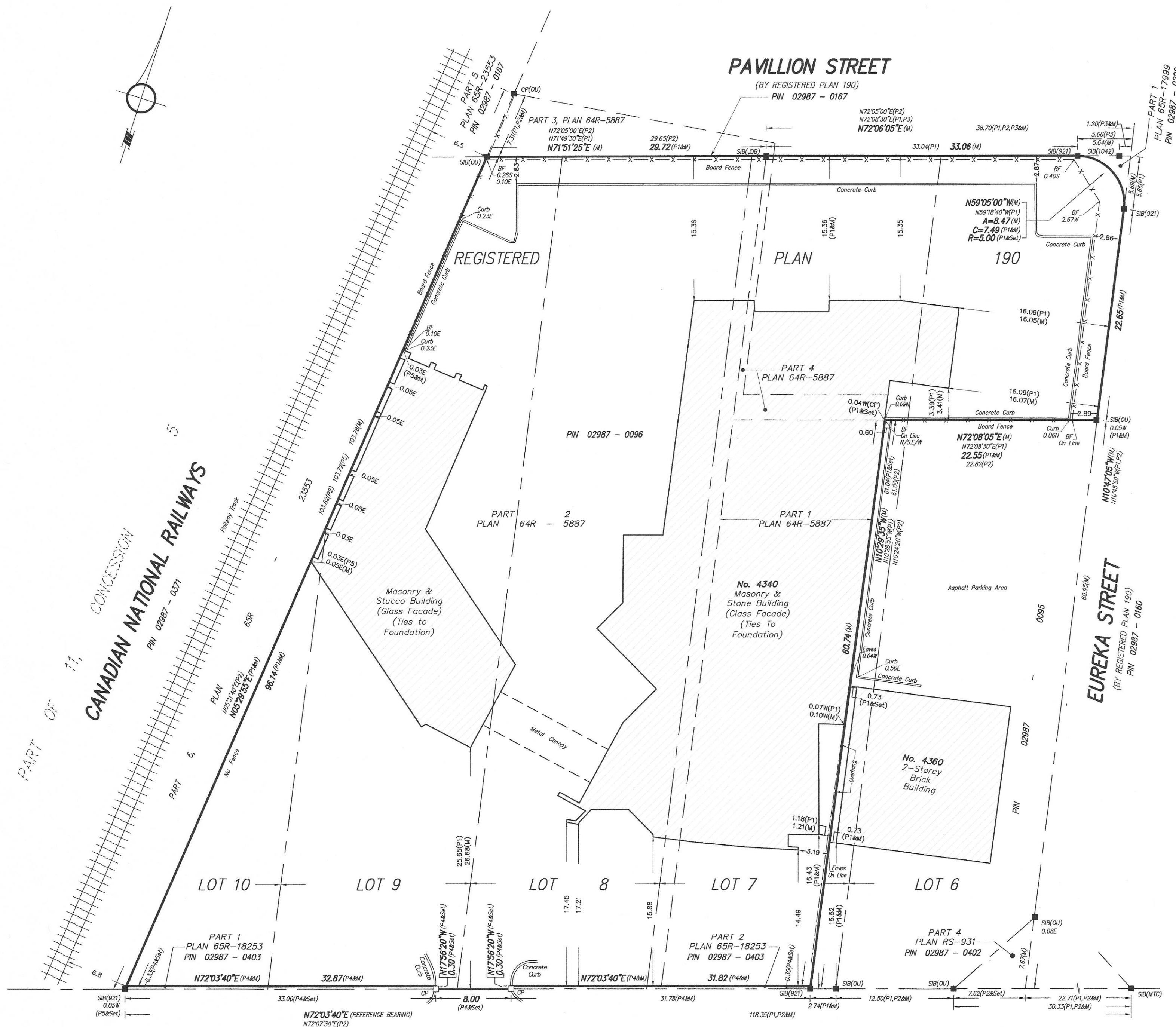
Bearing note

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE
NORTHERLY LIMIT OF HIGHWAY 7 EAST, HAVING A BEARING OF
N72°03'40"E AS SHOWN ON PLAN 65R-18253

Legend

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
IB	DENOTES	IRON BAR
CP	DENOTES	CONCRETE PIN
CP	DENOTES	REGISTERED PLAN 190
P1	DENOTES	PLAN BY P. SALNA, O.L.S.
		DATED FEBRUARY 21, 1996
P2	DENOTES	PLAN 64R-5887
P3	DENOTES	PLAN 65R-17999
P4	DENOTES	PLAN 65R-18253
P5	DENOTES	PLAN 65R-23553
921	DENOTES	P. SALNA CO. LTD., O.L.S.
1042	DENOTES	EDWARDS & GUNN, O.L.S.
JDB	DENOTES	J. D. BARNES LTD., O.L.S.
MTC	DENOTES	MINISTRY OF TRANSPORT & COMMUNICATIONS
OU	DENOTES	ORIGIN UNKNOWN
N,S,E,W	DENOTES	NORTH, SOUTH, EAST, WEST
M	DENOTES	MEASURED
BF	DENOTES	BOARD FENCE
CF	DENOTES	CONCRETE FOUNDATION

AREA OF PARCEL = 5867.7 sq m

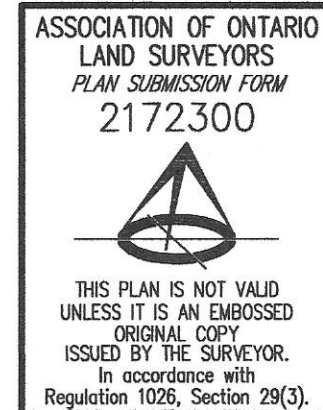


THE KING'S HIGHWAY No. 7

(ROAD ALLOWANCE BETWEEN LOTS 10 AND 11, CONCESSION 5)

PIN 02987 - 0402

(ROAD ALLOWANCE BETWEEN LOTS 10 AND 11)



Surveyor's Certificate

I CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE
REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 29TH DAY OF JUNE,
2021

July 16, 2021
Date

Fern A. Senkus
Ontario Land Surveyor

ertl surveyors
Ontario Land Surveyors
www.es-ols.com
1234 REID STREET, UNIT 10, RICHMOND HILL, L4B 1C1
TELEPHONE (905) 731-7834 FAX (905) 731-7852 EMAIL info@es-ols.com
DRAWING: 21332-BDRY-2021-JUL-09.DWG PROJECT: 21332
CALC. BY DICKY, DRAWN BY DH, CHECKED BY TAS

LEGEND

- EXISTING GRADE ELEVATION
- EXISTING GRADE ELEVATION TO REMAIN
- NEW FINISHED GRADE & FLOOR ELEVATION
- TOP OF CONCRETE CURB OR TOP OF CONCRETE WALL
- TOP OF PROPOSED WALL TO ADJOINING PROPERTY
- TOP OF WALL OR BOTTOM OF WALL
- BOLLARD
- EXTERIOR MAN DOOR
- OVERHEAD DOOR
- CATCH BASIN (ELEVATION TOP OF RIM)
- AREA DRAIN
- MAN HOLE (STORM OR SANITARY)
- HOSE BIBB (NON FREEZE)
- FIRE HYDRANT
- SIAMESE CONNECTION
- NUMBER OF PARKING STALLS IN ROW
- H/C HANDICAP PARKING
- DOUBLE OR SINGLE LIGHT STANDARD
- EXISTING DOUBLE OR SINGLE LIGHT STANDARD
- FIRE ROUTE
- ASPHALT PAVING OVER PARKING STRUCTUR
- LIGHT DUTY PAVING
- HEAVY DUTY PAVING
- CONCRETE BRICK PAVEMENT WALK
- SODDED OR SEEDDED AREA

GENERAL NOTES

- ALL DIMENSIONS ARE TAKEN TO THE OUTSIDE FACE OF EXTERIOR WALLS, UNLESS NOTED OTHERWISE.
- SOIL TEST INFORMATION MAY BE OBTAINED, FROM ARCHITECTS' OFFICES UPON REQUEST.
- CONTRACTORS SHALL TAKE ALL NECESSARY PRECAUTIONS WHEN EXCAVATING ON THE SITE TO DETERMINE ALL LOCATIONS OF UNDERGROUND SERVICES. SEE MECHANICAL AND ELECTRICAL DRAWINGS.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL GRADES AND DRAINAGE SYSTEMS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL SURFACE DRAINAGE WILL BE SELF-CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- GRADES AT SLOPES AT PROPERTY LINES AND WITHIN THE SITE TO BE MET WITHIN 3:1 (33% MAXIMUM).
- ALL FIRE ACCESS ROUTES SHALL BE CONSTRUCTED OF HARD SURFACE MATERIAL AND DESIGNED TO SUPPORT A LOAD OF NOT LESS THAN 11,363 KG. PER AXLE AND HAVE A CHANGE IN GRADIENT OF NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15m.
- ALL ACCESSSES WITHIN MUNICIPAL ROAD ALLOWANCES TO BE ASPHALT PAVED IF PORTION OF A DRIVEWAY IS WITHIN A MUNICIPAL B.V.D. IT SHALL BE PAVED BY THE CONTRACTOR.
- WHERE MUNICIPAL SIDEWALKS AND CURBS OCCUR AT ENTRANCES THEY SHALL BE CONTINUOUS THROUGH THE DRIVEWAYS. THE SIDEWALK SHALL REMAIN AT ITS ORIGINAL GRADE AND A CURB DEPRESSION WILL BE PROVIDED AT EACH ENTRANCE. ELEVATIONS OF DRIVEWAYS SHALL BE COMPATIBLE WITH EXISTING AND FUTURE SIDEWALK GRADES.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH LANDSCAPE DRAWINGS.
- THE SPREAD PATTERN OF EXTERIOR LIGHTING SHALL NOT INFRINGE ON THE ADJACENT PROPERTIES.
- ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
- NO STRUCTURAL INFORMATION TO BE TAKEN FROM ARCHITECTURAL DRAWINGS.
- CHECK ALL DIMENSIONS ON SITE PRIOR TO FABRICATION AND/OR INSTALLATION.
- FOR FRAMING OF ROOF AND FLOOR OPENINGS, REFER TO MECHANICAL AND STRUCTURAL DRAWINGS.
- CONTROL FLOW ROOF DRAINS TO BE INCORPORATED IN ROOFED AREAS. (SEE STORM WATER MANAGEMENT REPORT AND PLAN)
- DO NOT SCALE THE DRAWINGS. ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE CONSTRUCTION.
- ALL ELEVATIONS SHOWN ON THE ARCHITECTURAL SITE PLAN ARE GEODETIC IN METRIC.
- FIRE ROUTE WILL BE DESIGNATED IN ACCORDANCE WITH THE CITY OF MARKHAM BY-LAW PRIOR TO THE OCCUPANCY OF THE BUILDING.
- FOR WALKWAY MATERIAL AND EXTENT OF PLANTING AND BARRIERS, SEE LANDSCAPE DRAWINGS.
- THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 0.60 M IN HEIGHT, OR ANY RETAINING WALL LOCATED ON A PROPERTY LINE IS TO BE SHOWN ON THE SITE GRADING PLAN FOR THIS PROJECT AND IS TO BE APPROVED BY CONSULTING ENGINEER FOR THE PROJECT.
- PARKING SPACE(S) RESERVED FOR THE PHYSICALLY HANDICAPPED MUST BE IDENTIFIED BY A SIGN, INSTALLED AT THE APPLICANT'S EXPENSE, IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS OF THE CITY OF MARKHAM BY-LAWS.
- PROVIDE CHAIN LINK FENCE AND GATE DURING CONSTRUCTION & REMOVE AT COMPLETION.
- DRIVEWAY TO BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH CITY OF MARKHAM STANDARD DRAWING MPT19

ZONING & SITE STATISTICS

LOT AREA
1. 5,891.5 m² (1.456 ACRES)

LOT FRONTAGE
1. 32.87 m + 31.82 m = 64.69 m (212.2 FT.)

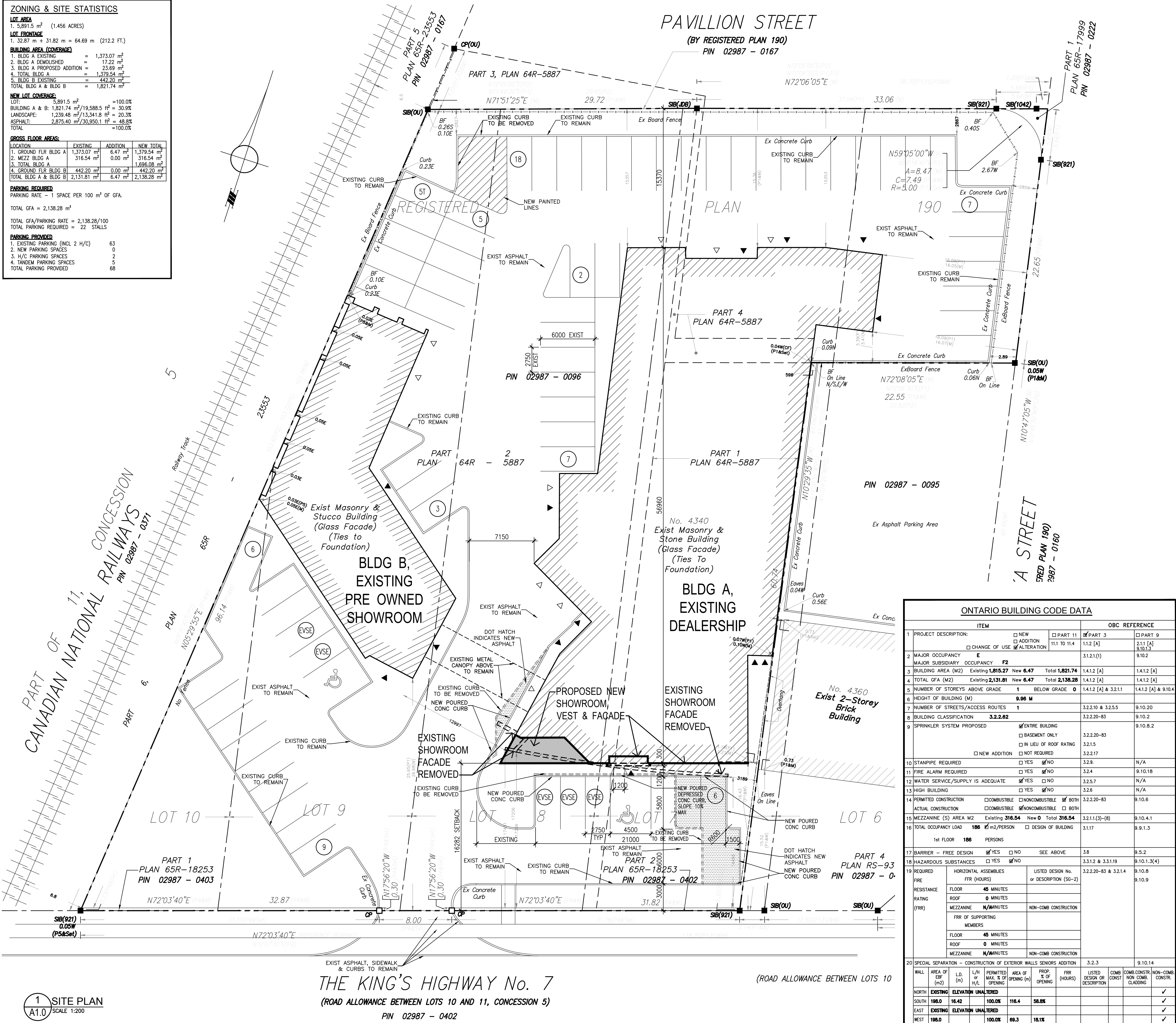
BUILDING AREA (COVERAGE)
1. BLDG A EXISTING = 1,373.07 m²
2. BLDG A DEMOLISHED = 17.22 m²
3. BLDG A PROPOSED ADDITION = 23.69 m²
4. TOTAL BLDG A = 1,379.54 m²
5. BLDG B EXISTING = 442.20 m²
TOTAL BLDG A & BLDG B = 1,821.74 m²

NEW LOT COVERAGE
LOT: 5,891.5 m²
BUILDING A & B: 1,821.74 m²/19,588.5 ft² = 30.3%
LANDSCAPE: 1,239.48 m²/13,341.8 ft² = 20.3%
ASPHALT: 2,875.40 m²/30,950.1 ft² = 48.8%
TOTAL = 100.0%

GROSS FLOOR AREAS
LOCATION EXISTING ADDITION NEW TOTAL
1. GROUND FLR BLDG A 1,373.07 m² 6.47 m² 1,379.54 m²
2. MEZZ BLDG A 316.54 m² 0.00 m² 316.54 m²
3. TOTAL BLDG A 1,696.08 m²
4. GROUND FLR BLDG B 442.20 m² 0.00 m² 442.20 m²
TOTAL BLDG A & BLDG B 2,138.28 m² 6.47 m² 2,138.28 m²

PARKING REQUIRED
PARKING RATE - 1 SPACE PER 100 m² OF GFA.
TOTAL GFA = 2,138.28 m²
TOTAL PARKING REQUIRED = 22 STALLS

PARKING PROVIDED
1. EXISTING PARKING (INCL 2 H/C) 63
2. NEW PARKING SPACES 0
3. H/C PARKING SPACES 2
4. TANDUM PARKING SPACES 2
TOTAL PARKING PROVIDED 68



ONTARIO BUILDING CODE DATA				
ITEM	NEW	ADDITION	CHANG	ALTERATION
1. PROJECT DESCRIPTION:	☐ NEW	☐ ADDITION	☐ CHANGE OF USE	☐ ALTERATION
2. MAJOR OCCUPANCY	E	F2		
3. BUILDING AREA (M2)	Existing 1,615.27	New 6.47	Total 1,821.74	
4. TOTAL GFA (M2)	Existing 2,131.81	New 6.47	Total 2,138.28	
5. NUMBER OF STOREYS ABOVE GRADE	1	BELOW GRADE 0		
6. HEIGHT OF BUILDING (M)	9.96			
7. NUMBER OF STREETS/ACCESS ROUTES	1			
8. BUILDING CLASSIFICATION	3.2.2.62			
9. SPRINKLER SYSTEM PROPOSED	☒ ENTIRE BUILDING	☐ BASEMENT ONLY	☐ IN LIEU OF ROOF RATING	☐ NOT REQUIRED
10. STANPIPE REQUIRED	☐ YES	☒ NO		
11. FIRE ALARM REQUIRED	☐ YES	☒ NO		
12. WATER SERVICE/SUPPLY IS ADEQUATE	☒ YES	☐ NO		
13. HIGH BUILDING	☐ YES	☒ NO		
14. PERMITTED CONSTRUCTION	☒ COMBUSTIBLE	☐ NON-COMBUSTIBLE	☒ BOTH	
15. MEZZANINE (S) AREA M2	Existing 316.54	New 0	Total 316.54	
16. TOTAL OCCUPANCY LOAD	186	m2/PERSON	DESIGN OF BUILDING	
17. BARRIER - FREE DESIGN	☒ YES	☐ NO	SEE ABOVE	
18. HAZARDOUS SUBSTANCES	☐ YES	☒ NO		
19. REQUIRED	HORIZONTAL ASSEMBLIES	LISTED DESIGN NO. or DESCRIPTION (SG-2)		
20. SPECIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS SENIORS ADDITION				

NOTES:

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CONSTRUCTION NORTH

KEY PLAN

1 04.01.22 JDF ISSUED FOR PRELIMINARY SPA

ISSUED DATE ISSUED 04.01.22 JDF

APPROVED DATE ISSUED 04.01.22 JDF

REVISION DESCRIPTION

ONTARIO ASSOCIATION OF ARCHITECTS

JOHN FRANKOVICH

LICENCE 81829

JDF Architecture inc

885 Progress Ave., Suite UPH-7, Scarborough, M1H 3G3

Tel: (416) 289-8338

PROJECT NAME

ALTERATIONS FOR:

UNIONVILLE VOLVO

4340 Hwy #7, UNIONVILLE

DRAWN HC

CHECKED GM

APPROVED JDF

REVISION NO. 1

DATE 04.01.22

SCALE 1:200

PROJECT NO. 20-010

DRAWING TITLE

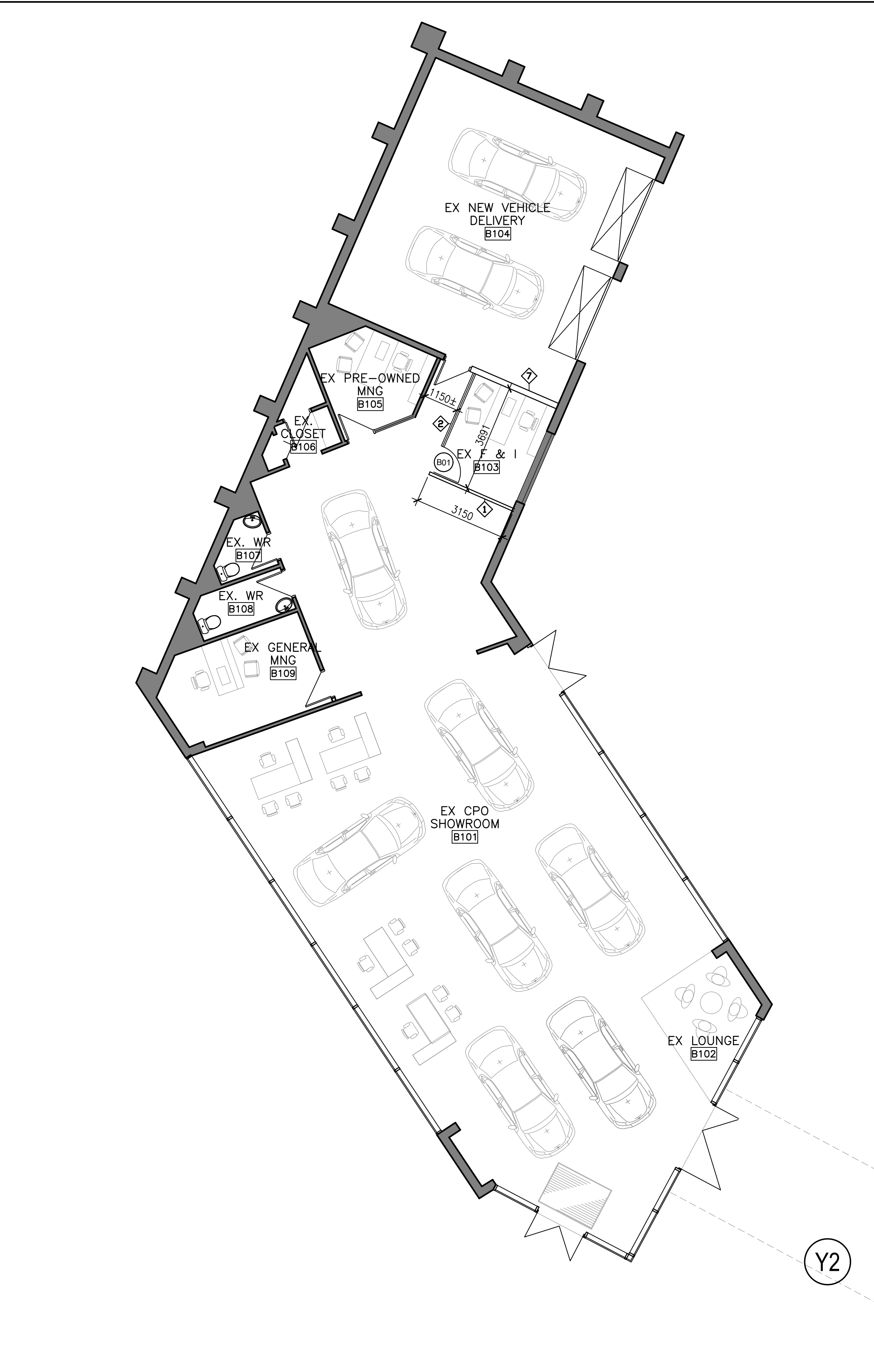
SITE PLAN

DRAWING NO.

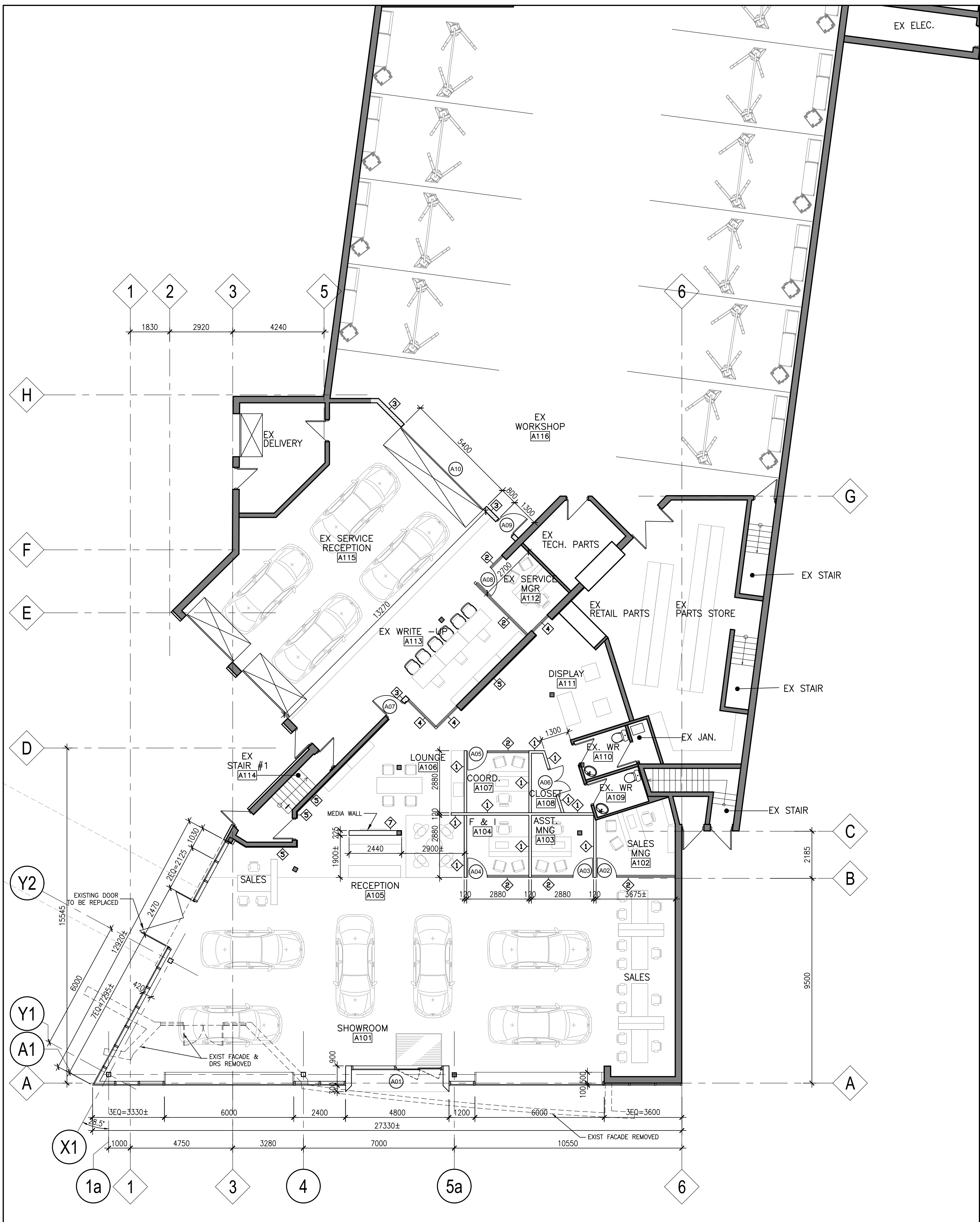
A1.0

INTERIOR WALL LEGEND

- GYPSUM BOARD PARTITION
12.7mm G.B. TO 150mm ABOVE FINISHED CLG ON EACH SIDE OF 92mm METAL STUDS @ 400mm O/C
- GLAZED PARTITION OR WINDOW
SINGLE GLAZED ALUMINUM SCREEN WITH CLEAR ANODIZED FINISH FRAMES & SINGLE 6.4mm TEMPERED CLEAR GLASS (TRIFAB 450 OR APPROVED EQ.), INTERIOR GLAZED PARTITION FRAME CLIP TO STEEL STUDS, (BRACED AS REQUIRED) OR FASTEN TO CONCRETE BLOCK WALL. STEEL STUD BRACING TO BE DESIGNED & STAMPED BY A PROF. ENG. (SEE INTERIOR ELEVATIONS FOR SIZES).
- CONCRETE BLOCK WALL
240mm THICK STD CONC BLOCK WALL TO U/S OF POURED CONC SLAB, HOLLOW CORE SLAB OR METAL DECK. ALLOW FOR DEFLECTION WHERE REQ. ALL EXP CORNERS AND WINDOW SILLS TO BE BULLNOSE.
- 1.5 HR FIRE RATED GLAZED PARTITION OR WINDOW
SAME AS 2 EXCEPT GLASS TO BE HEAT STRENGTHENED, PROTECTED BY WINDOW SPRINKLERS BOTH SIDES
- 2 HOUR FIRE RATED NEW CONCRETE BLOCK WALL WITH GYPSUM BOARD ONE SIDE
12.7mm GB ON 22mm METAL FLOORING @ 400mm O/C ON ONE SIDE OF EXISTING CONC BLOCK WALL TO U/S OF POURED CONC SLAB, HOLLOW CORE SLAB OR METAL DECK. APPLY CONTINUOUS SMOKE SEALANT & FIRE STOP MATL @ DECK FLUTES. APPLY COMPRESSIBLE FIRE STOP MATL & SMOKE SEALANT WITH HIGH ELASTICITY WHERE DEFLECTION OCCURS. ALLOW FOR DEFLECTION WHERE REQ. ALL EXP CORNERS AND WINDOW SILLS TO BE BULL NOSE. EXTEND GYPSUM BD & METAL STUDS FULL HT WHERE EXP. FILL DECK FLUTES WITH GYPSUM BD WHERE EXP.
- 2 HOUR FIRE RATED NEW CONCRETE BLOCK WALL WITH GYPSUM BOARD ONE SIDE
SAME AS 5 EXCEPT WITH 92MM METAL STUDS @400MM O/C
- GYPSUM BOARD PARTITION
12.7mm G.B. FULL HEIGHT ON EACH SIDE OF 200mm STEEL STUDS @ 400mm O/C



2 EXIST GROUND FLOOR PLAN-BUILDING B
A2.1 SCALE 1:100



1 NEW GROUND FLOOR PLAN-BUILDING A
A2.1 SCALE 1:100

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ISSUED NO.	DATE ISSUED	BY	REVISION	DESCRIPTION
1	04.01.22	JDF	ISSUED FOR PRELIMINARY SPA	



JDF Architecture inc
885 Progress Ave., Suite UPH-7, Scarborough, M1H 3G3
Tel: (416) 289-8338

PROJECT NAME: ALTERATIONS FOR:
UNIONVILLE VOLVO
4340 Hwy #7, UNIONVILLE

DRAWN	CHECKED	APPROVED	REVISION NO.	DATE
HC	GM	JDF	1	04.01.22
SCALE	PROJECT NO.	DRAWING TITLE	DRAWING NO.	
AS NOTED	20-010	BUILDING A & BUILDING B GROUND FLOOR PLANS		

A2.1

VOLVO EXTERIOR FINISH LEGEND

1 CURTAIN WALL (SHOWROOM, TONED)

CURTAIN WALL (ALUMICOR 2600 SSG SERIES OR APPROVED EQUAL) C/W DOUBLE GLAZED ARGON FILLED UNITS IN THERMALLY BROKEN ALUMINUM FRAMES. INNER GLASS TO BE CLEAR TEMPERED C/W WHITE FROSTED FILM ADHERED TO INT. SIDE, OUTER GLASS TO BE CLEAR TEMPERED C/W LOW "E" COATING. FRAMES AND PERIMETER CAPS TO BE CLEAR ANODIZED, VERTICAL & HORIZONTAL JOINTS TO USE SSG SYSTEM.

2 CURTAIN WALL SPANDREL PANEL (SHOWROOM)

CURTAIN WALL SPANDREL PANEL (ALUMICOR 2600 SSG SERIES OR APPROVED EQUAL) C/W SINGLE GLAZED UNITS IN THERMALLY BROKEN ALUMINUM FRAMES. GLASS TO BE CLEAR C/W MEDIUM GREY COATING. FRAMES AND HORIZONTAL CAPS TO BE CLEAR ANODIZED, VERTICAL JOINTS TO USE SSG SYSTEM.

3 CURTAIN WALL (SHOWROOM, BLUE GLASS)

SAME AS 1 EXCEPT C/W GLAZING:
OUTER PANE 1/4"(6mm) LOW IRON VELOUR #1 HS
INTERLAYER .015(0.38mm) (2) BLUE 78% PVB 827800 .015(0.38mm) (5) RED 50% PVB 805000 .015(0.38mm) (6) BLUE 50% PVB 825000 .015(0.38mm) (2) BLUE 78% PVB 827800
MIDDLE PANE 1/4"(6mm) LOW IRON VELOUR #4 HS
AIRSPACE 1/2" PAINTED BLACK
INNER PANE 1/4"(6mm) OPTIWHITE W/VE-85 #5 SURFACE HS

4 PICTURE WINDOW GLAZING (SHOWROOM)

PICTURE WINDOW GLAZING TO BE CLEAR LAMINATED TEMPERED GLASS C/W CLEAR CAULKED VERTICAL BUTT JOINTS. TOP & BOTTOM FRAMES (ALUMICOR 2600 SSG SERIES OR APPROVED EQUAL) TO BE THERMALLY BROKEN ALUMINUM. FRAMES & CAPS TO BE CLEAR ANODIZED.

5 ALUMINUM SLIDING DOOR

DOUBLE GLAZED ALUMINUM SLIDING DOOR C/W BREAKAWAY PANELS, (BESAM OR APPROVED EQUAL) INNER & OUTER GLASS TO BE CLEAR TEMPERED ARGON FILLED C/W LOW "E" COATING, FRAME TO BE CLEAR ANODIZED TO MATCH CURTAIN WALL FRAMES.

6 WOOD VENEER COMPOSITE PANEL

RESIN & PVOF COATED NATURAL WOOD VENEER COMPOSITE PANEL MT ON METAL BATTENS, GRAIN DIRECTION TO VERTICALLY ORIENTATED ON VERT ELEMENTS, (TRESPA OR APPROVED EQ.) COLOUR TO BE ELEGANT OAK.

7 ALUMINUM COMPOSITE PANEL

ALUMINUM COMPOSITE PANEL (SOBOTEC) C/W DRY JOINT REVEALS TO MATCH PANELS, COLOUR TO BE WHITE

8 ALUMINUM ENTRANCE DOOR

DOUBLE GLAZED ALUMINUM DOOR (ALUMICOR 7700 SERIES OR APPROVED EQ.) INNER & OUTER GLASS TO BE CLEAR TEMPERED ARGON FILLED C/W LOW "E" COATING, FRAME TO BE CLEAR ANODIZED TO MATCH CURTAIN WALL FRAMES.

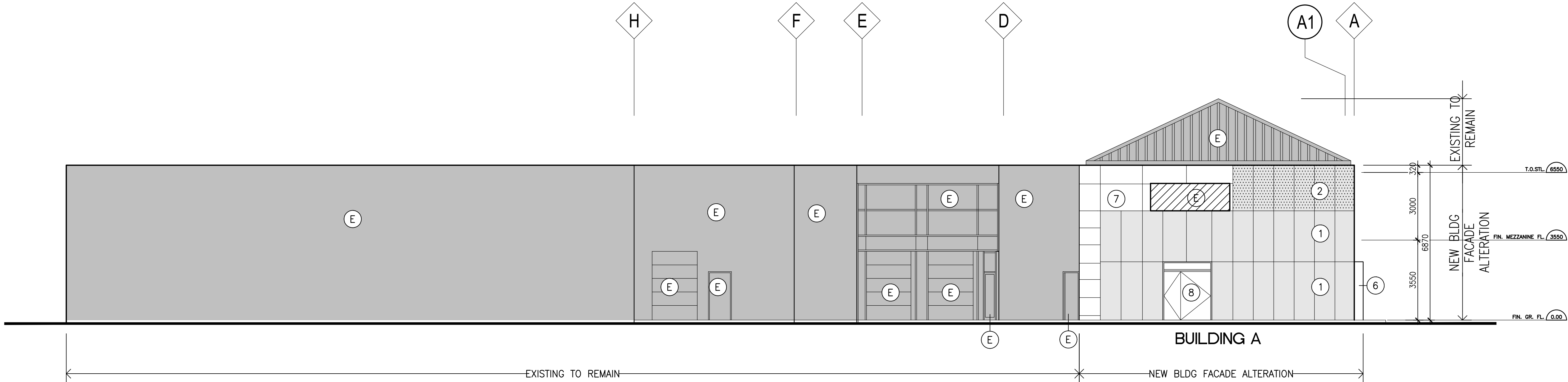
E EXISTING TO REMAIN

NOTES:

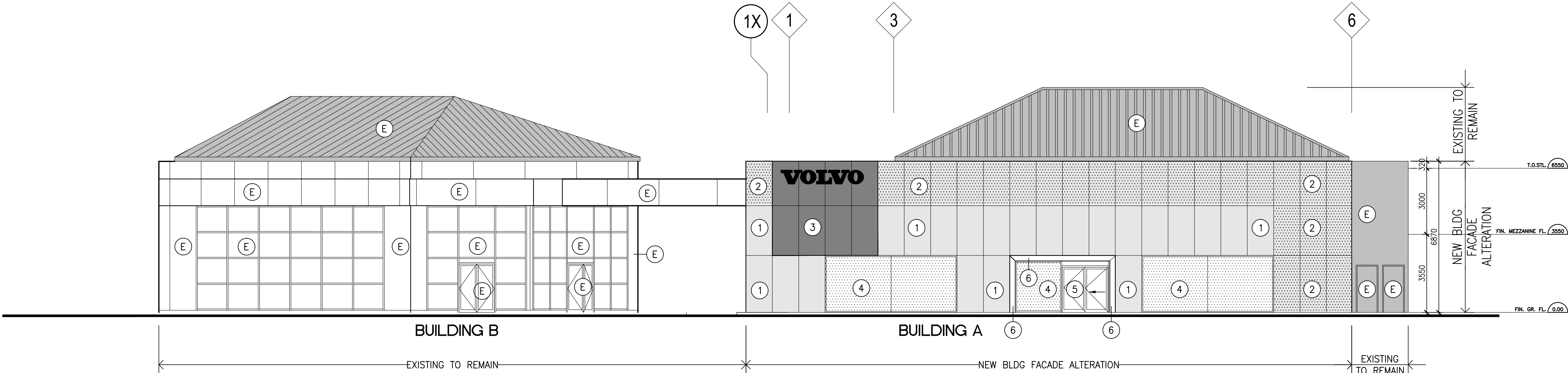
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CONSTRUCTION NORTH



2 WEST ELEVATION
A3.0 SCALE 1:100



1 SOUTH ELEVATION
A3.0 SCALE 1:100

1 04.01.22 JDF ISSUED FOR PRELIMINARY SPA

ISSUED DATE ISSUED JDF NO. 04.01.11 REV'D REVISION DESCRIPTION

ONTARIO ASSOCIATION OF ARCHITECTS

JOHN FRANKOVICH LICENCE 8850

JDF Architecture inc

885 Progress Ave., Suite UPH-7, Scarborough, M1H 3G3

Tel: (416) 289-8338

PROJECT NAME

ALTERATIONS FOR:

UNIONVILLE VOLVO

4340 Hwy #7, UNIONVILLE

DRAWN HC

CHECKED GM

APPROVED JDF

REVISION NO. 1

DATE 04.01.22

SCALE 1:100

PROJECT NO. 20-010

DRAWING TITLE

SOUTH & WEST ELEVATIONS

DRAWING NO.

A3.0

SITE PLAN INFORMATION PROVIDED BY:

JDF ARCHITECTURE INC.
885 PROGRESS AVE. SUITE UPPER P.H.7
SCARBOROUGH, ONTARIO M1H 3G3
416-289-8338

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COORDINATION NOTE



KEY PLAN

PAVILLION STREET

(BY REGISTERED PLAN 190)

PIN 02987 - 0167

SITE PLAN LEGEND

- + 100.00 EXISTING GRADE ELEVATION
- + 100.00 EXISTING GRADE ELEVATION TO REMAIN
- + 100.00 NEW FINISHED GRADE & FLOOR ELEVATION
- + 100.00 TOP OF CONCRETE CURB OR TOP OF CONCRETE WALL
- + 100.00 TOP OF PROPOSED WALL TO ADJOINING PROPERTY TOP OF WALL OR BOTTOM OF WALL
- + 100.00 T.W. OR B.W.
- B BOLLARD
- ▲ EXTERIOR MAN DOOR
- △ OVERHEAD DOOR
- C.B. CATCH BASIN (ELEVATION TOP OF RIM)
- AD AREA DRAIN
- M.H. MAN HOLE (STORM OR SANITARY)
- ⊕ HOSE BIBB (NON FREEZE)
- ⊙ FIRE HYDRANT
- ⊕ SIAMESE CONNECTION
- NUMBER OF PARKING STALLS IN ROW
- H/C HANDICAP PARKING
- LS DOUBLE OR SINGLE LIGHT STANDARD
- EX LS EXISTING DOUBLE OR SINGLE LIGHT STANDARD
- FIRE ROUTE
- ASPHALT PAVING OVER PARKING STRUCTUR
- LIGHT DUTY PAVING
- HEAVY DUTY PAVING
- CONCRETE BRICK PAVER WALK
- SOODED OR SEEDD AREA

ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE AND ANY OTHER AUTHORITY HAVING JURISDICTION. ALL DIMENSIONS TO BE CHECKED AND VERIFIED AT THE SITE BY EACH CONTRACTOR. ANY DISCREPANCIES AND/OR ERRORS SHALL BE REPORTED IN WRITING TO THE CONSULTANT BEFORE COMMENCING ANY WORK. ALL DRAWINGS ARE THE COPYRIGHT OF THE CONSULTANT AND REMAIN THE PROPERTY OF THE CONSULTANT.

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LEGEND

- PROPOSED DECIDUOUS TREES
- PROPOSED CONIFEROUS TREES
- PROPOSED SHRUBS

PLANT LIST

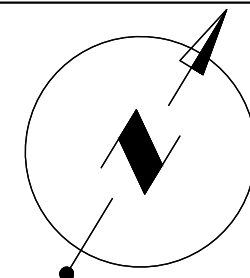
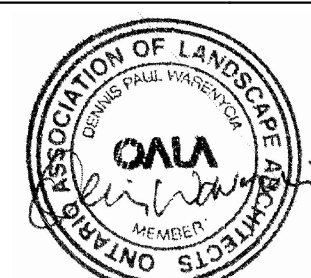
NOTE: CONTRACTOR TO NOTIFY CONSULTANT IMMEDIATELY IF ANY ERRORS OR DISCREPANCIES ARE NOTED. SHOULD A DISCREPANCY OCCUR BETWEEN PLANT LIST AND NOTES THE GREATER TOTAL SHALL TAKE PRECEDENCE. CONTRACTOR TO VERIFY SPECIES AND QUANTITIES PRIOR TO ENTERING INTO AGREEMENT WITH OWNER. PLANT MATERIAL SUBSTITUTIONS ARE NOT PERMITTED AFTER AWARD OF CONTRACT.

KEY	BOTANICAL NAME	COMMON NAME	COND.	CAL.	HT./SPR.	REMARKS	QTY.
A	ACER SACCARUM	SUGAR MAPLE	BB/UB	10"MM		UNIFORM	2
B	QUERCUS MACROCARPA	BUR OAK	BB/UB	10"MM		UNIFORM	2
C	PICEA GLAUCA	WHITE SPRUCE	BB/UB		18"	UNIFORM	2
aa	RIBES AUREUM	FLOWERING CURRANT	FOT		60CM	EVENLY SPACED	18
bb	POTENTILLA FRUTICOSA "JACKMAN"	JACKMAN'S CINQUEFOIL	FOT		60CM	EVENLY SPACED	18
cc	RUDBECKIA "HIRTIA"	BLACK EYED SUSAN	FOT		5GAL	EVENLY SPACED	8

REVISD AS PER NEW SITE PLAN
JUNE/22 ISSUED FOR CLIENT USE
MAY/20-22 ISSUED FOR CLIENT USE

INSITE LANDSCAPE ARCHITECTS INC.

LANDSCAPE ARCHITECTURE URBAN DESIGN MASTER PLANNING
insite@globalserve.net



STAMPED FOR SPA ONLY

UNIONVILLE VOLVO

4340 HWY. 7
MARKHAM, ONTARIO

CITY FILE # SPC
REGION FILE #

LANDSCAPE PLAN

DATE: MAY30-22

PROJECT: 220505

SCALE: 1:200

SHEET: L-1

(ROAD ALLOWANCE BETWEEN LOTS 10 AND 11, CONCESSION 5)

PIN 02987 - 0402