

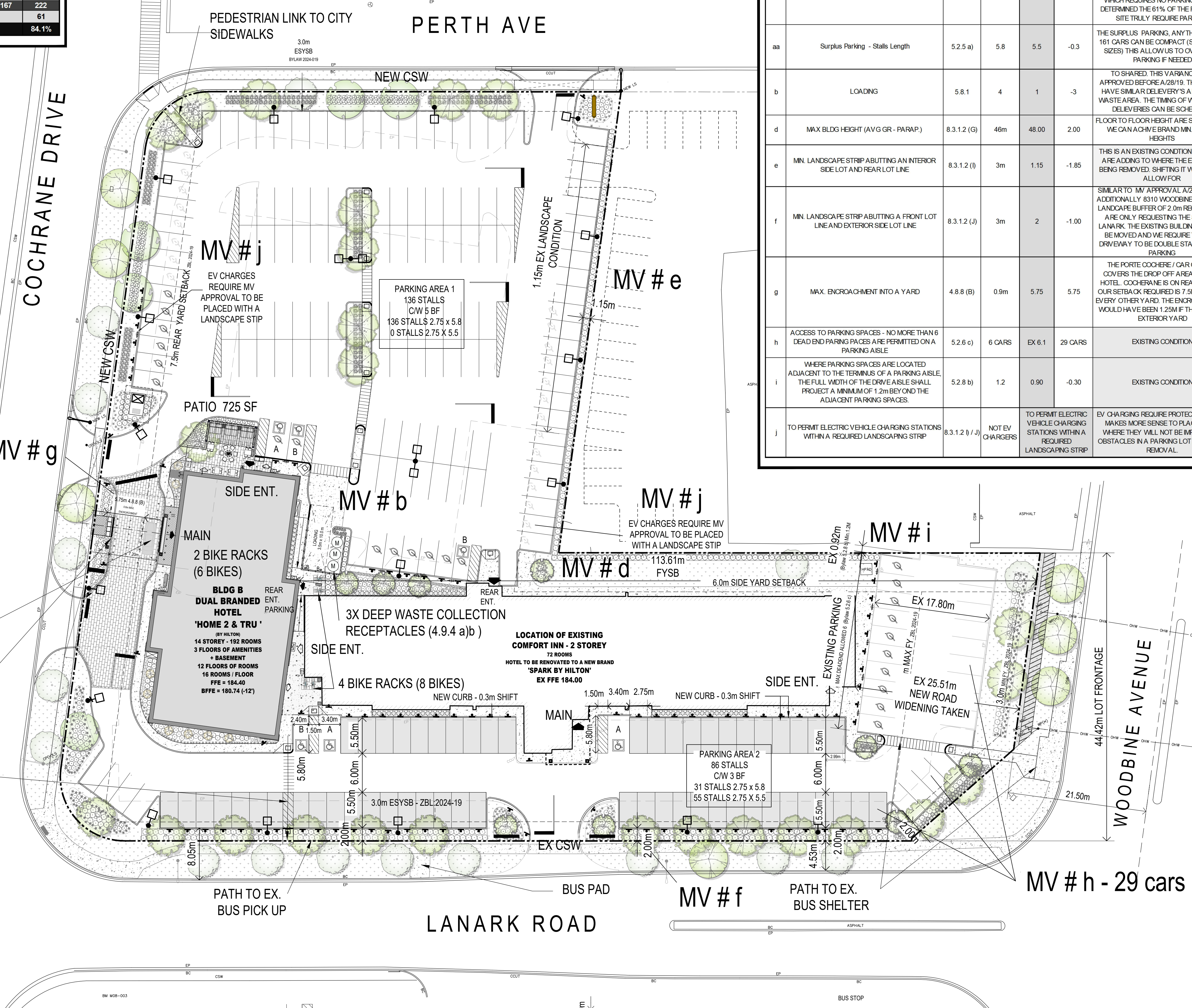
PARKING REQUIRED			
ROOMS			264
REQUIRED BASED ON THE PARKING STUDY	61%		161
* 5.2.2 A) SHALL BE INCREASED TO NEAREST WHOLE NUMBER IF FRACTION IS GREATER THAN 0.5			
PARKING PROVIDED			
	2.75 x 5.5	2.75 x 5.8	TOTAL
PARKING AREA 1	0	136	136
PARKING AREA 2	55	31	86
TOTAL PARKING PROVIDED	55	167	222
PARKING SURPLUS WHICH CAN BE SMALL CAR			
			61
% BASED ON TOTAL NUMBER OF ROOMS (PROVIDED / ROOMS)			
			84.1%

AVERAGE GRADE CALC		
FAÇADE	POINT	GRADE
CORNER N/W	1	184.35
WEST	2	184.40
WEST	3	184.40
WEST	4	184.40
WEST	5	184.40
CORNER S/W	6	184.20
CORNER S/E	7	183.90
SHAFT	8	183.90
SHAFT	9	183.90
REAR ENTRANCE	10	184.40
EAST	11	184.40
CORNER N/E	12	184.20
NORTH - SIDE ENT.	13	184.40
PATIO	14	184.40
TOTAL		2579.65
AVERAGE GRADE		184.26
FFE		184.40
DIFF		0.139

COMBO - BUILDING FLOOR STATISTICS					
FLOOR	HT (ft)	HT (m)	HT (ft)	HT (m)	FFE
BSM 1	-12	-3.66			
1	18.00	5.50			184.40
2	14.00	4.27	18.00	5.50	189.90
3	9.50	2.90	32.00	9.77	194.17
4	9.50	2.90	41.50	12.66	197.06
5	9.50	2.90	51.00	15.56	199.96
6	9.50	2.90	60.50	18.45	202.85
7	9.50	2.90	70.00	21.35	205.75
8	9.50	2.90	79.50	24.25	208.65
9	9.50	2.90	89.00	27.14	211.54
10	9.50	2.90	98.50	30.04	214.44
11	9.50	2.90	108.00	32.93	217.33
12	9.50	2.90	117.50	35.83	220.23
13	9.50	2.90	127.00	38.72	223.12
14	10.50	3.20	136.50	41.62	226.02
SUB-T	147.00	44.81			226.32
T. Parp.	10.00	3.05	147.00	44.81	229.37
TOTAL	157.00	47.85			229.37
AG	1.50	0.44	TOTAL BLDG HIGHT FROM		223.37
	158.50	47.99	AVG. GRADE		

MV # a MV # aa TONE DENOTES SMALLER CAR PARKING
2.75x 5.5m (0.3M REDUCTION) IN LENGTH SURPLUS PARKING ONLY

MINOR VARIANCES						NOTES
#	DESCRIPTION	ZBL 2024-19 SECTION	REQ	PROV.	DELTA	
a	SURPLUS PARKING BASED ON THE PROVIDED PARKING STUDY CA	5.5	161.0	222.0	61.0	INFORMATION REQUIRED FOR VARIANCE 'AA': SURPLUS PARKING WAS DETERMINED BY A PARKING STUDY TO SHOW WHAT IS NEEDED SINCE THE SITE IS WITHIN A MTA WHICH REQUIRES NO PARKING. IT WAS DETERMINED THE 61% OF THE ROOMS ON SITE TRULY REQUIRE PARKING.
aa	Surplus Parking - Stalls Length	5.2.5 a)	5.8	5.5	-0.3	THE SURPLUS PARKING, ANYTHING ABOVE 161 CARS CAN BE COMPACT (SMALL CAR SIZES) THIS ALLOW US TO OVERFLOW PARKING IF NEEDED
b	LOADING	5.8.1	4	1	-3	TO SHARED, THIS VARIANCE WAS APPROVED BEFORE A/28/19. THE HOTELS HAVE SIMILAR DELIVERIES AND SHARE WASTE AREA. THE TIMING OF WASTE AND DELIVERIES CAN BE SCHEDULED
d	MAX BLDG HEIGHT (AVG GR - PARAP)	8.3.1.2 (G)	46m	48.00	2.00	FLOOR TO FLOOR HEIGHT ARE SET SO THAT WE CAN ACHIEVE BRAND MIN. CEILING HEIGHTS
e	MIN. LANDSCAPE STRIP ABUTTING AN INTERIOR SIDE LOT AND REAR LOT LINE	8.3.1.2 (I)	3m	1.15	-1.85	THIS IS AN EXISTING CONDITION WHICH WE ARE ADDING TO WHERE THE EX POOL IS BEING REMOVED. SHIFTING IT WOULD NOT ALLOW FOR
f	MIN. LANDSCAPE STRIP ABUTTING A FRONT LOT LINE AND EXTERIOR SIDE LOT LINE	8.3.1.2 (J)	3m	2	-1.00	SIMILAR TO MV APPROVAL A/28/19, ITEM I ADDITIONALLY 8310 WOODBINE HAS A MIN. LANDSCAPE BUFFER OF 2.0m REQUIRED. WE ARE ONLY REQUESTING THE SAME ON LANARK. THE EXISTING BUILDING CAN NOT BE MOVED AND WE REQUIRE THE MAIN DRIVEWAY TO BE DOUBLE STACKED WITH PARKING
g	MAX. ENCROACHMENT INTO A YARD	4.8.8 (B)	0.9m	5.75	5.75	THE PORTE COCHERE / CAR CANOPY COVERS THE DROP OFF AREA FOR THE HOTEL. COCHERE IS ON REAR YARD SO OUR SETBACK REQUIRED IS 7.5M VS 3 FOR EVERY OTHER YARD. THE ENCROACHMENT WOULD HAVE BEEN 1.25M IF THIS WAS AN EXTERIOR YARD
h	ACCESS TO PARKING SPACES - NO MORE THAN 6 DEAD END PARKING SPACES ARE PERMITTED ON A PARKING AISLE	5.2.6 c)	6 CARS	EX 6.1	29 CARS	EXISTING CONDITION
i	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 1.2m BEYOND THE ADJACENT PARKING SPACES.	5.2.8 b)	1.2	0.90	-0.30	EXISTING CONDITION
j	TO PERMIT ELECTRIC VEHICLE CHARGING STATIONS WITHIN A REQUIRED LANDSCAPING STRIP	8.3.1.2 (J) / J	NOT EV CHARGERS			EV CHARGING REQUIRE PROTECTION AND IT MAKES MORE SENSE TO PLACE THESE WHERE THEY WILL NOT BE IMPACTED. IE OBSTACLES IN A PARKING LOT FOR SNOW REMOVAL



MV # d
SHUTTLE DROP OFF AND PICK UP AT PORTE COCHERE

PEDESTRIAN LINKS TO CITY SIDEWALKS

REV	DATE	DESCRIPTION	BY
4	DB	MINOR VARIANCE / BRAND RESPONSE	25-01-31
3	DB	BRAND RESPONSE / ZDR I	25-01-24
2.5	DB	ZDR	24-11-14
1	DB	BYLAW COMPARISON MV / ZBA	24-11-14
0	DB	PRE-CONSULTATION	23-11-02
0	DB	PRE-CONSULTATION	23-11-02

GENERAL NOTES
DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS & DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

CLIENT
JM HOSPITALITY
8330 Woodbine Ave.
Markham, ON L3R 2N8

ARCHITECT
SAPLYS ARCHITECTS INC.
1464 UNIT #8 CORNWALL ROAD
OAKVILLE, ON L6J 7W5

CONSULTANT
API DEVELOPMENT CONSULTANTS INC.
1464 UNIT #7 CORNWALL ROAD
OAKVILLE, ON L6J 7W5

PROJECT NAME
tru HOME 2
SUITES BY HILTON

8332 WOODBINE AVE - PHASE 1
8330 WOODBINE AVE - PHASE 2
Markham Ontario, Canada
Closest Major Intersection: Hwy 7 & Woodbine Ave.

PROJECT ADDRESS
8330 WOODBINE AVE (PHASE 2)
MARKHAM, ON L3R 2N8

PROJECT NO.
S24-002

DRAWING TITLE
MINOR VARIANCE SITE PLAN

FILES: PRCN 23 145888 000 - 24.197650.000.000.ZPR
FORMER APPLICATION SPC 19 253 507

BY: DB LS
SCALE: UNITS: MM
1:300

CHECKED: SHEET NO.
A-MV-01

SHEET REVISION
4.4

EXTERIOR ELEVATION LEGEND

- 100 EIFS - DURABOND SANDSTONE FINISH - FOSSIL/WHITE
- 101 EIFS - DURABOND SANDSTONE FINISH - CHARCOAL
- 102 BRICK VENEER - CHARCOAL
- 103 ACM PANEL - CHANTILLY WHITE
- 104 JOINT CONTROL FASCIA - BRASS
- 105 GLAZING
- 106 BLACK SPANDREL
- 107 ILLUMINATED SIGNAGE - WALL MOUNTED AS PER BRAND STANDARDS. REFER TO ELEC. DWG'S
- 109 LOUVER COLOUR TO MATCH ADJACENT WALL COLOUR

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 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 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)

- 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.
- 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.

SYMBOL LEGEND

BIRD FRIENDLY DESIGN PATTERN. SEE "CSA BIRD FRIENDLY DESIGN STANDARD A460" FOR DETAILS. DOT MARKER PATTERN MIN Ø 4mm, SPACING MAX 50mm BETWEEN PATTERNS.

NOT ISSUED FOR CONSTRUCTION



1 NORTH ELEVATION
A301 1: 150

2 EAST ELEVATION
A301 1: 150

No.	By	SPA	Date
1			24-09-18

ISSUANCE SCHEDULE

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DEVELOPMENT CONSULTANT:

API CONSULTANTS INC.
 1464 CORNWALL ROAD, UNIT 7
 OAKVILLE, ONTARIO L6J 7W5
 P: 905.337.7249

ARCHITECT:

SAPLYS ARCHITECTS INC.
 55 ST. CLAIR AVE W., SUITE 205
 TORONTO, ONTARIO M4V 2Y7
 P: 905.510.0595

CLIENT:

JM HOSPITALITY
 8330 WOODBINE AVE.
 MARKHAM, ON L3R 2N8

PROJECT

MARKHAM WOODBINE AVE DUAL BRAND
 (HILTON - TRU & HOME2)

8330 Woodbine Ave
 Markham, ON L3R 2N8

DRAWING TITLE
EXTERIOR ELEVATION - EAST & NORTH

BY: AGR | CHECK: IDB | ISSUED FOR: SPA

PROJECT NO.: S24-002 | SHEET NO.: A301

SCALE: As Indicated

ISSUE DATE: 24-09-18

A301 | 1 SHEET ISSUE No.

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PLOT DATE: 2025-01-27 1:48:53 PM

EXTERIOR ELEVATION LEGEND

- 100 EIFS - DURABOND SANDSTONE FINISH - FOSSIL/WHITE
- 101 EIFS - DURABOND SANDSTONE FINISH - CHARCOAL
- 102 BRICK VENEER - CHARCOAL
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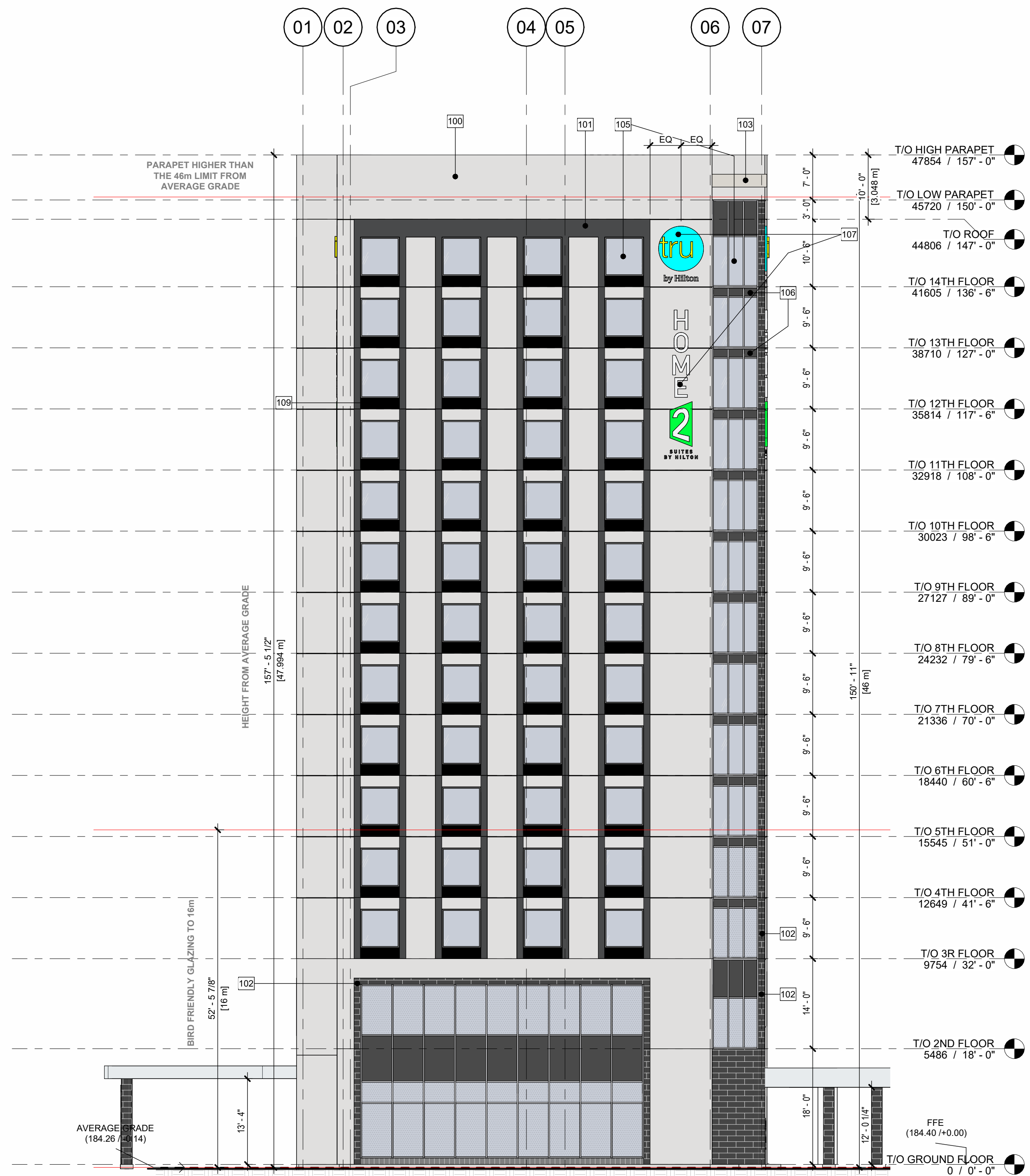
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NOT ISSUED FOR CONSTRUCTION



1 SOUTH ELEVATION
A302 1:150



2 WEST ELEVATION
A302 1:150

No.	By	Description	Date YY-MM-DD
ISSUANCE SCHEDULE			

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PROJECT
 MARKHAM WOODBINE AVE DUAL BRAND
 (HILTON - TRU & HOME2)

8330 Woodbine Ave
 Markham, ON L3R 2N8

DRAWING TITLE
EXTERIOR ELEVATION - WEST & SOUTH

BY: AGR | CHECK: IDB | ISSUED FOR: IDB

PROJECT NO.: S24-002 | SHEET NO.: A302

SCALE: As Indicated | ISSUE DATE:

A302 SHEET ISSUE No.

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