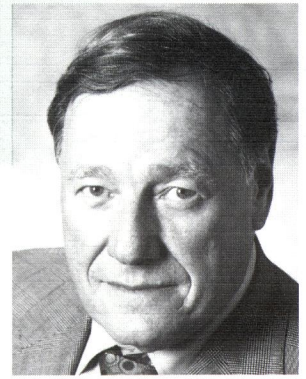


HOWARD MOSCOE



March 25, 2008

To: Planning and Growth Management Committee

Re: Site Plans for Car Lots

Summary

Car dealerships in most instances are a blight on a neighbourhood. They compete with each other to draw attention to their business. They spread the area used for the display of vehicles beyond their boundaries into the public realm and constantly seek innovative ways to extend that display space.

All dealerships go through a site plan planning process. Site plan functions to ensure a "clean and beautiful" site from the enhancement of the community. The majority of dealerships in this city do not enhance the community and are in violation of their original site plan agreements.

There appears to be no effective manner of ensuring that auto dealerships comply with site plan conditions. That suggests that the city needs to review the site plan conditions for automobile dealerships and create site standards that are more difficult to violate.

In addition it is incumbent on us to ensure that there is adequate follow up provisions so that the original site plan condition are observed and respected. The system appears to have failed in that regard.

Recommendation

1. The Planning Department undertake a study of existing car dealerships including a review of their original site plans and the degree which the site plan conditions have been effective.
2. Planning and Urban Design develop enhanced planning standards for automobile dealerships that will not only ensure that they will start as "clean and beautiful" but also remain so.
3. That staff develop an enforcement protocol that includes periodic follow-up visits to dealerships and penalties and remedies for their violations.

A large, stylized handwritten signature of Howard Moscoe in black ink.

Councillor Howard Moscoe
Eglinton-Lawrence



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