
SCARBOROUGH AUTOMOTIVE CENTRE

Development in the Scarborough Automotive Centre will be consistent with the following urban design guidelines. They provide a specific framework for the development of a high quality automotive sales and service campus. The guidelines are to be read in conjunction with the urban design policies of the Official Plan.

LOCATION

The area bounded by Sheppard Avenue East, Conlins Road, Milner Avenue and Grand Marshall Drive

GUIDELINES

STREETSCAPE, FRONT YARDS AND FACADES

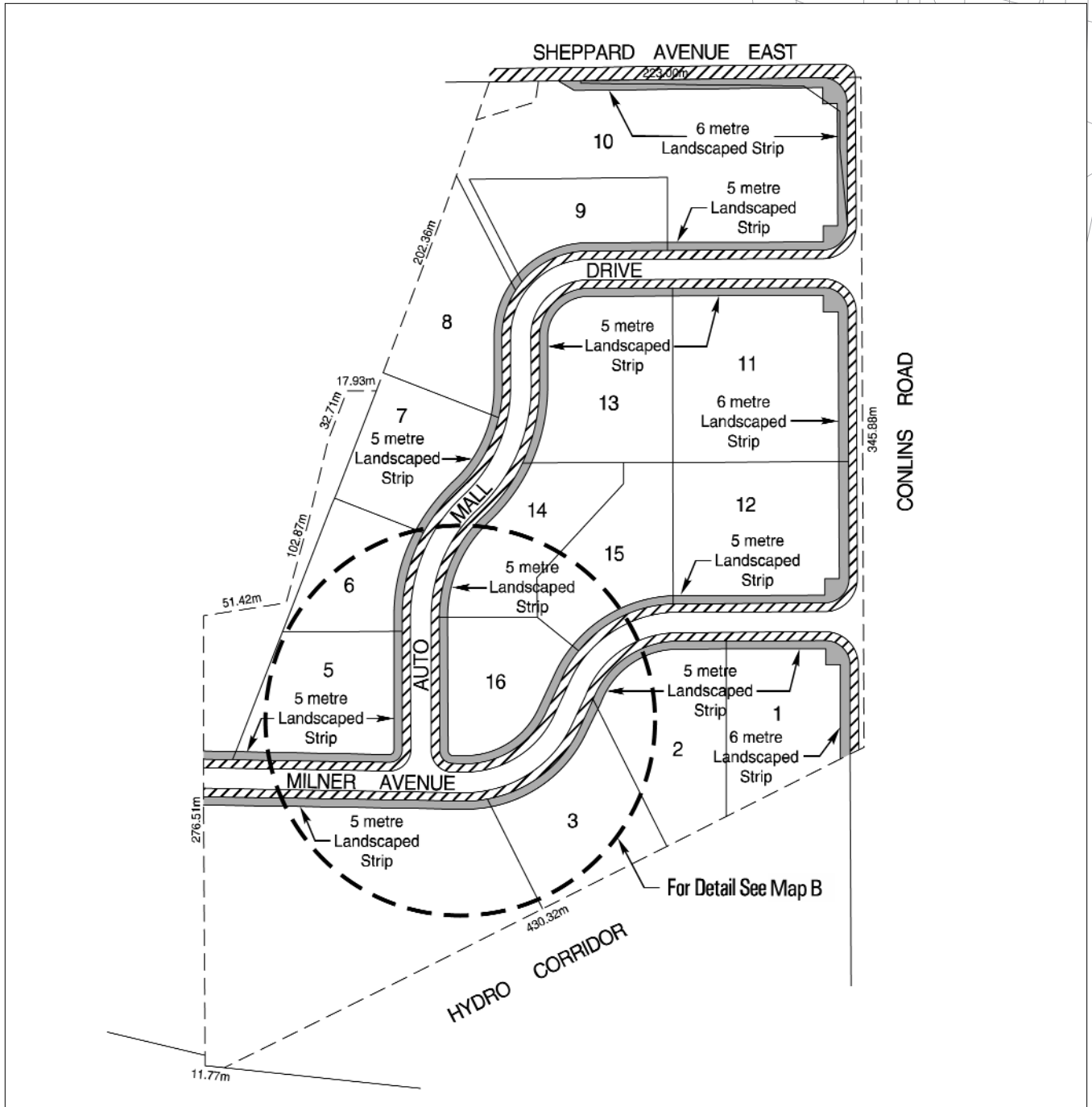
1. The primary display area for new vehicles will be inside showrooms.
2. No parking, storage or display of vehicles is permitted between showrooms and the street and within 3m of the streetline.
3. Facades of showrooms are to be of high quality and will maximize their length and glazing along the street.
3. Distinctive rooflines are to be provided on showrooms.
4. Building form, landscaping and thematic signage will create a gateway effect at entries to the subdivision.
5. No parking, display or storage of vehicles will be permitted on planted areas.

ORGANIZATION OF SITE FOR VEHICLES AND PEDESTRIAN MOVEMENT

1. Sharing of driveways between properties is encouraged.
2. It must be clear to the public which entrance serves each property.
3. Where possible, opportunities will be provided for direct pedestrian routes between adjacent properties.
4. Security fencing which is intended to prevent access will be located such that vehicular and pedestrian movements by the public on the site are not unnecessarily impeded.

**SIGNAGE LIGHTING AND PROMOTIONAL
DISPLAY**

1. Signage which promotes and identifies the overall project will have a common character and theme.
2. Corporate or dealership signage and pylons are to be integrated with the building and/or landscaping and complement the project signage.
3. Signage will clearly identify routes through each site from the entrance to the appropriate visitor parking locations.
4. Such items as suspended pennants, suspended strings of lights and inflatable objects in the air, will not be displayed, except for special events.



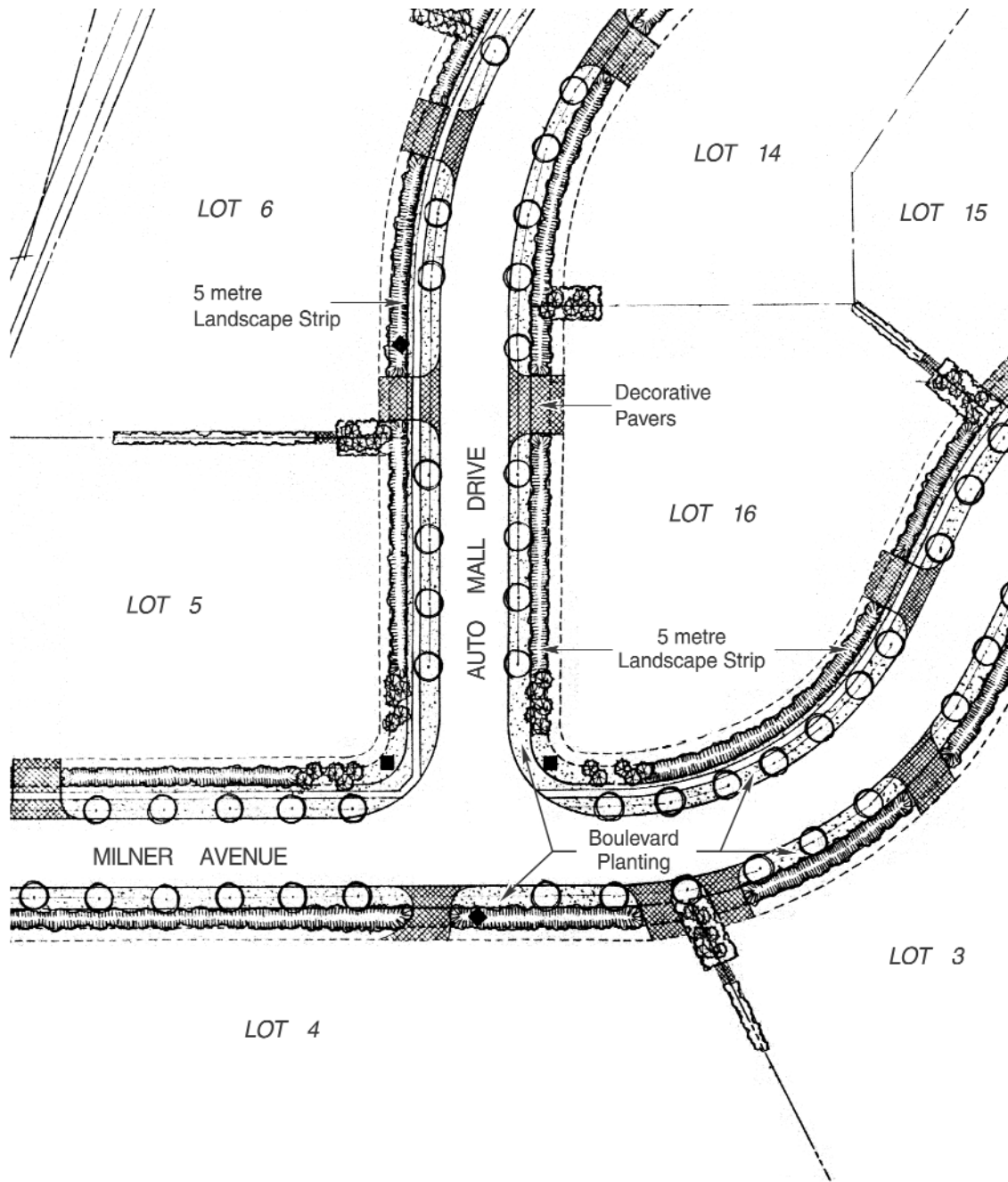
Landscape Concept

MAP A

-  Landscaped Strip
-  Boulevard Planting



Not to Scale
04-03

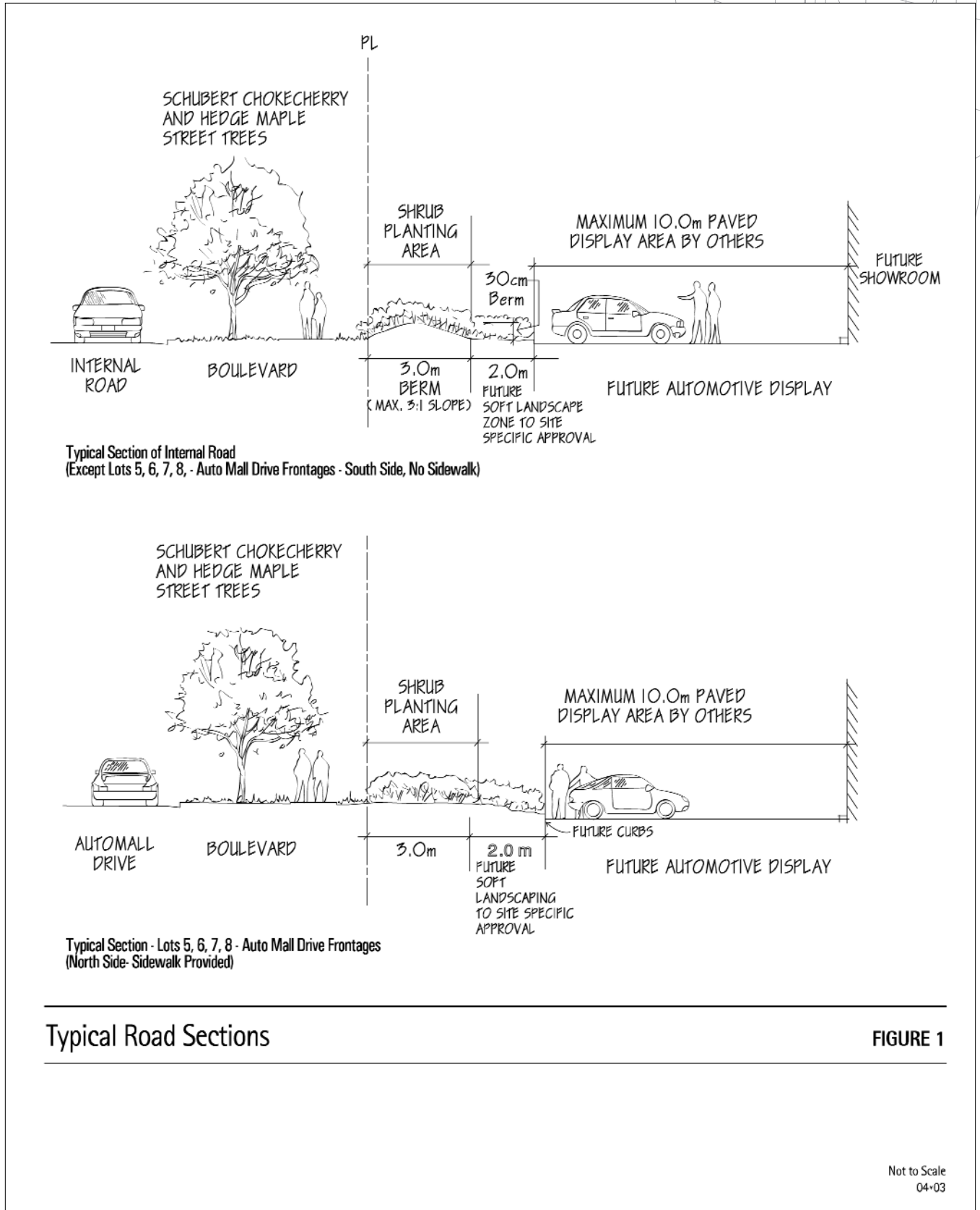


Detail of Landscape Concept

MAP B



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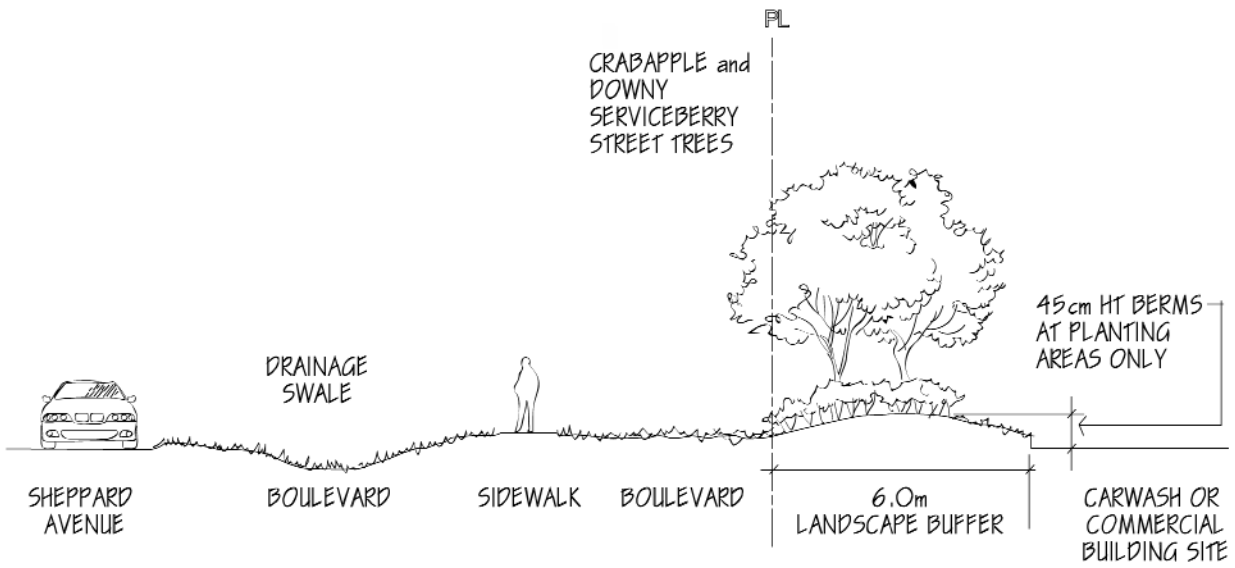


Typical Road Sections

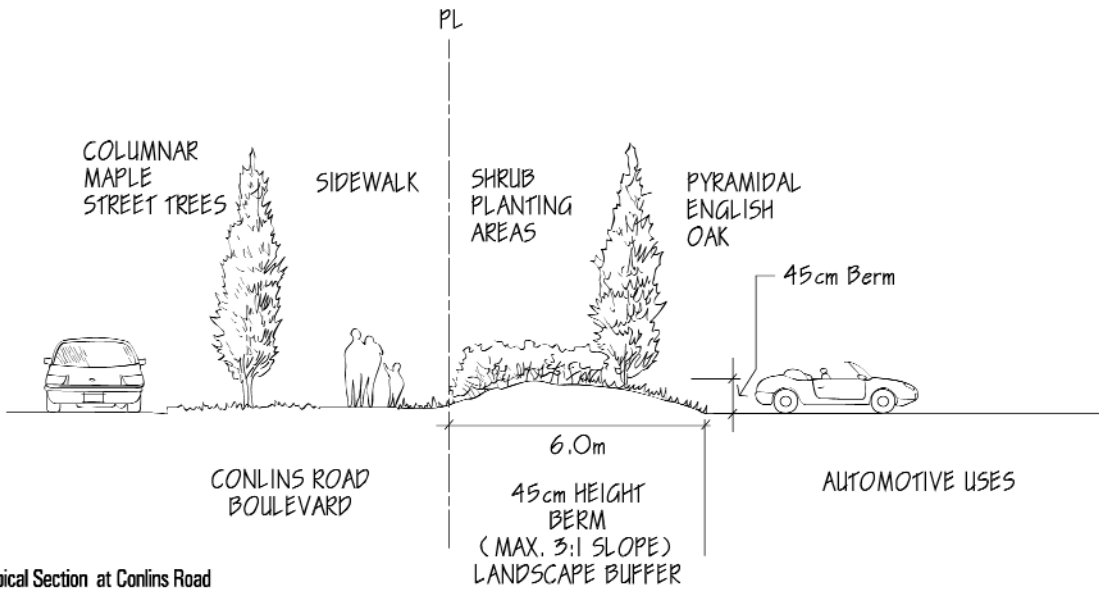
FIGURE 1

Not to Scale
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SCARBOROUGH AUTOMOTIVE CENTRE



Typical Section at Sheppard Avenue East



Typical Section at Conlins Road

Typical Road Sections

FIGURE 2

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