

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer  
**From:** Nancy Tuckett, Director of Development Planning  
**Date:** November 15, 2023  
**Name of Owner:** Zanpas Investments Inc.  
**Location:** 7685 Martin Grove Road  
**File No.(s):** A152/23

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**Proposed Variance(s) (By-law 001-2021):**

1. To permit a maximum height of 12.65 m for building A.
2. To permit the outdoor display of three vehicles to be located within the required landscape strip of 12.0 m.
3. To permit the outdoor display of three vehicles to be located within the westerly front yard.

**By-Law Requirement(s) (By-law 001-2021):**

1. A maximum height of 11.0 m is required.
2. A landscape strip with a minimum width of 12.0 m shall be provided along the lot line which abuts Martin Grove Road.
3. The outdoor storage or outdoor display of motor vehicles shall only be located in the southerly interior side yard.

**Official Plan:**

City of Vaughan Official Plan 2010 ('VOP 2010'): "Mid-Rise Mixed-Use"

**Comments:**

The Owner submitted Site Development Application File DA.22.073 to facilitate the development of 1-storey additions to the existing car dealership, Woodbridge Toyota, identified as Building A on the submitted sketch. The Owner is also proposing to include the outdoor display of three motor vehicles in the front yard landscape strip. The Owner is requesting relief to permit the proposed site modifications with the above-noted variances.

The Development Planning Department has no objection to Variance 1 for the proposed height of the dealership building. The requested 12.65 m height will only be utilized by a portion of wall that serves as an architectural feature for the building's main entrance. The height of the rest of the building is approximately 8.7 m which complies with the Zoning By-law. The proposed height has also been reviewed through the Site Development Application process and is considered appropriate for the development. As such, the proposed height is not anticipated to have adverse impacts to the neighbouring properties or the existing streetscape.

The Development Planning Department has no objection to Variances 2 and 3 for the display of three motor vehicles within the landscape strip in the front yard. The outdoor motor vehicle display spaces are angled in a sawtooth design abutting the front wall and will be surrounded/accessed by soft landscaping rather than a drive aisle. The design and surrounding landscaping minimizes the projection of the display spaces and the vehicles upon them into the landscape strip. The remainder of the landscape strip provides an adequate separation distance between the dealership and Martin Grove Road. The proposed design is also a substantial enhancement to the existing front yard circumstance, currently a paved parking lot with minimal landscaping. Given the established dealership use of the site and the abutting dealership uses, the display of three motor vehicles in the front yard is minor in nature and will not have adverse impacts to the existing streetscape. The Urban Design Division of the Development Planning Department has also reviewed the minor variance application and has no objection.

Accordingly, the Development Planning Department can support the requested variances and is of the opinion that the proposal is minor in nature, maintains the

general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

**Recommendation:**

The Development Planning Department recommends approval of the application, subject to the following condition:

**Condition of Approval:**

If the Committee finds merit in the application, the following condition of approval is recommended:

1. That all comments on Site Development Application DA.22.073 be addressed to the satisfaction of the Development Planning Department.

**Comments Prepared by:**

Joshua Cipolletta, Planner  
David Harding, Senior Planner