

**COMMITTEE OF THE WHOLE    FEBRUARY 19, 2007**

**SITE DEVELOPMENT FILE DA.06.085**  
**M & M HOME OFFICE**

**Recommendation**

The Commissioner of Planning recommends:

THAT the building elevations (Building "A") for Site Development File DA.06.085 (M & M Home Office) BE APPROVED.

**Economic Impact**

There are no requirements for new funding associated with this report.

**Purpose**

The Owner has submitted a Site Development Application to permit the development of a two storey 2,622.17m<sup>2</sup> office building (Building "A") on a 1.5ha vacant lot, as shown on Attachment #2. The proposed building elevations, which are required to be approved by Council, are shown on Attachment #3.

**Background - Analysis and Options**

The subject lands (Attachment #1) are located north of Regional Road #7, with frontage on Applewood Crescent through to Highway #400, in Part of Lots 7 and 8, Concession 5, City of Vaughan.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), and zoned EM1 Prestige Employment Area Zone by By-law 1-88 and further subject to Exception 9(1109). The proposed development of Building "A" as an office building in the westerly portion of the property, conforms and complies with the Official Plan and Zoning By-law, respectively. A new site plan application will be required at a future date to facilitate the development of the easterly Building "B", to ensure the provision of proper internal traffic circulation and parking, appropriate urban design characteristics, and building massing that is complimentary to the adjacent development.

The elevation plan for Building "A" that is provided on Attachment #3 shows an irregular-shaped building that will be constructed to a height of 9.65m. The building materials consist of beige stucco and both clear windows and medium grey coloured spandrel windows. The primary façade is located on the east elevation facing Highway #400, consisting entirely of glass with a central double door glass entry with corporate signage above ("Kumon"). The glass treatment continues to the mid-point of the north and south elevations. The remainder of the building is designed with stucco and upper and lower level windows. Two drive-in loading doors are located on the north elevation, and the respective loading spaces are screened from view of Highway #400, and also from the future building by a 4.4m high screen wall on the east elevation.

**Relationship to Vaughan Vision 2007**

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

**Conclusion**

The Development Planning Department is satisfied with the proposed elevations for the office building (Building "A").

**Attachments**

1. Location Map
2. Site Plan
3. Elevation Plan

**Report prepared by:**

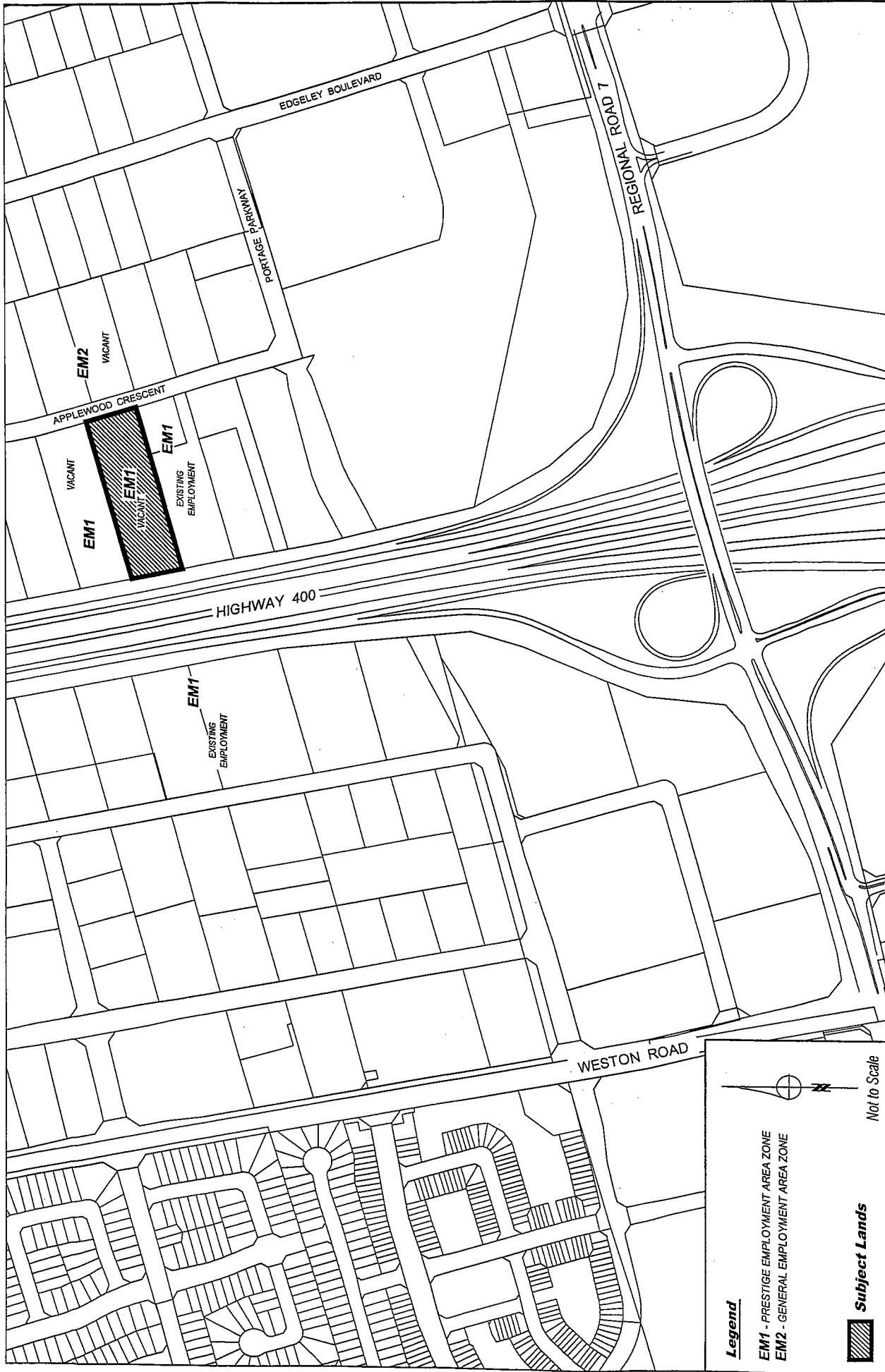
Christina Napoli, Planner, ext. 8483  
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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

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# Location Map

Part of Lot 7,  
Concession 5

APPLICANT:  
M & M HOME OFFICE II

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Development Planning Department

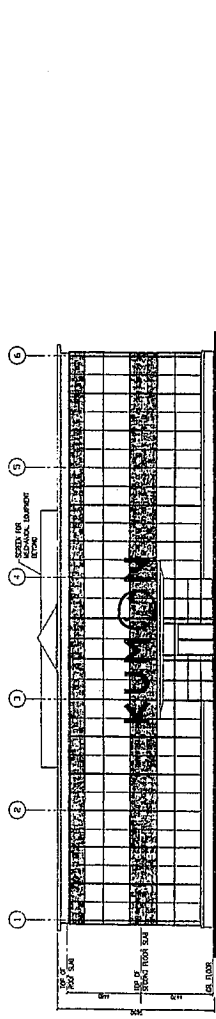
# Attachment

FILE No.:  
DA.06.085

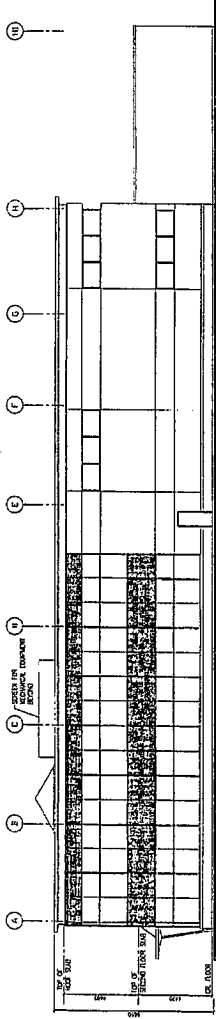
January 9, 2007

# 1

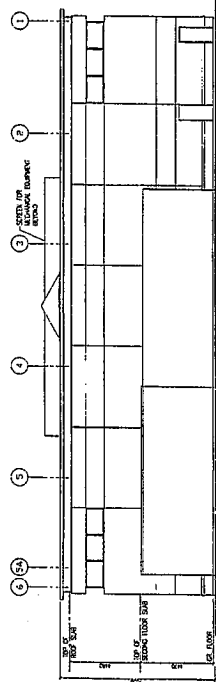




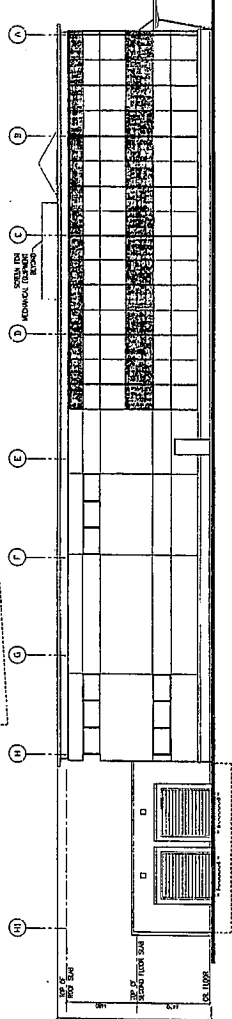
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(HIGHWAY 400)



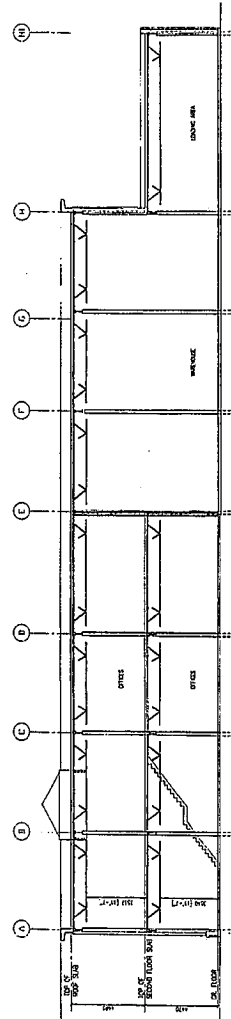
2 SOUTH ELEVATION  
1:100



3 EAST ELEVATION  
1:100



4 NORTH ELEVATION  
1:100



5 SECTION  
1:100

Not to Scale

# Elevations

Part of Lot 7,  
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APPLICANT:  
M & M HOME OFFICE II  
NORTH ATTAG REF: 06.085.dwg



Development Planning Department

# Attachment

FILE No.:  
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# 3

January 9, 2007