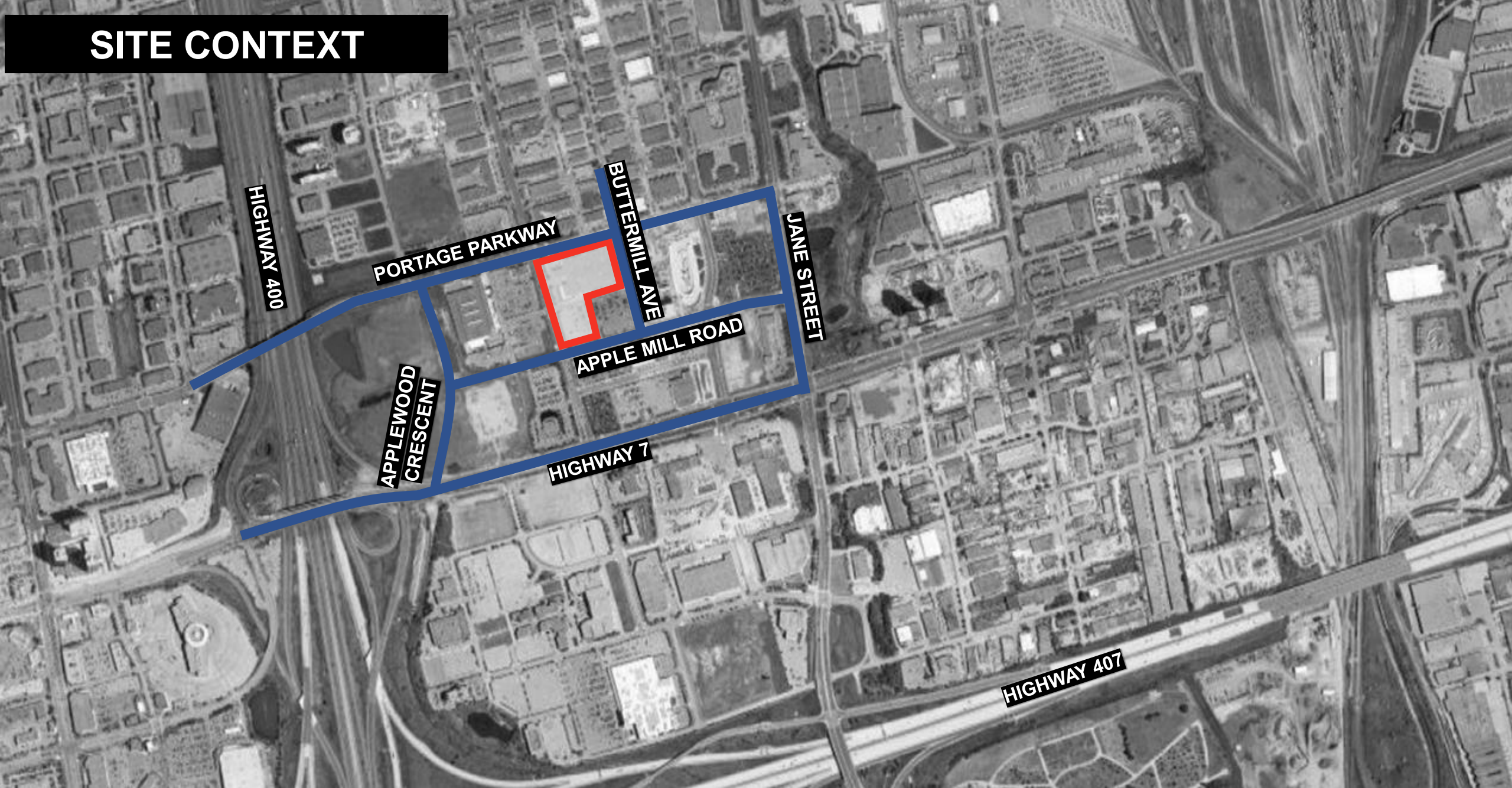


# VMC Block A6 + A7 Public Meeting



June 7<sup>th</sup>, 2022 at 7:00 p.m.

# SITE CONTEXT





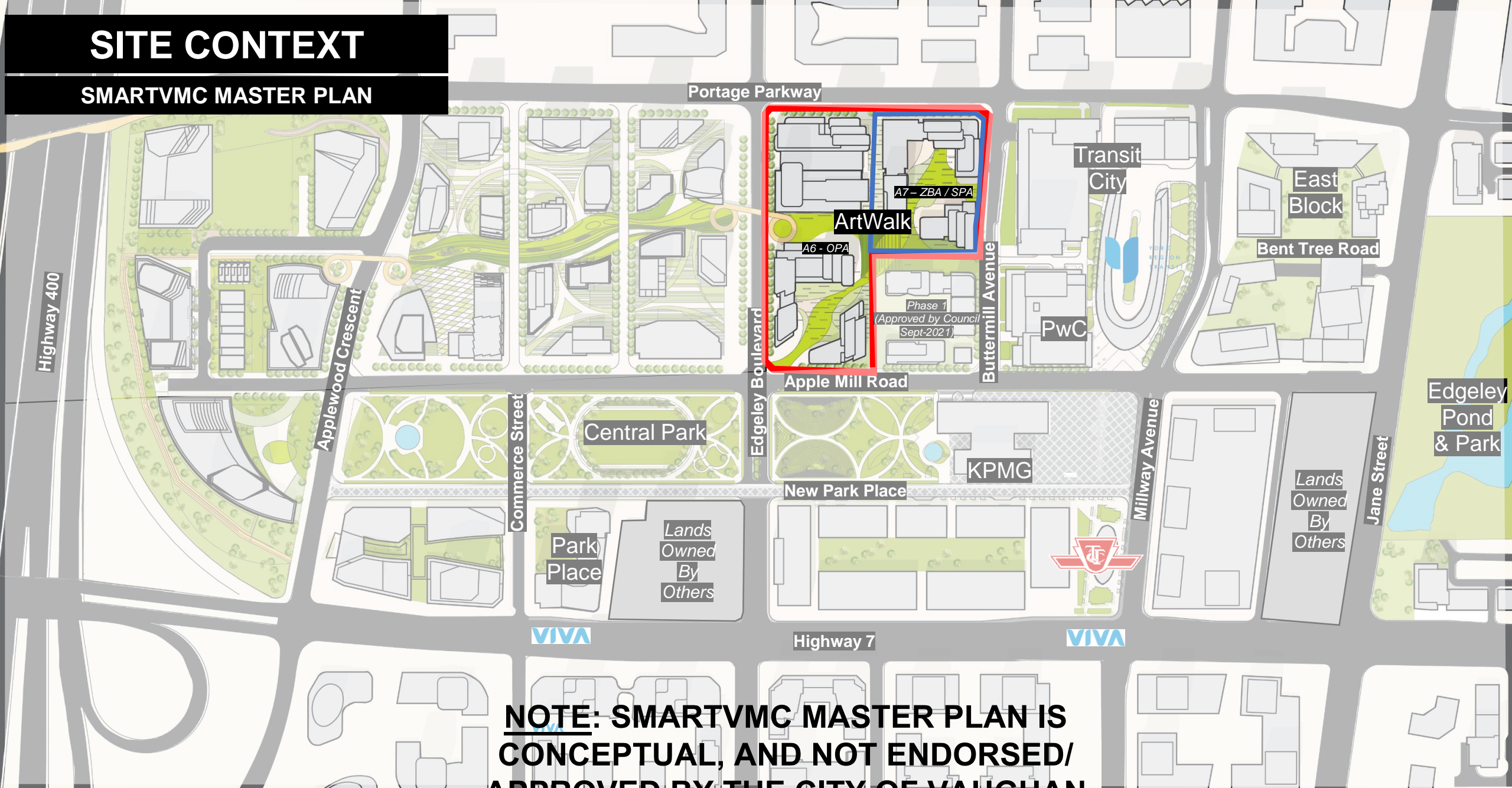
# SITE CONTEXT





# SITE CONTEXT

## SMARTVMC MASTER PLAN



**NOTE: SMARTVMC MASTER PLAN IS  
CONCEPTUAL, AND NOT ENDORSED/  
APPROVED BY THE CITY OF VAUGHAN**



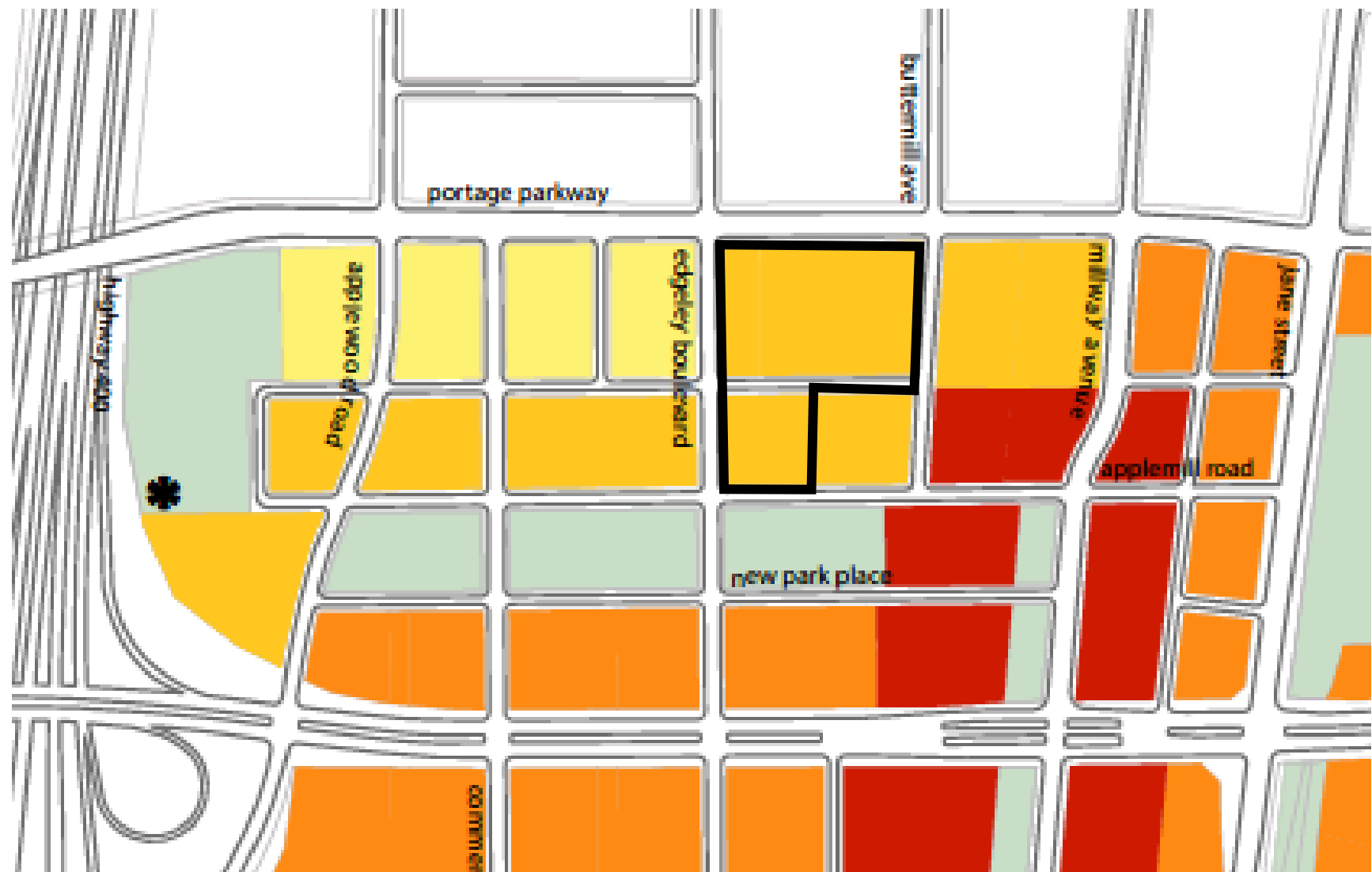
# SITE CONTEXT

BUILT TO DATE



# SITE CONTEXT

## VMC SECONDARY PLAN



### VMC Secondary Plan: Station Precinct

□ Block A6 & A7

- H 6 storey minimum - 35 storey maximum  
D 3.5 minimum FSI - 6.0 maximum FSI
- H 5 storey minimum - 30 storey maximum  
D 2.5 minimum FSI - 5.0 maximum FSI
- H 5 storey minimum - 25 storey maximum  
D 2.5 minimum FSI - 4.5 maximum FSI
- H 3 storey minimum - 10 storey maximum (up to 15 storeys may be permitted subject to policy 8.7.11)  
D 1.5 minimum FSI - 3.0 maximum FSI
- major parks and open spaces
- see policy 6.3.2



# CURRENT PROPOSAL

## SITE STATISTICS – BLOCK A6

Site Area (with Buttermilk)	39,609 m <sup>2</sup>
Site Area (excl. Buttermilk)	36,074 m <sup>2</sup>
FSI (with Buttermilk)	8.68 FSI
Block E, F, & G GFA	138,700 m <sup>2</sup>
Block H & I GFA	112,100 m <sup>2</sup>
Block J, K, & L GFA	93,000 m <sup>2</sup>
<b>Total GFA</b>	<b>343,800 m<sup>2</sup></b>
Residential GFA	339,236 m <sup>2</sup>
Commercial GFA	4,564 m <sup>2</sup>
<b>Total GFA</b>	<b>343,800 m<sup>2</sup></b>
Number of Units	4,335 units
Number of Bike Parking	945 stalls
# of Vehicle Parking	1,734 stalls (0.40x)
Indoor Amenity Area	4,335 m <sup>2</sup> (1.00x)
Outdoor Amenity Area	4,335 m <sup>2</sup> (1.00x)
<b>Total Amenity Area</b>	<b>8,670 m<sup>2</sup> (2.00x)</b>



# CURRENT PROPOSAL

## SITE STATISTICS – BLOCK A7

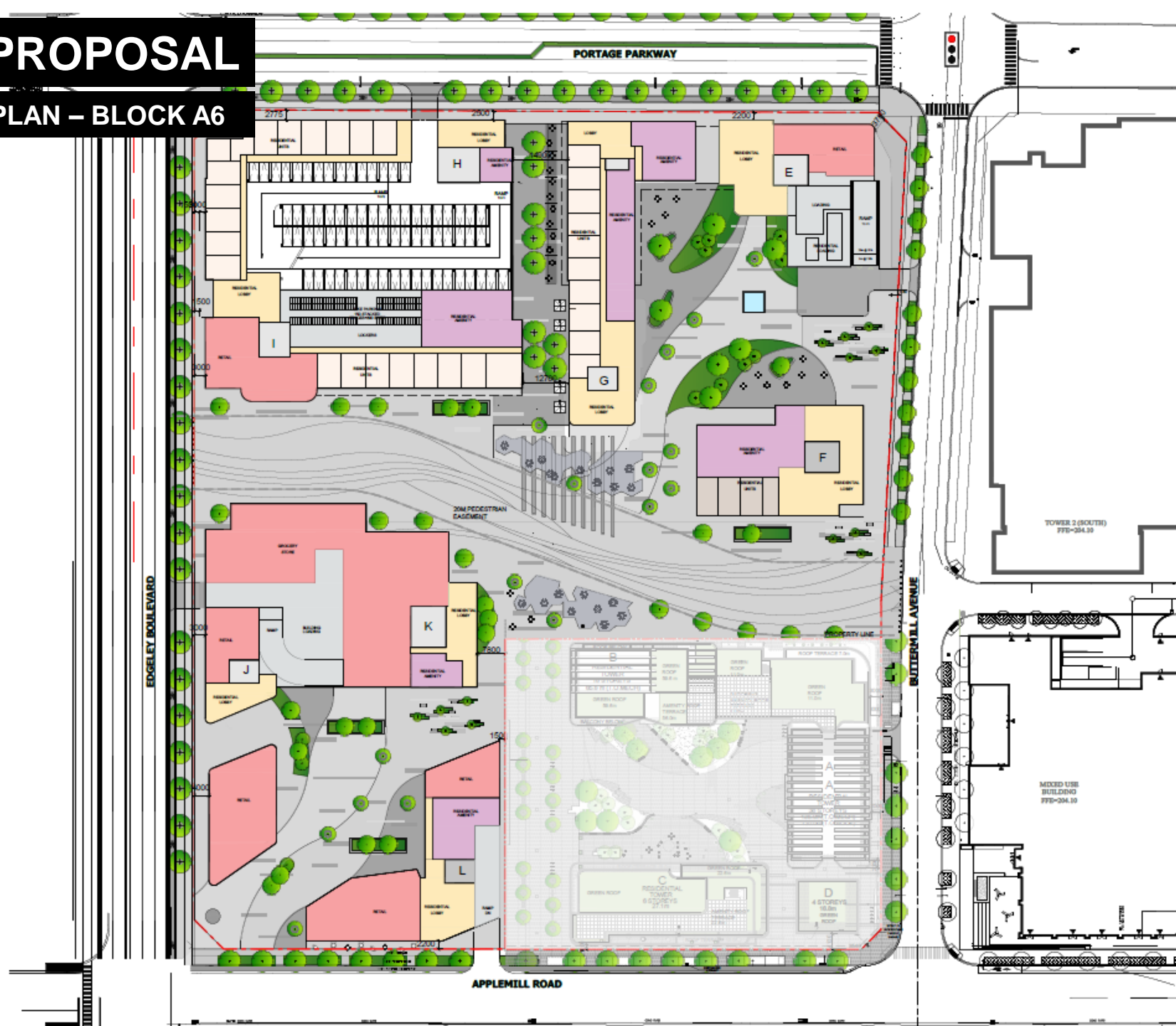
Site Area (with Buttermill)	18,472 m <sup>2</sup>
Site Area (excl. Buttermill)	14,937 m <sup>2</sup>
FSI (with Buttermill)	7.56 FSI
Building E GFA	55,538 m <sup>2</sup>
Building F GFA	46,883 m <sup>2</sup>
Building G GFA	<u>37,242 m<sup>2</sup></u>
<b>Total GFA</b>	<b>139,663 m<sup>2</sup></b>
Residential GFA	139,359 m <sup>2</sup>
Commercial GFA	<u>304 m<sup>2</sup></u>
<b>Total GFA</b>	<b>139,663 m<sup>2</sup></b>
Number of Units	1,787 units
Number of Bike Parking	1,080 stalls
# of Vehicle Parking	715 stalls (0.40x)
Indoor Amenity Area	1,787 m <sup>2</sup> (1.00x)
Outdoor Amenity Area	<u>1,787 m<sup>2</sup> (1.00x)</u>
<b>Total Amenity Area</b>	<b>3,574 m<sup>2</sup> (2.00x)</b>





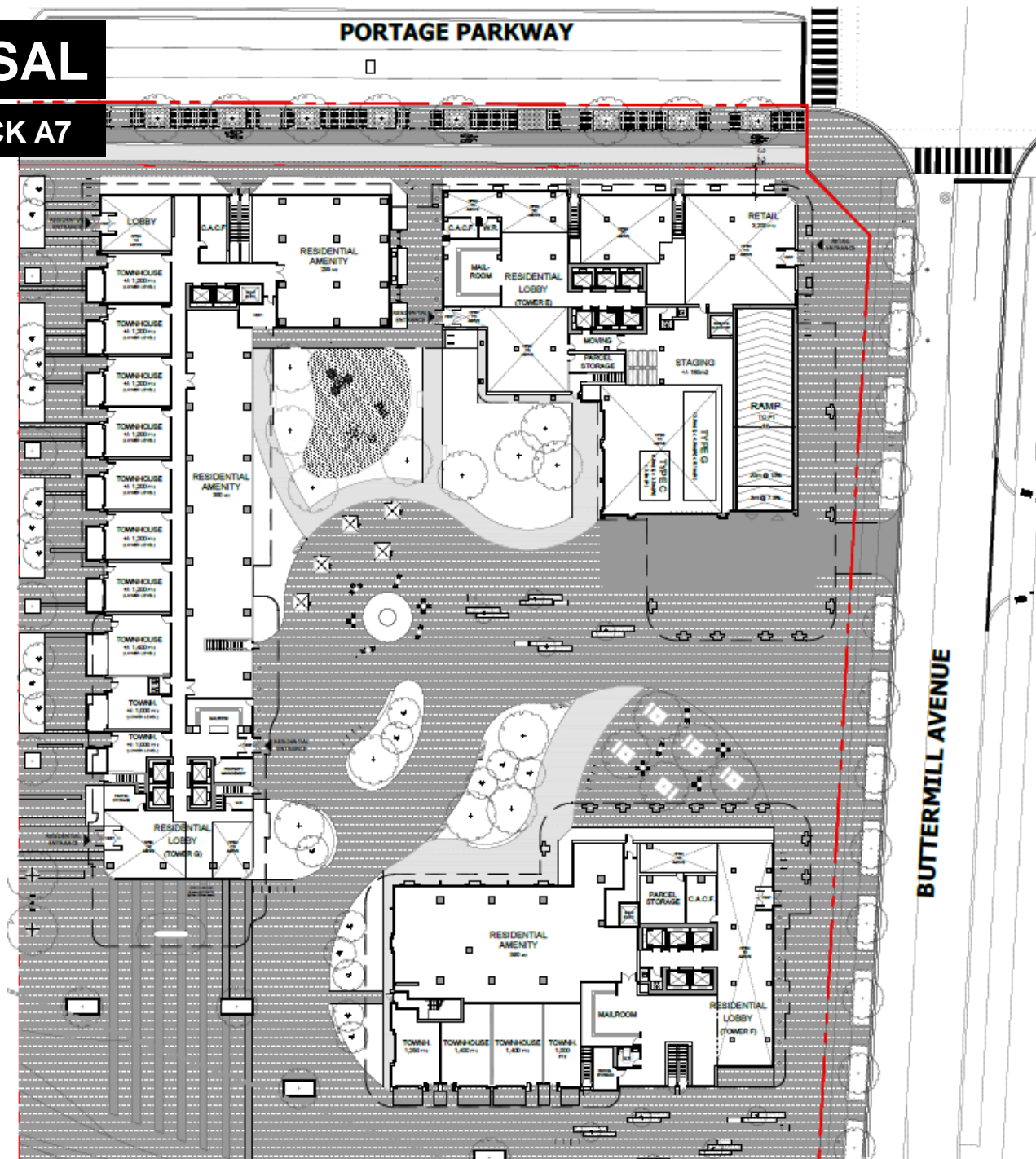
# CURRENT PROPOSAL

## GROUND FLOOR PLAN – BLOCK A6



# CURRENT PROPOSAL

## GROUND FLOOR PLAN – BLOCK A7





# CURRENT PROPOSAL

RENDERINGS – BLOCK A6



Edgeley Boulevard

Apple Mill Road

Looking North



# CURRENT PROPOSAL

## RENDERINGS – BLOCK A6



Looking West



# CURRENT PROPOSAL

## RENDERINGS



Looking North



# CURRENT PROPOSAL

## RENDERINGS



Looking South



Looking East



**THANK YOU**