

**COMMITTEE OF THE WHOLE (PUBLIC MEETING) – JUNE 7, 2022****COMMUNICATIONS**

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**Distributed June 7, 2022****Item(s)**

C1. Presentation material.

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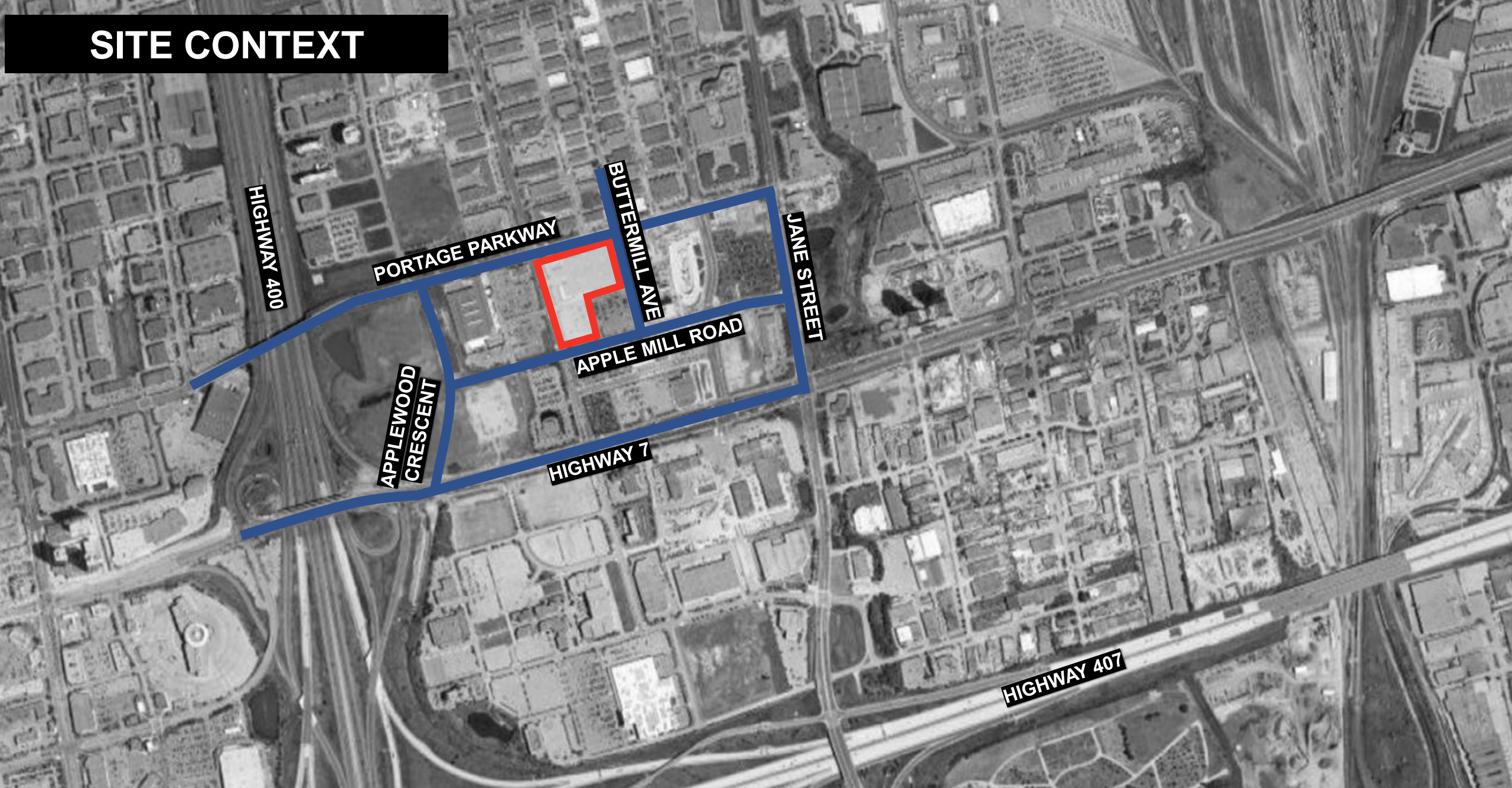
**Please note there may be further Communications.**

# VMC Block A6 + A7 Public Meeting



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

# SITE CONTEXT





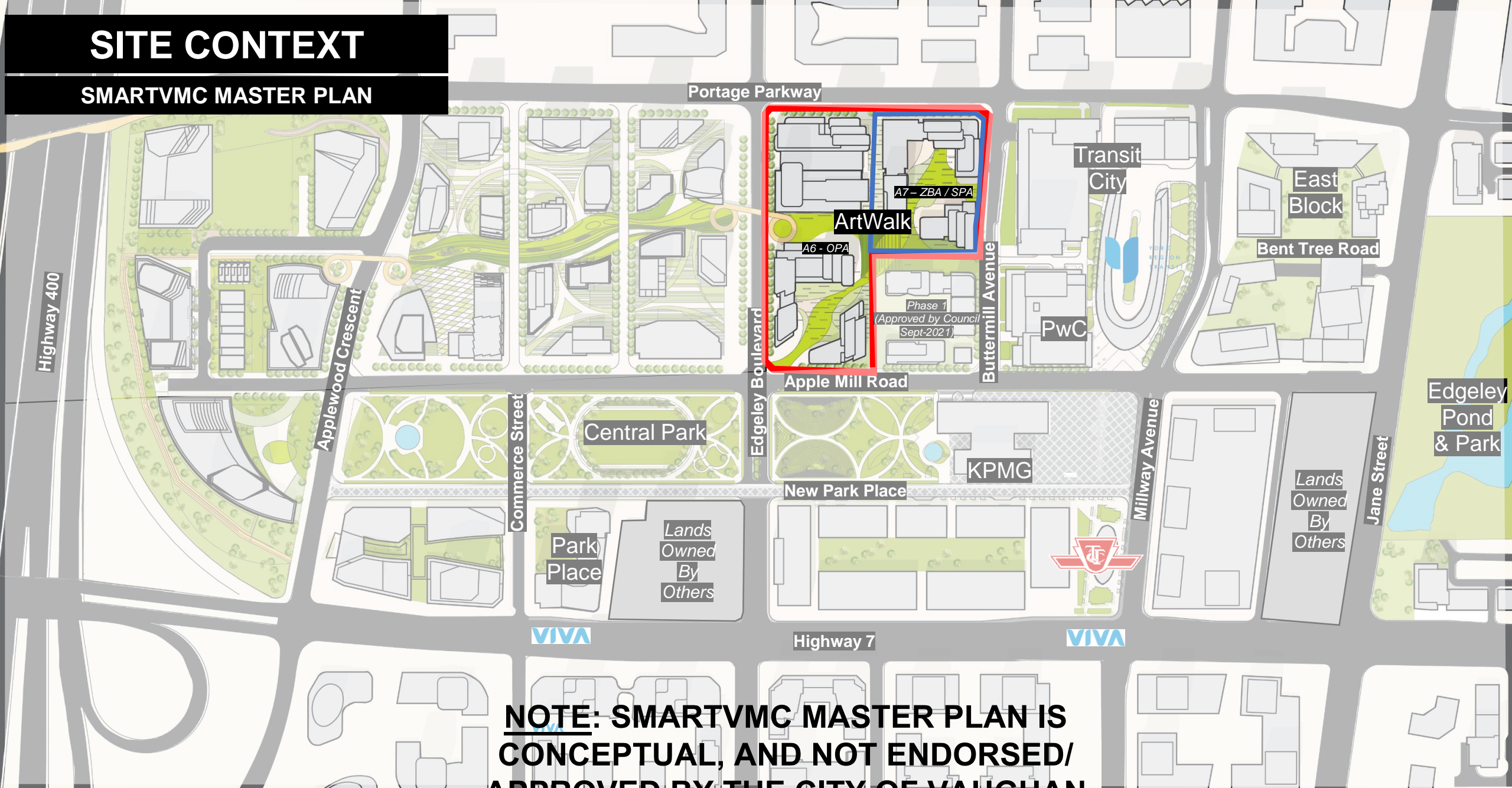
# SITE CONTEXT





# SITE CONTEXT

## SMARTVMC MASTER PLAN



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



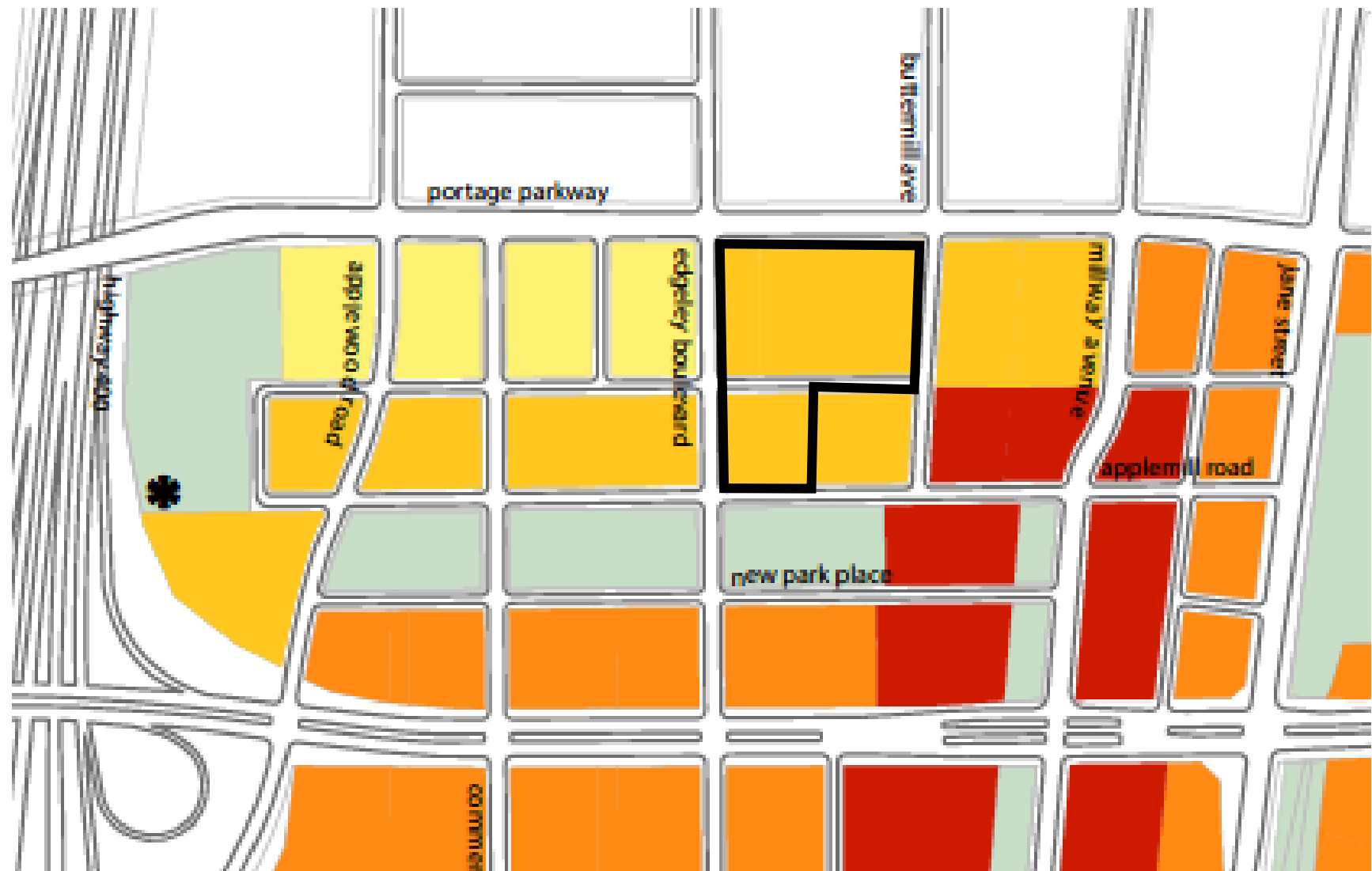
# SITE CONTEXT

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

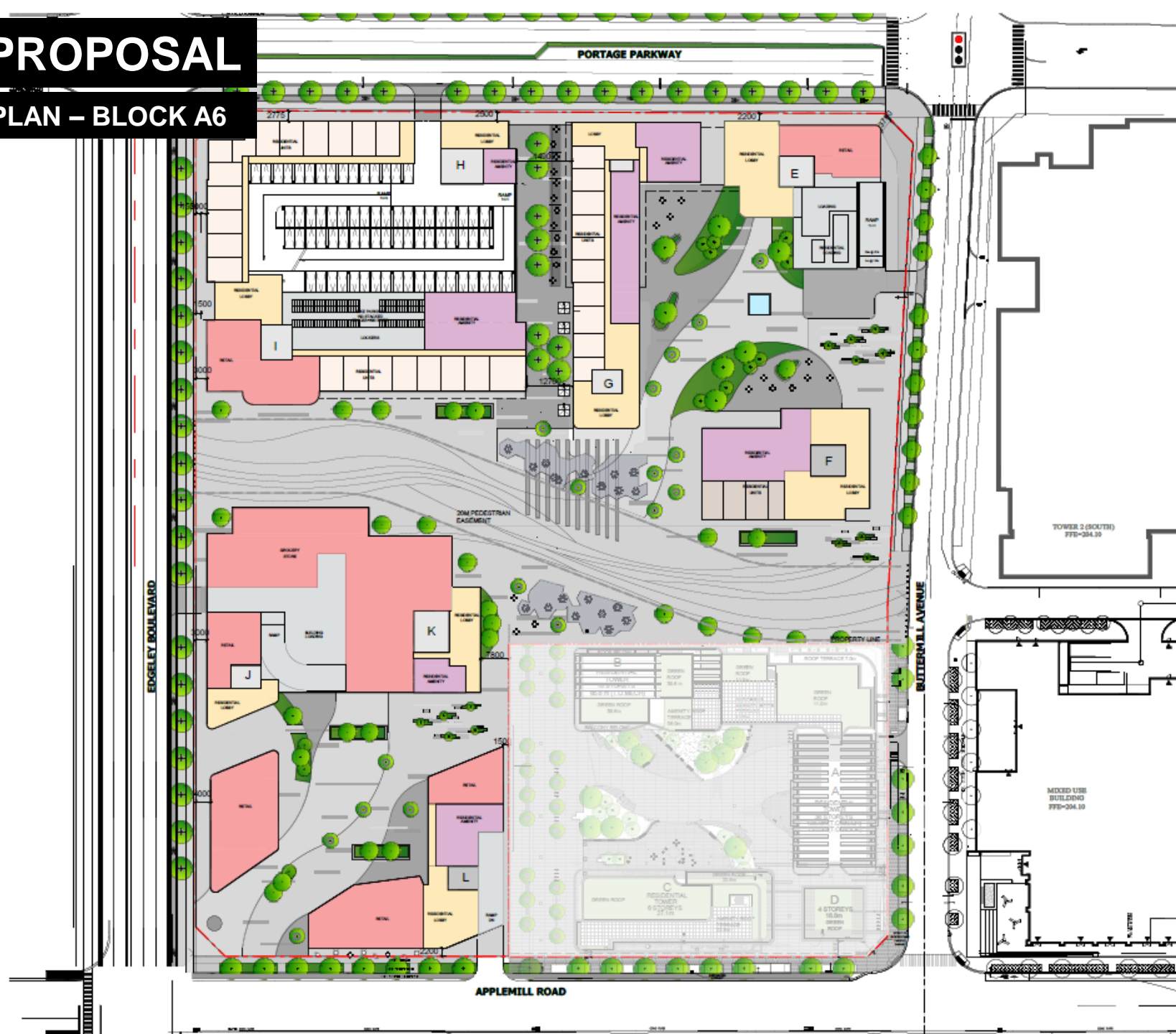
## SITE STATISTICS – BLOCK A7

|                              |                                    |
|------------------------------|------------------------------------|
| 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

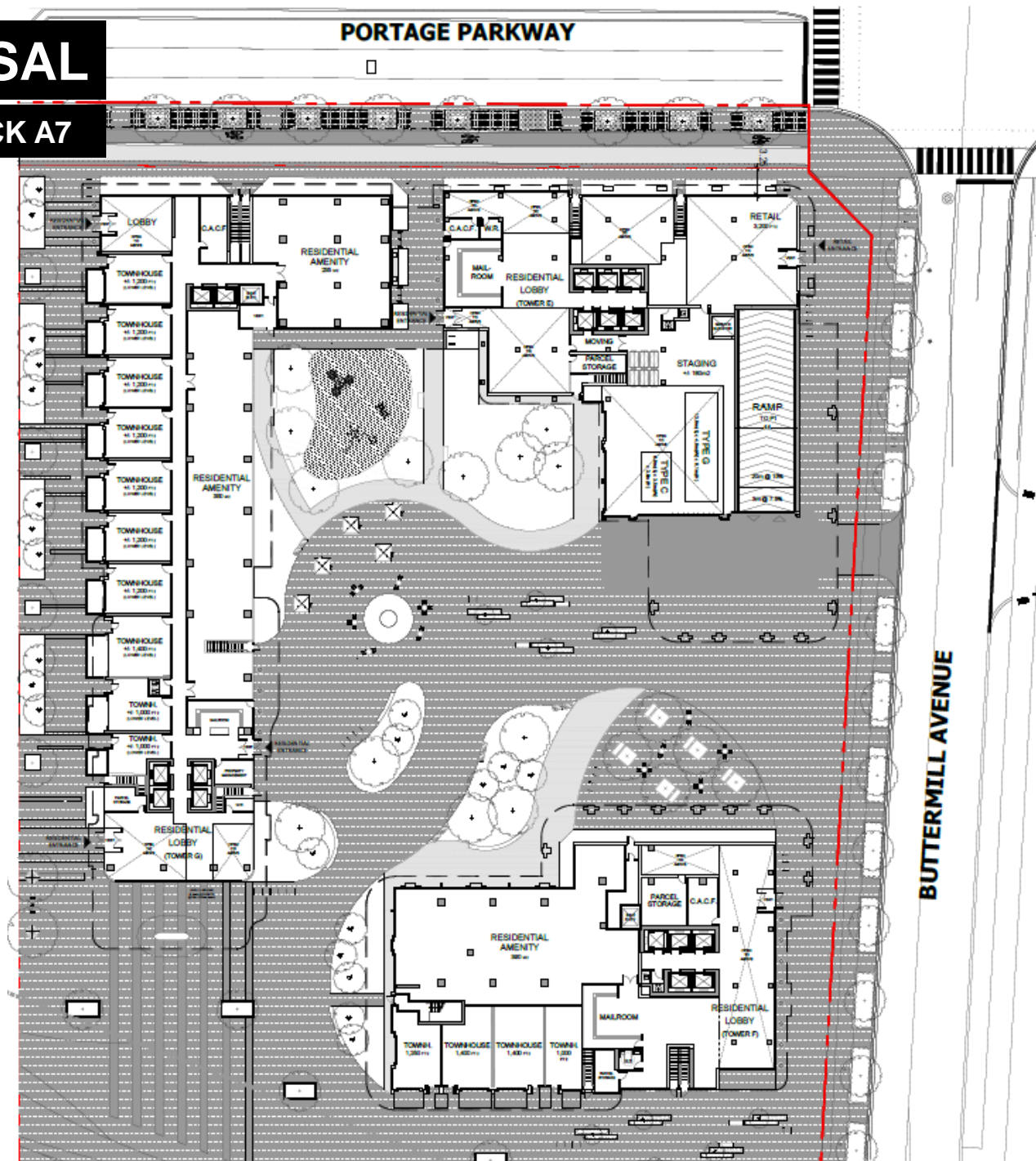
## GROUND FLOOR PLAN – BLOCK A6





# CURRENT PROPOSAL

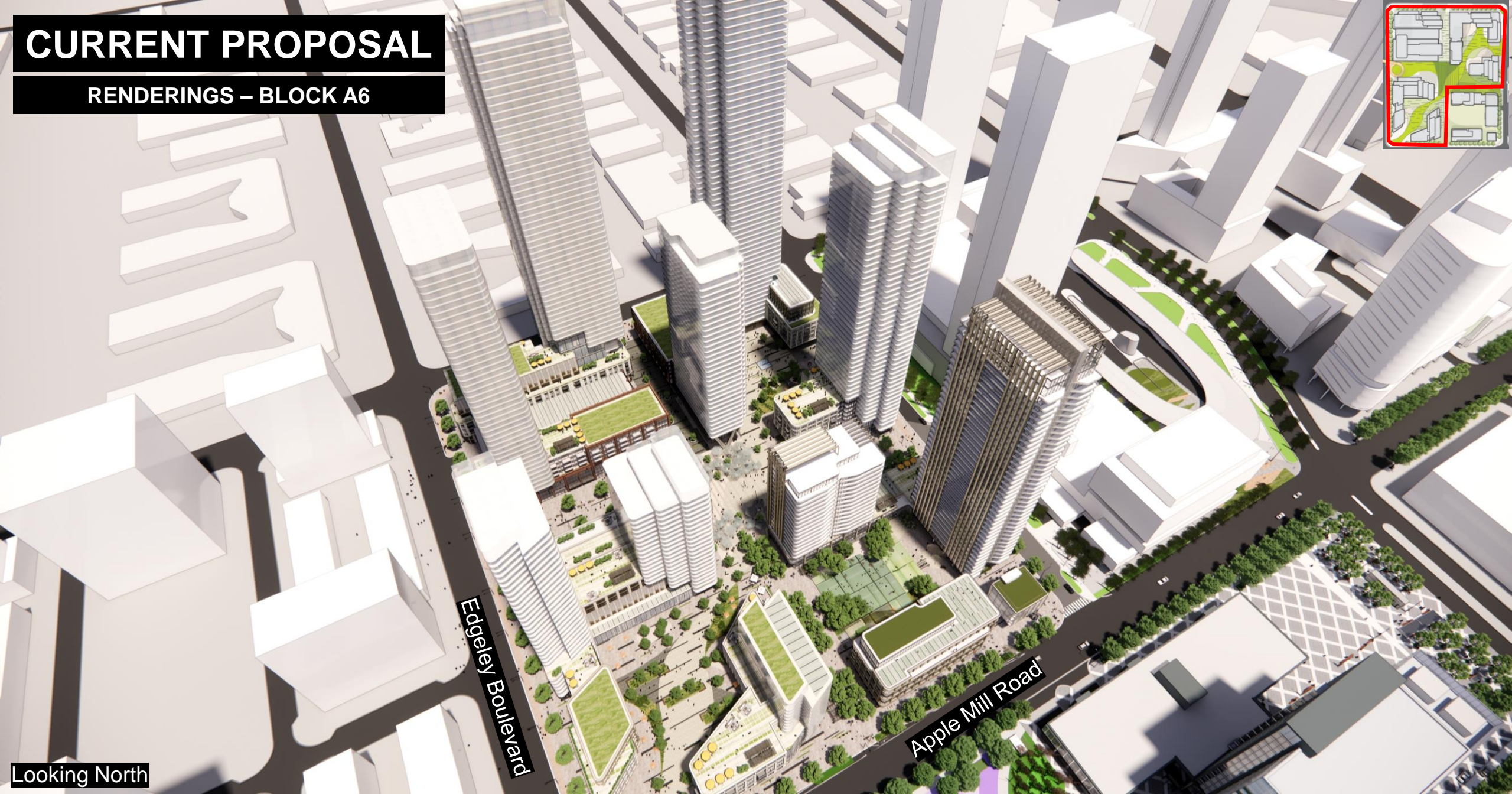
## GROUND FLOOR PLAN – BLOCK A7





# 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



**THANK YOU**