

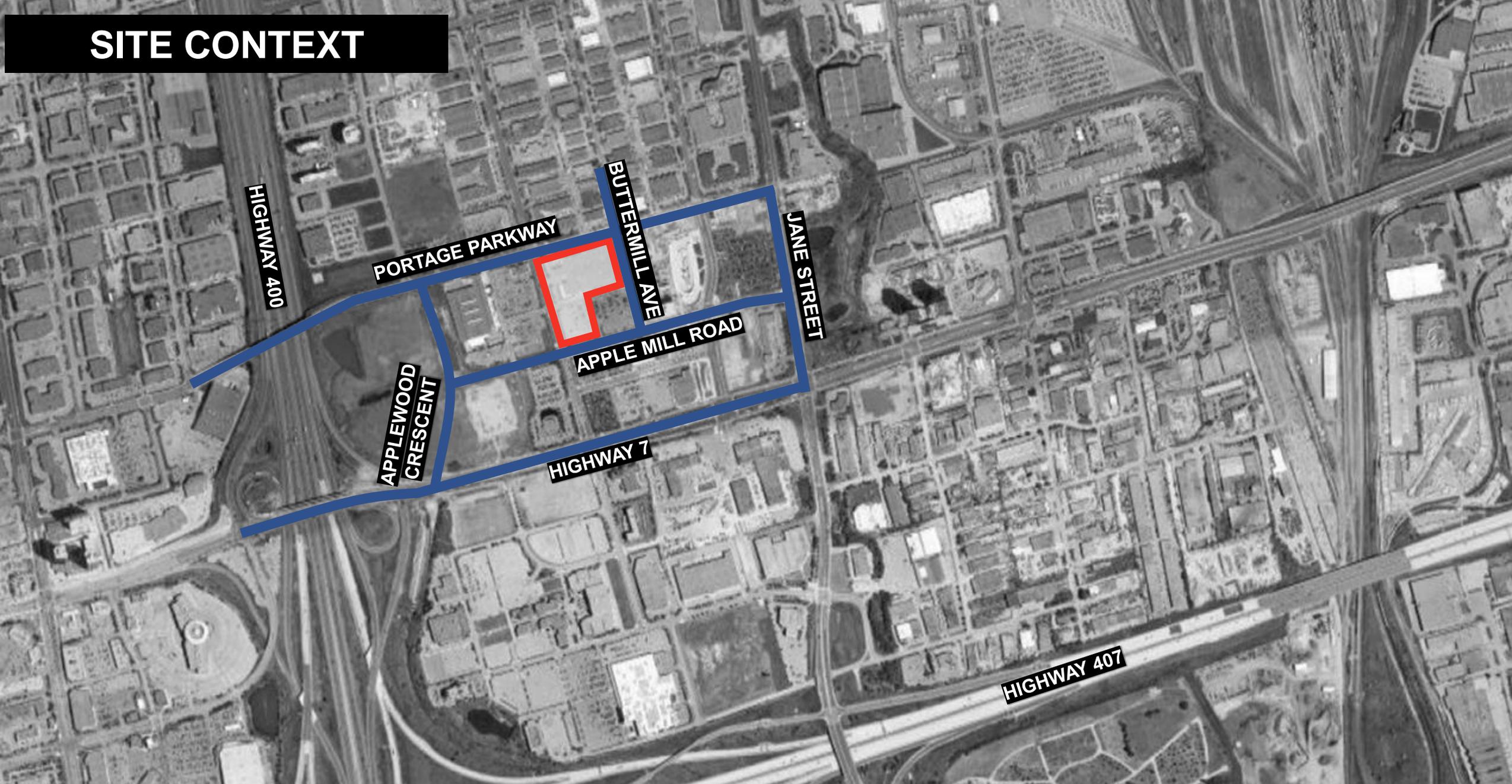
C1
COMMUNICATION
CW (PUBLIC MEETING) – June 21, 2022
Item 1

VMC Block A6 + A7 Public Meeting



June 7th, 2022 at 7:00 p.m.

SITE CONTEXT

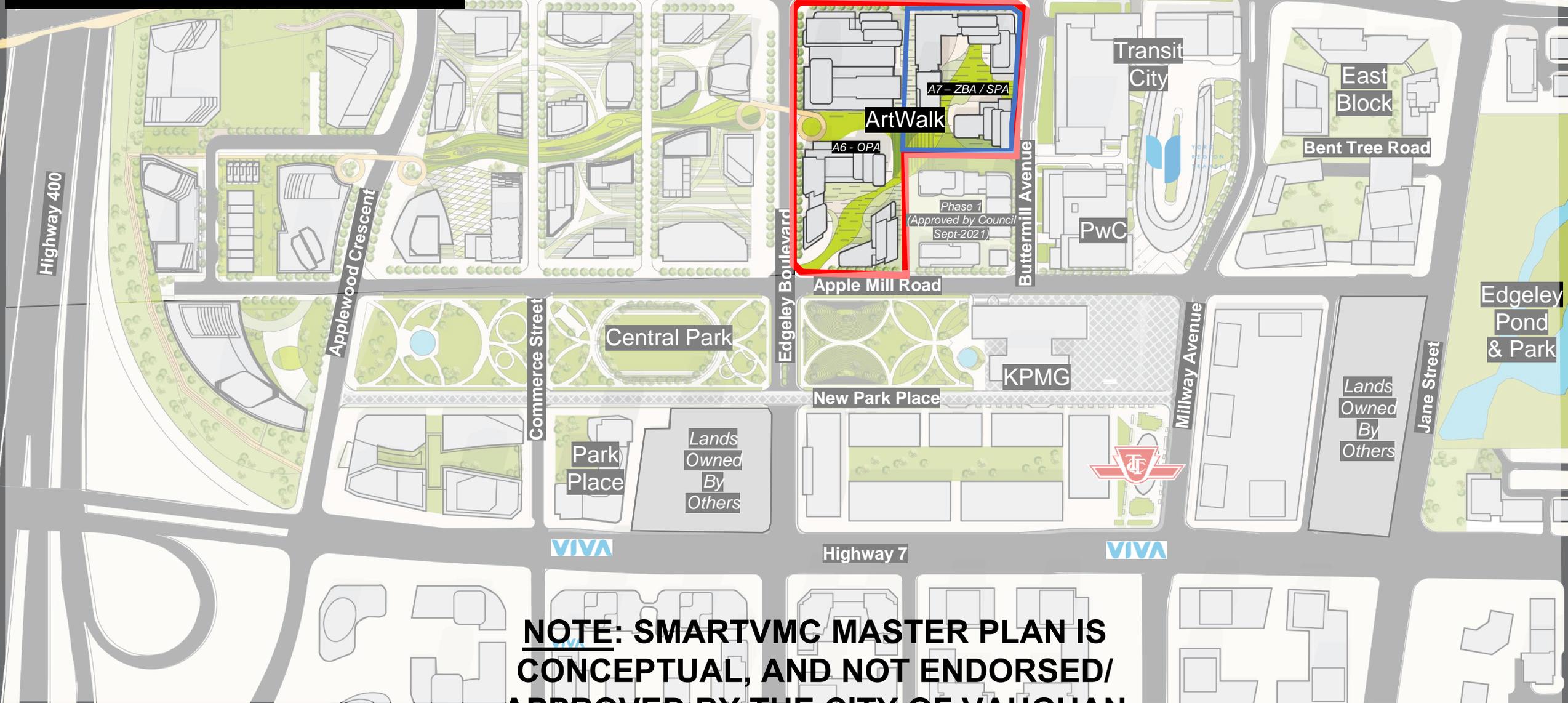


SITE CONTEXT



SITE CONTEXT

SMARTVMC MASTER PLAN



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

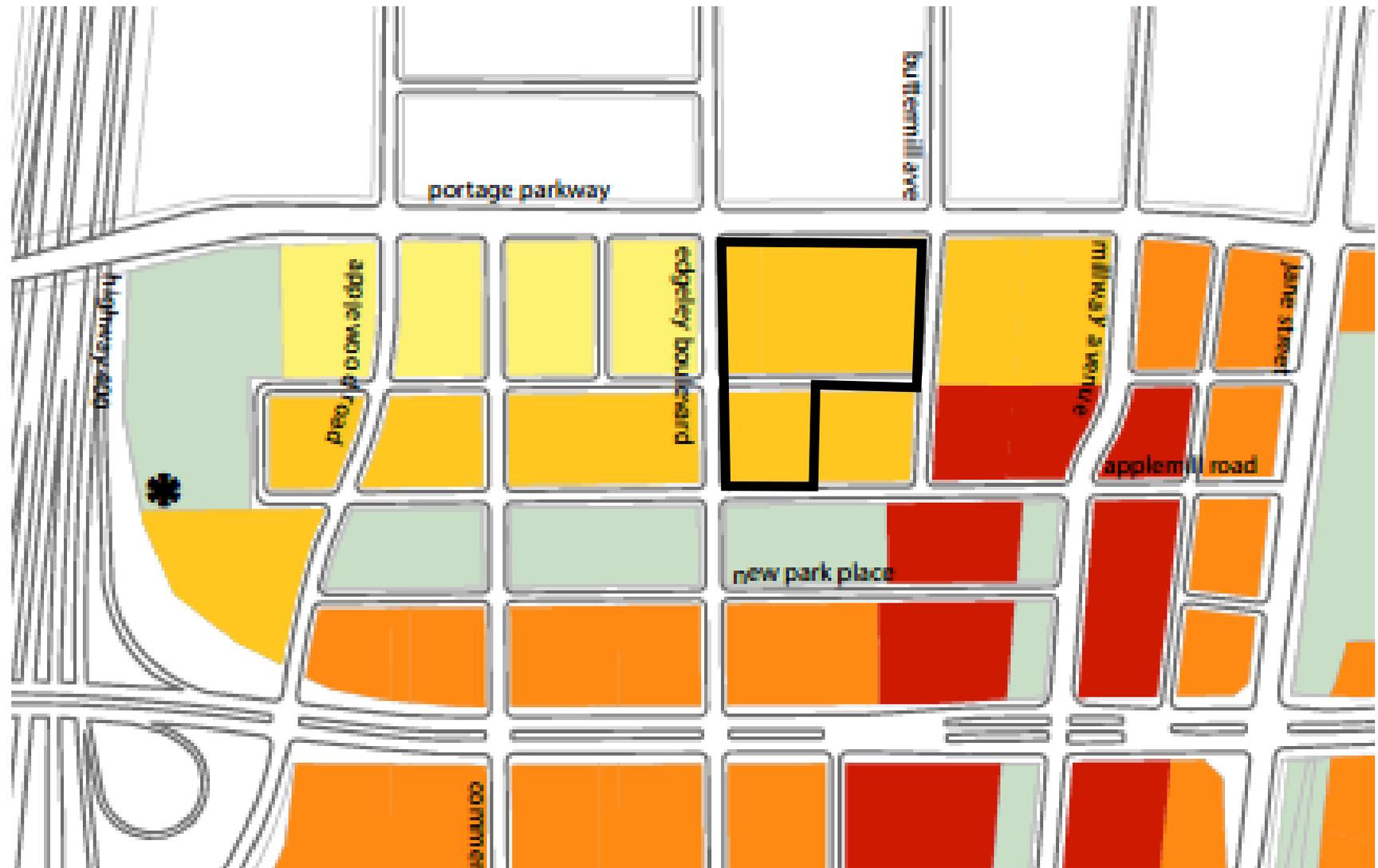
SITE CONTEXT

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 Buttermill)	39,609 m ²
Site Area (excl. Buttermill)	36,074 m ²
FSI (with Buttermill)	8.68 FSI
Block E, F, & G GFA	138,700 m ²
Block H & I GFA	112,100 m ²
<u>Block J, K, & L GFA</u>	<u>93,000 m²</u>
Total GFA	343,800 m²
Residential GFA	339,236 m ²
<u>Commercial GFA</u>	<u>4,564 m²</u>
Total GFA	343,800 m²
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 ² (1.00x)
<u>Outdoor Amenity Area</u>	<u>4,335 m² (1.00x)</u>
Total Amenity Area	8,670 m² (2.00x)



CURRENT PROPOSAL

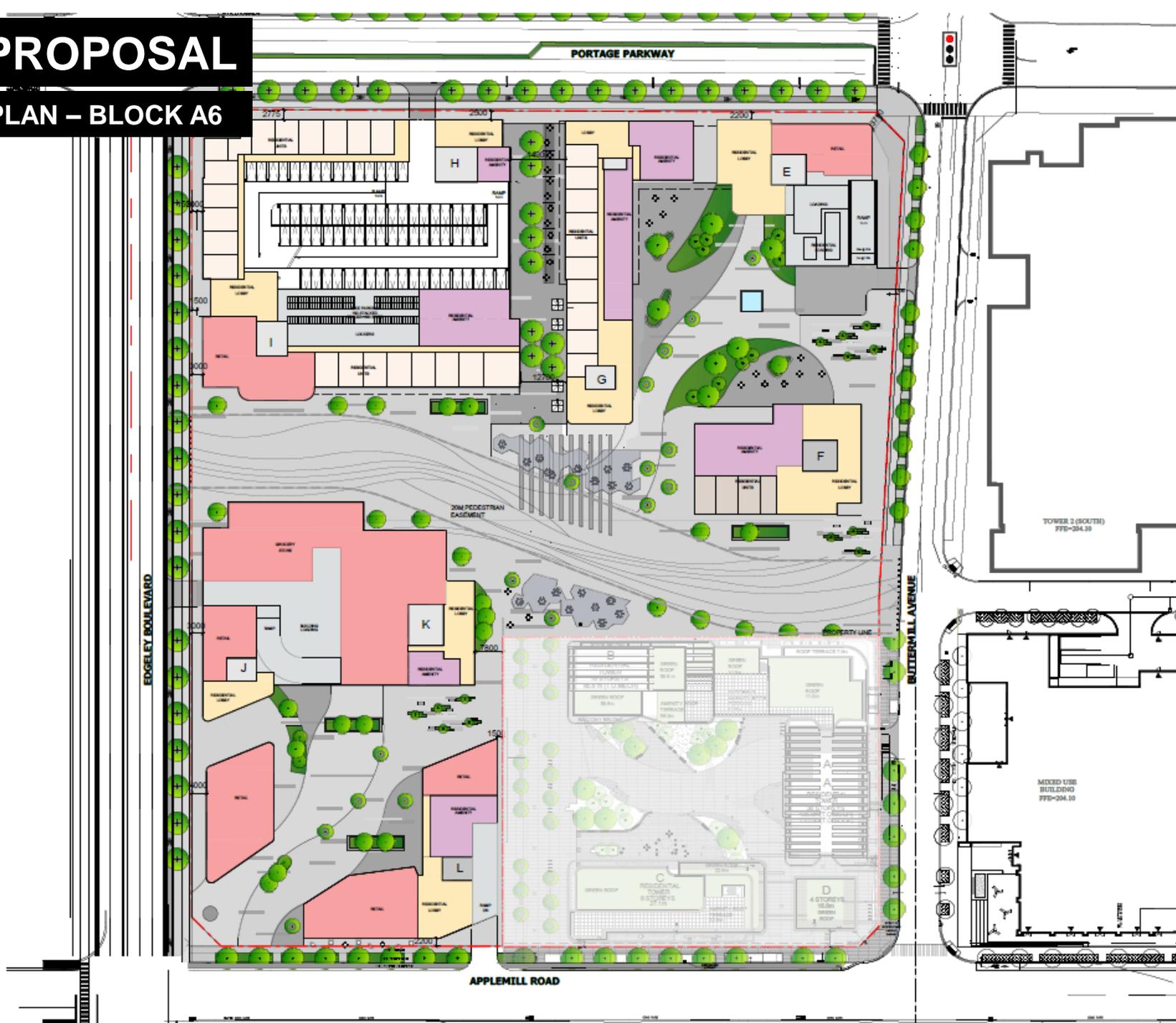
SITE STATISTICS – BLOCK A7

Site Area (with Buttermill)	18,472 m ²
Site Area (excl. Buttermill)	14,937 m ²
FSI (with Buttermill)	7.56 FSI
Building E GFA	55,538 m ²
Building F GFA	46,883 m ²
<u>Building G GFA</u>	<u>37,242 m²</u>
Total GFA	139,663 m²
Residential GFA	139,359 m ²
<u>Commercial GFA</u>	<u>304 m²</u>
Total GFA	139,663 m²
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 ² (1.00x)
<u>Outdoor Amenity Area</u>	<u>1,787 m² (1.00x)</u>
Total Amenity Area	3,574 m² (2.00x)



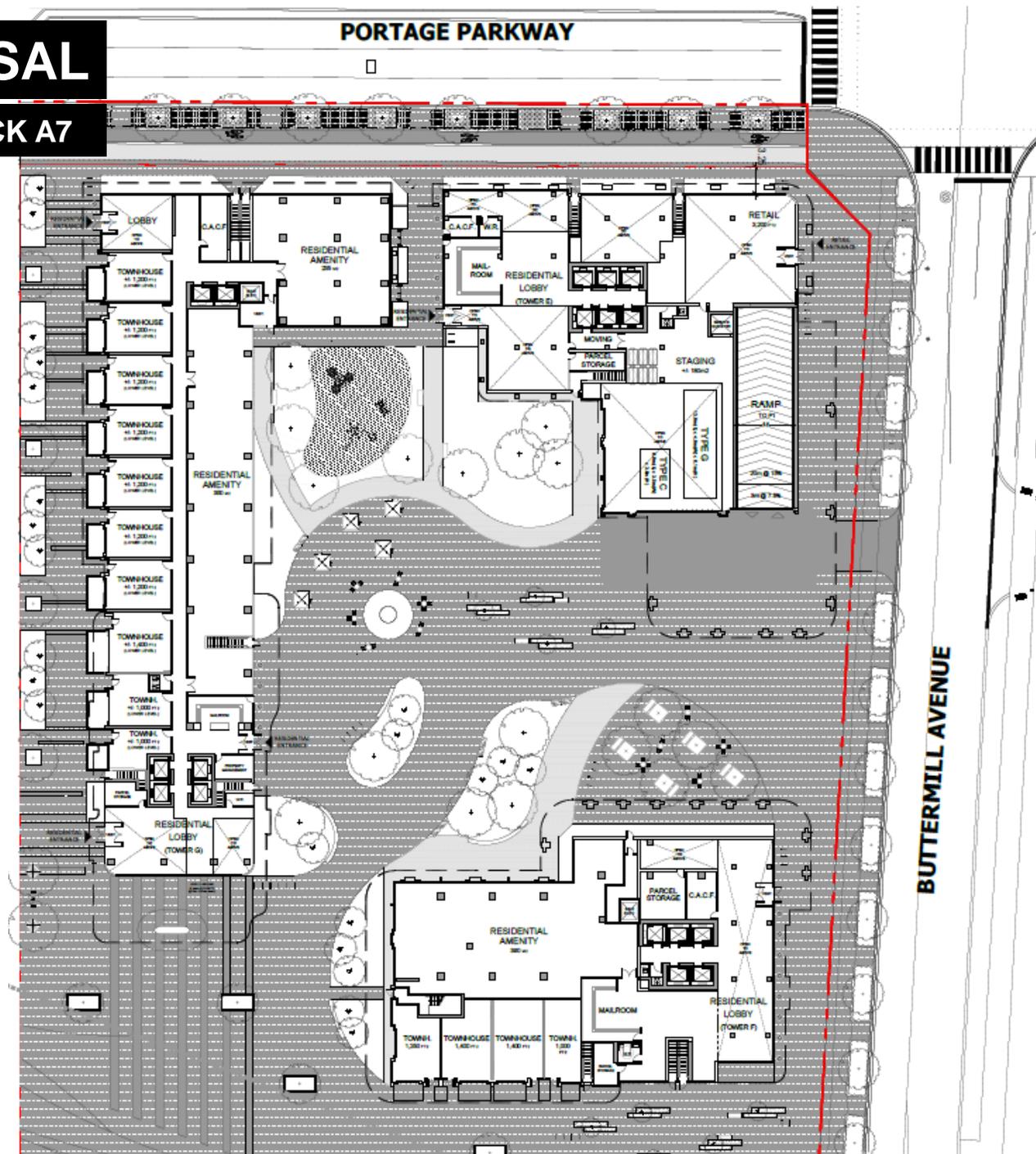
CURRENT PROPOSAL

GROUND FLOOR PLAN – BLOCK A6



CURRENT PROPOSAL

GROUND FLOOR PLAN – BLOCK A7



CURRENT PROPOSAL

RENDERINGS – BLOCK A6



Looking North



CURRENT PROPOSAL

RENDERINGS – BLOCK A6



Looking West

CURRENT PROPOSAL

RENDERINGS



Looking North

CURRENT PROPOSAL

RENDERINGS



Looking South



Looking East

THANK YOU