

COMMUNICATION – C13

ITEM 1

Committee of the Whole (Public Meeting)

May 4, 2021

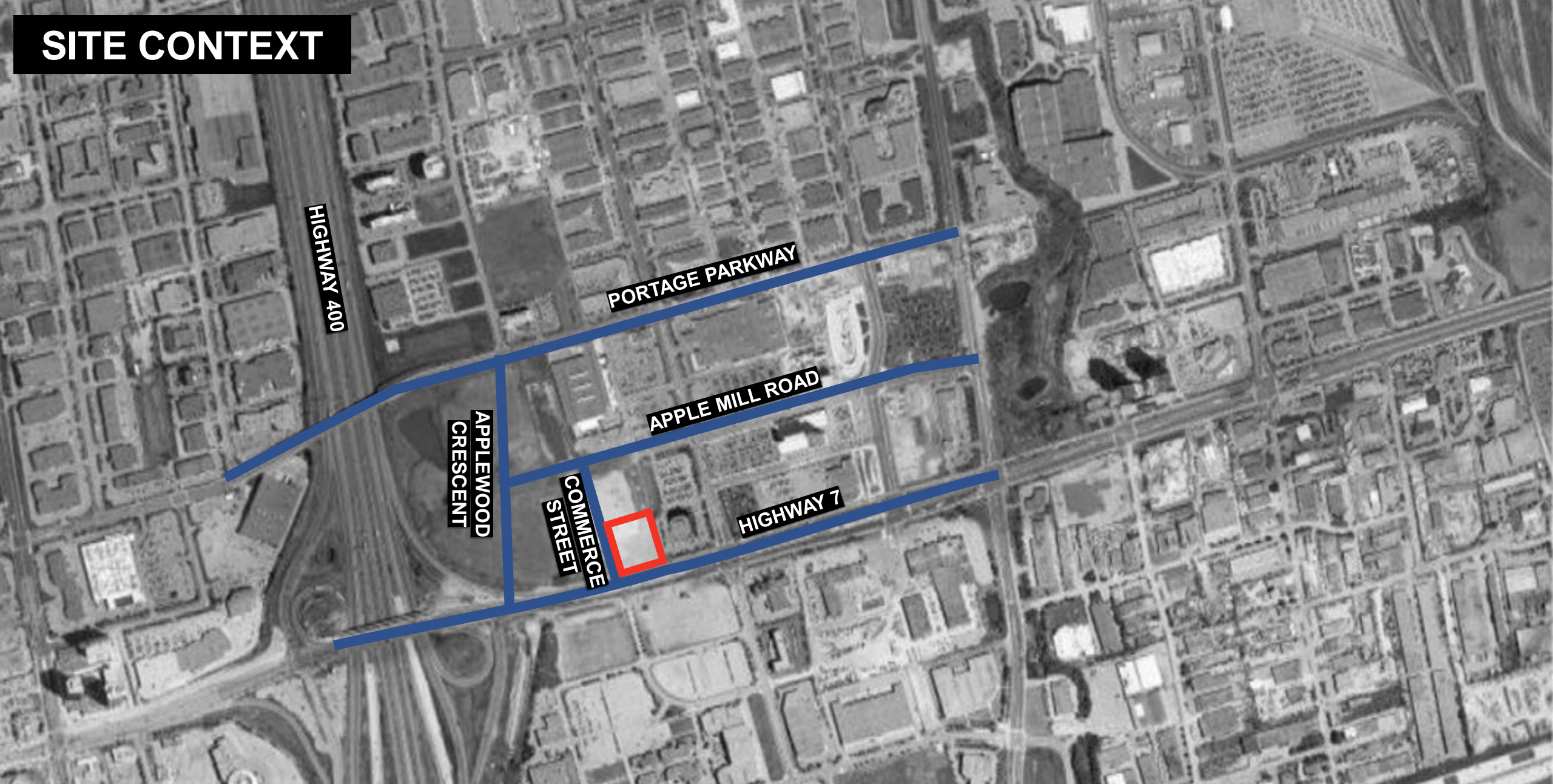
VMC Block E2 Public Meeting



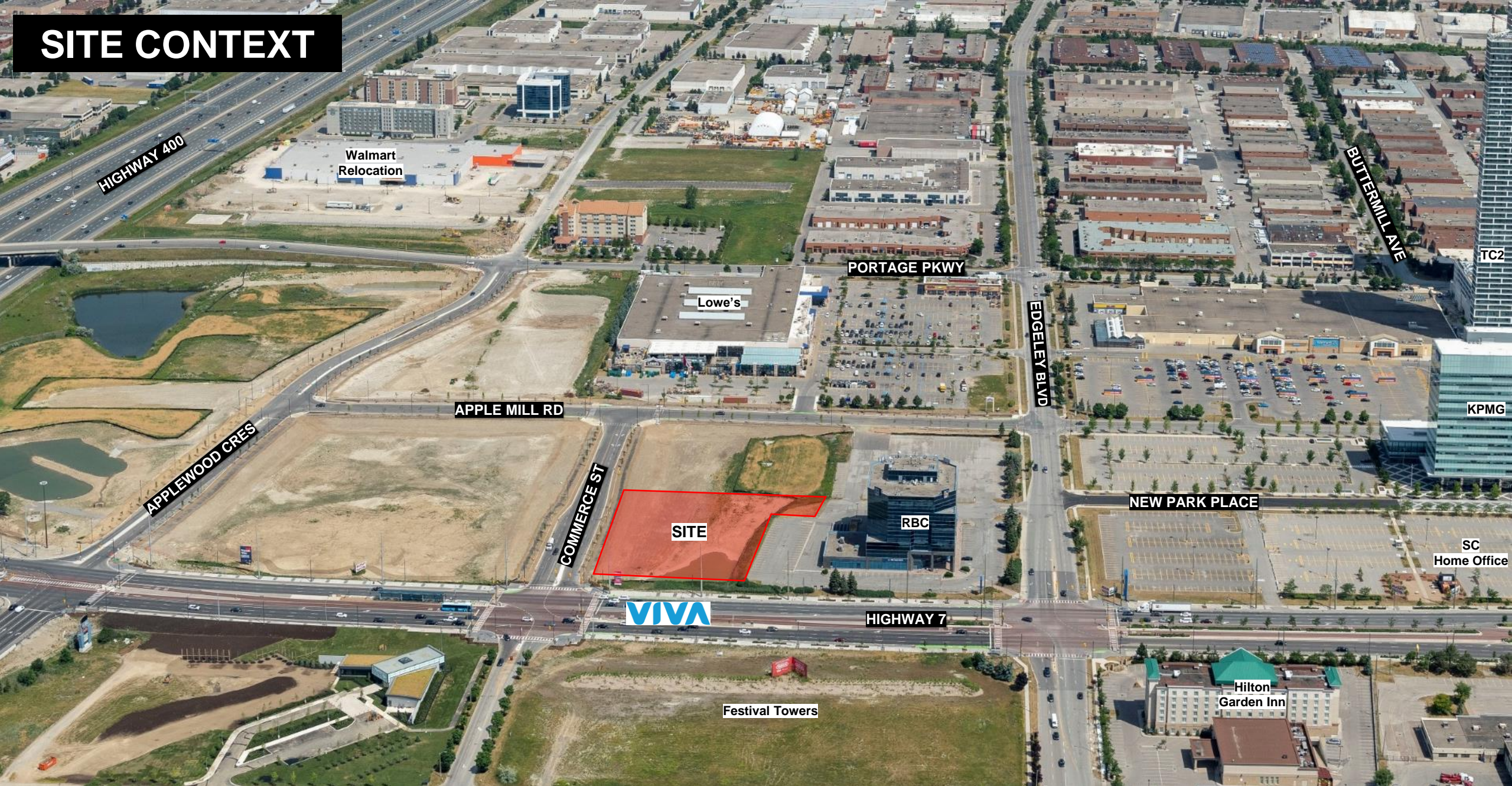
TACC
DEVELOPMENTS

MAY 4th 2021

SITE CONTEXT



SITE CONTEXT



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VMC MASTER PLAN

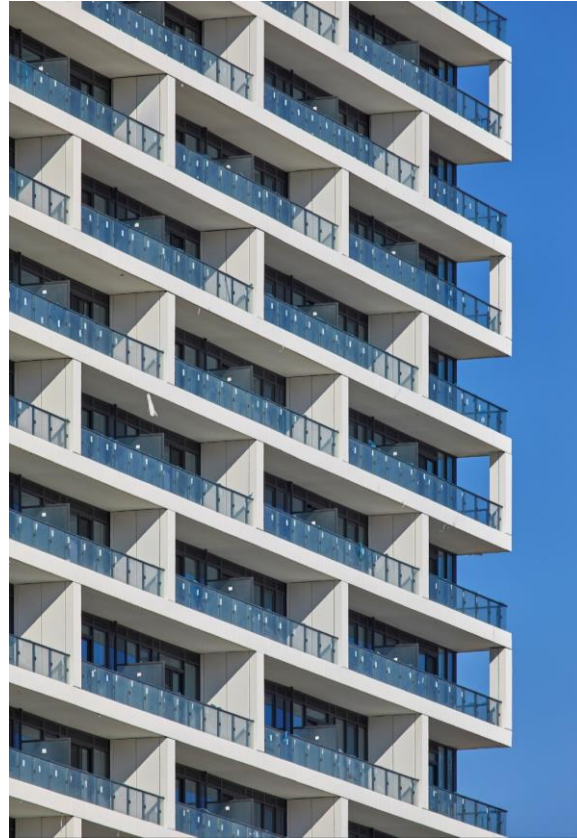


Block E2



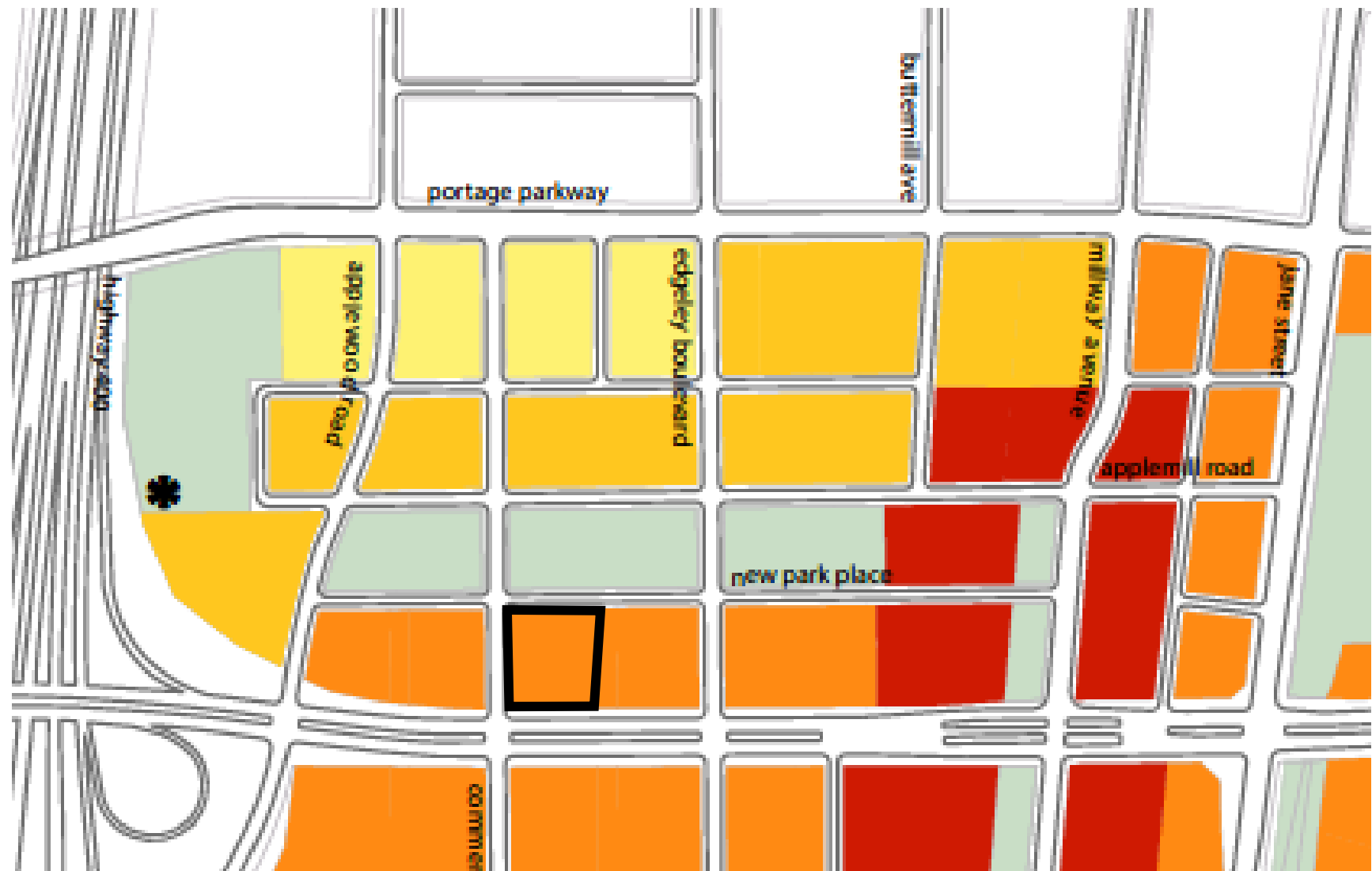
SITE CONTEXT

BUILT TO DATE



SITE CONTEXT

VMC SECONDARY PLAN



VMC Secondary Plan: Station Precinct

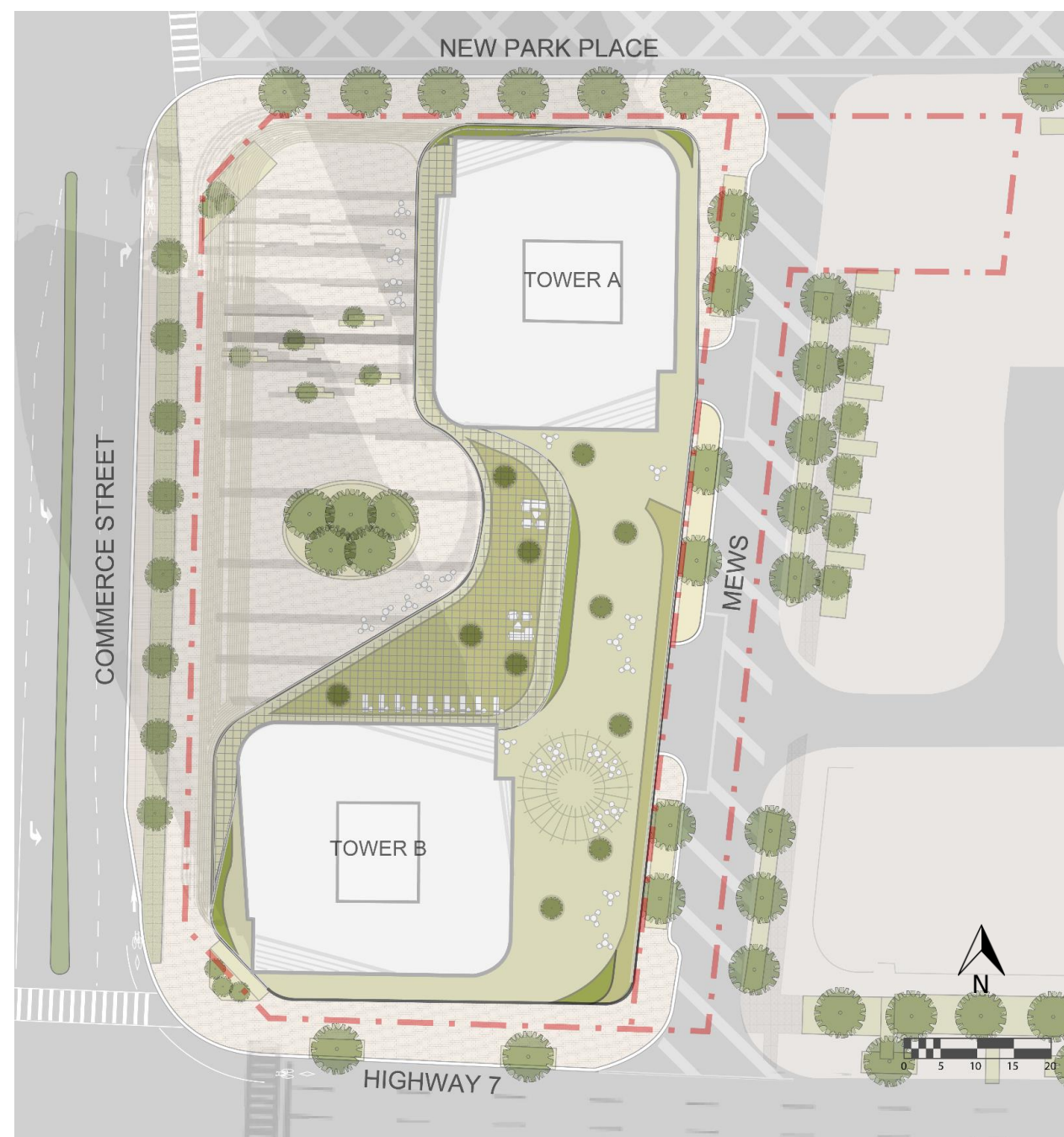
□ Block E2

- 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

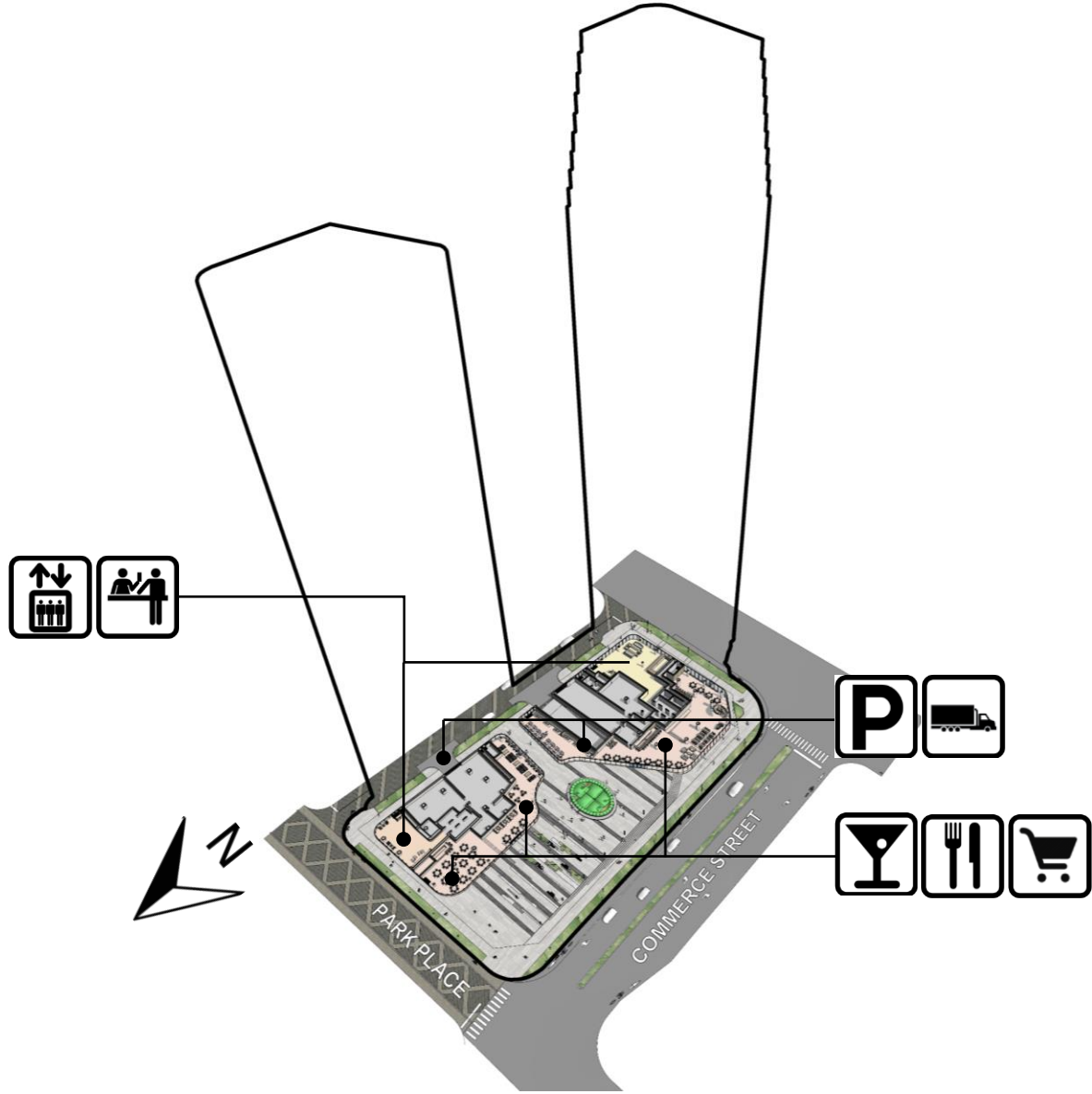
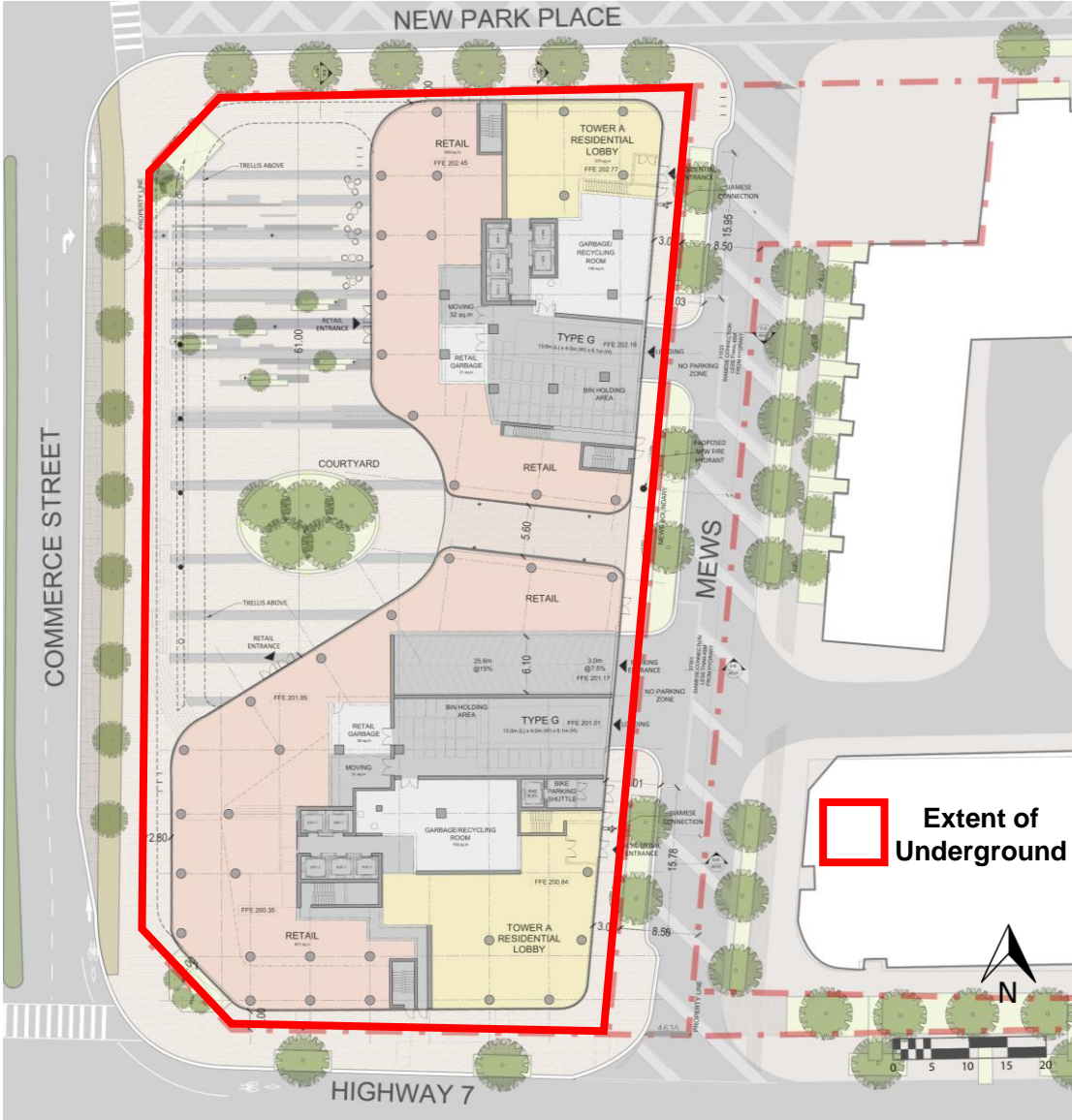
SITE STATISTICS

Site Area	6,856 m2
Site Area (Policy No. 8.1.20)	10,944 m2
FSI (Policy No. 8.1.20)	8.05 FSI
North Tower GFA	39,646 m2
South Tower GFA	48,408 m2
Total GFA	88,055 m2
Residential GFA	86,270 m2
Commercial GFA	1,785 m2
Total GFA	88,055 m2
Number of Units	1,070 units
Number of Bike Parking	650 stalls
# of Vehicle Parking	429 stalls (0.40x)
Indoor Amenity Area	2,549 m2 (2.38x)
Outdoor Amenity Area	1,954 m2 (1.83x)
Total Amenity Area	4,503 m2 (4.21x)



CURRENT PROPOSAL

GROUND FLOOR PLAN



CURRENT PROPOSAL

RENDERINGS



CURRENT PROPOSAL

RENDERINGS



CURRENT PROPOSAL

RENDERINGS



CURRENT PROPOSAL

RENDERINGS



CURRENT PROPOSAL

RENDERINGS





THANK YOU