

C1.
Communication
CW(PM) – June 4, 2024
Item No. 7

VMC South Block Public Meeting



June 4th, 2024 at 7:00 p.m.

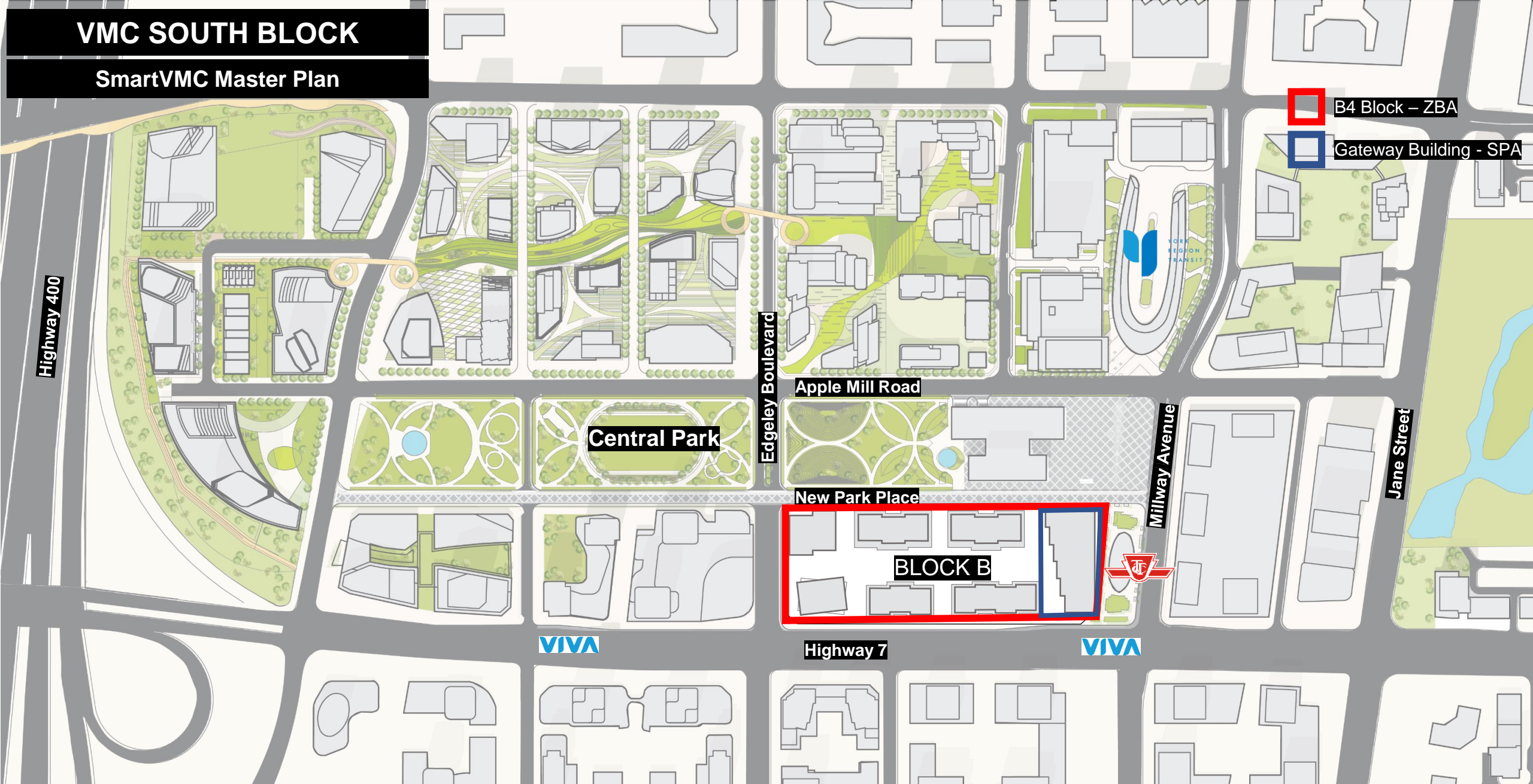
VMC SOUTH BLOCK



Aerial

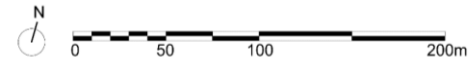


VMC SOUTH BLOCK

SmartVMC Master Plan

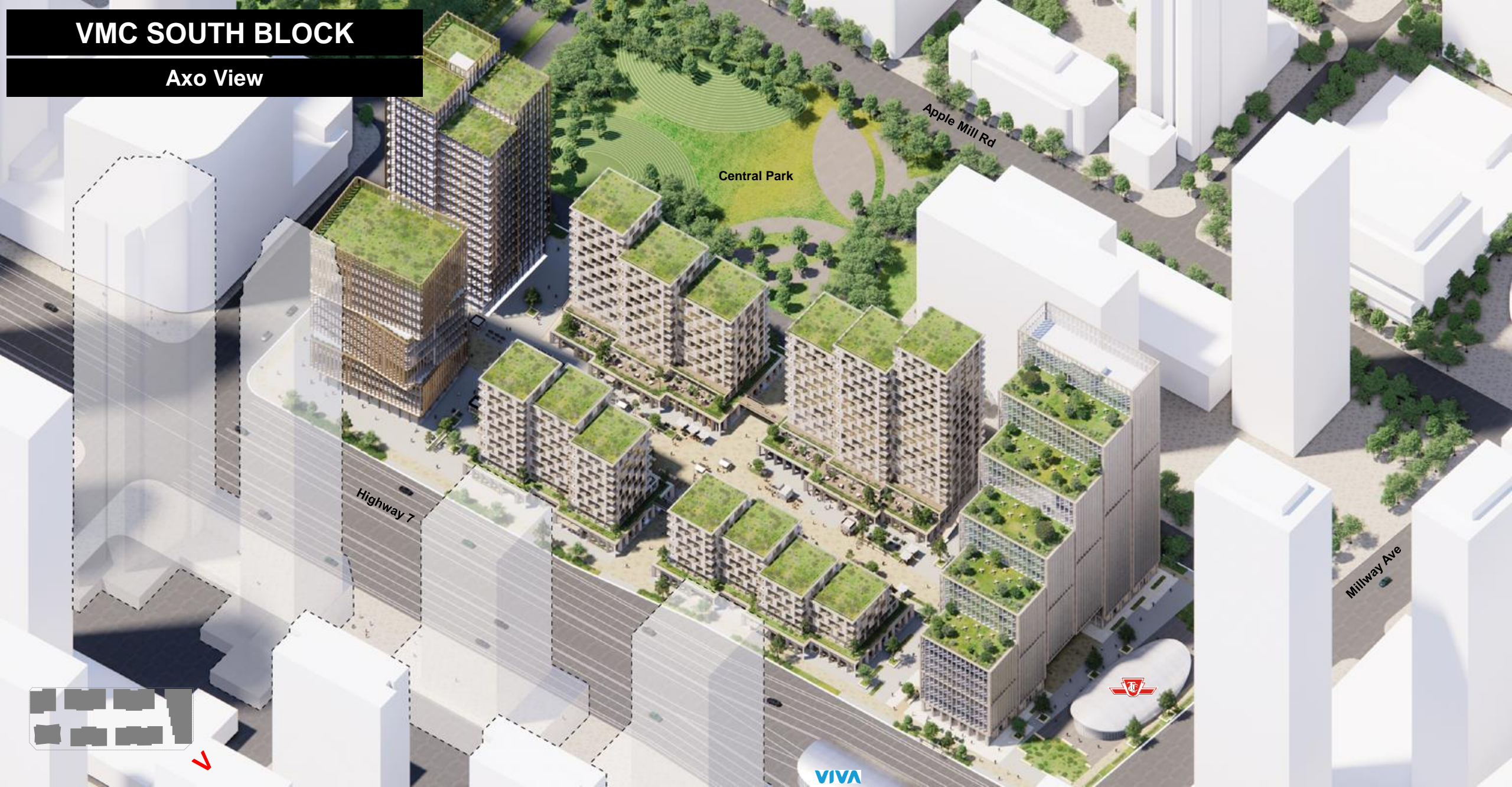


-  B4 Block – ZBA
-  Gateway Building - SPA



VMC SOUTH BLOCK

Axo View



VMC SOUTH BLOCK

Courtyard Experience



VMC SOUTH BLOCK

Courtyard Experience



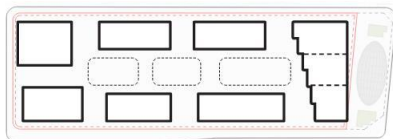
VMC SOUTH BLOCK

View Into The Courtyard



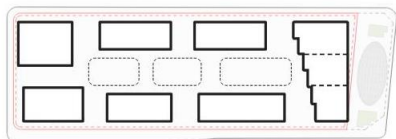
VMC SOUTH BLOCK

Aerial View



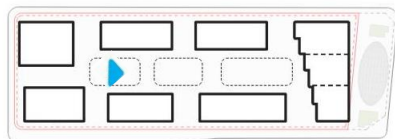
VMC SOUTH BLOCK

View from Highway 7



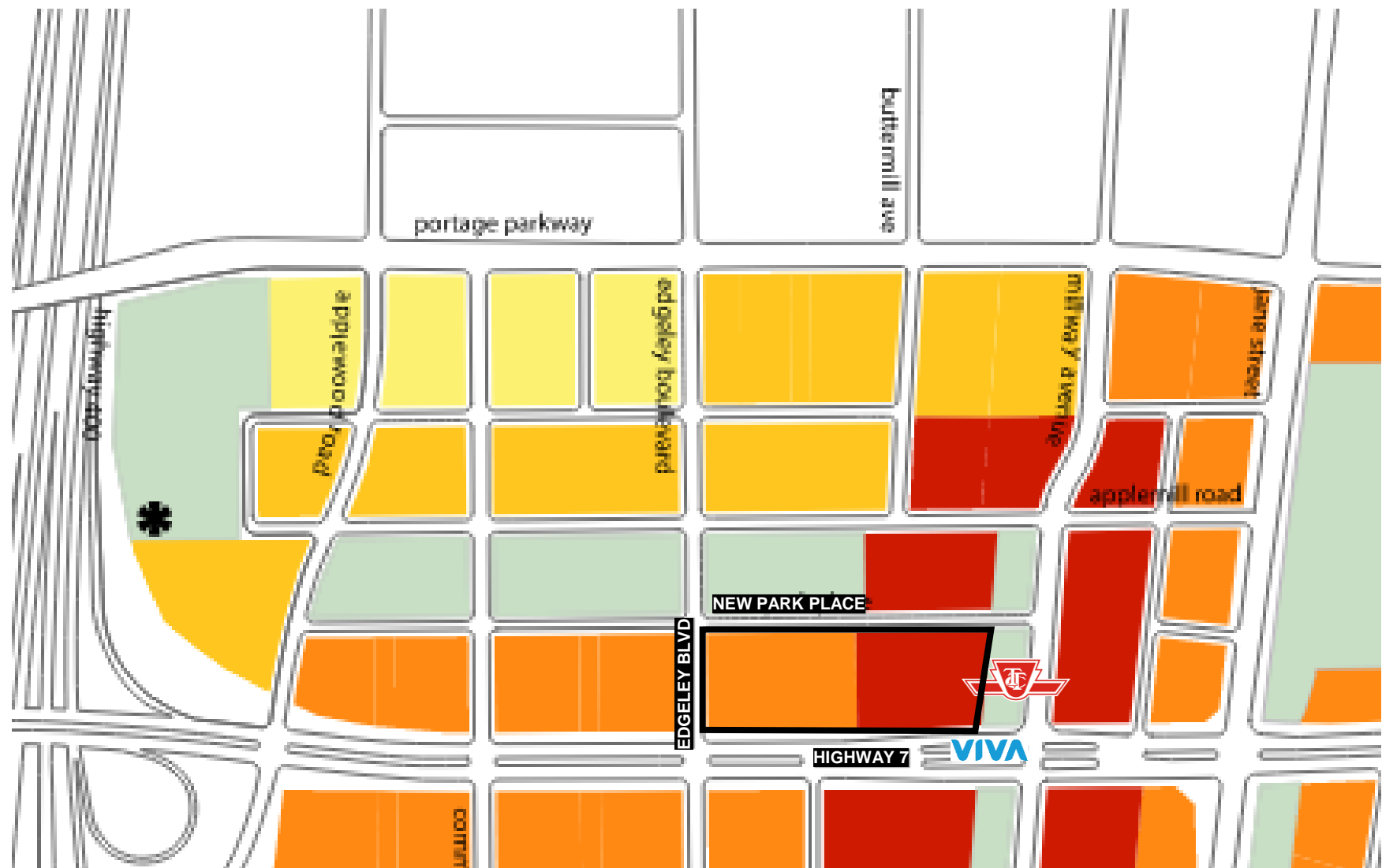
VMC SOUTH BLOCK

View Towards Gateway



VMC SOUTH BLOCK

VMC Secondary Plan



VMC Secondary Plan: Station Precinct

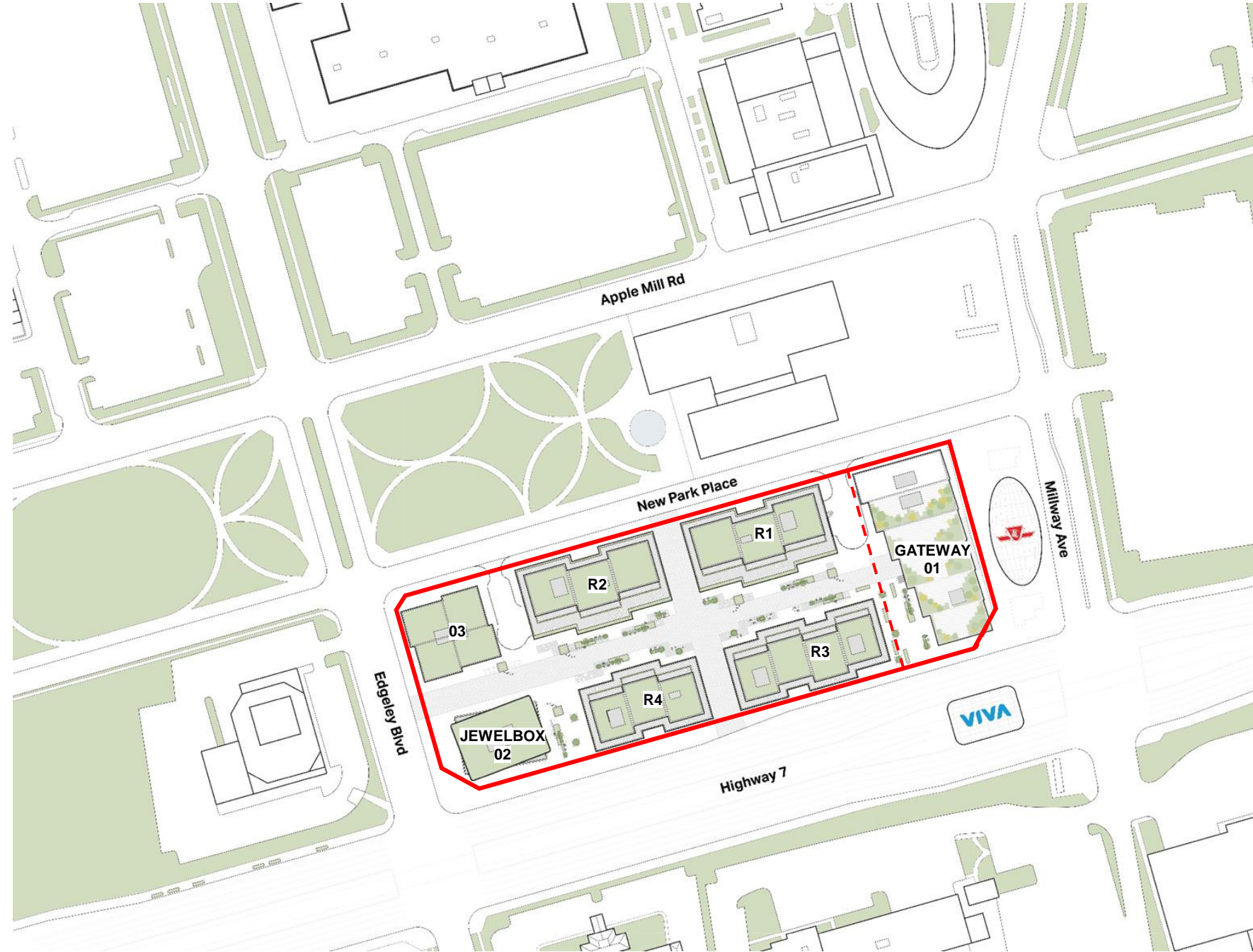
□ South Block

- 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

VMC SOUTH BLOCK

Site Statistics (OPA & ZBA)

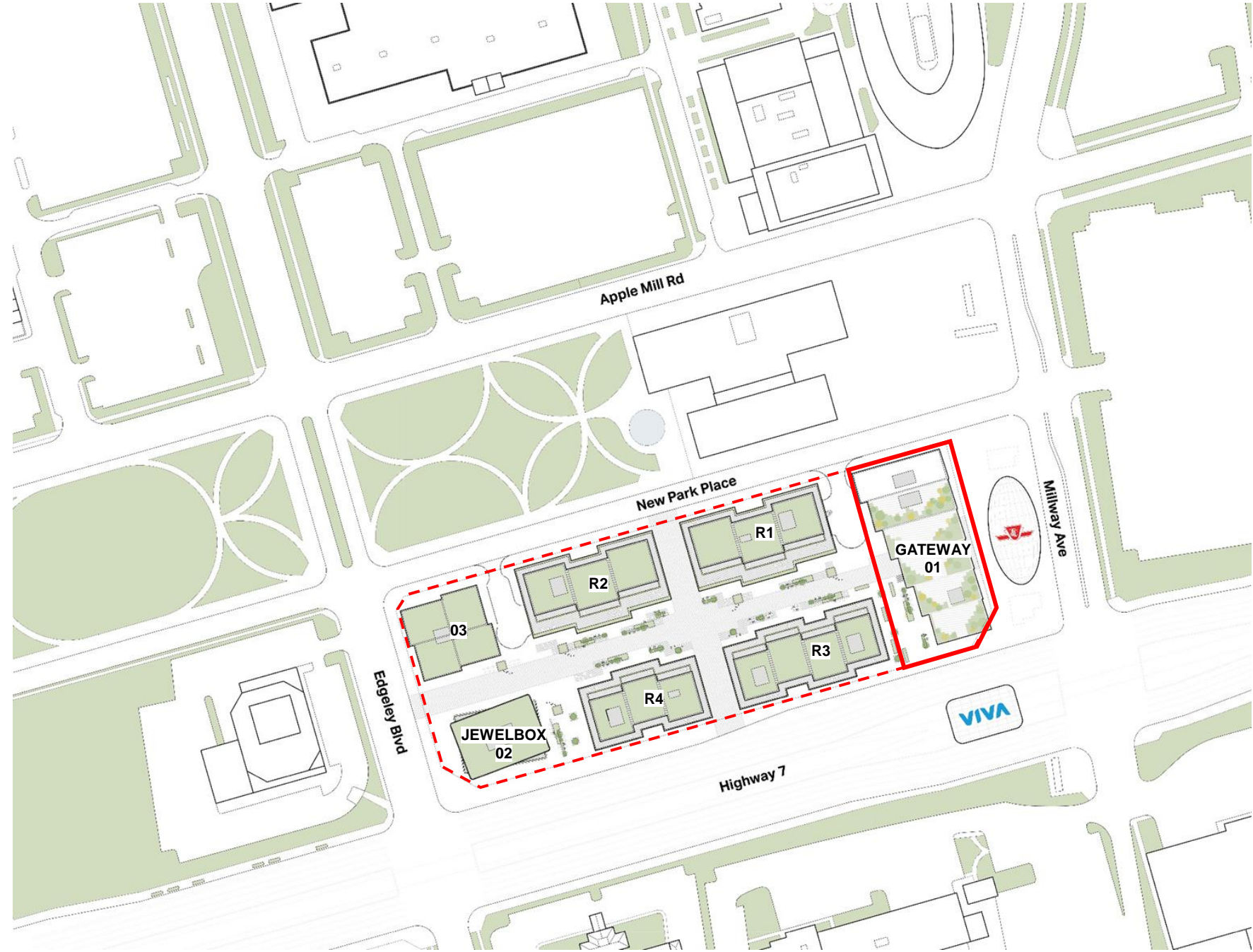
Site Area	27,778 m2
FSI (Policy 8.1.20)	5.26 FSI
Office GFA	82,861 m2
Residential GFA	55,539 m2
<u>Retail GFA</u>	<u>7,726 m2</u>
Total GFA	146,126 m2
Number of Residential Units	825 units
Number of Bike Parking (ST)	166 stalls
<u>Number of Bike Parking (LT)</u>	<u>496 stalls</u>
Total Number of Bike Parking	662 stalls
# of Vehicle Parking (Res)	83 stalls
<u># of Vehicle Parking (Non. Res)</u>	<u>291 stalls</u>
Total # of Vehicle Parking	374 stalls
Indoor Amenity Area	825 m2
<u>Outdoor Amenity Area</u>	<u>825 m2</u>
Total Amenity Area	1,650 m2



VMC SOUTH BLOCK

Site Statistics (SPA – Phase 1)

Office GFA	42,430 m2
Residential GFA	0 m2
<u>Retail GFA</u>	<u>1,041 m2</u>
Total GFA	43,471 m2
Number of Residential Units	0 units
Number of Bike Parking (ST)	43 stalls
<u>Number of Bike Parking (LT)</u>	<u>43 stalls</u>
Total Number of Bike Parking	86 stalls
# of Vehicle Parking (Res)	0 stalls
<u># of Vehicle Parking (Non. Res)</u>	<u>149 stalls</u>
Total # of Vehicle Parking	149 stalls



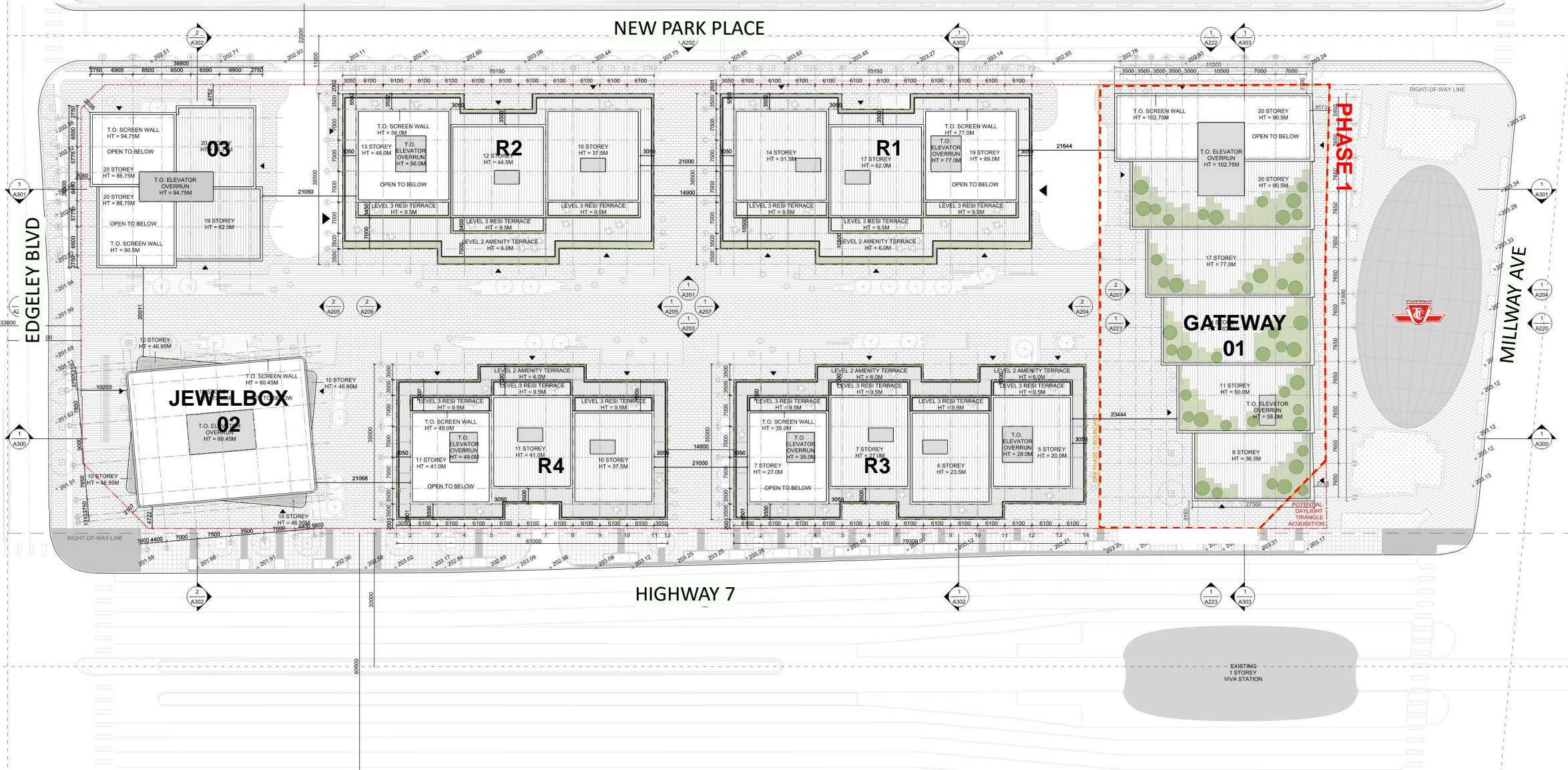
VMC SOUTH BLOCK

Block Plan



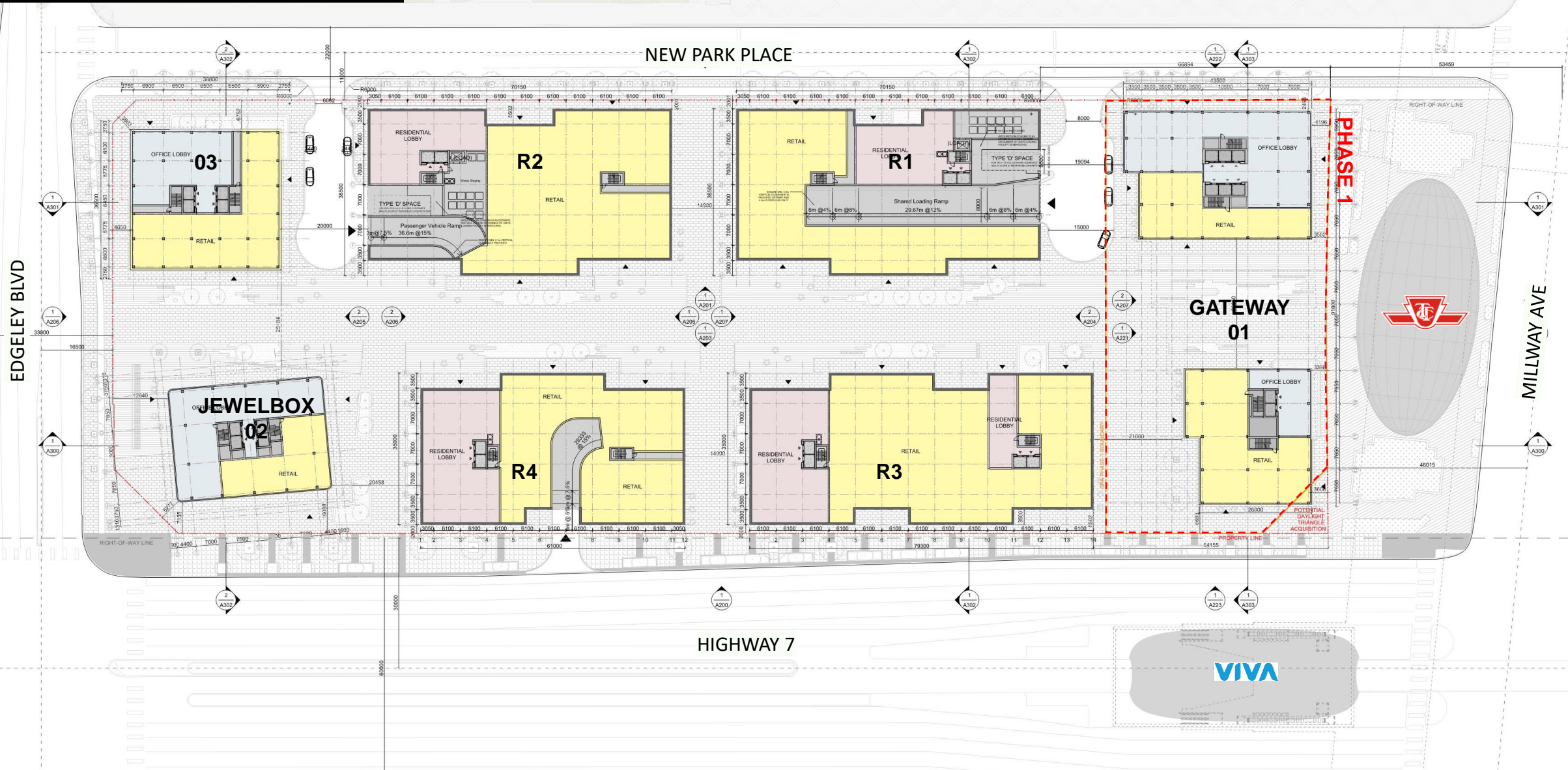
VMC SOUTH BLOCK

Site Plan



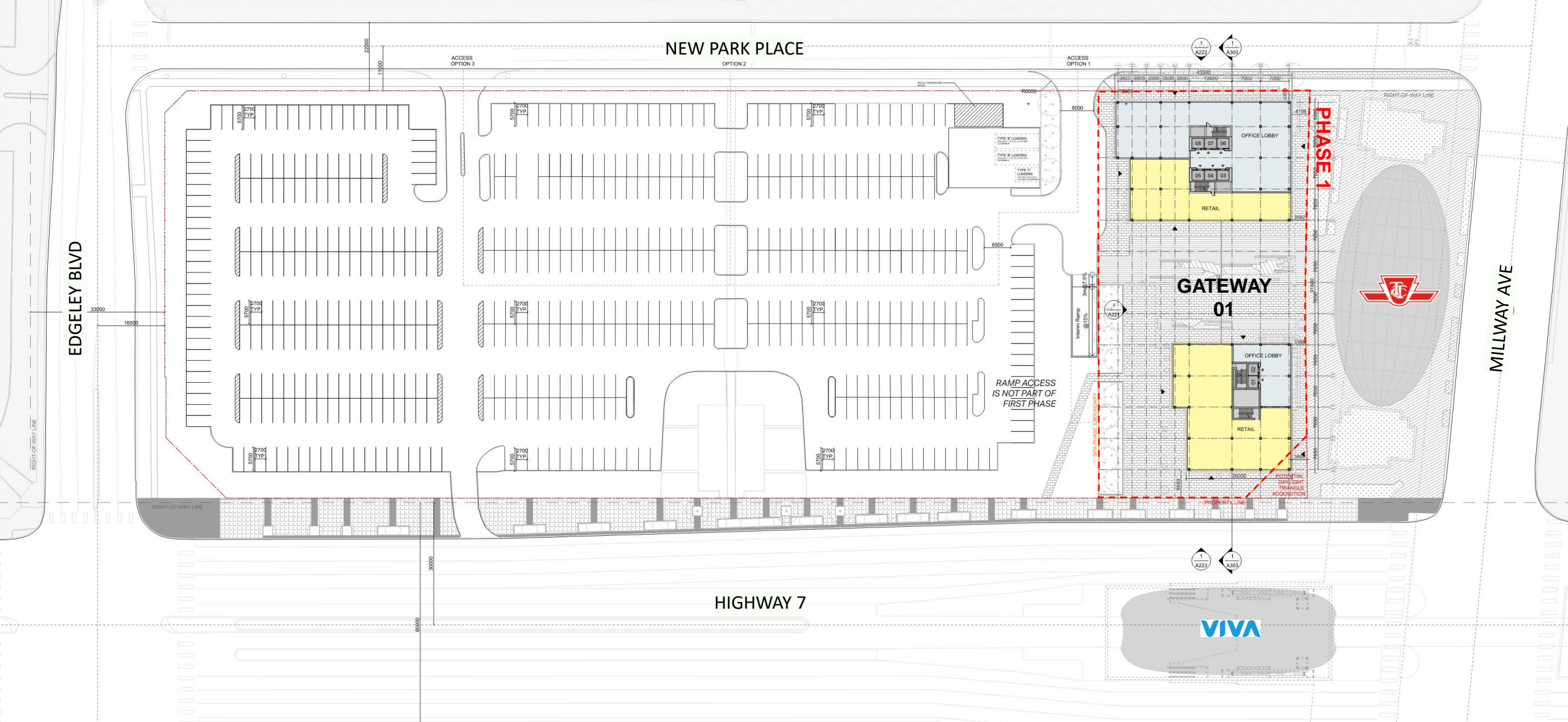
VMC SOUTH BLOCK

Ground Floor Plan



VMC SOUTH BLOCK

Ground Floor Plan – Phase 1



VMC SOUTH BLOCK

Axo View





THANK YOU