

# VMC Block C2 Public Meeting



FEBRUARY 2021

# SITE CONTEXT



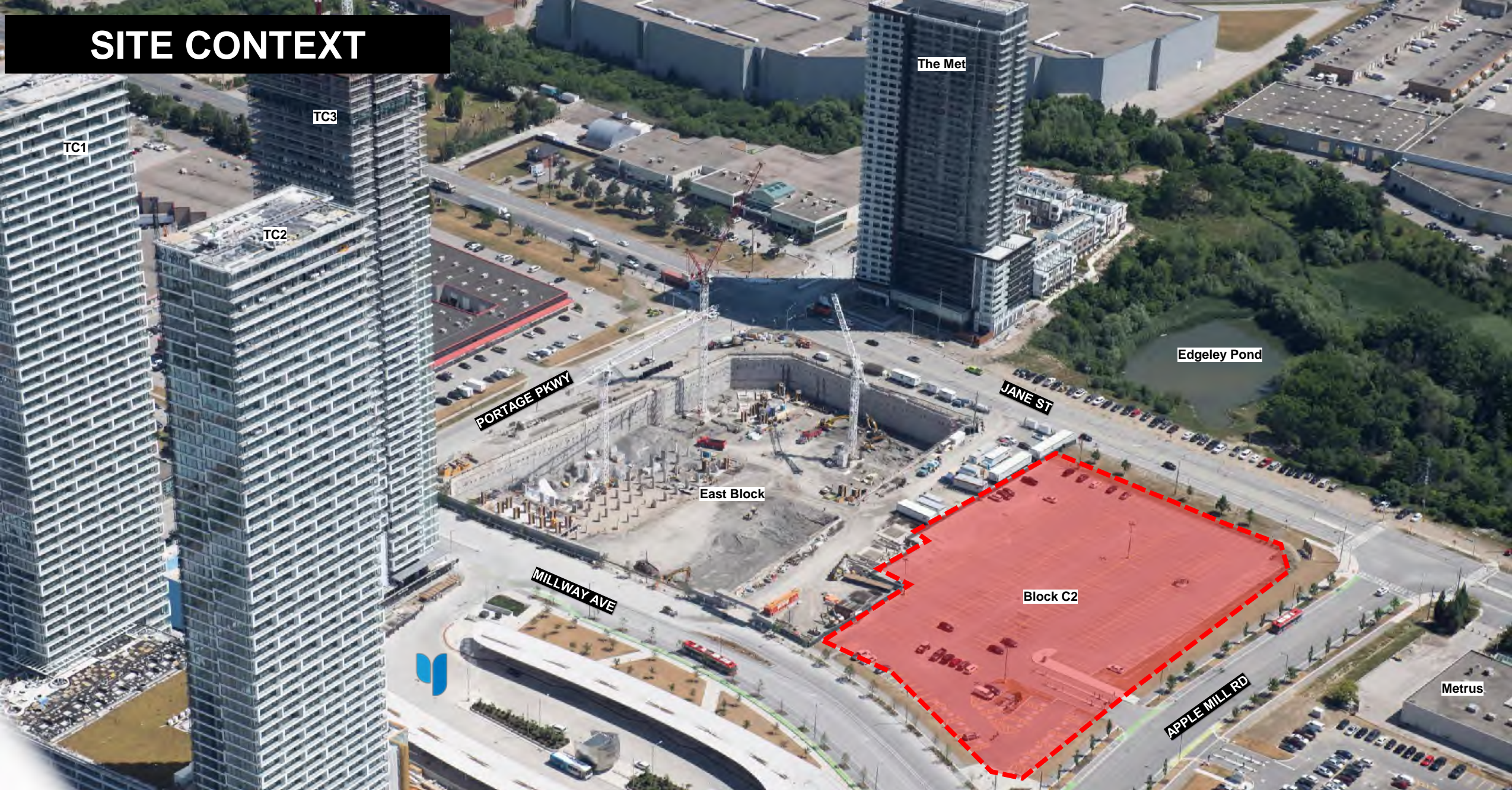


# SITE CONTEXT





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## VMC MASTER PLAN





# SITE CONTEXT

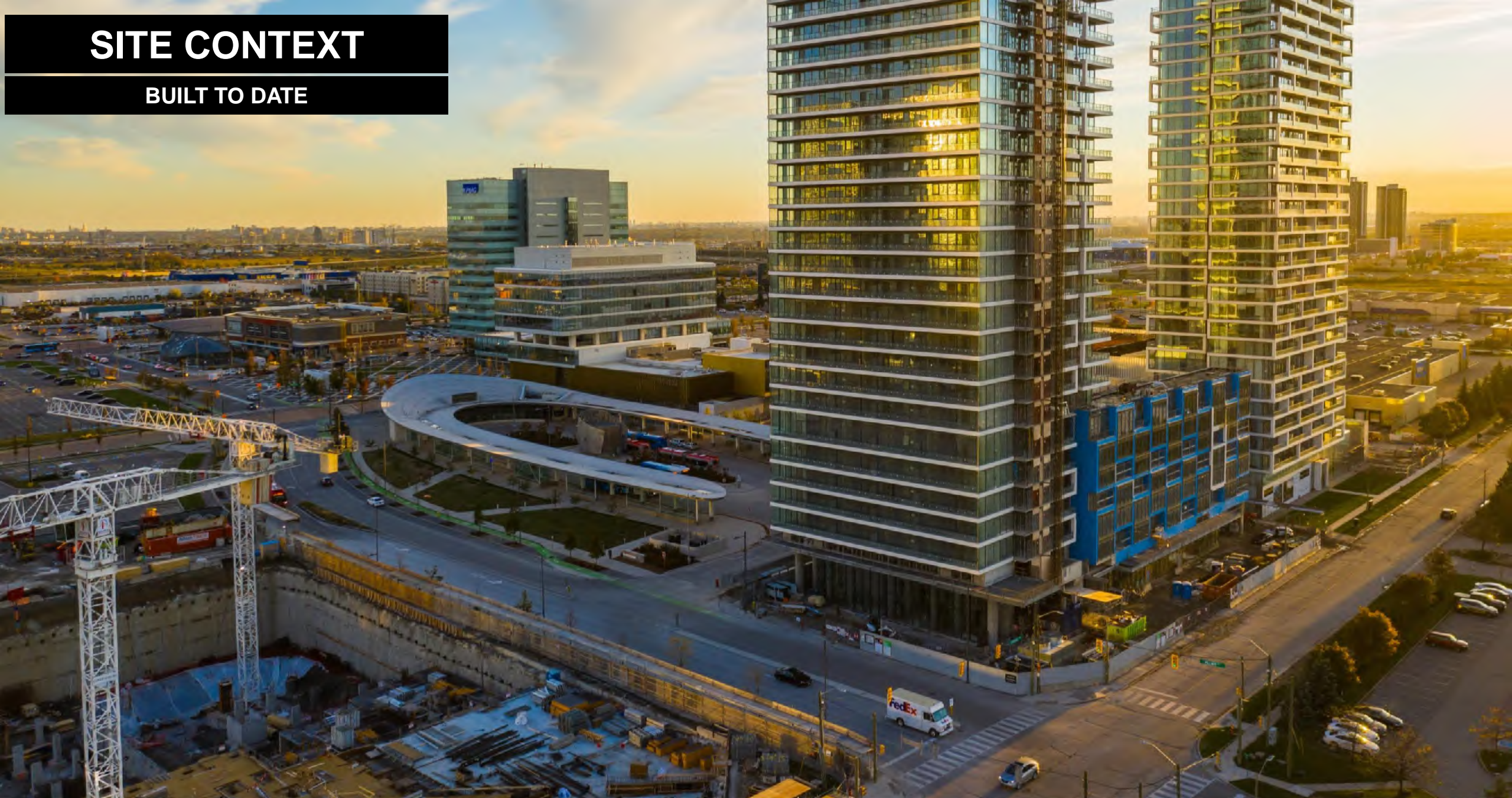
## VMC MASTER PLAN – BLOCK C2





# SITE CONTEXT

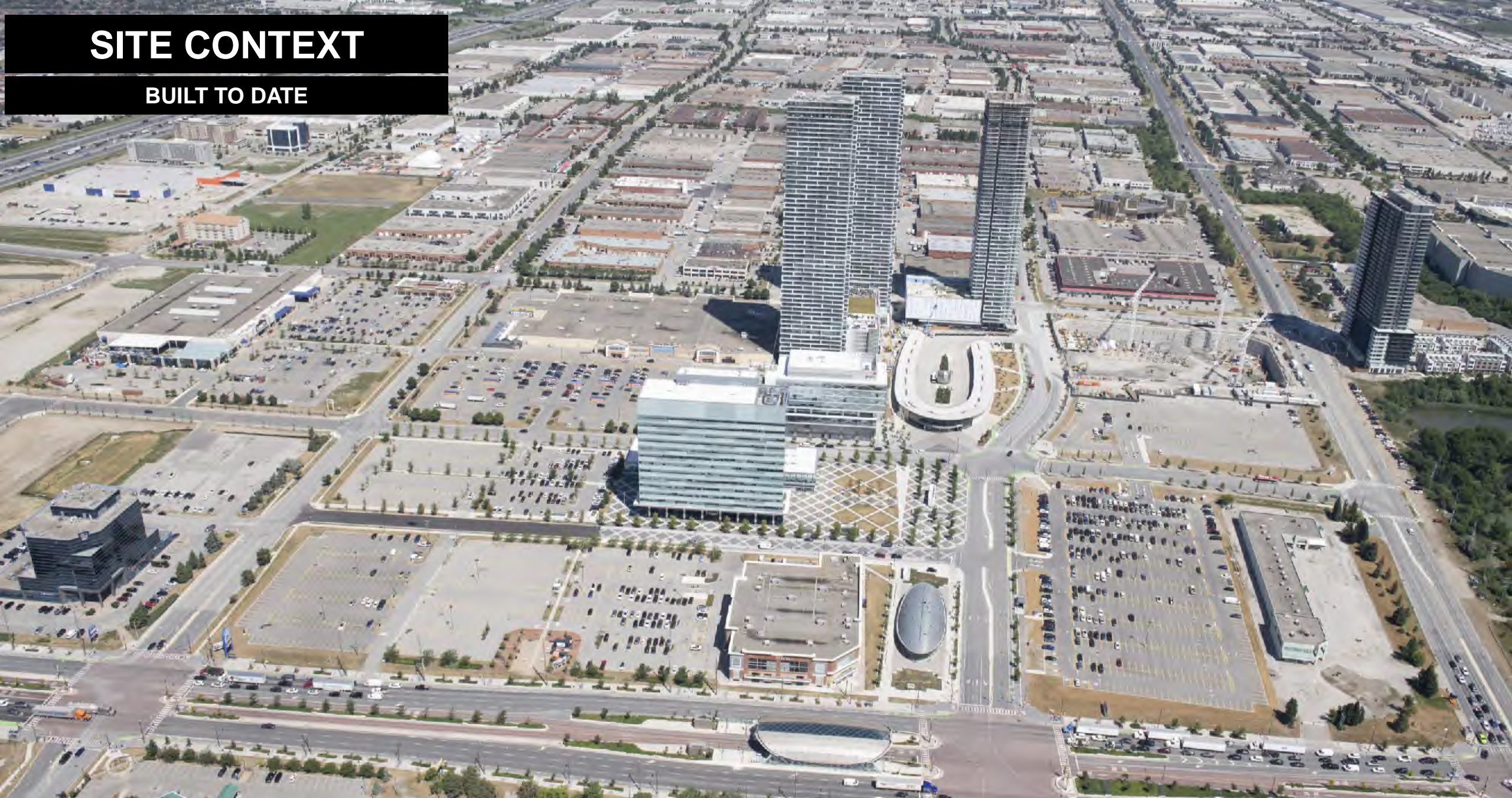
BUILT TO DATE





# SITE CONTEXT

BUILT TO DATE





# SITE CONTEXT

## BLOCK OVERVIEW

### East Block North (Phase 1)

**Status** – Council approved, under construction

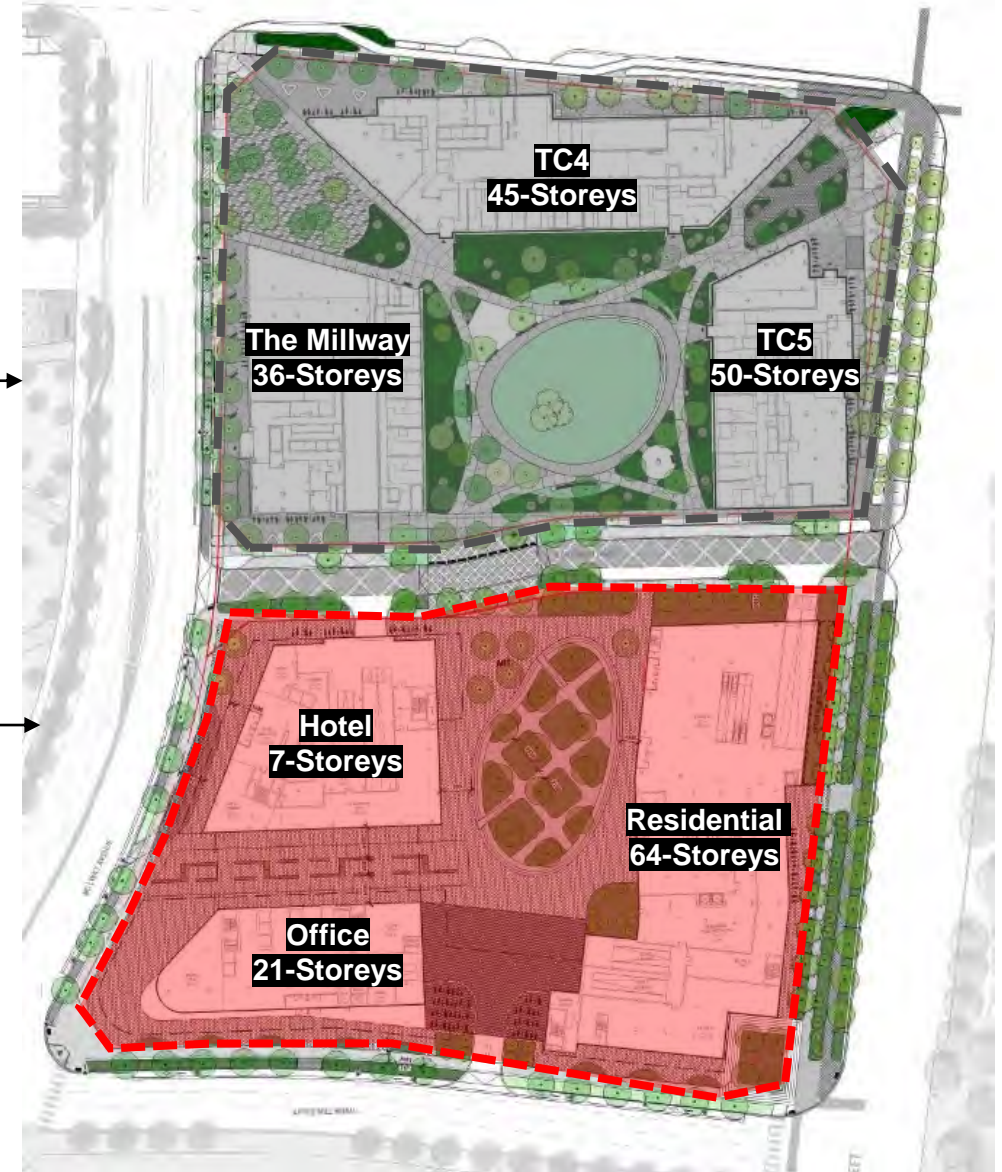
### East Block South (Phase 2)

**Status** – OPA/ZBA/SPA Submission 2020-10-09

**Current Use:** Commuter surface parking lot

 East Block North (C1)

 East Bloch South (C2)

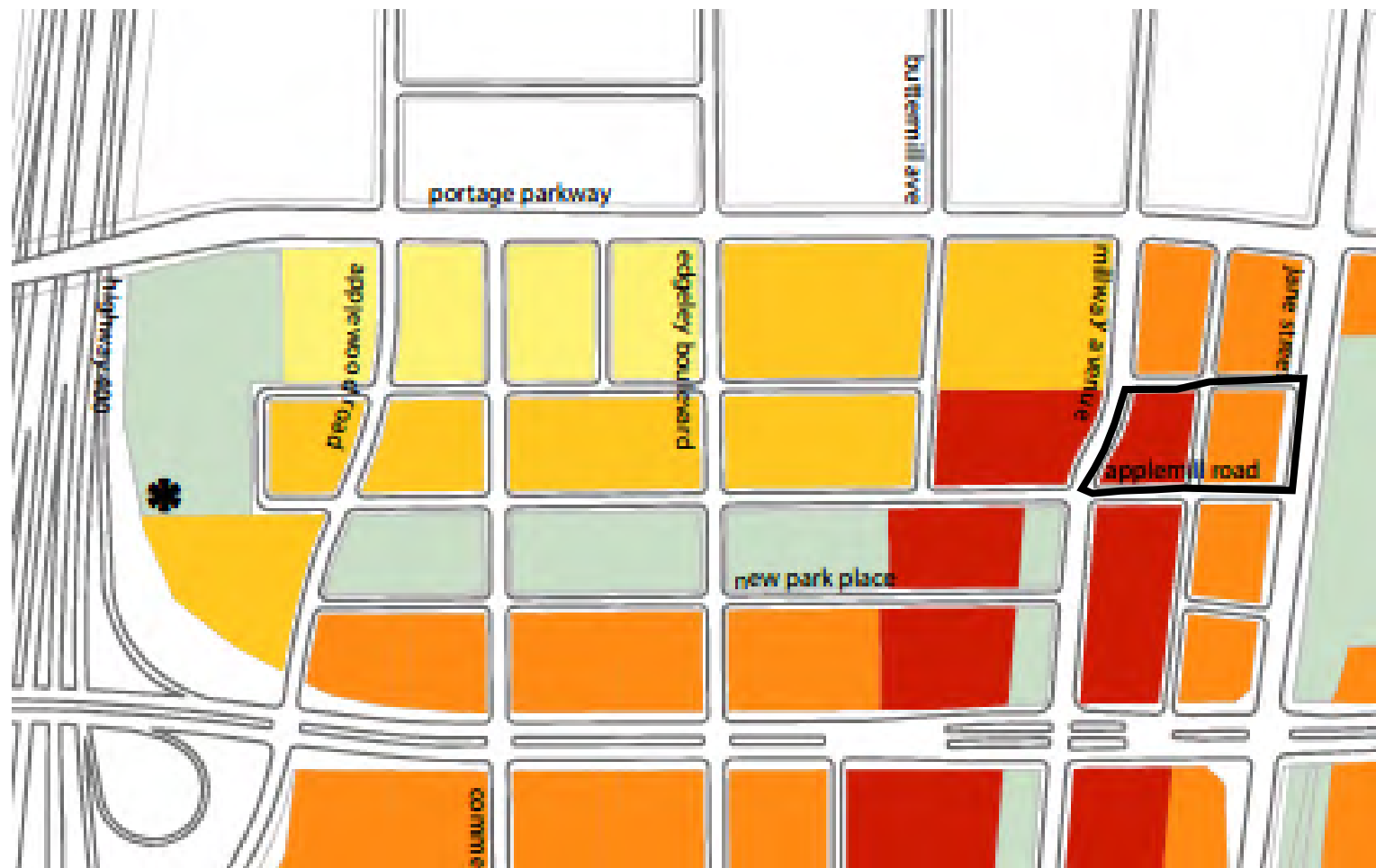






# SITE CONTEXT


## PLANNING OVERVIEW


### VMC Secondary Plan: Station Precinct





Block C2 


 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                 | 15,502 m2<br>3.84 ac       |
| FSI                       | 7.6 FSI                    |
| Residential GFA           | 63,899.0 m2                |
| Office GFA                | 48,543.7 m2                |
| Hotel GFA                 | 10,913.8 m2                |
| Retail GFA                | 4,723.0 m2                 |
| <b>Total GFA</b>          | <b>128,079.5 m2</b>        |
| Number of Units           | 798 units                  |
| Number of Hotel Keys      | 179 keys                   |
| Number of Bike Parking    | 651 stalls                 |
| # of Vehicle Parking      | 917 stalls                 |
| Indoor Amenity Area       | 913.4 m2 (1.16x)           |
| Outdoor Amenity Area      | 1,161.29 m2 (1.47x)        |
| <b>Total Amenity Area</b> | <b>2,074.69 m2 (2.63x)</b> |





# CURRENT PROPOSAL

## RENDERINGS





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## RENDERINGS





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## RENDERINGS





# CURRENT PROPOSAL

## RENDERINGS





# CURRENT PROPOSAL

## RENDERINGS





An architectural rendering of a modern, multi-story building with a curved facade. The building features large glass windows and sections with a light-colored wood or metal cladding. The ground floor has a series of columns supporting a covered walkway. Several trees are planted along the sidewalk in front of the building. A group of small, stylized human figures in red are walking along the sidewalk. A large black rectangular box with the text 'THANK YOU' in white is centered over the middle of the image.

# THANK YOU