

COMMUNICATION – C3  
ITEM 2  
Committee of the Whole (Public Meeting)  
February 2, 2021

# VMC Block A5 Public Meeting



FEBRUARY 2<sup>nd</sup> 2021

# SITE CONTEXT





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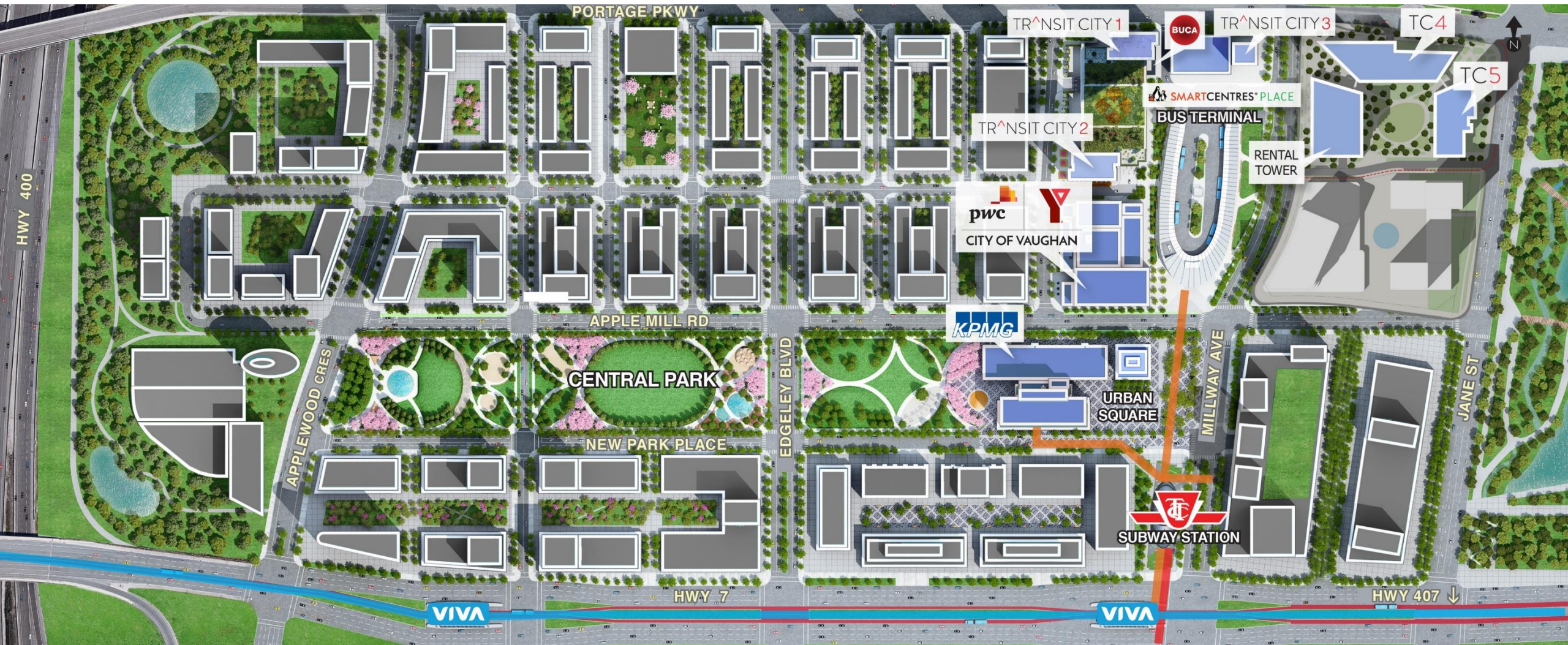
# SITE CONTEXT





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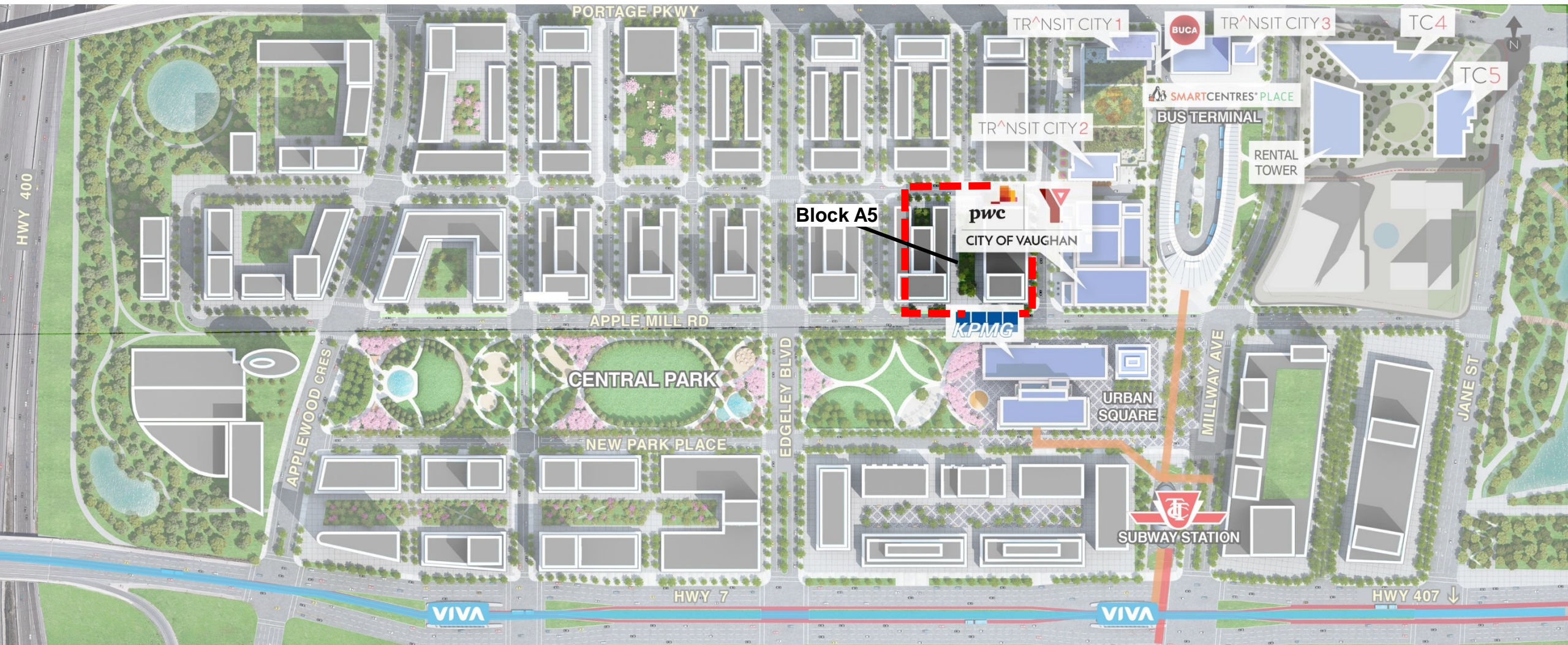
## VMC MASTER PLAN





# SITE CONTEXT

## VMC MASTER PLAN



Block A5



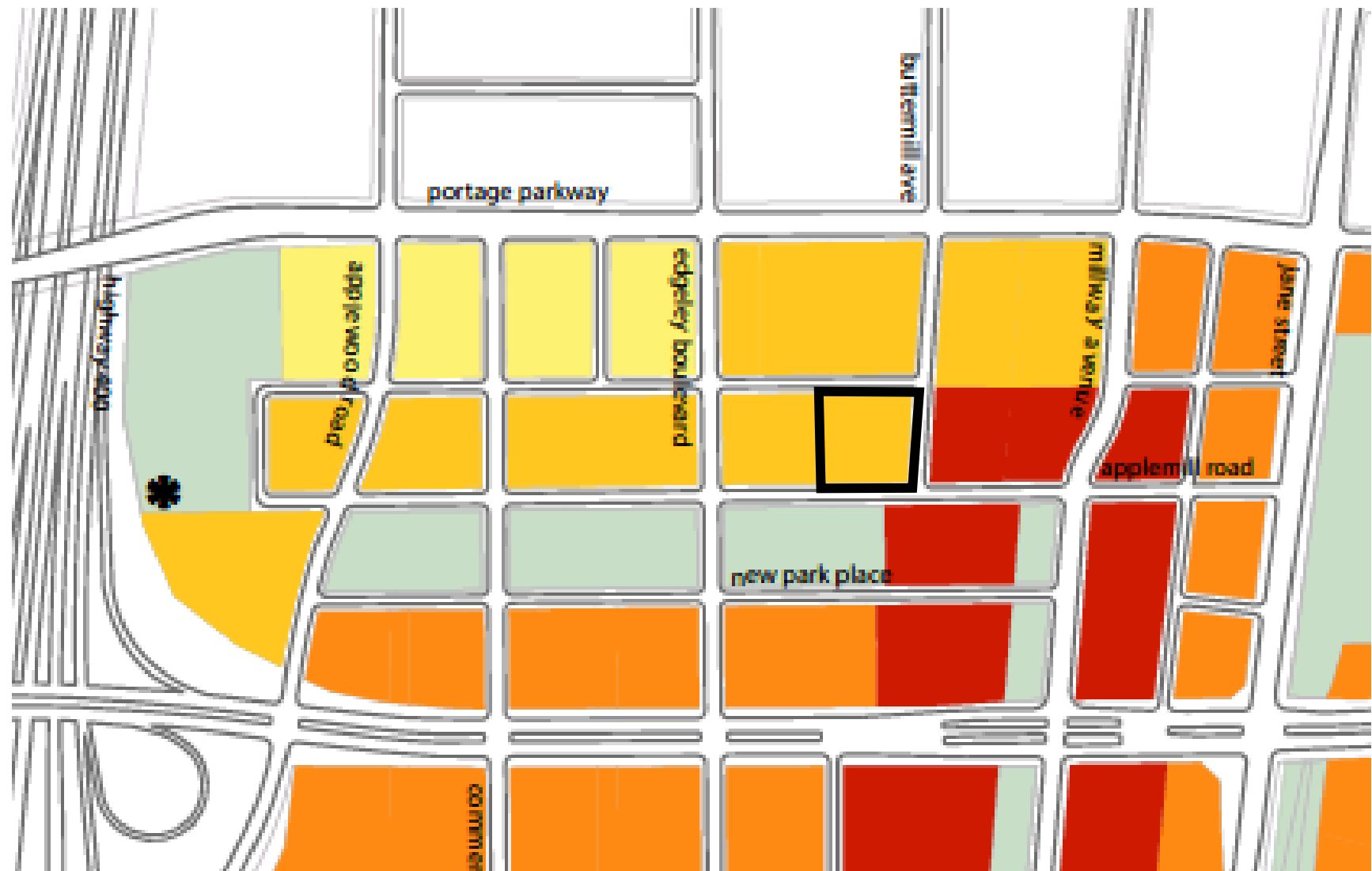
# SITE CONTEXT

BUILT TO DATE



# SITE CONTEXT

## VMC SECONDARY PLAN



**VMC Secondary Plan: Station Precinct**

□ Block A5

- 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

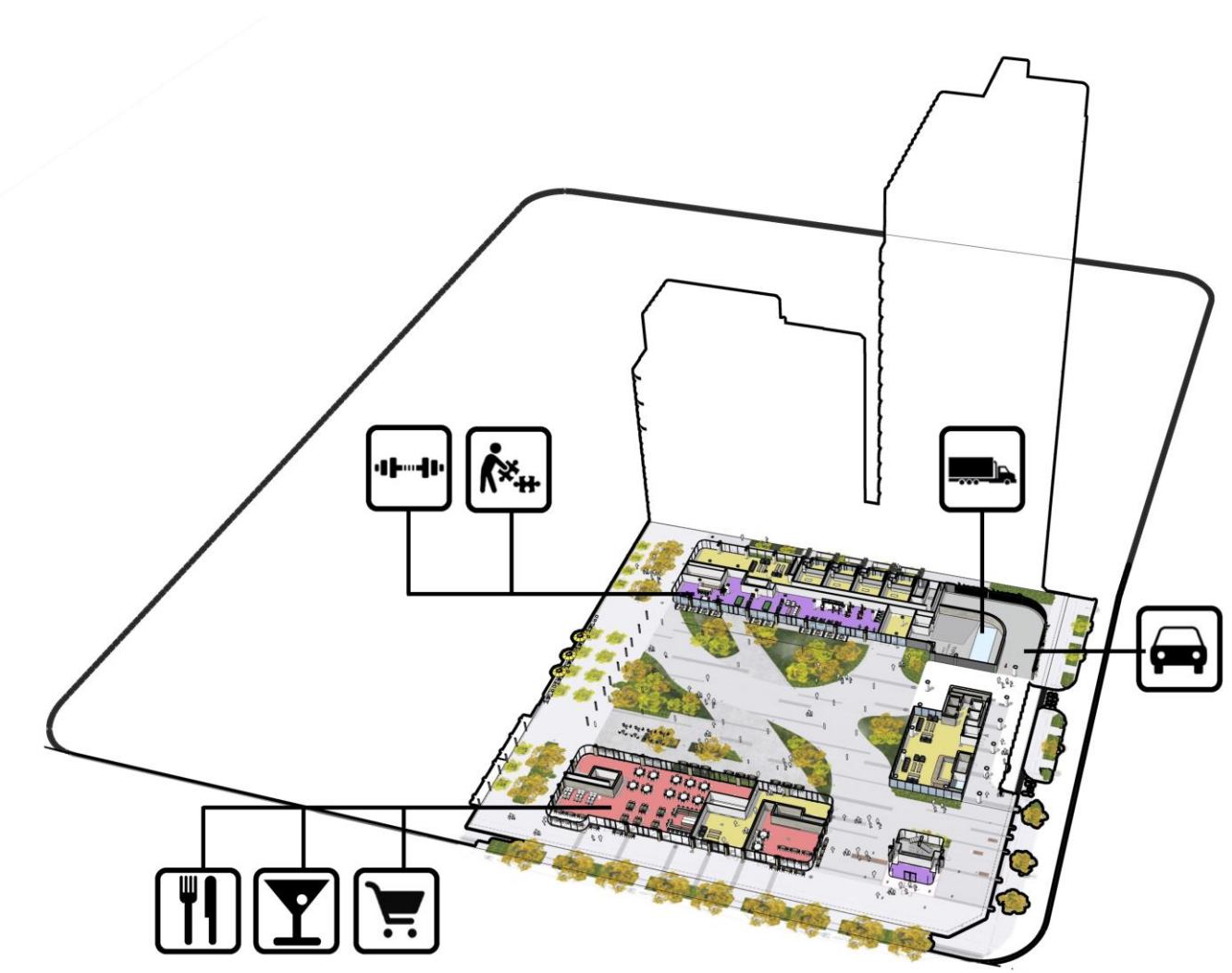
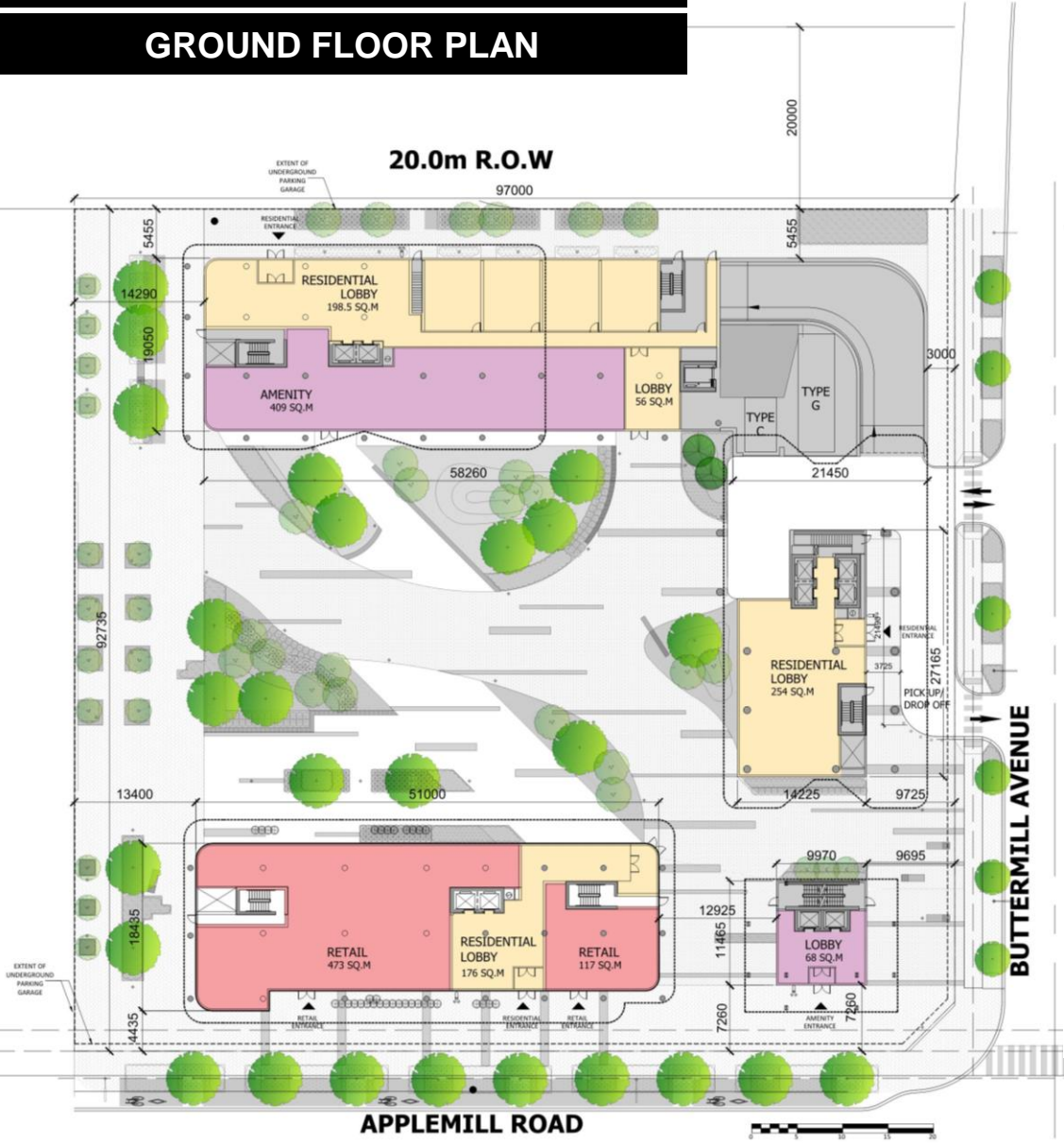
Site Area (with Buttermill)	11,047m2
Site Area (excl. Buttermill)	8,980 m2
FSI (with Buttermill)	4.63 FSI
FSI (excluding Buttermill)	5.69 FSI
Building A GFA	28,643 m2
Building B GFA	14,899 m2
Building C GFA	6,730 m2
Building D GFA	852 m2
<b>Total GFA</b>	<b>51,124 m2</b>
Residential GFA	50,534 m2
Commercial GFA	590 m2
<b>Total GFA</b>	<b>51,124 m2</b>
Number of Units	624 units
Number of Bike Parking	383 stalls
# of Vehicle Parking	220 stalls (0.35x)
Indoor Amenity Area	1,084 m2 (1.74x)
Outdoor Amenity Area	1,130 m2 (1.81x)
<b>Total Amenity Area</b>	<b>2,214 m2 (3.55x)</b>





# CURRENT PROPOSAL

## GROUND FLOOR PLAN





# CURRENT PROPOSAL

## RENDERINGS





# CURRENT PROPOSAL

## RENDERINGS





# CURRENT PROPOSAL

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# CURRENT PROPOSAL

## RENDERINGS





An architectural rendering of a modern building complex. The central focus is a tall, slender skyscraper with a glass facade and a series of white, curved balconies or terraces. To its left is a shorter, multi-story building with a similar glass and concrete design. The foreground shows a landscaped area with green trees, a pinkish-red path, and a paved plaza. In the background, a large, flat, light-colored area, possibly a body of water or a large open lot, stretches to the horizon under a blue sky with scattered white clouds.

# THANK YOU