

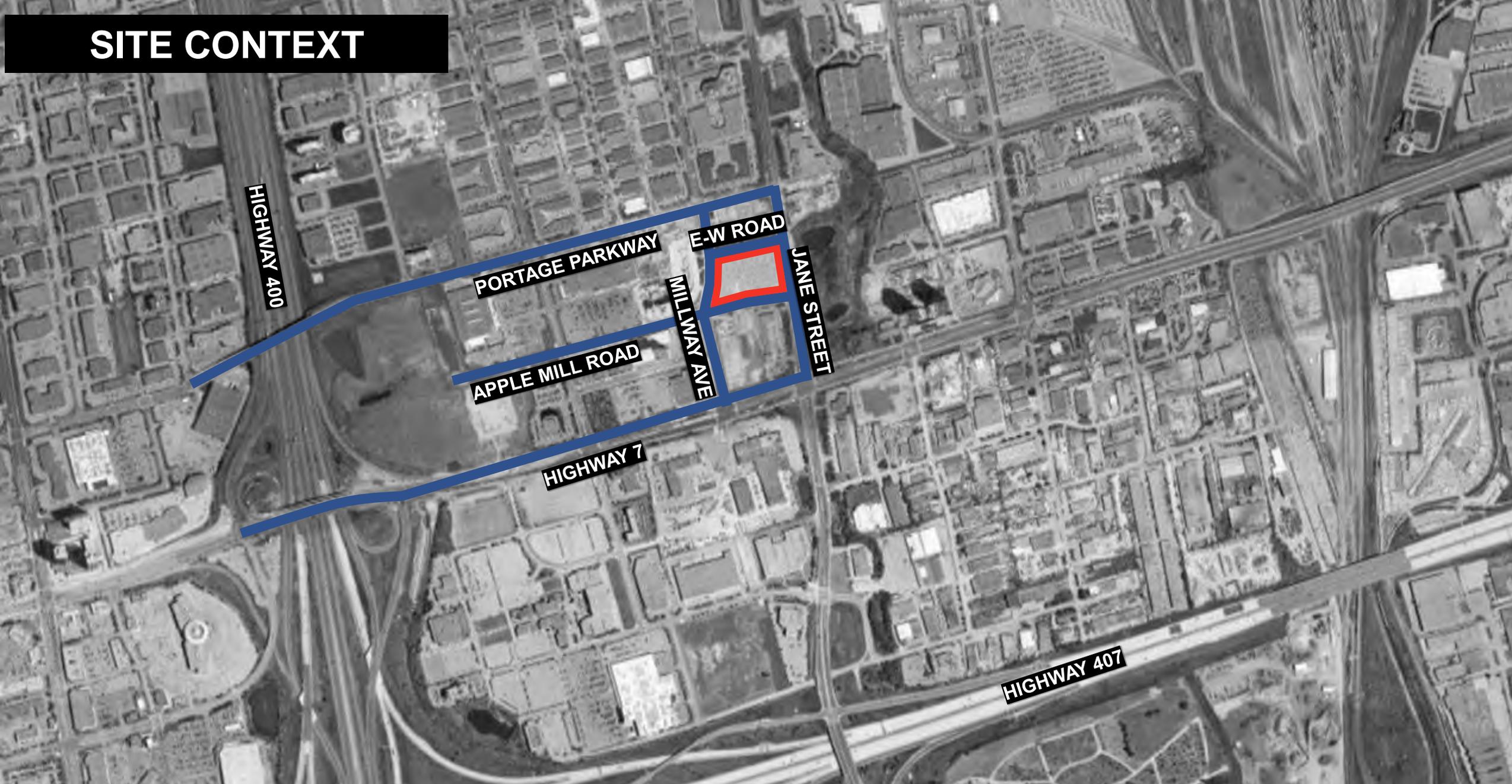
COMMUNICATION – C2
ITEM 1
Committee of the Whole (Public Meeting)
February 2, 2021

VMC Block C2 Public Meeting



FEBRUARY 2021

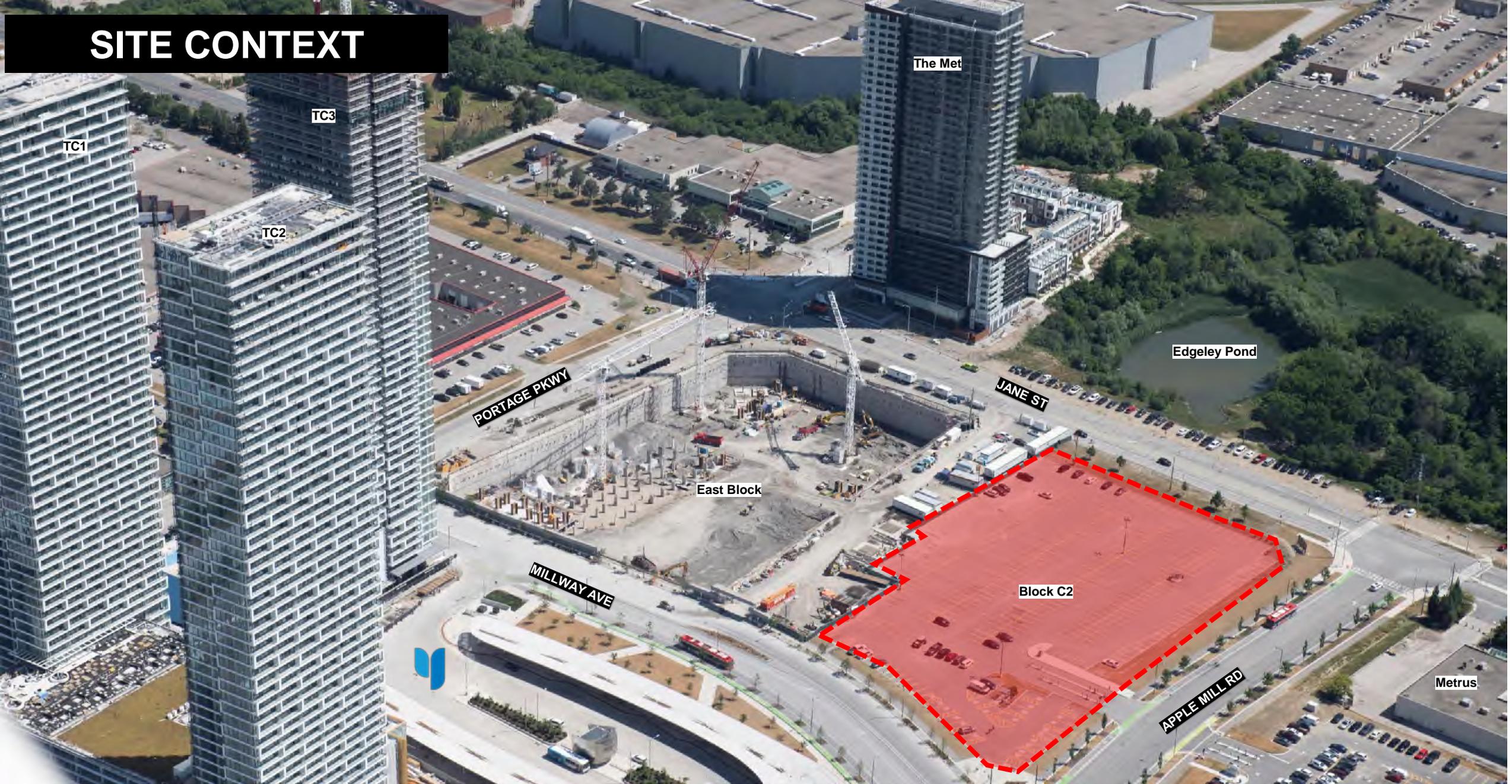
SITE CONTEXT



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VMC MASTER PLAN



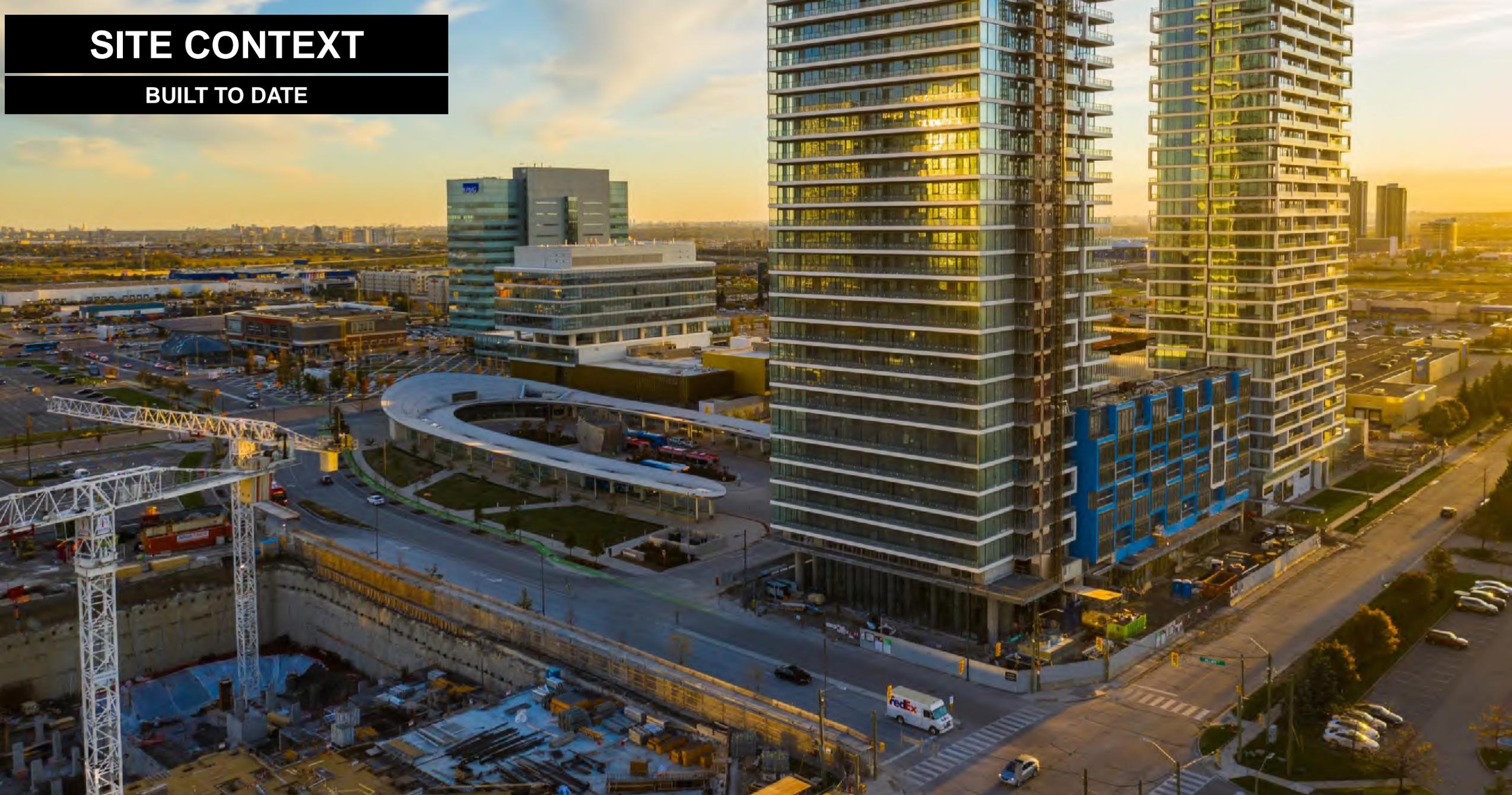
SITE CONTEXT

VMC MASTER PLAN – BLOCK C2



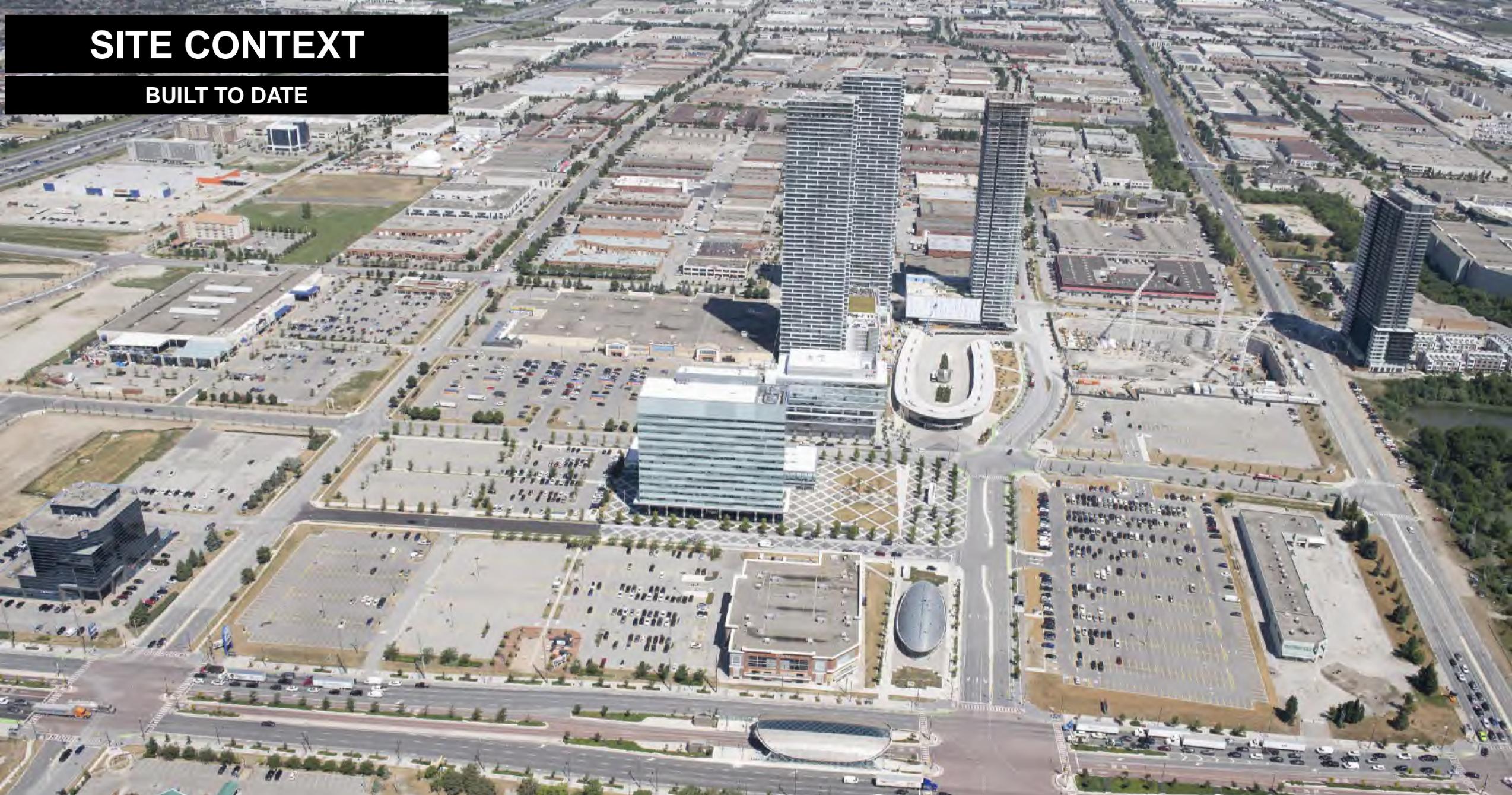
SITE CONTEXT

BUILT TO DATE



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BUILT TO DATE



SITE CONTEXT

BLOCK OVERVIEW

East Block North (Phase 1)

Status – Council approved, under construction

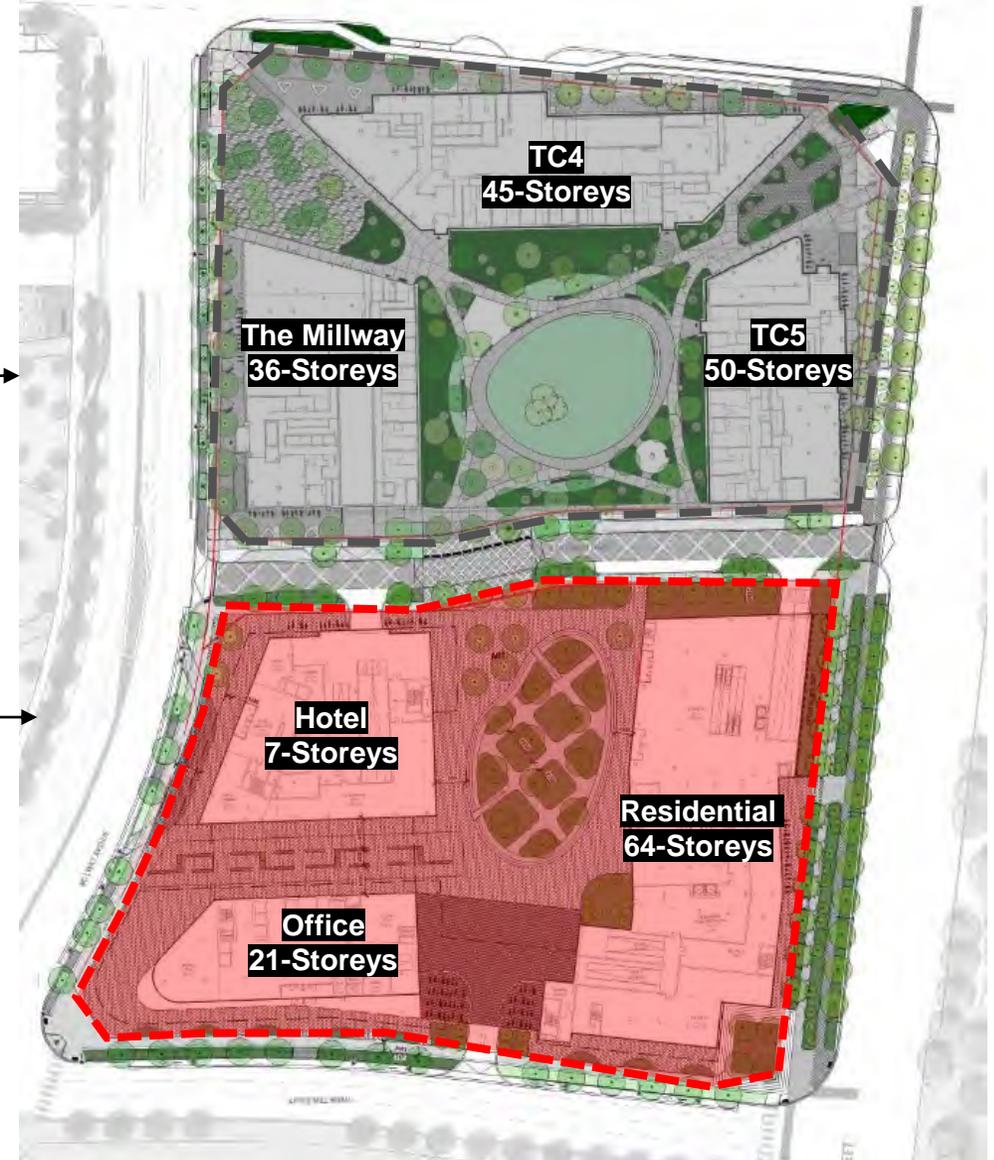
East Block South (Phase 2)

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

Current Use: Commuter surface parking lot

 East Block North (C1)

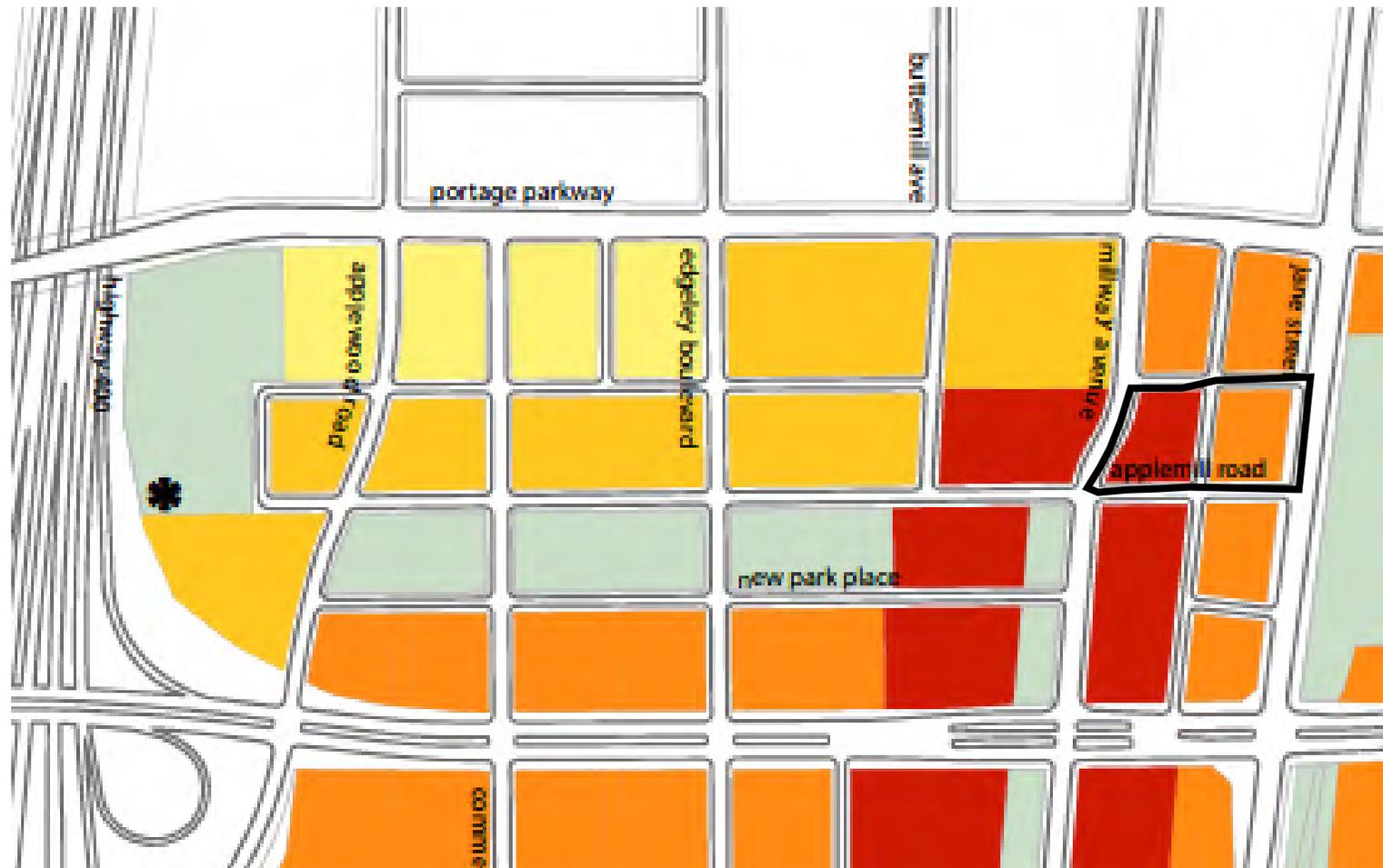
 East Bloch South (C2)



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 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
Total GFA	128,079.5 m2
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)
Total Amenity Area	2,074.69 m2 (2.63x)



CURRENT PROPOSAL

RENDERINGS



CURRENT PROPOSAL

RENDERINGS



CURRENT PROPOSAL

RENDERINGS



CURRENT PROPOSAL

RENDERINGS



CURRENT PROPOSAL

RENDERINGS



An architectural rendering of a modern, multi-story building with a curved facade and large glass windows. The building features a mix of materials, including glass, metal, and wood. In the foreground, there is a paved plaza with several trees and a group of people in red outfits walking. A large black rectangular box with the text 'THANK YOU' in white is centered over the middle of the image.

THANK YOU