

COMMUNICATION C2

ITEM NO. 2

COMMITTEE OF THE WHOLE
(PUBLIC MEETING)

November 2, 2021



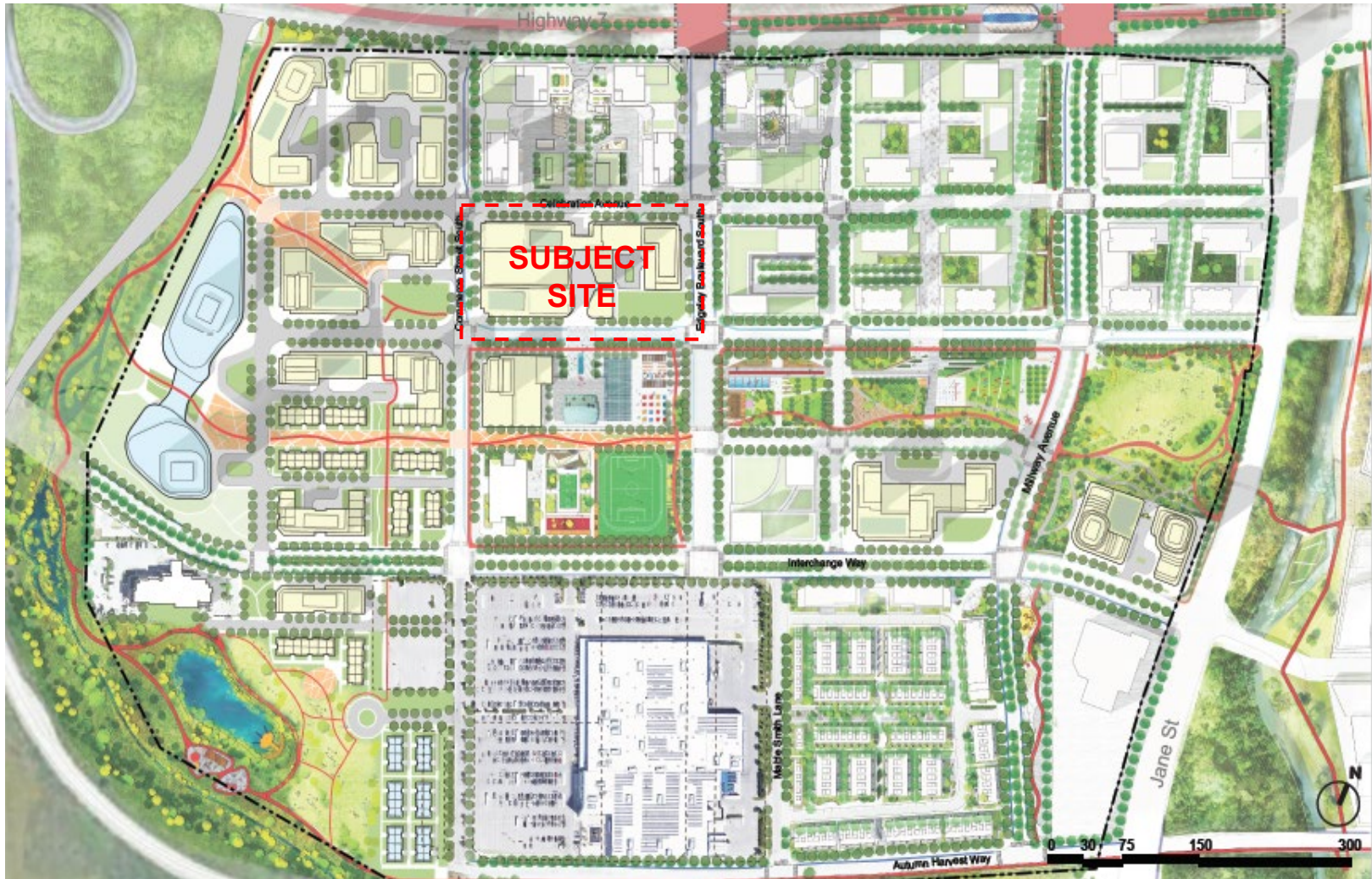
STATUTORY PUBLIC MEETING

RP B3S Holdings Inc. | Block 3S

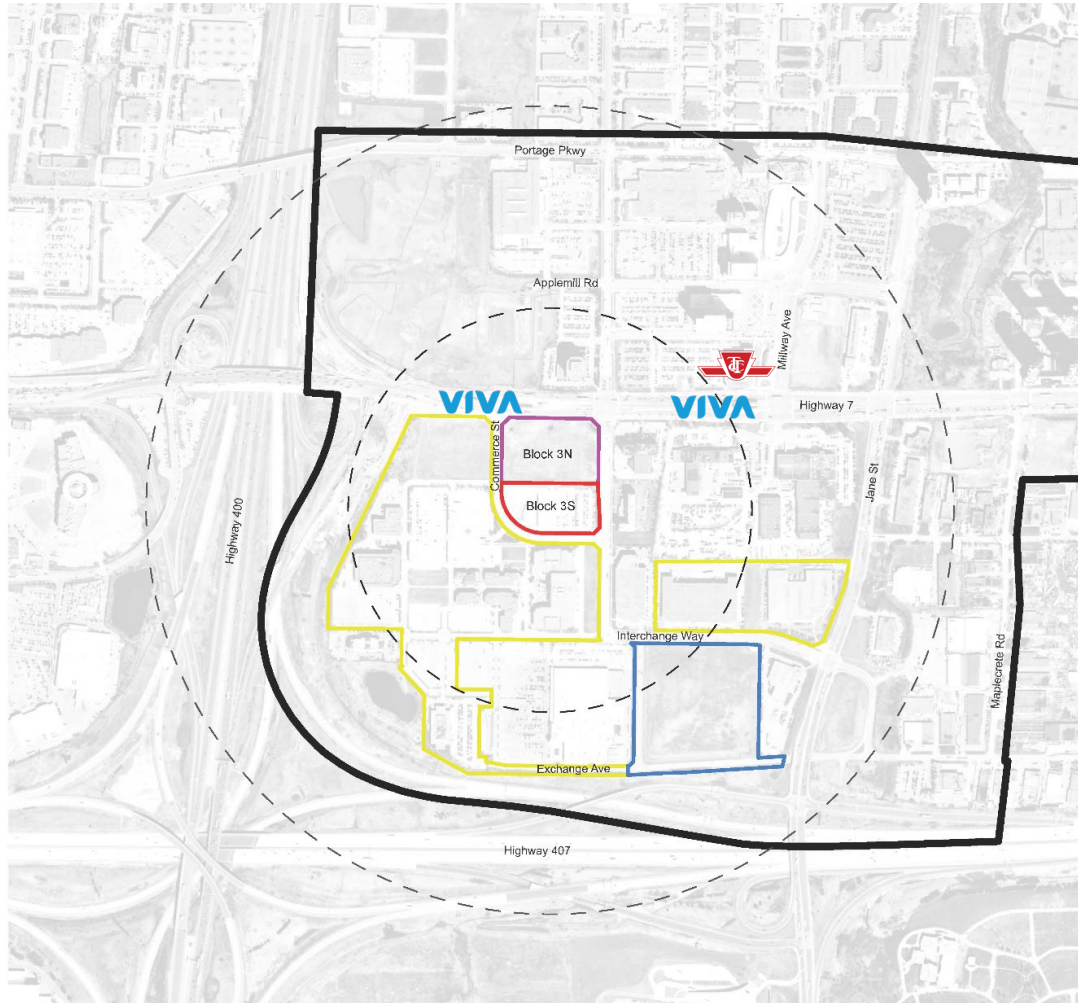
Official Plan Amendment, Zoning By-law Amendment, Site Development
Files (OP.21.016, Z.21.027, DA.21.031)

Committee of the Whole
November 2, 2021

VMC MASTER PLAN VISION



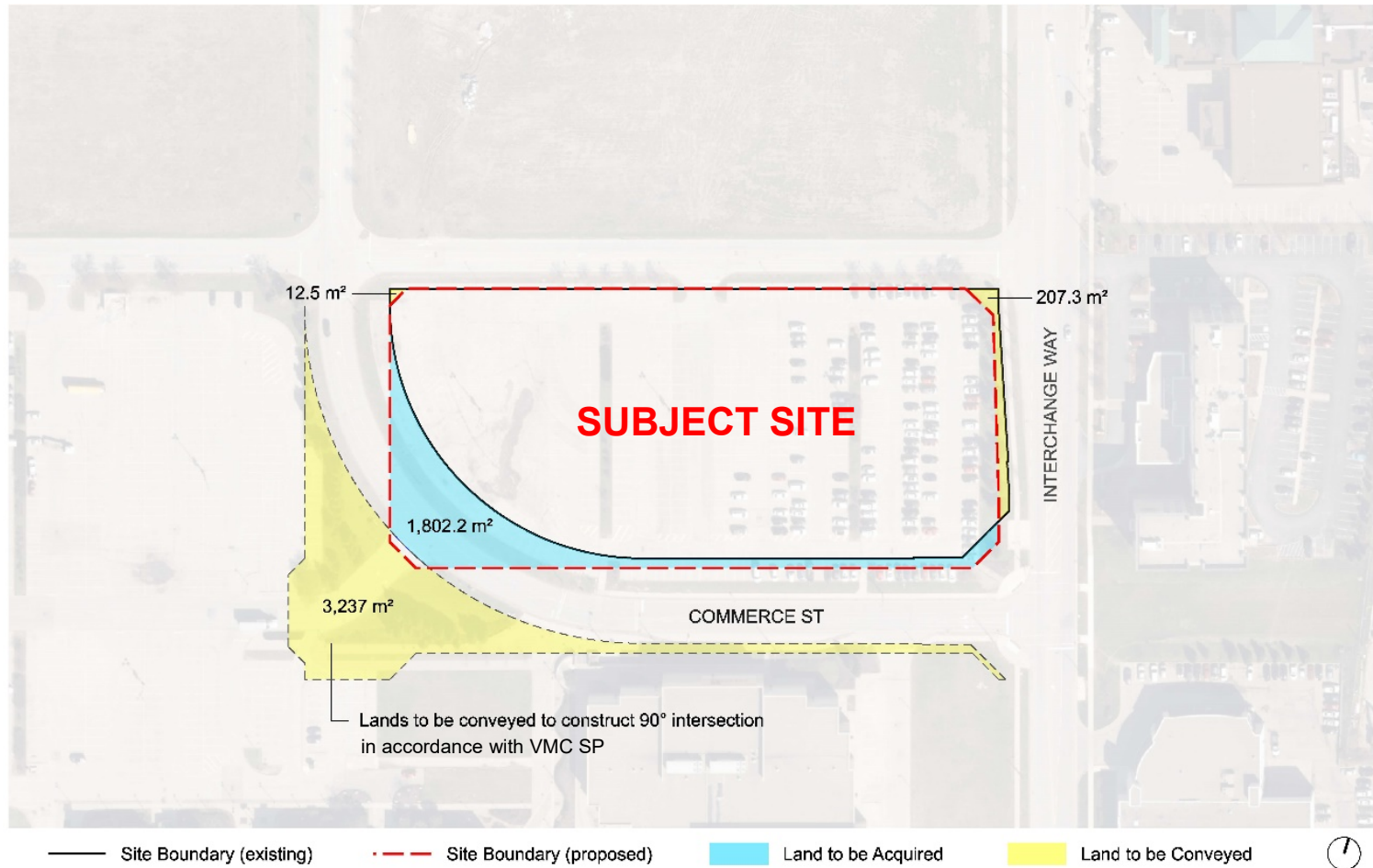
OWNERSHIP



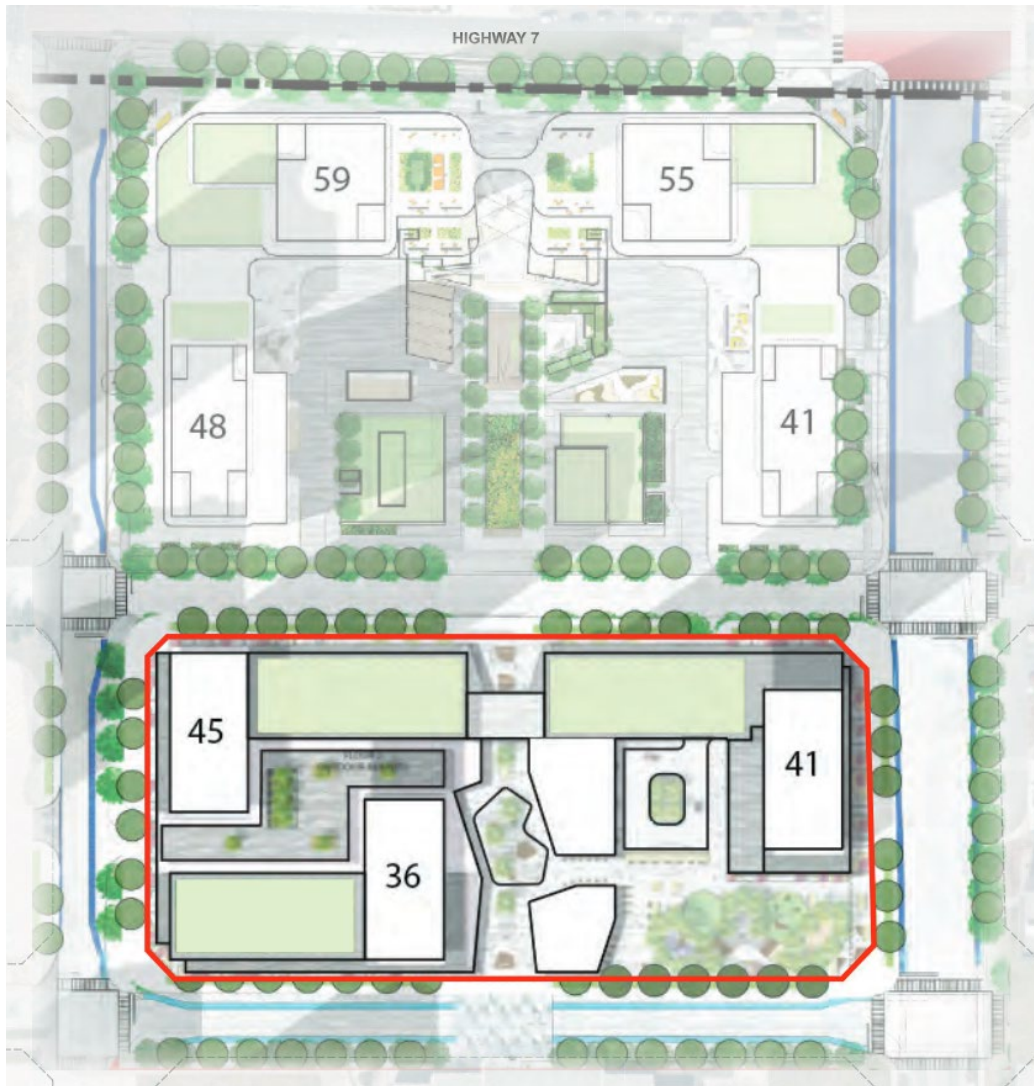
Ownership

- Lands owned by 2748355 Canada, Inc.
- Lands owned by Menkes VMC Residential Inc.
- Lands owned by RP B3N Holdings Inc
- Subject Site (Block 3S - lands owned by RP B3S Holdings Inc)
- VMC Secondary Plan Boundary
- 400m (5 min walk)
- 800m (10 min walk)

LAND TRANSFER



SUBJECT SITE



Area: 17,378.8 m² (187,063.8 ft²)

Location:

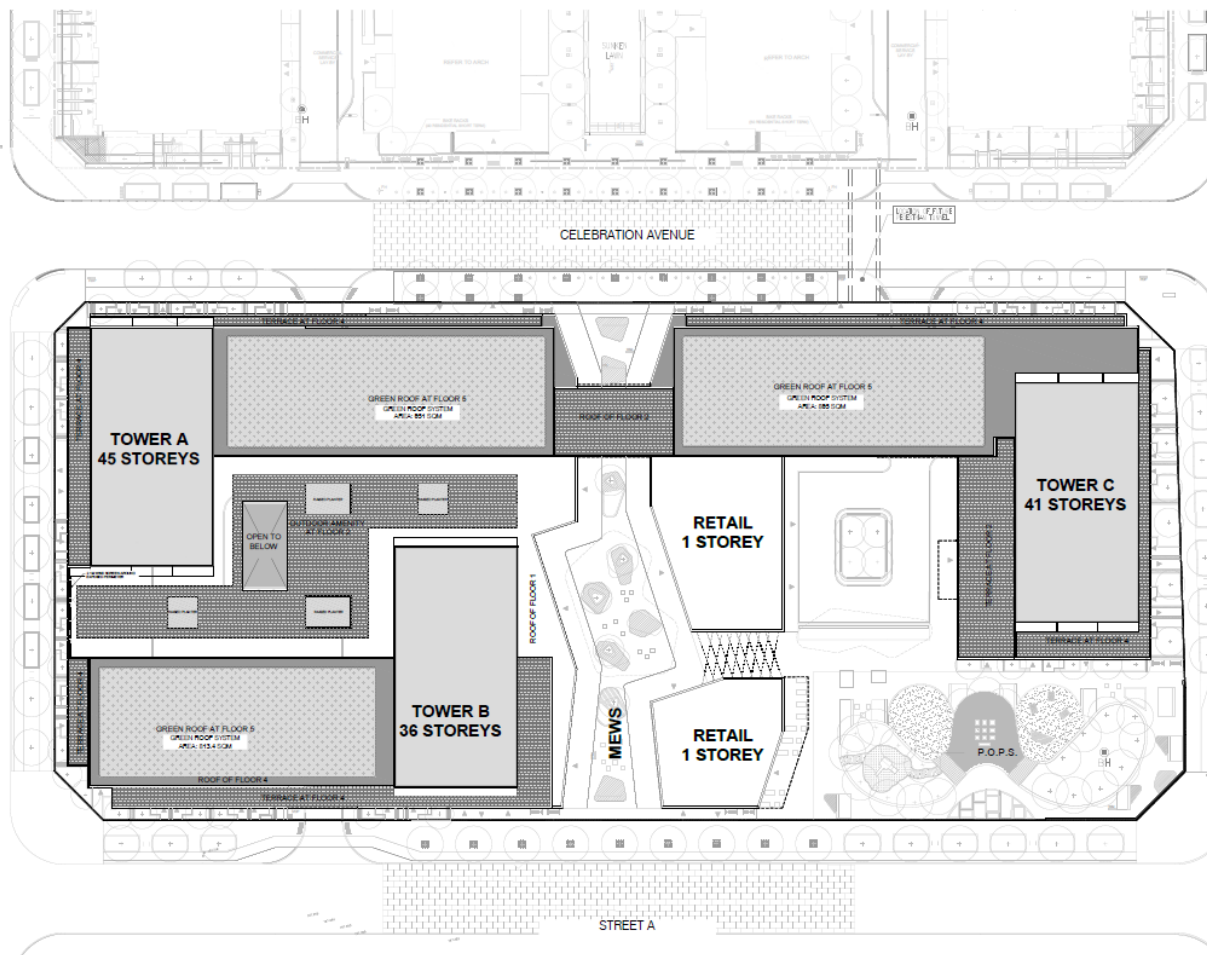
- **NORTH** of Street A
- **EAST** of Commerce Street South
- **SOUTH** of Celebration Avenue
- **WEST** of Edgeley Street South

Street A forms part of the eventual extension of Doughton Road

EXISTING PLANNING FRAMEWORK

	VMC Secondary Plan	Zoning By-law 1-88
Designation/Zoning	Station Precinct	Corporate Centre C9 <i>Exception 9(957)</i>
Permitted Uses	Commercial, Employment, Residential, and Community Uses	Commercial, Employment, Residential, and Community Uses
Max. Height	5 to 25 storeys	25 m
Max. Density	2.5 to 4.5 FSI	67(m ² /units)

SITE PLAN



Total Units: ~1,701

Parking Spaces: ~716

Height:

Tower A: 45-storeys

Tower B: 36-storeys

Tower C: 41-storeys

Overall Density: ~6.6

LANDSCAPE & OPEN SPACE



PROPOSED AMENDMENTS

OFFICIAL PLAN AMENDMENT

An amendment to Schedule “K”, Site-Specific Policy Area, of the VMC Secondary Plan shall include amendments to building height, density and floor plate size.

ZONING BY-LAW AMENDMENT

The proposed amendments shall amend C9 zone provisions to allow for site-specific zoning exceptions to permitted commercial uses, maximum GFA and parking requirements.

PROPOSED BUILT FORM



PROPOSED BUILT FORM



Pedestrian view looking west-east at POPS



Bird eye view looking east-west at POPS



Pedestrian view looking north into the pedestrian mews



Pedestrian view looking north in pedestrian mews

QUESTIONS / THANK YOU

RP B3S Holdings Inc. | Block 3S

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