

BLUE MOUNTAIN BLOCKS E & F

TOWN OF BLUE MOUNTAIN

DRIVE-TO DESTINATION

28 FEBRUARY 2022

B+H

fired

An architectural rendering of a modern resort building at dusk. The building features a prominent, angular, cantilevered section and is surrounded by snow-covered evergreen trees. A large, calm lake in the foreground reflects the building and the sky. People are seen walking on a path in the snow. The sky is a deep twilight blue with some light clouds.

**CONTEXT
PLANNING CONCEPT
DESIGN & INSPIRATION
PLANS & SECTIONS**

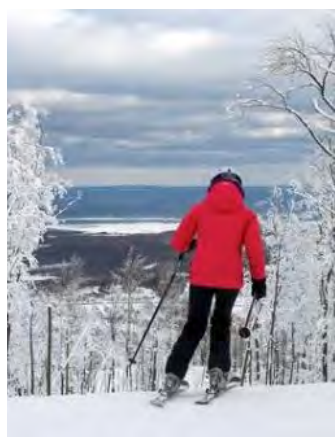
AGENDA



CONTEXT



AN ALPINE DREAM



SNOW PEOPLE - THEN AND NOW



VILLAGE SCALE



VILLAGE ENERGY



A PIECE OF EVERY SEASON

FREED SITES

C
1.60 Ha

B
1.31 Ha

E
1.45 Ha

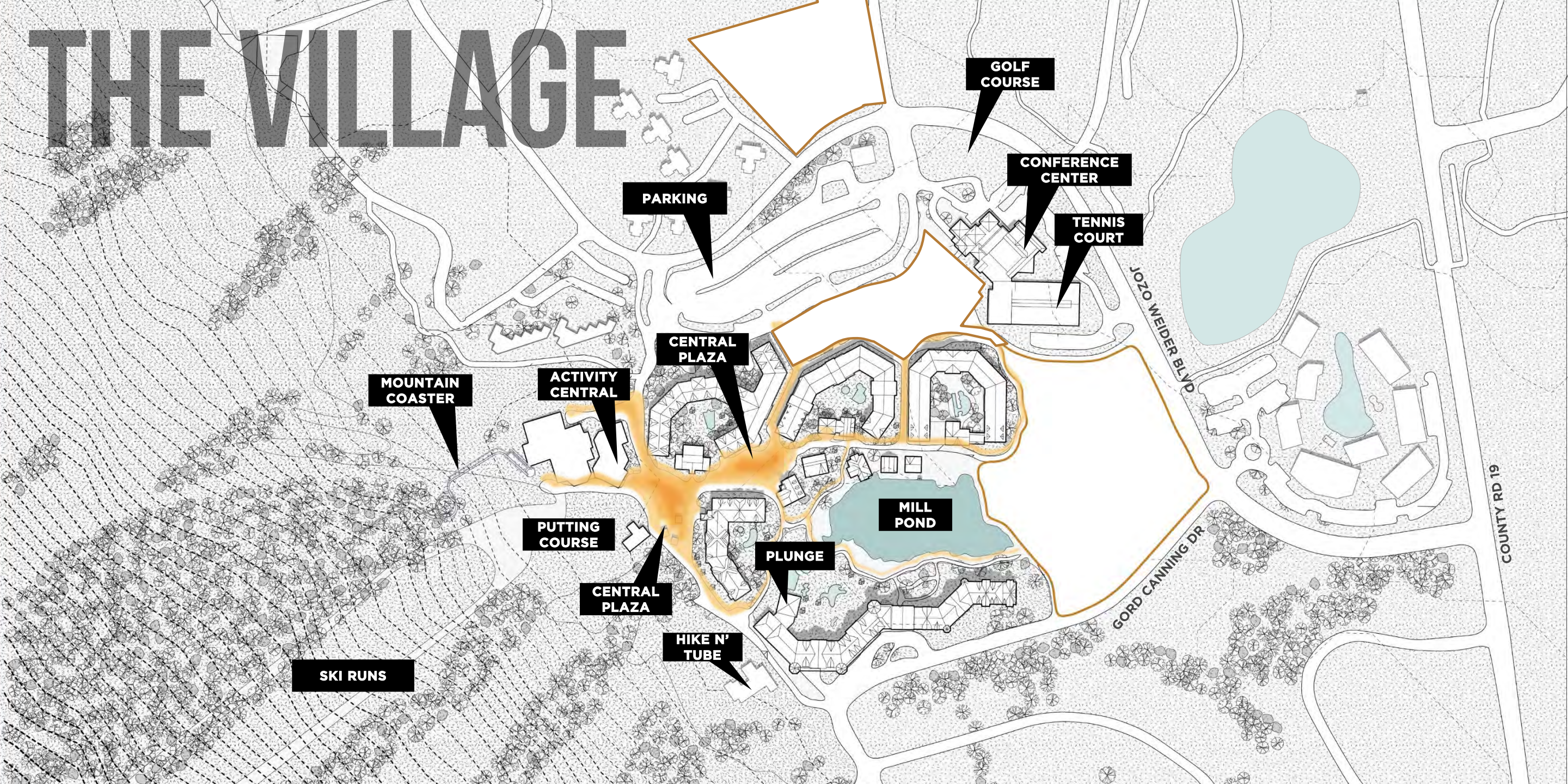
F
1.82 Ha

JOZO WEIDER BLVD

GRD CANNING DR

N

THE VILLAGE



GOLF COURSE

CONFERENCE CENTER

TENNIS COURT

PARKING

CENTRAL PLAZA

ACTIVITY CENTRAL

MOUNTAIN COASTER

MILL POND

PLUNGE

PUTTING COURSE

CENTRAL PLAZA

HIKE N' TUBE

SKI RUNS

JOZO WEIDER BLVD

GORD CANNING DR

COUNTY RD 19

LODGES

- ACTIVITY
- HOTEL
- RETAIL
- RESTAURANT

GRAND GEORGIAN

SEASONS

MOSAIC

CONFERENCE CENTER

MILL POND

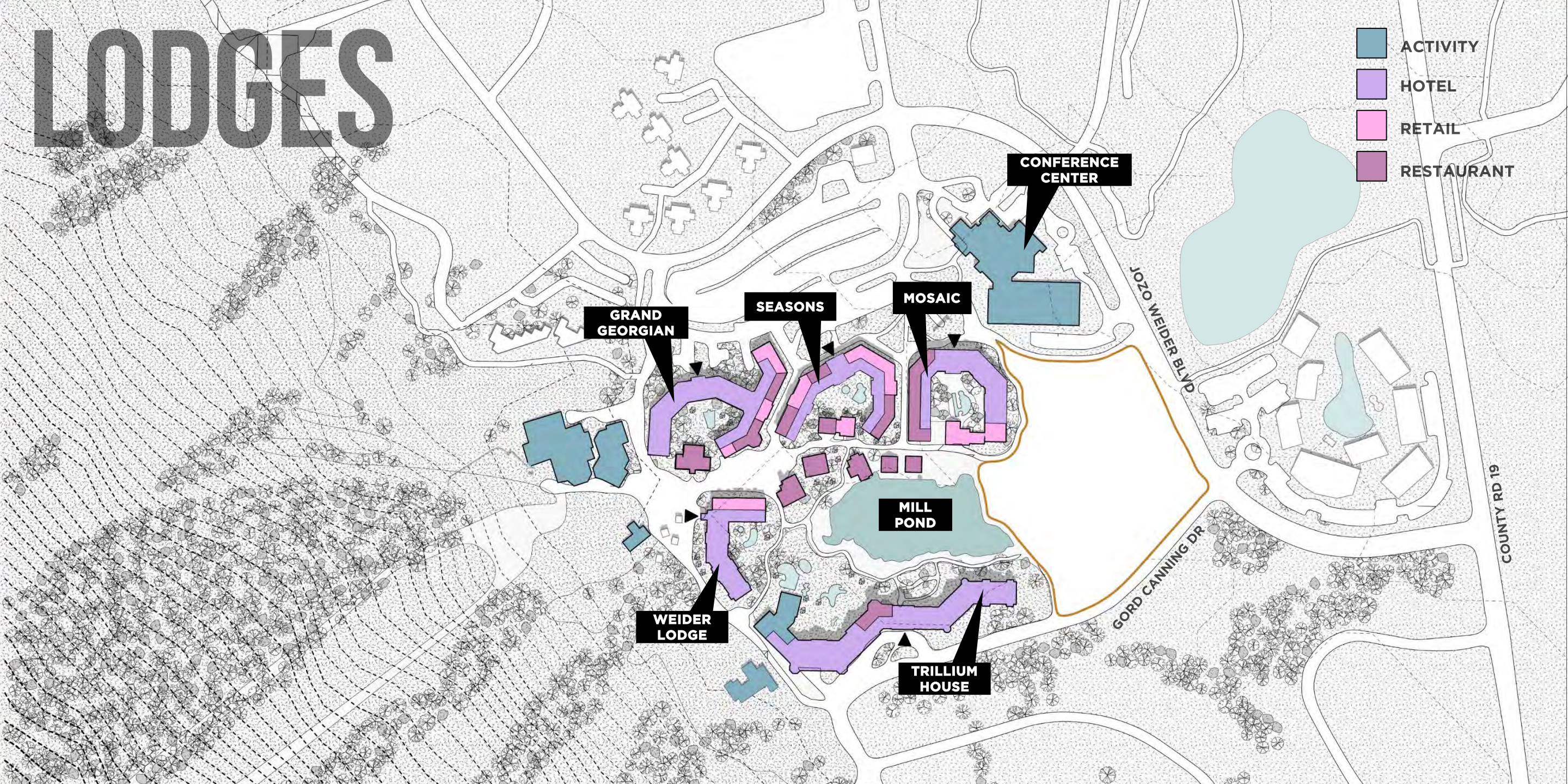
WEIDER LODGE

TRILLIUM HOUSE

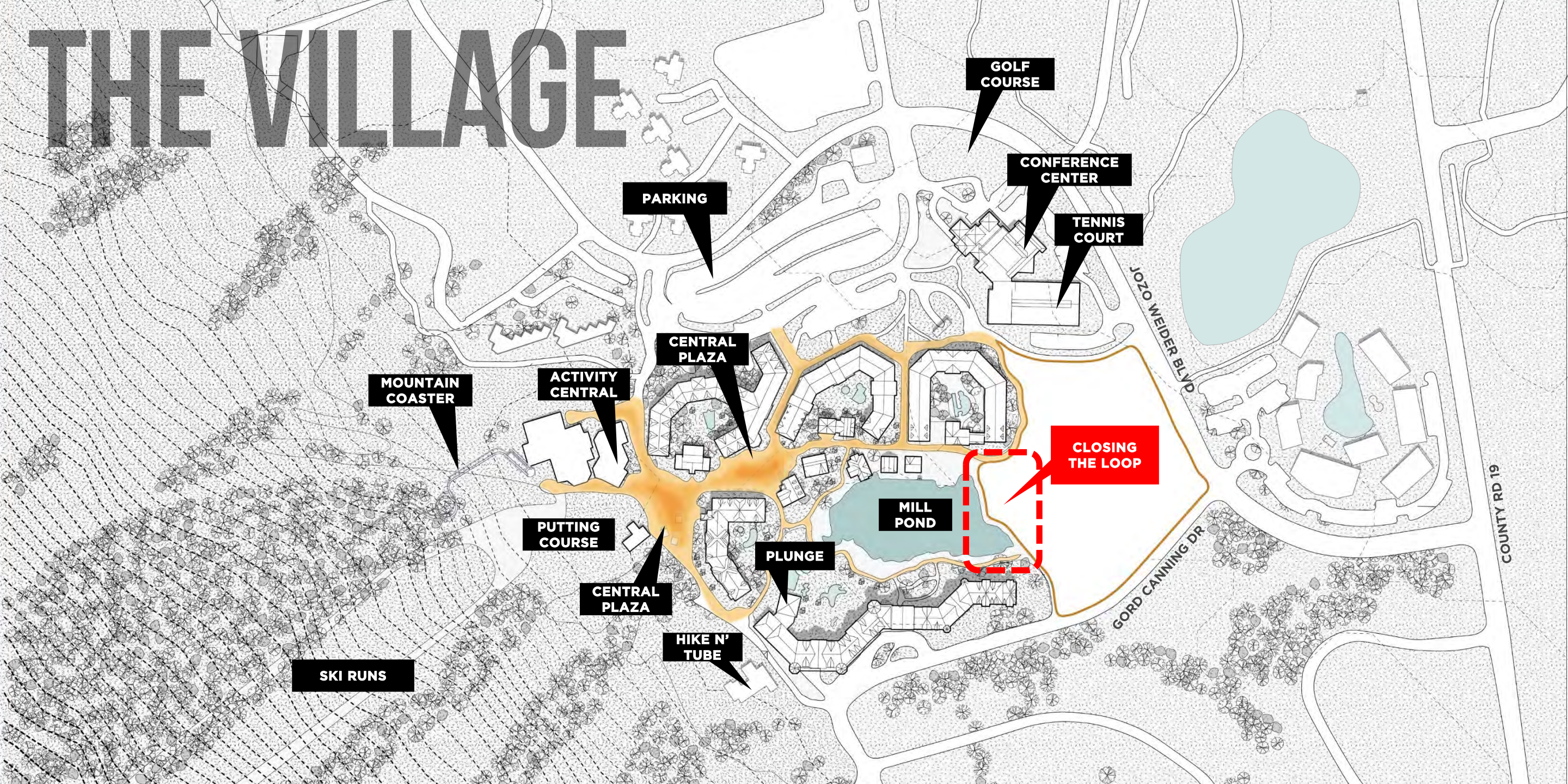
JOZO WEIDER BLVD

GORD CANNING DR

COUNTY RD 19



THE VILLAGE



GOLF COURSE

CONFERENCE CENTER

TENNIS COURT

PARKING

CENTRAL PLAZA

ACTIVITY CENTRAL

MOUNTAIN COASTER

CLOSING THE LOOP

MILL POND

PUTTING COURSE

PLUNGE

CENTRAL PLAZA

HIKE N' TUBE

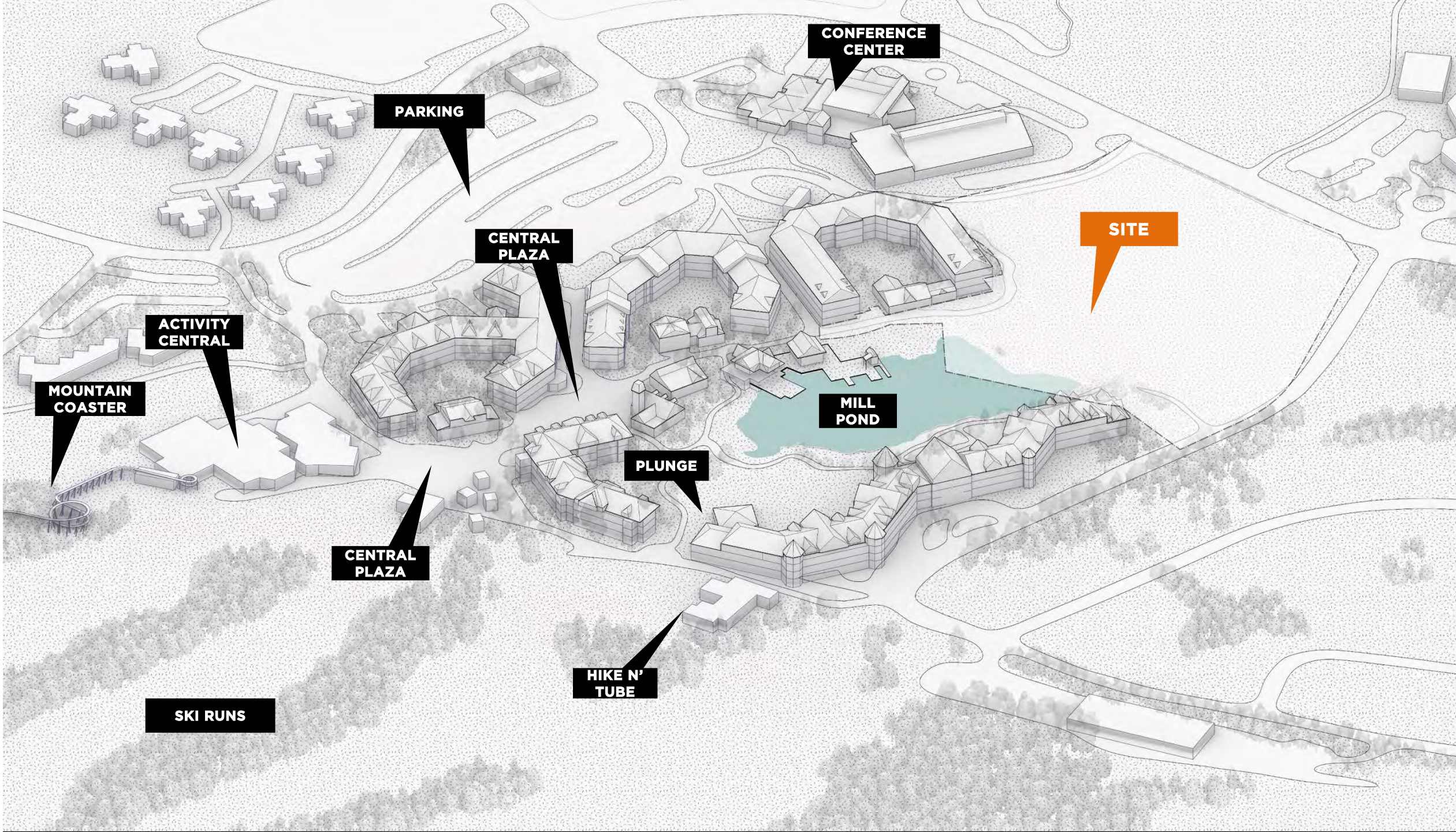
SKI RUNS

Jozo Weider Blvd

Gord Canning Dr

County Rd 19

CONCEPT



CONFERENCE CENTER

PARKING

CENTRAL PLAZA

SITE

ACTIVITY CENTRAL

MOUNTAIN COASTER

MILL POND

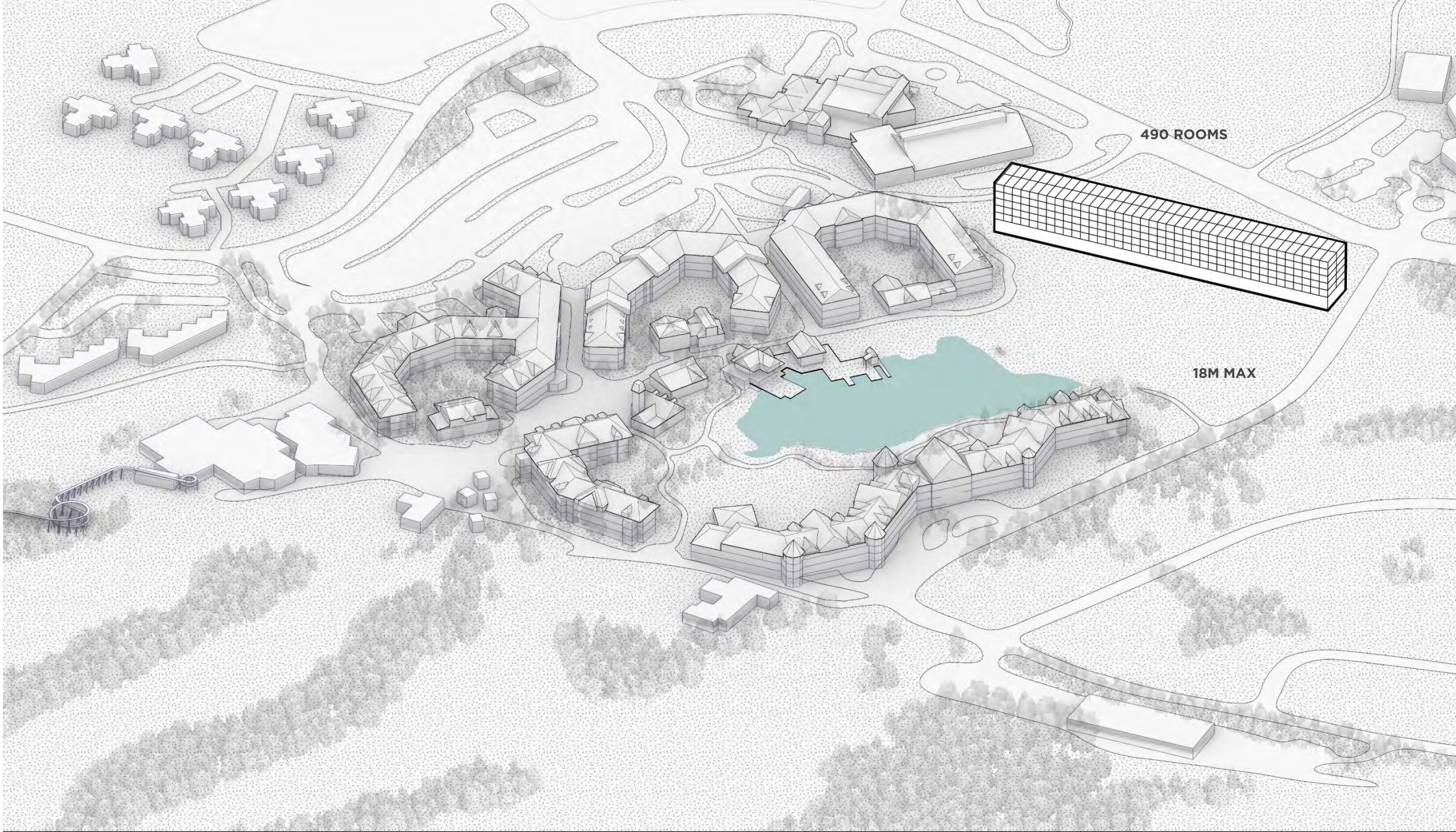
PLUNGE

CENTRAL PLAZA

HIKE N' TUBE

SKI RUNS

SITE



490 ROOMS

18M MAX

**DIAGRAM
APPROVALS
IN PLACE**



TARGET PROGRAMS
WRAP PUBLIC SPACE

700 UNITS TOTAL

**DIAGRAM
PROGRAM**

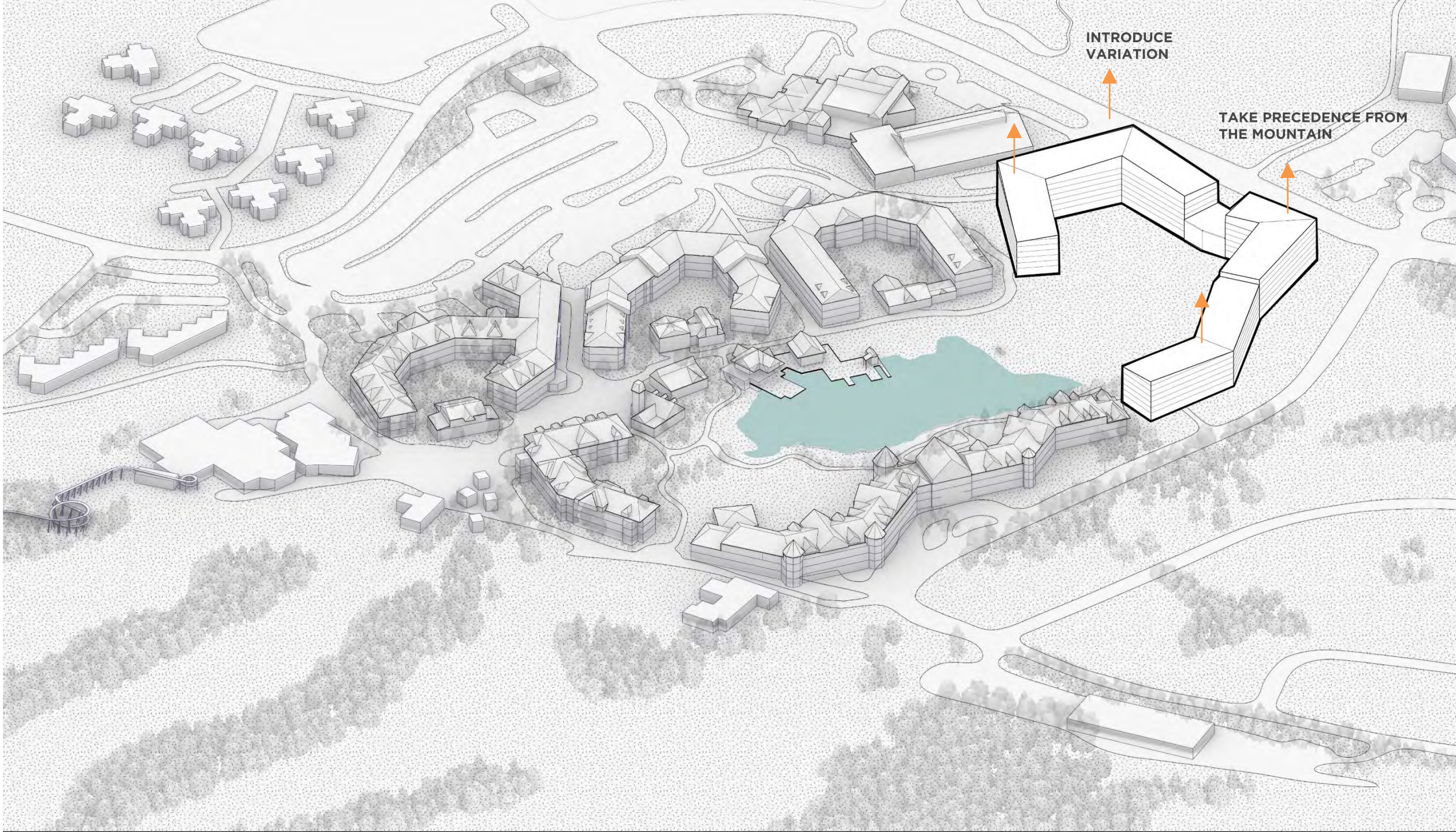


DEFINE
ENTRANCE

**DIAGRAM
MASSING
ARTICULATION**



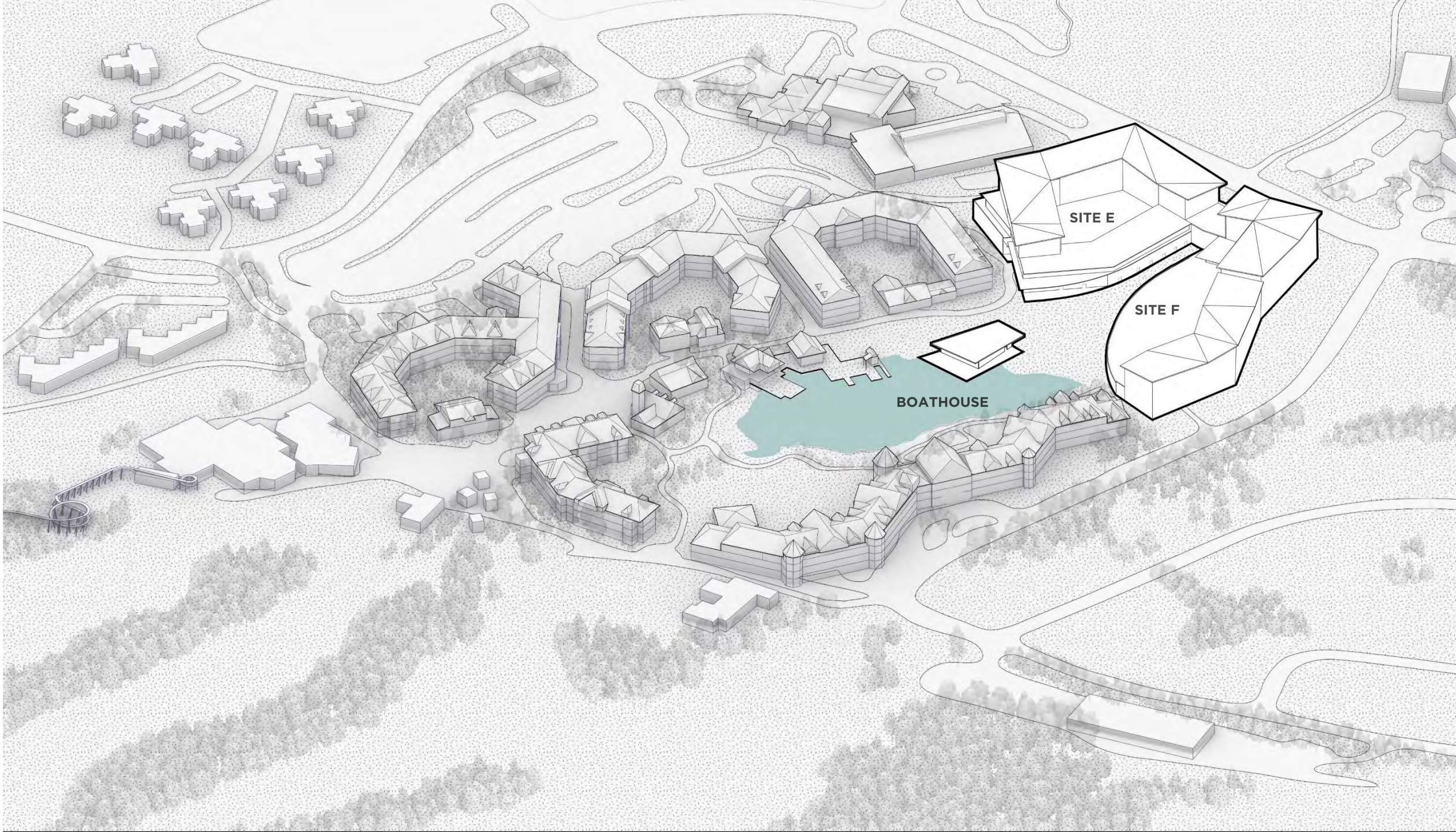
**DIAGRAM
SITE
CIRCULATION**



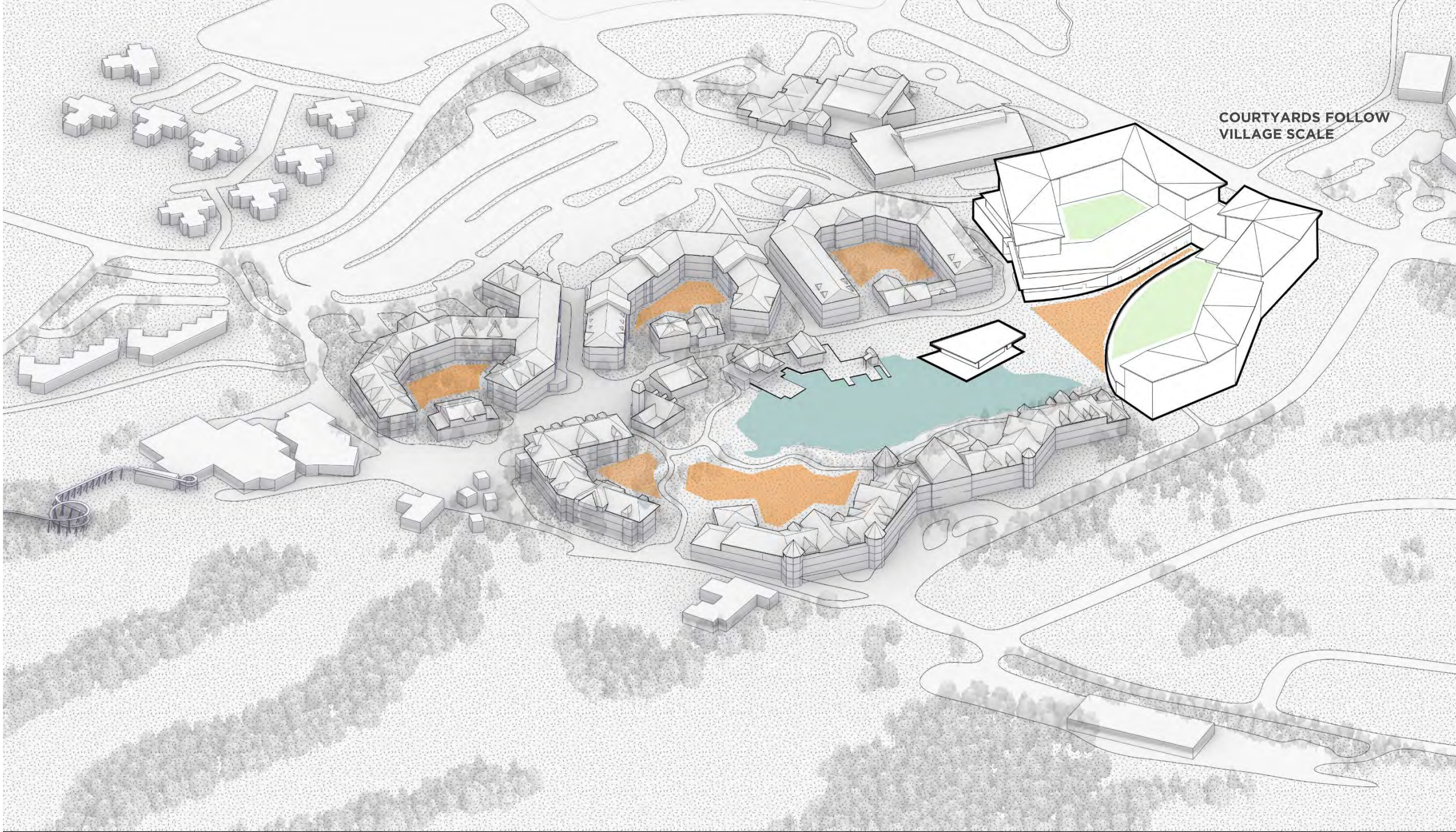
INTRODUCE VARIATION

TAKE PRECEDENCE FROM THE MOUNTAIN

**DIAGRAM
ROOFSCAPE**

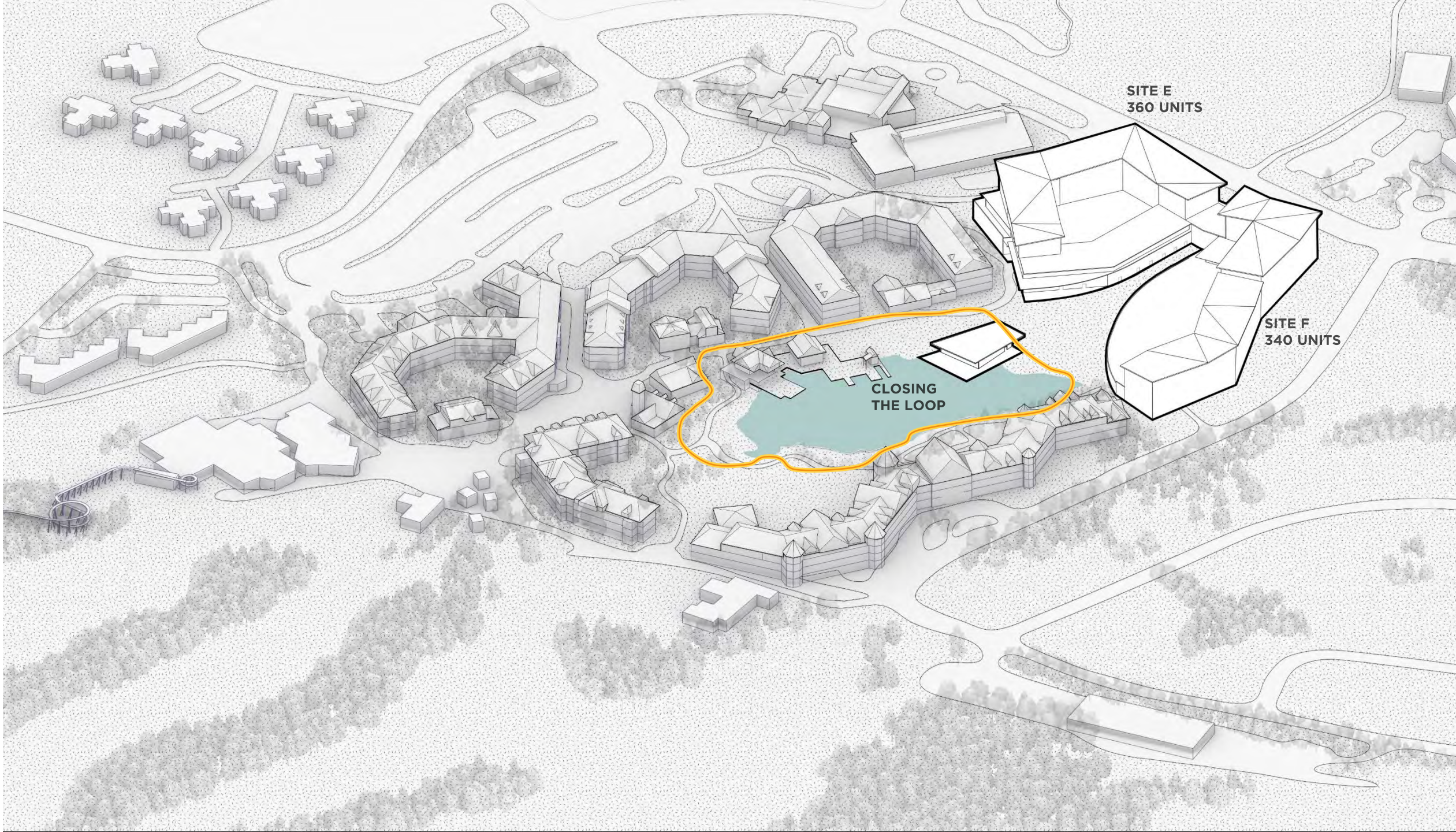


**PROPOSED
MASSING**



COURTYARDS FOLLOW
VILLAGE SCALE

**PUBLIC SPACES
LAYER**

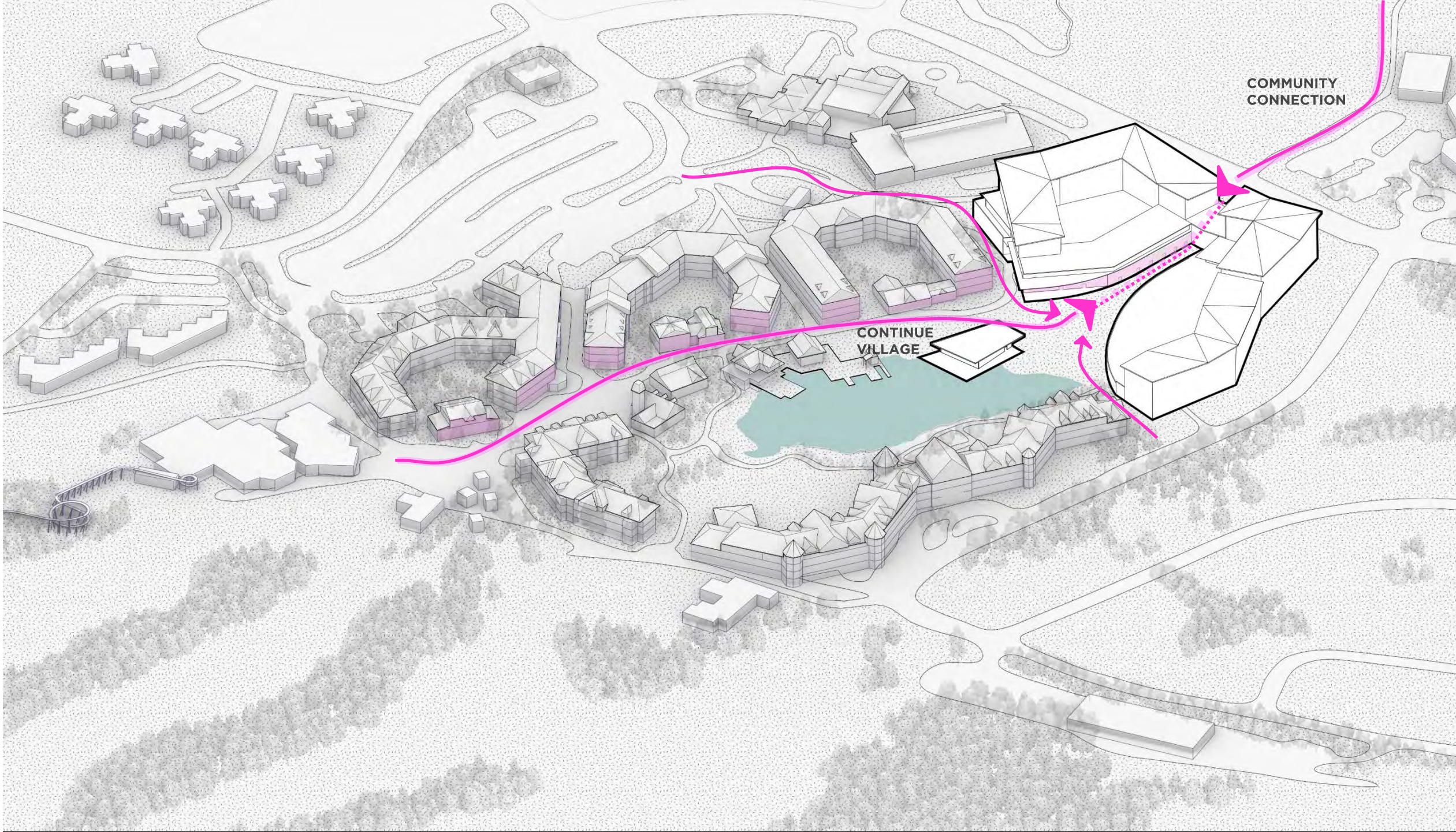


SITE E
360 UNITS

SITE F
340 UNITS

CLOSING
THE LOOP

PEDESTRIAN CIRCULATION



COMMUNITY CONNECTION

CONTINUE VILLAGE

VILLAGE RETAIL CONNECTIONS

INSPIRATION



ACTIVITY



INSPIRATION
INTEGRATED SETTING



**INSPIRATION
WATER & ICE**



INSPIRATION
EXTENDED VILLAGE FEEL



EXTERIOR



ROOF PEAK

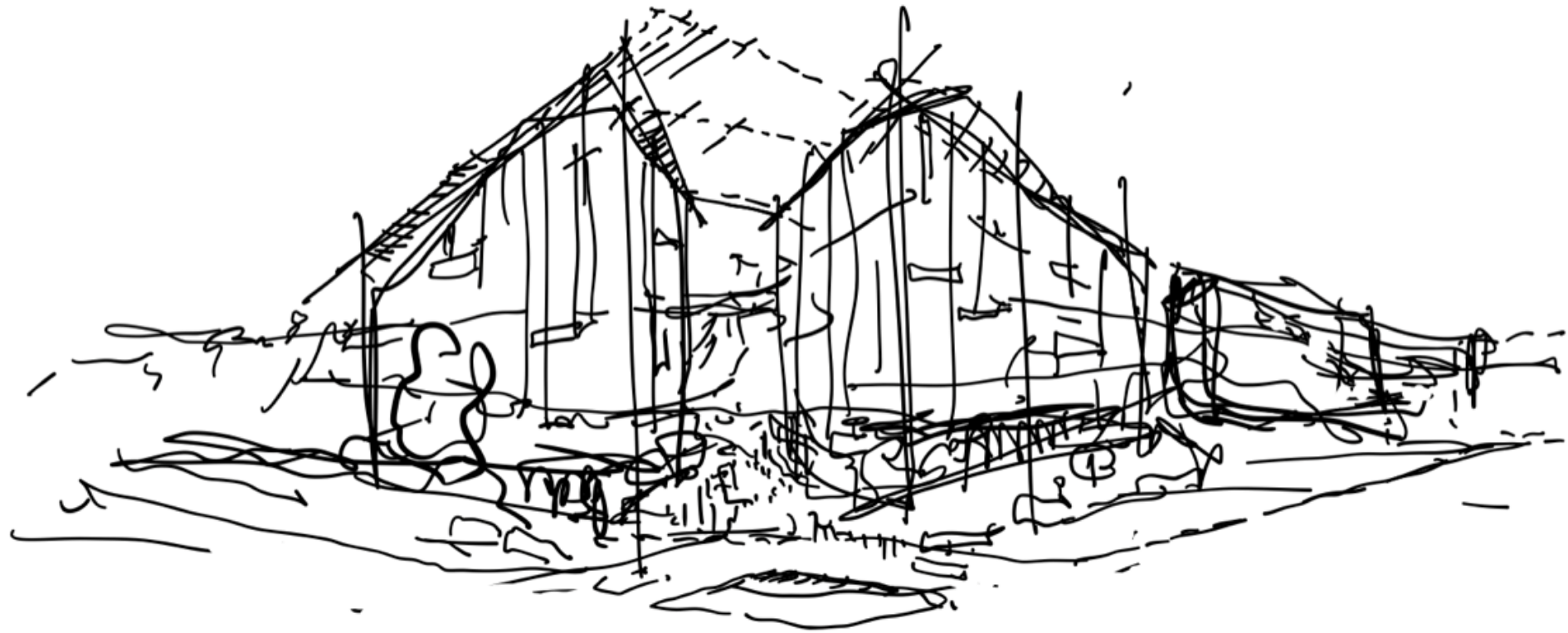


ROOF PEAK





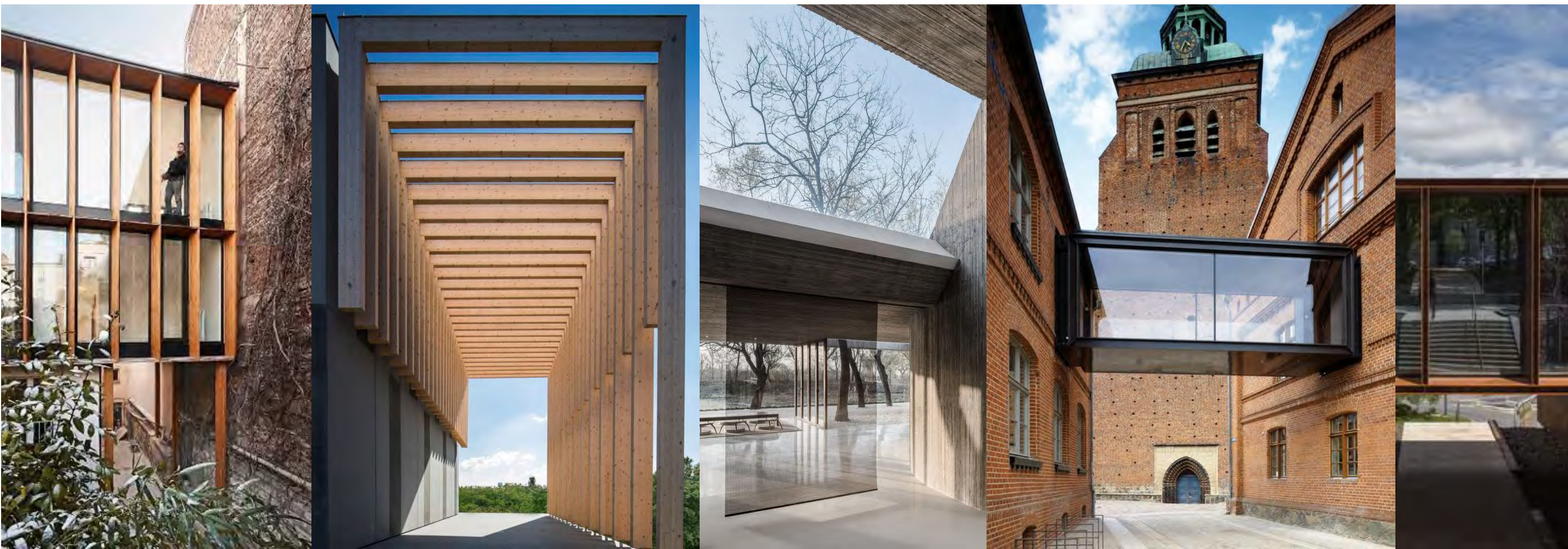
ENTRY APPROACH



GLASS BOX: SHARED GREAT ROOM
PRELIMINARY SKETCH



SKY BRIDGES



SKY BRIDGES: LEVEL 2



GLASS BOX: EMBEDDED VOLUME



EXTENDED OVERHANG

FRAME

OUTDOOR ROOM

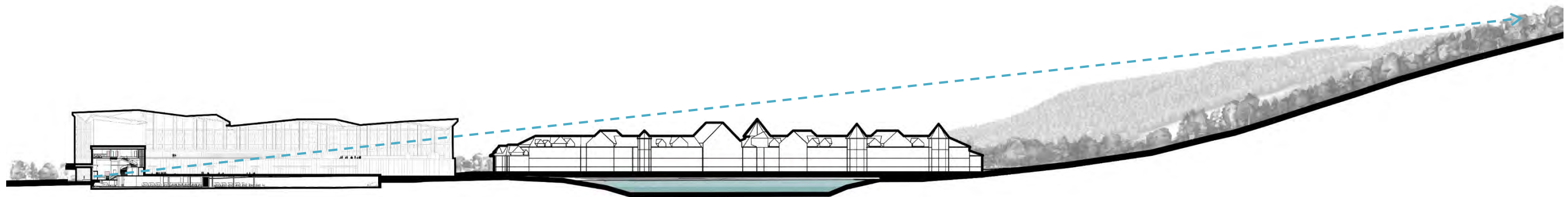
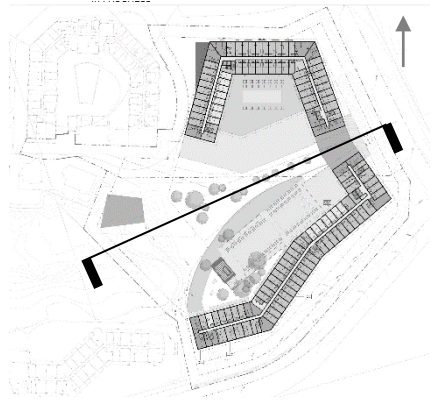
ARRIVAL: PORTE COCHERE



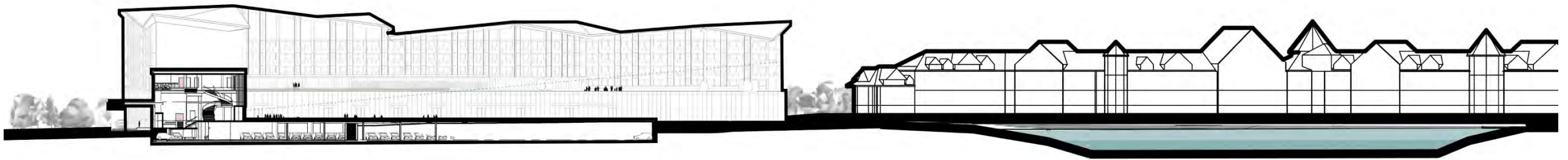
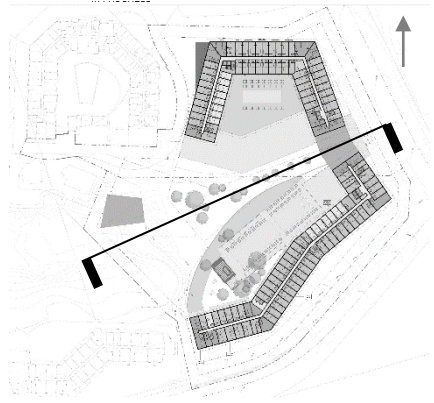
ARRIVAL

B+H

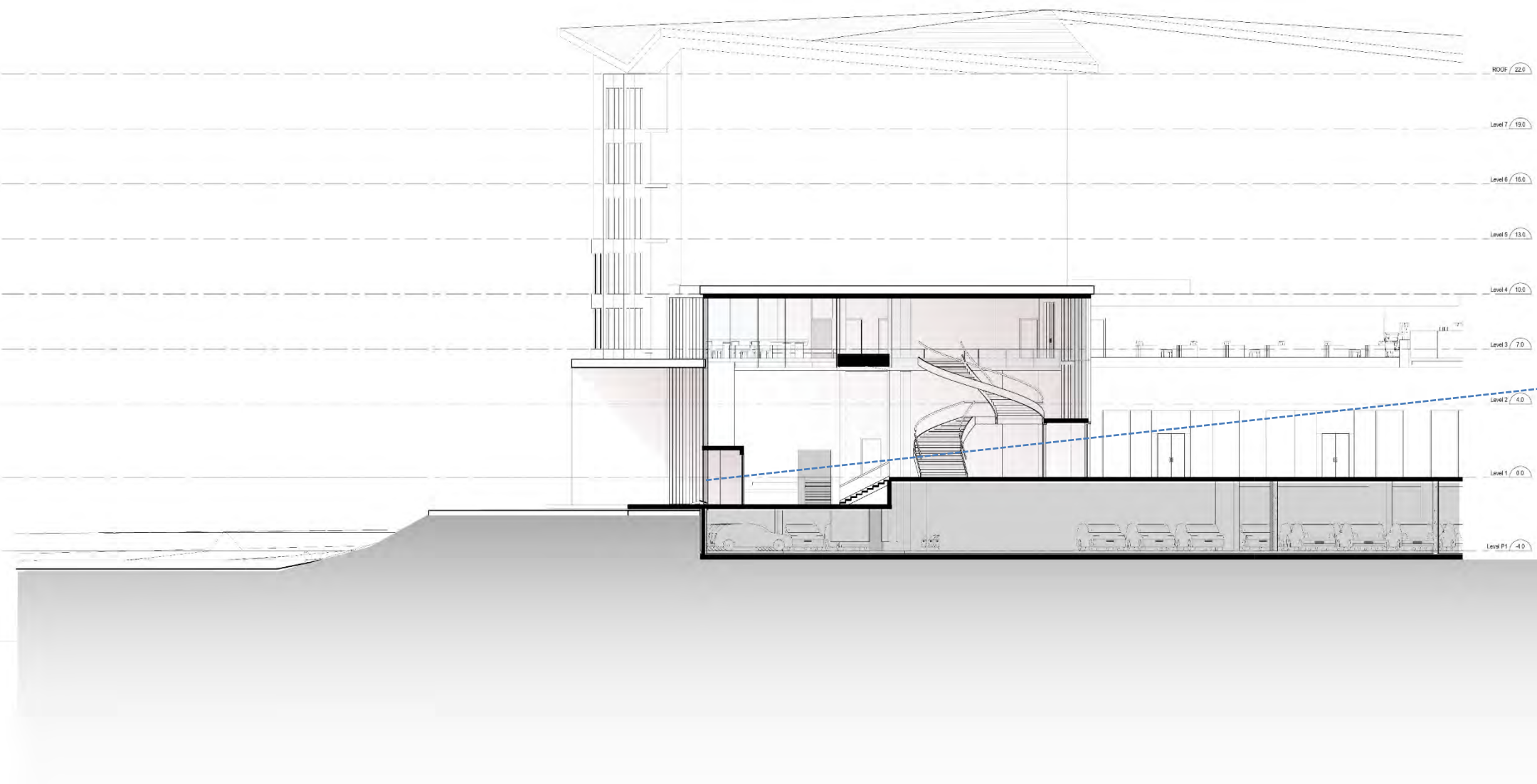
GREAT ROOM



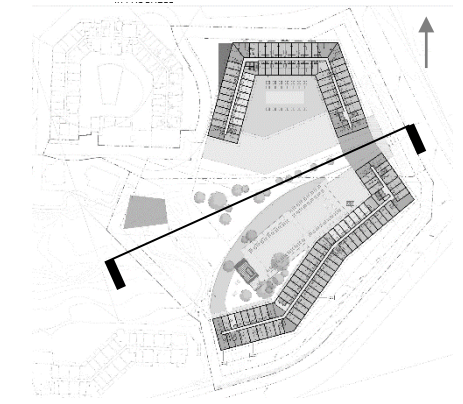
PRELIMINARY SITE SECTION
SITE E + F



PRELIMINARY SITE SECTION
SITE E + F



ROOF / 22.0
Level 7 / 19.0
Level 6 / 16.0
Level 5 / 13.0
Level 4 / 10.0
Level 3 / 7.0
Level 2 / 4.0
Level 1 / 0.0
Level P1 / -0.0



VIEW

PRELIMINARY PLANS
SITE E+F | STREET SECTION



GREAT ROOM: LODGE LOBBY



LOBBY

B+H

POOL DECK



ELEVATED VANTAGE POINT

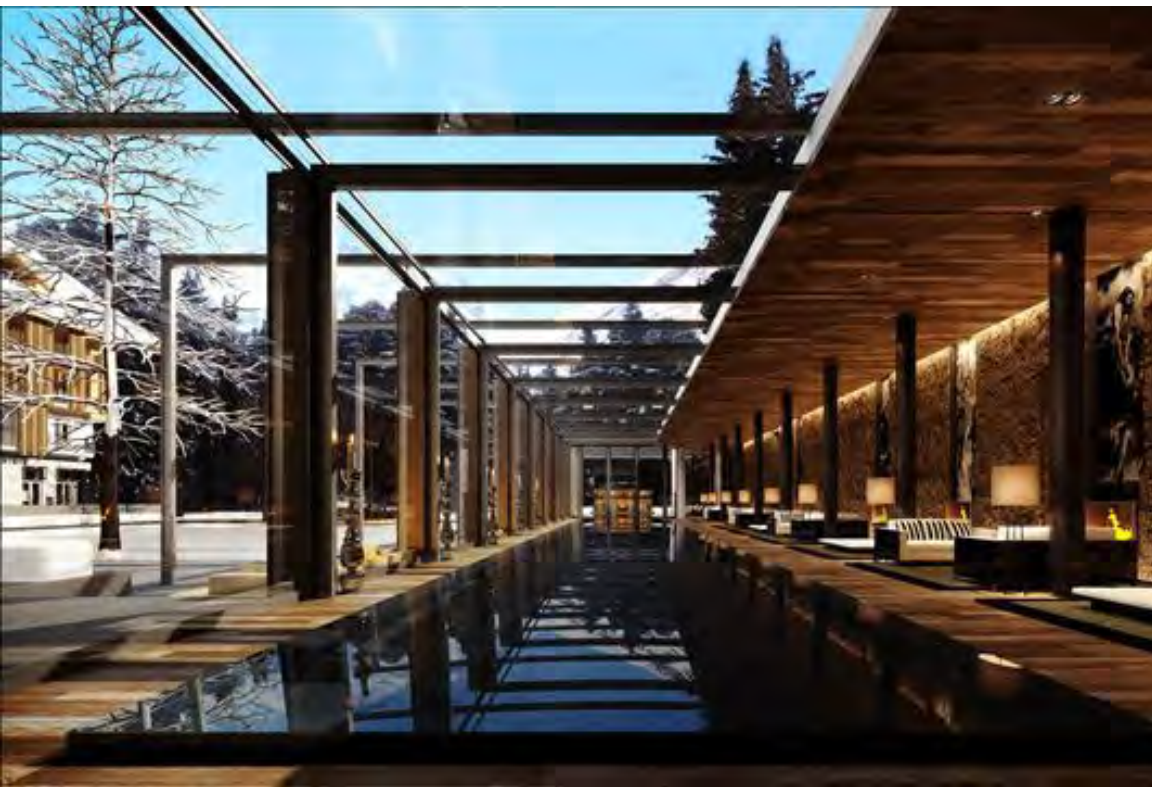


REFLECTION



FRAMED VIEWS

LODGE LOBBY LOUNGE WITH F&B / AMENITY CLUB FLOOR



LODGE LOBBY LOUNGE WITH SPA



POOL: SECOND FLOOR



SPA DESTINATION (SECOND FLOOR)



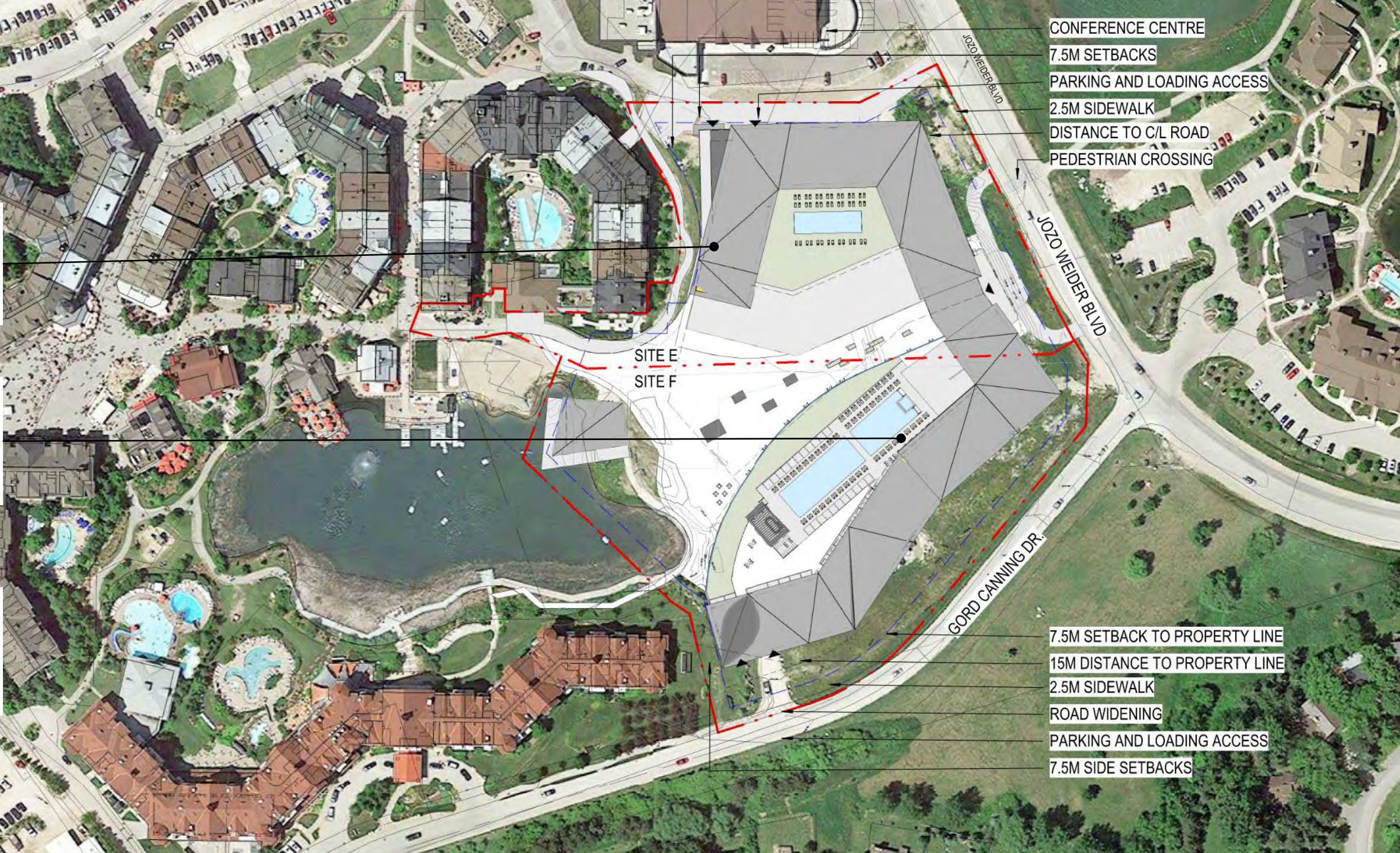
PLANS

BLOCK E +/-1.45Ha
Units Proposed: 360
Height Proposed: 21.5m
Storeys Proposed: 6.5

BLOCK F +/-1.82Ha
Units Proposed: 340
Height Proposed: 20.5m
Storeys Proposed: 6.5

OVERALL +/-3.27Ha
Units Proposed: 700
Height Proposed: 21m
Storeys Proposed: 6.5

SITE PLAN

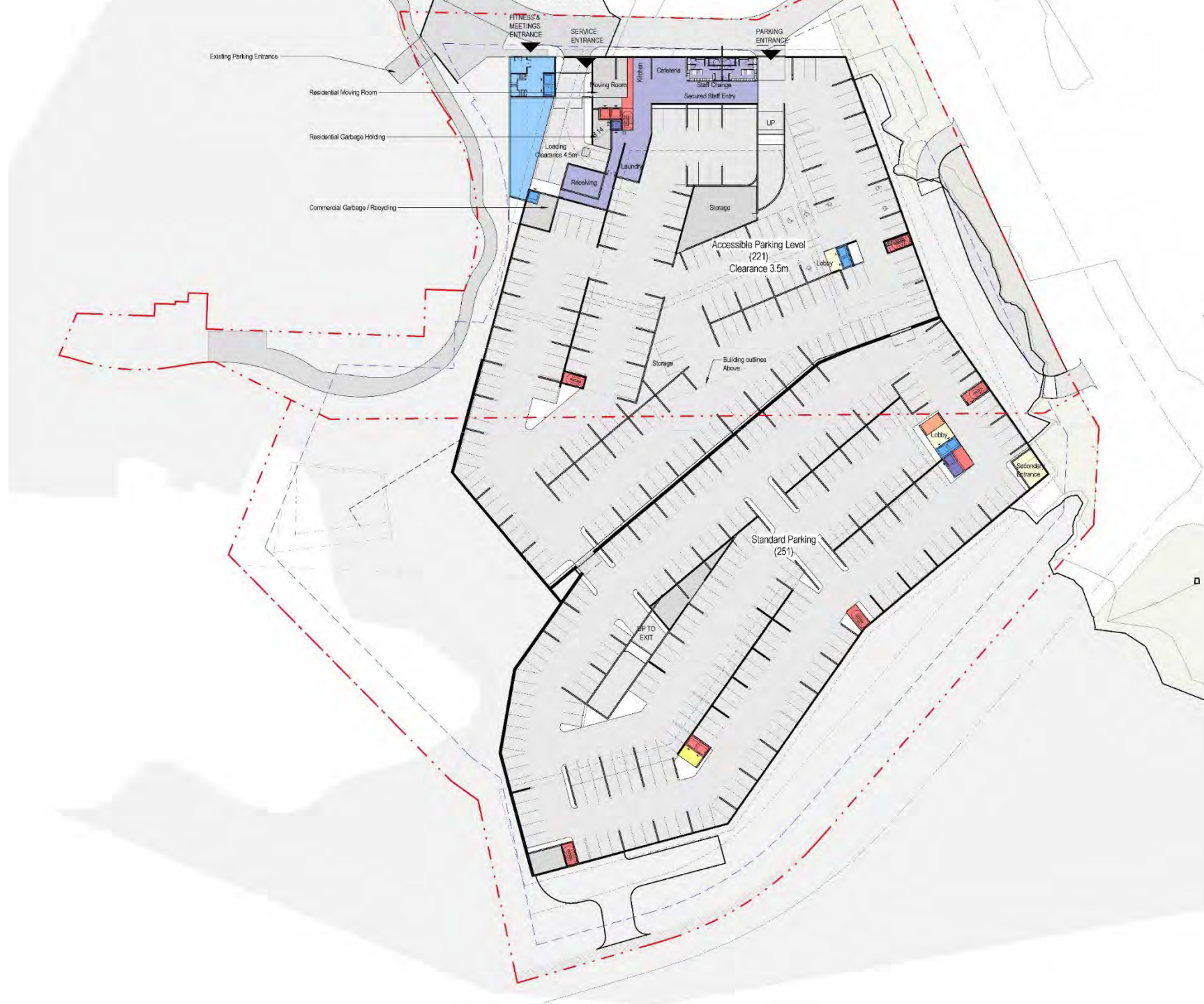


CONFERENCE CENTRE
7.5M SETBACKS
PARKING AND LOADING ACCESS
2.5M SIDEWALK
DISTANCE TO C/L ROAD
PEDESTRIAN CROSSING

SITE E
SITE F

7.5M SETBACK TO PROPERTY LINE
15M DISTANCE TO PROPERTY LINE
2.5M SIDEWALK
ROAD WIDENING
PARKING AND LOADING ACCESS
7.5M SIDE SETBACKS

LOWER LEVEL

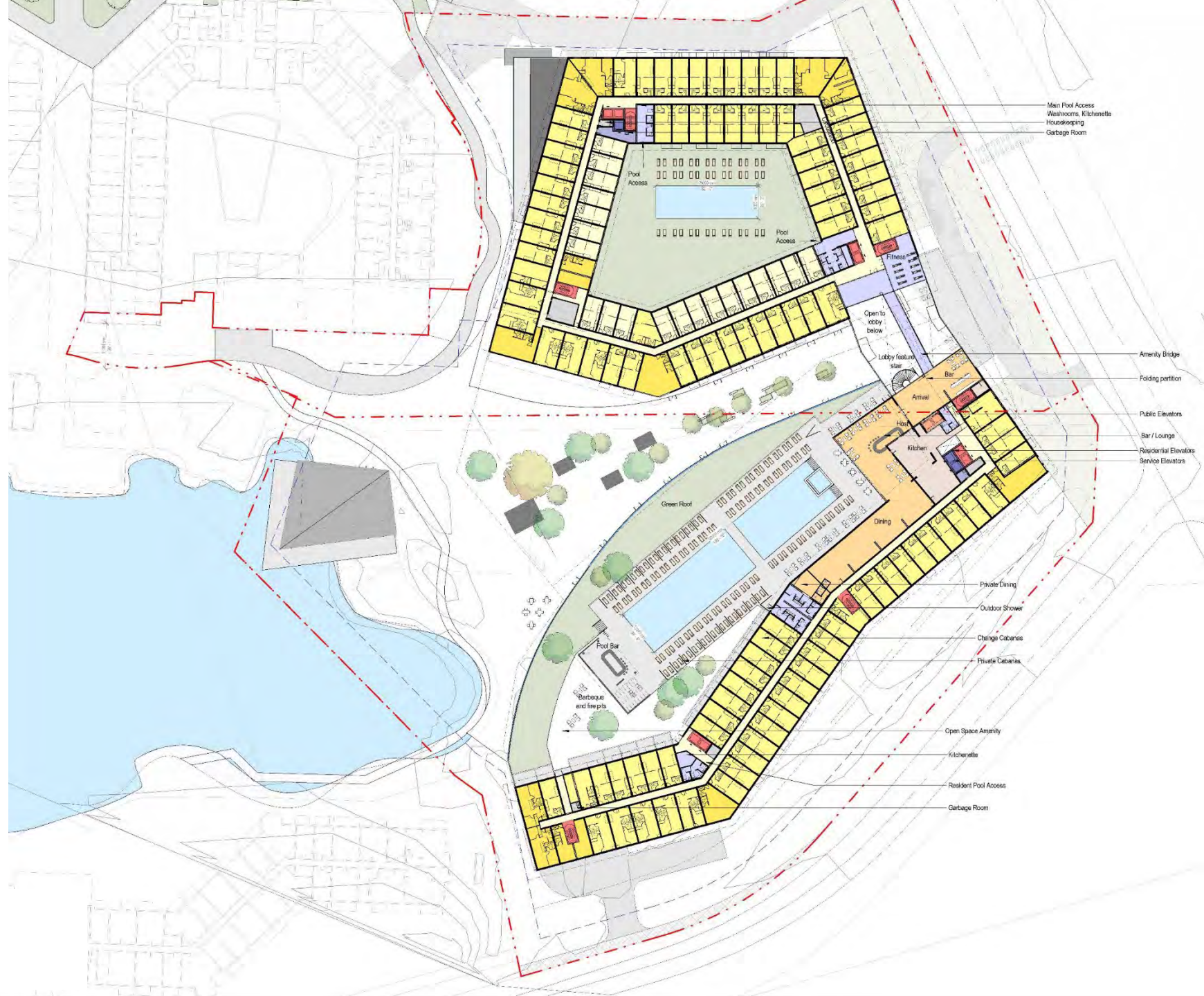


LEVEL 1



- COMMERCIAL
- RESTAURANT
- RESIDENTIAL
- ARRIVAL
- HOTEL BACK OF HOUSE

AMENITY LEVEL



Main Pool Access
Washrooms, Kichenette
Housekeeping
Garbage Room

Amenity Bridge

Folding partition

Public Elevators

Bar / Lounge

Residential Elevators

Service Elevators

Private Dining

Outdoor Shower

Change Cabanas

Private Cabanas

Open Space Amenity

Kichenette

Resident Pool Access

Garbage Room

Pool Access

Pool Access

Open to lobby below

Lobby feature space

Bar

Arrival

Heart

Kitchen

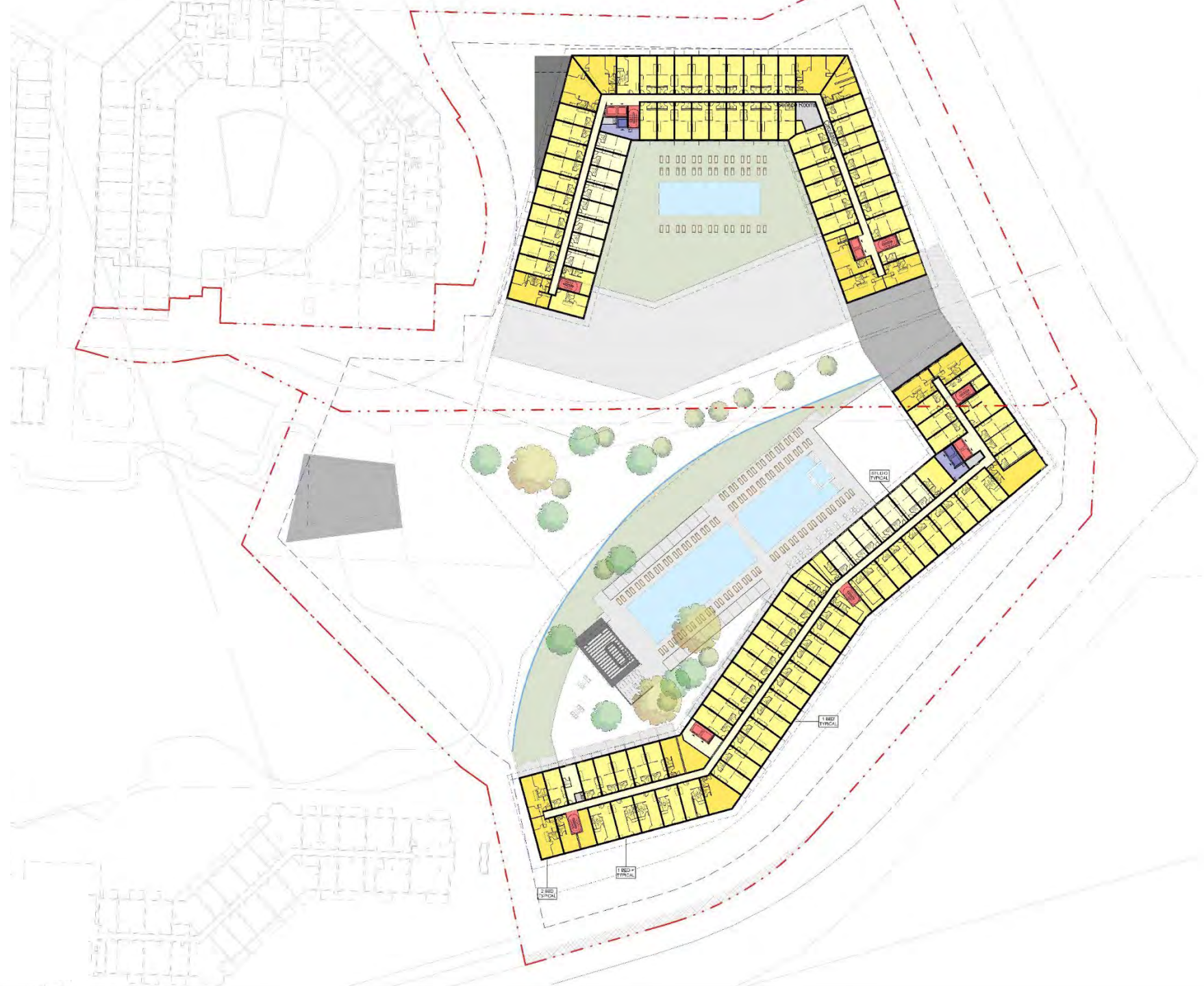
Dining

Green Floor

Pool Bar

Barbecue and fire pits

TYPICAL LEVEL



PRELIMINARY PLANS SITE A | LEVEL 4-6

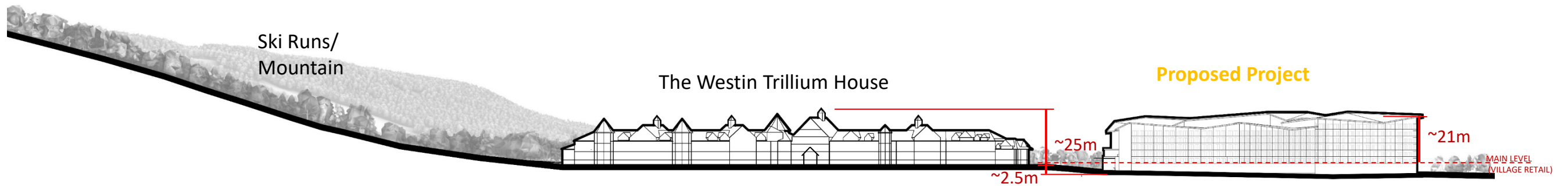
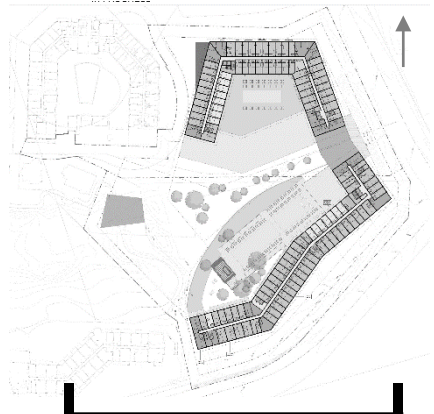
SITE SECTIONS



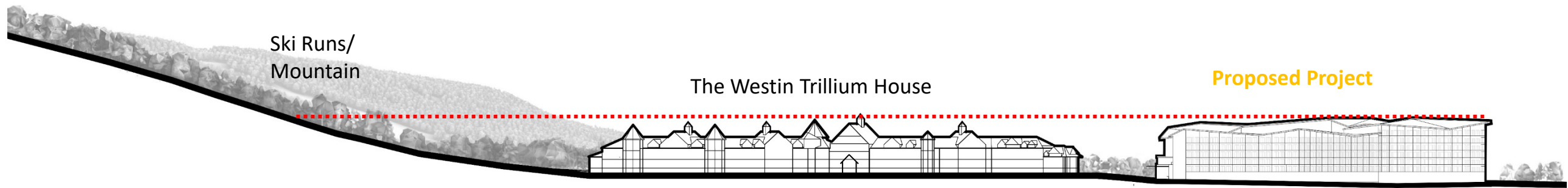
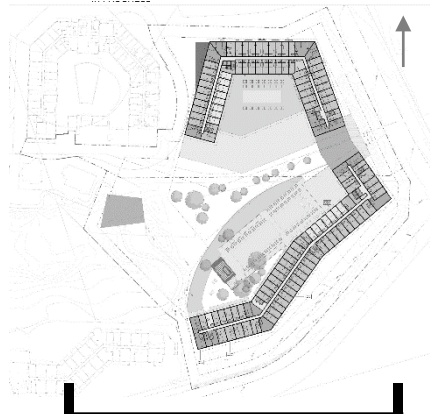
SECTION 1



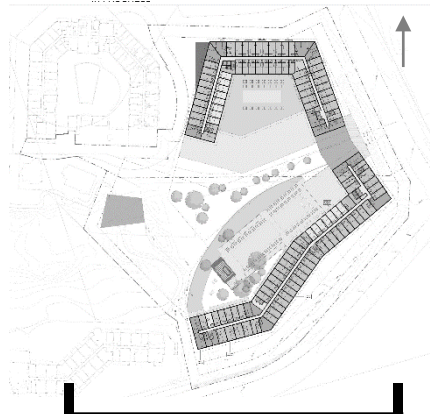
SECTION 1



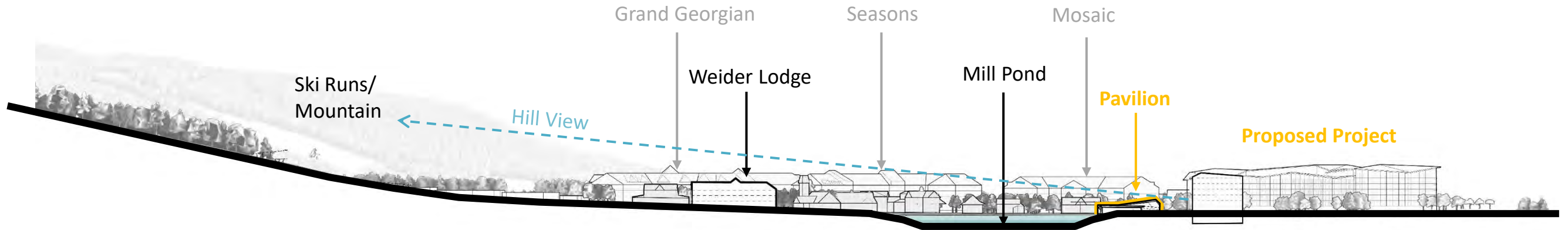
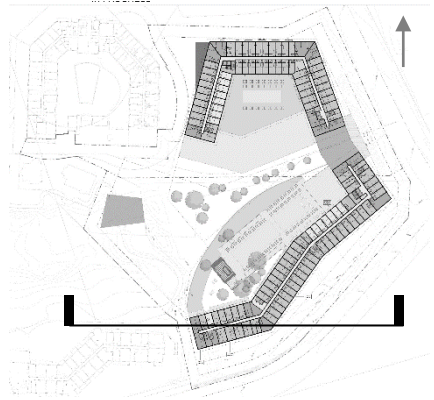
SECTION 1



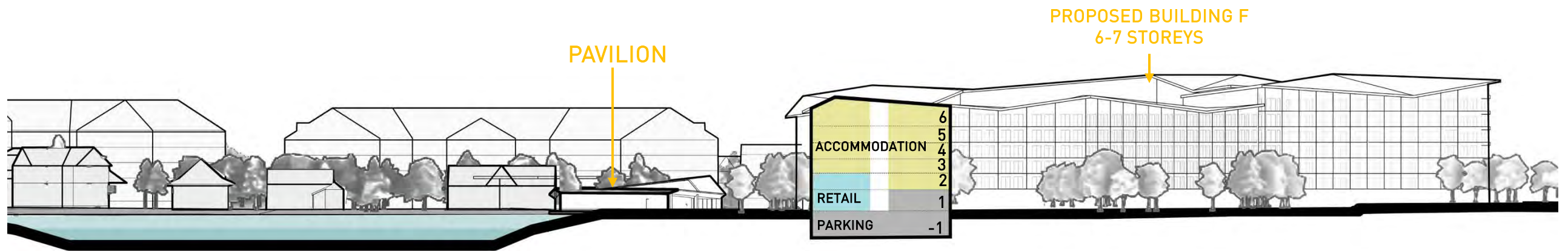
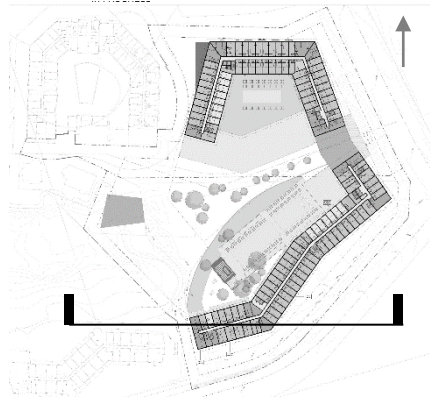
SECTION 1



SECTION 1



SECTION 2



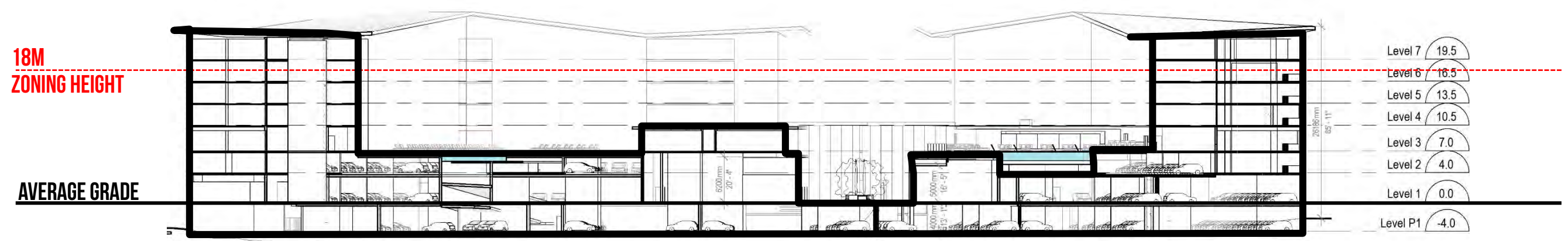
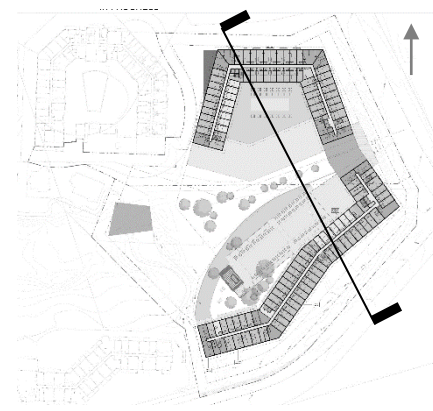
PAVILION

PROPOSED BUILDING F
6-7 STOREYS

	6
ACCOMMODATION	5
	4
	3
RETAIL	2
	1
PARKING	-1

SITE E

SITE E



PRELIMINARY PLANS
BUILDING SECTION

PLANNING OVERVIEW

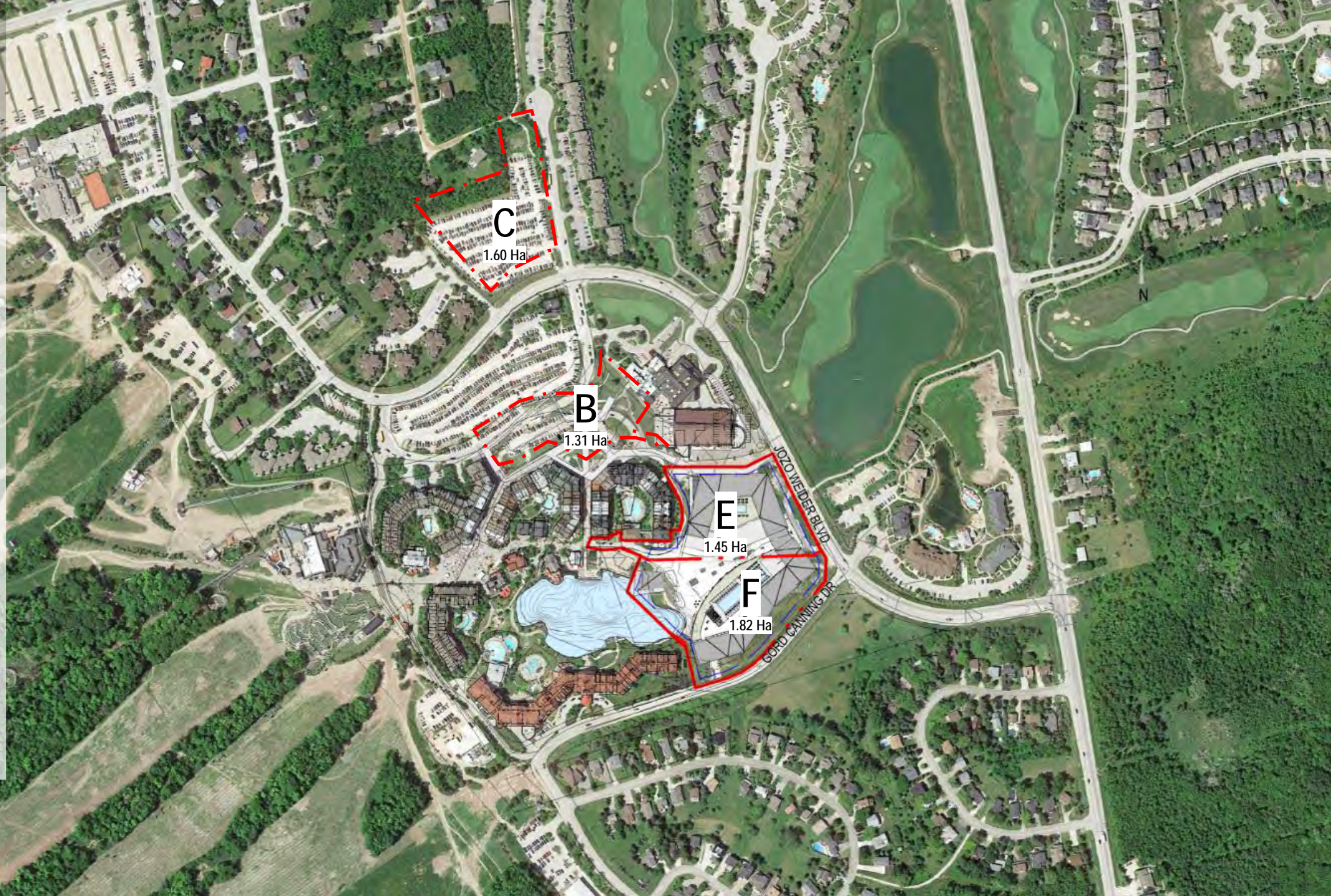
ZONING

BLOCK E AND F +/- 3.27Ha

Blue Mountain Village Resort Core (BMVRAC)
Exception No. 68(C5-68)-B/L 83-40 the following
applies to the subject lands:

1. B3.10.6.1(a) Permitted Uses and Policies
Integrated multiple residential resort dwellings
and commercial resort unit complexes
constructed in conjunction with commercial units
may be permitted.
2. B3.10.6.1(a & f) Permitted Uses and Policies
For BMVRAC, total number of combined,
residential, commercial and hotel units should not
exceed 1290 and the total residential units shall
not exceed 300 units.
Estimated BMVRAC combined capacity: 490
Estimated BMVRAC residential capacity: 300
3. B3.10.9 General Development Policies

Minimum lot Area: 650sqm
Minimum Lot Frontage: 25m
Minimum setback from local road: 17.5m C/L
Minimum Front Yard Setback: 7.5m
Minimum Interior Side Yard: 5m
Minimum Rear Side Yard: 7.5m
Maximum Lot Coverage: 35%
Minimum Open Space Character: 25%
Maximum Height 15m (18m for hotel use)



SITE PLAN

BLOCK E +/- 1.45Ha

Units Proposed: 360
Height Proposed: 21.5m
Storeys Proposed: 6.5

BLOCK F +/- 1.82Ha

Units Proposed: 340
Height Proposed: 20.5m
Storeys Proposed: 6.5

OVERALL +/- 3.27Ha

Units Proposed: 700
Height Proposed: 21m
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SITE PLAN

CONFERENCE CENTRE

7.5M SETBACKS

PARKING AND LOADING ACCESS

2.5M SIDEWALK

DISTANCE TO C/L ROAD

PEDESTRIAN CROSSING

SITE E

SITE F

JOZO WEIDER BLVD
GORD CANNING DR

7.5M SETBACK TO PROPERTY LINE

15M DISTANCE TO PROPERTY LINE

2.5M SIDEWALK

ROAD WIDENING

PARKING AND LOADING ACCESS

7.5M SIDE SETBACKS

OVERALL GFA (SITES E & F)

RESIDENTIAL	335,000 SF
AMENITY	5,250 SF
COMMERCIAL	81,000 SF
PARKING	730 SPACES + 2 LOADING
TOTAL:	535,000 SF 700 UNITS





freed

B+H | BOLD + human