

BLUE MOUNTAIN SITE B & SITES E+F

MHBC AND B+H ARCHITECTS



Proposed Applications – Site B, E/F

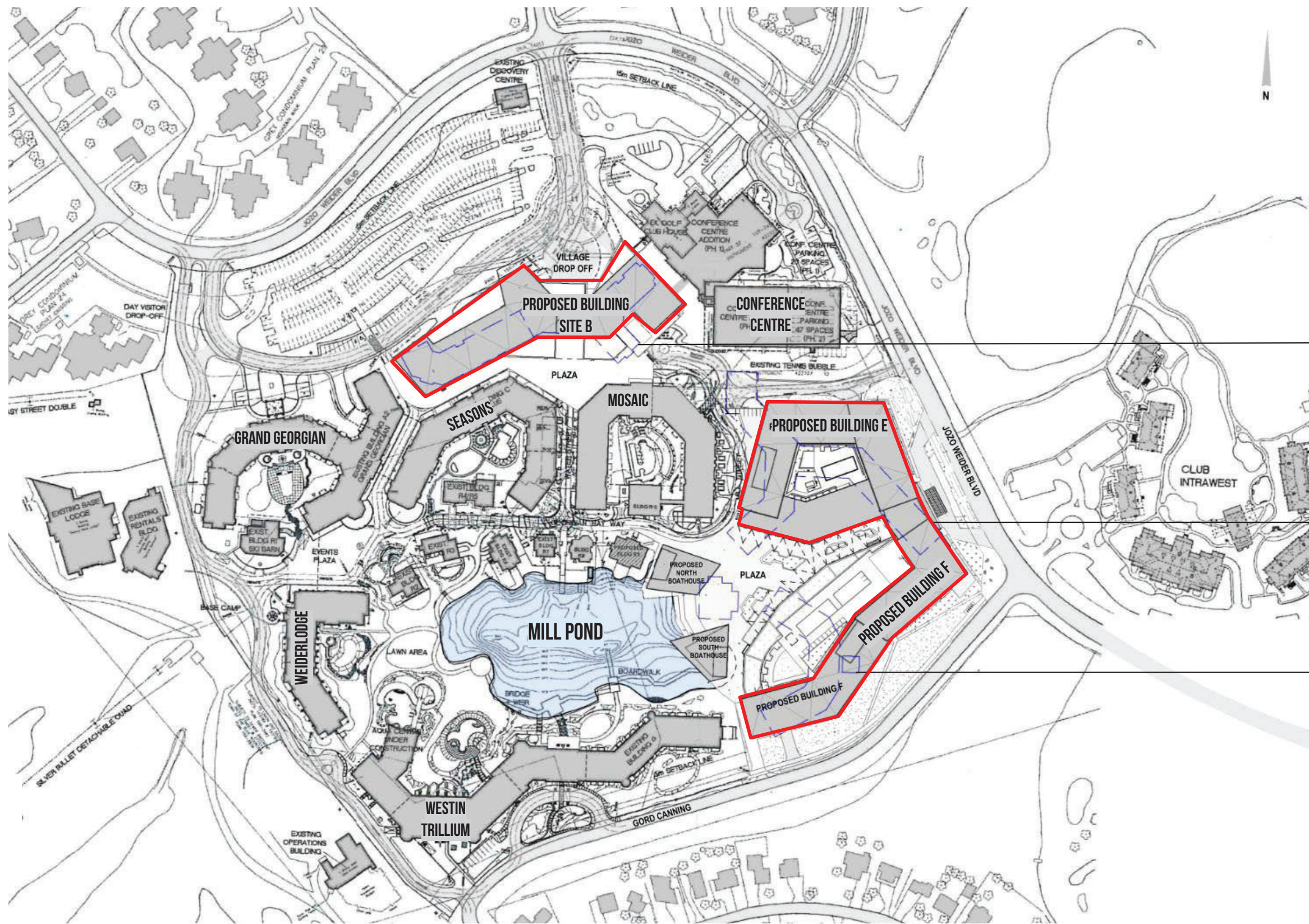
Official Plan Amendment

1. Increase in maximum permitted height;
 - 5 storeys permitted → 7 storeys proposed
2. Increase in maximum number of units; and
 - 1,290 units permitted → +/- 1,852 units proposed
(800 existing + 682 Site E/F + 370 Site B)
3. Increase in maximum retail and commercial floor space.
 - 9,300 m² permitted → +/- 21,000 m² proposed
(7,432 m² existing + 8,490 m² Site E/F + 5,003 m² Site B)

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Zoning By-law Amendment

1. Current Town of the Blue Mountains Zoning By-law to be used as the base for site specific amendments
2. Increase in maximum height
 - Permitted 5 storeys to a maximum height of 18 metres
 - Proposed 7 storeys with a maximum height of 25.5 metres
3. Permission to accommodate parking on adjacent lot within the same zone (portion of Site B parking to be accommodated on Site E/F)



OFFICIAL PLAN OUTLINE OF BUILDING B (DASHED)

OFFICIAL PLAN OUTLINE OF BUILDING E (DASHED)

OFFICIAL PLAN OUTLINE OF BUILDING F (DASHED)

**NEC HEIGHT ANALYSIS
VILLAGE CONTEXT PLAN**

B+H | FREED BLUE MOUNTAIN
NEC VIEW IMPACT ANALYSIS

BLUE MOUNTAIN IMAGERY









freed best







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Project Status

- **OPA/ZBA submission made Feb 2023**
- **Public Meeting April/May 2023**
- **Council Decision July 2023**