

**STAFF REPORT: Planning & Building Services Department**



**REPORT TO:** Planning & Building Committee  
**MEETING DATE:** August 3, 2011  
**REPORT NO.:** PL.11.80  
**SUBJECT:** Discovery Centre Site Plan Approval – 218 Jozo Weider Boulevard (Block 14, Plan 1065)  
**PREPARED BY:** David Finbow, Director, Planning & Building Services

**A. Recommendations**

**THAT Council receive Staff Report PL.11.80, Discovery Centre Site Plan Approval, and that Council conditionally grant site plan approval pursuant to Section 41 of the Planning Act subject to the Town’s Engineering & Public Works Department accepting the proposed design of the works for construction and upon the proponent executing an amending Site Plan Agreement in a form acceptable to the Town’s Director of Planning & Building Services and the Town’s solicitor; and,**

**THAT Council authorize the Mayor and Clerk to execute an amending Site Plan Agreement with respect to the Discovery Centre located at 218 Jozo Weider Boulevard.**

**B. Background**

The Discovery Centre is located at 218 Jozo Weider Boulevard and was given site plan approval by the Town in 1999.

The Site Plan Agreement entered into with the Intrawest Corporation and Blue Mountain Resorts Limited anticipated that the subject building would be a “Temporary Discovery Centre/Sales Office”. It is noted that the Discovery Centre is owned by Intrawest ULC and is situated on land owned by Blue Mountain Resorts Limited.

Schedule “E” Special Provisions of the Site Plan Agreement indicates the following:

The Parties agree that the Discovery Centre is located in a Temporary location as a Sales Office for a maximum period of five years, after which time it shall be removed at the sole cost of the Developer. The Parties further acknowledge that the timing of the temporary location and any conditions for any further approvals shall be provided under subsequent

## Agreements for the Village Core.

Construction of the one-storey and basement building with a ground floor area of approximately 235 square metres commenced in 1999 and was occupied in 2000.

On two previous occasions, Council resolutions addressed the continued temporary nature of the Discovery Centre.

In late 2010 Intrawest ULC approached the Town with respect to recognizing the Discovery Centre as a permanent building.

The Development Review Committee at its meeting of December 12, 2010 considered this request and agreed that there was merit to the request subject to the proposal meeting the Town's requirements for a permanent building, including improvements to the parking lot associated with the building, pedestrian walkway connectivity improvements (Jozo Weider to the Village), stormwater improvements and the payment of all fees and charges (including Development Charges).

Earlier this year it was announced that Blue Mountain Resorts Limited had entered into an Agreement with Intrawest ULC to purchase certain assets of Intrawest ULC including the Discovery Centre. Although Blue Mountain Resorts Limited has not definitively programmed the building at this time, it is their intent to use the building for resort based services such as conference services, homeowner services, etc.

On June 23, 2011 Intrawest ULC formally made application for Site Plan Approval pursuant to Section 41 of the Planning Act. No other Planning related applications were required as the proposal complies with the Town's Official Plan and Zoning By-law. The Site Plan application was subsequently circulated to all Town Departments for input/comments.

At the July 18, 2011 Development Review Committee meeting the application was formally reviewed with the Committee having no objections to the proposal subject to the Town's Engineering & Public Works Department accepting the proposed works for construction.

In response to comments from the Town's Engineering & Public Works Department dated July 18, 2011 related to the circulation of drawings on June 23, 2011, Intrawest ULC submitted a revised Lot Grading Plan on July 27, 2011 (Addendum "A"). These drawings are now with the Town's Engineering & Public Works Department for review.

The proposed amending Site Plan Agreement will recognize the Discovery Centre as a permanent building; will require the paving of the parking area associated/required by the Discovery Centre; will require that the open ditch located at the east side of the building be filled in; will require a paved pathway on the east side of the Discovery Centre connecting Jozo Weider with the Village; and, will require the payment of fees/charges to the Town related to the preparation of the amending Site Plan

Agreement and Development Charges. Security for the site works will be secured by way of the global Letter of Credit held by the Town for the Village.

Therefore, Town staff recommend:

THAT Council receive Staff Report PL.11.80, Discovery Centre Site Plan Approval, and that Council conditionally grant site plan approval pursuant to Section 41 of the Planning Act subject to the Town's Engineering & Public Works Department accepting the proposed design of the works for construction and upon the proponent executing an amending Site Plan Agreement in a form acceptable to the Town's Director of Planning & Building Services and the Town's solicitor; and,

THAT Council authorize the Mayor and Clerk to execute an amending Site Plan Agreement with respect to the Discovery Centre located at 218 Jozo Weider Boulevard.

### **C. The Blue Mountains' Strategic Plan**

*"Managing growth to ensure the ongoing health and prosperity of the community."*

*"Preserving and enhancing natural and environmental features, and cultural heritage of the community."*

### **D. Financial Impact**

Associated with the recognition of the building as a permanent building, the proponent will be required to pay the applicable Development Charges that are in effect at this time (\$68.19/square metre of "gross floor area").

### **E. Addendums**

A. Lot Grading Plan

Respectfully submitted by:

David Finbow  
Director, Planning & Building Services

