

STAFF REPORT: Planning & Building Services Department



REPORT TO: Planning & Building Committee
MEETING DATE: April 6, 2009
REPORT NO.: PL.09.35
SUBJECT: Site Plan Agreement
Amendment – Mosaic @ Blue
PREPARED BY: D. Finbow, Director, Building & Planning Services/CBO

A. Recommendations

THAT Council receive Staff Report No. PL.09.35 respecting “Site Plan Agreement Amendment – Mosaic @ Blue” and authorize the Mayor and Clerk to execute an amendment to the Site Plan Agreement to reflect a revision to the easterly fire department access route.

B. Background

The purpose of this Report is to formalize an agreed to on-site construction revision between the Town Staff and Intrawest Placemaking related to the easterly fire department access route.

In 2005, Council granted Site Plan Approval pursuant to Section 41 of the Planning Act for the building known as Mosaic @ Blue. Phase I of this building was subsequently constructed and occupied in 2006. Construction of Phase II commenced in early 2008 and recently received occupancy from the Town’s Chief Building Official.

During the course of construction, minor revisions related to the number of units, commercial floor area and the easterly fire access route occurred. With respect to the latter issue, Intrawest Placemaking requested the Town, through the Fire Department, to reconsider the extent of the proposed fire department access route on the easterly side of the building (Appendix “A”). Concurrence was reached and work proceeded on this basis and has since been completed to the satisfaction of the Town’s Fire Department, Engineering & Public Works Department and in accordance with the provisions of the Ontario Building Code.

In summary, the nature of the revisions to the Site Plan Agreement are:

1. Amend Schedule B-5 to revise the number of CRU’s and the Commercial Floor Area.
2. Amend Schedule D-5 with respect to the references to the Accepted For Construction Drawings to reflect the aforementioned on-site revisions

These revisions will be further reflected in an amending Condominium Agreement with the pending registration of Phase II of Mosaic @ Blue.

C. The Blue Mountains' Strategic Plan

1. *Managing growth to ensure the ongoing health and prosperity of the community.*
2. *Providing a strong well-managed municipal government.*

D. Environmental Impacts

N/A

E. Budget Impact

N/A

F. Attached

Appendix "A" Revised Site Plan

Respectfully submitted,

David Finbow
Director, Building & Planning Services

