

STAFF REPORT:

Town of The Blue Mountains Planning Department



REPORT TO: Mayor and Town Council
MEETING DATE: April 7, 2008
REPORT NO.: PL.08.33
SUBJECT: Site Plan Modification -
Pool and Spa Addition
Snowbridge Park –
Westbrook Development Corp.
Block 4 Registered Plan 1120
Town of The Blue Mountains

PREPARED BY: Shawn Postma,
- Planner II
Robert Armstrong,
- Manager of Development Planning and IS

A. Recommendations

THAT Council does receive Planning Staff Report PL.08.33, “Site Plan Modification - Pool and Spa Addition - Snowbridge Park – Westbrook Development Corp. Block 4 Registered Plan 1120, Town of The Blue Mountains”;

AND THAT Planning Staff support a minor amendment to the existing Site Plan Approval for the Historic Snowbridge Private Recreation Park on Block 4, Plan 1120, that will include the provisions for two additional pools and a spa.

AND THAT Planning staff recommend that Council accept the revised Landscape Architectural Drawings as prepared by ska – Stempski Kelly Associates Inc. Drawing Numbers L1, L2, L3, L4, L5, L6 and L7 last revised February 04, 2008 be approved as a minor amendment to the Snowbridge Park of Westbrook Development Corporation Site Plan Agreement dated March 11, 2002.

B. Background

B1. Purpose

The subject lands are comprised of. The property is known as Block 4 of Registered Plan 1120 located within the ring road of Snowbridge Way. The Owner entered into a Site Plan Agreement with the Town in March 2002 which covers the development of the existing main pool, amenity centre, parking area and landscaping.

The purpose of this modification is to consider a proposal by the owner to add three additional pools to the existing park.

The upgrade has been requested due to the current limitations of the facilities based on the number of users and the overall growth of the neighbourhood. The owner has

identified a need to add the additional facilities that would be used exclusively for 'homeowner use' to alleviate some peak season pressure on the park and to provide additional capacity of the existing pools for guest use.

B2. Comments

Drawings have been provided indicating the location of the facilities, plus additional landscaping. Planning Staff have reviewed the drawings, and the facilities would appear to comply with the Town of The Blue Mountains Official Plan and the Township of Collingwood Zoning By-law. The provisions for additional recreation facilities within a development are generally encouraged. Planning Staff would therefore have no objections to Council accept the revised Landscape Architectural Drawings as prepared by ska – Stempski Kelly Associates Inc. Drawing Numbers L1, L2, L3, L4, L5, L6 and L7 last revised February 04, 2008 as a revision to the Site Plan Agreement.

C. Budget Impact

NIL

D. Attached

1. Drawing L2 - Layout Plan as prepared by ska – Stempski Kelly Associates Inc

Respectfully submitted,

Shawn Postma.

Rob Armstrong



ska

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Project Title

Snowbridge Pool & Spa Addition

Notes

1. The contractor shall check and verify all dimensions and conditions on the project and immediately report any discrepancies to the owner before proceeding with work.
2. All dimensions are in metres unless otherwise stated.
3. This drawing is an instrument of professional services and is intended for the use only in connection with the project covered by the consultant agreement.
4. The contractor shall layout the site and seek approval of the Landscape Architect prior to proceeding with work.

Legend

- Existing Trees to remain
- Proposed Trees
- Existing Plant Material to Remain
- Proposed Plant Beds
- Existing Fence to Remain
- Relocated Existing Fence
- New Additional Fence
- Removed Fence to be Relocated
- Proposed Concrete Patio

No.	Date	Item
2	19 Feb. 2008	Tender Release
1	22 Jan. 2008	Review B. McIncholl

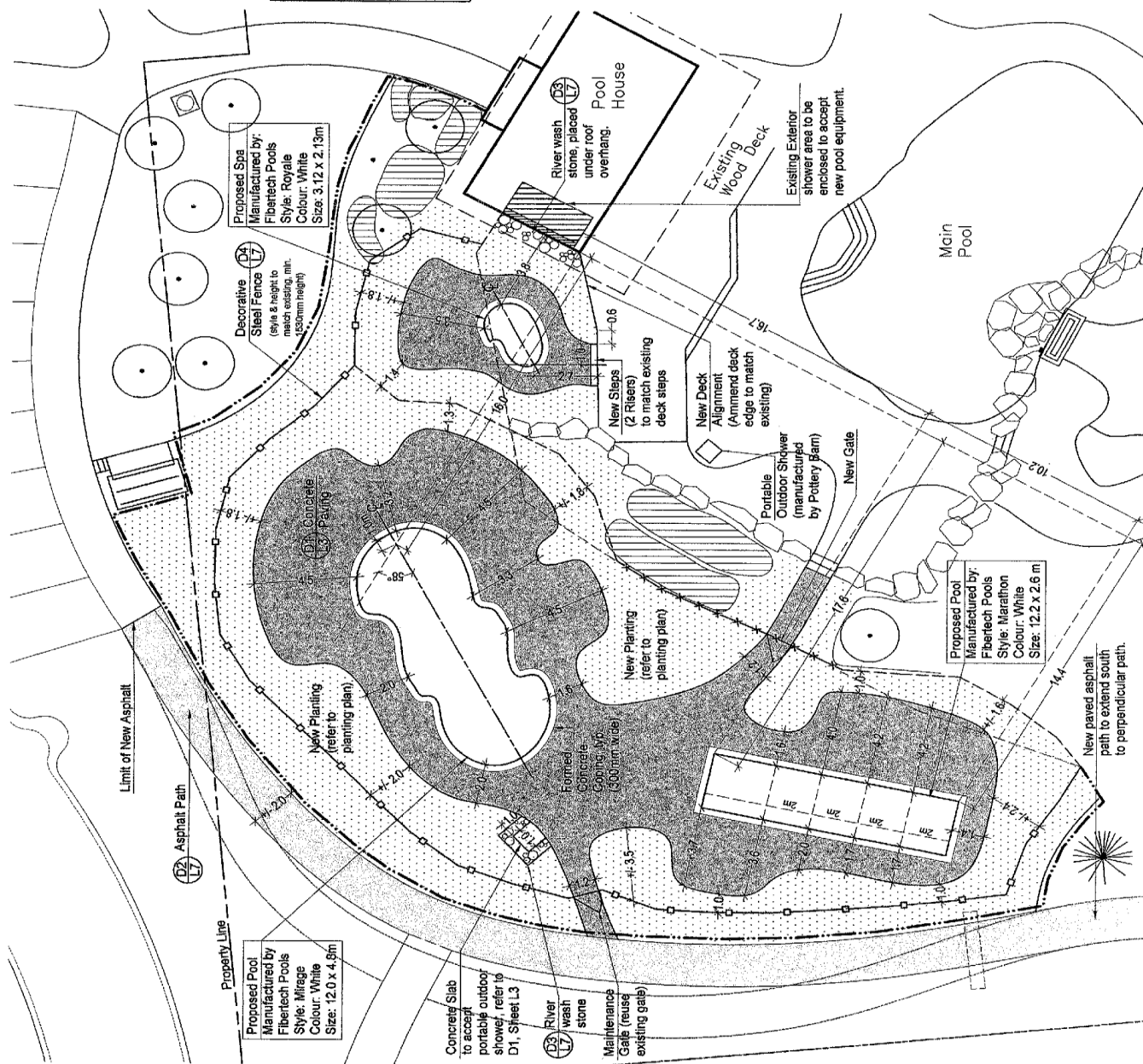
Revisions	
JM	Drawn
SK, SS	Checked
#	Project No.
January 07, 2008	Print Date
February 04, 2008	Sheet No.

Sheet Title
Layout Plan
Scale
1:200
Sheet No.
L2

!!!! IMPORTANT !!!!
The position of all underground and above ground utilities and structures not necessarily shown on this drawing. When shown the accuracy of the position of such structures are not guaranteed. Contractors shall inform themselves and have all underground services and utility lines staked by each agency prior to commencing work.

!!!! IMPORTANT !!!!
The style and finishes of pool house modifications to match and suite existing.

!!!! IMPORTANT !!!!
New Gate to accept exterior card lock system. Lock to be supplied by owner.



Proposed Spa
Manufactured by:
Fibertech Pools
Style: Royale
Colour: White
Size: 3.12 x 2.13m

Decorative Steel Fence
(style & height to match existing, min. 1200mm height)

River wash
stone, placed under roof overhang.

Existing Exterior shower area to be enclosed to accept new pool equipment.

Proposed Pool
Manufactured by:
Fibertech Pools
Style: Mirage
Colour: White
Size: 12.0 x 4.6m

Formed Concrete
Coping, 100mm wide

Concrete Slab to accept portable outdoor shower, refer to D1, Sheet L3

River wash stone

Maintenance Gate (reuse existing gate)

Proposed Pool
Manufactured by:
Fibertech Pools
Style: Marathon
Colour: White
Size: 12.2 x 2.6 m

New paved asphalt path to extend south to perpendicular path.