



Tyrol Ski and Mountain Club

Date: October 23, 2020

To: Mayor and Council, The Resort Municipality of Whistler

Cc: Roman Licko, Planner, Resort Experience, RMOW
Morgan Goldie, President, TSMC
Vincent Pigeon, Treasurer, TSMC

From: Bruce Gunn, Vice President, Tyrol Ski and Mountain Club (TSMC)
Mailing Address: Suite 7, 1182 Quebec Street, Vancouver BC, V6A 4B2

**Regarding: Tyrol Lodge, 5302 Alta Lake Road, Whistler and Neighboring
Rezoning Application RZ1157, (Hillman Lodge Property, 5298 Alta Lake Road)**

Dear Mayor and Council

1. Access to New Parcels / Lands Beyond

1. The Hillman Lodge property (5298 Alta Lake Road) and the Tyrol Lodge Property (5302 Alta Lake Road) were at one time one property. In (approximately) 1963, they were subdivided into two properties when the Tyrol Ski and Mountain Club (and the Sons of Norway) bought the 5 acres where the Tyrol Lodge was built.
2. The BC Land Registry Act, 1960. Section 86 (Page 2240) which deals with "access to new parcels" was the governing legislation at the time of the subdivision.
3. The current BC Land Titles Act has a similar section in Part 7, section 75 which deals with "access to lands beyond."
4. Our reading of the above requirement is that the intention of the Act is that when a property is subdivided into two or more new properties, new properties should not be created in such a way that there is no public road access to them. There should be "*Necessary and reasonable access to all new parcels and through the land subdivided to lands lying beyond....*" In this case, when the 5 acre Tyrol property was subdivided from the remaining 10 acres, there should have been year round road access allowed to the Tyrol Lodge property (5302 Alta Lake Road) through the Hillman Lodge property (5298 Alta Lake Road), since there was then and is now no other year round road access to the Tyrol property.
5. There is an existing road that runs through Hillman Lodge property (5298 Alta Lake Road) and continues through the Tyrol Lodge property (5302

Alta Lake Road) to Tyrol Lodge. The road has not been used recently because the bridge over the Gebhart Creek (located on the Hillman Lodge property) is in disrepair, but if the bridge is replaced, the road could provide year round access, including emergency vehicle access, to the Tyrol Lodge.

2. Access Road from Alta Lake Road

1. At a meeting we attended with Roman Licko and Jan Jansen of RMOW on Jan 30, 2020, when we discussed the need for road access to the Tyrol lodge through the Hillman Lodge property, we also discussed the possibility of providing road access to Tyrol Lodge by building a new road down to Tyrol Lodge from Alta Lake Road, through land owned by Stonebridge and RMOW, across the BC Hydro right of way. We currently have a right of way over this property but it can only be used in the summer because parts of it are sloped at more than 20%, making it too steep for vehicles in winter. Since then, we have investigated this with the assistance of R. F. Binnie and Associates Ltd. for civil engineering and Corona Excavations for construction costing.
2. The initial road design by Binnie had a maximum slope of 11.7%. After a discussion with Mr. Duane Jackson of Stonebridge, over whose land part of the road would be built, the slope was revised to a maximum of 10%. Based on this, we have estimated the cost for engineering and construction of the road to be approximately \$5,400,000. This cost is far beyond the financial resources of the Tyrol Ski and Mountain Club, a nonprofit society.
3. Therefore, building an access road from Alta Lake Road down to the Tyrol Lodge is not a viable option. Having spent several months exploring this option, we have come to the conclusion that the only viable option is to provide access through the adjacent Hillman Lodge property. We therefore request that the RMOW consider this in their review of the Hillman Lodge rezoning application RZ1157 and make it a requirement of that development that access to the Tyrol Lodge property be provided through the Hillman Development property as intended in the "access to lands beyond" provision of the BC Land Titles Act.

3. Park

1. The latest plans for the Hillman Lodge development show a park at the North end of their property, adjacent to the Tyrol property. We understand that there is a concern by RMOW that having a road there, as well as the Valley Trail, may reduce the space available for the park. To allow more space for a park we would consider providing park space on the Tyrol property. The location, which has a beautiful view of Nita Lake and Whistler Creekside, would be ideal as park space for picnicking, etc.

4. Zoning

1. The Tyrol property is currently zoned RSE-1, legally non-conforming. The Tyrol Lodge is considered a “hostel” and should be rezoned to LR. We intend to get the property rezoned to LR, to match its use and to allow for the possibility of rebuilding in case of fire.

5. Parking Requirement for Tyrol Lodge & Caretakers Cabin

1. Parking Requirement for hostel = 1 stall / 15 sq. m. of bedroom space
2. Lodge bedroom area = 126 sq. m. / Lodge Parking = $126/15 = (8.4)=9$ stalls
3. Caretaker’s Cabin Parking = 1 stall
4. Total parking required by RMOW parking standards= 10 stalls
5. In the summer, we typically have had very low occupancy. The lodge is only full on Friday, Saturday and holiday nights in the winter during ski season. During the week it is quite often empty as most members are working at their day jobs in Vancouver but we have allowed for 2 stalls for 2 rooms plus one for the caretaker. A winter weekend night would see the 16 bedrooms used by one family each (no dormitory style rooms) with one vehicle per family/bedroom plus one for the caretakers cabin giving a total of 17 parking stalls required. That means a typical winter week would require $(2 \times 17=34) + (5 \times 3=15) = 49$ stalls/week or 7 stalls per day, which is less than the RMOW parking requirement.

6. Fire Prevention

1. In 2016, Fort McMurray, Alberta was forced to immediately evacuate all 88,000 residents when a fire near the city spread so rapidly it completely overpowered the fire department causing 9.9 billion dollars in damages and destroying 3,244 buildings. It was a miracle that there was no direct loss of life and that the fire department was able to save as much of the town as it did but it is clear the a municipal fire department can quickly become completely overpowered.
2. We know from this tragedy that it is important to make every possible effort to allow rapid access for emergency services vehicles to all areas of a community, not only for the benefit residents of that area but for the safety of the entire community.
3. Although the Tyrol Lodge has fire sprinklers, the 5 acre property does not currently have access for fire fighting vehicles due to the lack of a year round access road. Access for firefighting should be a very high priority. There is an opportunity here to provide access for firefighting to the 5 acre Tyrol Lodge property. It would be a significant safety benefit to the RMOW if such access is provided to prevent fire from spreading to the rest of the community.

7. Historical Significance

1. The Tyrol Lodge was built by volunteer members in 1966. In the early days of Whistler, the club's participation was centered on downhill ski racing. The Tyrol Ski and Mountain Club held the first GS race on Whistler Mountain in 1967 and continued to be very active in ski racing for the next 35 years.
2. Today, the club continues to be a non-profit society that provides affordable accommodation, primarily to families who have children involved in ski lessons and racing at Whistler Blackcomb.
3. The lodge remains essentially unchanged since it was originally built and provides a link to Whistler's past that will compliment the historical nature of the restored Hillman Cabin.

8. Rezoning Application RZ1157 for 5298 Alta Lake Road

1. For the current rezoning application RZ1157 for 5298 Alta Lake Road, what we are proposing would mean that the existing road that runs through the Hillman Lodge property and continues onto the Tyrol Lodge property should remain and be upgraded so that there is year round access to the Tyrol Lodge property.
2. The possibility of continuing the proposed park onto Tyrol property lands can extend and compliment the park facility already proposed on Hillman Lodge property and will be a benefit to the RMOW.
3. Providing road access to the Tyrol Lodge property will allow emergency vehicle access to that area and be a fire safety benefit to the community.
4. The historical significance of the Tyrol Lodge will complement the restoration of the Hillman Cabin.
5. We ask the RMOW Mayor and Council to consider that access to the Tyrol Lodge property through the Hillman Lodge property is a reasonable request, consistent with the intent of BC Land Registry Act, 1960 and the current Land Titles Act and that it be a requirement of approval of the proposed rezoning application RZ1157, Hillman Lodge Property, 5298 Alta Lake Road.

Please review this and advise us of your comments.
We look forward to your favorable response in due course.
Sincerely,



Bruce Gunn, Vice President, Tyrol Ski and Mountain Club