

Marius Miklea

From: Tyrol Vice President <vp@tyrolskiclub.com>
Sent: Friday, February 19, 2021 6:41 PM
To: corporate
Subject: Rezoning Application RZ1157, the Hillman Lodge development, 5298 Alta Lake Road, Whistler BC

Dear Mayor Crompton and Members of Council

My name is Bruce Gunn.
I live at 1015 Condor Place, Squamish, BC.
I am the Vice President of the Tyrol Ski and Mountain Club.

We have operated the Tyrol Lodge at 5302 Alta Lake Road for the last 55 years and plan to continue doing so for many more.

Our 5 acre property is located immediately North of the Hillman property.

We support Rezoning Application RZ1157, the Hillman Lodge development, because it will provide much needed employee housing, add park space along Nita Lake and extend the Valley Trail through the Hillman property to the South end of our property. We understand that it is the municipality's goal to extend the Valley Trail all the way around Nita lake. We propose 2 options that could help make that happen and are directly related to the Hillman development.

The Tyrol property has road access across a right of way from Alta Lake Road in the summer only but not in the winter because the roadway is too steep. We have looked at building a road down to our property from Alta Lake Road but found that the cost is prohibitive. We have provided a detailed cost review to the Planning Department that is available to you. The other alternative is to provide road access through the Hillman property, along the existing roadway. If and when the Hillman property is subdivided for the development, the province and the municipality, under the BC Land Titles Act, may consider providing access to the "Lands Beyond," that being the Tyrol property. There are 2 ways this could be done.

Option One

From our 5 acre property, we would provide a parcel of land to the municipality for park or employee housing and would allow the Valley Trail to be extended through our property. In return, we would be allowed single lane road access through the Hillman property, including shared use of the bridge that is proposed for the Valley Trail to cross the Gebhart Creek.

Option Two

We would subdivide and rezone our 5 acre property and use 2 acres to create 2 lots to sell for market housing and build 2 units of employee housing and park space. We would also provide Valley Trail access through our property. The sale of the lots would provide funds for a road to municipal standards and additional bridge costs. As a non profit, member funded society, we do not have the financial resources to do this without being able to sell the lots.

In both options, even though the Valley Trail would end at the edge of our property, people would be able to continue hiking or mountain biking along existing walkways all the way around Nita Lake.

We ask that you consider this in your review of the Hillman development and welcome the opportunity to discuss it with the planning department.

Sincerely,

Bruce Gunn
Vice President,
Tyrol Ski and Mountain Club
