

Tyrolean Village Resorts

At Blue Mountain

April 4, 2022

Shawn Everitt, Chief Administrative Officer
Town of the Blue Mountains

Re: Tyrolean Lane & Birch View Trail Water & Wastewater Project.

Dear Mr. Everitt,

I had the opportunity to listen to the March 29, 2022, presentation & discussion at the Committee of the Whole for the CSOPS.22.009. report.

I feel there needs to be some clarification of my previous deputations, timelines & opportunities for staff housing.

- 1) In 2012 / 2013 (10 years ago) I made my first outreach to the Town & Council to upgrade the Water & Wastewater services in the Tyrolean area. I was advised by Town staff to start the process through a request for local improvements whereby the Town is responsible for developing the project and installing the services and the property owners are responsible to pay the full cost for the new Wastewater servicing over a number years with interest.
- 2) As a result of this outreach the project for Arlberg Cres. was completed by the Town in 2016. This project allowed multiple beds to be kept open for staff housing to local employers. Before the Wastewater servicing was completed some issues with the intensity of use of the septic system had developed and risked the availability of several units for staff housing. The Arlberg Cres. property owners are paying for this Wastewater servicing project over 15 years and to this day several beds are available for staff housing.
- 3) In 2016 & 2017 (6 years ago) I continued discussions with the Town & Council to go forward with the Birch View Trail Wastewater project under the same process that worked on Arlberg Cres., where the Town would install Wastewater Services and the property owners would pay the full cost over a number of years. In 2019 I was informed that Birch View Trail project was listed in the Town's capital plan for construction in 2021/2022.
- 4) In 2019 I continued discussions with the Town & Council regarding the upgrading of Tyrolean Lane, suggesting that when the Town replaces the Municipal Water Line on Tyrolean Lane (The water line was experiencing multiple breakages annually) that it would be an opportune time to look at the installation of Municipal Wastewater to replace the ageing septic systems on this street. (at the property owners cost).

Tyrolean Village Resorts

At Blue Mountain

- 5) In early 2020 I further urged the Town & Council to consider that when they replace the Water Line that was at the end of its life they consider installing Wastewater Services to replace the ageing septic systems. (at the property owners cost)

I also made Council aware that the Tyrolean area was NATURALLY developing into a location that was also providing Resort Staff housing (not just STA's) and that for this to further develop Wastewater servicing was required, because:

- a) Staff housing was a much more intensive use of the properties and based on the experience on Arlberg Cres., until Wastewater Services were installed a number of property's septic systems failed when they were offered for staff housing.
 - b) Also presently many of the existing STA's in the Tyrolean area cannot even think about offering staff housing because they are on septic systems, and their grandfathered STA status would be lost if they switched to staff housing. Only when they are hooked up to full municipal services can they switch back and forth between being an STA and or Staff housing. (based on market conditions, Note: during COVID there was no reliable, sustained demand for resort staff housing)
 - c) Under the new STA by-law operating an STA is very expensive, cumbersome and complicated. Once the economy returns to a post COVID normal, many owners will look at the advantages and cost savings of offering their properties for staff housing and **naturally** beds will be made available on the market, similar to what happened on Arlberg Crescent after Wastewater services were installed.
- 6) **In June 2020**, After the public open house we were made aware that our 8 acre property on the south side of Tyrolean Lane (138 Kandahar Lane) was going to be included in the Wastewater cost recovery formula. Meaning that 138 Kandahar Lane would have to pay for approximately 12 units for the land fronting on Tyrolean Lane. **Based on the fact that the town had decided to allocate units to our undeveloped land we put forward a plan for 12 units fronting on Tyrolean lane, since we were going to have to pay for it under the Town's cost recovery plan.** Before June 2020 we had no serious to plans to develop our vacant lands and our future plan was to service these vacant lands from Arlberg Cres., where we had recently built a new road and provided full services.

The plan we submitted for 12 new lots on Tyrolean Lane was only brought forward after we had been allocated 12 units for these lands in the Tyrolean Lane Wastewater cost recovery formula.

In conclusion, the opportunity for staff housing to become a viable use within the Tyrolean area is very real but will only occur with the provision of Wastewater services (to be paid for

Tyrolean Village Resorts

At Blue Mountain

by the property owners not the town). Staff housing will occur naturally based on market conditions and employers coming forward with long term commitments to lease properties.

As I mentioned many times before just take a drive through the Tyrolean area today and every morning you will see a steady stream of resort staff employees walking from the Tyrolean area to their jobs at Blue Mountain and you will see the Blue Mountain shuttle bus driving back and forth dropping off and picking up resort staff from their rented chalets in the Tyrolean area.

The installation of Wastewater services in the Tyrolean area should go forward when Council decides it wants to fix the problem with the broken Municipal water main that is at the end of its useful life, facilitate the changeover of septic systems that are nearing the end of their life span to Municipal Wastewater and if they think that staff housing opportunities will naturally develop based on the facts presented.

If Council wants to delay this project that is their decision. Please note I brought these ideas to Council starting in 2012. (10 year ago) and so far, the full servicing of Arlberg Cres. has resulted in an area that has naturally developed to support both STA & Staff Housing needs.

I would also like to clarify that Tyrolean Village Resorts 2021 Limited , like all other employers in the Town, is not a housing provider but a business operator and the proposed Municipal Wastewater servicing (at the property owners expense) will create the opportunity for a group of like minded individuals and small business owners to address the market requirement for Resort Staff housing.

Sincerely,


Denis Martinek
Tyrolean Village Resorts

Cc Mayor Soever and Members of Council