

February 7, 2025

Progress Update on Development Project in Bragg Creek - Request for Extension

Dear Rocky View County Council

On behalf of our development team, we are submitting this formal request for a time extension to our Development Permit for the Laskin Hotel project in Bragg Creek. Over the past year, our team has remained steadfast in advancing this keystone development, recognizing the critical role that overnight accommodation plays in supporting Bragg Creek's tourism and economic growth.

Since our initial permit approval, our commitment to this project has not wavered. Notably, over the past year, Bragg Creek has undergone a zoning shift toward a tourism-based economy, reinforcing the importance of projects like the Laskin Hotel. This transition aligns directly with our vision for this development, which includes not only a high-quality hotel but also a restaurant that complements the area's growing culinary scene.

Progress Toward Meeting Development Permit Conditions

We have made considerable strides in addressing the outstanding conditions of our Development Permit, engaging with key County administrative departments to ensure compliance and ongoing progress.

1. **Pre-Application Meetings with Planning, Building Services, Engineering, Emergency Management, Enforcement Services, and Economic Development**
 - Our team has actively engaged in constructive pre-application meetings with Rocky View administration departments. These discussions have been invaluable in ensuring alignment with regulatory requirements and streamlining the forthcoming Building Permit application process.
2. **Building Permit Drawings & Cost Optimization**
 - Our team of consultants has spent extensive time value engineering and revising our Building Permit drawings to align with the newly adopted Alberta Building Code. This resulted in an optimized design that not only enhances the aesthetics of the hotel but also reduces overall build costs. A key modification was transitioning to a wood-frame construction, which accounts for increasing labour and material costs while maintaining structural integrity and sustainability.
3. **Review of Budget**
 - Recognizing the dynamic nature of the market and addressing issues related to labour and material inflation, we are currently in the process of finalizing our budget with our general contractor.

4. Administrative Engagement & Permit Condition Compliance

- We have maintained ongoing dialogue with Rocky View County's planning and development departments, ensuring that all necessary approvals and conditions are being systematically addressed. Through these engagements, we have made measurable progress toward fulfilling our obligations, keeping all stakeholders informed and involved.

5. New Investors and Strategic Partnerships

- We are excited to share that we have secured new investors and established strategic partnerships. Notably, our investment partner Travel Alberta is supporting us through activations at Rendezvous Canada which positioned Laskin Hotel in front of thousands of international buyers of export ready overnight accommodation. Furthering our commitment to position Bragg Creek and the Laskin Hotel as a premier tourism destination.

Rationale for Time Extension

While significant headway has been made, a time extension is required to finalize the outstanding conditions before submitting for our Building Permit. Market fluctuations, rising construction costs, and necessary design adjustments have extended our pre-construction timeline.

With this extension, we will be in a position to break ground in late spring/early summer 2025. We remain fully committed to delivering this transformative project and respectfully request the County's continued support in bringing this vision to life.

Enclosed with this application, you will find a letter of support from Rocky View County administration, a detailed project schedule, updated construction drawings, and our Travel Alberta Flat Sheet.

We appreciate your consideration of this request and look forward to continuing our partnership with Rocky View County to establish Bragg Creek as a premier tourism destination. Please do not hesitate to reach out should you require further information or clarification.

Thank you for your time and consideration.

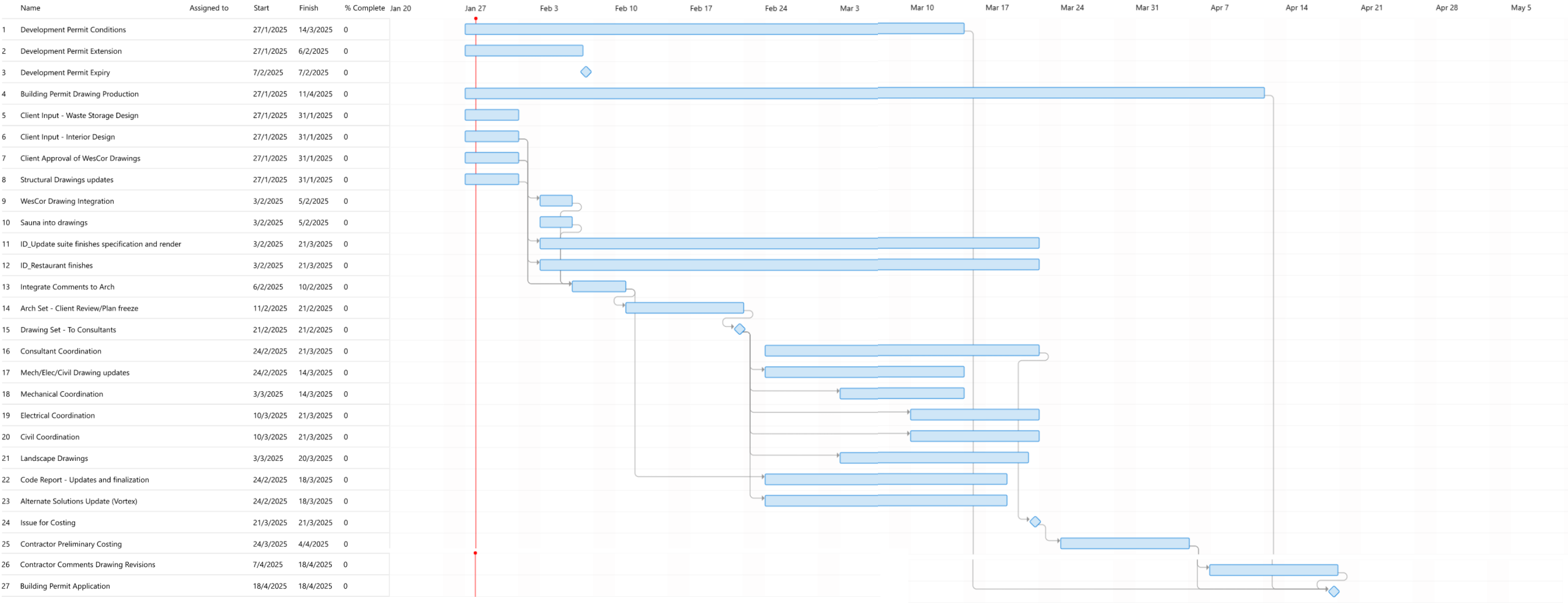
Sincerely,

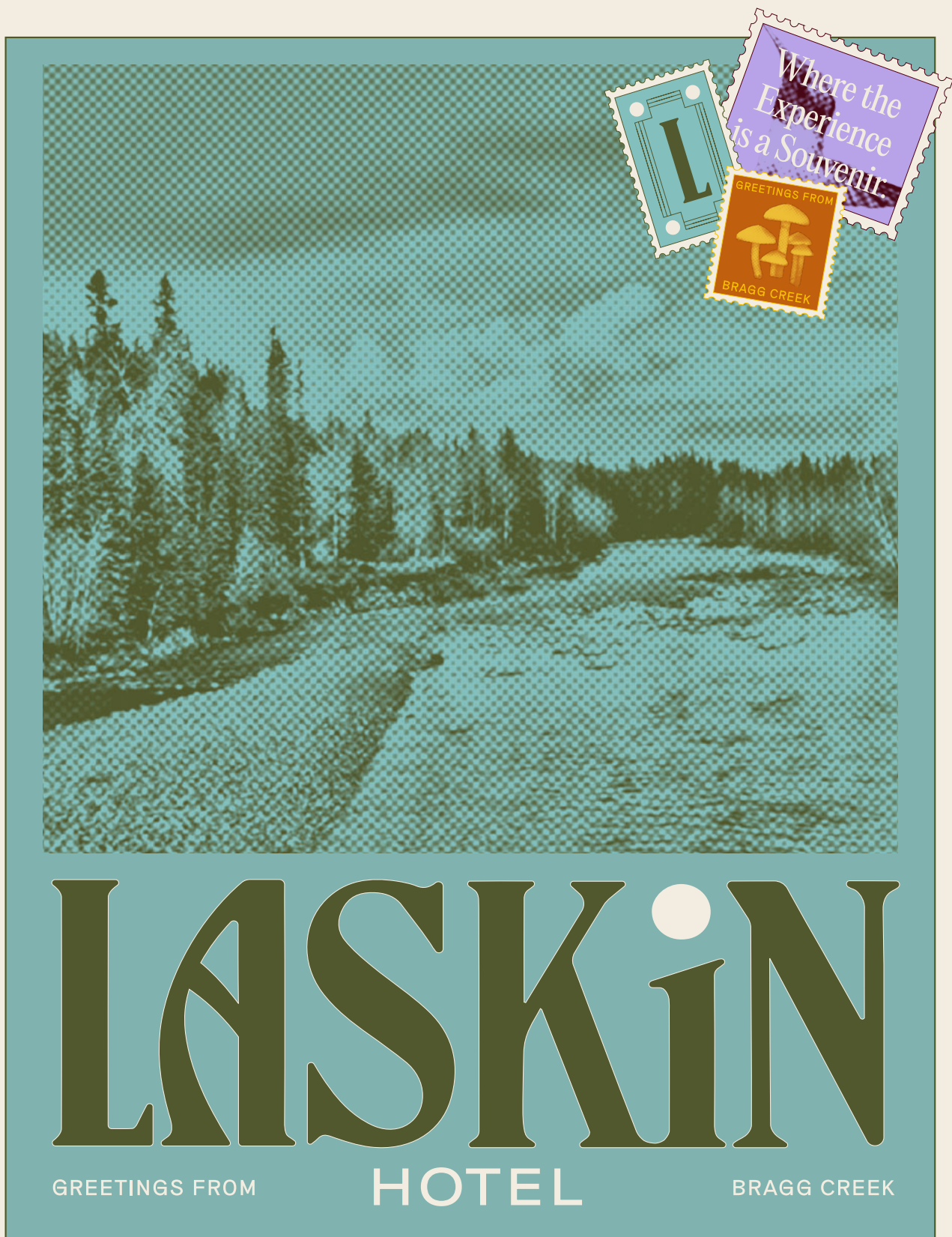


Baruch Laskin

Co-founder - Laskin Hotel

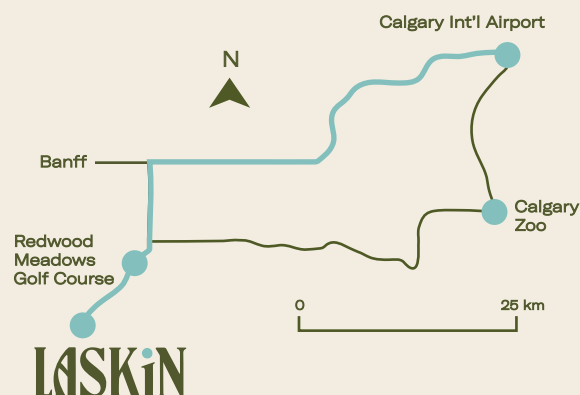
Laskin Schedule





A PLACE TO EAT, PLAY, AND STAY.

Inspired by visionaries who lived beyond the ordinary, we embody the spirit of doing things differently. More than just a place to stay, we are a reflection of our community's essence and endless possibilities. Immerse yourself in the natural wonders that set Bragg Creek apart from anywhere else. Embrace the adventure of going off the beaten path. Here, the experience itself becomes a cherished souvenir, and every moment sparks a ripple effect that fosters genuine connections and lasting memories. Welcome to Laskin Hotel, where you're not just a guest - you're a part of our story.



DAY 1 Explore *Bragg Creek*

Morning -- Start your day with a leisurely breakfast at our cafe and then take a stroll through the hamlet enjoying the shoppes and arts and culture scene.

Afternoon -- Head to Elbow Falls, a picturesque waterfall located a short drive from Bragg Creek.

Evening -- Enjoy dinner at our restaurant, paired with craft beer brewed from our facility. Relax with an evening walk taking in the peaceful surroundings before you sink in to one of the best night's sleeps you ever had.

DAY 2 Outdoor *Adventure*

Morning -- Grab a quick breakfast from our gourmet grab-and-go and head out early to Kananaskis Country, known for its stunning landscapes. Embark on a hike or trail ride in West Bragg Creek.

Afternoon -- Have a picnic lunch out on the trail, surrounded by nature.

Evening -- Return to be welcomed by our friendly staff who will cater to your every need while you dine next to a crackling fire. Take in live local music or retreat to your bedroom oasis to rest before your next adventure.

DAY 3 Relaxation

Morning -- Start your day with another leisurely breakfast at our cafe, then join one of our brewing professionals for a facility tour.

Afternoon -- Spend your last afternoon browsing looking for unique souvenirs, followed by a relaxing massage or spa.

Evening -- Have a farewell dinner at our restaurant, soaking in the last views of our riverfront retreat. Take a final evening stroll to soak in the natural beauty of the area before sinking into bed in preparation for your journey home.