



Cannabis Temporary Use Permit (TUP) Application

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Applicant Contact Information

Company: 1436703 BC Ltd

Owners: Andrew Elliott & Karen Elliott

Address: [REDACTED], Whistler BC, [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

[REDACTED]



WHISTLER

TEMPORARY USE PERMIT -

CANNABIS RETAIL

Climate Action, Planning and Development Services - Planning Department
Tel 604-935-8170 (direct)
Email: planning@whistler.ca

RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way TEL 604 932 5535
Whistler, BC Canada V8E 0X5 TF 1 866 932 5535
whistler.ca FAX 604 935 8109

Application Number

TUP _____

Work Order: _____

Application Type: (check applicable boxes)

☒ Temporary Use Permit – (Cannabis Retail) ☐ Temporary Use Permit – amendment or renewal

Please review the [RMOW Cannabis Retail Policy No. G-27](#) and ensure this application complies with requirements and stipulations of the policy.

Subject Property:

Street Address: Unit #103 - 7015 Nesters Road, Whistler, BC, V8E 0X1

Legal Description P.I.D. 025-711-580
(On Land Title Certificate)

Please check the TUP Area the proposed business is located in:

☐ Creekside ☐ Function Junction ☒ Nesters Plaza
☐ The Village ☐ Village North

Property Zoning: CL4

Business Information:

Legal Name: 1436703 BC Ltd

Doing Business As: The Nest

Mailing Address: 7138 Nesters Road, Whistler BC, V8E 0E2

Provincial Application Reference Number: 088575

Name of Applicant/Agent: ANDREW ELLOTT

Mailing Address: [REDACTED]

City: WHISTLER Province: BC Postal Code: [REDACTED]

Phone: [REDACTED] Cell: [REDACTED] Email: [REDACTED]

Name of Registered Property Owner: NESTERS SQUARE HOLDINGS LTD.

Mailing Address: #15 - 1005 Alpha Lake Road

City: Whistler Province: BC Postal Code: V8E 0H5


Phone: [REDACTED] Cell: [REDACTED] Email: [REDACTED]

AUTHORIZATIONS

I ANN CHIASSON (NESTERS SQUARE HOLDINGS LTD) authorize ANDREW ELLOTT
 (PRINT NAME of registered property owner) (PRINT NAME of agent/person authorized to sign the application)

to act as agent and sign the application form to the Resort Municipality of Whistler on my/our behalf for the property known as

Unit #103 - 7015 Nesters Road, Whistler, BC, V8E 0X1

 Sept 15/23
Sept 15/23
 Signature(s) of Signing Officer(s) of Corporation Corporate Seal(s), if applicable Date

PROPERTY OWNER'S AGREEMENT

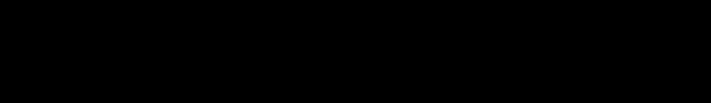
As of the date of this application, I am the registered owner of the lands described in the application. I have examined the contents of the application, certify that the information submitted with it is correct insofar as I have knowledge of these facts, and concur with the submission of the application. I acknowledge that the lands described in the application may be subject to applicable laws, regulations, and guidelines including, but not limited to, the Resort Municipality of Whistler Zoning and Parking Bylaw No. 303, 2015 and the *Local Government Act*. I agree to comply with all provisions of the Resort Municipality of Whistler Zoning and Parking Bylaw No. 303, 2015 and any other applicable legislation, if this application is approved. I understand that approval does not constitute a building permit and that drawings submitted for

 Sept 15/23
 Signature of property owner Date

DECLARATION

I ANDREW ELLOTT, solemnly declare that the statements made
 (PRINT NAME)

by me upon this application are to the best of my belief and knowledge a true and complete representation of the purpose and intent of this application.

 SEPT. 15/2023
 Date

FEE SCHEDULE

TEMPORARY USE PERMITS	Fees	Select
Temporary Use Permit – requiring Council consideration of issuance	\$4,700.00	<input checked="" type="checkbox"/>
Temporary Use Permit – amendments or renewals	\$3,525.00	<input type="checkbox"/>
Other Services By Request		
Land Title Search by Request	\$35.00	<input type="checkbox"/>
CANNABIS RETAIL LICENCE APPLICATION PROCESSING FEE		
New Cannabis Retail Store Licence	\$2,000.00	<input checked="" type="checkbox"/>

SUBMITTAL REQUIREMENTS – DOCUMENT CHECKLIST

Subject Property Civic Address: Unit #103 - 7015 Nesters Road, Whistler, BC, V8E 0X1

Incomplete applications will not be accepted.

The items on the list are the minimum requirement for your application. Depending on the nature of your project, **you may be requested to submit additional information/documents** with, or following submission of, your application. Check and sign and include this document with your application.

For ALL applications:

Electronic PDF copies of all submissions; including application, drawings, and reports. Electronic files may be emailed to planning@whistler.ca.

Every report and document submitted in support of an application must contain an express grant of permission to the Resort Municipality of Whistler to use, reproduce and publish the information contained in the report or document for non-commercial purposes.

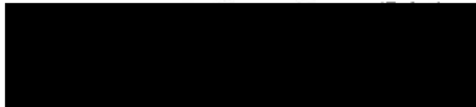
REQ	N/A	SUBMISSION ITEMS CHECKLIST
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Complete and signed Application Form, Document Checklist and application fee .
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Title Search (issued not more than 30 days from the date application is received) OR a \$35.00 Title Search Fee in lieu (per PID).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Strata authorization on form attached for all proposals affecting common property on a strata plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Provincial Referral or Proof of Provincial Application. Application submitted to LCRB for municipal review and comment
PDF of the following submission items and plans as may be relevant to illustrate the proposal. All drawings must include a bar scale and a north arrow.		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Community Impact Statement <ul style="list-style-type: none"> Must address the guiding principles, location guidelines and evaluation criteria in Cannabis Retail Policy G-27 Must outline how the business will address the relevant RMOW policies and contribute to Whistler's priorities, goals and vision as outlined in Whistler's Official Community Plan, including economic, social and environmental impacts the business may have on the surrounding neighbourhood and wider community, and strategies for mitigating potential negative impacts.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Commitment to signing and adhering to a Good Neighbour Agreement <ul style="list-style-type: none"> Application should indicate the business' commitment to addressing nuisance issues and working collaboratively
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Business Plan – Full description of the proposed business operation, including the following information: <ul style="list-style-type: none"> Past business experience Corporate structure Number of staff, products sold, target market, and hours of operation Any proposed educational initiatives and strategies regarding nuisance, consumption and cannabis-related issues Insurance coverage information
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Context Plan - Scale of 1:500 (minimum) or imperial equivalent. If imperial equivalent all dimensions must be labelled in both imperial and metric. Include: <ul style="list-style-type: none"> Location of property including adjacent streets. Distance to nearest property line of any parcel containing a school or the Meadow Park Recreation Centre. Photographs showing the subject property and all adjacent development. <p>Note: (a) A cannabis retail store shall not be permitted within 300 metres of the nearest property line of any parcel containing a school or the Meadow Park Recreation Centre. (b) A cannabis retail store shall not be permitted to have frontage on the Village Stroll</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Design Proposal <ul style="list-style-type: none"> Site Plan Dimensioned floor plans showing all doors, exits/entrances, cash registers, location of fixed shelving or displays, and location of all areas open to the public, space designated for staff and storage areas. Exterior elevations/sections clearly illustrating and labelling exterior building materials, finishes and colors; signage location and size; and lighting Demonstrate security measures in compliance with or exceed LCRB requirements Parking plan, if applicable

	Odour control and store ventilation details
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Additional Information

During the review process additional information requirements may be required if the proposed activity is reasonably expected to have an impact on any matters contained in the applicable RMOW policies and bylaws.

ANDREW JAMES ELLOTT



Signature of applicant or agent

September 7, 2023

Date

Personal information is being collected under the authority of the *Local Government Act* for the purpose of processing this Development Permit application. This information is protected under the privacy provisions of the *Freedom of Information and Protection of Privacy Act*. If you have any questions about the collection of this information, contact the Director of Planning at 604-935-8170, Resort Municipality of Whistler, 4325 Blackcomb Way, Whistler, BC V8E 0X5.

**RESORT MUNICIPALITY OF WHISTLER**

4325 Blackcomb Way TEL 604 932 5535
Whistler, BC Canada V8E 0X5 TF 1 866 932 5535
whistler.ca FAX 604 935 8109

STRATA COMMON PROPERTY REPRESENTATION OF AUTHORITY

Unit #103 - 7015 Nesters Road, Whistler, BC, V8E 0X1

PROPERTY CIVIC ADDRESS

STRATA CORPORATION NO.

The undersigned, on behalf of Strata Corporation No. _____ (the "**Strata Corporation**"), in consenting to the application (the "**Application**") of Unit #103 - 7015 Nesters Road, Whistler, BC, V8E 0X1, the owner of Strata Lot No. _____ for an application to which the Resort Municipality of Whistler "Land Use Procedures and Fees Bylaw No. 2205, 2022" applies to alter the Common Property of Strata Plan No. _____, being a Strata Manager (holding a valid license) licensed under the *Real Estate Services Act*, represents to the Resort Municipality of Whistler (the "**RMOW**") that we are authorized to consent to the Application on behalf of the Strata Corporation and that all appropriate resolutions of the Strata Corporation have been duly passed to authorize the proposed changes or alterations to the Common Property.

In the case where the Strata Corporation is not represented by a licensed Strata Manager the undersigned hereby represent to the RMOW that we are members of the Strata Council duly elected in accordance with the *Strata Property Act*, that we are legally authorized to consent to the Application on behalf of the Strata Corporation and that all appropriate resolutions of the Strata Corporation have been duly passed to authorize the proposed changes or alterations to the Common Property.

In making the above representation, the Strata Corporation acknowledges that the RMOW is relying on our representation in accepting the Application and issuing the Permit and the Strata Corporation releases the RMOW from any and all liabilities if the representation is untrue or inaccurate.

PLEASE COMPLETE THE FOLLOWING IF STRATA MANAGEMENT COMPANY IS PROVIDING REPRESENTATION OF AUTHORITY:

STRATA MANAGEMENT COMPANY NAME* (PLEASE PRINT)

STRATA MANAGER NAME* (PLEASE PRINT)

STRATA MANAGER SIGNATURE

SIGNED THIS _____ DAY OF _____ 20____

PLEASE COMPLETE THE TABLE ON PAGE OVER IF STRATA COUNCIL MEMBERS ARE PROVIDING REPRESENTATION OF AUTHORITY.



STRATA COMMON PROPERTY REPRESENTATION OF AUTHORITY

Page 2

PLEASE COMPLETE THE FOLLOWING IF STRATA COUNCIL MEMBERS ARE PROVIDING REPRESENTATION OF AUTHORITY:

Ann Chiasson

COUNCIL MEMBER NAME* (PLEASE PRINT)

STRATA LOT NO: 21-36

COUNCIL MEMBER SIGNATURE

SIGNED THIS 15th DAY OF Sept 20 23

SHANKAR RAINA

COUNCIL MEMBER NAME* (PLEASE PRINT)

STRATA LOT NO: 21-36

COUNCIL MEMBER SIGNATURE

SIGNED THIS 15 DAY OF SEPTEMBER 20 23

The Strata Title Act requires that permission from a Strata Corporation be obtained whenever construction affects Common Property. Written approval from the Strata Corporation is required whenever the proposed work involves Common Property or Limited Common Property.

"common property" means

- (a) that part of the land and buildings shown on a strata plan that is not part of a strata lot, and
- (b) pipes, wires, cables, chutes, ducts and other facilities for the passage or provision of water, sewage, drainage, gas, oil, electricity, telephone, radio, television, garbage, heating and cooling systems, or other similar services, if they are located
 - (i) within a floor, wall or ceiling that forms a boundary
 - (A) between a strata lot and another strata lot,
 - (B) between a strata lot and the common property, or
 - (C) between a strata lot or common property and another parcel of land, or
 - (ii) wholly or partially within a strata lot, if they are capable of being and intended to be used in connection with the enjoyment of another strata lot or the common property;


"limited common property" means common property designated for the exclusive use of the owners of one or more strata lots;



LCRB Application – Proof of Submission

Submission Date: September 21-2023

	Application	Status	Actions	Apply for Endorsements
1	The Nest Cannabis Retail Store Job No: 088575 Reference #: CRS001 - The Nest - 088575	UNDER REVIEW This application has been received and is being reviewed by the LCRB.	+ Add Supporting Documents	

RE: Job No. 088575  Inbox x

← **LCRB Cannabis LCRB:EX**

8:59AM (1 hour ago)

to me ▾

Good morning,

You application (0885757) for a Cannabis Retail Store Licence has been received.

It is now in the queue to be processed.

Unfortunately, we can not provide an exact timeline of when your application will be pick up and fully processed.

Once it is assigned to someone, they may be in touch with you if anymore documents are required.

Please reach back out with any other questions or concerns.

Kind regards,

Client Support Team | Brittney S

Liquor & Cannabis Regulation Branch

Email: LCRBLiquor@gov.bc.ca

Toll free: 1-866-209-2111

Fax: (250) 952-7066

www.gov.bc.ca/liquorregulationandlicensing



Offer to Lease

August 28th 2023

**NESTERS SQUARE HOLDINGS LTD.
106-7015 Nesters Road
Whistler, BC V8E 0X1**

OFFER TO LEASE

Re: 1436073 BC Ltd and Unit #103 – 7015 (Part SL 21) Nesters Road, Whistler BC V8E 0X1

Further to our recent discussions regarding the subject property, Nesters Square Holdings Ltd., the owner of the subject property is prepared to lease space at the above-mentioned address on the following terms and conditions:

LANDORD: Nesters Square Holdings Ltd.

TENANT: 1436073 BC Ltd

LEASE AREA: The premises to be leased at unit 103 – 7015 Nesters Road (Part SL 21), Whistler BC ("Premises"), comprises approximately 597 square feet as outlined in the plan attached.

USE OF PREMISES: The Tenant shall occupy and use the premises for the legal sale of recreational cannabis and related products only subject to the Tenant receiving the required TUP from the RMOW and required License approvals from the Liquor and Cannabis Regulation Branch.

TERM OF THE FUTURE LEASE: The ("Future Lease") shall run 3 years from the date that the Tenant receives the RMOW TUP and the Cannabis Retail License from the LCRB with an option to renew for two further 5-year periods.

In the interim, the Tenant has agreed to lease the premises on November 1, 2023 until February 28, 2024 at [REDACTED] per month until the required licenses are received at which point the Future Lease will be put in place. In the event these conditions are not met this interim lease shall terminate on February 28, 2024. The general terms of this interim lease are as in Schedule A attached.

BASIC RENT OF FUTURE LEASE: [REDACTED] per square ft commencing when the store opens for business, [REDACTED] per square foot for the second year and [REDACTED] per square foot for the third year.

ADDITIONAL RENT FOR FUTURE LEASE: The Tenant is also responsible for a pro rata share of the Common Area costs including management fees, property taxes and other expenses related to the building operation which are estimated to be an additional [REDACTED] per square foot.

UTILITIES: The Teant shall be responsible for their own utilities consumed through separate metering of the leased space.

SIGNAGE: The Tenant shall be permitted the maximum exterior signage that is permitted under the local municipal regulations subject to the landlord's approval.

ASSIGNING & SUBLETTING: The Tenant shall not be permitted to assign or sublet the space in whole or part without the written consent of the landlord.

LEASE FORM: The future lease shall take the form of the Landlord's standard form of lease (See Exhibit A) and shall be delivered by the Landlord to the Tenant within 10 business days of the mutual signing of this Offer to Lease.

ZONING & TUP: The Tenant is responsible for obtaining all necessary licenses, approvals and permits to operate a cannabis store at the premises.

CONDITIONS: This interim lease shall be conditional upon the Tenant advising the Landlord in writing of the waiver or fulfilment of the following conditions:

- The Tenant obtaining approval and license from the Liquor & Cannabis Regulation Branch (LCRB) to operate a cannabis retail store by February 28, 2024.
- The Tenant receiving the required Temporary Use Permit from the RMOW to operate a cannabis retail store at the proposed location by February 28, 2024.

If the approval process has not been concluded, the Tenant may, with the Landlord's agreement, extend the tenant Conditions above for 2 consecutive thirty (30) days periods by notifying the Landlord in writing that it wishes to exercise its right to extend.

In the event that the Tenant fails to receive the required approvals and licenses to open a cannabis retail store at this location, the tenant will decline this offer to enter into the future lease. If the tenant is declined approval by either the RMOW or the LCRB, then the Tenant will only be obligated for payments of [REDACTED] per month through February 28, 2024.

TIME IS OF THE ESSENCE: Time shall be the essence of this agreement

DATED AT WHISTLER BC THIS 5 DAY OF SEPT, 2023

1436073 BC LTD

(The Tenant)

Per: [REDACTED]

Andrew Elliott - Director

The Landlord accepts the foregoing offer and all its terms and conditions.

DATED AT WHISTLER BC THIS 5 DAY OF SEPT, 2023

NESTERS SQUARE HOLDINGS

(The Landlord)

Per: [REDACTED]

TITLE SEARCH PRINT

2023-09-06, 10:38:36

File Reference:

Requestor: Andrew Elliott

****CURRENT AND CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	BV221702 BV221672
Application Received	2003-06-16
Application Entered	2003-08-22
Registered Owner in Fee Simple Registered Owner/Mailing Address:	NESTERS SQUARE HOLDINGS LTD., INC.NO. 307643 204-4309 SKIER'S APPROACH WHISTLER, BC V0N 1B0
Taxation Authority	Whistler, Resort Municipality of
Description of Land Parcel Identifier: Legal Description:	025-711-580 STRATA LOT 21 DISTRICT LOT 4753 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN VR1843 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL ACT, SEE BJ245189 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL ACT (SEE DF R99009) 24/09/1987 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL ACT (SEE DF GC46756) THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL ACT, SEE DF BF273708

TITLE SEARCH PRINT

2023-09-06, 10:38:36

File Reference:

Requestor: Andrew Elliott

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER
PART 29 OF THE MUNICIPAL ACT, SEE DF BF273709

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL
ACT, SEE DF BH425490

Charges, Liens and Interests

Nature:	MORTGAGE
Registration Number:	BR292566
Registration Date and Time:	2001-11-01 12:05
Registered Owner:	NORTH SHORE CREDIT UNION AS TO AN UNDIVIDED 1/2 INTEREST
Registered Owner:	SURREY METRO SAVINGS CREDIT UNION AS TO AN UNDIVIDED 1/2 INTEREST
Remarks:	INTER ALIA EXTENDED BY BV221683 MODIFIED BY BW396652 MODIFIED BY CA1672164
Cancelled By:	CA8300858
Cancelled Date:	2020-07-15

Nature:	ASSIGNMENT OF RENTS
Registration Number:	BR292567
Registration Date and Time:	2001-11-01 12:05
Registered Owner:	NORTH SHORE CREDIT UNION AS TO AN UNDIVIDED 1/2 INTEREST
Registered Owner:	SURREY METRO SAVINGS CREDIT UNION AS TO AN UNDIVIDED 1/2 INTEREST
Remarks:	INTER ALIA EXTENDED BY BV221684
Cancelled By:	CA8300859
Cancelled Date:	2020-07-15

Nature:	MORTGAGE
Registration Number:	BR315894
Registration Date and Time:	2001-11-26 14:49
Registered Owner:	NORTH SHORE CREDIT UNION
Remarks:	INTER ALIA EXTENDED BY BV221685
Cancelled By:	CA8300860
Cancelled Date:	2020-07-15

TITLE SEARCH PRINT

2023-09-06, 10:38:36

File Reference:

Requestor: Andrew Elliott

Nature: ASSIGNMENT OF RENTS
Registration Number: BR315895
Registration Date and Time: 2001-11-26 14:49
Registered Owner: NORTH SHORE CREDIT UNION
Remarks: INTER ALIA
EXTENDED BY BV221686
Cancelled By: CA8300861
Cancelled Date: 2020-07-15

Nature: MORTGAGE
Registration Number: BV221683
Registration Date and Time: 2003-06-16 14:59
Registered Owner: NORTH SHORE CREDIT UNION
SURREY METRO SAVINGS CREDIT UNION
Remarks: INTER ALIA
EXTENSION OF BR292566
Cancelled By: CA8300858
Cancelled Date: 2020-07-15

Nature: ASSIGNMENT OF RENTS
Registration Number: BV221684
Registration Date and Time: 2003-06-16 14:59
Registered Owner: NORTH SHORE CREDIT UNION
SURREY METRO SAVINGS CREDIT UNION
Remarks: INTER ALIA
EXTENSION OF BR292567
Cancelled By: CA8300859
Cancelled Date: 2020-07-15

Nature: MORTGAGE
Registration Number: BV221685
Registration Date and Time: 2003-06-16 14:59
Registered Owner: NORTH SHORE CREDIT UNION
Remarks: INTER ALIA
EXTENSION OF BR315894
Cancelled By: CA8300860
Cancelled Date: 2020-07-15

Nature: ASSIGNMENT OF RENTS
Registration Number: BV221686
Registration Date and Time: 2003-06-16 14:59
Registered Owner: NORTH SHORE CREDIT UNION
Remarks: INTER ALIA
EXTENSION OF BR315895
Cancelled By: CA8300861
Cancelled Date: 2020-07-15

TITLE SEARCH PRINT

2023-09-06, 10:38:36

File Reference:

Requestor: Andrew Elliott

Nature: COVENANT
Registration Number: BV221718
Registration Date and Time: 2003-06-16 15:06
Registered Owner: RESORT MUNICIPALITY OF WHISTLER
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: BV221719
Registration Date and Time: 2003-06-16 15:06
Remarks: INTER ALIA
GRANTING BV221718 PRIORITY OVER BR292566 (SEE
BV221683), BR292567 (SEE BV221684), BR315894
(SEE BV221685) AND BR315895 (SEE BV221686)

Cancelled By: CA8300861
Cancelled Date: 2020-07-15

Nature: COVENANT
Registration Number: BV221723
Registration Date and Time: 2003-06-16 15:08
Registered Owner: RESORT MUNICIPALITY OF WHISTLER
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: BV221724
Registration Date and Time: 2003-06-16 15:08
Remarks: INTER ALIA
GRANTING BV221723 PRIORITY OVER BR292566 (SEE
BV221683), BR292567 (SEE BV221684), BR315894
(SEE BV221685) AND BR315895 (SEE BV221686)

Cancelled By: CA8300861
Cancelled Date: 2020-07-15

Nature: MODIFICATION
Registration Number: BW396652
Registration Date and Time: 2004-08-26 13:06
Remarks: INTER ALIA
MODIFICATION OF BR292566
SEE BV221683

Cancelled By: CA8300858
Cancelled Date: 2020-07-15

Nature: MODIFICATION
Registration Number: CA1672164
Registration Date and Time: 2010-07-28 08:27
Remarks: INTER ALIA
MODIFICATION OF BR292566

Cancelled By: CA8300858
Cancelled Date: 2020-07-15

TITLE SEARCH PRINT

2023-09-06, 10:38:36

File Reference:

Requestor: Andrew Elliott

Nature: MORTGAGE
Registration Number: CA8242841
Registration Date and Time: 2020-06-15 10:19
Registered Owner: THE TORONTO-DOMINION BANK
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA8242842
Registration Date and Time: 2020-06-15 10:19
Registered Owner: THE TORONTO-DOMINION BANK
Remarks: INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Corrections

CA1655174 2010-07-15 08:28:09 TITLE OWNER NAME CORRECTED



Community Impact Statement

Dear Mayor, Staff and Council,

Thank you for considering this application for a Cannabis Retail Temporary Use Permit (TUP) for a store located at Unit #103 - 7015 Nesters Road, Whistler, BC, V8E 0X1.

Applicant Background

We have been a full-time residents of Whistler for 25 years, having moved here in 1998. My connection to Whistler started in 1965 when my parents brought me here in September of that year as a 6-month-old and we stayed at the Rainbow Lodge on Alta Lake. My parents have had a home in Whistler since the 1970's and still live here today.

My wife and I have raised 3 daughters in Whistler who grew us skiing, ice skating and playing soccer. I coached girls' youth soccer here from 2002 to 2014. Our roots and connection to the community run deep.

We have been the owners and operators of the Nesters Liquor Store since 2004, initially when it was at The Boot and after it moved to its current location at Nesters in 2006. As a liquor store owner, we have been security cleared by the LCRB and the BCLDB. We have a full-time staff of 5 and 6 additional part time team members. We have earned the reputation as a good long-term employer, the pre-eminent private liquor retailer in Whistler and one of the most successful LRS's in the province, through the products we offer, the team of locals we have and the customer service we provide.

Additionally, I am one of the Co-Founders and Directors of Coast Mountain Cannabis, an award-winning licensed cannabis producer in Pemberton BC. Coast Mountain Cannabis received a Health Canada license in late 2019 and started growing and selling our premium certified organic indoor craft cannabis in 2021. We currently sell product to the BCLDB, the AGLC and the OCS as well as directly to our medical patients across Canada. We have also started exporting cannabis to Australia and will export to Europe later this year. Coast Mountain Cannabis is one of very small number of ultra-premium, certified organic producers in Canada and is the closest legally Licensed Producer to Whistler. The business has been built on the foundations of sustainable agriculture and regenerative living soil (LSO). Currently we employ about 25 full time employees at our Pemberton facility, including several members of the local First Nations community.



Having a deep understanding of the highly regulated legal Canadian cannabis industry from a producer's perspective, coupled with the extensive experience as a private retail liquor operator makes us and our team well qualified to safely and responsibly operate a licensed cannabis retail store.

Guiding Principles – Cannabis Retail Policy G-27

As an applicant for a TUP at Nesters, we recognise and acknowledge the guiding principles of the RMOW's Cannabis Retail Policy. The other businesses we operate in Whistler and Pemberton have demonstrated a commitment to being responsible members of the community, promoting sustainable business practices in the interests of public health & safety and the wider benefits to the community.

As a business our strategic plan will strive to exceed best practices outlined in the following Guiding Principles of G-27:

Support a Thriving and Diverse Economy

Our proposed cannabis store, like our other businesses, is not seasonal or directly tied to tourism and therefore provides stable long-term, rather than seasonal employment. As a relatively new industry, the inclusion of cannabis retail will add important diversity to Whistler's thriving business and retail landscape. Our business backgrounds, including careers in the financial markets in London, have given us an appreciation of the huge importance and impact small independently owned businesses can have on the economic success, career opportunities and diversity of a community.

Reinforce Whistler's Mountain Community Character

At our other businesses we have an expression; *"love where we live and love what we do "*. We think that expression embodies the character and attitude of the Whistler community and the people who live here. Our job and responsibility as business owners, is to help support the unique mountain culture and character that has been built by those that have come before us. We owe it to them to carry the torch forward to preserve this unique environment. Our job as business owners, is to do this by providing long term, stable careers that enable everyone to live their version of the Whistler dream. Our mountain culture and the vibrancy of the community is only possible by making sure that the majority of our workforce can live relatively close to where they work. That is only possible through the creation of good jobs, supported by



forward thinking housing solutions which Whistler and the RMOW have done successfully for many years.

Promote Community and Social Well-Being

All businesses in Whistler have a duty to promote community and social well being. The operators of businesses involving liquor and cannabis have an additional level of responsibility to ensure their products are kept out of the hands of those under 19 years of age and a wider duty to ensure the community are properly educated about the potential risks and hazards of cannabis consumption. Our business will operate with two objectives as it relates to Social Well-Being:

- i) Take all possible measures to keep cannabis out of the hands of those under 19.
- ii) Ensure all customers are fully aware and educated on the products they are buying.

Finally, it's also about giving back. By giving back we can have a positive impact on the Community's overall wellbeing by supporting those organisations that help to achieve these objectives. In the past we have donated to and supported the following organisations through our other businesses, and we fully expect to expand on these initiatives through our cannabis store:

- Whistler Search and Rescue
- WAG
- The Kelty Patrick Dennehy Foundation
- Whistler Youth Soccer Club
- Whistler Slo-Pitch Association (team sponsorship)
- WORCA
- AWARE
- WCCS

The Nest is making specific efforts with AWARE and the Lil'wat Business Group to find innovative and meaningful ways to be impactful.

Establish a Transparent and Efficient Process

The applicant fully respects and commends the RMOW for making sure the process for awarding cannabis retail TUP's is efficient, fair and transparent. This is critical to make sure that the licenses for cannabis retail stores end up in the hands of operators with the community's best interest in mind.



The process ensures that as an applicant we are transparent and engage with local stakeholders, including the Lil'wat and Squamish Nations, not just during the application process, but long term as partners in the community.

By establishing a transparent and efficient process the RMOW is ensuring that as an applicant we are held accountable to uphold the community's values and the policies outlined in the OCP, Zero Waste Action Plan and the Climate Action Big Moves Strategy.

As part of this application, we have reached out to all other businesses in Nesters to inform them of our plans, hear what they have to say, take note of any potential concerns or issues and ultimately gain their trust and support. Similarly, we have been transparent with the Lil'wat Business Group in our plans and have engaged with them in ways to work together.

Balance community and visitor demand with community safety and Whistler's family friendly environment

Our priority is community safety and respecting Whistler's family friendly environment. Any business selling either cannabis or liquor has an additional responsibility to lead by example and protect the interests of the resident population which includes a lot of families and young people. Our store will be discreetly located and will be designed and run in such a way that it respects community safety, especially as it relates to making sure that cannabis is not promoted to or gets into the hands of those under 19.

For 17 years we have operated a liquor store in the Nesters Plaza and have an exemplary record as it relates to safety and service through rigorous ID checks, premises security and staff properly trained with Serving it Right.

With the right community safety and education measures in place we can then focus on meeting the demands of our customers, both local and visitors, to ensure they are able to enjoy a positive shopping experience supported by great Whistler service and product knowledge provided by staff properly trained to help consumers make the right decisions.

Support and advance reconciliation and economic opportunities with the Skwxwú7mesh and Łíl'wat people

We acknowledge and are grateful for the opportunity to operate on the unceded traditional territories of the Lil'wat and Squamish Nations.



We have focused the majority of our efforts to support and advance economic opportunities, by engaging directly with the Lil'wat Business Group. We feel very strongly that arbitrary promises of financial support and blank cheque writing is not the most effective way to advance reconciliation and economic opportunities. We want our efforts to be accountable, with measurable results and positive outcomes.

It is for this reason that we are in dialogue with the Rosemary Stager, CEO of the Lil'wat Business Group and Dwayne Stanshall (CFO). We met with them again on September 14th in Pemberton and together we are working on identifying specific opportunities to work together. The Lil'wat First Nations are very interested in learning how they can participate more broadly in the cannabis industry as a producer and retailer, to take advantage of the "Section 119 Agreements" and we are offering our services and support to help them towards that goal.

This will expand on our existing partnership, where we are actively hiring young adults from the Lil'wat First Nation in Mt Currie to be trained for careers at our related company Coast Mountain Cannabis in Pemberton.

Additional Comment: We have seen several applicants make some significant financial promises in their TUP applications, some of them even making pledges of 2%+ of top line revenues without even knowing if they will be profitable. Such promises also require financial audits to ensure these promises are being met. The viability of 5 cannabis retail stores in Whistler is far from guaranteed, as it is too early to know how big Whistler's legal cannabis market will be. Our financial models indicate that all the new stores will likely need to do a minimum of \$1.5m and potentially up to \$2.0m in annual sales depending on the location, just to break even. That is between \$4,400 - \$5,500 in daily sales per store and between \$7.5-10.0 million annually across all 5 stores.

While we will make every commitment to support and work with local organisations, First Nations and other non-profits, the size of that commitment hangs entirely on how successful the store ends up being. For that reason, we would prefer to be transparent in our discussions and negotiations with the First Nations and other groups and not over-promise and then disappoint.

Location Guidelines

The proposed store is located at #103 – 7015 Nesters Road, Whistler BC. The space is currently occupied by Haven Health & Massage Therapy until November 1st, 2023. The proposed location is approximately 600 square feet and is located on the lower level of the Nesters Plaza next door to the Bunker Café and Pokieheart Piercing & Tattoo.



- ✓ The location is in the Nesters Retail Zone one of the 5 designated Cannabis TUP areas outlined in Schedule 1 of the Cannabis Retail Policy G-27.
- ✓ The location is at least 300 metres from the property line of any parcel containing any elementary or high school or Meadow Park Recreation Centre
- ✓ The location is at least 750 metres from the property line of any parcel containing another cannabis retail store.
- ✓ The location does not have frontage on the Village Stroll as shown in the Cannabis Retail TUP areas.

Complete location maps, photographs, design, floor plan, security and renderings are in the Context Plan in the following section.



Application Evaluation Criteria

Balancing Resort and Community Needs

Whistler is a unique place with unique needs. It welcomes over 3 million visitors a year from around the world, but more importantly it is also a place that over 10,000 residents call home. As an existing business owner, we understand the need to offer visitors and exceptional resort experience while also being mindful of our wider community responsibilities.

This is a balancing act that every business in Whistler faces, but those operating in the sale of liquor or cannabis have a greater duty to the community they serve. Beyond supporting causes and organisations that make the community better, we also need to ensure that our products are consumed safely and do not get into the hands of underage youth. We must act as responsible gatekeepers.

At a high level, community needs are framed by the three pillars of the OCP, Zero Waste Action Plan and Climate Action Big Moves Strategy. But it is the smaller community-based organisations and associations who work hard to reach those goals that require the support of the business community.

As with our work with the First Nations, our support of community organisations and associations will be focused on issues that are most important to us and our staff and that serve the community's interests.

Provisions for employee housing

As a longtime resident and business owner, I am acutely aware that this is Whistler's number one issue. The cost of property today makes buying homes to be used for employee housing out of reach for most businesses.

Our solution is to try and supplement the wage we pay to our employees with a monthly "top up" to their salary paid from each month's sales, similar to a profit share. In a typical month this could be anywhere from \$200-500 depending on the number of hours worked and provides something equivalent to a housing allowance, though the employee is entitled to spend it how they want.

Fortunately, as a small business, with only a small number of employees we will not be adding significantly to the strains on the available housing stock. We also plan to hire from within the



community, which means that our employees will likely already have accommodation. Unlike some other new stores, we will not be bringing managers or staff up from Vancouver who will need to find housing.

Commitment to a Living Wage

While the acceptable living wage is regarded to be \$20/hour, we expect all our staff to make significantly more than that, and this is made possible through:

- Extra income from the delivery service and tips
- Monthly profit share “top up”

We intend to provide a similar delivery service to the one already being operated by the Liquor Store. That delivery service charges a \$5 delivery fee which goes to the staff, along with any tips the customers may add. This can add anywhere from \$5-10/hour+ for staff on a typical shift.

Relationships with or support for community organizations

As with our work with the First Nations, our support of community organisations and associations will be very structured and focused on issues that are most important to us and our staff and that serve the community's interests. We want to have a select number of meaningful and rewarding partnerships rather than over commit and spread ourselves too thinly. We are not advocates of just writing \$1,000 cheque to 10 different groups. These are hollow commitments that are easy to make but do not create real engagement or partnerships.

Currently our main focus in this application period has been with AWARE who do incredible work delivering projects that bring conservation and climate action solutions to life in Whistler. We have initiated discussions with Paul Dorland a Board Members at AWARE with a view to finding specific projects or funding where we can add most value based on the success of the business. AWARE definitely needs reliable recurring financial assistance, so we are discussing a financial metric that kicks in above some profit level that provides financial support back to AWARE.

We have discussed with AWARE for them to do a Business Assessment of our store, product lines, emissions, waste management and recycling once we are established, so they can offer input/ideas/ways for us to be more environmentally conscious.



Our other business, Coast Mountain Cannabis has recently entered into a partnership with AWARE to recycle any excess or unused organic soil to the Community Gardens that they operate.

Leadership on sustainability and climate action, with additional reference to Whistler's *Climate Action Big Moves Strategy*, and *Zero Waste Action Plan*

The legal cannabis industry creates an enormous amount of waste. This is caused primarily by the stringent regulations and requirements placed on producers, that are mandated by Health Canada, as it relates to packaging. Additionally, the environmental cost of transporting and shipping cannabis around Canada between producers, wholesalers and retailers is also a major issue.

At our store in Nesters, we are undertaking the following measures to help contribute to Whistler's stated climate goals:

- We will NOT offer customers any bags (paper or plastic) for the products they purchase.
- We will offer a waste recycling service in store for any packaging materials they choose to discard or drop off after use.
- We will encourage staff to bike or take transit to work whenever possible and will be working with the landlord to prohibit all employees at Nesters from using the customer parking stalls to encourage alternate modes of transport.
- We will focus on products that are made in BC and will champion the "Buy Local" message at the store. We will actively avoid carrying products that need to travel from outside BC. This is good for the local economy and for the climate, as BC cannabis producers use 98% renewable energy.
- We will give priority to cannabis brands that do not use plastic packaging and have shown an effort to use recycled glass or cardboard instead.
- We will give priority to brands that use sustainable farming/growing practices that minimise waste at the end of each harvest and the use of water. Additional priority will be given to certified organic brands that do not use chemical pesticides or artificial fertilisers.
- We will focus on brands that are able to deliver directly to the store under the BCLDB's new direct delivery program. This reduces the extra travel required to ship product to the BCLDB and then from the BCLDB to the store.
- By 2026, (hopefully sooner) we will commit to using only EV modes of transport for all deliveries.



Contributions to local economic development and overall character that promote a four-season family-friendly resort destination.

We look forward to becoming part of Whistler's rich and vibrant tapestry of businesses. The more diverse the economic base is, the more Whistler can be insulated from the volatility and variability of the tourism economy.

Our cannabis store will respectfully reflect the character of the resort and the rich history as a family friendly destination that has been built over the last 50 years. It is very important to us that families living or visiting Whistler can be completely confident that cannabis retailers are taking all the right measures to safeguard against cannabis reaching the hands of underage youth. We want families to feel that the operators of such businesses have the community's interests at the core of everything we do.

The arrival of cannabis retail on Whistler's landscape, handled through this transparent and efficient process, has every chance of success to contribute to the local economy, without putting at risk the resort's image of a family-friendly four-season destination. The process ensures that successful applicants are carefully vetted and will be held fully accountable to uphold the community's interests to achieve the desired outcome.

Commitment to Whistler's community health and social strategy goals

We are committed to responsible and safe consumption of legal cannabis and ensuring that our products are not sold to minors. We will also take measures to prevent impaired driving and reduce the associated risks of cannabis use by providing educational resources and promoting responsible use. This includes educational signs in store, proper and thorough ID checks, security cameras to discourage theft and anti-social behaviour and to prevent people consuming cannabis anywhere in the vicinity of the store in keeping with municipal bylaws.

Under Health Canada regulations, legal cannabis packaging is child-resistant and sealed to prevent smell or odours. No open cannabis is permitted in the store. As a result, it is highly unlikely that any the smell of cannabis will be present in or around the proposed location. The Health Canada regulations around the advertising and promotion of cannabis are extremely strict and we intend to enforce and respect those rules. As a result, it is unlikely that non-consumers of cannabis would ever be exposed to unwarranted promotional cannabis advertising, which will help the community with its health and social strategy goals.

As with alcohol, we treat the sale of cannabis very seriously and will always make sure that we act responsibly at all times in the best interest of the consumer and the broader community. Our staff will be well trained and able to educate and provide accurate and objective



information about the potential benefits and risks of cannabis use. They will also be trained to help customers find products that are best suited to their needs and preferences, including those that rely on cannabis for medical reasons in their daily lives.

Commitments to reconciliation and providing economic opportunities for the Lil'wat Nation and Squamish Nation

As mentioned earlier, active conversations are ongoing with the Lil'wat Business Group to find specific opportunities for our chosen First Nation partners. Through the BC Indigenous Cannabis Business Fund there is legislation in place for First Nations to participate in the legal cannabis industry. Our discussions with the Lil'wat Business Group are specifically focused on helping them navigate a path to participation under s.119 which includes exemptions that are intended to support the "continued development of a robust and diverse cannabis industry that is inclusive of Indigenous Nations, while upholding the public health and safety principles of federal and provincial cannabis laws".

We want the results to be measurable and we want both sides to be accountable so that the desired outcome is achieved, whether that help is financial, advisory or both.

Related to this we are also 100% committed to carrying and promoting cannabis products in store that are produced by BC First Nations cannabis companies that are licensed by Health Canada. This is a growing area of the industry, and we want BC First Nations brands to feature significantly on our shelves. Through our sister company Coast Mountain Cannabis we are also looking at helping Lil'wat over a longer time horizon to create their own cannabis brand that would be featured in all of the new Whistler retail stores.

Final Comment

We share and promote the same deep values that Whistler has been built on, including the updated OCP and all the municipal policy goals around climate and waste. We put people and the community first and believe that if we do that then the business will thrive and be a significant contributor to the overall success of Whistler as a place for visitors to enjoy and people to sustainably live and work.

Thank you



Good Neighbour Agreement

The applicant is committed to adhering to and signing a Good Neighbour Agreement as required by the RMOW. We recognize the importance of our role to be good corporate and community citizens to ensure that we promote and adhere to Whistler family friendly mountain culture.

At our other business in Nesters, we have never had a complaint from any of our business neighbours or landlord in 17 years and have operated in a way that respects and supports the wider values of the community.

As part of our commitment to be a Good Neighbour, we will work hard to protect and live up to the community's best expectations to prevent anyone under 19 from being able to legally access cannabis.

We will also act in such a way that:

- There will be no smell or odours that would impact our neighbours or shoppers
- Opening hours are respected in line with other businesses
- Noise outside the store will be monitored and limited
- No consumption of cannabis will occur in line with the RMOW's Smoking Regulation Bylaw
- The storefront will respect and conform to all aspects of the RMOW's Sign Bylaw and CCLA
- We will be quick to respond and rectify any issues raised by our neighbours, residents or the RMOW

As part of this application, we have met with every business tenant in the building to inform them of our intention to apply for a TUP and the likely timing when the store might open. We have been transparent and open in those communications to make sure that good dialogue is established upfront with all our neighbours.

Please see Letters of Support from neighbouring businesses in the Appendix.



Business Plan

Land Acknowledgement

We fully respect and acknowledge that The Resort Municipality of Whistler is grateful to be on the shared, unceded territory of the Lil'wat People, known in their language as Lil'wat7úl, and the Squamish People, known in their language as Sk̓wx̓wú7mesh.

This acknowledgement will be displayed in the Nesters store.

Applicant Experience

As previously mentioned, the applicants have:

- Lived and raised a family in Whistler for the past 25 years.
- Successfully owned and operated a Liquor Retail Store in Whistler since 2004
- Co-Founded Coast Mountain Cannabis a Health Canada licensed producer (LP) based in Pemberton.
- Unrivalled experience operating in the regulated environments of cannabis and liquor.
- Excellent Good Neighbour track record within the business community
- Strong history of supporting community organisations and associations
- Proven leaders in protecting community safety and respecting Whistler's family friendly mountain culture.
- History of job creation and retention of long-term employees through good wages and benefits
- Strong adherence to the policy goals of the OCP, Zero Waste and Climate Action

As an applicant, we are in the unique position of being truly "local" and therefore we can point to an actual track record of doing these things in Whistler for more than two decades.



Corporate Structure

1436703 BC Ltd was incorporated in BC on August 29th 2023, for the sole purpose of this TUP application. At this time there are only 2 registered shareholders: Andrew Elliott and Karen Elliott who own 100% of the outstanding shares.

Why “The Nest”

The Nest evokes emotions and feelings of home, a place to gather, somewhere that is nurturing, safe and close to nature. The name is also a nod to our location, a play on the word Nesters, a subdivision with long history dating back to early settlers (“nesters”) of this area in the 1960-70’s.

Nesters attracts a certain unique blend of locals and visitors and “The Nest” therefore needs to respect and cater to that demographic. It is also important that our place of business compliments the look and feel of our business neighbours. The interior of the store will reflect the surrounding environment, respecting the four-season mountain culture around us with an effort to use recycled materials like barnwood.

We believe that this is a new opportunity for Whistler to introduce legal cannabis safely to the community and how we design and present The Nest will be an important part of making this successful. Our focus will be to provide an authentic local experience that appeals to our community and visitors.

Store Hours

Our intention is to operate the store 365 days a year from 10am to 10pm.

It is possible that we may stay open to 11pm on busy holidays and weekends as permitted under the local and provincial bylaws. As a reference, the Nesters Liquor Store is open from 9.30am to 11pm every day.

Staffing

We envisage operating with the following staff:

- Store Manager (full time: 40 hours/week)
- Assistant Manager (full time: 40 hours/week)



- 3 Sales leads (full time: 40 hours/week)
- 4 Sales Associates (part time: 10-20 hours/week)

At any given time, we expect that the Manager or Assistant Manager will be on site supported by at least 2 sales staff.

All staff will be put through the 'Selling it Right' training program to get the required accreditation to ensure that they help customers make responsible choices and prevent cannabis getting into the hands of those who should not or cannot legally buy cannabis.

Staff will be paid a competitive living wage plus will earn extra income from the delivery fees and tips as well as a share of monthly profits that are pro-rata based on hours worked.

Products

The Nest will only sell legally sourced, provincially excised cannabis products as well as approved accessories and related branded merchandise. These products can only be sourced from provincial wholesalers like the BCLDB, AGLC and OCS or directly from approved Licensed Producers in BC.

All cannabis products will be sold in child proof packages that are also designed to be odour free. No products will be displayed directly in the windows of the store.

No cannabis is permitted to be open in the store or directly outside the premises. Staff will ensure customers are educated properly to respect local bylaws regarding where cannabis can be legally consumed to prevent any issues in the common public areas around Nesters Plaza.

Products that will be sold include:

- Dried Flower
- Pre-Rolls
- Extracts and Concentrates
- Edibles
- Infused Beverages
- Salves and Topicals
- Accessories
- Branded merchandise



All products will be displayed in locked cabinets in the areas of the store where customers are present. Unlike liquor, cannabis customers have no ability to pick up or touch product in the store.

Shopping for cannabis involves a direct and personal engagement between the customer and the salesperson (budtender). This provides an opportunity for the budtender to better understand what the customer is looking for and make recommendations accordingly. At the point of sale, the budtender will retrieve the desired product from a secure locked storage area out of sight of the customers.

Security and Safety

The security system will be designed, installed and monitored by locally owned Vista Security who have acted as our security consultant at both our other businesses.

The system will include:

- Audible intruder and fire alarms
- Secure double-locked front and rear access doors
- Panic buttons at the till and in the secure storage room
- Multiple security cameras monitoring and recording the entire premises
- Exterior motion detected fish-eye cameras at front and rear doors
- 3M Safety and Security Film covering on glass windows and front door
- Secure locked storage room for all cannabis products
- Visible signs to discourage minors and warn customers they are on CCTV

Additional Security Measures

We have a rear access door to the premises that was previously installed when the space was used for a bank ATM. This is a highly secure access point where staff can safely enter and leave the premises and where we can discreetly receive product deliveries from our suppliers without blocking walkways or disrupting other businesses. This door is away from the front of the building and out of sight of customers and shoppers at Nesters.



Delivery

During opening hours, the store intends to offer delivery services between Function Junction and Wedge Woods. The delivery service would be operated by the store and its staff using our own vehicle, with strict ID checking protocols, and not outsourced to third party companies or subcontracted drivers. Our experience is that many seasonal and long-term residents do not have a vehicle, so offering delivery especially in the winter, is a critically important service.

Climate Action and Waste Reduction

We will undertake a number of initiatives in an effort to reduce waste and the overall impact of the business on the environment.

- Staff will be encouraged and rewarded to take transit or bike to work.
- We will work with brands and producers that do not use plastic and have shown a greater commitment to sustainable practices.
- As most cannabis purchases come in small packages, we will not be providing additional bags to customers for the products they purchase.
- We are committed to using a full EV for deliveries by 2025.
- Educate and encourage customers to be conscious of waste in their purchasing choices and to follow all recycling guidelines. Recycling service will be offered in store.
- All lighting in the store will be energy efficient LED and natural light will be used as much as possible.
- Staff will be encouraged not to print or use printed materials.

Good Neighbourhood Agreement

The Nest's main priorities will be to exceed the expectations of the RMOW and our business neighbours in how we comply with local bylaws and provincial regulations.

Our duty is to the community first and then to our customers.

Our number one goal will be to make sure that no one under 19 ever enters the store. We will also make sure that cannabis products are not easily visible from the outside.



The fact that there will be no open cannabis inside or immediately outside the store makes the risk of odour highly unlikely to impact other businesses or their customers. The store will also have its own dedicated HVAC and ventilation system to further help the filtering and circulation of fresh air.

As we have done during this application process, we intend to work, and be fully transparent, with all other business owners and the landlord at Nesters to ensure that we have an open dialogue to discuss things before they become issues. There already exists a close understanding and relationship between the various businesses at Nesters and The Nest plans to be fully engaged with them all.

Insurance

A letter outlining our proposed coverage with Hub Insurance is in the Appendix.



Context Design and Site Plan – see below



Location of 'the Nest Cannabis'

18 Sept 2023. Issued for LCRB

the Nest Cannabis
new Retail Store

103 - 7015 Nesters Rd
Whistler BC V0N 1B7 Canada Earth

Exterior Existing View of the Whole Building
[7015 Nesters Rd. Front Elevation courtesy of Google Maps]





Aerial View courtesy of Google Maps

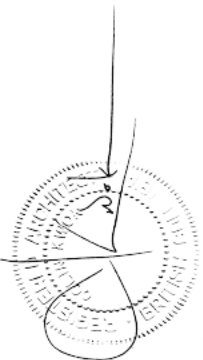
Distances to Nearest Schools
+ Sports Centre

2,517 m	Whistler Secondary School
1,794 m	Meadow Parks Sports Centre
605 m	Waldorf School
459 m	Myrtle Philip School
1,408 m	Whistler School

18 Sept 2023. Issued for LCRB

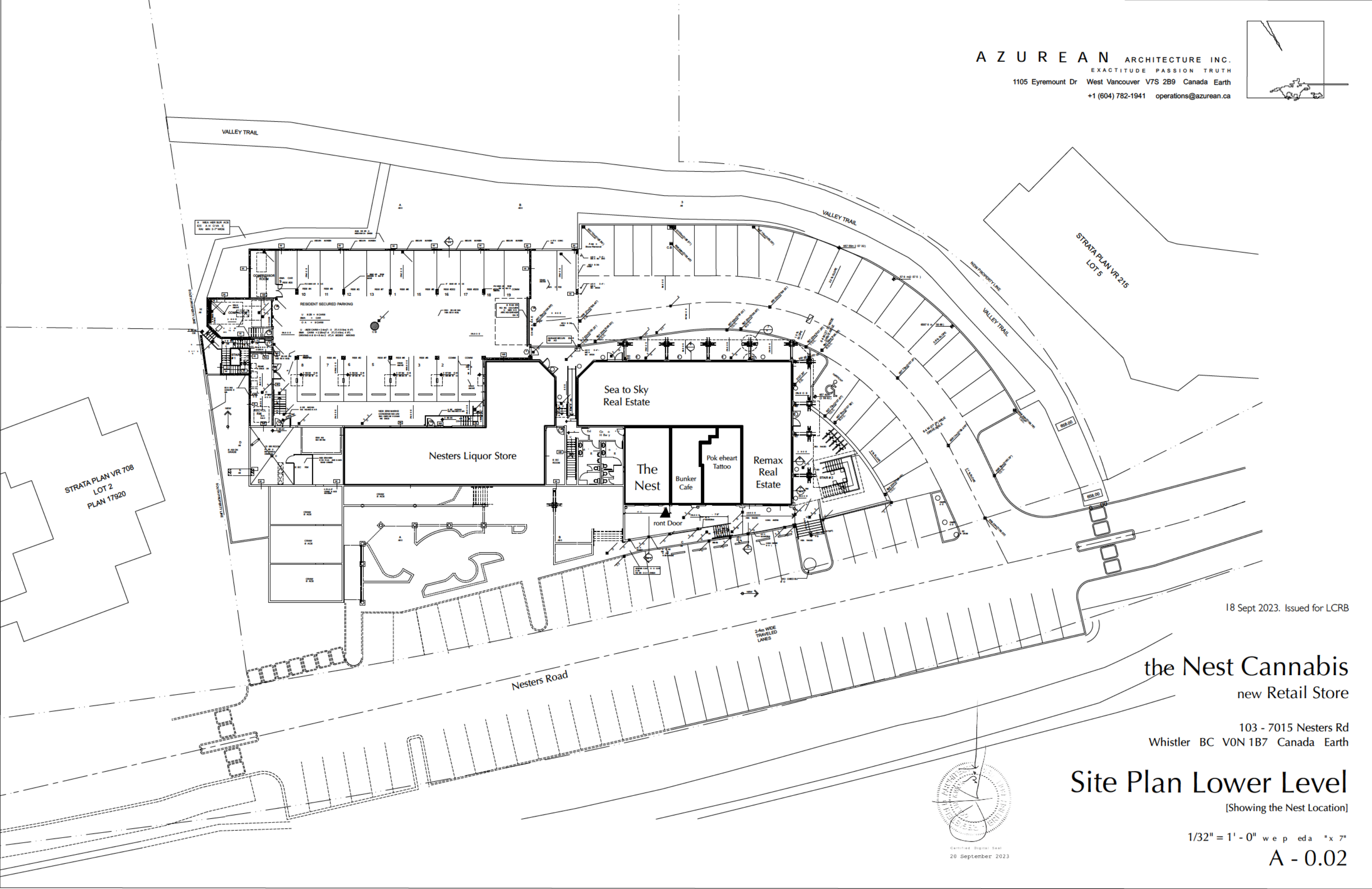
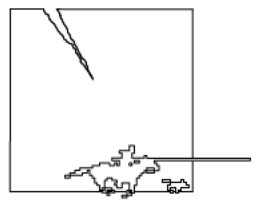
the Nest Cannabis
new Retail Store

103 - 7015 Nesters Rd
Whistler BC V0N 1B7 Canada Earth



Site Context
[Aerial Photo]

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A - 0.01



18 Sept 2023. Issued for LCRB

the Nest Cannabis new Retail Store

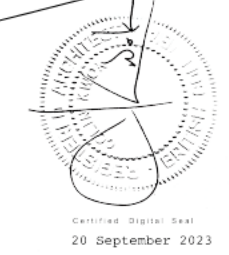
103 - 7015 Nesters Rd
 Whistler BC V0N 1B7 Canada Earth

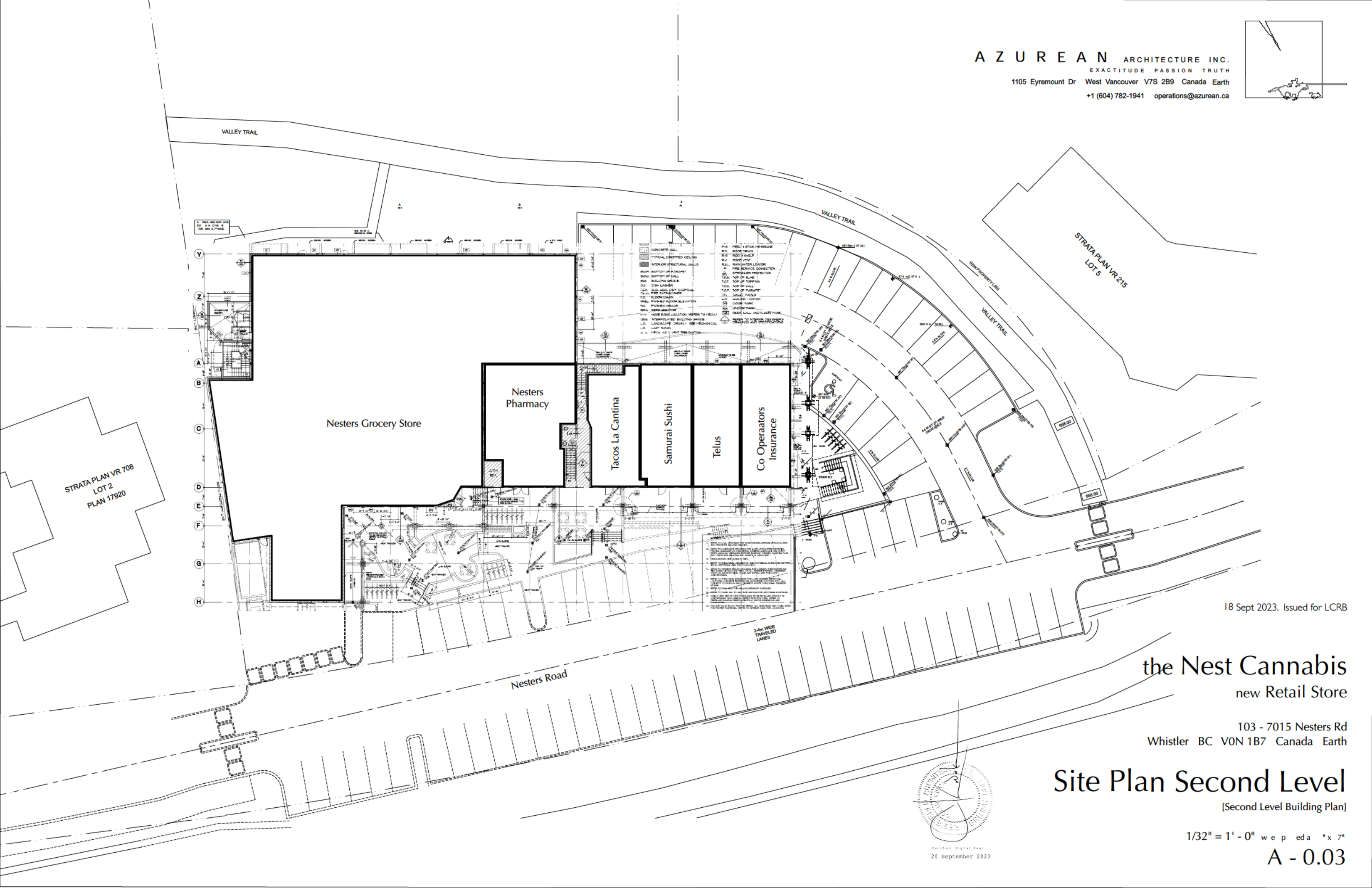
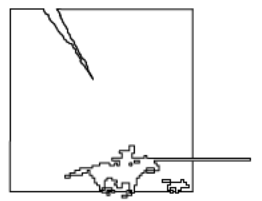
Site Plan Lower Level

[Showing the Nest Location]

1/32" = 1' - 0" w e p e d a " x 7"

A - 0.02





18 Sept 2023. Issued for LCRB

the Nest Cannabis

new Retail Store

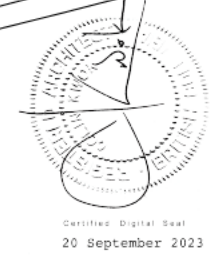
103 - 7015 Nesters Rd
Whistler BC V0N 1B7 Canada Earth

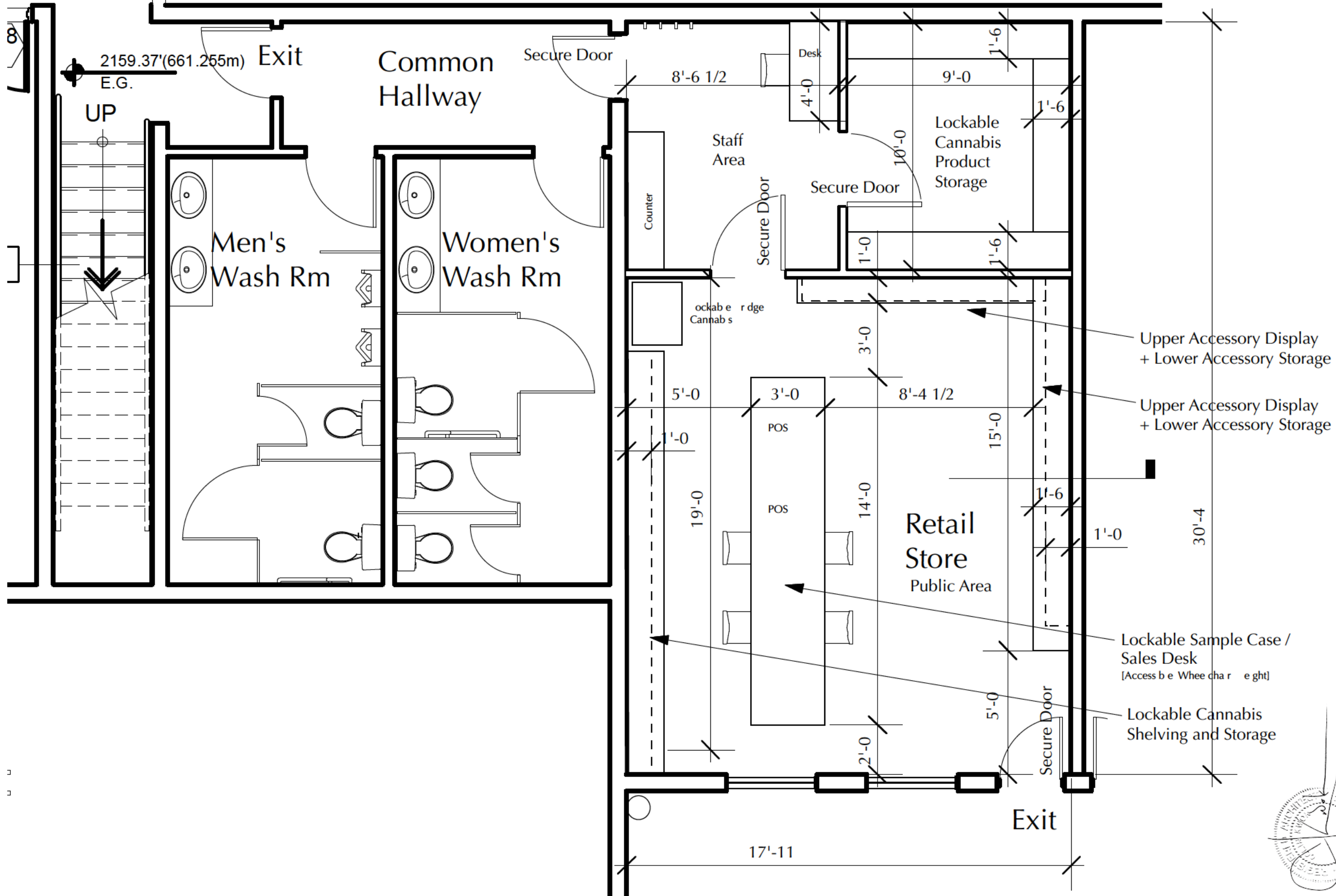
Site Plan Second Level

[Second Level Building Plan]

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A - 0.03

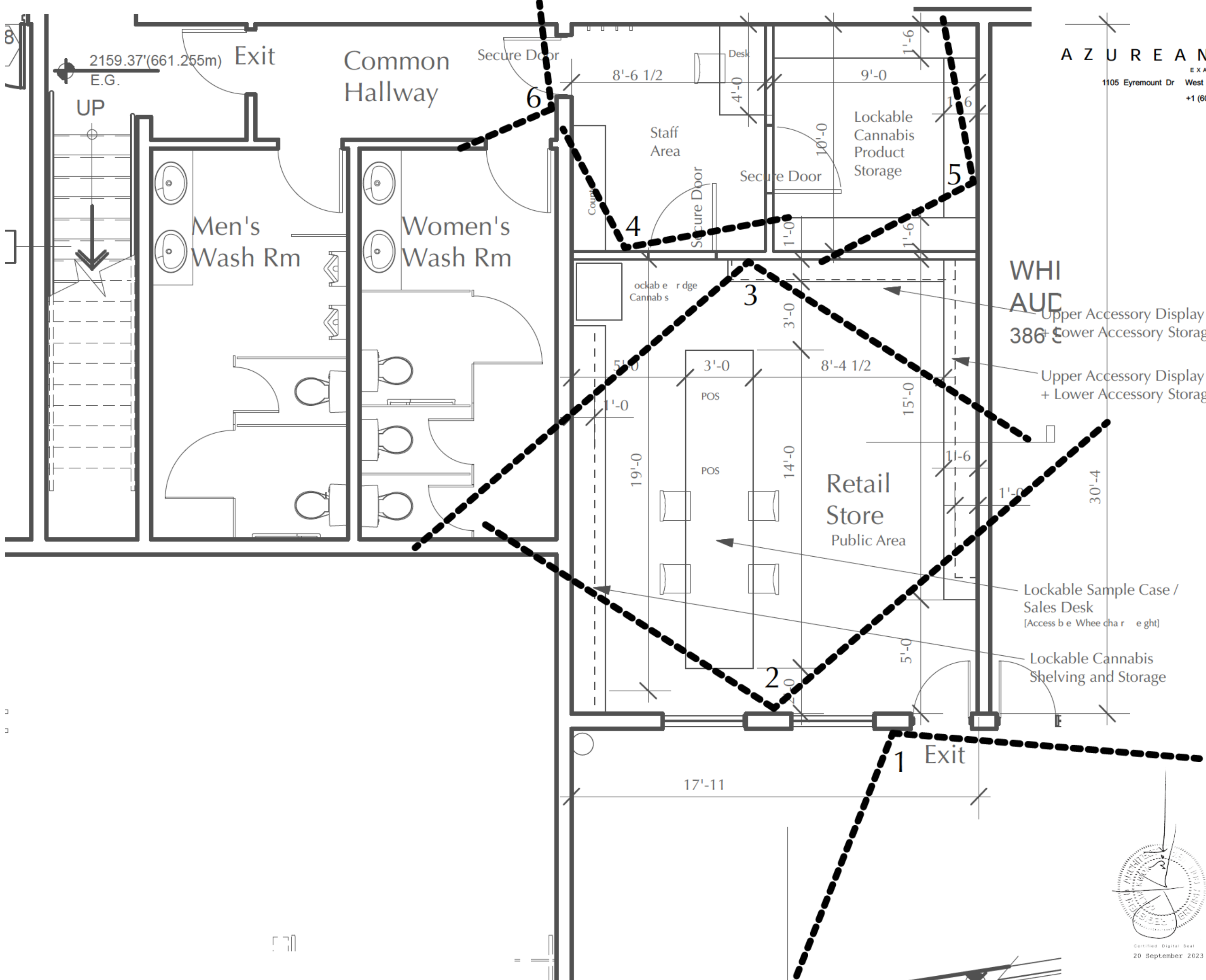




A - 1.00



Certified Digital Seal
20 September 2023



A Z U R E A N ARCHITECTURE INC.
EXACTITUDE PASSION TRUTH
1105 Eyremount Dr West Vancouver V7S 2B9 Canada Earth
+1 (604) 782-1941 operations@azurean.ca



WHI
AUC
3863
Upper Accessory Display
+ Lower Accessory Storage
Upper Accessory Display
+ Lower Accessory Storage

Lockable Sample Case /
Sales Desk
[Access b e Wheel chair e ght]
Lockable Cannabis
Shelving and Storage

18 Sept 2023. Issued for LCRB

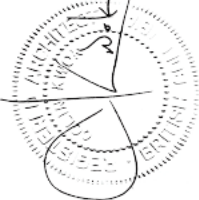
the Nest Cannabis
new Retail Store

103 - 7015 Nesters Rd
Whistler BC V0N 1B7 Canada Earth

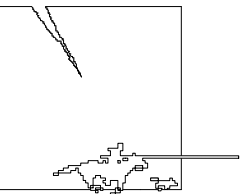
Camera Plan
[six cameras shown, layout greyed]

1/4" = 1' - 0" w e p e d a 22" x 34"

A - 1.01



Certified Digital Seal
20 September 2023



18 Sept 2023. Issued for LCRB

the Nest Cannabis

new Retail Store

103 - 7015 Nesters Rd
Whistler BC V0N 1B7 Canada Earth

Exterior Sign

[rendering on photograph]



Certified Digital Seal
20 September 2023

o o sca e

A - 2.00



Appendices

1. Letters of Support
2. Insurance Document
3. Serving it Right Certificate (owner)
4. External Photos of Nesters location



LETTER OF SUPPORT

Name of Business: **Bunker Café**

I am the owner of the Bunker Cafe located in Nesters Square.

I have spoken with the applicant and discussed their plans to open a cannabis retail store in Nesters in the space currently occupied by the Haven Massage Therapy.

The applicant, Andrew Elliott, is known to me as an existing owner/operator of another business in the same building and has proven to be a responsible operator and good business neighbour.

Based on the information I have been given, I believe that the cannabis retail store run by the applicant at the proposed location will:

- i) Positively improve the attraction and diversity of the shopping experience at Nesters.
- ii) Be run responsibly and safely in the best interests of the community.
- iii) Help the municipality and the RCMP to combat the illicit cannabis market.

Based on the above, I approve and support the application and look forward to them opening a new store at Nesters.

Regards



Print Name:

Dated: _____



LETTER OF SUPPORT

Name of Business: **Pokieheart Piercing & Tattoo**

I am the owner of the above business located in Nesters Square.

I have met with the applicant and discussed their plans to open a cannabis retail store in Nesters in the space currently occupied by the Haven Massage Therapy, two doors down from my business.

The applicant, Andrew Elliott, is known to me as an existing owner of the Nesters Liquor Store in the same building and has proven to be a responsible operator and good business neighbour.

Based on the information I have been given, I believe that the cannabis retail store run by the applicant at the proposed location will:

- i) Positively impact the attraction and diversity of the shopping experience at Nesters
- ii) Be run responsibly and safely in the interests of the wider Community.
- iii) Help the Municipality and RCMP in their efforts to combat the illicit market.

Based on the above I fully approve and support the application and look forward to them opening a new store at Nesters.

Regards

Eoin McEachern

Print Name:

Dated: Aug 25 2023



LETTER OF SUPPORT

Name of Business: **RE/MAX**

I am the owner of the above business located in Nesters Square.

I have met with the applicant and discussed their plans to open a cannabis retail store in Nesters in the space currently occupied by the Haven Massage Therapy.

The applicant, Andrew Elliott, is known to me as an existing owner of the Nesters Liquor Store in the same building and has proven to be a responsible operator and good business neighbour.

Based on the information I have been given, I believe that the cannabis retail store run by the applicant at the proposed location will:

- i) Positively impact the attraction and diversity of the shopping experience at Nesters
- ii) Be run responsibly and safely in the interests of the wider Community.
- iii) Help the Municipality and RCMP in their efforts to combat the illicit market.

Based on the above I fully approve and support the application and look forward to them opening a new store at Nesters.

Regards


Print Name:

Dated: Sept 15/2023



LETTER OF SUPPORT

Name of Business: **David Livesey & Associates**

I am the owner of the above business located in Nesters Square.

I have met with the applicant and discussed their plans to open a cannabis retail store in Nesters in the space currently occupied by the Haven Massage Therapy.

The applicant, Andrew Elliott, is known to me as the existing owner of the Nesters Liquor Store in the same building and has proven to be a responsible operator and good business neighbour.

Based on the information I have been given, I believe that the cannabis retail store run by the applicant at the proposed location will:

- i) Positively impact the attraction and diversity of the shopping experience at Nesters
- ii) Be run responsibly and safely in the interests of the wider Community.
- iii) Help the Municipality and RCMP in their efforts to combat the illicit market.

Based on the above I fully approve and support the application and look forward to them opening a new store at Nesters.

Regards

Print Name: David Livesey

Dated: September 20th, 2023



LETTER OF SUPPORT

Name of Business: **TACOS LA CANTINA (Infinity Enterprises)**

I am the manager/owner of the above business located in Nesters Square.

I have met with the applicant and discussed their plans to open a cannabis retail store in Nesters in the space currently occupied by the Haven Health & Massage Therapy.

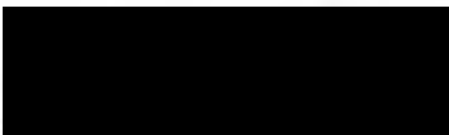
The applicant, Andrew Elliott, is known to me as an existing owner of the Nesters Liquor Store in the same building and has proven to be a responsible operator and good neighbour.

Based on the information I have been given, I believe that the cannabis retail store run by the applicant at the proposed location will:

- i) Positively impact the attraction and diversity of the shopping experience at Nesters
- ii) Be run responsibly and safely in the interest of the wider Community.
- iii) Help the Municipality in its efforts to combat the illicit market.

Based on the above I fully approve and support the application and look forward to them opening a new store at Nesters.

Regards



Print Name: Mike Tapp

Dated: Sept. 19/23



LETTER OF SUPPORT

Name of Business: **Samurai Sushi**

I am the owner of Samurai Sushi located in Nesters Square.

I have spoken with the applicant and discussed their plans to open a cannabis retail store in Nesters in the space currently occupied by the Haven Massage Therapy, just below my business.

The applicant, Andrew Elliott, is known to me as the owner of the Nesters Liquor Store in the same building and has proven to be a responsible operator and good business neighbour.

Based on the information I have been given, I believe that the cannabis retail store run by the applicant at the proposed location will:

- i) Positively impact the attraction and diversity of the shopping experience at Nesters
- ii) Be run responsibly and safely in the interests of the wider Community.
- iii) Help the Municipality and RCMP in their efforts to combat the illicit market.

Based on the above I fully approve and support the application and look forward to them opening a new store at Nesters.

Regards

Print Name:

Dated: AUG-26-2023



LETTER OF SUPPORT

Name of Business: **Nesters Liquor Store**

I am the manager of the Nesters Liquor Store located in Nesters Square.

I have worked for the applicant for over 15 years as manager of the store.

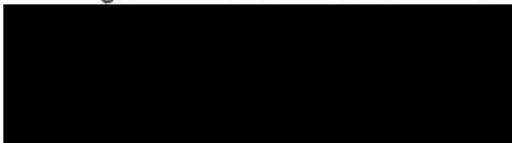
Over the past 17 years at Nesters, the applicant has successfully operated the Liquor Store with an impeccable record of safety, regulatory compliance with the LCRB and positively helping the community keep the products out of the hands of under-age youth through rigorous enforcement of ID checks, security cameras and other measures.

The applicant has also proved to be a good long term employer of locals, paying competitive wages with a full suite of benefits and a path to a career not just a job.

The addition of a cannabis retail store will complement the other businesses already at Nesters, improving an already great and unique "one stop" shopping experience used by locals and visitors.

I believe the applicant, with a proven track record as a business owner and operator in Whistler, is the right person to trust to bring cannabis retail to Nesters and I fully support and endorse their application.

Regards



Print Name: David Brownridge – Manager/Nesters Liquor Store

Dated: Sept 01 / 2023



September 1, 2023.

To Whom It May Concern:

RE: Unit 103, 7015 Nesters Road, Whistler BC, V8E 0X1

This letter is our confirmation that insurance will be placed in compliance with the lease on behalf 1436703 BC Ltd.
dba The Nest Cannabis.

The coverage of insurance will include the following coverage per the lease:

- All Risk Property Insurance – including flood, sewer-back up and Earthquake
- Tenant Leasehold Improvements
- Business Interruption
- Commercial General Liability of \$5MM which will comply with the Provincial regulations
- Non- Owned Automobile Liability
- Severability of Interest Clause
- Cross Liability Clause
- Any other coverages required by the lease

Once the tenant takes possession, we will provide the landlord with a Certificate of Insurance outlining these coverages.

If you have any questions, you can contact me at Leslie.ducommun@hubinternational.com or by phone at 778.792.0052.

Sincerely,



Leslie Ducommun
Vice President, Complex Risk
Leslie.ducommun@hubinternational.com
778.792.0052



**Responsible
Service BC**

CERTIFICATE

OF COMPLETION

THIS CERTIFICATE IS PROUDLY PRESENTED TO

Andrew Elliott

Selling It Right

This learner has completed the Selling It Right Training Program, which provides effective techniques to help ensure that the sale of non-medical cannabis is done according to law and in a way that keeps patrons, staff and others safe from cannabis-related harms..

September 6, 2023

Date Issued

2947140

September 5, 2025

Expiry Date

NESTERS PLAZA



East Facing front of Nesters Plaza. The Haven is the space of the proposed cannabis retail location



Proposed location has a door and two windows

NESTERS PLAZA



Bunker Cafe is the business directly to the right with Samurai Sushi directly above



Pokieheart Tattoo is the business two doors down with the Telus shop above that.



Mexican restaurant Tacos La Cantina is upstairs next to Samurai Sushi

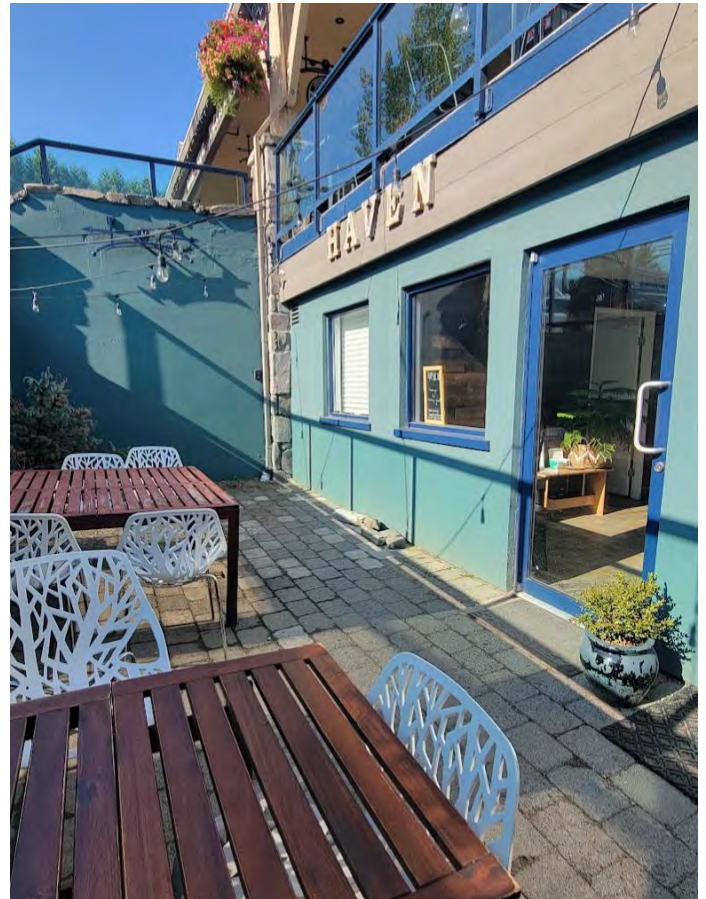
LIST OF ALL BUSINESSES IN NESTERS SQUARE

- Nesters Market
- Nesters Pharmacy
- Nesters Liquor Store
- ReMax Real Estate
- Co-Operators Insurance
- Telus
- Samurai Sushi
- Tacos La Cantina
- Pokieheart Tattoo
- Bunker Cafe

NESTERS PLAZA



View looking North from the proposed location



View looking South from the proposed location

TUP APPLICATION – THE NEST
RESPONSES TO REQUESTS FOR ADDITIONAL INFORMATION

- **Provide additional detail on the ‘top up’ pay that staff receive monthly as a housing stipend (ie, what is the formula to calculate; is there a monthly minimum/maximum, etc.)**

The monthly top up is based on a formula that we use at our other business. There is no minimum or maximum. It is based on the success of the business. At the end of each month we take 1.5% of the gross sales (net of GST/PST). So revenues of \$200,000 in a month would result in \$3,000 for the staff bonus pool that month. We then take the total hours worked by all staff that month (full time and part time) from the time sheets. Let's assume that the total payroll hours were 750 for the month. We then take the \$3,000 divided by 750 which gives \$4/hour. So, if a full time team member worked 160 hours they would get \$640 extra that month. If a part time employee (2 shifts a week) worked 64 hours that month they would get \$256 extra pay. The total \$3,000 is divided up among staff based only on the number of hours worked.

- **Consider becoming a certified living wage employer or matching the living wage calculated for our region**
(https://www.livingwageforfamilies.ca/living_wage_rates)

As long time Whistler residents and business owners we are aware that the certified living wage for families in BC is in the region of \$25/hour (varies across regions) based on a two-parent family with two children where both parents are earning that living wage. Our current manager at the Nesters Liquor Store, who has a wife and 2 children is paid a salary of \$95,000 plus benefits and bonuses. Our assistant manager who is single with no children is paid \$65,000 plus benefits plus bonus. All other staff are paid between \$18-23/hour plus monthly “top up” described above, plus additional income from delivery fees and tips which is discussed in more detail below. We anticipate that the model we use for the Liquor Store will be replicated by The Nest Cannabis Store, especially as we intend to use a lot of the same staff.

As part of our efforts to further support our staff's income and quality of life, we also provide full extended medical and dental coverage (\$120/month) to all full-time staff as well as ski passes (\$1,200).

November 14-2023

TUP APPLICATION – THE NEST
RESPONSES TO REQUESTS FOR ADDITIONAL INFORMATION

• Provide details on the employee-owned delivery service business

Several years ago, we made the decision to make the Delivery Service at the Nesters Liquor Store – the “employees business” to run. Prior to that we used to charge a \$5 Delivery Fee that would go to the owners of the store to pay for the running of the car, insurance, repairs, maintenance and gas. The staff were allowed to keep any tips from those deliveries. The switch to giving the employees more ownership was threefold:

1. We wanted to the staff to keep the \$5 delivery fee (and the tips) to help supplement their wage.
2. We wanted them to feel like it was their business to run and improve.
3. We believed it would end up being run better, with better service as the staff were more motivated to make it a success.

All delivery fees and tips are shared equally among the staff that are on any given shift, irrespective of who actually goes on the delivery. They act like a team and are motivated to support each other.

All three of those things have been proven out. The business is a great success, customer service and satisfaction has exceeded expectations and delivery times have improved dramatically. Furthermore, the staff are more proactive in finding ways to make the service better and their job satisfaction has improved. They have also learned that their income is directly correlated to the effort they put in to make sure customers receive a great Whistler service.

This works so well at the Liquor Store that we see every reason to replicate it at the cannabis shop.

• Clarify the relationship with/support for AWARE and any other community organizations

The relationship with AWARE is new and is being developed. In addition to committing to a full Business Assessment of the new store once it is operational, we want to forge a closer relationship with them that would include volunteering and financial support but we have not been able to get that formalized at the time of writing.

In the meantime, the owners have recently committed to getting involved with Pearl Space formally Howe Sound Women's Shelter, which is an amazing organization doing work to provide resources to those in our community at great need. Although the Nest is not yet operating, we are providing both a financial contribution as well as volunteering

November 14-2023

TUP APPLICATION – THE NEST
RESPONSES TO REQUESTS FOR ADDITIONAL INFORMATION

at an upcoming fundraiser event being held on November 30th. We have also reached out to them about about a longer term commitment to support them.

- **Clarify health promotion initiatives and customer education (RMOW smoking bylaw is available here: [2136 Smoking Regulation Bylaw No. 2136 \(whistler.ca\)](#) - map is included as Schedule A)**

Our first priority, after ensuring no minors are ever able to access cannabis through the store, is to make sure customers are aware of the bylaws as it relates to smoking cannabis in the immediate area surrounding the store and the wider Nesters Plaza.

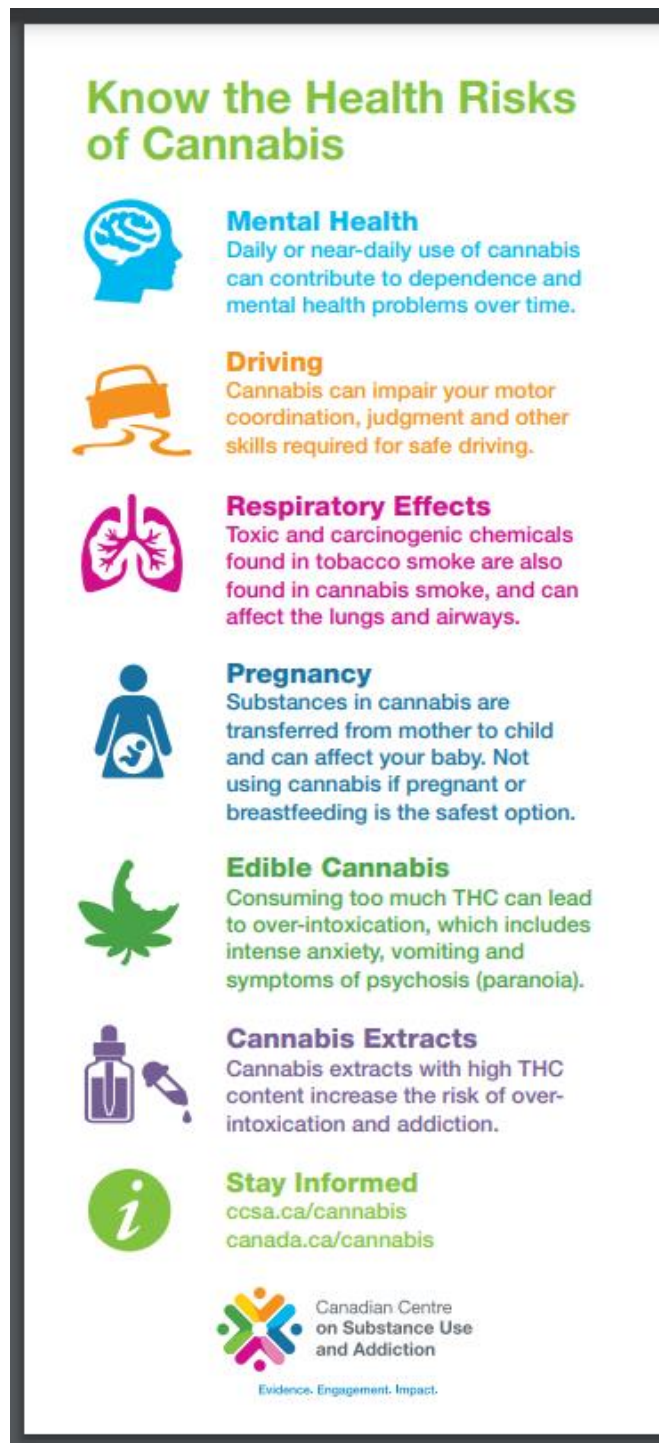
As we have done outside the Liquor Store, there will be NO SMOKING signs immediately outside the store. In addition, we will put up a sign with a map in the store showing that the Village Stroll and Public Plazas in the village are also no smoking areas. This is especially important for visitors who may be unaware of Whistler's local bylaws.

We will also have this sign (see below on next page) from the Canadian Centre for Substance Abuse and Addiction visible in the store and at the point of sale to make sure customers are aware and educated of the risks of cannabis use.

There is also a link here to the pdf version.

https://www.ccsa.ca/sites/default/files/2019-07/CCSA-Know-Health-Risks-Cannabis-Infographic-2019-en_0.pdf

TUP APPLICATION – THE NEST
RESPONSES TO REQUESTS FOR ADDITIONAL INFORMATION



IN STORE SIGN

TUP APPLICATION – THE NEST
RESPONSES TO REQUESTS FOR ADDITIONAL INFORMATION

• Clarify how staff are encouraged to cycle, walk, or take transit to work, including any incentives offered

The parking rules at Nesters Plaza are designed and enforced to prohibit employees or staff from parking in the available customer stalls. There is a temporary area across Hwy 99 for Nesters employees to park, but that location will not be available in the future once the site is redeveloped. As a result, staff are encouraged to walk, cycle or take transit to come to work.

To encourage staff to use the transit service “**the nest**”, will provide full time staff a 50% contribution towards their 6 month or annual Whistler Transit Pass.

Through the use of our delivery car we also try to assist staff with pick-ups and drop offs for their shifts if they coincide with us being out on delivery.

• Clarify how The Nest will provide economic opportunity for Squamish Nation and/or Lil'wat Nation

The Lil'wat Business Group, through our conversations and emails with Rosemary Stager, have an interest in cannabis retail and have expressed a specific interest to invest in “the nest”. Those conversations are ongoing, however structuring an investment at this stage has challenges because:

1. Without a license, it is impossible to value the business for an investor to make an investment .
2. If we are successful in our application, the 3-year limit on the initial TUP also creates further valuation challenges for an enterprise that has no certainty of existence beyond that 3 year timeframe.

As a result, what I have offered the Lil'wat business group in the interim is complete financial transparency with regard to the start-up and set up costs of the store and detailed quarterly financials once the store is operating. Effectively, we are giving them complete access to our books, as if they were already a partner in the business. This will then help them evaluate the potential of this and other retail cannabis opportunities they might pursue.

Finally, given their interest to invest, I have offered them the exclusive Right of First Refusal (ROFR) to invest in or buy the business outright should that opportunity arise in the future.

Our efforts to reach out to Lil'wat and other First Nations is a continuous and evolving process not a one time promise.

November 14-2023

TUP APPLICATION – THE NEST
RESPONSES TO REQUESTS FOR ADDITIONAL INFORMATION

• **Share any details about the in-store waste diversion program and how that works**

Our main in-store waste diversion plan is to try not to create any of our own additional waste.

That means it will be company policy to provide staff with their own reusable water bottles and coffee cups. No staff will be allowed to bring a single use paper coffee cup or plastic bottle into the store.

As previously mentioned, we want to set an example to all other retailers in Whistler by offering **no bags for customer purchases**. We strongly believe that if purchases are small enough to fit in your pocket, then there is no need for a bag. We will inform customers at the time of sale that our “No Bag Policy” is part of Whistler’s Zero Waste Action Plan.

Our weekly deliveries of products from Licensed Cannabis Producers will typically come in cardboard boxes of varying size with additional internal packaging (usually crumpled paper) to protect shipments. Instead of our staff breaking these down and taking them to be recycled, we have made an arrangement to send these boxes and any internal packing materials to Coast Mountain Cannabis in Pemberton to re-use them for further product shipments they make to extend the life and use of these boxes. We realise that we can’t stop our suppliers using boxes, but we can try and make sure that every box we receive gets used at least one more time by another business.

We will also offer some of these used boxes to Nesters Market upstairs for their customers who forget to bring their own shopping bags, but need a better way to take their shopping home than using more paper bags. This will be a more active program during busy holiday periods, when visitors are less likely to bring their own shopping bags.

We will use in-store signs to educate and encourage customers at the time of sale to recycle their empty packages responsibly. We will also offer to take back any used packaging and recycle it for them. If there are cannabis producers offering a take back program for their used containers we will support and encourage that.

November 14-2023

These sections below from the Community Impact Statement and the Application Evaluation Criteria are important updates to our initial application, where we have new information to share as it relates to these sections of our application.

Community Impact Statement

Support and advance reconciliation and economic opportunities with the Skwxwú7mesh and Łilwat7úl people

We acknowledge and are grateful for the opportunity to operate on the unceded traditional territories of the Lil'wat and Squamish Nations.

The applicant (The Nest) is committing 7% of the store's annual net earnings (before tax) to the Squamish Lil'wat Cultural Centre (SLCC) to be paid annually upon each year's tax filing. This is equivalent to making the SLCC a 7% shareholder participating in the success of the store.

Separate from this we have engaged and met with the Lil'wat Business Group (Rosemary Stager and Dwayne Stanshall) who have expressed interest in learning how they can participate more broadly in the cannabis industry as both a producer and retailer. I have offered our services and cooperation to support them towards that goal, using The Nest, and full transparency of our financials to help them gain understanding and knowledge of cannabis retail operations.

We have also offered the Lil'wat Business Group a Right of First Refusal (ROFR) should there ever be an opportunity to invest or buy the store outright.

Promote Community and Social Well-Being

All businesses in Whistler have a duty to promote community and social well being. The operators of businesses involving liquor and cannabis have an additional level of responsibility to ensure their products are kept out of the hands of those under 19 years of age and a wider duty to ensure the community are properly educated about the potential risks and hazards of cannabis consumption. Our business will operate with two objectives as it relates to Social Well-Being:

- i) Take all possible measures to keep cannabis out of the hands of those under 19.
- ii) Ensure all customers are fully aware and educated on the products they are buying.

Finally, it's also about giving back. By giving back we can have a positive impact on the Community's overall wellbeing by supporting those organisations that help to achieve these objectives. In the past we have donated to and supported the following organisations through

our other businesses, and we fully expect to expand on these initiatives through our cannabis store:

- Whistler Search and Rescue
- WAG
- The Kelty Patrick Dennehy Foundation
- Whistler Youth Soccer Club
- Whistler Slo-Pitch Association (team sponsorship)
- WORCA
- AWARE
- WCCS

The Nest is making specific financial pledges of \$2,000 a year to AWARE and \$2,000 a year to Pearl Space (formerly the Howe Sound Women's Shelter).

Application Evaluation Criteria

Commitments to reconciliation and providing economic opportunities for the Lil'wat Nation and Squamish Nation

As mentioned previously in the Community Impact Statement, the applicant is pledging 7% of the store's annual net earning before tax to the Squamish Lil'wat Cultural Centre (SLCC). Through this arrangement the SLCC will be participating directly in the success of the store.

In broader support of all First Nations, we are also 100% committed to carrying and promoting cannabis products in store that are produced by BC First Nations cannabis companies that are licensed by Health Canada. This is a growing area of the industry, and we want BC First Nations brands to feature significantly on our shelves.

Through our sister company Coast Mountain Cannabis, we are also offering to help Lil'wat over a longer time horizon if they decide to enter into cultivation and create their own cannabis brand for sale recreationally across Canada.

Relationships with or support for community organizations

As with our work with the First Nations, our support of community organisations and associations will be very structured and focused on issues that are most important to us and our staff and that serve the community's interests. We want to have a select number of meaningful and rewarding partnerships rather than over commit and spread ourselves too thinly.

Currently our main focus is on two organisations:

PEARL SPACE (formerly Howe Sound Women's Shelter)

Applicant has committed to making quarterly donations of \$500 (\$2,000 p.a.)

This important organisation is dedicated to preventing violence against women, Two Spirit, gender-diverse, non-binary, trans people, and children/youth by providing inclusive, supportive services to individuals and communities within the Sea to Sky corridor and Stl'atl'imx regions.

AWARE

Applicant has committed to making quarterly donations of \$500 (\$2,000 p.a.)

AWARE do incredible work delivering projects that bring conservation and climate action solutions to life in Whistler. We have discussed with AWARE for them to do a Business Assessment of our store, product lines, emissions, waste management and recycling once we are established, so they can offer input/ideas/ways for us to be more environmentally conscious.

Below are important updates to the responses provided on November 14th following our meeting and your requests for more information.

- Clarify the relationship with/support for AWARE and any other community organizations**

The applicant has committed to the following annual donations:

AWARE: \$500 per quarter (\$2,000 per year)

Important community organisation that aligns closely with our own community and environmental goals.

PEARL SPACE: \$500 per quarter (\$2,000 per year)

Formerly the Howe Sound Women's Shelter, we recently donated to them and volunteered at a fundraiser in Creekside. This has been the catalyst to make a more permanent financial commitment in addition to helping with future fund raising efforts. We view this as one of the most important organisations to support in the sea to sky corridor.

- Clarify how The Nest will provide economic opportunity for Squamish Nation and/or Lil'wat Nation**

Applicant will give the Squamish Lil'wat Cultural Centre (SLCC) 7% of the store's net earnings before tax each year.

This pledge comes with the commitment to provide full and open transparency of the store's financials and accounting records.

Beyond this, we intend to maintain open and constructive dialogue with the Squamish Lil'wat Nations on other economic and social opportunities as it relates to the cannabis industry and their interest to participate.