Sustainability Principles from the Master Plan. (Section II.5.1.2 of Master Plan)

Garibaldi is committed to being the most environmentally conscious and sustainable resort in BC, Canada, and North America. Resort sustainability principles and implementation sectors are as follows:

1. **Implement traditional Sḵwx̱wú7mesh Stewardship of the land**: The Sḵwx̱wú7mesh people developed laws of sustainability that ensure a working relationship with the ecosystems, humans, animals, mammals, birds, and sea life. Since time immemorial, the land practices and protocols of the Sḵwx̱wú7mesh people provided guidance on how to live and thrive within the traditional territories so that the environment remained in a resilient and healthy state, natural systems could replenish themselves, and natural resources were never disrupted or fully depleted. The resort will be a catalyst for returning to the Sḵwx̱wú7mesh traditional stewardship sustainability practices on the project area land, for present and future generations.
2. **Protection of existing environment, rehabilitation of damaged and disturbed areas:** While some portions of the project area are old-growth forest, much of the project area has been logged. As well, there is ongoing unsanctioned access to the alpine areas on motorized recreation vehicles, and there are areas of alpine habitat that are badly damaged and continue to be impacted by illegal activity. Approval of Master Development Agreement tenure area for the resort will result in termination of commercial logging operations. As well, with the installation of lift infrastructure, and on-mountain operations rehabilitation of the alpine habitat can occur, with ability and mandate to prohibit and monitor for any illegal motorized vehicle activity in the alpine.
3. **Climate neutral, clean energy, zero emissions resort**: BC is fortunate to have access to plentiful clean energy, such as the electricity that is generated in the Culliton run-of-river project on the resort's northern boundary. The resort will prioritize and optimize use of clean energy systems, with a focus on connecting to BC's clean electricity grid. Additional on-site renewable energy systems may be used where conventional electric connectivity isn't feasible, or where an independent back-up system provides a supplementary clean energy source. Examples include solar-voltaic panels or micro-wind turbines at remote ski-patrol outposts. No fossil fuel transmission networks will be used at the resort.
4. **Implementation of the Environmental Assessment Certificate**: The resort is required to meet an unprecedented standard of Environmental performance through the EA Certificate requirements, including monitoring and reporting on watercourses, ecology, biology, wildlife, and specific sensitive habitats within the project area.

Sustainability Implementation sectors:

The following sustainability objectives will be integrated throughout the design of Garibaldi so that the resort achieves the highest level of performance in British Columbia, Canada and North America.

Prioritizing Nature and Natural Areas:
Over 80% of the project area will remain as natural undisturbed terrain, or recreational areas. Areas that have been disrupted by unsanctioned activity will be rehabilitated, with prioritization focused on watercourses and the fragile alpine habitat. Trail development in natural areas will meet or exceed Environmental Assessment Certificate conditions, while also enabling educational and learning opportunities for visitors to the site.

Wildsafe Resort: Resort design will be based on BC's Wildsafe design practices and participate in Wildsafe programs. Sḵwx̱wú7mesh tradition wildlife stewardship practices will be implemented through Sḵwx̱wú7mesh led wildlife management programs.

Multi-Modal and Active Transportation: options to the car are prioritized and supported in all aspects of resort development, including desirable and enjoyable walking conditions, safe bike routes, e-bike and e-cart charging stations, well located bus stops, and efficient and accessible bus routes. Garibaldi is committed to working with other regional partners in the development of a regional transit system that will enable resort access that does not depend on cars and advances development of Sea-to-Sky corridor transit systems.

Livable Villages, Compact and Walkable Form: The three main villages are all mixed-use and will include a range of services to accommodate visitors needs within a comfortable transit or walking distance. residential nodes are compact and located within 400m of lifts to support walking as the primary transportation mode, and to support minimal automobile use. Villages have a high proportion of public beds in multi-family, often mixed

use, buildings that are arranged in compact configurations beside mountain recreation and services. These high use areas consolidate much of the resort activity within a compact and walkable footprint. Outdoor public areas will be oriented to the south and west to optimize solar gain.

Zero Emissions Buildings – Low Density: Single-detached units, duplexes, town houses and apartment buildings up to 6 stories will all be built to Passive House standard, ILFI Zero Energy standard or Step 5 of the BC Energy Step Code, and will rely on electricity for primary heat and hot water. These buildings will not use natural gas, propane, or oil for primary heat or domestic hot water. Fireplaces will only use wood or wood-based products as wood is carbon-neutral.

Near-Zero Emissions Buildings – Medium & Higher Density: Residential Buildings over 6 stories and commercial uses will be built to Passive House standard, ILFI Zero Energy Standard, Step 5 or Step 4 of the BC Energy Step Code and will rely on electricity for heat. Priority permitting and approval will be granted to buildings that pursue electric hot water systems. Where a fossil-fuel hot water system is proposed, a detailed energy model by a professional engineer proving that electric-based hot water is unfeasible is required. Commercial kitchens that use induction ovens will be given priority permitting.

Low Embodied Carbon Construction: To reduce the greenhouse gas emissions attributed to the materials that buildings and structures are built out of, the project will use low-embodied carbon materials. Wherever possible, building materials such as mass-timber will replace use of building components like concrete, that have high-ghg emission associated with the creation/production of the material. Low-ghg material requirements will be integrated into design guidelines for residential, commercial, and civic/institutional buildings.

Landscapes that Integrate Natural Systems:
In urban and village areas, landscapes will be designed and constructed to ensure seamless integration of natural systems into built areas. This includes rainwater infrastructure that responsibly integrates into natural recharge systems, and appropriate drought-resistant plant selections that provide color and beauty, while also creating refuge for birds and small animals. Hard landscape materials will be sourced locally (on-site) to the greatest extent possible.

Water Quality, Water Conservation, Maximizing Water Reclamation Systems:
Water conservation measures will be integrated throughout all aspects of the project and meet the highest performance standards in use by resorts in BC and North America. The resort will operate a state-of-the-art water reclamation system with the goal of 100% treatment and re-use of grey and black water onsite. Design and development of the system will draw on best practices and outcomes from the most advanced projects around the world, as well as significant tried-and-tested advances in technology to result in a next-generation grey and black water treatment and re-use system.

Integrated Rain-Water Management:
As one of the most valuable natural features on the mountain, rain-water management systems will be designed to optimize on-site infiltration, while implementing leading water quality measures to ensure protection and preservation of mountain watercourses and related systems.

Zero Waste Resort: Garibaldi will pursue zero waste through implementation of user-friendly, and consistent waste sorting systems located conveniently throughout the resort. Waste reduction, diversion, recycling, and appropriate composting systems will be prioritized and designed for as integral parts of the waste management system. Procurement for businesses in the resort will be supported by waste-management experts, who will help minimize waste outcomes while supporting effective business operations. Waste-management coordinators will also develop education for resort guests.

Sustainable Mountain Operations: Environmental best management planning practices will be employed in the planning and operation of Garibaldi, including those of the Canada West Ski Areas Association and National Ski Areas Association. These include generous stream setbacks and large and contiguous forest corridors for wildlife movement. Additionally, since much of the development in the base area will be located on lands that have been recently logged, there will be minimal impact to pristine forests, while creating the opportunity to restore previously logged areas with planned rehabilitative landscaping to regenerate the forest areas.