

Phase 1 Property Owner Distribution list

**To be added to this private Phase I Property Owner distribution list, email sue@alluradirect.com. As per Canadian privacy laws, I won't rent, sell or reveal your name or contact details, or use your information for reasons other than its original intended purposes.

Thanks for the time you've taken to review Whistler's proposed OCP and to represent the rights and interests of Phase I property owners. Thanks also to the businesses, organizations, strata managers and local residents who are helping increase OCP awareness and understanding among absentee Phase I taxpayers and the Community.

Thanks also to the RMOW for paying attention, responding to letters, reconsidering and re-drafting some OCP provisions. It's a positive first step.

Your letters and efforts have altered the OCP process and timeline. You've delayed OCP approval. You've propelled an OCP re-draft, with still another one in the works. You've increased awareness, attention and concern about important OCP issues among absentee property owners and the Community. People are paying attention and asking important questions. You'll hopefully effect positive and more inclusive OCP changes to the benefit of all Whistler stakeholders & the Community.

If you sent me a personal email regarding the OCP and haven't yet received a response, please be patient. I'm responding personally to all messages & hope to catch up this week.

Here is a Whistler Official Community Plan update:

Updated OCP Draft Sent to Letter-Writing Taxpayers & My Aug. 3 Response to the RMOW

In response to your letters, the RMOW re-drafted several OCP policies. If you wrote a letter to Mayor & Council, you received a proposed updated OCP draft. You can also view it online here:

<http://www.alluradirect.com/downloads/Owners/OCP-Letter-to-Owners-with-Attachments.pdf>

To limit taxpayer, Community and legislative abuse risk, each OCP policy must have a clearly defined and confined interpretation scope. Its language must also be simple and straightforward, so that stakeholders can fully understand policy goals and their potential implications and interpretations.

A significant problem with the new draft is that it's even more ambiguous and open-ended than the previous version. Increased language ambiguity, together with the removal of clarifying supporting descriptions lengthen the RMOW's policy and legislative opportunity reach through diverse policy interpretation opportunities. Moreover, although some language has been softened, its meaning and vast interpretation scope are unchanged. These remain unsustainable taxpayer and Community risks.

The recently re-drafted OCP language and intent must be vastly improved and clarified to limit its potential alternative interpretations and implications . It also must provide more direct assurances and clarity to taxpayers, businesses and the Community.

The RMOW contacted me on August 2 to request my feedback on the new OCP draft. I provided Mike Vance with written feedback on August 3. You can view this feedback online at:

http://www.facebook.com/note.php?note_id=201225843269442

The RMOW is considering my feedback. We hope to meet face to face at the end of August.

OCP Timeline Updates & Summary of Changes You've Catalyzed to Date

1. Mayor & Council were deluged with letters in response to the virally distributed Phase I Taxpayer Bulletin. (Way to go & big thanks to everyone who spread the word!).
2. Mayor & Council consistently deferred your letters, without comment, to municipal staff for review.
3. In response, the RMOW created an updated OCP draft. View it online at:

<http://www.alluradirect.com/downloads/Owners/OCP-Letter-to-Owners-with-Attachments.pdf>
4. The new draft and a cover letter from Mike Vance were distributed to all taxpayers who wrote letters.
5. Mike Vance contacted me by phone on August 2 to request my feedback on the updated draft.
6. I provided written feedback on Aug. 3. View it online at:

http://www.facebook.com/note.php?note_id=201225843269442
7. The RMOW is considering my feedback and is re-working the draft content.
8. I've made myself available to the RMOW at any time to give feedback clarification and to answer questions. I haven't heard from them.
9. We hope to meet face to face at the end of the month to review a new draft.
10. Business in Vancouver has picked up the story. A reporter has been calling and interviewing various community members and property owners.
11. Some strata management companies have become aware of the issue and are bringing it forward to their councils. We're really grateful for their support.
12. Mayor & Council will begin the OCP approval process in the fall.

Recommended Actions

* Stay informed as things happen:

* By Facebook: Updates are posted as they happen at:
<http://www.facebook.com/pages/Whistler-Phase-I-Property-Owners-Group/114505961933791>

* By Private Email: send an email to sue@alluradirect.com to be added to the Phase I Property Owner Update list. (do not add yourself if you're an alluraDirect client)

* Spread the word to other Phase I Property Owners & strata councils.

* Refer them to: <http://www.facebook.com/pages/Whistler-Phase-I-Property-Owners-Group/114505961933791>

* Share the Phase I Property Owner's Bulletin:
http://www.facebook.com/note.php?note_id=102673683124659

* Join the growing, informal & free Phase I Property Owner Group to stay informed & watchdog your interests. Hotels & rental managers have their own associations to represent, lobby and protect their commercial interests. Phase I taxpayers should also be directly represented in accommodation policy & decision making - since they're also paying the bills. The higher our numbers, the more credible our influence going forward. The OCP and its process point to this growing need to informally organize ourselves.

2 ways to join:

* via Facebook - it's private (as long as you don't comment) & free. The bigger our numbers, the more credible our influence.

* via Private Email - send an email to sue@alluradirect.com. (do not add yourself to the email list if you're an alluraDirect client!)

Notes:

* You don't have to join Facebook or the Group to access it's information.

* Joining Facebook and the Phase I Property Owner Group is free.

* Joining the Facebook Group is private. Your name or participation is never publicly exposed unless you post a comment.

* Don't like Facebook? Get private updates by email: send an email to sue@alluradirect.com to be added to a private distribution list.

Important Links

* Get Informed: Complete References, Links & Contact Info:

http://www.facebook.com/note.php?note_id=176036109121749

* Phase I Property Owners Bulletin - Sent July 2011:

http://www.facebook.com/note.php?note_id=102673683124659

* Response from the RMOW: July 2011:

<http://www.alluradirect.com/downloads/Owners/OCP-Letter-to-Owners-with-Attachments.pdf>

* My Aug. 3 Response to the RMOW:

http://www.facebook.com/note.php?note_id=201225843269442

Wrap Up

The OCP is a legal, institutional guiding policy and principles document. Once approved, it becomes Whistler's business plan. It will become the foundation and indeed, the justification, of future policies and legislation.

It should be taken seriously. It will impact Whistler visitors, residents, private businesses and taxpayers.

Anyone whose investment, business, or employment depends on tourism will be affected. Anyone whose livelihood depends on the success and growth of private businesses will be impacted.

Spread the word and stay informed.

Thanks for your attention to this update.

Sincerely,

Sue Chappel

Phase I Property Owner since 1993

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