

Greg,

Please accept this letter in response to community feedback regarding the Seed & Stone application for cannabis retail at 1421 Johnston Road in White Rock

Over 1800 letters were mailed out with only 4 responses. Two of the four respondents reside in the same apartment unit. Although all responses were against our application, I feel they were honest and fair concerns, all of which we will address below

We appreciate the feedback and will continue to reach out to the White Rock business and community members to provide the best service possible with the community's health and safety at the forefront. We will also continue our campaigns to warn against the dangers of cannabis smoking and youth

Respondent 1-

We fully understand the concerns brought forth by Respondent 1. The security of the residents and businesses in the area are always on top of our mind. Therefore, Seed & Stone will implement a security plan incorporating the RCMP's CPTED program. Crime Prevention Through Environmental Design not only helps reduce crime but also the risk of crime. On top of that Seed & Stone will provide non-intrusive lighting and no less than 12 security cameras that are monitored and enforced 24 hours a day which will be positioned strategically both inside and outside of our proposed unit

There is absolutely no connection between cannabis retail and crime, in fact, in Colorado, where cannabis has been legal since 2014, a study in the journal Regional Science and Urban Economics showed that crime rates dropped "substantially" in the areas around Denver dispensaries.

The legalization of cannabis has resulted in a 54% yoy decline in cannabis-related offences in Canada in 2019. The opening of legal cannabis retail stores has potentially prevented youth from entering into any type of illegal trade related to cannabis. Also, White Rock RCMP has not received any complaints regarding customers consuming cannabis in the immediate area associated with the current cannabis shop on Johnston Rd.

On June 19, 2018, the Senate passed Bill C45 and the Prime Minister announced the effective legalization of Cannabis date as October 17, 2018.

The Canadian Government emphasized three key goals of regulation:

- the protection of public health;
- the protection of young people;
- the reduction in criminality associated with the illegal market.

The reform was built on years of evidence demonstrating that the illegal status of cannabis did not prevent rising consumption and was associated with a range of other risks, from increased potency to the empowerment of criminal gangs. The provincial government stated "Economic

development is a guiding principle of B.C.'s regulated approach to cannabis. In addition to protecting public health and safety,"

In speaking with local businesses including 3 Dogs Brewery who will be located in the same complex, overwhelming support has been given to Seed & Stone as this retail store will drive economic traffic to the area.

Using a pager system similar to shoppers drug mart will reduce line ups and give consumers an opportunity to shop locally and we always leave opening hours to the discretion of council and the community, if it is seen fit to reduce hours, we fully support that decision

Respondents 2 & 3

We spoke at length with George Passmore, Manager of Counselling & Addiction at SOURCES. George made multiple positive points with regards to legal cannabis.

- Legal government-regulated cannabis retail is much more preferred over grey market stores
- Clean, well-run stores with a focus on education are preferred
- Cannabis use is commonly used to help with serious addiction issues.
- Keeping cannabis out of the hands of youth is top priority.
- There is no record of increases in addiction to cannabis since legalization

Taking all of George's comments to heart, Seed & Stone will

- Implement storefront design that will prevent the youth of White Rock from seeing any cannabis or accessories
- Remove the word cannabis from our signage so exposure to youth will be negated.
- Put together a marketing campaign with the help of SOURCES to warn of the dangers of cannabis in youth with a focus on the effects of cannabis on the growing brain.
- Implement CPTED in conjunction with the RCMP⁴ to keep the neighborhood safe

Seed & Stone also has a recycling, garbage, and graffiti removal program to keep the community safe and clean.

Click and collect service, multiple POS stations and separate lines for pick up will eliminate unnecessary traffic on the city sidewalk.

As the fathers of teen and pre-teen children, we at Seed & Stone understand the importance of keeping cannabis out of the hands of youth. Our proposed state-of-the-art storefront design with the inability for pedestrians to see inside the store and by limiting the use of the term "cannabis" we can shelter youth from cannabis sales. All staff do rigorous training including a section on requesting 2 pieces of ID from anybody looking under 25. Each budtender must take and pass a selling it right course which also helps to identify fake id.

We believe legal, government licensed and regulated cannabis retail storefronts aide in limiting black market sales. With cannabis retail in your community, you are less likely to find street dealers selling unhealthy products to underage community members

Our security plan will also assist in limiting cannabis use in public spaces surrounding the store and the beach area

We look forward to working with City and its departments to resolve any concerns on an ongoing and continuous basis.

Vikram Sachdeva
Founder & CEO
Seed & Stone

References

- 1) Bill C46 - [Bill C-46 - Legislative Background: reforms to the Transportation Provisions of the Criminal Code \(Bill C-46\) \(justice.gc.ca\)](#)
- 2) Sources White Rock- [Substance Use Services – Sources Community Resource Centres \(sourcesbc.ca\)](#)
- 3) RCMP CPTED - [Crime Prevention Through Environmental Design \(CPTED\) \(rcmp-grc.gc.ca\)](#)
- 4) Cannabis & Crime [Are Cannabis Dispensaries and Crime Linked? | cannabisMD](#)
- 5) Cannabis Crime Data – [Statistics Canada](#)
- 6) Government of Canada - [A Framework for the Legalization and Regulation of Cannabis in Canada - Canada.ca](#)
- 7) Province of BC - [Learn about B.C.'s Cannabis Sector - Province of British Columbia \(gov.bc.ca\)](#)