

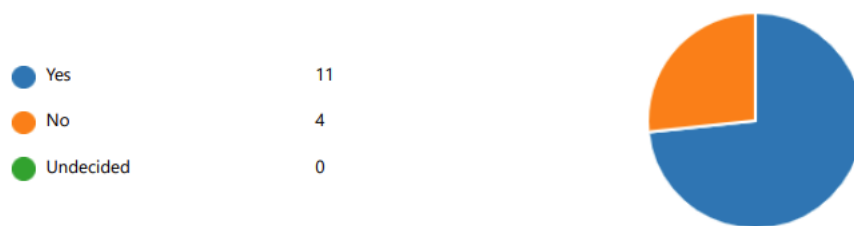
Greg,

Thank you for your continued support.

Community feedback was overwhelmingly in favor of our application for cannabis retail at 15053 Marine Drive in White Rock.

Consistently, comments focused on providing safe and regulated cannabis, eliminating the traffic caused by grey market dispensaries, additional competition to bring prices down, Seed & Stones warm yet elegant design and bringing business back to the pier.

3. Do you support the proposed development application?



We appreciate the feedback and wish to address additional topics of concern.

Respondent 8-

In regard to cameras and lighting disrupting the quality of life for community members, all rear cameras will be facing down, capturing the ally and store loading area. The additional soft lighting, as suggested by the RCMP will in no way hinder community members and will be motion activated. On a recent visit to clean up the surrounding area, we noticed the biggest issue, especially on Marine Lane, is the empty beer cans and not roaches or cannabis packaging.

(photos to follow)

Seed & Stone will continue its clean up efforts around this location and have hired a landscaping company to assist.

No additional traffic will be drawn to the back ally.

Bill c46¹, which came into force in June 2018 is additional layers to impaired driving to include cannabis. New bars in the 15000 block of Marine drive have potential to be be louder, with more lineups and more likely to cause incidents.

Seed & Stone hires from within the community and all new hires are put through rigorous training including all retail cannabis regulations. Additional topics covered include cleaning of the neighborhood, dealing with difficult customers and no smoking in the area surrounding the storefront.

Seed & Stone reached out to the White Rock BIA² who stated, “We are happy for a more diverse business mix on Marine Drive and look forward to supporting Seed & Stone if their application is successful” The BIA has heard of no objections from businesses regarding this Cannabis Retail Application

Respondent 11-

We spoke at length with George Passmore, Manager of Counselling & Addiction at Sources³ and it was a pleasure speaking to someone so rational. George made multiple points.

- Legal government regulated cannabis retail is much more preferred over grey market stores
- Clean, well run stores with a focus on education are preferred
- Smoking cannabis on the pier has been going on long before legalization
- 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 of cannabis since legalization

Although George said support is for politics and he will not get into that, he would say he does not object to this application.

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

- Implement storefront design that will prevent 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 effects of cannabis on the growing brain.
- Implement CPTED in conjunction with the RCMP⁴ to keep the neighborhood safe
- Uniformed security will be additional presence in pier area to limit smoking

Seed and Stone 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. Having a separate entrance and exit doors with a corridor that can accommodate any potential lineup will mitigate any traffic issues and help keep to COVID distance regulations.

Seed and stone do pledge to donate 1% of their sales, up to \$10,000 a year to community initiatives including pier upgrades

Respondent 12-

Seed & Stone supports cameras and lighting. There is absolutely no connection between cannabis retail and crime, in fact, in Colorado⁵, 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.

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 Government⁶ emphasized three key goals of regulation: the protection of public health; the protection of young people; and 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 stated⁷ “Economic development is a guiding principle of B.C.’s regulated approach to cannabis. In addition to protecting public health and safety,”

The RCMP has stated that the proposed location in the 15000 block of Marine is normally congested during the summer months, so an increase in short visit pedestrian and vehicle traffic may not be noticed as much. There have also been no reported vehicle/pedestrian issues with the relatively new cannabis shop on Johnston Rd. the White Rock RCMP received approximately 12 Cannabis Act related complaints on all Marine Drive, and in total, 36 complaints in all White Rock in 2019 and 2020. The numbers are too low to specify any issues or problem areas.

The Surrey School District⁸ raised concerns about cannabis in close proximity to the school but commented “The subject property and White Rock Elementary are separated by two major street thoroughfares, and therefore, mitigating the friction between the use with the elementary school”

Respondent 13-

I am pleased to announce that Seed & Stone will rent 2 parking spots from the city. We have reached out to neighboring businesses and if additional parking is necessary, we will gladly rent additional spots.

With COVID, concern of line ups is understandable. Seed and Stone is offering a click and collect service so customers can order online and pick up in store. This will cut down on time spent in and around our storefront. With multiple POS systems and many White Rock residents employed we can reduce time to under 5 minutes which will also cut down on potential lines. Currently many businesses are closed permanently in the 15000 block of Marine Drive. Seed & Stone chose this location because there was already a cannabis retail storefront in the City Center and a grey market dispensary on East Beach. Support from neighboring businesses looking for a boost in economy was a key factor.

A location on west beach means less travel for the community, spreading out the traffic amongst retail locations. Additionally, 15053 Marine Drive Is a standalone building and has no rental units above.

We look forward to working with The 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) White Rock BIA- <https://whiterockbia.com/>
- 3) Sources White Rock- [Substance Use Services – Sources Community Resource Centres \(sourcesbc.ca\)](#)
- 4) RCMP CPTED - [Crime Prevention Through Environmental Design \(CPTED\) \(rcmp-grc.gc.ca\)](#)
- 5) Cannabis & Crime [Are Cannabis Dispensaries and Crime Linked? | cannabisMD](#)
- 6) Surrey School District - [Home - Surrey Schools](#)
- 7) Government of Canada - [A Framework for the Legalization and Regulation of Cannabis in Canada - Canada.ca](#)
- 8) Province of BC - [Learn about B.C.'s Cannabis Sector - Province of British Columbia \(gov.bc.ca\)](#)



Litter and empty beer cans/bottles found on Marine Lane