

ATTACHMENT F

LETTER OF RATIONALE / COMMUNITY IMPACT STATEMENT

Project Proposal

CSC Cannabis Stores Company (further CSC or Cannabis Stores Company) is a BC company that operates provincially licensed cannabis stores. It was incorporated in September 2018 by an experienced team who has more than 20 years experience in this industry. CSC is in the last stages of obtaining a license for a store in Vancouver, one location in Calgary, and secured leases or acquired building in Toronto and Ottawa for future applications. This company is looking to obtain eight provincial licenses in BC and 25 licenses in Ontario by 2021. CSC is famous for providing the safest service and comfortable stay for its clients.

Cannabis Stores Company is proposing to open and operate a provincially and municipally licensed cannabis storefront located at 111 Terminal Ave, Nanaimo. The company has secured a lease for this location and applied for a provincial license with the BC Liquor and Cannabis Board. This location is more than 200 meters of walking distance from the nearby school. The storefront will follow all municipal and provincial regulations. Our proposal includes changing the use of the location to the Cannabis Retail Store. Since the storefront follows zoning regulations of the City of Nanaimo, we are hoping to get approved for a change of use.

Project Benefits and Amenities – positive impacts on the community

The economic, environmental, and social benefits of this project are numerous. The regulation of this business sector in Nanaimo is likely to stimulate the local economy, making Nanaimo a hub of this emerging regulated and taxed business activity in the city and so help transition this industry (that previously was taking place in an informal, unregulated and untaxed manner), toward a better-regulated marketplace. The cannabis industry on Vancouver Island contributes significantly to the economy and offers quality, high paying employment for Nanaimo's population many of whom are highly educated, especially in the field of alternative healthcare. Cannabis Stores Company offers high paying jobs to local public and proper training and education to store's employees and members to achieve a higher standard of living.

CSC has sought to promote education about cannabis and cannabis products as alternative healthcare and recreational product by offering handouts and workshops in venues across town. We want to help the public understand the ways of consuming, advantages and disadvantages of all cannabis products, and help to find the most suitable product for them.

While our promotional and educational activities within our storefront are limited due to the provincial bylaws, we would like to build a strong connection the nearby community centers and provide our support. We are planning to provide a space in a different location for educational workshops, counseling, and Women empowerment session for our customers and those interested. Same activities are already implemented in the City of Vancouver.

The proposed development contributes significantly to the neighbourhood by providing an accurate menu of cannabis and cannabis products from the available list of provincial suppliers. The store will be operating in a customer service oriented atmosphere and create the list of variously priced products, which would suit people of different income levels. The increased employment in the area will also attract employees who wish to live closer to where they work, which will increase the standard level of the area.

CSC will provide a safe storefront while attracting higher traffic in the area, which makes the streets more populated and safer. Our staff will keep the area surrounding our business well maintained, clean, and free of litter and other refuse. Our security system records key areas of interior and exterior space via cameras at different angles. The camera system is equipped with motion sensing technology, and we will be able to extract the footage from our system if ever needed. There will be a designated team member who will watch the cameras throughout the day to make sure that the store is functioning properly and that the public and staff are safe.

This location will provide improvements to the quality of life and amenities available to neighbourhood denizens, both implicitly and explicitly. Higher foot traffic will make the store an anchor business in the neighborhood and attract commuters who will discover other neighborhood businesses such as cafes, coffee roasters, and other emerging businesses in the area. We will strive to have good relations with all our neighbors.

Therefore, we believe that CSC will provide numerous positive impacts (social, economic, and environmental) to the community.

Negative Impacts and Measures to address/reduce those

There are several, but limited negative impacts on the community resulted due to the store's future operations. CSC will address every problem and try to reduce a negative impact.

There is a negative externality due to increased foot traffic around the store. Increased traffic could result in possible congestions around the block and increased litter on the streets. However, our team will keep streets nearby our location clean from litter and other refuse. While we cannot explicitly solve the problem of traffic congestions, we will provide parking space available at the location's vicinity. Further, we strongly believe that increased traffic will decrease the rate of petty crimes. Our team and security system will closely control the safety of the surrounding businesses and neighbors.

While some would claim that our operations will negatively affect the operations of the elementary school, we would like to state that our company will not negatively impact neither school nor children. Our products and any promotional materials will not reach the school in any way possible. We want to provide a safe environment for the school's operations. We are a company that has already provided help to tens of people to reach higher career standards through education and counseling. CSC will be happy to provide any support to the school or any other center without any affiliation with our company. We will not request anything back (including promotions, advertisements, or anything of that sort).

One negative externality could be an overuse of cannabis and cannabis products by people in the neighbourhood. However, our company will reduce the risk of this externality. Firstly, by federal and provincial laws the cannabis store is unable to sell more than 30g per customer. Secondly, we will educate our customers on the use of cannabis and cannabis products, advantages and disadvantages of those, as discussed before. Through accurate and careful education of our customers, we will remove this negative externality. CSC will train the staff to provide the safest environment for clients and neighbourhood.

Conclusion

CSC will be happy to be the main point of cannabis distribution in the City of Nanaimo by providing the safest and most credible service. Our staff and team will control the cleanliness of the neighborhood and proper distribution and use of cannabis and cannabis accessories.

We want to thank you for your consideration.