



ROYAL
BUILDING
SYSTEMS



Cannabis Dispensary

Blind River, Ontario



PROJECT DETAILS

CLIENT

Mississauga First Nation

LOCATION

Blind River, Ontario

ARCHITECT & DESIGNER

Royal Homes

PROJECT DATE

September 2019

PROJECT DURATION

7 months
(September 2019–April 2020)

PROJECT SCOPE

4 modules totalling just
over 2500 sq ft

BUILDING DESIGN

Retail store
(Cannabis Dispensary)

Overview

Back in 2019 Cannabis had just recently been legalized. For First Nations, this was an opportunity to establish new lucrative businesses to support and fund their communities. Unfortunately, a lot of them didn't set up their shops within proper government guidelines.

The Mississauga First Nation realized if they wanted to get into the cannabis business, they had to do it properly and follow all the government guidelines required to be a legal dispensary.

Vision

A parcel of land was selected within the Mississauga First Nation territory. The lot location was ideally located on the Trans Canada Hwy 17, just west of Blind River, ON. The property had great exposure with very good access from the highway. The property was also ideally situated because it was very close to the community that would be staffing the dispensary.



“ The completed project was everything our clients were looking for. The building had great curb appeal. Due to its great location, the clients were optimistic their business would become very successful and not only provide revenue for the Band, but also provide employment to the residents of Mississauga First Nations. They were correct and their dispensary remains a thriving and growing business to this day. ”

Project Journey

Royal Homes started discussing the requirements for the building in September 2019. The final drawings were completed by October and the foundation pour happened the following month in November. The biggest milestone we had was getting the foundation in before Christmas. It is very challenging to get a foundation done in Blind River in the winter. We knew when the foundation was done, we would be able to meet the client's timeline to be up and running by spring. We proceeded to take a short pause over the holidays due to weather. Royal Homes delivered and set the four modules in February, and the project was completed in April 2020.

BUILDING DESIGN:

When Royal Homes was first approached by this client, we had some discussion on the type of build required. Since the build was on First Nations land, they had the choice to build it how they wanted. Ultimately they decided they wanted to build to commercial specifications for the safety and longevity of the building. This added some work to the design scope, including the addition of a barrier-free bathroom, automatic door openers, emergency lighting, 100 lb floor loading, and so on to meet code.

INTERIOR DESIGN:

For security reasons, due to the sensitive nature of the product, there was a lot to consider when it came to the interior design of the building. A separate and secure area for loading stock was needed that required a metal mesh to be installed in the walls to protect from anyone trying to gain entry by cutting through the walls. An additional separate secure storage area was required to house inventory that was removed from the store every night. A secure entrance was also designed to have a controlled two-stage entry for safety. The interior design of the retail space controlled flow allowing clients to move through the space to see all that was offered. This flow leads to the check-out point followed by the exit that was separate from the entry. Royal Homes creatively managed the design footprint to include the required loading area, storage space, retail space, check-out area, two offices, a kitchen, a staff room, and a barrier-free bathroom. All of this was accomplished within four modules, totaling just over 2,500 sq ft.

This client envisioned creating a WOW factor as their clients entered their dispensary. They really wanted to differentiate their shop from the other Cannabis shops in the market. When you enter this building, you immediately feel the openness of the high cathedral ceilings all clad in stained tongue-and-groove pine that is accented by a 10x10 ridge beam and rafters. The space was made beautiful with commercial-grade, wood-plank-like flooring and stained wood doors. Our client went all out on design and finishes for this building, creating something they are proud of to this day.



ROYAL
BUILDING
SYSTEMS

[RoyalHomes.com](https://www.RoyalHomes.com)

213 ARTHUR STREET, P.O. BOX 370 | WINGHAM, ONTARIO, CANADA N0G 2W0
TEL (519) 357.2606 | TOLL FREE 1.800.265.3083 | E-MAIL ROYAL@ROYALHOMES.COM