



OFFICE OF THE CITY CLERK
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Thunder Bay, ON P7E 5V3

Alcohol and Gaming Commission of Ontario
90 Sheppard Avenue East
Suite 200-300
Toronto, Ontario M2N 0A4

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December 2, 2020

RE: Application for Cannabis Retail Store Authorization for TOKE HOUSE, File# 1103075

To whom it may concern,

On January 14, 2019, Thunder Bay City Council approved a resolution to opt-in to allow cannabis retail stores. On August 26, 2019 City Council approved a [resolution](#) approving the City of Thunder Bay Siting of [Cannabis Retail Stores Policy](#), and delegating authority to the City of Thunder Bay's Drug Strategy Coordinator to coordinate and submit a formal response to the Alcohol and Gaming Commission of Ontario (AGCO) on cannabis retail store applications guided by the policy.

The Cannabis License Act, 2018 provides that the AGCO may not issue a retail store application deemed not to be in the "public interest", defined in s. 10 of Regulation [468/18](#) as meaning:

- a) Protecting public health and safety,
- b) Protecting youth and restricting their access to cannabis, and
- c) Preventing illicit activities in relation to cannabis.

Municipalities and the public have 15 calendar days to reply based on matters of public interest. Additionally, municipalities are able to provide additional feedback on distances and consideration for other sensitive uses as part of the public input process.

On November 16, 2020, the City of Thunder Bay became aware that TOKE HOUSE has made a new application for a Cannabis Retail Store Authorization at 320 ARUNDEL ST UNIT C in Thunder Bay. In consultation with other municipal departments and external agencies, the location of the proposed store at 320 ARUNDEL ST UNIT C was reviewed in the context of the Municipal Siting of Cannabis Retail Stores Corporate Policy; please find attached comments regarding this location.

Sincerely,

Krista Power
City Clerk
City of Thunder Bay
krista.power@thunderbay.ca

Cynthia Olsen
Drug Strategy Coordinator
City of Thunder Bay
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City of Thunder Bay Municipal Response to Cannabis Retail Store Authorization to Alcohol and Gaming Commission of Ontario

Business Name: TOKE HOUSE

Proposed Address: 320 ARUNDEL ST UNIT C.

AGCO File Number: 1103075

In consultation with other municipal departments and external agencies, the location of the proposed store at 320 ARUNDEL ST UNIT C was reviewed in the context of the City of Thunder Bay Siting of Cannabis Retail Stores Corporate [Policy](#).

In order to protect youth and promote public health and safety cannabis retail stores are discouraged where nearby properties are designed to serve youth and/or provide support to individuals with substance use and/or mental health challenges.

Cannabis retail stores should be located a minimum of 150 metres from the property line of all of the following:	Meets Corporate Policy?
- Any daycare facility; elementary, secondary or private school; college; university	Yes
- Any youth group home	Yes
- Any emergency shelter	Yes
- Any location where youth-focused programming is offered	Yes
- Any facilities where substance use and/or mental health challenges are treated	Yes
- Any community centre	Yes
- Any municipal library	Yes
- Any recreation facility, area, playground, and/or park	Yes
- Any LCBO or Beer Store	Yes

River and watercourse areas within the city of Thunder Bay have been identified as areas where substance use activity is concentrated, resulting in public health and safety concerns.

Cannabis retail stores should be located a minimum of 150 metres from:	Meets Corporate Policy?
- All rivers and watercourses	Yes

Other Principles for Cannabis Retail Store Locations

Land Use Planning	The property is zoned “C2” – Urban Centre Zone and designated as Community Commercial in the Official Plan. Retail store is a permitted use at this location under the “C2” Zone.
Police Calls for Service and Site Design	<p>A cannabis retail store should incorporate Crime Prevention through Environmental Design principles into the design of the facility and the entire site on which it is located.</p> <p>Upon analysis of the calls for service to the area, TOKE HOUSE and its proposed location at 320 Arundel Street, Unit C is not subject to excessive calls for service, high crime or violence offences.</p>
Municipal Building Inspections	The Building Code applies to retail stores, including cannabis retail stores. Where a building permit is required, the building inspector will undertake duties as usual. Fire Code compliance is also mandatory.
Municipal Enforcement	<p>Where a complaint is received with respect to Zoning By-law compliance, Licensing & Enforcement staff will conduct an investigation as usual</p> <p>There are currently no enforcement compliance issues at 320 Arundel Street, Unit C at this time</p>
Location Criteria	<p>The subject site is a corner lot with frontage on Arundel St and an exterior lot line abutting Hodder Avenue. There is an existing shopping centre (two commercial buildings) on the property which appears to have more than sufficient on-site parking for the size of the shopping centre (more than 1 space per 25 sq. m of GFA). There also appears to be at least two (2) barrier free parking spaces. There are public sidewalks on all street frontages and a painted crossing to the private walkway in front of the main building. There is an adjacent four-way stop intersection for crossing the street. There is one bus stop in the immediate vicinity of the subject site, the Hodder & Arundel stop on the #1 Mainline. The site is suitable for the proposed use in terms of zoning, transit access, pedestrian access, and parking availability.</p> <p>There is a group home located within 150m of the proposed location. However, to the best of our ability to determine, it appears it is not youth focused.</p>

Density Criteria	This proposed location is further than 150 m away from any approved or proposed cannabis retail stores in Thunder Bay.
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Comments:

The property is zoned "C2" – Urban Centre Zone and designated as Community Commercial in the Official Plan. Retail store is a permitted use at this location under the "C2" Zone. There is a group home located within 150m of the proposed location. However, to the best of our ability to determine, it appears it is not youth focused. As such, there are no other concerns noted with this proposed location.

Map of Proposed Cannabis Retail Store and Proximity to Sensitive Use Areas

