Alcohol and Gaming Commission of Ontario

90 Sheppard Avenue East

Suite 200-300

Toronto, Ontario M2N 0A4

November 7, 2019

RE: Application for Cannabis Retail Store Authorization for ROSE CITY CANNABIS, File Number 723929

To whom it may concern,

On January 21, 2019, Windsor City Council adopted Council Resolution CR9/2019 (Appendix A). This resolution delegates the authority to provide comments to the AGCO in respect of any application for a retail cannabis licence to the City Planner. Windsor City Council voted to "opt-in" thereby allowing cannabis retail stores in the City. Council indicated support for the location of stores provided they meet the location criteria outlined in the Municipal Cannabis Policy Statement (Appendix B).

On October 24, 2019, the Municipality received notice from the AGCO that ROSE CITY CANNABIS has made a new application for a Cannabis Retail Store Authorization at 545 Ouellette Avenue in the City of Windsor. In accordance with the *Cannabis Licence Act, 2018,* please find attached our comments regarding this application. After reviewing the location of the proposed store at 545 Ouellette Avenue in the context of the Municipal Cannabis Policy Statement, and in consultation with other municipal departments and external agencies, the City Planner is opposed to this application. Our comments regarding this location relate to why the proposed store is not in the public interest as set out in the regulations made under the *Cannabis Licence Act, 2018*. The following are matters of public interest that can be considered by the Registrar:

1. Protecting public health and safety;

2. Protecting youth and restricting their access to cannabis;

3. Preventing illicit activities in relation to cannabis.

The Windsor Police Service has provided detailed comments in the form of a Physical Safety Design Assessment (Appendix C). While they have not specifically indicated opposition to the store being opened and operated from the subject location, they do outline a number of very important public safety issues that need to be addressed in conjunction with the store's location and operation, should it be approved. We have also received comments opposed to this location in a letter from Theresa Marentette, Chief Executive Officer of the Windsor Essex County Health Unit (Appendix D). Administration remains concerned with the close proximity of the proposed store and an addiction treatment facility (Transition Stability Centre, 744 Ouellette Ave), which is only separated by a distance of 263 m. The Immaculate Conception Elementary School (465 Victoria Avenue) is approximately 158 m away from the proposed store (Appendix E).

It is our hope that the Registrar will take the concerns raised regarding protecting public health and safety into serious consideration when reviewing this application for a Cannabis Retail Store Authorization. If the application is approved, we hope that the concerns raised in the Physical Safety Design Assessment are addressed prior to opening of the store, or as ongoing conditions of the approval.

We look forward to working with the applicant or future applicants to find more appropriate locations for cannabis retail in the City of Windsor.

Sincerely,

Thom Hunt, MCIP, RPP

City Planner/Executive Director of Planning and Building Services

THE CITY OF WINDSOR
ONTARIO, CANADA

OFFICE OF THE CITY CLERK
COUNCIL SERVICES

Appendix A

Phone: (519)255-6211

CITY HALL
WINDSOR, ONTARIO
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City Council
Decision
Monday, January 21, 2019

Moved by: Councillor Bortolin
Seconded by: Councillor Francis

Decision Number: CR9/2019

I That Council resolves that The Corporation of the City of Windsor **SHALL ALLOW** cannabis retail stores to be located in the municipality; and,

II. That Council **ADOPTS** the Policy Statement contained at Appendix "F" as a statement of the City's guiding principles with respect to the location of any cannabis store in the municipality, for the purposes of provision of comment to AGCO in respect of any proposed location; and,

III. That Authority **BE DELEGATED** to the City Planner and Executive Director of Development Services to provide comments to the AGCO in respect of any application for a retail cannabis licence after engaging all necessary technical resources to review the application, and in accordance with the Policy Statement; and,

IV. That any responses provided to AGCO in respect of any application for a retail cannabis license **BE POSTED** to the City's website in the interests of openness and transparency; and,

V. That Administration **BE DIRECTED** to report on the financial impacts of cannabis retail in the 2020 budget process; and further,

VI. That the City of Windsor **OPPOSE** the establishment of cannabis retail stores within 150 metres of an addiction treatment centre (amending bullet point 1.iii in the Draft Municipal Policy Statement).

Carried.

At the request of Councillor Francis, a recorded vote is taken.

THE CITY OF WINDSOR
ONTARIO, CANADA

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Aye votes: Councillors Costante, Gignac, Morrison, McKenzie, Holt, Francis, Kaschak and Bortolin.
Nay votes: Councillors Kusmierczyk, Sleiman and Mayor Dilkens.
Absent: None.
Abstain: None.

Report Number: C 7/2019
Clerk's File: GP/13047 11.1

Steve Vlachodimos
Deputy City Clerk/Senior Manager of Council Services
November 7, 2019

Department Distribution

Shelby Askin Hager	City Solicitor
Valerie Critchley	City Clerk
Thom Hunt	City Planner
Joe Mancina	City Treasurer

External Distribution

Appendix B

Municipal Cannabis Policy Statement Regarding the Location of Proposed Retail Stores for the Corporation of The City of Windsor

Adopted by Council Resolution CR9/2019 (January 21, 2019)

Purpose:
The purpose of this policy statement is to act as a tool to assist the Municipality when evaluating the location of any recreational cannabis retailer store proposed within the City of Windsor. This policy statement is being adopted by City Council in support of their decision to opt in to the selling of recreational cannabis as per Ontario Regulation 468/18.

Applications for a license to operate a recreational cannabis retail store must be approved by the Alcohol and Gaming Commission of Ontario (AGCO). The AGCO has expressed that they will provide a 15-day window for the municipality to issue any comments with respect to any proposed retail store.

It is important to note that this policy statement has no legal basis. The AGCO is the provincial authority that licenses cannabis retail operators, authorizes cannabis retail locations and licenses senior store staff. The City of Windsor will have no licensing authority and will have no recourse if the AGCO issues a license despite any objections by the municipality.

The Municipality of Windsor has chosen to allow retail sales of recreational cannabis. The following provides municipal staff with guidance on commenting to AGCO when a notice on a specific proposed cannabis retail site is provided on the site location.

Principles for Cannabis Retail Store Locations:

For the purposes of this policy statement, a cannabis retail store shall mean a store licensed by the AGCO.

1. **Cannabis Retail Stores and Sensitive Land Uses and Activities:**

In order to help ensure public health and safety, protecting youth and reducing illegal sales, retail cannabis stores are discouraged where nearby properties are servicing youth and vulnerable individuals. The City of Windsor has adopted the following guidelines:

i. the City's opposition for those proposed cannabis retail sites where a site is:
    1. Within 150 m of another cannabis retail store, so as to prevent undue clustering and concentration of such stores in one area;
    2. Within any identified publicly owned and or operated community facility performing a public assembly function analogous to a school, such as recreational facilities, community centres, libraries, play grounds and public parks;

ii. the City's opposition where the site is in an area where a "Retail Use" is not listed as a permitted use in the City's Zoning By-laws,

iii. that that the City of Windsor oppose the establishment of cannabis retail stores within 150 metres of an addiction treatment centre,

iv. comments on any other relevant factors of local importance, and
v. that the City's responses to the AGCO be posted to the City's website for accountability and transparency.

2. Relationship to Other Applicable Law:

Land Use Planning - The provincial licensing process does not remove the requirements to comply with the City of Windsor's Zoning By-laws and other municipal planning documents. The definitions within the City of Windsor Official Plan and Zoning By-law are applicable to all retail, including cannabis retail stores. Retail sale of cannabis from a provincially licensed store will be legal provided that the existing zoning category on the parcel specifies that a "retail store" is a permitted use.

Municipal Building Inspections – While the licensing of the store operation is the responsibility of the AGCO, the Building Code applies to cannabis retail store locations. Therefore, where a building permit is required, the building inspector will undertake responsibilities as required. Fire Code compliance is also mandatory.

3. Consultation and Implementation:

It is recommended that the City Planner be delegated the authority to develop a process and identify the staff and technical resources that may be consulted during the 15 day window for municipal comment. Comments may only be submitted to the AGCO during the 15 day consultation period.

The technical resources referenced above will include a map that identifies all parcels zoned to permit a "Retail Store". In addition, the map will identify the location of all: public and private schools; addiction treatment, harm reduction facilities and emergency shelters; municipal parks, and any other sensitive land uses where a separation from a proposed recreational cannabis retail store ought to be identified.

Municipal departments and external agencies that may be consulted during the 15 day window include but are not limited to:

- Windsor Police Service
- Windsor-Essex County Health Unit
- City of Windsor Department of Community Development and Health
- City of Windsor Legal Department
- City of Windsor Department of Parks, Recreation and Culture
- Windsor Fire and Rescue Services
- City of Windsor Building Department

Appendix C

PHYSICAL SAFETY DESIGN ASSESSMENT

Proposed New Cannabis Retail Store
545 Ouellette Avenue – Windsor, Ontario

Prepared by: **Barry Horrobin, B.A., M.A., CLEP, CMM-III**
Director of Planning & Physical Resources – WINDSOR POLICE SERVICE
With assistance from: Sgt. Ed Armstrong – Windsor Police Community Services Unit

The following is a summary of observations and recommended actions regarding the physical safety and security conditions associated with the proposed new Cannabis retail store to be located in downtown Windsor. Information provided here is based on the universally known principles of crime prevention through environmental design (CPTED), according to a detailed site visit of the property carried out on October 17th, 2019.

KEY UNDERLYING CONDITIONS & IMPORTANT SAFETY DRIVERS

Situational & Criminogenic Conditions

The property is situated in the city's downtown, within an area that has generally high amounts of both vehicular and pedestrian traffic. Specifically, its physical placement and orientation in relation to surrounding land uses, amid these high vehicle and pedestrian loads, does present some anticipated public safety challenges that need to be addressed. In this regard, a number of unique contributing factors require a somewhat customized approach to address, namely:

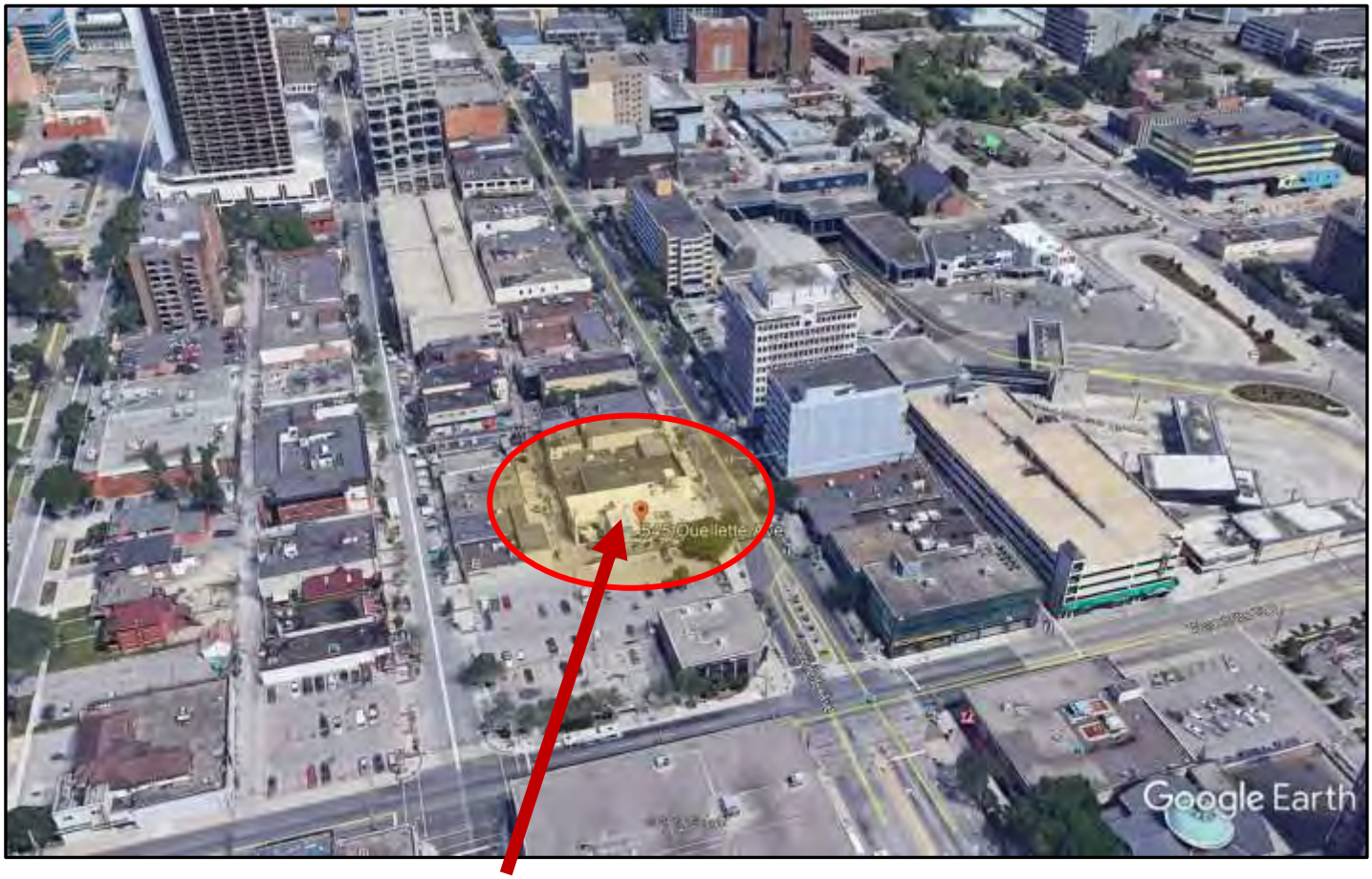
- The store property itself is situationally compact, within a midblock commercial section of Ouellette Avenue, near regular, ongoing vehicular and pedestrian traffic. This helps to maintain good ongoing natural surveillance of the front of the business but is offset by a higher, potential "congestion" factor that will need to be managed to ensure safety.

- The building has extensive window coverage along its façade, the unobstructed maintenance of which is critical to maintain accountability of activity through unrestricted sight lines both into and out from the store. If adequate visibility is not

maintained, the risk for unlawful and/or public disorder-oriented activity will become elevated. This also contributes to an individual's perception of safety.

- The rear of the store backs directly onto a public alley which has far less "visual accountability" compared to the front of the store. This abutting alley space needs to be physically adjusted/improved to elevate its safety and security accordingly. The greatest safety risk of this space currently is that it is attractive to ongoing loitering, which can often lead to the occurrence of other, more serious criminal offenses.

- The nature of the business warrants an adequate degree of target hardening security features, above what a more conventional retail business may require, in order to prevent criminal activity from germinating.



The property is situated in a relatively prominent downtown location that fronts busy Ouellette Avenue and backs onto an alley which could elevate risk

Front of store is "situationally accountable" however the alley-oriented rear side presents conditions somewhat enticing for criminals to try and take advantage of

MOST NOTABLE, POTENTIAL "TRIGGER" of RISK & VULNERABILITY

The assessment revealed one very distinct and *potentially* significant "trigger" of risk and vulnerability that *could* act as a catalyst for problematic behaviour; namely, ***loitering***. This must be recognized and acknowledged if any recommended course of action is to be successful at establishing and maintaining safety and security.

LOITERING: A Key Incubator of Problematic Behaviour

Without a doubt, loitering represents a fundamental root cause for elevated safety concerns and reduced perceptions of safety and comfort by all stakeholders. When examined within the physical situational context of the property, this is an issue that must be kept on the "awareness radar screen". The ongoing presence of loitering acts as an "incubator" to potentially more dangerous situations that impair safety. The problem is particularly pronounced in circumstances where questionable individuals attend for lengthier periods, taking advantage of discreet locations within close proximity of the property that may be more difficult to regularly observe by employees, security staff, police, or other users.

What Causes Loitering to Establish and Continue?

The conditions for loitering to first establish itself, then be sustained over time depend heavily on four distinct risk factors which, in any combination, greatly increase vulnerability of the space and various users of that space as well. Sometimes only one risk factor is at play but if it is strong, it can still lead to a sustainment of loitering. Any combination of the 4 factors will typically increase risk and vulnerability on an ascending scale. These factors are as follows:

1. **Convenience** – The easier it is to do without having to take special measures to guard against detection, the more likely loitering will occur and remain in place.
2. **Comfort** – If loiterers are not challenged or there are no others around to call the activity into question, the problem will continue with little or no resistance.
3. **Concealment** – If those who loiter cannot be readily observed or, if observed, no action is ever taken, the problem cannot be addressed and will persist.
4. **Canopy/Cover** – In any situation where physical protection from weather elements is present, loitering is more prone to occur and persist.

Loitering risk tends to be highest in less travelled public or quasi-public spaces where fewer available witnesses exist to monitor activity – even if such spaces are physically close to higher traffic areas. This is the circumstantial reality with this site, to a degree. Fewer "*opportunistic points of observation capability*" increases risk for loitering and the negative consequences associated with it. While it may be impossible to prevent loitering from occurring outright, its impact can be minimized, with less drastic consequences, when more of the 4 risk factors can be effectively addressed and mitigated. To be successful, a constant awareness and action plan must be employed to eradicate loitering consistently.

Primary Drivers of Safety

Establishing and maintaining a suitably high level of public safety and security for such a high profile commercial business such as this, *inclusive of all its users*, should be the paramount reason for any decisions made hereafter that impact such. To optimize user comfort and enjoyment, and therefore optimize the facility's social and economic value to the community, this must be the goal. In this regard, the following drivers of safety should guide decisions that need to be considered:

- All employees feel safe to do their jobs and serve customers of the facility
- Customers, who represent a critical success component in this facility's ongoing operations, must also feel safe while attending the business and traveling to and from it
- The community's perception of this important economic asset relies heavily on its sustained reputation as a place that is comfortable, enjoyable, and SAFE

CPTED Profile of the Site

To gain a proper understanding of the property's safety and security "signature", the principles of Crime Prevention Through Environmental Design (CPTED) are examined here to assess how key physical, place-based variables and factors can influence any potential occurrences of crime and disorder.

Natural Surveillance

- Are buildings close to adjacent roads & sidewalks or set back some distance?
- Parking patterns – could parked vehicles block views of pedestrian routes?
- Landscaping features (trees, planter boxes, etc.) should not obstruct access points.
- Are building address numbers large and easily identifiable from nearest roadway?
- Leveraging a busy street location for greater "witness-ability".
- Does adequate lighting exist to create consistent visibility with no darkened zones?

Access Control

- Are entrances to buildings clearly defined, articulated, and visible (day & night)?
- Sidewalk approaches from roadway – easy to enter and exit property?
- Can pedestrians access the building without undue risk from vehicle movements or via confrontation with unlawfully minded individuals?

Target Hardening

- Proper & adequate lighting to create a feeling of safety and promote visibility?
- Solid framing of doors and windows to offer greater resistance to breaching
- High security locks and alarm systems in place to discourage unlawful entry.
- Site is "exposed" to make perpetrators feel watched.
- Is CCTV technology in place in areas on/around the property?

Territoriality

- Is it clear who is in care and control of the property?
- Are there signs of disorder (graffiti) – new or have markings been there a while?
- Do key informational, thematic, or directional signs exist to direct pedestrians/visitors/clients and make them feel welcome and/or safe?
- Physical condition of the property – good, average, or poor?

Activity Management & Behaviour Engineering

- Are there any publicly accessible spaces around the site that are isolated or discreet?
- Is overall site "clean" from alcoves or potential hiding spaces where loitering and other, difficult-to-detect nuisance behaviour can establish?
- Placement of refuse bins – enclosed and neatly assigned for the site?
- Is the site well maintained – with respect to litter, graffiti, and overall repair, etc.?

SUGGESTIONS TO ADDRESS/IMPROVE SAFETY & SECURITY

The following suggestions, in no particular order, are offered for consideration from a CPTED, threat and risk mitigation, and general safety and security perspective. These ideas are not necessarily binding but are instead presented as suggestions that can be effective while still being compatible with the functioning of the business. The recommendations presented are based on measures applied successfully elsewhere in situations similar to this and are intended to specifically address the three (3) key areas outlined by the AGCO to be considered according to the *Cannabis Licence Act 2018*; namely:

1. Protecting public health and safety
2. Protecting youth and restricting their access to cannabis
3. Preventing illicit activities in relation to cannabis

Summary of Police Incident Data Within the Immediate Area

An examination of police incident response data for the immediate area where the store is to be located (500 block of Ouellette Avenue) revealed the following: This block of Ouellette has experienced an increasing quantity of activity requiring the response and intervention of the Windsor Police Service over the past few years as follows:

YEAR	NUMBER OF POLICE CALLS
2017	211
2018	228
2019 (as of 30 Oct)	201 (extrapolates to 241 for year)
Yearly Average	**227 police calls**

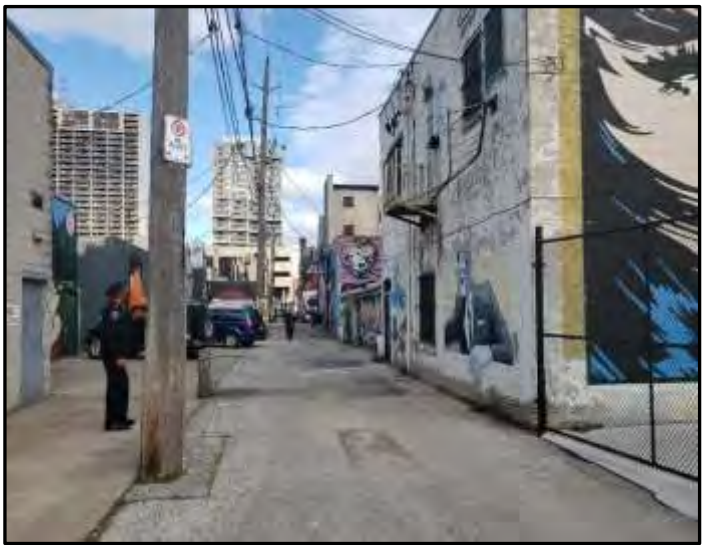
The nature of these incidents widely varied but included such activity as fights, disorderly conduct, motor vehicle accidents, parking complaints, thefts, assaults, trouble unknown, drunks, property damage, assist ambulance, and suspicious persons.

In recognition of this existing criminogenic profile, it will be important to ensure any police-generated activity arising out of the operation of the new Cannabis retail store can be properly managed to maintain public safety for the area.

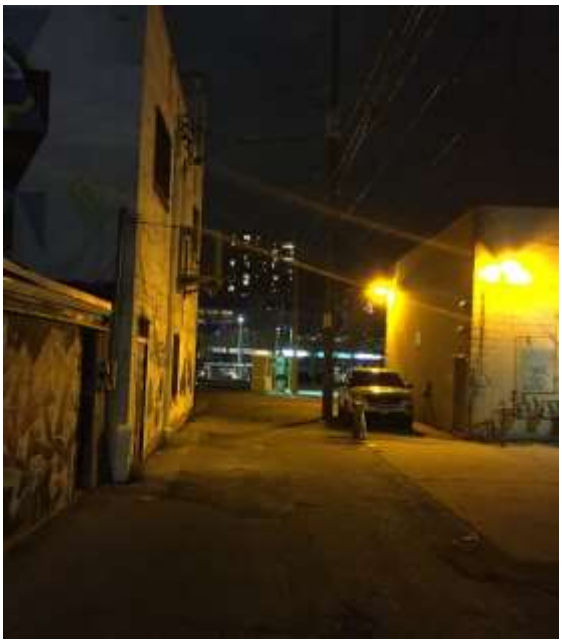
ISSUES FOR CONSIDERATION

1. The issue with the greatest potential impact associated with the new Cannabis retail store is the presence of the alley space that is immediately abutting the store's western boundary at the back of the store. This area's current physical condition was observed to have higher risk and vulnerability due to the significant presence of graffiti, combined with less general observation capability and less than ideal levels of illumination to ensure safety during night time conditions. Therefore, the owner should take extra measures to improve the target hardening of this critical space.

   RECOMMENDATION: To enhance the criminal resistance of the business within the more vulnerable back alley area, the following measures are recommended:
   - All graffiti needs to be removed prior to the opening of the store and, ideally, surfaces repainted with a lighter colour to increase light reflectivity.
   - The illumination levels within this alley need to be raised to at least 2.5 foot-candles, using LED fixtures, to ensure an adequate minimum level of visibility.
   - The installation of high resolution colour CCTV cameras is highly recommended to capture activity that can be reviewed if warranted after an incident.



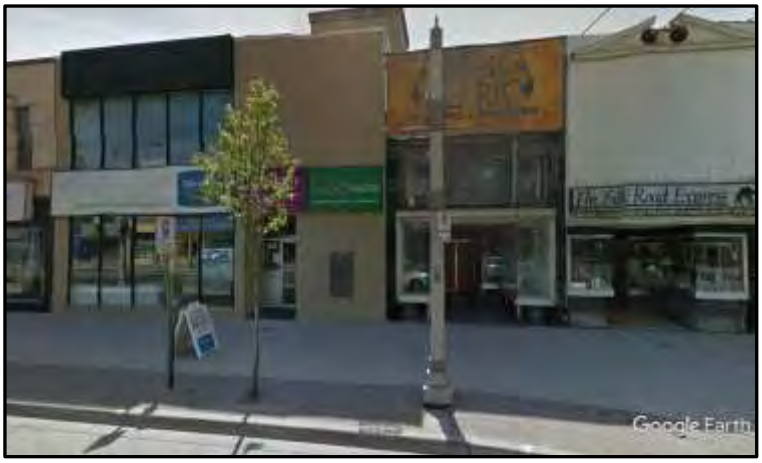
The rear alley area carries elevated risk for problematic activity, warranting safety upgrades



Existing illumination quantity & quality of the rear alley is inadequate for promoting safe activity

2. The area in front of the store facing Ouellette Avenue must have optimized visibility maintained during both daytime and evening conditions to ensure safety.

   <u>RECOMMENDATION</u>: The owner needs to consider the following:
   - Store windows must not have any more than 20% coverage by posters/signs
   - Lighting at the front of the store (including alcove entrance) should supplement existing street/pedestrian lights to net at least 4.5 foot-candles of illumination
   - Store should have CCTV recording, high security locks, & a security alarm system
   - Store owner needs a protocol in place to address safe lining up of customers



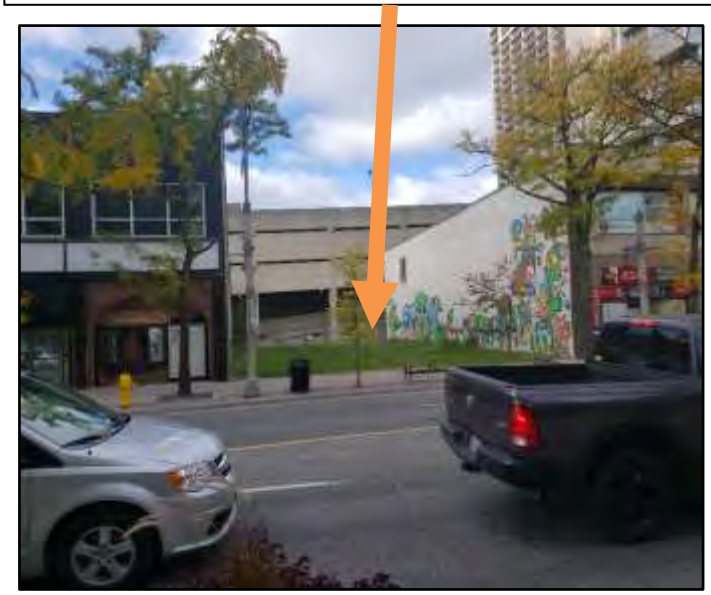
The front of the store facing Ouellette Avenue needs to be kept openly visible at all times, particularly at night when risk for problems is higher

OTHER SAFETY ISSUES REQUIRING ATTENTION

Besides safety and security elements that are more directly associated with the store owner, there are some additional safety issues that strongly correlate to the opening of the Cannabis store at this general location; namely:

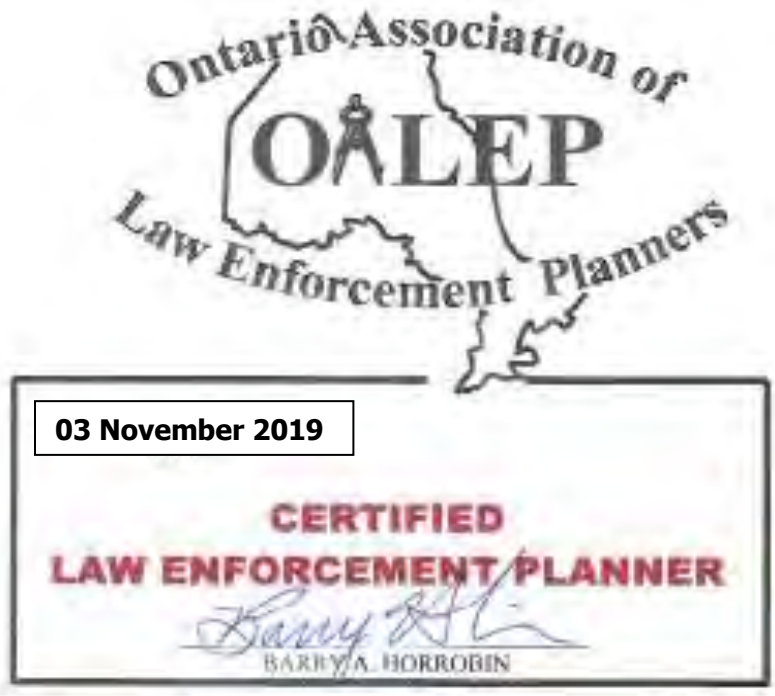
- The rear alley's extension northward into the nearby municipal parking garage represents a space with elevated vulnerability. This alley is covered in graffiti (reflecting the presence of unlawful activity) and is significantly "textured", resulting in numerous alcoves and pockets of darkened, discreet spaces that attract loitering. This needs cleaning up and enhanced lighting to improve public safety.
- Hydro wires were observed in the rear alley with running shoes hung from them. This is often an overt sign of a criminal's "territory" where illegal activity occurs. These shoes need to be removed.
- There is a vacant lot on the same side of Ouellette just north of the proposed store location. This lot will need to be monitored for its vulnerability to loitering.

Extension of rear alley leading to parking garage has many alcoves, graffiti, and running shoes hung from hydro wires. A nearby vacant lot may become attractive to loitering



SUMMARY

The results of the physical safety design assessment point to opportunities where tangible improvements to public safety and security can and should be made based on demonstrated need and conditions that currently exist. The implementation of the recommendations from this assessment will help safeguard the business and the community at large against problematic activity that could diminish the social and economic value of this new business.



WINDSOR-ESSEX COUNTY HEALTH UNIT
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Leamington 33 Princess Street, Leamington, ON N8H 5C5

Appendix D

November 1, 2019

Mr. Onorio Colucci
Chief Administrative Officer
The Corporation of the City of Windsor
350 City Hall Square West, 5th Floor
P.O. Box 1607
Windsor, On N9A 6S1

Dear Mr. Colucci:

Proposed cannabis retailer in the City of Windsor, located at 545 Ouellette Ave, Windsor

The Windsor-Essex County Health Unit (WECHU) is writing in response to the recent pending approval of the application made by **Kyriakos G. Anastasiadis** located at **545 Ouellette Ave, Windsor**. Should you wish to review this location and provide feedback to the Alcohol and Gaming Commission of Ontario during the public consultation period, the following considerations may assist in determining whether it poses a risk to public health and safety, and exposure/access to youth and other vulnerable populations in the City of Windsor.

At this time, the *Ontario Regulation (O. Reg) 468/18* under the *Cannabis Licence Act* does not allow for a cannabis retail store to be located within 150 metres from a school or private school as defined in the *Education Act; however,* there are no other restrictions imposed from other sensitive use lands (e.g. daycares, playgrounds, mental health and addictions facilities). Additionally, municipalities are currently prohibited from using licensing or land-use by-laws to control the placement or number of cannabis retail outlets. Having a strong Policy Statement and providing feedback to the Alcohol Gaming Commission of Ontario is one way that the City of Windsor could reduce any risk to public health and safety.

Public Health Considerations and WECHU Recommendations for Cannabis Retail

When considering a location for a cannabis retailer, special consideration needs to be given to vulnerable populations (e.g., children and youth, those already struggling with substance addictions, etc.) and the inequitable impact that a chosen site location may have on particular populations within your community. It has been well established that closer retail outlet proximity to sensitive use spaces increases normalization among vulnerable populations.[1,2] In addition, retail outlet proximity to youth-serving facilities normalizes and increases substance use.[3,4] By supporting a more effective minimum distance requirement from youth-serving facilities such as schools, child care centres, libraries, and community centres, municipalities can prevent the role-modeling of cannabis use and reduce youth access.[5,6,7]

In order to minimize the potential for vulnerable populations to access cannabis and reduce public exposure to environmental cannabis smoke, the WECHU recommends the following:

- That cannabis-related businesses **be no less than 500 metres** from any school, library, park, recreational centre and any other youth-serving facility.

- That cannabis-related businesses **be no less than 500 metres** from addiction and mental health facilities, hospitals and places of worship.
- That cannabis-related businesses **be no less than 500 metres** from any alcohol, tobacco, or other cannabis-related business.

The following is a summary of the sensitive land use or areas of concern, located within 500 metres of the proposed store **located at 545 Ouellette Ave, Windsor.** A visual map is also attached.

Sensitive Land Use or Area of Concern	**Number of Areas**	**Location**
Alcohol Retailer	1	1. The Beer Store - 790 Goyeau St, Windsor, N9A 1H6
Community Centre	1	1. Downtown Windsor Community Collaborative - 371 Wyandotte St W, Windsor, N9A 5X3
Mental Health and Addictions Service	5	1. Transitional Stability Centre - 744 Ouellette Ave, Windsor, N9A 1C3 2. Essex Act Teams - 875 Ouellette Ave, Windsor, N9A 4J6 3. Medical Wellness Centre of Windsor Addiction Clinic - 60 Park St W, Windsor, N9A 7A 4. Wyandotte Street Pharmacy -Methadone/Suboxone Clinic 366 Wyandotte St W, Windsor, N9A 5X2 5. Downtown Mission Wellness Centre: Phoenix Recovery and Wellness Program - 875 Ouellette Ave, Windsor, N9A 4J6
Tobacco or E-Cigarette Retailer	13	1. Cheetah's Windsor - 86 Chatham St W, Windsor, N9A 5M6 2. Havana Smoke Shop & Convenience - 560 Ouellette Ave, Windsor, N9A 1B7 3. Humidor 1 - 473 Ouellette Ave, Windsor, N9A 4J2 4. Low Price Convenience - 357 Park St W, Windsor, N9A 5V2 5. Ouellette Tower Variety - 737 Ouellette Ave, Windsor, N9A 6T5 6. Park Groceries & Gifts - 128 Park St W, Windsor, N9A 7A5 7. Pete's Pipes - 762 Ouellette Ave, Windsor, N9A 1C2 8. Red Apple - 631 Ouellette Ave, Windsor, N9A 4J4 9. Rose Convenience #1 - 406 Wyandotte St W, Windsor, N9A 5X4 10. Tunnel Discount Convenience - 321 Ouellette Ave, Windsor, N9A 4J1 11. Tunnel Duty Free Shop - 465 Goyeau St, Windsor, N9A 1H1 12. Vapemeet - 300 Ouellette Ave, Windsor, N9A 7B4 13. Windsor Tower Variety - 774 Ouellette Ave, Windsor, N9A 1C2
Private or Public School	1	1. Dougall Avenue Public School - 811 Dougall Ave, Windsor, N9A 4R2

In addition to the abovementioned areas of concern, the proposed cannabis retailer is also located within a residential area of high material deprivation. This area represents a population in our community who is inequitably vulnerable to the effects of substance use and harms:

Material Deprivation Level(s) of Surrounding Residential Area	**Description**
Material Deprivation Level: • 4 - 5 (most deprived)	Material deprivation is associated with poverty and the inability for individuals/communities to access and attain basic material needs. This indicator is classified into quintiles with scores ranging from "1" to "5" where a score of "5" refers to an area experiencing the highest level of deprivation. This indicator combines the following sociodemographic details collected from the Canadian census: • Proportion of the population aged 20+ without a high-school diploma • Proportion of families who are lone parent families • Proportion of total income from government transfer payments for population aged 15+ • Proportion of the population aged 15+ who are unemployed • Proportion of the population considered low-income • Proportion of households living in dwellings in need of major repair

Should the City of Windsor wish to provide feedback regarding this application to the Registrar of the Alcohol and Gaming Commission, the WECHU is able to provide additional consultation and support. If you have any questions, would like to discuss these recommendations, or if you are interested in enhancing your current policy statement, I would be happy to arrange a meeting by phone or in person at your earliest convenience.

Thank you,

Theresa Marentette

Theresa Marentette, RN, MSc, Chief Executive Officer, Chief Nursing Officer
Windsor Essex County Health Unit
1005 Ouellette Avenue, Windsor, N9A 4J8
Phone: 519-258-2146 ext. 1475
Fax: 519-258-6003
E-mail: tmarentette@wechu.org

Encl.

References

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WINDSOR-ESSEX COUNTY HEALTH UNIT
Bureau de santé de Windsor-comté d'Essex

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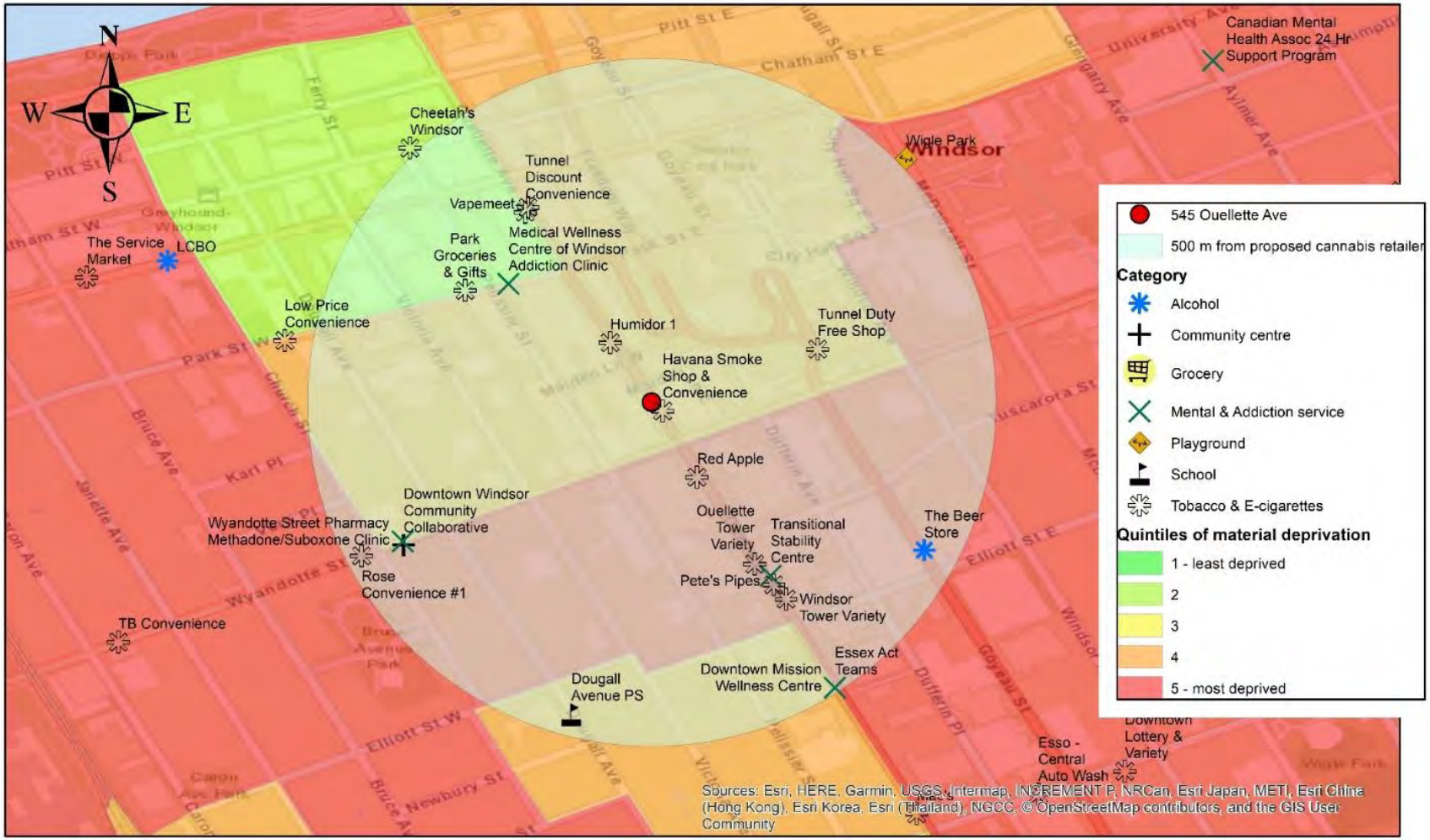
Windsor 1005 Ouellette Avenue, Windsor, ON N9A 4J8
Essex 360 Fairview Avenue West, Suite 215, Essex, ON N8M 3G4
Leamington 33 Princess Street, Leamington, ON N8H 5C5

Map of Sensitive Land Use Areas within 500m of Proposed Cannabis Retailer at 545 Ouellette

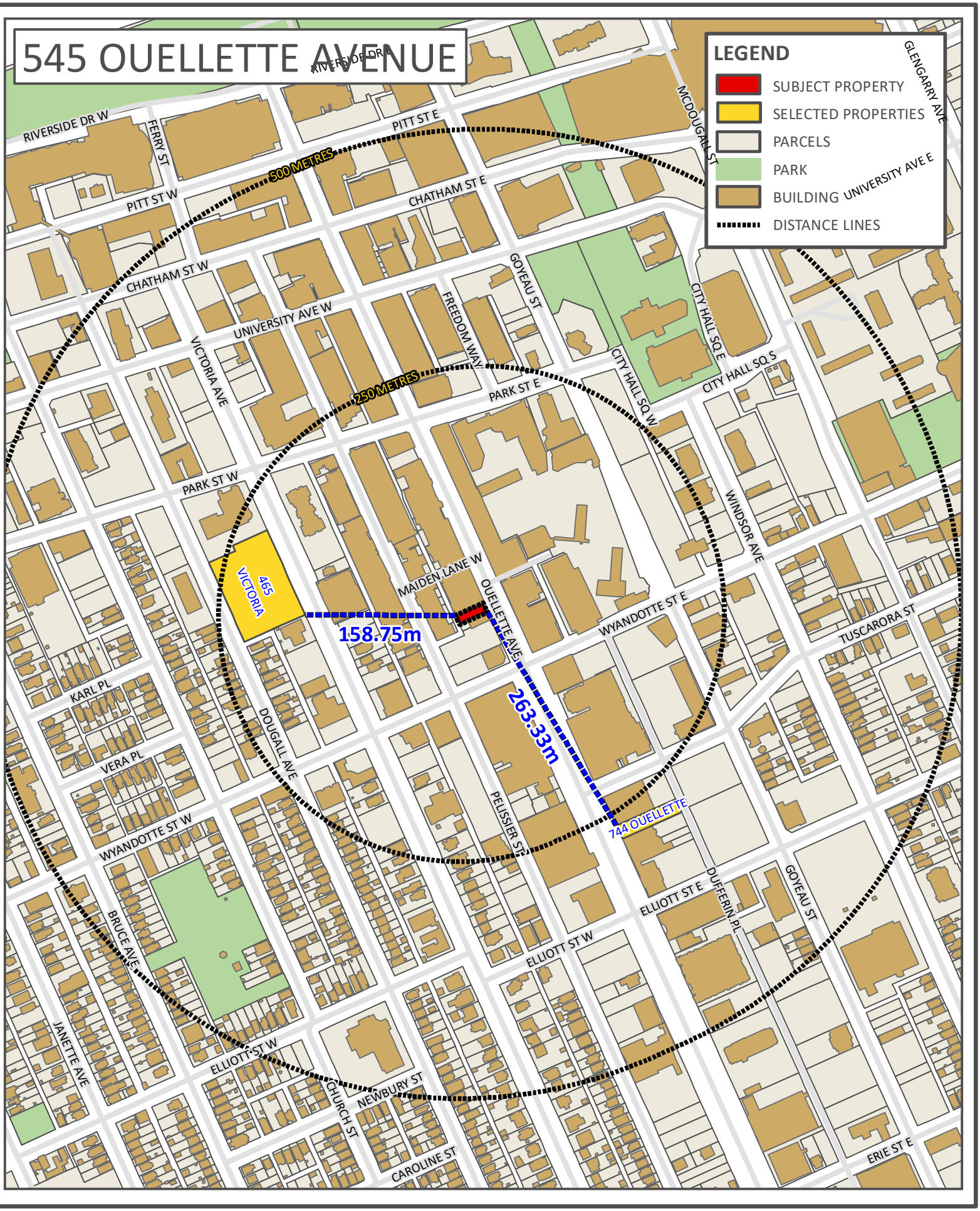


0 0.15 0.3 0.6 0.9 1.2 Kilometers

Data source: Canadian Census 2016;
Ontario Marginalization Index using Windsor & Essex County cut-offs, 2016

Locations of Sensitive Land Use Areas within 500m of Proposed Cannabis Retailer at 545 Ouellette

Category	Name	Address
Alcohol	The Beer Store	790 Goyeau St, Windsor, Ontario, N9A 1H6
Community centre	Downtown Windsor Community Collaborative	371 Wyandotte St W, Windsor, Ontario, N9A 5X3
Mental & Addiction service	Transitional Stability Centre	744 Ouellette Ave, Windsor, Ontario, N9A 1C3
Mental & Addiction service	Essex Act Teams	875 Ouellette Ave, Windsor, Ontario, N9A 4J6
Mental & Addiction service	Medical Wellness Centre of Windsor Addiction Clinic	60 Park St W, Windsor, Ontario, N9A 7A8
Mental & Addiction service	Wyandotte Street Pharmacy Methadone/Suboxone Clinic	366 Wyandotte St W, Windsor, Ontario, N9A 5X2
Mental & Addiction service	Downtown Mission Wellness Centre	875 Ouellette Ave, Windsor, Ontario, N9A 4J6
Playground	Wigle Park	Windsor, Ontario
Tobacco & E-cigarettes	Cheetah's Windsor	86 Chatham St W, Windsor, Ontario, N9A 5M6
Tobacco & E-cigarettes	Havana Smoke Shop & Convenience	560 Ouellette Ave, Windsor, Ontario, N9A 1B7
Tobacco & E-cigarettes	Humidor 1	473 Ouellette Ave, Windsor, Ontario, N9A 4J2
Tobacco & E-cigarettes	Low Price Convenience	357 Park St W, Windsor, Ontario, N9A 5V2
Tobacco & E-cigarettes	Ouellette Tower Variety	737 Ouellette Ave, Windsor, Ontario, N9A 6T5
Tobacco & E-cigarettes	Park Groceries & Gifts	128 Park St W, Windsor, Ontario, N9A 7A5
Tobacco & E-cigarettes	Pete's Pipes	762 Ouellette Ave, Windsor, Ontario, N9A 1C2
Tobacco & E-cigarettes	Red Apple	631 Ouellette Ave, Windsor, Ontario, N9A 4J4
Tobacco & E-cigarettes	Rose Convenience #1	406 Wyandotte St W, Windsor, Ontario, N9A 5X4
Tobacco & E-cigarettes	Tunnel Discount Convenience	321 Ouellette Ave, Windsor, Ontario, N9A 4J1
Tobacco & E-cigarettes	Tunnel Duty Free Shop	465 Goyeau St, Windsor, Ontario, N9A 1H1
Tobacco & E-cigarettes	Vapemeet	300 Ouellette Ave, Windsor, Ontario, N9A 7B4
Tobacco & E-cigarettes	Windsor Tower Variety	774 Ouellette Ave, Windsor, Ontario, N9A 1C2
School	Dougall Avenue Public School	811 Dougall Ave, Windsor, Ontario, N9A 4R2



THE CITY OF WINDSOR
ONTARIO, CANADA

Appendix E

0 50 100 200 300
Meters

CITY OF WINDSOR PLANNING DEPARTMENT
NOVEMBER 2019