



## Update – Supervised Consumption Site Property Review

Presented To:	City Council
Meeting Date:	June 15, 2021
Type:	Managers' Reports
Prepared by:	Keith Forrester Real Estate
Recommended by:	General Manager of Corporate Services

## Report Summary

This report provides an update to a request by City Council at its meeting of May 25, 2021, regarding a review of City-owned and privately-owned property for a supervised consumption site.

## Resolution

THAT the City of Greater Sudbury provide delegated authority to the General Manager, Community Development for staff to proceed with establishing a temporary supervised consumption site;

AND THAT the setup costs be funded from the Tax Rate Stabilization Reserve – Uncommitted;

AND THAT staff continue supporting the Community Drug Strategy Committee in assessing locations that could be suitable for hosting a permanent supervised consumption site and continue supporting the preparation of a federal application for a supervised consumption site.

## Relationship to the Strategic Plan, Health Impact Assessment and Community Energy & Emissions Plan (CEEP)

This report is informed by all of the Strategic Objectives outlined in the City of Greater Sudbury Strategic Plan 2019-2027. There is no relationship to the CEEP.

## Financial Implications

If approved, the temporary supervised consumption site setup costs will be funded from the Tax Rate Stabilization Reserve – uncommitted, which has a current balance of \$1 million.

## Background

On May 25, 2021, the Community Drug Strategy Committee Co-Chairs Dr. Penny Sutcliffe, Medical Officer of Health, Public Health Sudbury & District and Chief Paul Pederson, Greater Sudbury Police Services,

along with Josée Joliat, Public Health Nurse, Public Health Sudbury & District and Richard Rainville, Executive Director, Réseau ACCESS Network, provided City Council with an update regarding the Supervised Consumption Site project. (See reference 1)

Council passed a motion calling for staff to continue supporting the Community Drug Strategy Committee and its partners by assessing all possible properties and locations that could be suitable for hosting a supervised consumption site and to continue supporting the preparation of a federal application for a supervised consumption site. Council requested that staff provide an update to City Council at its June 15, 2021, meeting. (See reference 2)

The City's Real Estate Section subsequently met with members from the Community Drug Strategy Committee (CDS) to discuss their analysis of properties and review the ministry defined criteria to locate a suitable location for a supervised consumption site (SCS).

The CDS advised that they undertook a needs assessment and feasibility study to determine the characteristics of a suitable site for a SCS. It was determined that the site should be located in a centralized location in the downtown core, in close proximity to and integrated with other health, social and harm reduction services. The CDS advised that their search area, as outlined on composite Schedule "A", cannot be increased.

Characteristics of successful applications to Health Canada to operate a SCS include:

- Approximately 2,500 sq. ft.
- Zoning for office, medical
- Not within 200 meters of a childcare centre, park or school is preferred
- Accessible washrooms for staff and clients
- Separate washrooms for staff and clients
- Three rooms (service intake, consumption, and post-consumption care)
- Consumption rooms ideally have the ability to add a hand and foot washing station
- Accessible to paramedics and first responders
- Support by neighbouring building owners and tenants desired
- Mandatory wrap-around services either offered onsite or nearby (addictions treatment, mental health, primary care, and social services)
- Strategically located (i.e. walking distance from where open drug use is known to occur)
- Compliant with the Accessibility for Ontarians with Disabilities Act
- Meet applicable municipal bylaws
- Considerations for transit accessibility of the proposed site.

The CDS advised that they contacted a local real estate brokerage to assist in locating a site to lease. The brokerage reviewed current listings and contacted various landlords in the downtown core, but were unable to find a suitable site to lease. The available sites were either too small, outside of the downtown core or the landlord was not interested in leasing the space for the proposed use.

The brokerage is still engaged with the CDS and will contact them should a suitable site become available.

## Analysis

Real Estate reviewed its property inventory within the downtown core. Staff looked at improved properties, vacant land, and City-owned parking lots. The properties reviewed are identified on the attached spreadsheet labelled as Schedule "B".

### **Two Municipal Properties, Suitable for This Use, Currently Exist**

Staff analyzed City-owned lands in proximity to the downtown, including the Kingsway and Cochrane Street area. The search parameters included the downtown and lands within 500m of the Downtown as defined in

the Official Plan. The parameters also included the separation requirements for sensitive uses (schools, day cares and parks) and the required zoning for a medical office identified above.

This analysis identified 5 sites, all vacant or existing parking lots, that met the separation distance criteria and two sites that met both separation distance and zoning requirements. These two sites are the west side of the Energy Court lands and the extreme east end of the CP parking lot near the Bridge of Nations.

Attached are the maps showing the analysis and close up aerial views of the two sites that met the above criteria, labelled as composite Schedule "A". Trailers could be installed on one of these properties as a temporary solution while staff and CDS continue to search for a permanent location.

The vacant land on Energy Court meets the criteria for a suitable location; it is zoned M1-1(10), Business Industrial, which permits a medical office; and measures approximately 2 acres in size. Should this vacant land be considered there would be no impact on the parking supply. The trailers could be placed on the westerly limit of the land, fronting Energy Court. The location of the land is identified on the attached Schedule "C" and photographs of the land are shown on the attached Schedule "D".

The Elgin Street (CP) parking lot also meets the criteria for a suitable location; it is zoned C(6), Downtown Commercial, which permits a medical office; and measures approximately 4 acres in size. The trailers could be placed at the easterly limit of the lot, close to the Bridge of Nations. The parking lot is located in close proximity to the Samaritan Centre, however if this parking lot was considered, it would reduce the parking supply by an estimated 25 spaces. This lot is currently used for monthly parking during business hours and is used for events at the Sudbury Arena, Sudbury Theatre Centre and other downtown events. Prior to the pandemic, it was fully subscribed and routinely had a waiting list of motorists willing to purchase monthly passes. Within the next two years, the construction of the Junction East project will reduce the parking supply on Shaughnessy Street by approximately 130 spaces. In addition, the opening of the venue will increase the demand for parking in this area. The location of the lot is identified on the attached Schedule "E" and photographs of the lot are shown on the attached composite Schedule "F".

While the CDS indicated a preference for the Elgin Street (CP) parking lot due to the close proximity to the Samaritan Centre and other existing services already used by the community who would potentially use the SCS, staff believe the Energy Court site should be the preferred location. It satisfies the Ministry's criteria and would not impact the parking supply. The Energy Court site would allow for development of an outdoor area with grass, trees or other vegetation designated for passive recreation, without further impacts to existing parking. Developing greenspace at the CP lot site would be more constrained and would impact existing parking.

### **A Temporary Structure Can Be Designed And Installed, With Appropriate Service Connections**

Building Services, in conjunction with Social Services and Réseau ACCESS Network reviewed the option of placing trailers on the two identified sites as an interim solution to address Council's desire for an immediate service based on the presentation by the CDS Committee on May 25, 2021.

While considering the program needs outlined by the CDS, as well as consulting guidelines from both Federal and Provincial ministries for such treatment services, staff have explored trailer configuration options and their feasibility with Réseau ACCESS Network. Staff have arrived at a possible configuration that includes accessible ramps, as identified on the attached Schedule "G".

Development Engineering has reviewed the Energy Court and CP sites from a servicing perspective, based on the proposed 2,500 sq.ft. medical office use. The Energy Court site has sanitary services in the street and a water service stub to the property line with sufficient capacity to support the proposed development. The CP site has sufficient capacity, however, would require an open excavation across Elgin Street to access the sewer on the north east side of Elgin. Drawings show an existing stub for water at the property line. If this stub doesn't exist, it would require a service connection to cross Elgin Street as well. The CP location would require further investigation to ensure the connections are possible.

## Next Steps

Public Health Sudbury and Districts has indicated that the Urgent Public Health Needs application is completed and will be ready for submission pending a funding source being secured and identified. Subject to Council's approval of a preferred site, staff anticipate a competitive bid process would be undertaken for identifying a supplier for the trailers needed for the temporary site. The estimated cost of installing 3 trailers on a site, including renovations, site preparation, mechanical, electrical, connection to services such as water, sanitary and hydro and leasing the trailers for a 3 year term is approximately \$800,000.

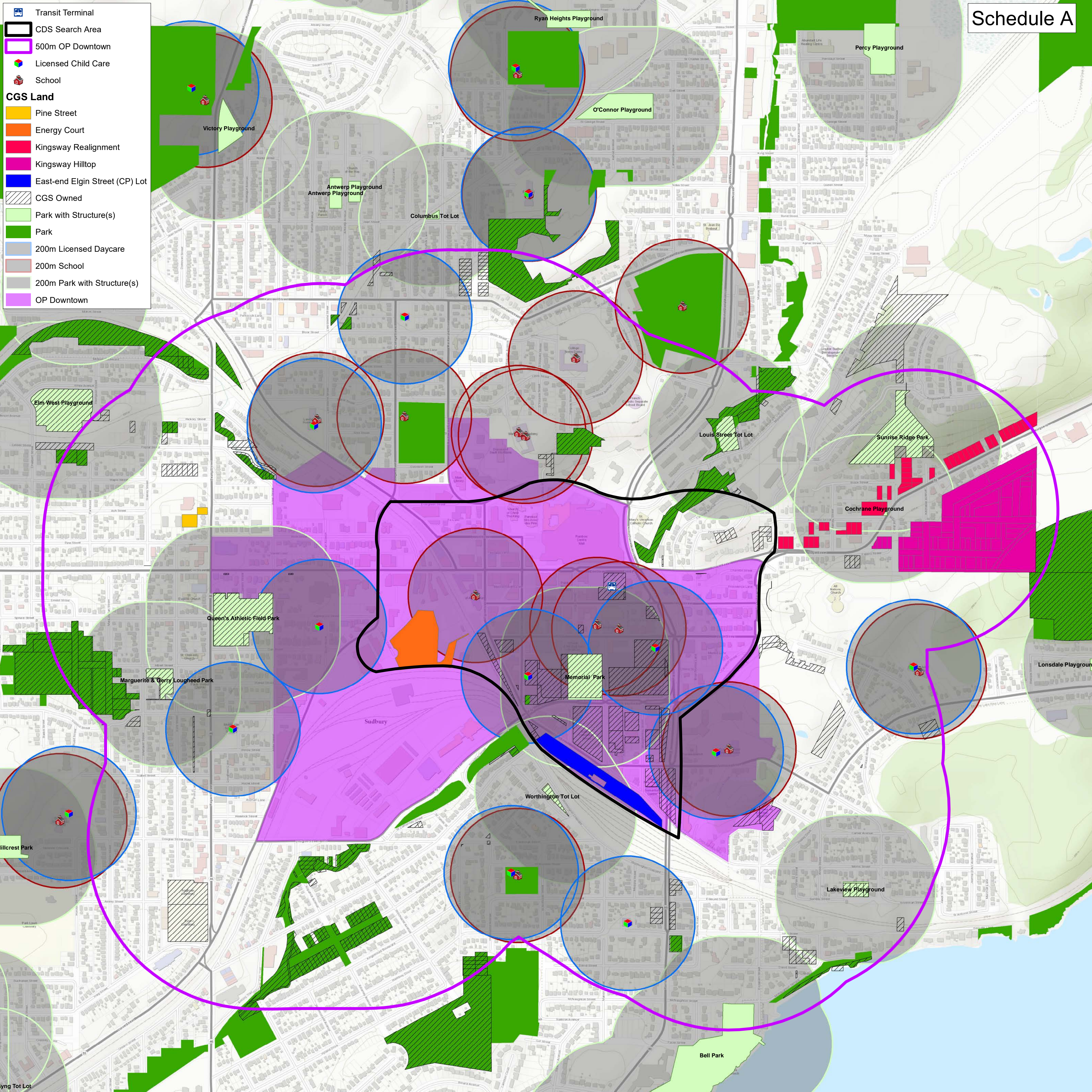
Currently, there is no budget for establishing or supporting this service. While senior governments need to approve the creation of an urgent care facility, they do not fund them. Setup and operating costs would need to be identified and an operating agreement would need to be established. Further reports will identify these details and be brought to Council.

Staff will continue supporting the CDS in assessing locations that could be suitable for hosting a permanent SCS and will continue supporting the preparation of a federal application for a SCS.





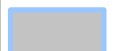


## Resources Cited

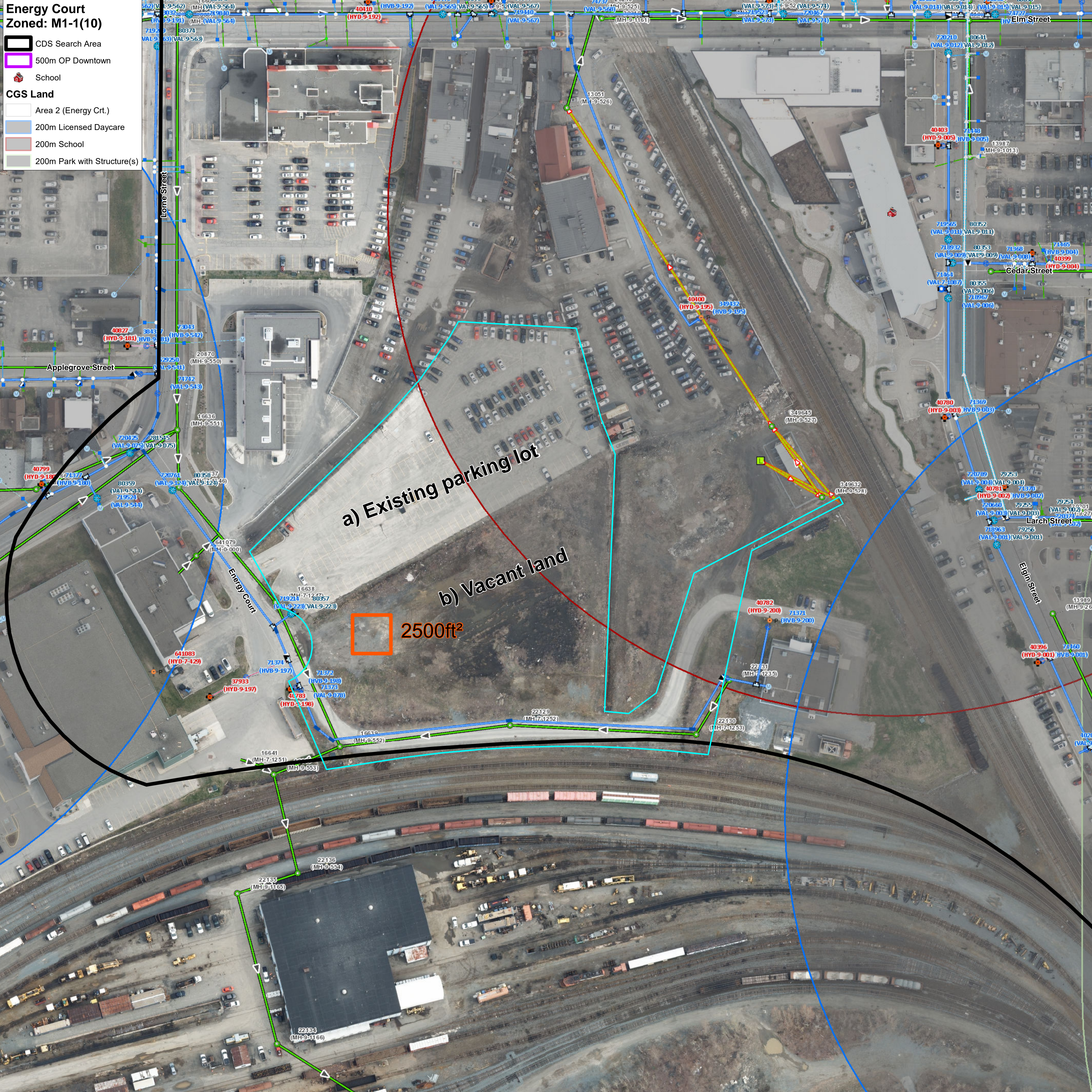
1. "Community Delegation Presentation – Community Drug Strategy CDS" presented to City Council, May 25, 2021,  
<https://pub-greatersudbury.escribemeetings.com/FileStream.ashx?DocumentId=40052>
2. "Community Drug Strategy CDS", City Council Resolution CC2021-156 carried May 25, 2021,  
<https://pub-greatersudbury.escribemeetings.com/FileStream.ashx?DocumentId=40064>
3. "Purchasing By-law", By-law 2014-1 being a By-law of the City of Greater Sudbury Governing Procurement Policies and Procedures, Consolidated Version,  
<https://www.greatersudbury.ca/city-hall/by-laws/by-law-pdfs-en/c-by-law-2014-1/>

- Transit Terminal
- CDS Search Area
- 500m OP Downtown
- Licensed Child Care
- School
- CGS Land**
  - Pine Street
  - Energy Court
  - Kingsway Realignment
  - Kingsway Hilltop
  - East-end Elgin Street (CP) Lot
  - CGS Owned
  - Park with Structure(s)
  - Park
  - 200m Licensed Daycare
  - 200m School
  - 200m Park with Structure(s)
  - OP Downtown



**Energy Court  
Zoned: M1-1(10)**

-  CDS Search Area
-  500m OP Downtown
-  School
- CGS Land**
-  Area 2 (Energy Crt.)
-  200m Licensed Daycare
-  200m School
-  200m Park with Structure(s)



a) Existing parking lot

b) Vacant land

2500ft<sup>2</sup>



**Schedule 'B'**

**Re: Update – Supervised Consumption Site Property Review**

<b>Improved City-Owned Downtown Properties</b>		
<b>Address</b>	<b>Type / Common Name</b>	<b>Analysis</b>
199 Larch Street	Provincial building	Used for Municipal Purposes / Daycare within Building / Leased
190-200 Brady Street	Tom Davies Square	Used for Municipal Purposes and Greater Sudbury Police
230-240 Elgin Street	Sudbury Arena	Operational Arena
9 Elm Street	Transit Terminal	Operational Transit Terminal
193 Van Horne Street	Sudbury Fire Department	Active Fire Department
74 MacKenzie Street	Main Branch Library	Operational Library
140 Durham St. (2 units in Centre for Life Building)	Older Adults Unit and Daycare Unit	Both units Leased

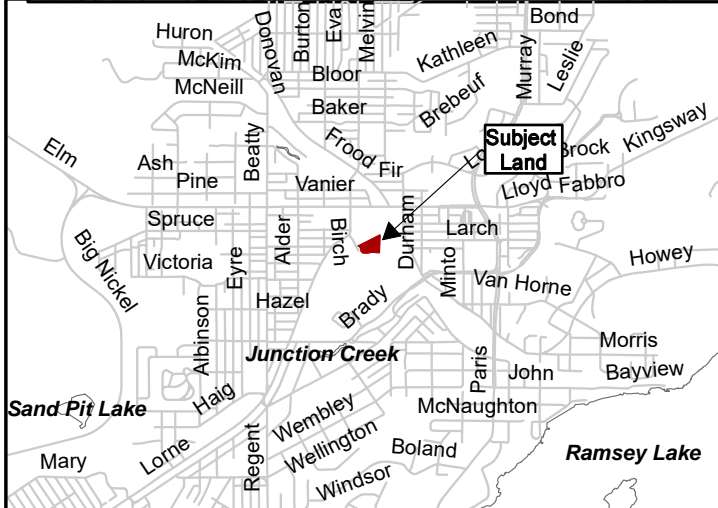
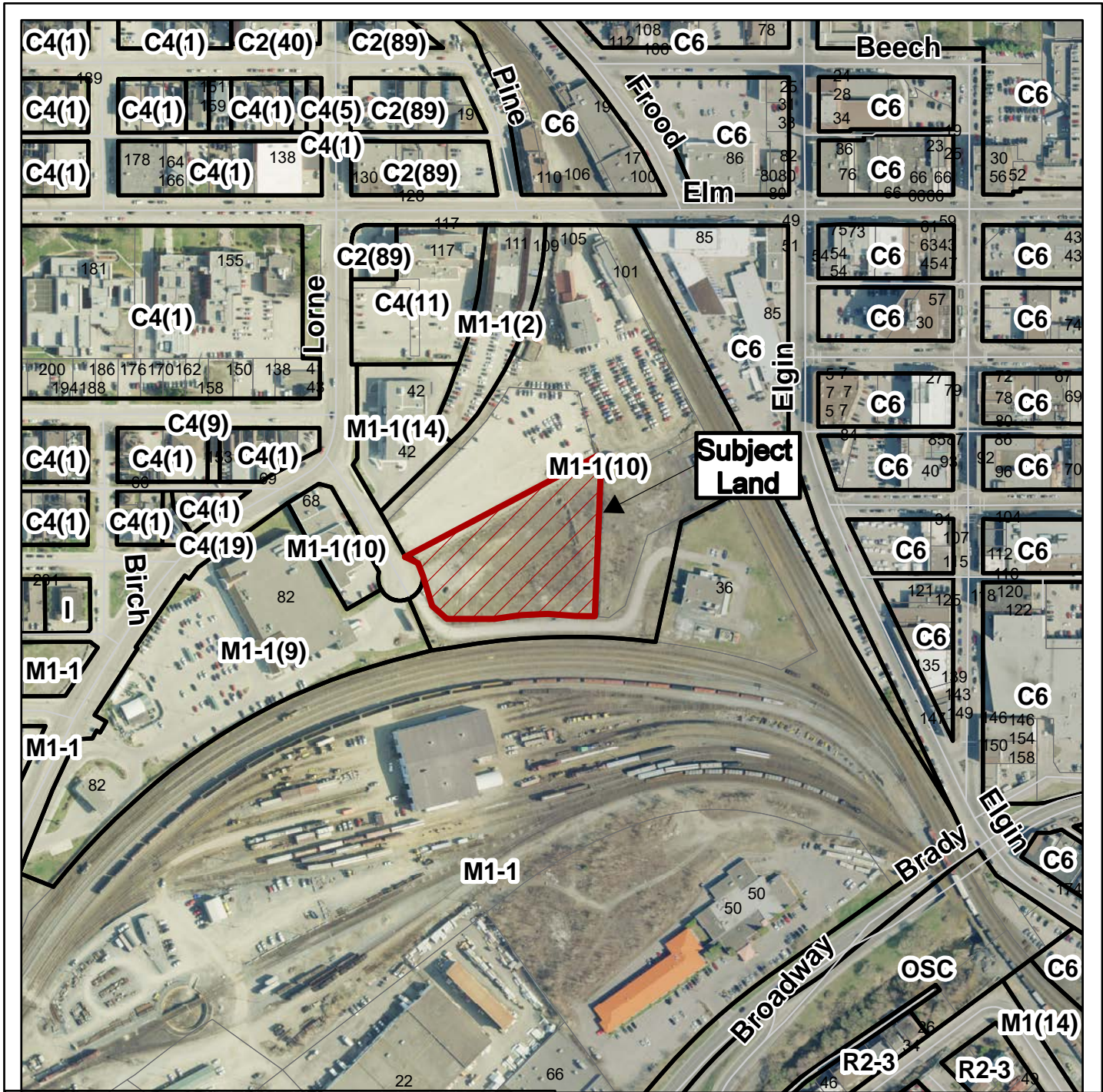
<b>Vacant City-Owned Land</b>		
<b>Location</b>	<b>Current Use</b>	<b>Analysis</b>
Pine Street	Park	Special Purpose Park
Kingsway Hilltop (south side)	Circulating for proposed disposal	Outside of preferred zone / not serviced / no road frontage
Kingsway / Cochrane Street area	Lands purchased for Kingsway Realignment	properly
<b>Energy Court Lot</b>	<b>Vacant</b>	<b>Suitable location for permanent or temporary site</b>

<b>City-Owned Downtown Municipal Parking Lots</b>		
<b>Location</b>	<b>Type</b>	<b>Analysis</b>
Shaughnessy Street East Lot	Monthly parking and Pay & Display	Future location of The Junction East
Shaughnessy Street West Lot	Monthly parking and Pay & Display	Future location of The Junction West
Shaughnessy Street B Lot	Monthly parking	Reduction of available parking
Minto Street Lot	Monthly parking, Pay & Display and Metered	Future location of Junction West
Sudbury Arena Lot	Monthly parking and Pay & Display	Reduction of available parking
<b>Elgin Street Lot (CP)</b>	<b>Monthly parking lot</b>	<b>Reduction of available parking / suitable for a temporary site</b>
Centre for Life / YMCA Lot	Pay & Display	Reduction of available parking / Daycare in building
Medina Lane Lot	Pay & Display	Reduction of available parking / Not suitable as per Committee
Larch at Lisgar Street Lot	Metered spaces	Reduction of available parking / Not suitable as per Committee
Elgin at Larch Street Lot	Pay & Display	Reduction of available parking
Energy Court Lot	Monthly parking and Pay & Display	Reduction of available parking
Tom Davies Square	Pay Upon Exit	Reduction of available parking / Daycare in building
Dufferin Street Lot	Monthly parking and Pay & Display	Reduction of available parking

<b>Leased Buildings (NOT City-Owned)</b>		
233 Elgin Street, Candian Pacific Railway (VIA Rail) Station building	City leases building from CP and subleases to VIA Rail	In 1993, the building was designated as a heritage railway station under the <i>Heritage Railway Stations Protection Act</i> . The building is currently subleased to VIA Rail. Building requires extensive renovations and all renovations require Parks Canada / Governor General approval.



SCHEDULE 'C'



Vacant Land on Energy Court

Subject Property being Part of  
 PIN 73585-1049(LT),  
 Part of Lot 6, Concession 3,  
 Township of McKim,  
 City of Greater Sudbury

NTS

Date: 2021-06-03

## Schedule 'D'

Re: Update – Supervised Consumption Site Property Review

Energy Court – Vacant Land

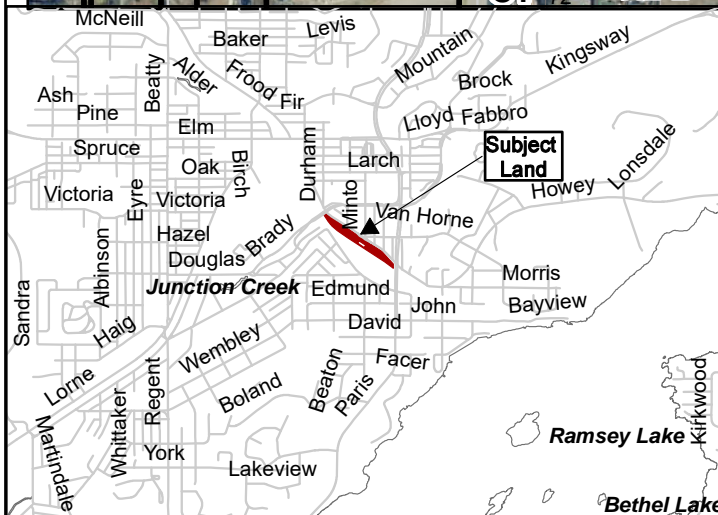
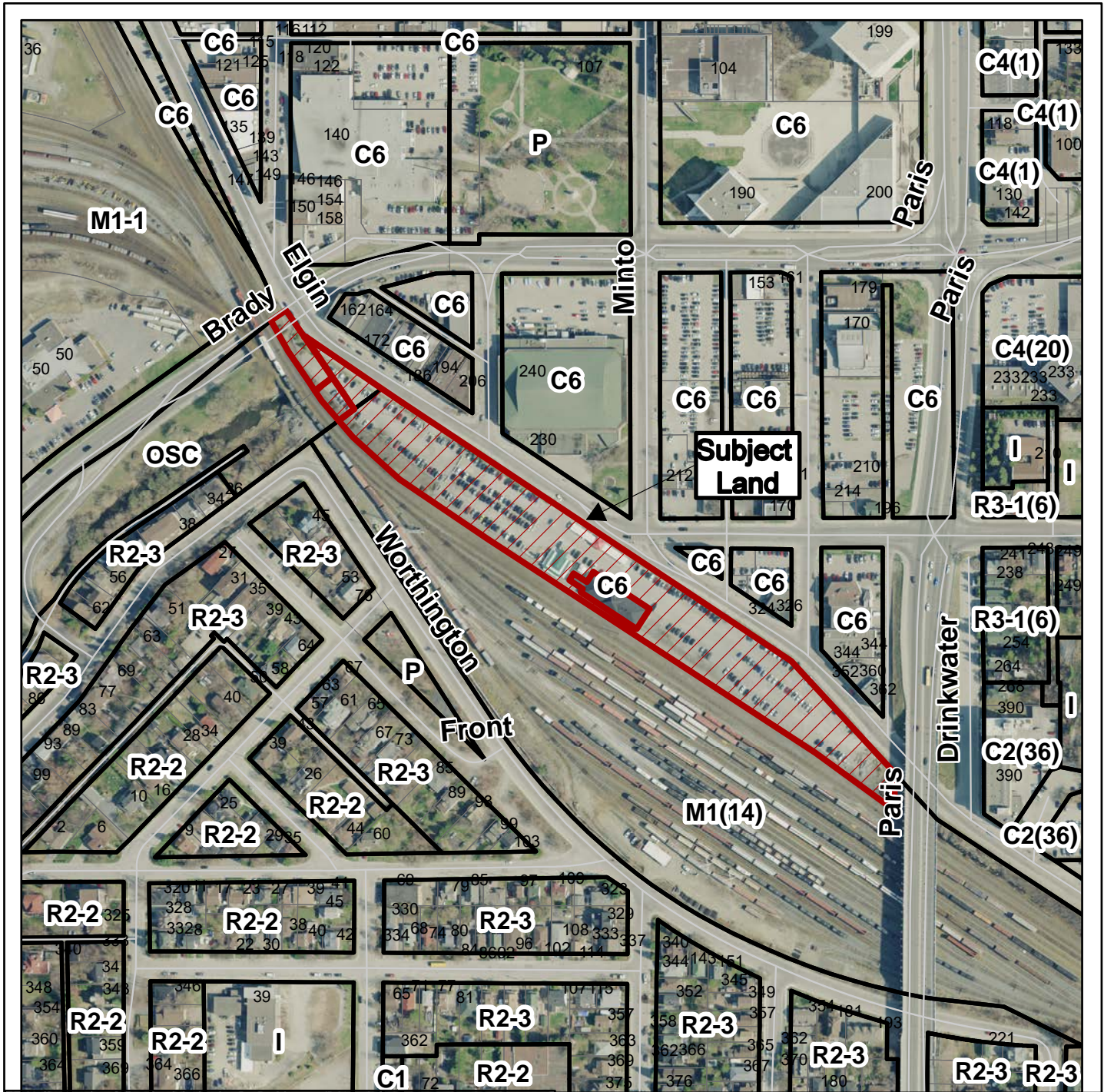


View of Energy Court vacant land from Energy Court facing east



View from Energy Court facing north

SCHEDULE 'E'



Elgin Street (CP) Parking Lot



Subject Property being PINs 73584-1081(LT), 73585-1169(LT), and 73585-1171(LT), Parts 1, 2 and 9, Plan 53R-20022, Parts 7 and 8, Plan 53R-20022 and Parts 5 and 6, Plan 53R-20022. Lot 5, Concession 3, Township of McKim, City of Greater Sudbury

NTS

Date: 2021-06-03

# Schedule 'F'

Re: Update – Supervised Consumption Site Property Review

Elgin Street (CP) Parking Lot



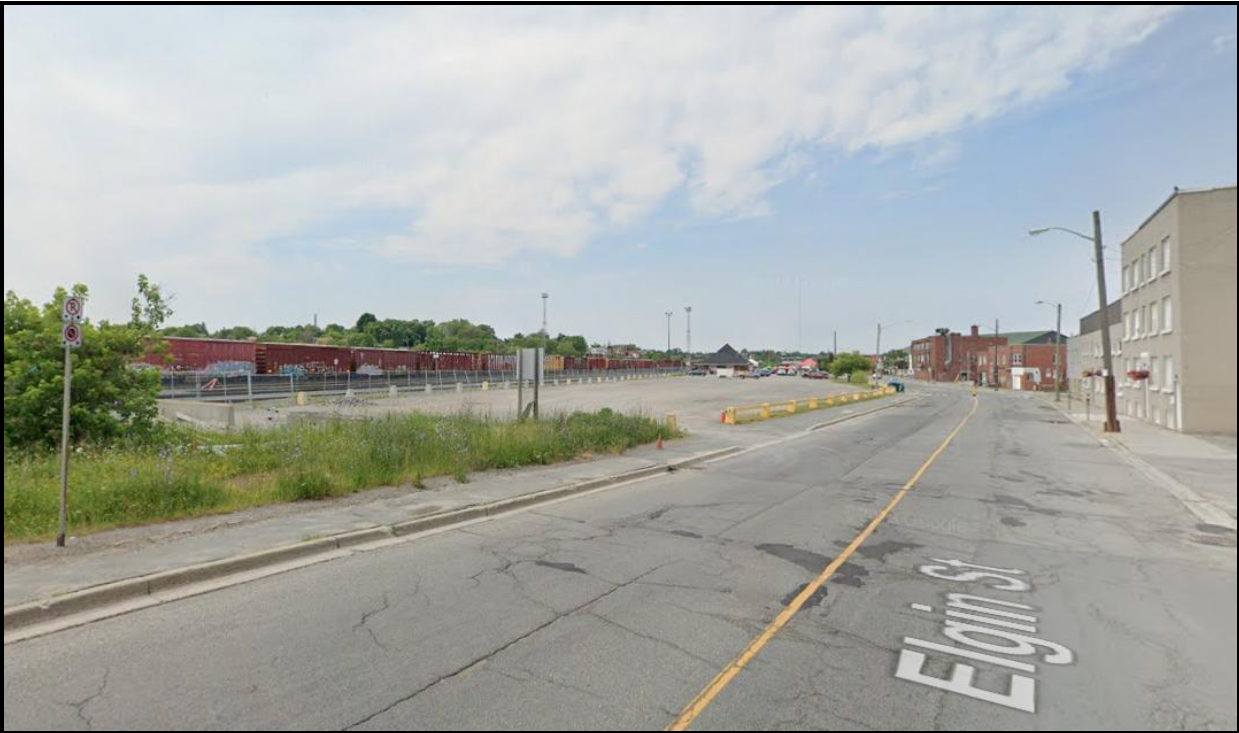
View of easterly limit of Elgin Street (CP) Parking Lot facing south east



View of easterly limit of Elgin Street (CP) Parking Lot facing south east

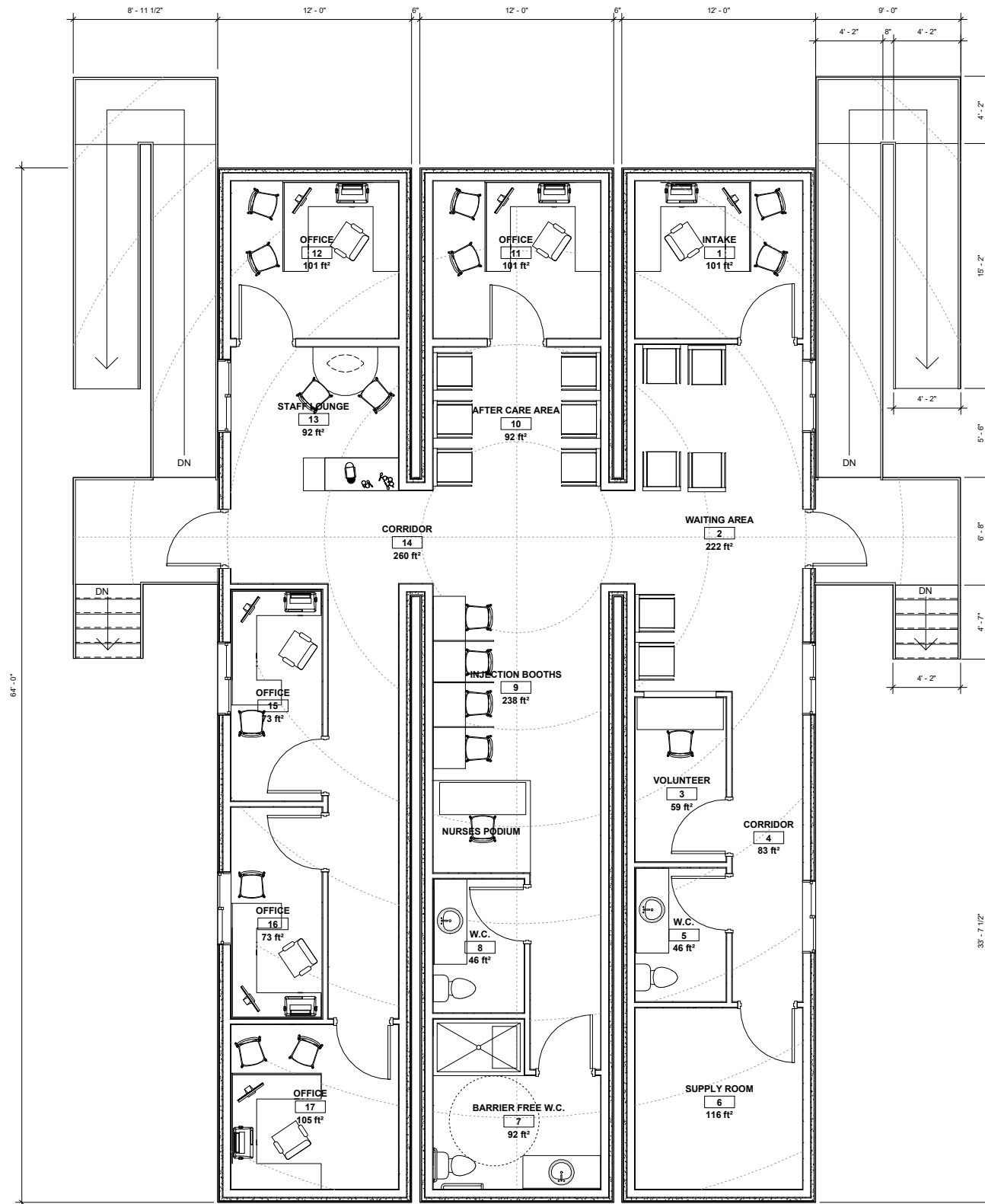


Elgin Street facing south east



Elgin Street facing north west

# Schedule "G"



GROSS AREA: 2311.4ft² (214.7m²)

