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FOR THE MEETING OF THE FINANCE AND ADMINISTRATION COMMITTEE  
TO BE HELD ON **MONDAY, DECEMBER 21, 2020 AT 5:00 P.M.**  
IN THE **COUNCIL CHAMBER OR VIA ELECTRONIC PARTICIPATION,**  
TOM DAVIES SQUARE

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**ADDENDUM (RESOLUTION PREPARED)**

*(Two-thirds Majority Required to Deal with the Addendum)*

**DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

**MANAGERS REPORT**

ADD-1 Report dated December 21, 2020 from the General Manager of Community Development regarding the Homelessness Network Day Centre. 2-6  
**(RESOLUTION PREPARED)**

(This report provides a recommendation regarding the homelessness network day centre.)

Type of Decision									
Meeting Date	December 21, 2020			Report Date	December 21, 2020				
Decision Requested	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Priority	X	High	<input type="checkbox"/>	Low
	Direction Only		X	Type of Meeting	X	Open	<input type="checkbox"/>	Closed	

Report Title
Homelessness Network Day Centre

Resolution	Relationship to the Strategic Plan/Health Impact Assessment
<p>THAT Staff implement Option # 1 to relocate the Homelessness Network Day Centre.</p>	<p>This report supports Council's Strategic Plan in the area of Quality of Life and Place as it aligns with the Population Health Priorities of Indigenous Youth, Mental Health, Housing, and Healthy Streets, by providing information on temporary services provided for the homeless population during the day in response to the Covid-19 pandemic.</p>
<p><b>Resolution Continued</b></p>	<p><b>Background Attached</b></p>

**Report Summary**

The Centre de Santé Communautaire du Grand Sudbury advised the City late last week that they received communication from the owner of the building located at 19 Froot Road that they will no longer be permitted to operate the Homelessness Network Day Centre in that location effective in January. There have been a number of complaints from other tenants in the building, stemming from the behavior of persons when outside the Centre. Staff have explored possible location options in the downtown core to allow the Day Centre to continue to operate from January until May 31 2021. This report outlines the options for consideration. Once relocated, the Centre de Santé Communautaire du Grand Sudbury will be continue to provide staff for support, screening, security and cleaning under the existing funding agreement.

**Financial Implications**

Based on the option chosen by Council there may be an impact on the 2021 operating budget.

Option 1 would incur ongoing lease costs with the local hotel of approximately \$21,000 per month until May 31, 2021. However, these would be offset by relocating the Parkside Dining services to the new location which are currently funded by the Social Services Relief Fund envelope.

Option 2A) could see an operating budget impact based on loss of user fees to an upset limit between \$25,000 - \$35,000.


**Report Prepared By**

  
Tyler Campbell  
Director of Children and Social Services

**Division Review**

  
Tyler Campbell  
Director of Children and Social Services

**Recommended by the Department**

  
Steve Jacques  
General Manager of Community Development

**Financial Implications**

  
Steve Facey  
Manager of Financial Planning & Budgeting

**Recommended by the C.A.O.**

  
Ed Archer  
Chief Administrative Officer

## **Background**

The Centre de Santé Communautaire du Grand Sudbury advised City staff about a week ago that they received communication from the owner of the building located at 19 Froad Road that they will no longer be permitted to operate the Homelessness Network Day Centre in that location effective in January. There have been a number of complaints from other tenants in the building, stemming from the behavior of persons when outside the Centre. Staff have explored possible location options in the downtown core to allow the Day Centre to continue to operate from January until May 31 2021. Once relocated, the Centre de Santé Communautaire du Grand Sudbury will continue to provide staff for support, screening, security and cleaning under the existing funding agreement.

## **Options**

Three locations have been explored for their viability to accommodate the Homelessness Network Day Centre.

### *Option 1: Local Downtown Hotel*

On December 15, staff from the City and Centre de Santé Communautaire du Grand Sudbury toured a hotel located in the downtown.

Proposed space includes:

- Total of 4810 square feet in ballroom space.
- Separate entrance for Day Centre patrons.
- Elevator available in main lobby for accessibility.
- Access to two washrooms that are not shared with other hotel users.
- Cloak room available for storage.
- Hotel will provide waste disposal, and bathroom supplies and cleaning supplies.

City staff have negotiated a rate of \$21,000 per month for this space. Under this scenario, the warm dining space currently located at the Parkside Centre would be relocated to this location, essentially offsetting the costs for this service. Further work would need to be done with Centre de Sante to determine any increased costs for staff or security due to the added number of users up to 50.

The risk identified in this option, as with any option involving a third party, is the potential for early termination of the leased space.

### *Option 2: City Facilities*

*A city arena and the Provincial Boardrooms located at 199 Larch Street were explored as options to relocate the Day Centre operations.*

*(A) City Arena*

*On December 17, Mayor Bigger and a group of Councillors toured the arena, with the General Manager of Community Development, Director of Children and Social Services, Director of Leisure Services along with a representatives from Public Health Sudbury and Districts, and Centre de Santé Communautaire du Grand Sudbury, to explore the viability of the arena as a location for the Homelessness Network Day Centre.*

*During this site visit, two scenarios were explored: (i) use of ice surface or (ii) use of other building space.*

*(i) If the ice surface was chosen, homelessness services would be relocated to the arena site after the removal of ice and preparations made for use. This would require a week's lead time. This scenario would also have a financial impact to the 2021 budget as booked ice users would need to be relocated. There is a potential that many would not want to be relocated to a different arena or time. The maximum upset limit of lost revenue under this scenario could be between \$25,000 and \$35,000. In addition there are Use Agreements with the main tenant that need to be considered as well.*

*(ii) In the second scenario, the arena could potentially be used while being shared with ice users however many unknowns exist in this scenario including:*

- Increased staffing costs with users separated in multiple locations*
- Fluctuating capacity for users based on other shared use in the building due to maximum COVID-19 capacity limits.*

*Staff are working with Fire and Building Services to review this option based on fire safety requirements as well as egress and access for all users and emergency services.*

*(B) Boardroom space at 199 Larch St. Provincial Boardrooms A, B, C, and D located on the main floor of the building*

*Staff have explored the boardroom space at 199 Larch St. Provincial Boardrooms A, B, C, and D located on the main floor of the building. A few concerns have surfaced:*

- There is a lease contract with the Province that states that they have priority use of the boardrooms, although nothing is booked at this time.*
- Lobby washrooms renovations are in final stages of completion.*
- The courtyard exit was suggested for program entry, however this is an emergency exit so its intention is not to have in and out traffic, nor can the space be blocked in any way.*
- Increased volume of traffic that would be introduced to the building, narrow corridors and the logistics of moving people through. Service Ontario is fully operational and draws a lot of traffic to the building.*
- Larch Street Kids daycare is located on second floor, where parents enter and exit through the main floor.*
- Screening would have to be done separately with Centre de Santé staff and*

*cannot be a function of the security that are presently assigned to 199 Larch.*

**Recommendations**

After reviewing all the implications of the options, along with review of current contract obligations, the preferred scenario would be to move forward with an agreement with the local hotel.

Under this scenario, it is recommended that the Parkside Centre dining services be relocated and amalgamated with the new service location.